



NOTICE OF TAX SALE TOWN OF HARDWICK

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Hardwick, in the County of Caledonia and State of Vermont, are hereby notified that the property taxes assessed by the said Town of Hardwick for the years 2024/2025, remain either in whole or in part unpaid on the following described land and premises in said Town, to wit:

PARCEL NO. 1

NAME OF TAXPAYER: **TIMOTHY BALDWIN**

PROPERTY ADDRESS: **663 STRATTON ROAD, HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Timothy J. Baldwin by Warranty Deed of Nancy A. Dimick, Linda. J. Snyder, Kathryn G. Granai, Ruthellen Doyon, David L. Robinson and Donald Robinson dated March 11, 2016 and recorded in Book 147, Pages 134 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$7,180.04

PARCEL NO. 2

NAME OF TAXPAYER: **J. IRA BIEHL**

PROPERTY ADDRESS: **166 WOLCOTT STREET, HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to J. Ira Biehl by Warranty Deed of Malone WW Properties, LLC, dated March 15, 2023 and recorded in Book 162, Pages 275-277 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$3,463.87

PARCEL NO. 3

PARCEL NO. 4

NAME OF TAXPAYER: **WILLIAM F. HILL TRUST (DATED NOVEMBER 26, 2018)**

PROPERTY ADDRESS: **756 DUTTON BROOK ROAD, HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to the William F. Hill Trust dated November 26, 2018 by Quit Claim Deed of William F. Hill, dated November 26, 2018 and recorded in Book 151 at Page 418 of the Town of Hardwick Land Records, and being all and the same land and premises conveyed to William F. Hill and Charlotte R. Hill (now deceased) by Warranty Deed of Bryan Blundell, dated June 1, 2017 and recorded in Book 149 at Page 120 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$6,393.54

PARCEL NO. 5

NAME OF TAXPAYER: **JILL J. KEENE**

PROPERTY ADDRESS: **215 EAST CHURCH STREET, EAST HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being the 2000 14'x80' Dutch Dutchess Mobile Home Serial Number 26722D conveyed to Jill J. Keene by Vermont Mobile Home Uniform Bill of Sale of The Town of Hardwick dated January 21, 2022 and recorded in Mobile Home File 393 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$1,991.95

PARCEL NO. 6

NAME OF TAXPAYER: **CHARLES MORRISSEY**

PROPERTY ADDRESS: **108 PLEASANT STREET, HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Charles T. Morrissey by Warranty Deed of Gerry N. Smith and Sharon Stone Smith, dated August 3, 2004 and August 19, 2004, respectively, and recorded in Book 119 at Page 511 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$7,212.99

PARCEL NO. 7

NAME OF TAXPAYER: **ROGER V. TWING, JR.**

PROPERTY ADDRESS: **3481 VT ROUTE 16, EAST HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Roger V. Twing, Jr. by the following two (2) documents: Final Decree of Distribution in the Estate of Priscilla Jeanne Twing dated September 25, 2020 and recorded in Volume 154, Page 449 of the Town of Hardwick Land Records and 2) Quit Claim Deed of Patricia Prince dated November 23, 2020 and recorded in Volume 156 at Page 184 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$4,845.20

PARCEL NO. 8

NAME OF TAXPAYER: **WALDEN HOLDINGS, LLC**

PROPERTY ADDRESS: **80 HIGHLAND AVENUE, HARDWICK, VT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Walden Holdings, LLC by Warranty Deed of Sarah Nussbaum, Commissioner of the State of Vermont Agency of Human Services, Department of Disabilities, Aging and Independent Living, Guardian of Joanne Balentine, dated September 8, 2021 and recorded in Volume 158 at Page 213 of the Town of Hardwick Land Records.

YEAR OR DELINQUENCY	AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:
2024/2025 Taxes	\$5,956.52

And such lands and premises will be sold at public auction at the office of the Hardwick Town Clerk in the Town of Hardwick, Vermont, a public place within said municipality, on the **24th day of September, 2026**, as per the following schedule:

PARCEL NO. 1 – 10:00 a.m.

PARCEL NO. 3 –

PARCEL NO. 5 – 10:20 a.m.

PARCEL NO. 7 – 10:30 a.m.

PARCEL NO. 2 – 10:05 a.m.

PARCEL NO. 4 – 10:15 a.m.

PARCEL NO. 6 – 10:25 a.m.

PARCEL NO. 8 – 10:35 a.m.

unless such taxes respectively assessed against the aforesaid properties, together with costs, interest and fees, shall have been previously paid.

Pursuant to Title 32, Section 5254(b), Vermont Statutes Annotated, an owner of property being sold for taxes may request in writing, not less than twenty-four (24) hours prior to the tax sale, that only a portion of the property be sold. Such request must clearly identify the portion of the property to be sold and must be accompanied by a certification from the district environmental commission and the Town of Hardwick zoning administrative officer that the portion identified may be subdivided and meets the minimum lot size requirements. In the event that the portion so identified by the taxpayer cannot be sold for the amount of the unpaid taxes and costs, then the entire property will be sold to pay such unpaid taxes and costs.

Taxpayers are further advised of their right to have a hearing before the Town of Hardwick Board for the Abatement of Taxes in accordance with the provisions of Title 24, Section 1535, Vermont Statutes Annotated. Taxpayers wishing to have such a hearing must contact the Clerk of the Town of Hardwick to request such a hearing.

Dated at the Town of Hardwick, Vermont this 20th day of August, 2026.

ATTEST: s/ David Upson

David Upson, Tax Collector for the Town of Hardwick, Vermont