

TOWN OF BRANDON - NOTICE OF TAX SALE

The resident and non-resident owners, lienholders and mortgagees of the real estate in the Town of Brandon, in the County of Rutland, and State of Vermont are hereby notified that real estate taxes assessed by the Town of Brandon for the 2015/2016, 2016/2017, 2017/2018, 2018/2019, 2019/2020, 2020/2021, 2021/2022, 2022/2023, 2023/2024 and 2024-2025 property tax years, and delinquent sewer fees assessed by the Town of Brandon, remain, either in whole or in part, unpaid upon the following described real estate in the Town of Brandon as indicated below, to wit:

Kenneth Baron and Sara Engle: Delinquent Sewer Fees

Being .14 acre of land, more or less, with dwelling and any and all improvements thereon, located at 16 Carver Street, Brandon, Vermont, and being all and the same lands and premises conveyed to Kenneth Baron and Sara J. Engle and Timothy C. Engle and Robin R. Engle in a Warranty Deed from Timothy C. Engle and Robin R. Engle dated August 8, 2005, and recorded in the Brandon Land Records in Book 177 at Page 366. Reference is made to a Quit Claim Deed from Kenneth Baron and Sara J. Engle and Timothy C. Engle and Robin R. Engle to Kenneth Baron and Sara J. Engle dated April 9, 2008, and recorded in the Brandon Land Records in Book 196 at Page 393. (Parcel I.D. #0087-0016).

Robert J. Bunnell: Delinquent 2021/2022, 2022/2023, 2023/2024 and 2024-2025 Property Taxes and Delinquent Sewer Fees

Being .76 acre of land, more or less, with dwelling and any and all improvements thereon, located at 71 Maple Street, Brandon, Vermont, and being all and the same lands and premises conveyed to Robert J. Bunnell in a Quit Claim Deed from Paula A. Krauss dated September 20, 2012, and recorded in the Brandon Land Records in Book 217 at Page 783. (Parcel I.D. #0039-0071).

Community Ventures LLC: Delinquent 2019/2020, 2020/2021, 2021/2022, 2022/2023, 2023/2024 and 2024-2025 Property Taxes

Being 1.80 acres of land, more or less, a mobile home park with twelve (12) sites, located at Conway Terrace, Brandon, Vermont, and being all and the same lands and premises conveyed to Community Ventures LLC in a Warranty Deed from Joseph Bresette dated August 2, 2019, and recorded in the Brandon Land Records in Book 243 at Page 653. (Parcel I.D. #0102-0001).

Beverly Cram: Delinquent 2019/2020, 2020/2021, 2021/2022, 2022/2023, 2023/2024 and 2024/2025 Property Taxes and Delinquent Sewer Fees

Being a 1973 Fantasy mobile home with serial number 299111, located at 81 Conway Terrace, and being more particularly described in a Vermont Mobile Home Uniform Bill of Sale from Tennile Flores to Beverly Cram dated March 9, 2018, and recorded in the Brandon Land Records in the Mobile Home Bill of Sale Book. (Parcel I.D. #0102-0081).

Michael A. Gerow: Delinquent 2016/2017, 2017/2018, 2018/2019, 2019/2020, 2020/2021, 2021/2022, 2022/2023, 2023/2024 and 2024/2025 Property Taxes and Delinquent Sewer Fees

Being .23 acre of land, more or less, with dwelling and any and all improvements thereon, located at 225 Furnace Road, and being all and the same lands and premises conveyed to Michael A. Gerow and Sadie E. Gerow by Warranty Deed of David A. Larock dated September 22, 1995, and recorded in the Brandon Land Records in Book 123 at Page 35, and a Vermont Mobile Home Uniform Bill of Sale from Bean's Mobile Home **REMOVED FROM TAX SALE**, to Michael Gerow dated May 21, 2018, and recorded in the Brandon Land Records in the Mobile Home Bill of Sale Book, which references a 2019 Redman Model F35225 14x52 mobile home with serial number 122000HA007092A. Reference is made to a Final Order and Decree in the matter of Sadie Gerow v. Michael Gerow, Rutland Family Court Docket #16-1-07Rddm, dated October 2, 2007, and recorded in the Brandon Land Records in Book 226 at Page 615. (Parcel I.D. #0007-0225).

Eric Grenier and Bobbie Sue Grenier: Delinquent 2022/2023, 2023/2024 and 2024/2025 Property Taxes

Being 2.0 acres of land, more or less, with dwelling and any and all improvements thereon, located at 818 High Pond Road, and being all and the same lands and premises conveyed in a Warranty Deed from Florence Smith to William Dutton and Brendon Dutton and Eric Grenier and Bobbie Sue Grenier dated December 3, 2015, and recorded in the Brandon Land Records in Book 229 at Page 385. Reference is made to a Quit Claim Deed from William Dutton and Brenda Dutton to Bobbie Sue Grenier dated November 18, 2021, and recorded in the Brandon Land Records in Book 252 at Page 643. Also included is a mobile home described in a Vermont Mobile Home Uniform Bill of Sale from Foster Brothers Farm, Inc. to William and Brenda Dutton and Bobbie Sue and Eric Grenier dated December 4, 2015, and recorded in the Brandon Land Records in the Mobile Home Bill of Sale Book, being a 1981 Hallmark Homes Benchmark Columbus 14x60 mobile home with serial number BP21567 56142FDJ. (Parcel I.D. #0074-0818).

Patricia Lafayette: Delinquent Sewer Fees

Being .40 acre of land, more or less, with dwelling and any and all improvements thereon, located at 69 Carver Street, and being all and the same lands and premises conveyed in an Executor's Deed from Sean Stearns and Christopher Stearns, Co-Executors of the Estate of Nancy M. Stearns to Patricia Lafayette dated September 22, 2017, and recorded in the Brandon Land Records in Book 236 at Page 704. (Parcel I.D. #0087-0069). The mobile home originally on the property at the time of purchase by Patricia Lafayette was destroyed by fire and was replaced with a single-family dwelling that is also subject to this tax sale.

~~**Lucas R. Manchester and Beth G. Manchester: Delinquent Sewer Fees**~~

~~Being .72 acre of land, more or less, with dwelling and any and all improvements thereon, located at 89 Furnace Road, and being all and the same lands and premises conveyed in a Warranty Deed from David F. Davis and Margie Davis to Lucas K. Manchester and Beth G. Manchester dated August 9, 2011, and recorded in the Brandon Land Records in Book 213 at Page 42. (Parcel I.D. #0007-0089).~~

Roberta Palshan: Delinquent 2015/2016, 2016/2017, 2017/2018, 2018/2019, 2019/2020, 2020/2021, 2021/2022, 2022/2023, 2023/2024 and 2024/2025 Property Taxes

Being a 1985 Titan 14x52 mobile home with serial number RAD314068, located at 25 Pratt Road, and being more particularly described in a Vermont Mobile Home Uniform Bill of Sale from Albank, a division of Charter One Bank, FSB, Successor of Albank, FSB, to Roberta Whittemore, also known as Roberta Palshan, dated January 28, 1999, and recorded in the Brandon Land Records in the Mobile Home Bill of Sale Book. (Parcel I.D. #0108-0025).

Phillip A. Stannard, Jr. and Chris R. Stannard: Delinquent 2022/2023, 2023/2024 and 2024/2025 Property Taxes and Delinquent Sewer Fees

Being .17 acre of land, more or less, with dwelling and any and all improvements thereon, located at 35 Maple Street, Brandon, Vermont, and being all and the same lands and premises conveyed to Philip A. Stannard, Jr. and Chris R. Stannard in an Executor's Deed from Brian G. Austin, Executor of the Estate of June Austin, late of Brandon, Vermont, dated May 21, 2021, and recorded in the Brandon Land Records in Book 250 at Page 476. (Parcel I.D. #0039-0035).

Patricia M. Tuliano: Delinquent 2021/2022, 2022/2023, 2023/2024 and 2024/2025 Property Taxes

Being 10.00 acres of land, more or less, with dwelling and any and all improvements thereon, located at 640 Slab Fence Road, Brandon, Vermont, and being all and the same lands and premises conveyed to Patricia M. Tuliano in a Warranty Deed from Irving J. Smith and Brian P. Smith dated December 15, 1975, and recorded in the Brandon Land Records in Book 83 at Page 17. (Parcel I.D. #0026-0512).

Richard J. Weldon and Karen M. Weldon: Delinquent Sewer Fees

Being .20 acre of land, more or less, with dwelling and any and all improvements thereon, located at 33 Carver Street, Brandon, Vermont, and being all and the same lands and premises conveyed to Richard J. Weldon and Karen M. Weldon in a Warranty Deed from Judith T. Walden and Donna T. Burt dated July 12, 1988, and recorded in the Brandon Land Records in Book 99 at Page 265. (Parcel I.D. #0087-0033).

And so much of said real estate will be sold at public auction at the Brandon Town Clerk's office, a public place in said Town of Brandon on the 26th day of February, 2026 at 10:00 o'clock in the forenoon, as shall be requisite to discharge such taxes and sewer fees with costs and fees, unless previously paid. Be advised that the owner or mortgagee, or the owner's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.


Any questions or inquiries regarding the above-referenced sale should be directed to the following address:

Carroll, Boe & Kite, P.C.
ATTN: James F. Carroll, Esq. or Wanda M. Murray, Paralegal
64 Court Street
Middlebury, Vermont 05753 Telephone: (802) 388-6711

Carroll, Boe & Kite, P.C. and the Town of Brandon do not give any opinion or certification as to the marketability of the titles to the above-referenced properties as held by the current owners/taxpayers.

The only acceptable form of bid payment at the day of tax sale is bank check payable to Carroll, Boe & Kite, P.C., Real Estate Trust Account. No personal checks will be accepted.

Dated at Brandon, Vermont this 24th day of November, 2025.


Seth Hopkins, Town of Brandon Delinquent
Tax Collector