CITY OF RUTLAND
CITY HALL
P.O. BOX 969
RUTLAND, VT 05702-0969
www.rutlandcity.org
802-773-1800 · FAX 802-773-1809

OFFICE OF THE CITY TREASURER

November / , 2016

Howard A. Stickney, Jr.
P.O. Box 1366
Rutland, VT 05701

Re: Tax sale of your property located at: 68 Pine Street, City of Rutland, VT

Dear Mr. Stickney:

We have scheduled a tax sale of the above-mentioned property, which you have a recorded interest in, for November 29, 2016 at 10:00 a.m. A copy of the Notice of Tax Sale is enclosed herewith.

You can prevent this tax sale by paying the delinquent taxes, water and sewer charges, accrued interest, legal fees and costs before that date. The amounts due at present (including interest calculated through October 1, 2016) are as follows:

Principal Amount of Real Property Taxes:	$9,655.48
Interest through 10/01/16:	$4,427.44
Total Collector's Fee:	$682.08
Penalty:	$457.98
General Bill (Attorney Fee):	$410.00
Legal Fees:	$1,375.00
Advertising:	$501.51
Postage:	$6.47
Recording Fees:	$20.00
TOTAL:	$17,535.96

Additional interest will continue to accrue at the rate established by the City of Rutland and will be added to the total listed above. The costs associated with the required publication of the enclosed Notice of Tax Sale, along with the mailing expense and recording fees have been estimated. If payment is made before all of the advertisements have been published, you may be entitled to a refund.

If you plan to pay the full amount owed prior to the tax sale, you should contact Katie at the City Treasurer's Office (802-773-1800 ext. 273) to get up-to-date figures on interest and costs.

Sincerely,

Collector of Delinquent Taxes
City of Rutland

Enclosure

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NOTICE OF TAX SALE

Lands of Howard A. Stickney, Jr.
68 Pine Street
City of Rutland, Vermont

The resident and non-resident owners, lienholders and mortgagees of lands in the City of Rutland, County of Rutland, are hereby notified that the taxes assessed by such city for the years 2009, 2010, 2011, 2012, 2013, 2014, 2015 and 2016 remain, either in whole or in part, unpaid on the following described lands in such city, to wit:

> Being all and the same lands and premises conveyed to Howard A. Stickney, Jr. and Cheryl L. Stickney, husband and wife by Warranty Deed of Dafne Gutierrez-Hohl dated December 21, 2000 and recorded in Book 407 at Pages 22-24 of the City of Rutland Land Records; also, being all and the same premises conveyed to Howard A. Stickney, Jr. by Quit Claim Deed of Cheryl L. Stickney dated March 9, 2016 and recorded in Book 651 at Pages 342-343 of the City of Rutland Land Records.
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> For a more particular description, reference may be had to the City of Rutland Land Records.

and so much of such lands will be sold at public auction at the Aldermanic Chambers on the second floor of Rutland City Hall, a public place in such city, on the 29th day of November, 2016 at 10:00 o'clock a.m. as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Dated at City of Rutland, Vermont this 1st day of ~~October~~ November, 2016.

Collector of City Taxes