

STATE OF VERMONT

**SUPERIOR COURT
WINDHAM UNIT**

**CIVIL DIVISION
DOCKET NO: 438-11-15 Wmcv**

**THE BRATTLEBORO SAVINGS AND LOAN
ASSOCIATION**

Plaintiff

v.

**MARK K. FISHER and
STEPHANIE POWERS and
VERMONT DEPARTMENT OF TAXES;
CAPITAL ONE BANK USA, N.A.;
ESTATE OF TURNER & COOK, INC.; and
OCCUPANTS of 800 Hubbard Hill Rd., Halifax, Vermont**

Defendants

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage deed dated May 14, 2009 and recorded in Book 55, Page 565 of the Town of Halifax, State of Vermont Land Records, given by Mark K. Fisher and Stephanie Powers to The Brattleboro Savings & Loan Association, F.A. (n/k/a The Brattleboro Savings and Loan Association), of which the undersigned is the present holder, for breach of conditions of said mortgage and for the purposes of foreclosing said mortgage deed and the right in equity to redeem, the lands and premises described in said mortgage deed will be sold at a public auction at 11:00 A.M. on January 18, 2019 at the premises located at 800 Hubbard Hill Rd., Halifax, Vermont 05358 all and singularly the lands and premises described in said mortgage deed, to wit:

A PARCEL OF LAND LOCATED IN COUNTY OF WINDHAM, STATE OF VERMONT WITH A STREET LOCATION ADDRESS OF: 800 HUBBARD HILL ROAD, HALIFAX, VERMONT, CURRENTLY OWNED BY MARK K. FISHER AND STEPHANIE POWERS, HUSBAND AND WIFE, HAVING A TAX IDENTIFICATION NUMBER OF HUB.0800, AND MORE FULLY DESCRIBED IN THE VESTING DOCUMENT DATED 6/29/1995, RECORDED ON 6/30/1995, IN BOOK 41, PAGES 103 TO 104 AND DESIGNATED AS METES AND BOUNDS PROPERTY.

Terms of Sale: Purchaser is to provide a \$10,000.00 deposit at the time of sale by bank check or certified check as to the real estate being sold, the balance of which is to be paid within 45 days of the confirmation of said sale by the Vermont Superior Court. If the balance of the successful bid price is not so deposited within said period, said deposit shall be forfeited and shall be retained by the plaintiff herein as agreed as liquidated damages. Purchaser shall also be required to sign a contract of purchase and sale agreeing to purchase the premises as a result of being the successful and high bidder at said sale.

Defendants Mark K. Fisher and Stephanie Powers may redeem up to the date and time of the sale by payment of the redemption amount, pursuant to 12 V.S.A. § 4949.

THIS SALE IS SUBJECT TO COURT CONFIRMATION AND ALL UNPAID REAL ESTATE TAXES AND ASSESSMENTS TO THE TOWN OF HALIFAX. THE PREMISES SHALL BE SOLD IN AN "AS IS" CONDITION.

Other terms of sale: Said sale is being conducted by James R. St. Jean Auctioneers, licensed auctioneer, 45 Exeter St., Epping, NH 03042 Other terms will be announced just prior to sale or individuals may inquire for further information from Elana S. Baron, Esq., Bragdon & Kossayda, P.C., PO Box 465, Keene, NH 03431, 603-357-4800.

BRATTLEBORO SAVINGS AND LOAN
ASSOCIATION

By: Bragdon & Kossayda, P.C.

By: Elana S. Baron, Esq.

PO Box 465

Keene, NH 03431

To Be Published in the Brattleboro Reformer:

- 1- December 27, 2018;
- 2- January 3, 2019; and
- 3- January 10, 2019.