

STATE OF VERMONT

SUPERIOR COURT
Windham Unit

CIVIL DIVISION
Docket No. 296-8-19 Wmcv

THE BRATTLEBORO SAVINGS AND LOAN
ASSOCIATION F/K/A BRATTLEBORO
SAVINGS & LOAN ASSOCIATION, F.A.,

Plaintiffs,

vs.

RICHARD M. BUDD AND OCCUPANTS
OF 771 STRATTON MOUNTAIN ACCESS
ROAD, UNIT 359, STRATTON,
VERMONT,

Defendants.

Notice of Foreclosure Sale

By virtue and in execution of the Power of Sale contained in a mortgage given by Richard M. Budd dated December 7, 2016 and recorded on December 12, 2016 in Book 170, Page 279 of the Stratton Land Records, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 14, 2021, at 1:00 PM EST, at 771 Stratton Mountain Access Road, Unit 359, Stratton, Vermont, being all and singular the premises described in said mortgage as follows: All the same premises conveyed to Richard M. Budd by Warranty Deed of Albert Siu and Margaret Chan dated December 7, 2016, and recorded on December 12, 2016 in Book 170, Page 276 of the Stratton Land Records; and further described as part of the lands and premises conveyed to Intrawest Stratton Development Corporation by The Stratton Corporation by deed dated July 7, 1998 and recorded July 21, 1998 in Book 69, Page 424 of the Stratton Land Records; and further described as Unit 359 South, Long Trail House Condominium, including an undivided percentage interest in the Common Elements, according to the Declaration of Covenants, Conditions and Restrictions for Long Trail House Condominium dated December 29, 1998 and recorded December 30, 1998 in Book 71, Page 291 of the Stratton Land Records, and the Condominium Map attached as an Exhibit thereto and also separately recorded under File L-301 of the Stratton Land Records; as amended by First Amendment dated February 19, 1999 and recorded March 81 1999 in Book 72, Page 32 of the Stratton Land Records; and as amended by Second Amendment dated March 4, 2000 and recorded March 6, 2000 in Book 78, Page 38 of the Stratton Land Records and Condominium Map Amendment recorded separately on March 6, 2000 in File L-401-1602 (the "Unit"), and being further described in the instruments in the Stratton Land Records.

Terms of Sale: US \$10,000.00 deposit to be paid in cash or certified funds by purchaser at the time of auction sale, with the balance due at closing within 30 days of confirmation of sale, with proof of financing for the balance of the purchase to be provided at the time of auction sale, and purchaser to sign a purchase and sales agreement at the auction sale. The property shall be sold "as is, where is", with all defects, patent and latent, subject to municipal property taxes, assessments, or other liens, if any.

Mortgagor is entitled to redeem the property at any time prior to sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be announced at sale or inquire at Cady & Dugan, P.C., PO Box 2341, Brattleboro, VT 05303, (802) 251-0099,

chris@cadydugan.com, or James R. St. Jean Auctioneers, 45 Exeter Road, Epping, NH 03042, (603) 734-4348, jay@jsjauctions.com.

THE BRATTLEBORO SAVINGS AND LOAN
ASSOCIATION

By counsel

November 5, 2021

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