

STATE OF VERMONT

SUPERIOR COURT  
WINDHAM UNIT

CIVIL DIVISION  
DOCKET NO: 432-12-19 Wmcv

**THE BRATTLEBORO SAVINGS AND LOAN ASSOCIATION**  
**Plaintiff**

v.

**CURT D. ANTHONY; DEBRA L. ANTHONY;**  
**VERMONT DEPARTMENT OF TAXES;**  
**BAYVIEW LOAN SERVICING, LLC**  
**OCCUPANTS of 1383 Grassy Brook Rd., Brookline, Vermont**

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage deed dated April 2, 2004 and recorded at Book 28, Page 649 of the Brookline Land Records, given by Curt D. Anthony and Debra L. Anthony to 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 **3:00 P.M. on May 17, 2022 at the premises located at 1383 Grassy Brook Rd., Brookline, Vermont** all and singularly the lands and premises described in said mortgage deed, to wit:

*Being all and the same lands and premises conveyed to Curt Dorman Anthony and Debra Lynn Anthony by Warranty Deed of Brattleboro Savings and Loan Association Dated May 3, 1991 and recorded at Book 19, Page 245 of the State of Vermont, Town of Brookline Land Records.*

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 CURT D. ANTHONY and/or DEBRA L. ANTHONY 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 BROOKLINE. 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, Baron & Kossayda, P.C., PO Box 465, Keene, NH 03431, 603-357-4800.

BRATTLEBORO SAVINGS AND LOAN  
ASSOCIATION

By: Bragdon, Baron & Kossayda, P.C.

By: Elana S. Baron, Esq.

PO Box 465

Keene, NH 03431

To Be Published in the Brattleboro Reformer:

- 1- April 22, 2022
- 2- April 29, 2022; and
- 3- May 6, 2022.