

STATE OF VERMONT

SUPERIOR COURT  
WINDSOR UNIT

CIVIL DIVISION  
CASENO: 20-CV-00689

CLAREMONT SAVINGS BANK  
Plaintiff

v.

MOUNTAIN ROAD ENTERPRISES, INC.;  
THOMAS HARRINGTON; LUCILLE HARRINGTON;  
CHRISTINA HARRINGTON; PATRICK HARRINGTON;  
LINDA HARRINGTON; MIKE HARRINGTON; ADAM HARRINGTON;  
PEARL BETA FUNDING, LLC; SHANNON VICK;  
BRUCE MENARD; OCCUPANTS OF 21-23 MAPLE STREET,  
WINDSOR, VERMONT; AND  
THE HEIRS, DEVISEES, SUCCESSORS AND LEGAL  
REPRESENTATIVES OF THOMAS HARRINGTON  
DEFENDANTS

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a Mortgage dated September 14, 2007, recorded in Book 160, Page 636 of the Windsor, VT Town Clerk's office, and a Mortgage dated November 13, 2017, recorded in Book 191, Page 566 of the Windsor, VT Town Clerk's office, with both Mortgages given by Mountain Road Enterprises, Inc. to Claremont Savings Bank, of which the undersigned is the present holder, for breach of conditions of said Mortgages and for the purposes of foreclosing said Mortgages and the right in equity to redeem, the land and premises described in said Mortgages will be sold at a public auction on July 11, 2023 at 4:00 p.m. at the premises located at 21-23 Maple Street, Windsor, 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 Mountain Road Enterprises, Inc. by Deed from Mark E. Gilbert and Katie L. Gilbert dated August 15, 2007 and recorded at Book 160, Page 424 of the Windsor, VT Town Clerk's office.*

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 30 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.

**That the Defendants Mountain Road Enterprises, Inc, Thomas Harrington, Lucille Harrington, Christina Harrington, Mike Harrington and Adam Harrington 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 WINDSOR. 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 Road, Epping, NH 03042. Other terms will be announced just prior to sale or individuals may inquire for further information from Steve J. Bonnette, Esquire, Law Office of Steve J. Bonnette, P.C., 20 Central Square, Suite 2A, Keene, NH 03431, 603-355-2900.

June 7, 2023

CLAREMONT SAVINGS BANK  
By: Law Office of Steve J. Bonnette, P.C.



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By: Steve J. Bonnette, Esquire  
20 Central Square, Suite 2A  
Keene, NH 03431  
(603) 355-2900

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- 1- June 13, 2023
- 2- June 20, 2023; and
- 3- June 27, 2023.