

STATE OF VERMONT

SUPERIOR COURT
WINDSOR UNIT

CIVIL DIVISION
CASE NO.: 23-CV-00275

CLAREMONT SAVINGS BANK
Plaintiff

v.

THOMAS R. DAVIDSON II AND OCCUPANTS OF
119 VICTORY DRIVE, WEATHERSFIELD, VT
DEFENDANTS

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a Mortgage dated May 1, 2008, recorded in Book 153, Page 462-480 of the Weathersfield, VT Town Clerk's office, with the Mortgage given by Thomas R. Davidson II. to Claremont Savings Bank, of which the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing said Mortgage and the right in equity to redeem, the land and premises described in said Mortgage will be sold at a public auction on December 4, 2023 at 3:00 p.m. at the premises located at 119 Victory Drive, Weathersfield, 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 Thomas R. Davidson, II by Vermont Warranty Deed from Wayne R. Leonard and Darlene R. Leonard dated May 1, 2008 and recorded at Book 153, Page 459-460 of the Weathersfield, VT Town Clerk's office and the Vermont Mobile Home Uniform Bill of Sale conveyed to Thomas R. Davidson, II by Wayne R. and Darlene R. Leonard dated May 1, 2008 and recorded at Book 153, Page 461 of the Weathersfield, 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 Defendant, Thomas R. Davidson II 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 WEATHERSFIELD. 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.

October 17, 2023

CLAREMONT SAVINGS BANK

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

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

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