

**STATE OF VERMONT**

**SUPERIOR COURT  
WINDHAM UNIT**

**CIVIL DIVISION  
Docket No. 24-CV-4579**

**802 CREDIT UNION  
Plaintiff**

**v.**

**CRYSTAL JACKSON, ADMINISTRATOR OF ESTATE OF RHONDA BROWN  
OCCUPANTS of 93 Cobb Lane, Jamaica, Vermont  
Defendants**

**NOTICE OF SALE**

By virtue and in execution of the Power of Sale contained in a certain mortgage deed dated December 19, 2016 and recorded at Book 123, Page 24 of the Jamaica Land Records, given by Rhonda L. Brown and Irene M. Smith to River Valley Credit Union n/k/a 802 Credit Union, 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 June 11, 2025 at the premises located at 93 Cobb Lane, Jamaica, 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 Rhonda Brown by Quitclaim Deed of Carl Brown Dated December 19, 2016 and recorded at Book 123, Page 21 of the State of Vermont, Town of Jamaica 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.

**Defendant CRYSTAL JACKSON, ADMINISTRATOR OF ESTATE OF RHONDA BROWN 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 JAMAICA. 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 Street, Epping, New Hampshire 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.

802 CREDIT UNION

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- May 20, 2025;
- 2- May 27, 2025; and
- 3- June 3, 2025.