

**SUPERIOR COURT
WINDSOR UNIT**

**CIVIL DIVISION
Docket No. 24-CV-05239**

**802 CREDIT UNION
Plaintiff**

v.

**JOHN W. VAN LEEUWEN
OCCUPANTS of 1102 Vt Route 100, Wardsboro, Vermont
Defendants**

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage deed dated July 30, 2021 and recorded at Book 110, Page 13 of the Wardsboro Land Records, given by John W. Van Leeuwen and Alanah L. Van Leeuwen (now deceased) 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 August 28, 2025 at the premises located at 1102 Vt Route 100, Wardsboro, 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 John W. Van Leeuwen and Alanah L. Van Leeuwen by Quitclaim Deed of Rory Vincent Chadwick Dated July 30, 2021 and recorded at Book 110, Page 11 of the State of Vermont, Town of Wardsboro 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 JOHN W. VAN LEEUWEN 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 WARDSBORO. 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, 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- August 4, 2025;
- 2- August 11, 2025; and
- 3- August 18, 2025.