

STATE OF VERMONT

SUPERIOR COURT
WINDHAM UNIT

CIVIL DIVISION
Docket No. 24-CV-04179

802 CREDIT UNION

Plaintiff

v.

BETSY MUDGETT AKA BETSY BLAKE

ACCELERATED INVENTORY MANAGEMENT, LLC

OCCUPANTS of 23 Main Street, Saxtons River, Vermont

Defendants

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage deed dated December 21, 2016 and recorded at Book 368, Page 62 of the Rockingham Land Records, given by Betsy S. Mudgett and Brian Mudgett 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 October 27, 2025 at the premises located at 23 Main Street, Saxtons River, 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 Brian and Betsy Mudgett by Warranty Deed of Joseph J. Steiner December 21, 2016 and recorded at Book 368, Page 59 of the State of Vermont, Town of Rockingham 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 BETSY MUDGETT AKA BETSY BLAKE and ACCELERATED INVENTORY MANAGEMENT, LLC 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 ROCKINGHAM. 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.

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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- October 4, 2025;
- 2- October 11, 2025; and
- 3- October 18, 2025.