

NOTICE OF SALE

According to the terms and conditions of a Judgment and Decree of Foreclosure by Judicial Sale (the Order) in the matter of ***Proctorsville Garden View Home-owners Assoc. Ltd. v Michael P. Gray, Claremont Savings Bank, Inc., Windham & Windsor Housing Trust, Inc., Vermont Housing and Conservation Board and Any Tenants Residing at 12 Park Place, Proctorsville, VT***, Vermont Superior Court, Windsor Unit - Civil Division, Docket No. 284-6-18 Wrcv, foreclosing a lien for non-payment of association fees and assessments on real estate more fully described below, the real estate with an E-911 address of 12 Park Place, Proctorsville, Vermont (the Property) will be sold at public auction at **11:00 a.m. on June 14, 2019** at the location of the Property.

The Property to be sold is all and the same land and premises described as follows:

Being all and the same lands and premises conveyed to Michael P. Gray by warranty deed of James E. Altman dated June 21, 2013 and recorded on June 24, 2013 in Volume 80, Page 174 of the Cavendish land records. The Property may be subject to easements, rights-of-way and other interests of record.

Terms of Sale: The Property will be sold to the highest bidder, who will pay \$10,000.00 at sale in cash, certified, treasurer's or cashier's check made payable to Thomas Hirchak Company (or by wire transfer, if arrangements for wire transfer are made in advance, confirmation of wire transfer is available before commencement of sale and bidder pays additional fees required for wire transfer), will pay the remaining balance of 10% of the highest bid to Thomas Hirchak Company within five (5) calendar days of the sale and will pay the balance of the highest bid price within fifteen (15) days of the issuance of an Order of Confirmation by the Vermont Superior Court. The successful bidder will be required to sign a Purchase Agreement. Copies are available by calling the telephone number below. If the successful bidder fails to complete the purchase of the Property as required by the Agreement, the \$10,000.00 deposit will be forfeited to Plaintiff. The Property is sold "AS IS" and the successful bidder is required to purchase the Property whether or not the Property is in compliance with local, state or federal land use laws, regulations or permits. Title to the Property will be conveyed without warranties or representations of any kind, by Order of Confirmation. This sale is exempt from federal lead based hazards disclosure. 24 CFR Section 35.82.

Redemption Rights: The Property Owner is entitled to redeem the Property at any time prior to the sale by paying the full amount due under the Order, including the costs and expenses of sale.

Other terms to be announced at the sale or inquire at Thomas Hirchak Company, 1-800-634-7653. www.THCAuction.com

Dated: May 10, 2019

/s/ Robert W. Scharf
Robert W. Scharf, Esq.
Attorney for Plaintiff