

STATE OF VERMONT  
SUPERIOR COURT  
Lamoille Unit  
CIVIL DIVISION  
Docket No. 24-CV-03046

M2 STOWE LLC )  
)  
Plaintiff, )  
)  
v. )  
)  
JHM STOWE, LLC and )  
ASHOK PATEL, )  
)  
Defendants. )

**NOTICE OF JUDICIAL SALE**

By virtue of and in execution of the provisions of the Amended Judgment and Decree of Foreclosure and Order for Public Sale (the “Decree of Foreclosure”) entered on June 18, 2025 in the matter of *M2 Stowe LLC v. JHM Stowe, LLC and Ashok Patel*, Vermont Superior Court, Civil Division, Lamoille Unit, Docket No. 24-CV-03046, the undersigned will cause to be sold at public auction “AS IS, WHERE IS, WITH ALL FAULTS, WITH NO REPRESENTATIONS OR WARRANTIES OF ANY KIND”, at 11:00 a.m. on the 17<sup>th</sup> day of October, 2025, at 1746 Mountain Road, Stowe, Vermont, all and the same lands, premises, and certain personal property located at 1746 Mountain Road, Stowe, Vermont, and further being all and the same lands and premises described in the Mortgage Deed given by JHM Stowe, LLC to M2 Stowe LLC dated December 15, 2023 and recorded on December 22, 2023 in Book 1214, Pages 311-322 of the Town of Stowe Land Records, of which M2 Stowe LLC is the present holder; and the personal property described in the Security Agreement given by JHM Stowe, LLC and dated as of December 21, 2023.

The subject premises and the personal property described in the Decree of Foreclosure will be sold to the highest bidder, subject to the Town of Stowe real estate taxes and assessments, if any. The successful purchaser at the sale shall be required to pay a deposit in Cash or Certified Funds, in the amount of \$50,000.00. Balance is due at closing on or within 45 days, or 10 days after confirmation by the court, whichever is later.

The mortgagor JHM Stowe, LLC or its representative, is entitled to redeem the subject premises and the personal property at any time prior to the sale by paying the full amount due under the Decree of Foreclosure, including post-judgment expenses and the costs and expenses of sale.

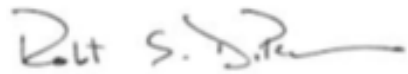
For a written copy of the Decree of Foreclosure which contains the terms and conditions of the sale, please contact Robert S. DiPalma, Esq., Paul Frank + Collins P.C., P.O. Box 1307, Burlington, VT 05402-1307; [rdipalma@pfclaw.com](mailto:rdipalma@pfclaw.com). The sale will be conducted by the Thomas Hirchak Company Auctioneers, [THCAuction.com](http://THCAuction.com), 1-800-634-7653.

Plaintiff reserves the right to cancel or postpone the sale at any time, subject to the provisions of the Decree of Foreclosure.

Dated September 15, 2025

M2 STOWE LLC

BY: PAUL FRANK + COLLINS P.C.

By:   
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Robert S. DiPalma, Esq.  
P. O. Box 1307  
Burlington, VT 05402-1307  
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