Sheehey | CELEBRATING 100 YEARS
FURLONG & BEHM P.C.

Addie Cusick-Loecher
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VIA CERTIFIED MAIL AND
VIA FIRST CLASS MAIL

July 23, 2026

RETURN SERVICE REQUESTED	RETURN SERVICE REQUESTED
CNE Property Services LLC. 14312 Route 116 Hinesburg, VT 05461	Bushel Market Inc. 14312 Route 116 Hinesburg, VT 05461

RE: **NOTICE OF INTENTION TO FORECLOSE**

- Promissory Note dated October 7, 2021 from CNE Property Services LLC. ("CNE") to Vermont Federal Credit Union ("Lender") in the original principal amount of $230,000.00 (the "CNE Note") and secured by a Mortgage from CNE to Lender dated October 7, 2021 and recorded in Book 279, Page 91 of the Town of Hinesburg Land Records (the "CNE Mortgage"), which grants Lender a first priority lien on the property located at 14312 Route 116 in Hinesburg, Vermont as more particularly described in the CNE Mortgage (the "Property")
- Promissory Note dated October 7, 2021 from Bushel Market Inc. ("Bushel") to Lender in the original principal amount of $100,000.00 (the "Bushel Note") and secured by a Mortgage from CNE to Lender dated October 7, 2021 and recorded in Book 279, Page 107 of the Town of Hinesburg Land Records (the "Bushel Mortgage"), which grants Lender a third priority lien on the Property

To Whom It May Concern:

This law firm represents Lender. Please take notice that you have defaulted under the CNE Note and the Bushel Note (together, the "Notes") by failing to make payments when due. This default also constitutes a breach of the CNE Mortgage and the Bushel Mortgage (together, the "Mortgages").

As a result of your default, Lender has accelerated the maturity of all indebtedness due on the Notes and secured by the Mortgages. As of August 1, 2026, the payoff on the Notes is as follows:

CNE Note

Principal	$	219,554.65
Interest	$	20,980.20
Escrow Balance	$	4,302.53
Appraisal Fee	$	3,000.00
Discharge & Wire Fees	$	40.00
Late Charge Balance	$	1,864.56
Attorney's Fees	$	2,670.50
TOTAL	**$**	**252,412.44**

Plus interest accruing at the rate of $38.47 per diem after 8/1/26.

Bushel Note

Principal	$	106,664.28
Interest	$	11,451.07
Discharge Fee	$	85.00
Incoming Wire Fee	$	10.00
Late Charge Balance	$	3,151.26
TOTAL	**$**	**121,361.61**

Plus interest accruing at the rate of $24.84 per diem after 8/1/26.

You must pay to Lender on or before **August 31, 2026** the sum of **$373,774.05**, plus the per diem interest set forth above through the date of payment. It is recommended that you contact the Lender prior to making payment to confirm the exact payoff amount as of the payment date.

If you do not make payment by the deadline, Lender intends to foreclose by exercising the power of sale contained in the Mortgages. You will be sent notice of the foreclosure sale at least sixty (60) days prior to the sale, and you will be entitled to redeem your interest in the Property at any time prior to the foreclosure sale by paying the full amount due then due under the Notes and Mortgages, including the Lender's attorney's fees and costs and expenses of the sale. If you do not pay as required or redeem your interest, your ownership of the Property will be terminated.

If Borrower fails to redeem its interest as set forth herein, its ownership of the Property will be terminated at the foreclosure sale.

Sincerely,

SHEEHEY FURLONG & BEHM P.C.

/s/ Addie Cusick-Loecher

Addie Cusick-Loecher

ACL/eem

cc: *Via US first class mail*
Vermont Small Business Development Corp.
58 East State Street, Suite 5
Montpelier, VT 05602-3044