

STATE OF VERMONT

SUPERIOR COURT
WINDSOR Unit

CIVIL DIVISION
Case Number 25- CV-01769

Vermont Community Loan Fund, Inc.,

Plaintiff

v.

World of Discovery, Inc.,

David Currier

Mascoma Savings Bank, fsb and

United States of America-Department of the Treasury-Internal Revenue Service

Defendants

JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE

This foreclosure action was brought before the Vermont Superior Court- Windsor Civil Division by complaint of Vermont Community Loan Fund, Inc. ("Plaintiff" or "VCLF") dated April 8, 2025 and served upon all defendants on or before May 3, 2025.

Judgment was granted to VCLF on March 4, 2026 on the basis of default judgment. The accountings were entered without a hearing. The redemption period was shortened to thirty (30) days pursuant to V.R.C.P. 80.1(e) and 12 V.S.A. § 4946(c).

PURSUANT TO V.R.C.P. 80.1(G) AND V.R.C.P. 58, IT IS HEREBY ORDERED, ADJUDGED, and DECREED as follows:

1. **Judgment.** The amounts owed to Plaintiff Vermont Community Loan Fund, Inc. under the Weathersfield Mortgage Note and secured by the Weathersfield Mortgaged Property as of March 19, 2026 are: \$159,364.33 in principal, \$33,415.50 in accrued interest, \$9,535.51 in late fees before acceleration, \$3,509.04 in bankruptcy attorney's fees, \$317.93 in filing fees, \$287.52 in service expenses, \$420.00 in town clerk recording fees, \$10.00 in NSF fees, \$450.00 in title search expense, \$555.93 in deferred interest and \$7,560.00 in reasonable attorney's fees through March 12, 2026, for a total amount due of \$215,575.76. Interest shall continue to accrue at the rate of \$54.27 per day from March 20, 2026 to the date of redemption.

The amounts owed to Plaintiff Vermont Community Loan Fund, Inc. under the Hartford Mortgage Note and secured by the Hartford Mortgaged Property and Weathersfield Mortgaged Property as of March 19, 2026 are: \$157,135.64 in principal, \$32,881.92 in accrued interest, \$8,223.72 in late fees before acceleration, \$5.00 in NSF fees and \$545.00 in deferred interest, for a total amount due of \$198,801.28. Interest shall continue to accrue at the rate of \$51.84 per day from March 20, 2026 to the date of redemption.

2. **Taxes and Other Advances.** Plaintiff is entitled to reimbursement for any amounts paid for taxes after March 9, 2026 upon proof of payment made. Plaintiff shall also be entitled to reimbursement for other expenses incurred by Plaintiff that are authorized by the Mortgages and all such advances shall be added to the amounts due to Plaintiff from the Defendants and necessary for redemption of the Mortgaged Property upon the approval of the court.

3. **Mortgaged Properties.** The real property located in the Town of Weathersfield, Vermont which is the subject of this foreclosure judgment, the “**Weathersfield Mortgaged Property**” is known as **7303 Route 131, (f/k/a 3707 Route 131) Weathersfield, Vermont** and is more particularly described as follows:

Being all and the same lands and premises conveyed to World of Discovery, Inc. by warranty deed of John P. Rab dated December 21, 2007 and of record in Book 152 at Pages 124-126 of the Town of Weathersfield Land Records. The premises are therein described as follows:

"Being all and the same lands and premises conveyed to John P. Rab by the Warranty Deed of Scott J. Bradley and Kathleen Bradley dated July 30, 2002 and recorded July 31, 2002 in Book 120, Page 145 of the Weathersfield Land Records and more particularly described therein as follows:

Being all and the same lands and premises conveyed to Scott Bradley and Kathleen Bradley by Quit Claim Deed of Barry I. Polidor dated June 18, 1996, recorded in Book 94. Page 202 of the Town of Weathersfield Land Records and therein described as follows:

Being a-portion of all and the same lands and premises conveyed to Barry I. Polidor by deed of Scott Bradley and Kathleen Bradley dated June 18, 1996 and recorded in the Town of Weathersfield Land Records.

Being all of the land lying easterly of Route 106 and northerly of Route 131 in the Town of Weathersfield conveyed to Scott Bradley and Kathleen Bradley by Warranty Deed of Harry Bradley and Violet Bradley dated January 28, 1987,

recorded in Book 67, Page 496 of the Town of Weathersfield Land Records. Said lands and premises may be more particularly described as follows:

Beginning at a point on the northerly right of way limits of Route 131 1 and the easterly right of way limits of route 106, said point marking the southwesterly corner of the herein conveyed premises; thence northerly along the easterly right of way limits of Route 106 a distance of 780+/- feet; thence easterly along the southerly boundary of lands and premises now or formerly of Emery a distance of 300+/- feet; thence northerly along the easterly boundary of lands and premises now or formerly of Emery a distance of 300+/- feet; thence westerly along the northerly boundary of lands and premises now or formerly of Emery a distance of 110+/- feet to the easterly right of way limits of Route 106; thence continuing northerly along the easterly right of way limits of Route 106 a distance of 90+/- feet to a point making the northwesterly corner of the herein conveyed lands and premises; thence turning and running easterly a distance of 235+/- feet to a point marking the northeasterly corner of the herein conveyed premises; thence turning and running southerly 620.0+/- feet to a point marking the northeast corner of the lands and premises now or formerly of Adams; thence turning and running westerly along the northerly boundary of lands and premises now or formerly of Adams and lands and premises now or formerly of the West Weathersfield Volunteer Fire Department a distance of 440+/- feet to a point marking the northwest corner of the lands and premises now or formerly of the West Weathersfield Volunteer Fire Department; thence turning and running southerly along the westerly boundary of lands and premises now or formerly of the West Weathersfield Volunteer Fire Department a distance of 440+/- feet to the northerly right of way limits of Route 131; thence turning and running easterly along the northerly right of way limits of Route 131 a distance of 185+/- feet to the easterly right of way limits of Route 106 and the point and place of beginning. Said lands and premises contain 8.0+/- acres.

This conveyance is subject to pole line rights of way and water and aqueduct rights of others as appear of record.

These premises are conveyed together with an easement for the location and use of a leach field conveyed by the Easement Deed from Scott J. Bradley and Kathleen K. Bradley to John P. Rab dated December 19, 2007 and to be recorded in the Weathersfield Land Records and more particularly described as follows:

Being all and the same easement and right of way as contained in the Easement Deed of Carl E. Wyman and Deborah L. Wyman to Scott J. Bradley and Kathleen K. Bradley dated August 6, 1997 and recorded in Book 97, Page 280 of the Weathersfield Land Records and more particularly described therein as follows:

Being a permanent easement of right of way, for ingress and egress, which shall include the perpetual right to enter upon the real estate hereinafter described to construct, install, maintain, inspect and repair pipes and mains to the leach field or to maintain, inspect and repair the leach field as they presently exist for the benefit for the property of said Grantee's, their heirs and assigns over, upon and across the lands of the Grantor's located in the Town of Weathersfield, Vermont more particularly described as follows:

The leachfield and pipes are situated in the southerly corner only of the land and premises conveyed to Carl E. Wyman and Deborah L. Wyman, husband and wife, by Warranty Deed of Corey R. Potter and Lisa G. Potter, dated June 21, 1990 and

recorded in Book 77, Page 291 of the Town of Weathersfield Land Records. Said pipes, mains and leachfield to service a single building located on the northeast corner of the junction of Vermont Route 131 and Vermont Route 106, also known as Downers Corners. Reference may also be made to a site plan on record in the Town of Weathersfield Land Records entitled "Proposed Office Building and Site Improvements for Bradley", dated January 1996 and approved March 11, 1996."

This conveyance is subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

The real property located in the Town of Hartford, Vermont which is the subject of this foreclosure judgment, the "**Hartford Mortgaged Property**" is known as **1177 North Hartland Road, Hartford, Vermont** and more particularly described as follows:

Being all and the same lands and premises conveyed to World of Discovery, Inc. by Justin Miller and Cameron Eldred, Trustees of the William H. Miller Trust U/A dated April 11, 2006, by warranty deed dated October 23, 2009 and of record in Book 449 at Pages 459-463 in the Hartford Land Records. The premises are therein described as follows:

"Being a portion only of the same lands and premises conveyed to the William H. Miller, Trustee of the William H. Miller Trust U/A dated April 11, 2006 by Warranty Deed of William H. Miller dated August 30, 2006 and recorded September 8, 2006 in Book 408, pages 562-564 of the Hartford Land Records, which portion is described as the 'first parcel' containing 10.7 acre parcel, more particularly (described) as follows:

Beginning at an iron pin set in the ground on the westerly side of U.S. Route No. 5 running from White River Junction to Hartland at the corner of lands of William Matson; thence proceeding North 65° 11' West a distance of 93 feet; thence proceeding North 32° 32' West 42.2 feet to a marker set in the ground; thence proceeding North 57° 04' West a distance of 141.0 feet to a marker set in the ground; thence proceeding North 27°41' East 32.9 feet to an iron pin set in the ground; thence following a fence and a stone wall to a market [sic] set in the ground, the closure line of which is North 41° 26' 30" West 607.4 feet to an iron pin set in the ground; thence proceeding North 55° 20' West a distance of 733 feet to an iron pin set in the ground; thence proceeding North 36° 03' 30" East along a fence a distance of 257.0 feet to an iron pin set in the ground; thence proceeding South 54° 59' 30" East a distance of 1466.5 feet to an iron pin set in the ground; thence proceeding in a southerly direction along the westerly side of U.5.[sic] Route No. 5 a distance of 441.1 feet to the point of beginning.

A survey of parcel No. 1 is about to be recorded in the Land Records of the Town of Hartford, the survey is entitled "Portion of property of Frank Russ Estate, Hartford,

Vermont, Scale 1" = 100 feet, Dated June 1973, Project No., 10372, Drawn by T & M Surveys, Lebanon, New Hampshire.

RIGHT OF FIRST REFUSAL: Also conveyed herewith is a right **personal** to **GRANTEE**, of first refusal to purchase the 13.0 acre so-called 'upper parcel' [Parcel 2 in the deed above- referenced] at the price and terms of any bona fide offer made for it. GRANTOR will notify GRANTEE in writing of a bona fide third-party offer, and the right to be exercised by notifying GRANTOR by registered mail within 30 days of receiving written notice that such a bona fide offer has been made. If Grantee no longer owns the subject parcel or if Grantee fails to elect to purchase after notice, this personal right of first refusal will extinguish.

The conveyed parcel is subject to a reservation of easement for all purposes to allow GRANTOR, its successors and assigns to access the 'upper parcel' [Parcel 2 in the deed above referenced]. The right of way is across the 8' logging road shown, partially, on said plan, as it runs from the westerly edge of the right of way of US Route 5, so-called, and running in a generally westerly direction across the subject parcel along the existing logging road, to the westerly boundary of the subject parcel and its common boundary with lands now or formerly of the Hartford Water Company. (The logging road, and easement, then continues across the property now or formerly of the Hartford Water Company to Parcel 2 in the deed above referenced.) The scope of the easement may be enlarged to accommodate changing circumstances, such as local zoning or actual use of Parcel 2 requiring wider access road(s). The location of the existing easement may also be modified by agreement of the parties if circumstances arise requiring its relocation.

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed."

This conveyance is subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress, permits and rights incidental to each of the same as may appear of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

The Weathersfield Mortgaged Property and the Hartford Mortgaged Property are collectively referred to as the "Mortgaged Properties".

3. Redemption-Weathersfield Mortgaged Property. It is further ordered that unless **Defendant World of Discovery, Inc.** pays to the Clerk of the Court on or before 5-7-2026 **2026, the date of redemption payable to Court**, before 4:30 p.m., the sum of \$215,575.76 with interest at the rate of \$54.27 per day from March 20, 2026

until the date of redemption on the Weathersfield Mortgage Note and \$198,801.28 with interest at the rate of \$51.84 per day from March 20, 2026 until the date of redemption on the Hartford Mortgage Note together with such other amounts established under paragraph 2 hereof, for the benefit of Plaintiff, then any remaining rights of the Defendants to possession of the Weathersfield Mortgaged Property shall terminate and the Clerk shall issue a Writ of Possession upon the Plaintiff's request and the approval of the Court.

It is further ordered that unless **The United States of America-Department of the Treasury-Internal Revenue Service** pays to the Clerk of the Court on or before 5-8-2026 _____ **2026**, before 4:30 p.m., the sum of \$215,575.76 with interest at the rate of \$54.27 per day from March 20, 2026 until the date of redemption on the Weathersfield Mortgage Note and \$198,801.28 with interest at the rate of \$51.84 per day from March 20,2026 until the date of redemption on the Hartford Mortgage Note together with such other amounts established under paragraph 2 hereof,, then such party shall be foreclosed and forever barred from any and all equity of redemption in the Weathersfield Mortgaged Property but the United States of America shall have a further right to redeem the Weathersfield Mortgaged Property within 120 days following the transfer of title to the purchaser at the public sale provided for in this Decree if its tax lien has not been discharged prior to or as a result of that sale, and the equity of redemption of the United States of America shall not be foreclosed unless such public sale is held.

Redemption-Hartford Mortgaged Property. It is further ordered that unless **Defendant World of Discovery, Inc.** pays to the Clerk of the Court on or before 5-9-2026 _____ **2026, the date of redemption payable to Court**, before 4:30 p.m., the sum of \$198,801.28 with interest at the rate of \$51.84 per day from March 20, 2026 until the date of redemption together with such other amounts established under paragraph 2 hereof, for the benefit of Plaintiff, then any remaining rights of the Defendants to possession of the Hartford Mortgaged Property shall terminate and the Clerk shall issue a Writ of Possession upon the Plaintiff's request and the approval of the Court.

It is further ordered that unless **The United States of America-Department of the Treasury-Internal Revenue Service** pays to the Clerk of the Court on or before 5-10-2026 **2026**, before 4:30 p.m., the sum of \$198,801.28 with interest at the rate of \$51.84 per day from March 20, 2026 to the date of redemption, together with such other amounts established under paragraph 2 hereof, then such party shall be foreclosed and forever barred from any and all equity of redemption in the Hartford Mortgaged Property but the United States of America shall have a further right to redeem the Hartford Mortgaged Property within 120 days following the transfer of title to the purchaser at the public sale provided for in this Decree if its tax lien has not been discharged prior to or as a result of that sale, and the equity of redemption of the United States of America shall not be foreclosed unless such public sale is held.

It is further ordered that unless **Mascoma Savings Bank, fsb** pays to the Clerk of the Court on or before 5-11-2026, **2026**, before 4:30 p.m., the sum of the sum of **\$198,801.28** with interest at the rate of \$51.84 per day from March 20, 2026 to the date of redemption, together with such other amounts established under paragraph 2 hereof, then such party shall be foreclosed and forever barred from any and all equity of redemption in and to the Hartford Mortgaged Property in this matter, but if any other party Redeems under any provision herein or under statute or agreement, or cures arrearages owed to the Plaintiff and/or otherwise reinstates the indebtedness to Plaintiff under any agreement, the Mascoma Savings Bank, fsb's rights to equity of redemption shall be reinstated and exist in full notwithstanding this paragraph.

INTERCREDITOR AGREEMENT. The respective interests of VCLF and Mascoma Savings Bank, fsb in the Hartford Mortgaged Property and to the proceeds thereof, are governed by the Intercreditor Agreement dated March 12, 2010 which grants VCLF a first priority security interest in the Hartford Mortgaged Property, over that security interest held by Mascoma Savings Bank fsb in the Property, up to the amount of \$175,000 ("Intercreditor Agreement") and the proceeds of sale of the Hartford Mortgaged Property shall be distributed in accordance with the Intercreditor Agreement.

5. Mortgagor Defendant's Additional Right to Redeem. Mortgagor Defendant World of Discovery, Inc. may also redeem each Mortgaged Property up to the date of the judicial sale of such Mortgaged Property, described in paragraph 7 below, by payment of the redemption amounts due to Plaintiff pursuant to 12 V.S.A. §4949

including the costs and expenses of the sale. If no such redemption is made then such party shall be foreclosed and forever barred from any and all equity of redemption in the Mortgaged Properties.

6. Non-Redemption; Notice of Sale. If the Defendants shall fail to redeem the Mortgaged Properties as set forth in paragraph 4 above, then all further rights of the Defendants to possession of the Mortgaged Properties shall terminate, and the Clerk shall issue Certificates of Non-Redemption for the Mortgaged Properties at the Plaintiff's request, and shall a issue Writ of Possession for the Mortgaged Properties upon the Plaintiff's request and the approval of the Court. The Weathersfield Mortgaged Property and the Hartford Mortgaged Property shall be sold as two separate parcels to the highest bidder at a public sale or sales by a sheriff, deputy sheriff, constable, licensed auctioneer, or other disinterested person specifically appointed by the Court, pursuant to 12 V.S.A. § 4946 et seq. and V.R.C.P. 80.1. The sale(s) shall take place within six months of the last redemption date under paragraph 4 above, unless extended by the Court or the case is stayed by a bankruptcy filing by World of Discovery, Inc. Plaintiff shall send a Notice of Sale as required by 12 V.S.A. §4952(b) at least 30 days before the sale. The Plaintiff shall also send written notice of the time and place of the sale, by certified mail, return receipt requested, at least twenty (20) days prior to the date of the sale, to the Attorney General of the United States, in Washington, D.C., and to the U.S. Attorney for the District of Vermont, at P.O. Box 570, Burlington, Vermont 05402.

Plaintiff shall also publish a Notice of Sale in a newspaper distributed in the towns of the Mortgaged Properties for three (3) consecutive weeks prior to the date of sale and shall specify that the Mortgaged Property shall be sold to the highest bidder at a public sale to be held at the Mortgaged Property on a specified date and time. The first publication shall be not less than 21 days prior to the date of sale. Prior to any request for confirmation, Plaintiff shall file copies of all Notices of Sale with the Court with a certificate of service. Plaintiff shall also file a copy of the published Notices of Sale with the Court, with a copy of publications or a certificate of publication dates.

7. Public Sale. At the sale(s), the person holding the public sale shall sell the Weathersfield Mortgaged Property and the Hartford Mortgaged Property as two separate parcels to the highest bidder(s), "AS IS, WHERE IS, WITH ALL FAULTS, (known or unknown) WITH NO REPRESENTATIONS OR WARRANTIES OF ANY

KIND WHATSOEVER”, subject to easements, rights of way, covenants, federal, state, and local codes, environmental, health, safety, zoning, and building laws and permits and any violations of any of the foregoing, conditions, reservations, agreements, privileges, obligations, duties, rights and restrictions of record, insofar as such are now in force and applicable, title defects and encumbrances of record that are not extinguished by the sale, superior mortgages and liens, if any, environmental hazards, unpaid real estate taxes (delinquent and current, including all penalties and interest to the date of closing on the sale of the property after confirmation by the court), and municipal liens, if any, and subject to the right of the United States of America to redeem the same on or before 120 days from the date of the transfer of title to the purchaser at the public sale if its tax lien has not been discharged prior to or as a result of that sale. If the Plaintiff makes the highest bid, Plaintiff shall be required to pay cash or certified funds only to the extent that its bid is in excess of the sum due it by the Defendants up to the date of sale under this Judgment and Decree. The purchaser at the sale shall pay in good funds by cash, bank treasurer’s check, certified funds or wired funds to the person holding the sale. The Notices of Sale shall specify that this form of payment is required. In any case, a deposit shall be paid at the time of sale of at least \$10,000.00 in the form of cash, wire transfer, or bank treasurer’s check payable to Hirchak Brothers, LLC. If the deposit does not equal at least 10 percent of the sale price, the deposit must be increased to at least 10% of the successful bid within 5 calendar days of the public sale by an additional payment in cash or by bank treasurer’s check or wire transfer. The deposit is subject to forfeiture. Plaintiff is authorized to require the purchaser(s) to sign Purchase and Sales Agreements with no contingencies other than confirmation of the sale by the court. Any adjournment of the sales must comply with the requirements of 12 V.S.A § 4953(b). The Notices of Sale shall provide that other terms may be announced at the time of sale and identify the place to inquire for other terms.

8. Report of Sale. The person holding the public sales shall file Reports of Sale, under oath, with the Court pursuant to 12 V.S.A. § 4954. The person holding the public sales or the attorney for the Plaintiff, shall retain all sale proceeds as custodian, to be disbursed in accordance with the final Confirmation Orders of this Court promptly following confirmation and closing on the sales pursuant to 12 V.S.A. §4954(c).

9. **Confirmation.** Plaintiff shall file a request for confirmation of each sale, which shall include an accounting of the sale proceeds and proposed orders confirming the sales. Copies of the reports of sale and request for confirmation shall be sent by first class mail, postage prepaid to all parties who appeared in this action through their attorneys of record. The Court may hold a Confirmation Hearing or confirm the sales without a hearing.

At confirmation, Plaintiff may be allowed reasonable attorneys' fees and the reasonable expenses of making the sale pursuant to 12 V.S.A. §4954(c) as well as taxes paid, if any, since the effective date of the affidavit of amounts due, pursuant to 12 V.S.A. §4935 and such other expenses incurred as allowed by the Mortgages and and approved by the Court.

If the Court confirms the sales, the Court shall issue Final Confirmation Orders which shall set forth the information required by V.R.C.P. 80.1 (k) and shall order distribution of sale proceeds to named persons in specified amounts in accordance with V.R.C.P. 80.1 (j)(1). The Confirmation Orders shall further state that the public sales are confirmed and the title is transferred subject to and without disturbing the right of the United States of America to redeem the property within 120 days from the date of the transfer.

If the Court confirms the sales, the Confirmation Orders shall constitute conclusive evidence as against all persons that that the foreclosure and public sale was conducted in accordance with law. When the purchase price has been paid in full and the Confirmation Order is recorded in the land records, transfer of title is effectuated pursuant to 12 V.S.A. §4954(b).

10. **Deficiency Claim.** Unless otherwise ordered by the Court, pursuant to 12 V.S.A. § 4954(d), any motion for a deficiency judgment based on a claim in the complaint shall be filed prior to issuance of a confirmation order; otherwise any claim for a deficiency judgment will be dismissed at the time of entry of the Confirmation Order.

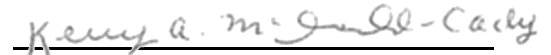
11. United States' Post-Sale Redemption Rights. In the event that the liens of the United States of America have not been fully satisfied from the proceeds of the sale of the Weathersfield Mortgaged Property or Hartford Mortgaged Property, the United States shall have 120 days from the date of transfer of title to the purchaser at the

public sale of each Mortgaged Property in which to redeem the such Mortgaged Property. In the event that the purchaser at the public sale is the mortgagee/Plaintiff whose lien is being foreclosed, the United States of America shall be required to pay the purchaser the amount of the debt that has been extinguished by the sale. This amount shall be the lesser of (a) the mortgagee/Plaintiff's debt, or (b) the fair market value of the property. In the event that the purchaser at the public sale is not the mortgagee/Plaintiff, the United States shall be required to pay the purchaser the full amount that purchaser paid for the property. Under either circumstance, the United States shall also pay interest at the rate of six percent (6%) from the date of the transfer to the date of redemption together with the amount, if any, equal to the excess of (a) the actual expenses necessarily incurred in connection with the property, over (b) the income from such property plus (to the extent the property is used by the purchaser) a reasonable rental value of the property, all as provided for in 28 U.S.C. § 2410(d).

In the case of redemption by the United States of America after the public sale, and upon application of the United States to this Court, this Court shall issue a Modified Final Confirmation Order to the United States of America. Such Modified Confirmation Order, if applied for and issued by the Court, shall constitute conclusive evidence as against all persons that the United States' right of redemption was duly executed. When the redemption price has been paid in full and the Modified Final Confirmation Order recorded in the land records, transfer of title to the United States is effectuated pursuant to 12 V.S.A. §4954(b).

If you wish to appeal this judgment, you must request permission to appeal by motion filed with the Court within fourteen (14) days of the date of entry of the judgment.

SO ORDERED, this 6th day of April, 2026.



Hon. Kerry A. McDonald-Cady
Superior Court Judge

Electronically signed pursuant to V.R.E.F. 9(d)
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