

**VIA CERTIFIED MAIL AND**  
**VIA FIRST CLASS MAIL**

January 12, 2026

Boulder Ridge Deux LLC 41 Glenrich Drive Saint James, NY 11780	Boulder Ridge Deux, LLC 10 Cedar Ln E Setauket, NY, 11733-3131
--	--

RE: Foreclosure of 368 Route 100, West Dover, Vermont (the “Property”)

To Whom It May Concern:

Enclosed please find a **Notice of Public Sale** regarding the foreclosure and public sale of the above-referenced Property. The Notice explains that the Property will be sold at a public auction to be held on site at the premises on **March 19, 2026 at 11:00 am**.

Please be advised that you have the right to redeem the Property at any time prior to the public sale by paying all amounts due under that certain Open-End Construction Mortgage, Security Agreement and Fixture Filing dated September 7, 2023 and recorded September 12, 2023 in Book 391, Page 185 of the Town of Dover Land Records, as amended by Amendment No. 1 Mortgage and Assignment dated October 27, 2023 and recorded October 27, 2023 in Book 392, Page 62 of the Dover Land Records, as further amended by Amendment No., 2 to Mortgage and Assignment dated May 29, 2025 and recorded in Book 400, Page 258 of the Dover Land Records (together, the “First Mortgage”), from Boulder Ridge Deux LLC as mortgagor to Fairbridge Strategic Capital, LLC as mortgagee conveying to said mortgagee certain property known as 368 Route 100, West Dover, Vermont (the “Property”), as well as that certain Open-End Construction Mortgage, Security Agreement and Fixture Filing dated May 29, 2025 and recorded June 4, 2025 in Book 400, Page 259 of the Dover Land Records (the “Second Mortgage,” and, together with the First Mortgage, the “Mortgages”) from Boulder Ridge Deux LLC as mortgagor to Fairbridge Credit LLC as mortgagee conveying to said mortgagee the Property. Any redemption must include payment of the mortgagees’ attorney’s fees and costs related to the foreclosure and sale. Please contact me at 802-865-6323 or [RMobbs@sheeheyvt.com](mailto:RMobbs@sheeheyvt.com) to request a payoff.

Sincerely,

SHEEHEY FURLONG & BEHM P.C.

  
Renee L. Mobbs

Boulder Ridge Deux LLC

January 12, 2026

Page 2

cc: *Via first class mail only*  
Salmon & Nostrand  
PO Box 535  
Bellows Falls, VT 05101-0535

*Via certified mail and first class mail*  
Boulder Ridge Condo Association, Inc.  
c/o W&B Management  
P. O. Box 1339  
West Dover, VT, 05356

**NOTICE OF PUBLIC SALE**  
**368 Route 100, West Dover, Vermont**

By virtue and in execution of the Power of Sale contained in a certain Open-End Construction Mortgage, Security Agreement and Fixture Filing dated September 7, 2023 and recorded September 12, 2023 in Book 391, Page 185 of the Town of Dover Land Records, as amended by Amendment No. 1 Mortgage and Assignment dated October 27, 2023 and recorded October 27, 2023 in Book 392, Page 62 of the Dover Land Records, as further amended by Amendment No., 2 to Mortgage and Assignment dated May 29, 2025 and recorded in Book 400, Page 258 of the Dover Land Records (together, the "First Mortgage"), from Boulder Ridge Deux LLC as mortgagor to Fairbridge Strategic Capital, LLC as mortgagee conveying to said mortgagee certain property known as 368 Route 100, West Dover, Vermont (the "Property"), as well as that certain Open-End Construction Mortgage, Security Agreement and Fixture Filing dated May 29, 2025 and recorded June 4, 2025 in Book 400, Page 259 of the Dover Land Records (the "Second Mortgage," and, together with the First Mortgage, the "Mortgages") from Boulder Ridge Deux LLC as mortgagor to Fairbridge Credit LLC as mortgagee conveying to said mortgagee the Property, of which Mortgages the undersigned are the present holders.

**TIME AND PLACE OF PUBLIC SALE:** For breach of the conditions of and for the purpose of foreclosing said Mortgages, the Property described in said Mortgages will be sold at **Public Auction on March 19, 2026 at 11:00 am at 368 Route 100, West Dover, Vermont.**

The public sale may be adjourned one or more times for a total time not exceeding 60 days by announcement of the new sale date to those present at each adjournment or by posting notice of the adjournment in a conspicuous place at the location of the sale. Written notice of the new sale date shall also be given by first class mail, postage prepaid, to any person who received notice of the sale pursuant to 12 V.S.A. § 4965.

**PROPERTY DESCRIPTION:** The property being sold is all and the same lands and premises described in said Mortgages, to wit:

Being all and the same lands and premises conveyed to Boulder Ridge Deux, LLC by Warranty Deed of Boulder Ridge REO LLC dated June 10, 2022 and recorded in Book 383 at Page 176 of the Dover Land Records.

Being all and the same lands and premises conveyed to Boulder Ridge REO LLC by Confirmation Order in the matter Reliance Standard Life Insurance Company and Philadelphia Indemnity Insurance Company v. Boulder Ridge, LLC, Stevens & Associates, P.C. and Joyce Land Surveying Corp., Docket No. 64-2-16 Wmcv, which Order is dated November 18, 2016 and recorded December 5, 2016 in Book 340, Page 29 of the Dover Land Records.

Being all and the same lands and premises described in:

1. Declaration of Condominium of Boulder Ridge, LLC dated February 26, 2007 and recorded in Book 269, Pages 2-127 of the Dover Land Records; and any and all amendments and revisions made thereto.
2. By-Laws of Boulder Ridge Condominium dated February 26, 2007 and recorded in Book 269, Pages 2-127 of the Dover Land Records; and any and all amendments and revisions made thereto.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Declaration and the related By-Laws, and Site Plans and Floor Plans of Boulder Ridge Condominiums dated

- February 26, 2007 and recorded on February 26, 2007 in Book 269, Page 2-127 of the Dover Land Records; and any and all amendments and revisions made thereto.
4. 2013 Revised Declaration of Condominium of Boulder Ridge, LLC, with Schedules A-I, dated April 16, 2013 and recorded April 22, 2013 in Book 316, Page 478 of the Dover Land Records; and any and all amendments and revisions made thereto.
  5. Amendment No. 1 to the 2013 Revised Declaration of Condominium of Boulder Ridge, LLC, revising Article IV and Schedule G, including declaration of Units 25A and 25B, and updated Common Areas Ownership Percentages, Voting Percentages and shares of common costs and expenses of all declared units dated January 8, 2014 and recorded on January 21, 2014 in Book 322, Page 110 of the Dover Land Records; and any and all amendments and revisions made thereto.
  6. Amendment No. 2 to the 2013 Revised Declaration of Condominium of Boulder Ridge, LLC and Amendment of the Association's By Laws, dated April 27, 2018 and recorded in Book 348, Page 547 of the Dover Land Records, and any and all amendments and revisions made thereto, said amendment revisions including but not limited to, changing name of Declarant to Boulder Ridge REO LLC in substitution of and as successor to Boulder Ridge, LLC, change of business address and registered agent, substitution and replacement of Boulder Ridge Condominium Owners Association, Inc. with Boulder Ridge Condo Association, Inc. and rededication of land and premises to the Vermont Common Interest Ownership Act and all condominium documents.

Including the development rights to add additional condominium units and make changes in the development plan as reserved by the Declarant, Boulder Ridge, LLC, in the above referenced Declaration; as amended and revised.

Being all and the same the same lands and premises as conveyed to Boulder Ridge, LLC by Warranty Deed of DAB Partnership dated November 29, 2006, and recorded on December 4, 2006, in Book 266, Page 723 of the Dover Land Records.

Being all and the same lands and premises conveyed to DAB Partnership (sic) by Executor's Deed from Blaisdell M. Kull and Stephen Orlando, Jr., Executors of the Estate of Nellie Meyers Kull, dated 30 December 1988, recorded on 6 January 1989 in Book 106, Page 188 of the Town of Dover Land Records, and more particularly described therein as follows:

"Beginning at a point in the easterly right of way limit of Vermont Route 100 which point marks the northwesterly corner of the premises herein described and the northeasterly corner of lands now or formerly of Mt. Snow Development Corporation;

"Thence proceeding South 71 degrees 57' East, 157.06 feet to an old iron pipe;

"Thence continuing on lands now or formerly of Mt. Snow Development Corporation South 69 degrees, 40' East, 1,039.5 feet to an old iron pipe at lands now or formerly of Weston Snow;

"Thence turning and running on lands now or formerly of said Snow and lands now or formerly of C.A. Schaeffer South 17 degrees 43' West, 1,252.5 feet to an iron pipe at lands of others;

"Thence turning and running on lands of others North 72 degrees 17' 30" West, 546.5 feet to an iron pipe in the westerly right of way limit of Vermont Route 100;

"Thence turning and running northerly in said right of way limit North 09 degrees 42' West, 1,161.83 feet to a concrete highway bound and then continuing on a curve to the right having a

radius of 1,876.9 feet for an arc distance of 293.02 feet to the point and place of beginning, the cord joining the last two mentioned points being North 05 degrees 13' 30" West 292.72 feet.

"Containing by estimation 25.75 acres, be the same more or less.

"Being a part of the lands and premises conveyed to Irving S. Kull and Nellie M. Kull by deed of Leon E. and Florence E. Hescocock dated 4 May 1935, and recorded in Volume 15, Page 88 of Dover Land Records."

Less the following land and premises conveyed:

1. Conveyance by Condominium Deed of Boulder Ridge, LLC to Daniel Patrick and Susan Patrick dated February 29, 2008 and recorded at Book 277, Page 346 of the Dover Land Records.
2. Conveyance by Condominium Deed of Boulder Ridge, LLC to Bruce R. Platzman, Trustee dated June 12, 2008 and recorded at Book 279, Page 616 of the Dover Land Records.
3. Conveyance by Condominium Deed of Boulder Ridge, LLC to Richard J. Chasse and Janice W. Chasse dated September 30, 2008 and recorded at Book 281, Page 527 of the Dover Land Records.
4. Conveyance by Condominium Deed of Boulder Ridge, LLC to Thomas M. Delitto and Donna Delitto dated October 30, 2008 and recorded at Book 282, Page 510 of the Dover Land Records.
5. Conveyance by Condominium Deed of Boulder Ridge, LLC to Concettina Capasso dated January 30, 2009 and recorded at Book 284, Page 263 of the Dover Land Records.
6. Conveyance by Condominium Deed of Boulder Ridge, LLC to Kerry R. Kessel and Maria P. Kessel dated April 29, 2009 and recorded at Book 286, Page 160 of the Dover Land Records.
7. Conveyance by Condominium Deed of Boulder Ridge, LLC to Sergey Bogdan and Irina Bogdan dated November 5, 2009 and recorded at Book 290, Page 638 of the Dover Land Records.
8. Conveyance by Condominium Deed of Boulder Ridge, LLC to Jonas M. Jansson and Michelle Jansson dated November 12, 2003 and recorded at Book 291, Page 391 of the Dover Land Records.
9. Conveyance by Condominium Deed of Boulder Ridge, LLC to Joseph W. Haleski and Katherine C. Haleski dated January 8, 2014 and recorded at Book 322, Page 102 of the Dover Land Records.
10. Conveyance by Condominium Deed of Boulder Ridge, LLC to Bruce R. Platzman, Trustee dated January 8, 2014 and recorded at Book 322, Page 86 of the Dover Land Records.
11. Conveyance by Condominium Deed of Boulder Ridge, LLC to Bryan Rosen dated January 8, 2014 and recorded at Book 322, Page 98 of the Dover Land Records.
12. Conveyance by Condominium Deed of Boulder Ridge REO LLC to Brian Rosen dated October 18, 2018 and recorded at Book 351, Page 201 of the Dover Land Records. Should be shown as an encumbrance.
13. Conveyance by Warranty Deed of Boulder Ridge REO LLC to Hattingh Development LLC dated February 10, 2021 and recorded at Book 369, Page 223 of the Dover Land Records.
14. Conveyance by Warranty Deed of Boulder Ridge REO LLC to Hattingh Development LLC dated February 10, 2021 and recorded at Book 369, Page 238 of the Dover Land Records.

