

STATE OF VERMONT

SUPERIOR COURT
Washington Unit

CIVIL DIVISION
Docket No. 25-cv-04571

RIVER HOUSE CONDOMINIUM
ASSOCIATION

Plaintiff,

v.

SUSAN E. RODETIS and ALL OCCUPANTS OF
UNIT 1, 55 FOLSOM DRIVE,
WAITSFIELD, VERMONT
Defendants.

NOTICE OF SALE

By virtue and in execution of the Judgment and Decree of Foreclosure by Judicial Sale dated February 3, 2026, for failure to pay assessments and other charges pursuant to the provisions of the Declaration Establishing a Plan for Condominium Ownership For River House Condominiums, dated May 10, 1972 and of record in Volume 25, Page 97- of the Town of Waitsfield Land Records and the Bylaws of the Association, as amended from time to time, and for the purpose of foreclosing the same, the premises of the Defendants located at River House Condominiums, Unit 1, 55 Folsom Drive, Waitsfield, Vermont (the "*Property*") will be sold at public auction on **August 27, 2026 at 3:00 p.m.**

The Property is more particularly described as follows:

Being all and the same lands and premises conveyed to Susan E. Rodetis by Warranty Deed of Nancy Wylie and Jules Pagano, dated June 15, 1979 and recorded June 18, 1979 in Book 34, Page 3 of the Town of Waitsfield Land Records and more particularly described therein as follows:

Being all and the same land and premises as were conveyed to Nancy Wylie and Jules Pagano by warranty deed of E. Andrew Deeds dated March 23, 1978, and recorded at Book 31 Page 511 of the Waitsfield, Vermont Land Records.

Being Apartment #1, along with a 14.05%. undivided interest in the common areas and facilities, of River House Condominiums, a condominium existing by virtue of a Declaration of Condominium dated May 10, 1972, and recorded at Book 25 Pages 97-101 of the Waitsfield, Vermont Land Records.

The herein conveyed land and premises were originally conveyed to Edward A. Deeds by warranty deed of Dormez-Vous, Inc. dated June 24, 1971 and recorded at Book 24 Page 390 of the Waitsfield; Vermont Land Records. They were subsequently reconveyed to Dormez-Vouse, Inc. by deed of E. Andrew Deeds dated April 24, 1972 and recorded at

Book 25 Page 96 of the Waitsfield, Vermont Land Records. Dormez-Vous, Inc. reconveyed them to E. Andrew Deeds by warranty deed dated May 10, 1972 and recorded at Book 25 Page 104 of the Waitsfield, Vermont Land Records.

The herein conveyed land and premises is subject to the use restrictions, easements, and requirements of the above-referred to Declaration of Condominium, and other easements and rights of records.

The post off address of the herein conveyed land and premises is Waitsfield, Vermont 05673.

The floor plan and lot plan required for the River House Condominiums by the Condominium Ownership Act of the State of Vermont are filed in the Land Records in the Town of Waitsfield, Vermont.

Reference may be had to the above referred to instruments and their records, and to all prior instruments and their records, for a more particular description of the herein conveyed land and premises.

TERMS OF SALE: The Property will be sold “AS IS WHERE IS” to the highest bidder for cash or wire funds only. The sale of the Property is subject to confirmation by the Vermont Superior Court, Washington Unit, Civil Division. The Property will be sold subject to unpaid taxes, municipal assessments, and superior liens, if any.

The public sale may be adjourned one or more times for a total time not exceeding 30 days, without further court order, and without publication or service of a new notice of sale, 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. Notice of the new sale date shall also be sent by first class mail, postage prepaid, to Defendant Susan E. Rodetis at her last known address at least five days before the new sale date.

Defendant Susan E. Rodetis is entitled to redeem the Property at any time prior to the sale by paying the full amount due under the Judgment and Decree of Foreclosure by Judicial Sale and Declaration referenced above, including the costs and expenses of the sale.

PROPERTY DEPOSIT: A non-refundable deposit for the Property in the amount of ten percent (10%) of the high bid shall be paid by the high bidder by cash, certified check or bank draft to Thomas Hirschak Company, which shall hold the deposit until the closing. The balance of the purchase price for the Property shall be due and payable within the latter of 10 days from the date of confirmation of said sale by the Vermont Superior Court, Washington Unit, Civil Division, or 45 days from the date of public auction. If the balance of the purchase price for the Property is not paid within the period set forth herein, the deposit shall be forfeited and shall be retained by Plaintiff herein as agreed liquidation damages and the Property may be offered to the next highest bidder still interested in the Property.

PURCHASE AND SALE CONTRACT: The high bidder for the Property shall be required to sign a no contingency contract of Purchase and Sale at the public auction, agreeing to purchase the Property in its “AS IS WHERE IS” condition, as a result of being the successful and high bidder at the sale.

OTHER TERMS TO BE ANNOUNCED AT SALE: Inquiries can be made to Tyler Hirschak c/o Thomas Hirschak Company, 1878 Cadys Falls Road, Morrisville, Vermont, 05661, (802) 888-4662 or (800) 634-7653.

Dated: July 23, 2026.

RIVER HOUSE CONDOMINIUM ASSOC.

By: /s/ Christina A. Jensen
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