

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

NOTICE OF FORECLOSURE SALE

By virtue of the Judgment and Decree of Foreclosure by Judicial Sale ("Foreclosure Judgment") filed April 7, 2026 for breach of the conditions of a certain mortgage granted by World of Discovery, Inc. ("Mortgagor") to Vermont Community Loan Fund, Inc. dated December 21, 2007 and recorded in Book 152 at Pages 128-132 of the Town of Weathersfield Land Records, and for the purpose of foreclosing the same, the undersigned will cause to be sold at public auction ("Sale") at **11:00 AM on July 14, 2026** the lands and premises known as **7303 Route 131, (f/k/a 3707 Route 131) Weathersfield, Vermont** ("Mortgaged Property") 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.

TERMS OF SALE: The Sale will be held at the Mortgaged Property. The Mortgaged Property will be sold to the highest bidder, "AS IS, WHERE IS, WITH ALL FAULTS, WITH NO REPRESENTATIONS OR WARRANTIES OF ANY KIND", subject to environmental hazards, zoning regulations, including any violations thereof, flood zone hazards, if applicable, superior liens, if any, all title defects and encumbrances of record that are not extinguished by the sale, federal, state, and local codes, environmental, health, safety, zoning, and building laws, rights, easements, rights of way, covenants, conditions, reservations, agreements, privileges, obligations, duties, and restrictions of record, insofar as such are now in force and applicable; delinquent taxes and other municipal assessments, including penalties and interest to the date of Closing, and unpaid taxes and other municipal assessments for the current fiscal year, 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 the sale..

The successful bidder shall pay a deposit of at least \$10,000 of the purchase price in cash or bank treasurer's/cashier's check at the time of Sale. The deposit must be increased to at least ten percent (10%) of the successful bid within 5 calendar days of the Sale. The balance of the purchase price shall be paid within fourteen days after entry of a confirmation order. The successful bidder will be required to sign a purchase and sale contract with NO CONTINGENCIES except confirmation of the sale by the court. The deposit is subject to forfeiture. Title will be transferred by Confirmation Order. The Sale may be postponed one or more times for a total time of up to thirty (30) days, by announcing the new sale date to those present at each adjournment or by posting notice at a conspicuous location at the place of the Sale. Notice of the new sale date shall also be sent by first class mail, postage prepaid, to the Mortgagor at the Mortgagor's last known address at least five days before the new sale date.

Other terms to be announced at the Sale or contact the Thomas Hirchak Company at 1-800-634-7653 or www.thcauction.com

The Mortgagor, or its successors or assigns, may redeem the Mortgaged Property at any time prior to the Sale by paying the full amount due under the mortgage, including post-judgment expenses and the costs and expenses of sale.

Dated at Cabot, Vermont, this 20th day of May, 2026

Vermont Community Loan Fund, Inc.

By: Steckel Law Office

By: /s/ *Susan J. Steckel*

By: Susan J. Steckel, Esq.

P. O. Box 247

Marshfield, Vermont 05658-0247

802-563-4400

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