

DOCKET NO: WWMCV196018452S

SUPERIOR COURT

FREEDOM MORTGAGE CORPORATION
V.
VEDDER, GARY Et AlJUDICIAL DISTRICT OF WINDHAM
AT PUTNAM

9/2/2020

ORDER

ORDER REGARDING:

01/07/2020 109.00 MOTION FOR JUDGMENT-STRICT FORECLOSURE

The foregoing, having been considered by the Court, is hereby:

ORDER:

Notice of Judgment of Foreclosure by Sale (as opened and modified)

Property Address: 84 Aspincok Rd., Putnam, CT

The Court finds that Gary Vedder is not in the military or naval services of the United States.

Judgment of Foreclosure by Sale is hereby entered as follows:

Debt: \$135,427.96 as of 1/17/20

Attorney Fees: \$2,520.00

Total: \$137,947.96

Appraisal Fee: \$315.00

Title Search Fee: \$225.00

Fair Market Value: \$250,000.00

Land: \$35,000.00

Improvements: \$195,000.00

The Sale Date is: Saturday, January 16, 2021

Terms of the Sale: 12:00 noon on the premises.

Deposit Amount: \$25,000.00 Deposit to be paid by bank or certified check only.

Committee Appointed: DEBORAH A DESCHAMPS, 440 MAIN ST. HANOVER, BALTIC, CT 06330

Ordered in accordance with the Statewide Standing Orders(JD-CV-79) and Uniform Procedures for Foreclosure by Sale Matters(JD-CV-81).

Independent Appraiser: Jeff Arotsky, 377 Main Street, West Haven, CT 06516

Return of Appraisal by: Wednesday, January 06, 2021

Deposit not required if Plaintiff is the successful bidder. The Plaintiff may submit a bid via fax.

No fees or expenses prior to: Wednesday, December 02, 2020

Sign to be posted no earlier than : Thursday, December 17, 2020

Sign to be posted no later than : Sunday, December 27, 2020

Publication in Norwich Bulletin on: 1/10/2021

Shoppers Guide on: 1/9/2021

Ad to be posted on Judicial Website.

Plaintiff's Atty: BENDETT & MCHUGH PC, 270 FARMINGTON AVENUE, SUITE 151,
FARMINGTON, CT 06032

Judicial Notice (JDNO) was sent regarding this order.

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Judge: MATTHEW EDWARD AUGER
Processed by: John Sullivan

This document may be signed or verified electronically and has the same validity and status as a document with a physical (pen-to-paper) signature. For more information, see Section I.E. of the *State of Connecticut Superior Court E-Services Procedures and Technical Standards* (<https://jud.ct.gov/external/super/E-Services/e-standards.pdf>), section 51-193c of the Connecticut General Statutes and Connecticut Practice Book Section 4-4.