

STATE OF VERMONT
_____ COUNTY, SS.

PLAINTIFF

v.

DEFENDANT

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_____ Superior Court
Docket No. ____ - -09 __cv

Confirmation Order

A Judgment and Decree of Foreclosure was entered on _____. Upon consideration of the Report of Sale and Motion for Confirmation filed by Plaintiff, and with reference to the public sale held on _____,

It is ORDERED, ADJUDGED, and DECREED as follows:

1. That the power of sale was duly executed pursuant to 12 V.S.A. § 4533(a), that statutory requirements of notice were met and the conduct of the sale met statutory requirements for a public sale, and that the sale price for the property of _____ is reasonable under the circumstances and is confirmed;
2. That the premises which were the subject of the sale are described as follows:

[legal description, with recording references]
3. That the sale reported is hereby confirmed and title to the premises shall be transferred to _____.
4. That the parties whose interests are hereby foreclosed are: _____, and Plaintiff is entitled to a writ of possession, to be issued by the Clerk upon request, against possession by these named parties.
5. That title shall transfer to _____ free and clear of the interests of the above named defendants and any other parties who have recorded interests in the property which arose after the filing of the Complaint for Foreclosure in the land records and who did not intervene in this action, but subject to any property taxes and municipal assessment.
6. That the recording of this order or a deed from _____ *[person who conducted the sale]* shall effectuate the transfer of title to the above described premises to _____.

7. That the proceeds of the sale shall be distributed as follows:

Auctioneer _____

Plaintiff _____

Lienholder _____

Mortgagor/Defendant _____

[8. That Plaintiff's claim for a deficiency judgment is [*dismissed with prejudice, dismissed without prejudice, satisfied, to be set for hearing, etc.*].

Dated at _____, Vermont this ____ day of _____, 2009.

Hon.
Presiding Judge