



Vermont

Foreclosure Posting Requirements

All foreclosures are by Judicial Process. Once the Complaint is filed and Served (along with a form warning notice), the defendants have twenty (20) day to file an answer or face default. Prior to entry of judgment, the lender must serve a copy on the defendants including a notice of the right to appeal. Once judgment is entered, there is a redemption period set by the Court with a presumption of ninety (90) days. After the expiration of the redemption period, the Notice of Sale must be served on the defendants personally or by certified mail sixty (60) days prior to the sale. There is a second redemption period after the sale, but must be notice and a bond paid within ten (10) days of the sale. Additionally, the Notice of Sale must be published for three (3) consecutive weeks. Deficiency awards are allowed.

Foreclosure Auction Locations

Most states direct the specific location where a sheriff, trustee or creditor may conduct a foreclosure sale. Often the direction is as vague as 'any public place within the county in which the property is located.' Other times, the statute requires that a foreclosure sale only be held at the site of the property to be foreclosed. Foreclosure sales can be conducted at public auction held at the front door of a courthouse of the superior court in the judicial district where the property is located, unless the deed of trust specifically provides that the sale shall be held in a different place.

Foreclosure Timeline:

Timeline Step	Days for Step	Total Days
Complaint filed and Served	10	10
Answer period; issuance of default	21	31
Send Notice of Judgment, Entry of Judgment	30	61
Redemption period	90	151
Publication; Service of Notice	60	211
Sale	1	212
Post sale redemption notice period	10	222

(Timeline is for non-judicial foreclosures. Intervals are optimal and assumes no delays.)