

Courts desk

Rutland County · VT

Trustee / foreclosure sale notice



Rutland County Court-Ordered Foreclosure Sale: 20 Smith Farm Road — Auction October 26, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Rutland County court-ordered foreclosure sale scheduled October 26, 2026 at 10:00 AM — 20 Smith Farm Road. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published court-ordered foreclosure sale notice schedules a foreclosure auction for real property in Rutland County, VT. The sale is set for October 26, 2026 at 10:00 AM at On the premises, 20 Smith Farm Road, Chittenden, Vermont 05763.

Property and parties named in the notice

- Street address believed: 20 Smith Farm Road, Chittenden, VT 05763 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Rutland County, VT.
- Grantor / borrower of record (as named): Thomas J. Tracy (also known as Tom Tracy) and Lisa Tracy (also known as Lisa A. Tracy).
- Current mortgagee / judgment creditor (as named): U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust.
- File / TS / case reference: Rutland Unit Docket No. 25-CV-02255; Chittenden Land Records Book 63, Page 36. The notice states a \$10,000.00 deposit. Town of Chittenden is in Rutland County, not Chittenden County..

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Rutland Herald notice of mortgagee's sale of real estate (Vermont Superior Court, Civil Division, Rutland Unit) — sale October 26, 2026, On the premises, 20 Smith Farm Road, Chittenden, Vermont 05763; property 20 Smith Farm Road, Chittenden, VT 05763.

https://www.rutlandherald.com/legals/notice-of-sale/article_b0c4a805-f838-5841-a49a-b7368689e834.html

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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