

STATE OF VERMONT

SUPERIOR COURT

Addison Unit

CIVIL DIVISION

Docket No.:242-10-15 Ancv

PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY MERGER TO CHITTENDEN TRUST CO. DBA CHITTENDEN MORTGAGE SVCS
PLAINTIFF

VS.

SALVATORE J. PROVETTO; KERRY KURT; NEW ENGLAND FEDERAL CREDIT UNION; DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; OTTO A. NOACK; VERMONT LAND TRUST, INC.; VERMONT DEPARTMENT OF AGRICULTURE, FOOD AND MARKETS; VERMONT HOUSING AND CONVERSATION BOARD AND OCCUPANTS RESIDING AT 4118 ROUTE 116, STARKSBORO, VT 05487
DEFENDANT(S)

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Salvatore J. Provetto and Kerry Kurt, to Chittenden Trust Co. dba Chittenden Mortgage Svcs, dated October 15, 2008, and recorded in Book 93, at Page 110, of the Town of Starksboro Land Records, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at June 26, 2024 at 1:00 PM at 4118 Route 116, Starksboro, VT 05487 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Salvatore J. Provetto & Kerry Kurt by Warranty Deed of Monty Adams dated October 7, 2005 and recorded October 24, 2005 in Book 83, at Page 279-80 of the Town of Starksboro Land Records and further described therein.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

The public sale may be adjourned one or more times for a total time not exceeding 30 days, without further court order, and without publication or service of a new notice of sale, by announcement of the new sale date to those present at each adjournment or by posting notice of the adjournment in a conspicuous place at the location of the sale.

Terms of Sale: \$10,000.00 to be paid in cash or by certified check by the purchaser at the time of sale, with the balance due at closing. The sale is subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens, if any, which take precedence over the said mortgage above described.

The Mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale.

Other terms to be announced at sale.

People's United Bank, National Association, Successor in Interest by Merger to Chittenden Trust Co. dba Chittenden Mortgage Svcs

/s/ Sheldon M. Katz, Esq.
Sheldon M. Katz, Esq.

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