

# STATE OF VERMONT

**SUPERIOR COURT  
ADDISON UNIT**

**CIVIL DIVISION**

**DOCKET NO: 23-CV-01298**

GS MORTGAGE-BACKED SECURITIES TRUST 2021-  
RPL1

PLAINTIFF

VS.

ANDREW H. MONTROLL, ESQ., ADMINISTRATOR OF THE ESTATE OF  
MADELINE R. ABAJIAN AND OCCUPANTS RESIDING AT 289 TOWN LINE  
RD, N FERRISBURGH, VT 05473

DEFENDANT(S)

## NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Madeline Abajian, to Citifinancial, Inc., dated June 19, 2007, and recorded in Book 123, at Page 290, of the Town of Ferrisburgh Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 177, Page 103, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at August 14, 2024 at 1:00 PM at 289 Town Line Rd, N. Ferrisburgh, VT 05473 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Charles Wright and Madeline Abajian by Warranty Deed of Charles Wright dated May 22, 1989, and recorded May 23, 1989, in Book 71, at Page 3 of the Town of Ferrisburgh 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.

GS Mortgage-Backed Securities Trust 2021-RPL1

Caryn L. Connolly, Esq.

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