

STATE OF VERMONT

SUPERIOR COURT

CIVIL DIVISION

ADDISON UNIT

DOCKET NO: 89-5-20 Ancv

CARRINGTON MORTGAGE SERVICES, LLC
PLAINTIFF

VS.

ANDREW H. MONTROLL, ESQ., AS ADMINISTRATOR OF THE ESTATE OF
JAMES THOMAS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT
AND OCCUPANTS RESIDING AT 17 SINGING CEDARS ROAD, ORWELL, VT
05760

DEFENDANT(S)

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lorraine E Thomas and James D Thomas, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Advisors Group, dated August 22, 2014, and recorded in Book 96, at Page 90, of the Town of Orwell Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 106, Page 357, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at September 11, 2024 at 02:00 PM at 17 Singing Cedars Road, Orwell, VT 05760 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to James D. Thomas and Lorraine E. Thomas by warranty deed of Lawrence K. Peterson and Erna M. Peterson dated February 22, 1985 and recorded March 7, 1985 in Book 37, at Page 491 of the Town of Orwell 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

Carrington Mortgage Services, LLC
Sheldon M. Katz, Esq.
BROCK & SCOTT, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762

VT_Noticesofhearing@brockandscott.com