

STATE OF VERMONT

SUPERIOR COURT

CIVIL DIVISION

ADDISON, SS

DOCKET NO.: 21-CV-03168

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR
LB-DWELLING SERIES V TRUST

vs.

CAROLINE EARLE AS ADMINISTRATOR OF THE ESTATE OF BEULAH V.
COGLEY, GREEN MOUNTAIN BUREAU, OCCUPANTS OF: 203 TUNNEL
BROOK ROAD, HANCOCK, VT 05748

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

In accordance with the Amended Judgment Order and Decree of Foreclosure entered February 21, 2025, in the above captioned action to foreclosure a mortgage given by Beulah V. Cogley, to CitiFinancial, Inc., dated July 28, 2005, and recorded with the Land Records in the Town of Hancock in Book 27, Page 201, of which mortgage the undersigned is the present holder by assignment from CFNA Receivables (MD), Inc. f/k/a CitiFinancial, Inc., to CitiFinancial Servicing LLC, dated February 27, 2017 and recorded with the Land Records in the Town of Hancock in Book 35, Page 346; by an assignment from CitiFinancial Servicing LLC, to Bayview Loan Servicing, LLC, dated February 27, 2017 and recorded with the Land Records in the Town of Hancock in Book 35, Page 347; by an assignment from Community Loan Servicing LLC f/k/a Bayview Loan Servicing, LLC, to U.S. Bank Trust National Association, as Trustee for LB-Tiki Series V Trust, dated September 15, 2022 and recorded with the Land Records in the Town of Hancock in Book 39, Page 20; and by an assignment from U.S. Bank Trust National Association, as Trustee for LB-Tiki Series V Trust to U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust dated January 25, 2023 and recorded with the Land Records in the Town of Hancock in Book 39, Page 22, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 P.M. on the 19th day of May 2025, at 203 Tunnel Brook Road, in Hancock, Addison County, VT 05748, all and singular the premises described in said mortgage,

To wit:

ALL THAT CERTAIN PARCEL OF LAND IN TOWN OF HANCOCK, ADDISON County, STATE OF VT, AS MORE FULLY DESCRIBED IN BOOK 27 PAGE 42 ID# 01-1175, BEING THE SAME LANDS AND PREMISES AS ARE DESCRIBED IN A VERMONT QUIT CLAIM DEED (CORRECTIVE DEED) DATED FEBRUARY 5, 1999, FEBRUARY 8, 1999, AND FEBRUARY 17, 1999, AND RECORDED IN THE TOWN OF HANCOCK LAND RECORDS ON FEBRUARY 23, 1999, IN BOOK 23 AT PAGES 132-144, TO WHICH DEED AND THE RECORD REFERENCED THEREIN, REFERENCE MAY BE HAND FOR FURTHER AND MORE PARTICULAR DESCRIPTION. BEING THE HOME PLACE OF BEULAH V. COGLEY.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM BEULAH V COGLEY and LANA C TROW and ROBERT R BAGLEY TO BEULAH V COGLEY, DATED 07/28/2004 RECORDED ON 02/15/2005 IN BOOK 27, PAGE 42 IN ADDISON County RECORDS, STATE OF VT.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by wire transfer to Demerle & Associates P.C., 10 City Square, 4th Floor, Boston, MA 02129 within sixty (60) days after the date the Confirmation Order is entered by the Court. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

The mortgagor and all junior lienholders are entitled to redeem the mortgaged property at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale.

U.S. Bank Trust National
Association, as Trustee for LB-Dwelling Series V Trust,
Present holder of said mortgage,
By its Attorneys,
Lauren Bucci, Esq.
Demerle & Associates P.C.
10 City Square, 4th Floor
BOSTON, MA 02129
(617) 337-4444