

# STATE OF VERMONT

**SUPERIOR COURT**  
**Addison Unit**

**CIVIL DIVISION**  
**DOCKET NO: 22-CV-00857**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN  
TRUST 2020-RP2  
PLAINTIFF

VS.

VICTOR R. GITTENS AND OCCUPANTS RESIDING AT 128 MAPLE RUN  
RD, LEICESTER, VT 05733

## NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale entered on August 12, 2024, in the above captioned action brought to foreclose that certain mortgage given by Victor R. Gittens and Joan A. Cameron O'Neil to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First National Bank of Arizona, dated April 8, 2005, and recorded in Book 60, at Page 437 and re-recorded in Book 91, at Page 361, of the Town of Leicester Land Records, of which mortgage the undersigned is the present holder by virtue of the following Assignments of Mortgage: (1) Assignment of Mortgage from Mortgage Electronic Registration Systems, Inc. as nominee for First National Bank of Arizona to Aurora Loan Services LLC recorded in Book 64, at Page 58, (2) Assignment of Mortgage from Aurora Loan Services LLC to Citigroup Mortgage Loan Trust 2020-RP2 recorded in Book 85, at Page 320 and (3) Assignment of Mortgage from Citigroup Mortgage Loan Trust 2020-RP2 to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2020-RP2 recorded in Book 86, at Page 404, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **August 7, 2025 at 10:00 AM at 128 Maple Run Rd, Leicester, VT 05733** all and singular the premises described in said mortgage,

To Wit:

**Being all and the same lands and premises conveyed to Joan A. Cameron O'Neil and Victor R. Gittens by Warranty Deed of Joan A. Cameron O'Neil dated December 6, 2002 and recorded December 19, 2002 in Book 56, at Page 557 of the Town of Leicester 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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2020-RP2

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