

SUPERIOR COURT
Addison Unit

CIVIL DIVISION
DOCKET NO: 33-2-19 Ancv

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
 PLAINTIFF

VS.

LESLEY J. BIENVENUE A/K/A LESLEY BIENVENUE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND
 OCCUPANTS RESIDING AT 2997 LAKE DUNMORE ROAD, LEICESTER, VT 05733
 DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment Order and Decree of Foreclosure by Judicial Sale filed on December 3, 2019, in the above captioned action brought to foreclose that certain mortgage given by Lesley J. Bienvenue to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PHH Mortgage Corporation, dated November 9, 2009, and recorded in Book 67, at Page 518, of the Town of Leicester Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 76, at Page 551, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **September 24, 2025 at 11:00 AM at 2997 Lake Dunmore Road, Leicester, VT 05733** all and singular the premises described in said mortgage,

To Wit:

"Being all and the same lands and premises conveyed to Lesley Bienvenue by Warranty Deed of Aaron Schondube and Julie G. Schondube dated November 9, 2009 and recorded November 12, 2009 in Book 67, at Page 516 of the Town of Leicester Land Records and further described therein.

"This mortgage encompasses the land and its improvements which consist of a manufactured home dwelling that is permanently affixed to the land and is a part of the real property. Said improvements are further described in Schedule A of the Title (see attached). The unit was manufactured by (Skyline Corp) in (4/5/1995) with a model name of Claridge 393. The unit is comprised of approximately (1008) square feet of living space. The HUD Data Plate Serial Number is (4316-0529H) with Certification Label Number(s) (ULD401758)

"Being all and the same lands and premises together with improvements now thereon, as were conveyed to Aaron Schondube and Julie G Schondube by Warranty Deed of Anna N. DeGraw, dated September 25, 2003 and recorded in Book 58, at Pages 227-229 of the Town of Leicester Land Records and being described more particularly therein as follows, viz:

"Being all and the same lands and premises described in the Warranty Deed of LaFond's Auto Body, Inc. d/b/a Moore's Auto to Anna N. DeGraw dated November 7, 2001, and recorded in Book 55 at Page 39 of the Leicester Land Records, and being there described as follows:

"Being all and the same lands and premises conveyed to LaFond's Auto Body, Inc., d/b/a Moore's Auto, by Quit-Claim Deed of Tracy Yandow and Candy Smith, dated July 31, 2001 and recorded in the Town of Leicester Land Records in Book 54, Page 290 and more particularly described therein as follows:

"Being all and the same lands and premises conveyed to Tracy Yandow and Candy Smith by Warranty Deed of LaFond's Auto Body, Inc. d/b/a Moore's Auto, dated January 30, 1998 and recorded in the Town of Leicester Land Records in Book 49 at Page 252-253.

"Being all and the same lands and premises conveyed to LaFond's Auto Body, Inc. d/b/a Moore's Auto, by Warranty Deed of Wayne W. Hutchins and Marlene Hutchins, husband and wife, dated December 2, 1992 and recorded in the Town of Leicester Land Records in Book 43, Pages 307-309.

"Beginning at a point in the easterly line of Vermont Route 53, which point is South 62° 35' 48" East 2.93 feet from the iron pipe supposedly marking the southwesterly corner of lands now or formerly of Barbara Ellen Whipple, described in Book 43, Page 495 and proceeding

"South 62° 35' 48" East along the southerly line of said lands of Whipple a distance of 117.92 feet to an iron pipe set at the southeasterly corner thereof; thence proceeding

"South 62° 35' 48" East along the southerly line of lands now or formerly of Michael Tibbetts and Sandra Bushey, as described at Book 33, Page 426, a distance of 319.14 feet to an iron pipe at an in-corner thereof; thence proceeding

"South 21° 23' 33" West along the westerly line of lands of Tibbetts and Bushey a distance of 200.00 feet to an iron pipe at the northeasterly corner of land retained by Wayne and Marlene Hutchins in their conveyance to the within Grantor at Book 43, Page 307; thence proceeding

"North 62° 29' 21" West along the northerly line of said lands of Hutchins a distance of 440.74 feet to an iron pipe at the northwesterly corner thereof and in the easterly line of Route 53; thence proceeding

"Northerly, along the limit of Route 53, long a curve to the right having a radius at the property line of 1425.94 feet, an arc distance of 198.98 feet to the point and place of beginning. The straight line connecting the last two mentioned pipes is North 22° 25' 12" East 198.83 feet.

"As described hereby, the conveyed premises contain about 2.01 acres and are the same as the northerly lot depicted on a survey plat entitled Survey of Lands presently Owned by LeFond's Auto Body, Inc. and Wayne Hutchins and wife, dated 10/08/96 and prepared by Spencer Engineering, Inc. as Drawing No. C9656, to which survey reference is made in aid of this description.

"Being a portion of the lands and premises conveyed to Wayne Hutchins and Marlene Hutchins by Warranty Deed of Joseph E. Johnson, II, dated June 30, 1988 and recorded at Book 39, Page 144 of the Town of Leicester Land Records.

"As to any portion of the parcel above described as may lie within the legal limits of the highway right of way, the Grantors quit-claim only their right, title and interest and such portion, if any, is expressly excluded from the covenants of warranty.

"The within conveyance is subject to terms and conditions of State of Vermont Subdivision Permits #EC-9-0620 dated April 29, 1991 and #EC-9-0335 (Revised) dated June 9, 1987.

"Reference is hereby made to said deeds and their records and to all prior deeds and their records for a further and more complete description of the lands and premises herein conveyed."

Conveyed herewith is the following mobile home permanently affixed to the land and which is part of the real property: Make: Skyline; Model: Claredge; Year: 1995; Serial Number: 4316-0529H; Size: 14 x 72; Color: Tan. In prior transactions, due to a scrivener's error, the Serial Number was incorrectly stated as 4313-0529H and is now correctly stated hereinabove.

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.

Nationstar Mortgage LLC D/B/A Mr. Cooper
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