

STATE OF VERMONT

SUPERIOR COURT
Addison Unit

CIVIL DIVISION
DOCKET NO: 23-CV-01163

CITIGROUP MORTGAGE LOAN TRUST 2018-B
PLAINTIFF

VS.

MARGARET ANN THERIAULT A/K/A MARGARET A. THERIAULT; RUTLAND WEST NEIGHBORHOOD HOUSING SERVICES, INC. AND OCCUPANTS RESIDING AT 266 RIDGE VIEW DRIVE, LEICESTER, VT 05733
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on January 23, 2025, in the above captioned action brought to foreclose that certain mortgage given by Nathan D. Theriault A/K/A Nathan Theriault and Margaret A. Theriault A/K/A Margaret Ann Theriault to Beneficial Mortgage Co. of New Hampshire dated October 2, 2006 and recorded in Book 63, at Page 1 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 Beneficial New Hampshire Inc., successor by merger to Beneficial Mortgage Co. of New Hampshire to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust recorded in Book 79, at Page 84 (2) Assignment of Mortgage from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust to J.P. Morgan Mortgage Acquisition Corp. recorded in Book 81, at Page 539 (3) Assignment of Mortgage from J.P. Morgan Mortgage Acquisition Corp. to Citibank, N.A., as Trustee for CMLTI Asset Trust recorded in Book 82, at Page 278 (4) Assignment of Mortgage from Citibank, N.A. as Trustee for CMLTI Asset Trust to Citigroup Mortgage Loan Trust 2018-B recorded in Book 82, at Page 282, 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 12:00 PM at 266 Ridge View Drive, Leicester, VT 05733** all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Nathan D. Theriault and Margaret A. Theriault by Warranty Deed of H.E. CLARK LUMBER CO., INC. dated July 9, 1997 and recorded July 9, 1997 in Book 48, at Page 338 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.

Bozena Wysocki, Esq.
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