

SUPERIOR COURT
ADDISON UNITCIVIL DIVISION
DOCKET NO: 25-CV-01692PRIMELENDING, A PLAINSCAPITAL COMPANY
PLAINTIFF

VS.

KATHERINE W. HOPE, FIDUCIARY FOR THE ESTATE OF ELLWYN LEO POQUETTE, JR. AND OCCUPANTS
RESIDING AT 72 VIRGIN AVENUE, HANCOCK, VT 05748
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on October 27, 2025, in the above captioned action brought to foreclose that certain mortgage given by Ellwyn Leo Poquette, Jr. and Judith A. Poquette to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PrimeLending, a PlainsCapital Company, dated August 31, 2018, and recorded in Book 36, at Page 434, of the Town of Hancock Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 39, at Page 382, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **March 11, 2026 at 11:00 AM at 72 Virgin Avenue, Hancock, VT 05748** all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Ellwyn Leo Poquette, Jr. and Judith A. Poquette by Trustee's Deed of Perry Family Revocable Living Trust u/a dated December 10, 1997, dated August 31, 2018 and recorded September 4, 2018 in Book 36, at Page 432 of the Town of Hancock Land Records and further described therein.

Being all and the same lands and premises conveyed to Stanley M. Perry and Lesleigh J. Perry, Trustees of the Perry Family Revocable Living Trust, by Quit Claim Deed of Stanley M. Perry and Lesleigh J. Perry, husband and wife, dated December 10, 1997 and recorded July 6, 1998 in Book 22 at Page 483 of the Town of Hancock Land Records and more particularly described as follows:

Parcel One

Being all and the same lands and premises conveyed to Stanley M. Perry and Lesleigh J. Perry, husband and wife by Warranty Deed of Blair-Vermont Plywood Company, a Vermont corporation with its principal place of business at Troy, in the County of Orleans and State of Vermont, dated September 17, 1952 and recorded on September 20, 1952 in Book 15, Page 194 of the Hancock Land Records and more particularly described as follows:

Being a portion of the lands and premises conveyed to Blair Veneer Company by deed of Vermont Plywood, Inc. dated July 1, 1950 and recorded in Hancock Land Records in Book 15 at Page 165 bounded and described as follows:

Being Lots 11, 11A and 13 as shown on a plan of lots entitled "Blair-Vermont Plywood Subdivision Hancock, Vermont, showing redivision of lots as of August 12, 1952 by R.S. Welch," a copy of which said plan is on file in the office of the Town Clerk of Hancock. Reference is hereby had to said plan for a more particular description of said lands and premises.

Together with an undivided one-tenth interest in common with others in and to the sewer system which now serves the houses now located on said "Blair-Vermont Plywood Subdivision" provided, however, that no representation concerning the fitness of said sewer is made by Grantor and, provided further, that this conveyance shall create no responsibility or obligation on the part of Blair-Vermont Plywood Company or its successors to maintain or repair said sewer. The sewers and sewer system on the premises are reserved and excepted from this conveyance except for the portions thereof hereby conveyed.

Reference is hereby made to the above mentioned deeds and their records and to all former deeds and their records for a more complete description of the property conveyed herein.

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.

PrimeLending, a PlainsCapital Company
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