

SUPERIOR COURT
ADDISON UNITCIVIL DIVISION
DOCKET NO: 25-CV-01628SAILFISH SERVICING, LLC
PLAINTIFF

VS.

RONALD DRAGON AND OCCUPANTS RESIDING AT 66 MURRAY LANE, RIPTON, VT 05766
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on August 18, 2025, in the above captioned action brought to foreclose that certain mortgage given by Ronald Dragon to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Primelending, a Plainscapital Company, dated December 4, 2013, and recorded in Book 47, at Page 41, of the Town of Ripton Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 56, at Page 178, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on April 15, 2026 at 01:00 PM at 66 Murray Lane, Ripton, VT 05766 all and singular the premises described in said mortgage,

To Wit:

A parcel of land containing 1.21 acres, more or less, with residence and other improvements thereon, known and designated as 66 Murray Lane in Ripton, Vermont, and being all and the same lands and premises conveyed to the herein Ronald M. Dragon by Limited Warranty Deed of Federal National Mortgage Association dated December 3, 2013, and recorded December 9, 2013 in Book 47, at Page 37 in the Ripton Land Records, and described as follows:

Being all and the same lands and premises acquired by Federal National Mortgage Association by virtue of a Confirmation Order issued by the Vermont Superior Court, Civil Division, Addison Unit, in the cause entitled: Wells Fargo Bank, N.A. v. Audrey Bryant, Administrator of the Estate of William J. Murray, et al., Docket No. 91-5-11 Ancv, which Order was dated April 8, 2013 and recorded in Book 46 at Page 248 of the Town of Ripton Land Records; and being further described as follows:

"Being all and the same lands and premises conveyed to William J. Murray and Helen P. Murray by Warranty Deed of Rodney E. Goodro and Elizabeth A. Goodro dated June 7, 1968 and recorded June 10, 1968 in Volume 17 at Page 83 of the Ripton Land Records.

Being a portion of the same lands conveyed to the herein Grantors by Administrator's Deed in the Estate of Claudia E. Smith, dated November 19, 1966, recorded in Book 16 at Page 480 of the Ripton Land Records, the portion herein conveyed being more particularly described as follows:

Begin at a point marked by an iron pipe two hundred twenty (220) feet, more or less, easterly of the easterly edge of Maiden Lane, said point being the northeasterly corner of lands now or formerly of the late Claudia E. Smith and being the northwesterly corner of the lands herein conveyed;

Thence go southerly three hundred twenty (320) feet, more or less, along the easterly line of said Smith to a point marked by an iron pipe, being the southwesterly corner of the lands herein conveyed;

Thence go easterly one hundred sixty-seven (167) feet, more or less, along the northerly line of lands now or formerly of one Billings to a point marked by an iron pipe, being the southeasterly corner of the lands herein conveyed;

Thence go northerly three hundred ten (310) feet, more or less, along the northerly line of lands now or formerly of one Billings to a point marked by an iron pipe, being the southeasterly corner of the lands herein conveyed;

Thence go westerly one hundred sixty-seven (167) feet, more or less, in a line parallel to the northerly line of said Billings, to the point of beginning.

Together with a right of way twenty (20) feet in width, to be used in common with the remaining lands of the herein Grantors, for the purposes of ingress and egress and installation of utility lines, said right of way to begin at the easterly edge of Maiden Lane and follow the southerly line of the lands of the Grantors to the northeasterly corner of the lands herein conveyed.

Said lands herein conveyed shall be subject to the following restrictions, which shall be in the nature of covenants running with the land herein conveyed, but shall not be interpreted to apply to the remaining lands of the herein Grantors:

1. Said lands shall be used only for residential purposes.
2. Said lands shall not be further sub-divided."

Reference is made to the following quitclaim deeds in reference to the easterly boundary line of the above described parcel:

1. Quitclaim Deed dated July 14, 1980 from Rodney E. Goodro and Elizabeth A. Goodro to William J. Murray and Helen P. Murray, as recorded in Book 22, Page 52 of the Ripton Land Records; and

2. Quitclaim Deed dated July 14, 1980 from William J. Murray and Helen P. Murray to Rodney E. Goodro and Elizabeth A. Goodro, as recorded at Book 22, Page 55 of the Ripton Land Records

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.

Sailfish Servicing, LLC
Bozena Wysocki, Esq.
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