

STATE OF VERMONT

SUPERIOR COURT ADDISON UNIT

CIVIL DIVISION DOCKET NO: 25-CV-02968

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC.
TRUST 2005-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1
PLAINTIFF

VS.

KATHLEEN CANO AND OCCUPANTS RESIDING AT 2684 LOWER NOTCH ROAD, BRISTOL, VT 05443
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale entered on April 8, 2026, in the above captioned action brought to foreclose that certain mortgage given by Jose R.F. Cano and Kathleen Cano to Option One Mortgage Corporation, dated August 31, 2004, and recorded in Book 112, at Page 430, of the Town of Bristol Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 121, at Page 1, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 7, 2026 at 01:00 PM at 2667 Lower Notch Road f/k/a 2684 Lower Notch Road, Bristol, VT 05443 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Jose R.F. Cano III and Kathleen Cano by Warranty Deed of Lewis A. Rheume and Constance D. Rheume dated August 31, 2004 and recorded September 1, 2004 in Book 112, at Page 428 of the Town of Bristol Land Records.

Being all and the same lands and premises conveyed to Lewis A. Rheume and Constance D. Rheume by Quit Claim Deed of Anthony R. Duprey dated July 22, 2002 and recorded at Book 102 Page 209 of the Town of Bristol Land Records and being more particularly described therein, in part, as follows:

"Being a parcel of land consisting of 10.02 acres, more or less, and depicted on a survey map entitled 'PROPOSED TWO-LOT SUBDIVISION LANDS BELONGING TO LEWIS A. & CONSTANCE D. RHEAUME BEING TAX LOT 33 BLOCK 2 MAP 9 LOWER NOTCH ROAD, TOWN OF BRISTOL, ADDISON COUNTY, VERMONT' prepared by Donald A. Johnston, South Mountain Surveying & Mapping, dated December 31, 2001 and recorded in the Town of Bristol Land Records.

The herein conveyed parcel is more particularly described as follows:

Beginning at a point marked by a 1" metal pipe set with red cap stamped "Vermont LS #686", said point lying in the easterly boundary line of Lower Notch Road and marking the outermost northwesterly corner of the herein conveyed parcel, said point also marking the southwesterly corner of Percy J. Jennings and Judy A. Jennings property;

Thence commencing on a course S 26° 16' 06" W a distance of 244.2' to a point marked by a 1" metal pipe set with red cap stamped "Vermont LS #686", said point marking the southwesterly corner of the herein conveyed parcel;

Thence turning to the left and proceeding on a course of S 70° 23' 56" E a distance of 105.3' to a point marked by a 5/8" rebar set in drill hole with red cap stamped "Vermont LS #686";

Thence turning to the left and proceeding on a course N 85° 03' 55" E a distance of 1357' +/- to a calculated point as shown on the above referenced survey map, said point marking the southeasterly corner of the herein conveyed parcel;

Thence turning to the left and proceeding in a northeasterly direction on an undetermined course a distance of 253' +/- to a point marked by a Hemlock tree blazed on three sides with a mound of stones at base, said point marking the northeasterly corner of the herein conveyed parcel;

Thence turning to the left and proceeding on a course N 84° 24' 16" W a distance of 817' +/- to a point marked by a 2" metal pipe with brass cap stamped "1-915 6-5091 LS 11 1979";

Thence continuing along the same course a distance of 194.9' to a point marked by a 5/8" rebar set in drill hole with red cap stamped "Vermont LS #686", said point marking the northerly most corner of the herein conveyed parcel, and the northeasterly corner of Percy J. Jennings and Judy A. Jennings property;

Thence turning to the left and proceeding on a course S 28° 54' 34" W a distance of 240.0' to a calculated point lying on the ledge;

Thence turning to the right and proceeding on a course S 71° 49' 39" W a distance of 158.6' to a point marked by 1" metal pipe set with red cap stamped "Vermont LS #686";

Thence turning to the right and proceeding on a course S 71° 56' 20" W a distance of 171.8' to a point marked by a 1" metal pipe set with red cap stamped "Vermont LS #686", said point also marking the place and point of beginning. . ."

Also conveyed by QUIT CLAIM ONLY is all right title and interest in property lying between the westerly boundary as described above and the centerline of the public right of way known as Lower Notch Road.

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.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1

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