

SUPERIOR COURT
ADDISON UNITCIVIL DIVISION
DOCKET NO: 26-CV-02532MORTGAGE ASSETS MANAGEMENT, LLC
PLAINTIFF

VS.

ANDREW MONTROLL, ADMINISTRATOR TO THE ESTATE OF GEORGE WARD; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CAPITAL ONE BANK (USA), N.A. AND OCCUPANTS RESIDING AT 5259 ROUTE 100, GRANVILLE, VT 05747

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on September 9, 2026, in the above captioned action brought to foreclose that certain mortgage given by George G. Ward to MetLife Home Loans, a Division of MetLife Bank, N.A., dated August 9, 2010, and recorded in Book 39, at Page 577, of the Town of Granville Land Records, of which mortgage the undersigned is the present holder by virtue of the following Assignments of Mortgage: (1) Assignment of Mortgage from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage, d/b/a Champion Mortgage Company recorded in Book 40, at Page 510 (2) Corrective Assignment of Mortgage from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC d/b/a Champion Mortgage Company recorded in Book 40, at Page 621 (3) Assignment of Mortgage from Nationstar Mortgage LLC d/b/a Champion Mortgage Company to Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee for Nationstar HECM Acquisition Trust 2020-1 recorded in Book 45, at Page 366 and (4) Assignment of Mortgage from Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee for Nationstar HECM Acquisition Trust 2020-1 to Mortgage Assets Management, LLC recorded in Book 46, at Page 214, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 24, 2026 at 04:00 PM at 5259 Route 100, Granville, VT 05747 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to George G. Ward by Quitclaim Deed of George G. Ward and Sharon A. Ward dated August 9, 2010 and recorded March 21, 2011 in Book 39, at Page 569 of the Town of Granville Land Records and further described therein.

SITUATED IN GRANVILLE, COUNTY OF ADDISON AND STATE OF VERMONT:

"BEING A PORTION OF THE SAME LANDS AND PREMISES CONVEYED BY RICE ENTERPRISES INC., (FORMERLY GRANVILLE MANUFACTURING CO., INC.) TO GRANVILLE MANUFACTURING CO., INC. BY WARRANTY DEED DATED MARCH 3, 1972 AND RECORDED AT BOOK 22, PAGE 62 OF THE GRANVILLE LAND RECORDS. THE PORTION OF SAID LANDS AND PREMISES CONVEYED HEREIN CONSISTS OF A PORTION OF PARCEL A AND PARCEL I, AND BEING DESCRIBED IN THE AFORESAID DEED AS FOLLOWS:

"2. THE SO-CALLED 'SECOND SMALL HOUSE' LOCATED NORTH OF THE MORGAN BRIDGE IN GRANVILLE, AND

"3. THE SO-CALLED 'OLD MILL LOT' LOCATED WESTERLY OF THE SAID 'SECOND SMALL HOUSE';

"THE LANDS AND PREMISES CONVEYED HEREIN ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"COMMENCING AT A POINT IN THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF VERMONT ROUTE 100, SO-CALLED, SAID POINT BEING LOCATED APPROXIMATELY 11 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE DWELLING HOUSE NOW OR FORMERLY OF RICHARD MILLER AND APPROXIMATELY 103 FEET NORTHWESTERLY OF THE MORGAN BRIDGE, SO-CALLED, SAID POINT BEING MARKED BY AN IRON PIPE;

"THENCE FROM SAID POINT OF BEGINNING RUNNING IN A SOUTHWESTERLY DIRECTION 110 FEET ALONG A LINE PERPENDICULAR TO THE HIGHWAY WHICH MARKS THE PROPERTY DIVISION LINE OF THE HEREIN GRANTOR AND LANDS NOW OR FORMERLY OF THE SAID MILLER TO A POINT MARKED BY AN IRON PIPE;

"THENCE RUNNING SOUTHEASTERLY APPROXIMATELY 132 FEET ALONG THE PROPERTY DIVISION LINE OF THE HEREIN GRANTOR AND LANDS OF SAID MILLER TO A POINT IN THE BANK OF ALDER MEADOW BROOK, SO-CALLED;

"THENCE RUNNING SOUTHWESTERLY 680 FEET, MORE OR LESS, ALONG ALDER MEADOW BROOK TO A POINT MARKING THE JUNCTION OF THE WESTERLY LINE OF ALDER MEADOW BROOK WITH THE EASTERLY LINE OF THE WHITE RIVER;

"THENCE FROM SAID POINT RUNNING IN A NORTHERLY DIRECTION APPROXIMATELY 500 FEET ALONG THE EASTERLY EDGE OF THE WHITE RIVER TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE 'OLD MILL' LOT OF THE GRANTOR AND THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ONE MONTANA;

"THENCE RUNNING IN A NORTHEASTERLY DIRECTION 354 FEET, MORE OR LESS, ALONG A COURSE PERPENDICULAR TO THE HIGHWAY TO A POINT IN THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF VERMONT ROUTE 100, SO-CALLED;

"THENCE RUNNING SOUTHEASTERLY 70 FEET, MORE OR LESS, ALONG THE RIGHT OF WAY OF VERMONT ROUTE 100 TO THE POINT OF BEGINNING.

"SUBJECT TO EASEMENTS AND RIGHTS OF WAY APPEARING OF RECORD.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: LESTER E. MOULTON AND GERTRUDE E. MOULTON

GRANTEE: GEORGE G. WARD AND SHARON A. WARD, HUSBAND AND WIFE

DATED: 11/05/1990

RECORDED: 11/08/1990

DOC#/BOOK-PAGE: 27-460

ADDRESS: 5259 RT 100, GRANVILLE, VT 05747

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.

Mortgage Assets Management, LLC
Bozena Wysocki, Esq.
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