STATE OF VERMONT

SUPERIOR COURT **CIVIL DIVISION**
ADDISON UNIT **DOCKET # 26-CV-02501**

CARRINGTON MORTGAGE SERVICES LLC
Plaintiff
v.
ERNEST R. RUSSELL
SALLY L. RUSSELL
THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OCCUPANTS residing at 51 SHAMROCK DRIVE, STARKSBORO, VT 05487
Defendants

NOTICE OF SALE

According to the terms and conditions of the Judgment and Decree of FAccording to the terms and conditions of the Judgment and Decree of Foreclosure by Judicial Sale (the "Order") in the matter of Carrington Mortgage Services LLC V. Ernest R. Russell and Sally L. Russell Vermont Superior Court, Civil Division, Addison Unit, Docket No. 26-CV-02501 foreclosing one mortgage given by Ernest R. Russell and Sally L. Russell, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group, its successors and assigns, dated June 12, 2014 and recorded in Book 108, Page 309 and assigned to the Plaintiff by Assignment of Mortgage dated January 6, 2026 and recorded on January 14, 2026 in Book 127, Page 90 of the Town of Starksboro Land Records, respectively, the real estate with an address of 51 Shamrock Drive, Starksboro, VT 05487 will be sold at 11:00 AM public auction at on December 2, 2026 at the location of the Property.

Property Description. The Property to be sold is all and the same land and premises descripted in the mortgage, and further described as follows:

Being a portion of the same lands and premises conveyed to Gerald R. Rheaume and Louise Rheaume by Bernice H. O'Connor a/k/a Bernice Harriman by Warranty Deed dated 19 March 1960, recorded in Book 24 Page 579 of the Starksboro Land Records. The portion conveyed herein is described as follows:

Commencing at a point in the easterly edge of the right of way of Vermont Route #116, said point being the northwesterly corner of lands heretofore conveyed by the Grantors herein to one Tatro and the south-westerly corner of the lands and premises conveyed herein, said point being marked by an iron pipe; thence running in a northwardly direction along the easterly edge of the right of way of said Vermont Route #116, 200 feet, more or less, to a point marked by an iron pipe at the junction of said easterly edge of the right of way of Vermont Route #116 and an electric power line; thence turning at a right angle and running in an eastwardly direction 216 feet, more or less, in a course approximately parallel to the northerly line of lands of said Tatro and along said electric power line to a point marked by an iron pipe; thence running in a southwardly direction 200 feet, more or less in a course approximately parallel to and 50 feet westerly of the westerly line of lands heretofore conveyed by the Grantors herein to one Adams, to a point marked by an iron pipe, said point being the northeasterly corner of lands of said Tatro and the southeasterly corner of the lands and premises conveyed herein; thence running in a westwardly direction 216 feet, more or less, along the northerly line of lands of said Tatro to the point or place of beginning. Said lands and premises containing one acre, more or less.

Terms of Sale. The Property shall be sold "AS IS, WHERE IS", to the highest bidder for cash or wire funds only. The sale of the property is subject to confirmation by the Vermont Superior Court, Civil Division, Addison Unit. The Property is sold subject to unpaid taxes, municipal assessments, and superior liens, if any. 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.

Mortgage Property Deposit. $5,000.00 to be paid by certified check, payable to Korde & Associates, P.C., by the purchaser at the time of auction, with the balance due at closing. The balance of the purchase price for the Property shall be due and payable within the latter of 10 days from the date of confirmation of said sale by the Vermont Superior Court, Civil Division, Addison Unit, or 45 days from the date of public auction. If the balance of the purchase price is not paid within the period set forth herein, the deposit shall be forfeited and shall be retained by the Plaintiff herein as agreed liquidation damages and the Property may be offered to the next highest bidder still interested in the Property.

The mortgagor is entitled to redeem the Property 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 the sale or inquire at Korde & Associates, P.C. at (802) 393-4184.

Dated: October 28, 2026

Daniel N. Young, Esq.
Attorney for Plaintiff