

STATE OF VERMONT

SUPERIOR COURT
Addison Unit

CIVIL DIVISION
DOCKET NO: 23-CV-01699

MORTGAGE ASSETS MANAGEMENT, LLC
PLAINTIFF

VS.

ANDREW H. MONTROLL, ESQ., ADMINISTRATOR OF THE ESTATE OF
ARTHUR DANYOW, JR.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT
AND OCCUPANTS RESIDING AT 56 DANYOW DRIVE, ADDISON,
VT 05491

DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on January 7, 2025, in the above captioned action brought to foreclose that certain mortgage given by Arthur E. Danyow, Jr. and Patricia R. Danyow to Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B., dated February 23, 2006, and recorded in Book 88, at Page 437, of the Town of Addison Land Records, of which mortgage Plaintiff is the present holder by virtue of the following Assignments of Mortgage: (1) Assignment of Mortgage from Financial Freedom Senior Funding Corporation to Mortgage Electronic Registration Systems, Inc. as nominee for Financial Freedom Acquisition LLC recorded in Book 95, at Page 163 (2) Assignment of Mortgage from Mortgage Electronic Registration Systems, Inc. as mortgagee as nominee for Financial Freedom Acquisition LLC to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust recorded in Book 115, at Page 21 and (3) Assignment of Mortgage from Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust to Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. recorded in Book 116, at Page 645, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 7, 2025 at 11:00 AM at 56 Danyow Drive, Addison, VT 05491 all and singular the premises described in said mortgage,

To Wit:

Being a portion of the same lands and premises conveyed to Arthur E. Danyow, Jr. and Patricia D. Danyow by Warranty Deed of Philip R. Dubois and Evelyn M. Dubois dated October 26, 1970 and recorded October 28, 1970 in Book 34, at Page 328 of the Town of Addison Land Records and further described therein.

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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