

STATE OF VERMONT

SUPERIOR COURT

Addison Unit

CIVIL DIVISION

DOCKET NO:188-9-19 Ancv

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
PLAINTIFF

VS.

STEPHAN WELLS; CITIMORTGAGE, INC. AND OCCUPANTS RESIDING AT
2290 HEMENWAY HILL RD, SHOREHAM, VT 05770
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Amended Judgment and Decree of Foreclosure by Judicial Sale entered on October 22, 2024, in the above captioned action brought to foreclose that certain mortgage given by James S. Wells, Stephan Wells and Michele Lynn Wells to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LibertyQuest Financial, Inc., dated June 30, 2005 and recorded in Book 64, at Page 105 of the Town of Shoreham Land Records, of which mortgage the undersigned is the present holder by virtue of the following Assignments of Mortgage: (1) Assignment of Mortgage from Mortgage Electronic Registration Systems, Inc. as nominee for LibertyQuest Financial Inc. to U.S. Bank National Association recorded in Book 79, at Page 7 (2) Assignment of Mortgage from U.S. Bank National Association to Selene Finance LP recorded in Book 89, at Page 4 (3) Assignment of Mortgage from Selene Finance LP to Specialized Loan Servicing LLC recorded in Book 93, at Page 16 (4) Assignment of Mortgage from Selene Finance, LP to Specialized Loan Servicing LLC recorded in Book 94, at Page 71 (5) Assignment of Mortgage from Specialized Loan Servicing LLC to U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust recorded in Book 96, at Page 117, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on June 25, 2025 at 04:00 PM at 2290 Hemenway Hill Rd, Shoreham, VT 05770 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Stephan Wells by Quitclaim Deed of Michele L. Wells dated June 21, 2013 and recorded May 25, 2017 in Book 85, at Page 491 of the Town of Shoreham Land Records and further described therein. Also, being all and the same lands and premises conveyed to Stephan Wells and Michele L. Wells, husband and wife, and James S. Wells by Warranty Deed of Raymond G. Fuller and Linda L. Fuller dated August 23, 2001 and recorded August 24, 2001 in Book 54, at Page 245 of the Town of Shoreham 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.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As
Owner Trustee For VRMTG Asset Trust

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