

STATE OF VERMONT

SUPERIOR COURT

CIVIL DIVISION

ADDISON, SS

DOCKET NO.: 24-CV-00806

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE
FOR LB-DWELLING SERIES V TRUST,
V.

LOIS L. WILDASIN;

PAUL HENRY WILDASIN, JR.;

TINA WILDASIN;

MIDLAND FUNDING, LLC;

OCCUPANTS OF: 384 Stove Pipe City Road, Panton, VT 05491

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

In accordance with the Judgment Order and Decree of Foreclosure entered October 22, 2024, in the above captioned action to foreclosure a mortgage given by Lois L. Wildasin, to CitiFinancial, Inc., dated September 29, 2005, and recorded with the Town of Panton Land Records in Volume 31, Page 470, of which mortgage the undersigned is the present holder by an assignment from CFNA Receivables (MD), Inc. f/k/a CitiFinancial, Inc., to CitiFinancial Servicing LLC, dated January 13, 2017 and recorded with the Town of Panton Land Records in Volume 38, Page 513; by an assignment from CitiFinancial Servicing LLC, to Bayview Loan Servicing, LLC, dated January 13, 2017 and recorded with the Town of Panton Land Records in Volume 38, Page 514; by an assignment from Community Loan Servicing LLC FKA Bayview Loan Servicing, LLC, to U.S. Bank Trust National Association, as Trustee of the LB-Tiki V Trust, dated December 2, 2022 and recorded with the Town of Panton Land Records in Volume 41, Page 641; and by an assignment from U.S. Bank Trust National Association, as Trustee of the LB-Tiki V Trust to U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust, dated June 21, 2023 and recorded with the Town of Panton Land Records in Volume 41, Page 686, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 23rd day of June 2025, at 384 Stove Pipe City Road, in Panton, Addison County, VT 05491, all and singular the premises described in said mortgage,

To wit:

ALL THAT CERTAIN PARCEL OF LAND IN PANTON, ADDISON COUNTY, STATE OF VT, AS MORE FULLY DESCRIBED IN VOLUME 25 PAGE 136 ID# 03-01-22-000, BEING KNOWN AND DESIGNATED AS BEING ALL AND THE SAME LAND AND PREMISES CONVEYED TO PAUL H. WILDASIN SR. AND MILDRED L. WILDASIN, HUSBAND AND WIFE, AND LOIS L. WILDASIN BY WARRANTY DEED OF PAUL H. WILDASIN SR. AND LOIS L. WILDASIN, DATED APRIL 4, 1982 AND OF RECORD IN THE PANTON LAND

RECORDS AT VOL 19, PAGE(S) 3.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM PAUL H WILDASIN, SR. and MILDRED L WILDASIN, HUSBAND AND WIFE and LOIS L WILDASIN TO LOIS L WILDASIN BY QUIT CLAIM DEED DATED 09/26/1996 RECORDED ON 10/29/1996 IN VOLUME 25, PAGE 136 IN ADDISON COUNTY RECORDS, STATE OF VT.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by wire transfer to Demerle & Associates P.C., 10 City Square, 4th Floor, Boston, MA 02129 within sixty (60) days after the date the Confirmation Order is entered by the Court. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

The mortgagor and all junior lienholders are entitled to redeem the mortgaged 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.

U.S. Bank Trust National Association,
as Trustee for LB-Dwelling Series V Trust,
Present holder of said mortgage,
By its Attorneys,
Lauren Bucci, Esq.
Demerle & Associates P.C.
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444