

STATE OF VERMONT

SUPERIOR COURT
Addison Unit

CIVIL DIVISION
DOCKET NO: 24-CV-03493

CAG NATIONAL FUND I LLC
PLAINTIFF

VS.

ANDREW MONTROLL, ESQ., SUCCESSOR TRUSTEE TO THE PHILLIP H. LIVINGSTON AND HARRIET N. LIVINGSTON LIVING TRUST; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND OCCUPANTS RESIDING AT 498 BURGEY FARM ROAD, 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 Philip H. Livingston, Surviving Trustee under the Philip H. Livingston and Harriet N. Livingston Living Trust to MetLife Home Loans, a Division of MetLife Bank, N.A., dated August 26, 2011, and recorded in Book 98, at Page 154, of the Town of Addison 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 99, at Page 469 (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 101, at Page 450 (3) Assignment of Mortgage from Nationstar Mortgage LLC d/b/a Champion Mortgage to Secretary of Housing and Urban Development recorded in Book 109, at Page 551 (4) Assignment of Mortgage from Secretary of Housing and Urban Development to CAG National Fund I LLC recorded in Book 119, at Page 43, all of the Town of Addison Land Records, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 23, 2025 at 10:00 AM at 498 Burgey Farm Road, Addison, VT 05491 all and singular the premises described in said mortgage,

To Wit:

All that certain parcel of land situated in the County of Addison, State of Vermont, being known as being all and the same land and premises conveyed to Philip H. Livingston Trustee under the Philip H. and Harriet N. Livingston Living Trust by Warranty Deed of Philip H. and Harriet N. Livingston dated 1/17/02, recorded 9/18/02 in Vol. 78 at Page 18; also being the same land and premises conveyed to Philip H. and Harriet N. Livingston by Warranty Deed of Philip T. and Monika Hauser dated 8/9/01, recorded 8/14/01 in Vol. 73 at Page 391.

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.

CAG National Fund I LLC
Bozena Wysocki, Esq.
BROCK & SCOTT, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
VT_Noticesofhearing@brockandscott.com