

STATE OF VERMONT

SUPERIOR COURT

CIVIL DIVISION

ADDISON UNIT

DOCKET NO: 58-3-19 Ancv

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST I

PLAINTIFF

VS.

STACIE L. BODINGTON; IONA J. SMITH AND OCCUPANTS RESIDING AT 15
SUNSET DRIVE, VERGENNES, VT 05491

DEFENDANT(S)

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Stacie L. Bodington and Iona J. Smith, to Wells Fargo Bank, N.A., dated December 9, 2010, and recorded in Book 71, at Page 372, of the City of Vergennes Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 88, Page 125,

for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at March 31, 2023 at 03:00 PM at 15 Sunset Drive, Vergennes, VT 05491 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Stacie L. Bodington by Warranty Deed of Robert & Frances O'Bryan dated December 9, 2010 and recorded December 13, 2010 in Book 71, at Page 371 of the Vergennes 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

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage
Loan Trust I

Caryn L. Connolly, Esq. BROCK & SCOTT, PLLC
1080 Main Street, Suite 200
Pawtucket, RI 02860
Caryn.Connolly@BrockandScott.com