

Rutland Herald Classifieds

1010 Public Records Legals/Personals	1050 Absolutely Free
1500 Services	1700 Celebrations
1900 Jobs	2500 Sell Your Stuff
4510 Pets	5000 Garage Sales
6000 Real Estate	7000 Wheels

ADVERTISING PRINT DEADLINES

Display Ads

Publication Deadline

Monday	Thursday	3:45 p.m.
Tuesday	Friday	4:30 p.m.
Wednesday	Monday	4:30 p.m.
Thursday	Tuesday	4:30 p.m.
Friday	Wednesday	4:30 p.m.
Saturday	Thursday	3:45 p.m.
Sunday	Wednesday	4:00 p.m.

In-Column Line Ads

Publication Deadline

Monday	Friday	3:00 p.m.
Tuesday	Monday	3:00 p.m.
Wednesday	Tuesday	3:00 p.m.
Thursday	Wednesday	3:00 p.m.
Friday	Thursday	3:00 p.m.
Saturday	Friday	1:00 p.m.
Sunday	Friday	2:00 p.m.

RUTLAND HERALD

802.747.6121
www.rutlandherald.com
www.vtcow.com
www.vermontnewshound.com

STATE OF VERMONT

SUPERIOR COURT Windsor Unit CIVIL DIVISION Docket No. 548-9-12 Wrcv

HSBC Bank USA, National Association, as Trustee for Luminent Mortgage Trust 2007-1, Plaintiff

v.

Howard Feingold, Jill A. Feingold, IndyMac Bank, FSB, Ascuney Mountain Village Condominium Association and Occupants residing at Windsor House #A303UD a/k/a 295 U303 Hotel Road, Brownsville, Vermont, Defendants

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Howard Feingold to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage, Inc. dated March 22, 2006 and recorded in Volume 82, Page 386, which mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage, Inc. to HSBC Bank USA, National Association, as Trustee for Luminent Mortgage Trust 2007-1 by an instrument dated June 4, 2012 and recorded on September 11, 2012 in Volume 107, Page 219 of the Land Records of the Town of Brownsville, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purposes of foreclosing the same will be sold at Public Auction at 9:00 A.M. on September 11, 2013, at Windsor House #A303UD a/k/a 295 U303 Hotel Road, Brownsville, Vermont all and singular the premises described in said mortgage:

To Wit:
 Being all and the same lands and premises conveyed to Howard Feingold by virtue of a Deed of Condominium from Snowdance, LLC dated March 22, 2006 and recorded March 24, 2006 in Volume 82, Page 381 of the Land Records of the Town of West Windsor.

Terms of Sale: \$10,000.00 to be paid in cash or cashier's check by purchaser at the time of sale, with the balance due at closing. The sale is subject to taxes due and owing to the Town of Brownsville.

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 the sale or inquire at Lobe, Fortin & Rees, 30 Kimball Avenue, Ste. 306, South Burlington, VT 05403, (802) 660-9000. This sale may be cancelled at any time prior to the scheduled sale date without prior notice.

DATED at South Burlington, Vermont this 7th day of August, 2013.

HSBC Bank USA, National Association, as Trustee for Luminent Mortgage Trust 2007-1

By:/s/ Joshua Love
 Joshua B. Lobe, Esq.
 Lobe, Fortin & Rees, PLC
 30 Kimball Ave., Ste. 306
 South Burlington, VT 05403

BUSES FOR SALE:
Notice of Public Sale

Marble Valley Regional Transit District (MVRTD) The Bus is seeking bids on the following vehicles:

(8) Ford E-450 Eldorado National Aerotechs
 (2) Dodge Grand Caravans

All vehicles are sold as is, no representation is implied as to condition or road worthiness. MVRTD reserves the sole right to accept or reject any or all bids. Bids shall include a unit price per vehicle.

For further information and inspection of vehicles, please stop at MVRTD, 158 Spruce Street, Rutland, VT or call Benny Hughes at 802-773-3244 extension 119.

Sealed bids shall be submitted on a Bid Sheet, provided by MVRTD, to MVRTD, 158 Spruce Street, Rutland, VT 05701 no later than 2:00 p.m. on September 11, 2013.

PUBLIC NOTICE

STATE OF VERMONT
PUBLIC HEARING
BLOCK GRANTS

The Agency of Human Services has scheduled a public hearing for August 27, 2013 at 10:00 a.m. in the Secretary's conference room at 208 Hurricane Lane, Williston, VT. The hearing is to receive comments on Vermont's proposed use and distribution of Federal block grant funds to be received from the Federal government for fiscal year 2014.

For further information about any of the block grants listed below, contact James Giffin, Chief Fiscal Officer, Agency of Human Services, Waterbury, Vermont, 05671-0201, (802) 871-3262.

Social Services
 Maternal and Child Health
 Preventive Health and Health Care Services
 Community Mental Health Services
 Substance Abuse Prevention/Treatment
 Community Services
 Low Income Energy Assistance

Summary information regarding the block grants is available for public review from Sherie Barbour, Central Office, Agency of Human Services, (802) 871-3262.

Those who may be affected are persons receiving services under programs covered in these block grants and served by the Departments administering the block grants.

1010
Legals

1010
Legals

1010
Legals

1010
Legals

Town of Castleton
Notice of Public Hearing
Development Review Board

Notice is hereby given that a Public Hearing will be held by the Development Review Board of the Town of Castleton on **Tuesday, September 3, 2013 at 7:00 pm at the Town of Castleton Municipal Offices, 1655 Main Street, Castleton, VT** to consider the following application(s):

Applicant: Blaha, Daniel, 3368 Rte. 30 North, Castleton - Request for post construction approval for Expansion of a Non-conforming structure on a pre-existing small lot. (Section 709)

Applicant: Martin, Thomas & Gaye, 660 Villula Road, Castleton - Request for expansion of a Non-conforming structure with conforming use. (Section 709)

The Permit Application(s) with accompanying documents are available for public review in the Zoning Administrator's Office, 1655 Main Street, Castleton, VT 05735, Tuesday & Thursday - 9:00 am - 1:00 pm.

Legals

1010

NOTICE

Rutland Public Schools

A copy of the Asbestos Management Plan

for individual schools is available

to the public

at the District Maintenance Office at

156 Porter Place

1050
Absolutely Free

Absolutely Free

1050

A FREE PICK up and removal of all metal including most appliances. Let us haul away your junk metal! 802-747-4795 or 802-468-2986.

1500
Services

Business Services

1510

DRIVEWAY WASHOUTS? Complete repair, all materials. C.J. Williams Excavating 802-773-1392

STATE OF VERMONT

SUPERIOR COURT RUTLAND UNIT CIVIL DIVISION DOCKET NO: 286-5-11 Rdcv

BANK OF AMERICA, N.A. Plaintiff

v.

TAMMY A. THOMAS A/K/A TAMMY ANN THOMAS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR NATIONAL BANK OF ORWELL; Defendants

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Tammy A. Thomas a/k/a Tammy Ann Thomas to The First National Bank of Orwell dated October 25, 2005 and recorded in Book 515 at Page 56 of the City/Town of Rutland Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded on November 17, 2005 in Book 515 at Page 72, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:30 a.m. on September 17, 2013 at 102 Bellevue Avenue, Rutland, VT 05701 all and singular the premises described in said mortgage.

To Wit:
 Being all and the same lands and premises conveyed to Tammy Ann Thomas by Warranty Deed of Eric M. Szabo and Kristine N. Szabo, husband and wife dated July 2, 2004 and recorded in Book 486 at Page 621 of the Rutland City Land Records.

Being all and the same lands and premises conveyed to Eric M. Szabo and Kristine N. Szabo by Warranty Deed of Bradley J. Wilson and Mary Kathryn Wilson (formerly Kathryn Mikulski), husband and wife dated June 15, 2001 and recorded June 25, 2001 in Book 414, Pages 721-722 of the Land Records of the City of Rutland, Vermont, being more particularly described as follows:

"Being all and the same lands and premises conveyed to Bradley J. Wilson and Mary Kathryn Mikulski (now known as Mary Kathryn Wilson) by Warranty Deed of Michael E. Lord and Julie P. Lord, husband and wife, dated September 16, 1999 and recorded September 20, 1999 in Book 392, Page 611 of the City of Rutland Land Records, and therein described as follows:

Being all and the same lands and premises conveyed by Warranty Deed from Wayne A. Gill and Jean A. Gill, husband and wife, to Michael E. Lord and Julie P. Lord, husband and wife, dated October 14, 1993 and recorded on October 25, 1993 in Book 329, Page 141 and later corrected and re-recorded in Book 329, at Pages 693-697, of the City of Rutland Land Records and described as follows:

Being all and the same lands and premises conveyed to Wayne A. Gill and Jean A. Gill, husband and wife, by deed of Edgar R. LeClair and Jacqueline M. LeClair, husband and wife, dated July 28, 1989 and recorded in the Rutland Land Records in Book 287, at Page 133 and described therein as follows, viz:

"Being all and the same lands and premises conveyed to Edgar R. LeClair and Jacqueline M. LeClair, husband and wife, by Warranty Deed of Gloria B. LaMontagne, dated 21 November 1988 and recorded in the City of Rutland Land Records in Book 281, Page 128-31 and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Laurent A. LaMontagne (Deceased) and Gloria B. LaMontagne, husband and wife, by Warranty Deed of Percy H. Emrich and Marion S. Emrich, husband and wife, dated September 26, 1957, recorded in Book 107 at Page 49 of the Rutland City Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Percy H. Emrich and Marion M. Emrich, husband and wife, by George R. Smith and Jean S. Smith, husband and wife, by their deed dated the 30th day of April, 1954, recorded in Book 96, Page 170 of the City of Rutland Land Records and therein described as follows:

Being all and the same lands and premises conveyed to George R. Smith and Jean S. Smith, husband and wife, by Elroy A. Barker by deed dated October 26, 1950, recorded in Book 90 Page 209 of the City of Rutland Land Records and therein described as follows:

Being all and the same lands and premises conveyed Elroy A. Barker by Judd R. Spencer and Esther K. Spencer, husband and wife, by deed dated August 29th, 1950 recorded in Book 90, Page 169 of the City of Rutland Land Records, being described therein as follows:

Being all and the same lands and premises as conveyed to Judd R. Spencer and Esther K. Spencer, husband and wife, by Frank J. Butterfly and George Butterfly, husband and wife, by deed dated May 8th, 1948, recorded in Book 82, Page 489 of the City of Rutland Land Records, described as follows:

Beginning in the east line of Bellevue Avenue, so-called, at a point four rods southerly from the south west corner of land of Foley, and running thence easterly in a line parallel with the south line of said land of Foley ten rods; thence southerly in a line parallel with the east line of Bellevue Avenue to land formerly of Davis; thence westerly along the north line of said land formerly owned by Davis ten rods to the east line of said Bellevue Avenue; and thence northerly along the east line of Bellevue Avenue to the place of beginning.

Also, another parcel of land in said City of Rutland described as follows:

Being that parcel of land situated on the east side of Bellvue (sic) Bellevue Avenue, so-called, beginning in the east line of said Bellvue (sic) Bellevue Avenue at the northwest corner of land now (sic) or formerly owned by Frank J. Butterfly and Etta M. Butterfly, his wife, and running thence northerly in the east line of said Bellvue (sic) Bellevue Avenue, six feet; thence easterly in a line parallel with the north line of said Frank J. Butterfly and Etta M. Butterfly ten rods; thence southerly in a line parallel with the east line of Bellvue (sic) Bellevue Avenue to said lands of Frank J. Butterfly and Etta M. Butterfly; and thence westerly along the north line of said land of Frank J. Butterfly and Etta M. Butterfly to the place of beginning; meaning hereby to convey part of the land deeded to the said Frank J. Butterfly and Etta M. Butterfly by George C. Thrall and Lura B. Thrall by deed dated May 18th, 1922, and recorded in the land records of the City of Rutland in Book 37, Page 506."

Plaintiff may adjourn this Public Auction 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. 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. Proof of financing for the balance of the purchase to be provided at the time of sale. The sale is subject to taxes due and owing to the Town of Rutland.

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 the sale.

Bank of America, N.A., Kathryn Donovan, Esq., Shechtman, Halperin, Savage, LLP, 1080 Main Street, Pawtucket, RI 02860, 877-575-1400, Attorney for Plaintiff

(6000396)(Thomas)(08-19-13, 08-26-13, 09-02-13)(300834)

Professional Services

1530

A FREE PICK up and removal of all metal including most appliances. Let us haul away your junk metal! 802-747-4795 or 802-468-2986.

CARPENTRY: FINISH work, framing, remodeling, kitchen cabinets, windows, doors, siding, etc. Fully insured Scott 802-770-8307

DRIVEWAYS, HAULING, backfill, drainage systems, septic and sewer line installations & more. 802-236-7915.

WEB ID: TRH10663606

PRESSURE WASHING of decks and homes Interior/exterior home repairs.- Call 802-259-3458

Web ID: TRH10671076

1900
Jobs

Employment Section

1900

****DISCLAIMER****
 The pricing of Classified Ads is based on number of words and duration of times running in the paper (i.e 4, 7, 10 days etc.)
 At the time the ad is placed, you the customer have the option of duration of runs.
 There will be NO refunds if the need to stop the ad prior to the duration of the ad.

Employment Section

1900

1900

Employment ~

Hotel/Restaurant

1940

HOSTESS, BARTENDER, WAITRESS. Part time / full time. Apply in person. Courtyard's Pleasure, 63 TownLine Rd., Mendon.

LOOKING FOR A NEW RIDE?

SEARCH THE CLASSIFIEDS

www.rutlandherald.com • www.timesargus.com
www.vtcow.com • www.vermontnewshound.com