

AUCTION



4-Bedroom Farmhouse on 3± Acres Corinth, Vermont

Friday, March 21st at 1:00 p.m.

980 Goose Green Road is a 4-bedroom, 2-bathroom farmhouse built in 1900 that totals 2,200+/- sq.ft. and includes a 2-car attached garage, and large shed. The property totals 3± acres and sits on both sides of White Road and sits approximately 75 yards from a snowmobile trail crossing. SPAN: 159-050-10015, Parcel ID: 069-00980.

Inspection: One hour prior to the auction, if permitted.

Terms: Ten thousand-dollar (\$10,000.00) deposit in cash or certified check, deemed acceptable to mortgagee or agent of the mortgagee at time and place of sale. Balance due at closing within thirty (30) days of sale or fourteen (14) days of court confirmation, whichever is later. Sale is Subject to confirmation by the Vermont Superior Court, Orange Unit, Civil Division and all other terms of notice of foreclosure sale.

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to these parties concerning the completeness or accuracy of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.

Est. 1976
PAUL McINNIS LLC
AUCTIONS ▪ REAL ESTATE ▪ RESULTS

STATE OF VERMONT

SUPERIOR COURT
Orange Unit

CIVIL DIVISION
Docket No. 24-CV-03167

WOODSVILLE GUARANTY SAVINGS BANK,
Plaintiff

vs.

CRAIG HEATH TELLIER;
MEAGAN NICOLE TELLIER; ET AL,
Defendants

NOTICE OF FORECLOSURE SALE

By virtue and in execution of the Power of Sale contained in certain Mortgage Deeds given by Meagan Nicole Tellier and Craig Heath Tellier to Woodsville Guaranty Savings Bank (“Bank”), dated February 4, 2021 and recorded in Book 107 at Pages 537 and 546 in the Town of Corinth Land Records (“Mortgages”), for breach of the conditions of said Mortgages and for the purpose of foreclosing the same will be sold at Public Auction at **1:00 PM on March 21, 2025**, at the site of the real property with an address of **980 Goose Green Road, Corinth, Vermont**, all and singular the premises described in said Mortgage:

TO WIT:

Being all and the same lands and premises conveyed to Meagan N. Tellier and Craig H. Tellier by Warranty Deed from Mark W. Anderson and Susan M. Anderson dated February 4, 2021, and recorded on February 10, 2021, in Book 107, Page 534 of the Town of Corinth Land Records.

Being those same lands and premises conveyed to Mark W. Anderson and Susan M. Anderson by Warranty Deed of Richard E. Covey, Sr. and Lois B. Covey dated April 13, 2000 and recorded in Book 67, Pages 190-191 of the Corinth Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof, and references therein made, and their respective records and references, and the Judgment and Decree of Foreclosure by Judicial Sale issued December 18, 2024, in further aid of this description.

Terms of Sale. The property will be sold in its entirety to the highest bidder as a single unit. It is up to each bidder to perform its own due diligence with respect to the property prior to the public sale that a bidder deems sufficient.

The public sale of the Mortgaged Property will be **“AS IS, WHERE IS, WITH ALL FAULTS” (known or unknown), with no representations or warranties of any kind whatsoever**, with the purchaser taking all defects and risks associated with or connected to the property being sold, and all liens of record, restrictions, easements, improvements, covenants, tenancies, rights, encumbrances, and matters of any kind and every nature which may take precedence over the lien of the mortgage being foreclosed.

The high bidder is responsible for the payment of the property taxes and municipal assessments, and any fire district taxes (delinquent and current, with all penalties and interest as of the date of closing on the sale of the property after confirmation of the sale by the Vermont Superior Court).

In order to qualify to bid at the public sale, at the time of sale, interested persons, other than from the mortgagee, must present to the auctioneer a deposit of \$10,000 in the form of cash, a bank treasurer's check, or certified funds. The deposit is subject to forfeiture. The mortgagee has the right to credit bid at the sale without producing any deposit. The remaining balance of the purchase price shall be paid in good funds at closing, to occur within thirty (30) days of the public sale or fourteen (14) days of Court Confirmation of the Sale by the Vermont Superior Court, Orange Unit, Civil Division, whichever is later. The sale is subject to confirmation by the Vermont Superior Court, Orange Unit, Civil Division. The successful bidder, other than the mortgagee, will have to sign a purchase and sale agreement at the conclusion of the public sale. If the Plaintiff makes the highest bid, Plaintiff shall be required to pay cash or certified funds only to the extent that its bid is in excess of the sum due by the Defendant Mortgagor up to the date of sale under the Judgment and Decree and the costs and expenses of the sale.

The person holding the public sale may, for good cause, adjourn the sale one or more times for a total time not exceeding 30 days, 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.

The mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due mortgagee plaintiff, including all costs and expenses of sale.

Other terms to be announced at the time of the sale. Inquiries to auctioneer or mortgagee's counsel.

Sale to be conducted by Vermont licensed auctioneer.

By: /s/ Antonin I.Z. Robbason, Esq.

Dated: February 3, 2025

Antonin I.Z. Robbason, Esq.

Ryan Smith & Carbine, Ltd.

PO Box 310

Rutland, VT 05702

(802) 786-1070

Attorney for Mortgagee/Plaintiff

9487/22-1433104

SPAN: 159-050-10015



Listed Value of Improvements	154,400
Homestead Declared (Y/N)	Y
Last GIS Edit Date	UNKNOWN
GIS Editor	UNKNOWN
GIS Note	
Property Transfers since 2019	Closing Date: 2021-02-04 Seller: MARK ANDERSON Buyer: MEAGAN TELLIER
Property Transfers since Annual Grand List	There is no record of a property transfer for this parcel since the current statewide Grand List (2023).
Survey Information (if available)	Unable to find survey(s) associated with this parcel. Toggle on the Surveys layer to verify whether any surveys are available.

SPAN: 159-050-10015



Emergency 911 Address	980 GOOSE GREEN RD
Town	CORINTH
Ownership (Annual Grand List)	TELLIER CRAIG H & MEAGAN N, 980 GOOSE GREEN ROAD BRADFORS, VT, 05033
Property Description	LAND & DWL
Total Acreage	Annual Grand List Acres: 3.00 GIS Acres: 1.88 45.9% Difference
Property Type	PARCEL
Parcel ID	069-00980
Category (Real Estate only)	Residential-1
Resident Ownership Code (Keyed)	T (Grand List owner is a Town Resident)
GIS Year	2018
Grand List Year	2023
Listed Real Value (Full)	181,700
Listed Value of Land	27.300

Back Taxes: None Known

159-050-10015
LAND & DWL

159-050-10431
LAND & DWL

159-050-10481
LAND STORE APTS & DWL

159-050-10204
LAND & DWL

White Rd

White Rd

Goose Green Rd

Goose Green Rd



PAYABLE TO:

MAIL TO:

Town of Corinth

PO Box 461
Corinth, Vermont 05039

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

802-439-5850

PARCEL ID	BILL DATE	TAX YEAR
069-00980.	08/09/2024	2024-2025

1/2% interest per month will be added after the due date on all unpaid taxes. Taxes not paid on or before final due date will be processed as Delinquent and assessed with penalty & interest charges.

Description: LAND & DWL

Location: 980 GOOSE GREEN RD

SPAN # 159-050-10015

SCL CODE: 050

TOTAL PARCEL ACRES

3.00

OWNER
TELLIER CRAIG H & MEAGAN N
980 GOOSE GREEN ROAD
BRADFORD VT 05033

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	181,700	181,700
TOTAL TAXABLE VALUE	181,700	181,700
GRAND LIST VALUES	1,817.00	1,817.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.1683	x1,817.00=	305.80	NON HOMESTEAD EDUCATION	1.7495	x1,817.00=	3,178.84
HIGHWAY	0.5340	x1,817.00=	970.28	1.3910 (state rate) / 79.51% (CLA) = 1.7495			
LOCAL AGREEMENT	0.0055	x1,817.00=	9.99	Payments			
FIRE STATION	0.0395	x1,817.00=	71.77	1	09/17/2024		
							TOTAL EDUCATION TAX
							EDUCATION STATE PAYMENT
							EDUCATION NET TAX DUE
				2	02/11/2025		
							TAX SUMMARY
							Municipal + Education
TOTAL MUNICIPAL TAX			1,357.84	TOTAL TAX			4,536.68
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			1,357.84	TOTAL NET TAX DUE			4,536.68

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Corinth

TAX YEAR 2024-2025

1ST PAYMENT DUE	
09/17/2024	
OWNER NAME	
TELLIER CRAIG H & MEAGAN N	
PARCEL ID	
069-00980	
AMOUNT DUE	2268.34
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.

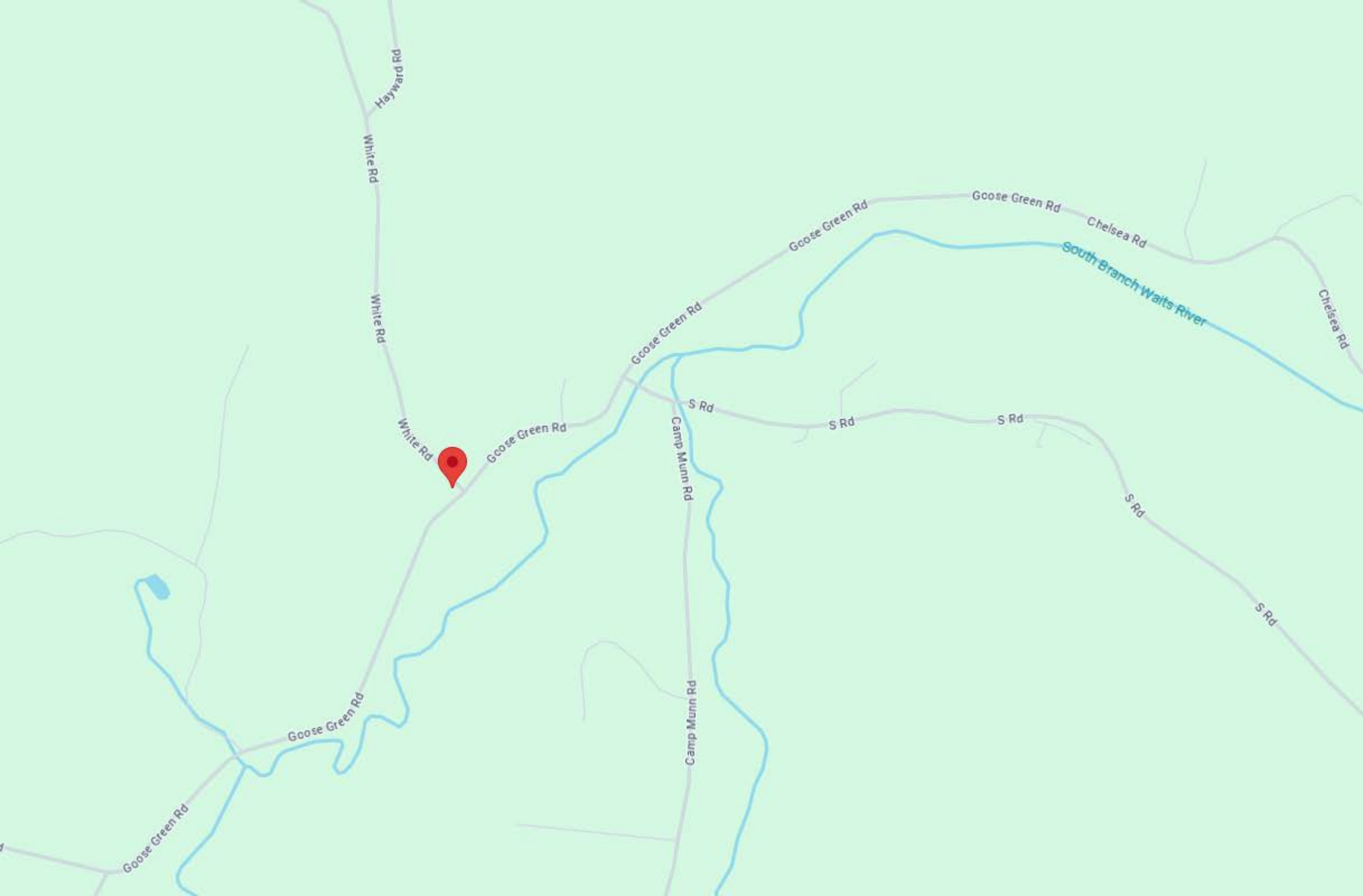
Town of Corinth

TAX YEAR 2024-2025

2ND PAYMENT DUE	
02/11/2025	
OWNER NAME	
TELLIER CRAIG H & MEAGAN N	
PARCEL ID	
069-00980	
AMOUNT DUE	2268.34
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.





Hayward Rd

White Rd

White Rd

White Rd

Goose Green Rd

Goose Green Rd

Goose Green Rd

Goose Green Rd

Chelsea Rd

South Branch Waits River

Chelsea Rd

S Rd

Camp Munn Rd

S Rd

S Rd

S Rd

S Rd

Goose Green Rd

Goose Green Rd

Camp Munn Rd

SALE & PURCHASE AGREEMENT
THIS IS A LEGALLY BINDING CONTRACT

Received from _____(Purchaser's Full Name) of
(Address) _____SS# _____
and _____SS# _____of
(Address) _____ the
sum of **Ten Thousand Dollars, (\$10,000.00)** (the "Deposit"), at time of the public sale and other
valuable consideration, on account of the Purchaser's high bid to purchase the real property
located at 980 Goose Green Road in the Town of Corinth, State of Vermont, as further described
in Schedule A attached hereto (the "Property"), at the auction conducted by PAUL MCINNIS,
LLC ("Auctioneer") on March 21, 2025, pursuant to the Judgment and Decree of Foreclosure by
Judicial Sale, in the matter of *Woodsville Guaranty Savings Bank v. Craig Heath Tellier and
Meagan Nicole Tellier, et al*, Docket No. 24-CV-03167 (the "Decree"). (Woodsville Guaranty
Bank shall be referred to herein as "Plaintiff" or "Transferor".)

Purchaser agrees to purchase the Property in accordance with the Decree, 12 VSA chapter 172,
subchapter 3, and the following terms and conditions:

1. Total Purchase Price in this foreclosure of the mortgage is (\$ _____).
_____ U.S. Funds,
with the balance after crediting the deposit referenced above, to be paid by Cash or
Certified Funds to Transferor at the closing.
2. The Deposit will be held by PAUL MCINNIS, LLC in a non-interest bearing
trust account.
3. Transfer of title to the Property shall be by Order of Confirmation as issued by the
Superior Court, Orange Unit, pursuant to 12 VSA section 4952 et. seq.
4. The closing shall occur within 14 days after confirmation by the court or thirty (30) days
from date of auction (the "Closing Date"), whichever is longer; at such place as mutually
agreeable by the parties.

5. Pursuant to 12 V.S.A. § 4954(e), in the event that the Purchaser fails to pay the balance of the purchase price according to the terms of the sale, then, upon the request of the plaintiff, the down payment shall be forfeited and the court shall issue an order vacating the confirmation order. Upon motion and after hearing, the court may issue a confirmation order to the second highest bidder. This is not an exclusive remedy for purchaser failing to pay the purchase price according to the terms of sale.
6. Neither the Plaintiff nor the Auctioneer nor any agent, representative or employee of either makes any representation as to the state of title to the Property, or the title that shall be conveyed by the confirmation order, or as to the boundaries of the Property, or any laws, ordinances or governmental regulations (including building and zoning ordinances) affecting the use of the Property following the sale, or any easements, rights of way, restrictions, liens, encumbrances, attachments, leases, or other matters of record affecting the title to the Property following the sale, if any.
7. Purchaser shall pay any costs it has or may have incident to searching the title to the Property and pay any property transfer tax due. Plaintiff shall pay any land gains tax due on the sale.
8. The Property will be sold subject to any monies due to and liens of the Town of Corinth for real estate taxes and assessments, municipal water or sewer assessments, fire district taxes, if any (delinquent and current), and any liens or encumbrances with priority to the lien of the Plaintiff's mortgage upon which the Decree is based. The Property will be sold subject to any and all obligations for road maintenance, (delinquent or current). Purchaser shall be solely responsible to pay any amounts secured by municipal liens or other senior liens or encumbrances on the property. Property will be sold subject to any current use liens, if any.
9. Purchaser agrees that, in entering into this agreement, Purchaser is not relying on any representations made by Plaintiff, Auctioneer, or any agent, employee or representative of either, but, rather, is relying solely on his own judgment, reached after an investigation made by Purchaser into the condition of the Property, title to be conveyed by the confirmation order, and Purchaser's own personal investigation of the physical condition of the Property and the documents of record affecting title to the Property.

Purchaser has inspected the Property, is familiar with the condition of the Property, and accepts the same in its condition, "AS IS" without warranty, expressed or implied,

except that the confirmation order when recorded shall transfer to Purchaser all right title and interest of Plaintiff in the Property, free and clear of any interest in the Property extinguished pursuant to the Decree. No warranties of merchantability, fitness for any particular purpose or any other warranties, express or implied at law, are made by Plaintiff or Auctioneer. It is further understood that Plaintiff and Auctioneer make no warranties or representations with respect to permitted use of the Property, boundaries, acreage, or compliance with Vermont zoning, subdivision and environmental laws, or environmental conditions or hazards on the Property, or the availability of permits, licenses, zoning, variances, certificates of occupancy, or any other matters pertaining to the use of the Property. Purchaser acknowledges that in no event is Plaintiff responsible for obtaining any permits to comply with state, federal or municipal laws or for making any repairs, upgrades, and/or treatments to the Property. This provision may be included in the Order of Confirmation and shall survive the closing.

By execution of this agreement, Purchaser represents that it has performed such due diligence that the Purchaser deems sufficient and as a result of such due diligence, Purchaser desires to enter into this agreement to purchase and is not entering into this agreement as a result of any advertisement or announcement or representations made by the Plaintiff or Auctioneer or with the understanding that the purchase is subject to any further due diligence review.

10. Between the date of this Agreement and the time of recording of any order confirming the sale to Purchaser, Plaintiff **shall not** bear the risk of loss or damage to the Property by fire or other insured casualty for the benefit of the Purchaser. Any insurance maintained on the Property by Plaintiff shall not benefit Purchaser. If Purchaser wishes to have the Property insured for the Purchaser's benefit, the Purchaser must take the necessary actions and at Purchaser's own expense. The Purchaser assumes all risk of loss or damage between the date of the auction and the date of the recording of the Confirmation Order in the appropriate land records.
11. Plaintiff and Purchaser agree that PAUL MCINNIS, LLC, Auctioneers retained by Plaintiff brought about this sale and that PAUL MCINNIS, LLC acted solely as AGENTS of the Court in this transaction.
12. To the extent that any of the buildings on the property may be considered "residential" and were constructed prior to 1978, surfaces may contain lead paint. Purchaser has

received the Vermont Lead Law Real Estate Transaction disclosures and the materials referred to therein as part of this Agreement. The disclosure and materials have been provided pursuant to Vermont's lead disclosure requirements for residential properties at 18 VSA Chapter 38. The disclosure forms and education materials are available on the Vermont Department of Health website at:

<http://healthvermont.gov/enviro/lead/RealEstateTransactions.aspx>, including under the topic "What information do sellers need to provide about asbestos and lead?" and in the educational materials which are listed and available there.. Also, the form https://www.healthvermont.gov/sites/default/files/documents/pdf/ENV_AL_Rental_Disclosure_Form.pdf will need to be completed as part of or before the closing if the property presently is, or will be, a rental property. Purchaser acknowledges that no representation has been made as to compliance with Vermont lead law, and that the Property may not comply. In addition, Purchaser acknowledges prior receipt of the federal "Protect Your Family From Lead In Your Home (PDF) pamphlet" and a copy of it is available at <https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>."

13. Possession of the Property shall be given to the Purchaser at the time of closing, subject to any/all tenants/occupants and Purchaser assumes full responsibility to take appropriate legal action to evict said occupants, in the event they have not vacated the premises.
14. This Agreement shall benefit and bind both the Plaintiff and Purchaser and their respective heirs, executors, administrators, successors and assigns, and shall be governed by Vermont law.
15. If Plaintiff is required to enforce any of its rights under this Agreement, it shall be entitled to recover from Purchaser its reasonable attorneys' fees, court costs and other expenses incurred by it in connection with the enforcement of those rights or in defending an action brought by the Purchaser.
16. The Addendums attached to this Agreement are hereby referred to and incorporated herein.
17. Purchaser acknowledges that this purchase is pursuant to the Decree. Should any of the provisions in this Agreement be found to be at variance with the terms of sale in the Decree and the Decree shall control and is incorporated by reference in this Agreement.

18. Seller states that it is not aware of whether or not the property is in a flood zone, and makes no representations as to flood zone status or safety of the property. Purchaser states that it has either already searched the relevant flood map and flood zone information for the subject property, or waives any right to further disclosure regarding flood zone status. Purchaser has received the mandatory flood disclosure form. The disclosure form and other relevant information and materials are available at <https://floodready.vermont.gov/disclosure>.

Purchaser has read this Agreement with the Addendums and Exhibits and Schedules and understands the terms and is bound by its contents. Purchaser by execution of this Agreement acknowledges that this Agreement is subject to the disclaimers as stated herein and in the Addendums. PURCHASER ASSUMES THE RISK OF ANY DEFECTS, AND EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE PURCHASE PRICE REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS.

IN WITNESS WHEREOF, the Purchaser(s) have executed this agreement at Corinth, Vermont, this 21st day of March, 2025.

IN THE PRESENCE OF:

Witness

Purchaser

Witness

Purchaser

IN WITNESS WHEREOF, the Plaintiff has executed this agreement at Corinth, Vermont, this 21st day of March, 2025.

IN THE PRESENCE OF:

Witness

By: _____
PLAINTIFF-
WOODSVILLE GUARANTY SAVINGS BANK

PURCHASER’S STATEMENT OF NON-RELATEDNESS

I/We _____ hereby state that I/we am/are not employed by WOODSVILLE GUARANTY SAVINGS BANK or any of its subsidiaries or affiliated corporations (the “Plaintiff”) nor am I related in any way with attorneys or agents retained by or on behalf of the Plaintiff in relation to the property that is the subject of this transaction and confirm that I am dealing at arm’s length with the aforementioned parties.

To the extent that any such relationships exist, the relationships are as follows:

PURCHASER

_____ Dated: March 21, 2025

PURCHASER

_____ Dated: March 21, 2025

ADDENDUM MADE PART OF SALE & PURCHASE AGREEMENT

DISCLAIMER AS TO CONDITION OF PROPERTY

The Property will be sold in its entirety, "AS IS, WHERE IS, WITH ALL FAULTS" (known or unknown), with no representations or warranties of any kind whatsoever, as a single unit, with the Purchaser taking all defects and risks associated with or connected with the Property. It is up to Purchaser to perform its own due diligence with respect to the Property prior to the auction that Purchaser deems sufficient.

The transfer of the Property is AS-IS, WHERE-IS, with the Purchaser taking all defects and risks associated with or connected to the Property, including but not limited to all risks associated with the following:

1. Subject to such facts as an accurate survey and physical inspection of the premises may reveal.
2. Subject to easements, restrictions, agreements and all documents of record, if any.
3. Subject to the rights of tenants and other occupants, if any.
4. Subject to state and municipal ordinances, statutes and regulations, including zoning ordinances.
5. Subject to all liens of record not foreclosed, equitable or otherwise, whether or not filed.
6. Subject to all violations, if any, of environmental laws, rules, and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
7. Subject to any defects or problems associated with the real estate or any improvements thereon.
8. Subject to all violations, if any, other than environmental in nature, of laws, rules and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
9. Subject to prior mortgages and liens of record, if any, including, without limitation, the first mortgage.

Purchaser agrees to accept the Property "AS- IS, WHERE IS, WITH ALL FAULTS, and subject to the terms and conditions of the Auction and as set forth in the Agreement, notwithstanding the possible existence of hidden defects or other matters not visible or ascertainable from such inspections and Purchaser hereby expressly assumes the risk of any and all defects in the Property. Purchaser acknowledges that Transferor has made NO WARRANTIES OR REPRESENTATIONS concerning the condition of the Property; Transferor hereby EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF HABITABILITY; and Purchaser represents to Transferor as a material inducement to this Agreement, that Purchaser is relying solely on such inspections and examination, if any, that Purchaser has conducted prior to the Auction.

DISCLAIMER AS TO LAND USE REGULATIONS AND PERMITS

Purchaser acknowledges and represents that Transferor has made no representations in respect of, that Purchaser has conducted such investigations as Purchaser deems appropriate relating to, and Transferor hereby EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES pertaining to, and concerning all of the following:

The applicability of state and local laws, rules and regulations concerning the ownership, use and occupancy of the property, including, but not limited to such laws, rules and regulations concerning state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, onsite sewage disposal, and the compliance of the Property with the same.

Purchaser acknowledges that the Transferor has no responsibility to Purchaser for any hazardous waste, asbestos, oil, petroleum waste, lead paint, urea formaldehyde and other liability causing substances on, under or emitting from the Property.

The existence, status and availability of all permits, licenses, approvals, and certificates of occupancy applicable to the Property, and the compliance of the Property with the same. Notwithstanding any other term or condition of the Agreement, any defect in the status of permits, licenses, approval or certificates of occupancy or noncompliance with any such laws, rules or regulations shall not be deemed a defect in marketability of title. Transferor is NOT guarantying or warranting marketable title.

SURVIVAL OF TERMS AND INCLUSION IN ORDER OF CONFIRMATION

Transferor's disclaimers and Purchaser's representations and acknowledgements contained in the Agreement and this Addendum shall not become merged in, but shall survive the Closing of the conveyance of title to Purchaser. At Transferor's election, the form and substance of disclaimers may be, but need not be set forth in the instrument of conveyance as further evidence of Purchaser's acceptance of the foregoing terms and conditions in the conveyance of the Property.

PURCHASER: _____

DATE: March 21, 2025

PURCHASER: _____

DATE: March 21, 2025

SCHEDULE A

Being all and the same lands and premises conveyed to Meagan N. Tellier and Craig H. Tellier by Warranty Deed from Mark W. Anderson and Susan M. Anderson dated February 4, 2021, and recorded on February 10, 2021, in Book 107, Page 534 of the Town of Corinth Land Records.

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9487/22/1441460