

STATE OF VERMONT

SUPERIOR COURT
LAMOILLE UNIT

CIVIL DIVISION
DOCKET # 25-CV-03202

WELLS FARGO BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-1, ASSET-BACKED
CERTIFICATES, SERIES 2007-1
Plaintiff

v.

LORILYNN STYERS-SWEENEY
LARRY W. SWEENEY
CAVALRY PORTFOLIO SERVICES LLC
OCCUPANTS residing at 77 WYMAN ROAD, MORRISVILLE, VT 05661
Defendants

NOTICE OF SALE

According to the terms and conditions of the Judgment and Decree of Foreclosure by Judicial Sale (the "Order") in the matter of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 V. Lorilynn Styers-Sweeney and Larry W. Sweeney Vermont Superior Court, Civil Division, Lamoille Unit, Docket No. 25-CV-03202 foreclosing one mortgage given by Lorilynn Styers-Sweeney and Larry W. Sweeney, to Option One Mortgage Corporation, dated September 13, 2006 and recorded in Book 141, Page 338 and assigned to the Plaintiff by Assignment of Mortgage dated September 28, 2018 and recorded on October 15, 2018 in Book 256, Page 194 of the Town of Morristown Land Records, respectively, the real estate with an address of 77 Wyman Road, Morrisville, VT 05661 will be sold at 12:00 PM public auction at on September 8, 2026 at the location of the Property.

Property Description. The Property to be sold is all and the same land and premises described in the mortgage, and further described as follows:

Being all and the same land and premises conveyed to Larry W. Sweeney and Lorilynn Styers-Sweeney by the Warranty Deed of Judyann Wyman-Alexander, Sarah Wyman and Brenda Di-Gregorio dated September 13, 2006 and being recorded in the Morristown Land Records.

Being all and the same land and premises conveyed to Judyann Wyman-Alexander, Sarah Wyman and Brenda DiGregorio by the Quit-Claim Deed of Beverly Wyman dated June 17, 2005 and of record in Book 136, Page 851 of the Morristown Land Records.

Reference is made to the above noted deed and its record and to all former deeds and their records for a more particular description of the land and premises being described herein.

Terms of Sale. The Property shall be sold "AS IS, WHERE IS", to the highest bidder for cash or wire funds only. The sale of the property is subject to confirmation by the Vermont Superior Court, Civil Division, Lamoille Unit. The Property is sold subject to unpaid taxes, municipal assessments, and superior liens, if any.

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.

Mortgage Property Deposit. \$5,000.00 to be paid by certified check by the purchaser at the time of auction, with the balance due at closing. The balance of the purchase price for the Property shall be due and payable within the latter of 10 days from the date of confirmation of said sale by the Vermont Superior Court, Civil Division, Lamoille Unit, or 45 days from the date of public auction. If the balance of the purchase price is not paid within the period set forth herein, the deposit shall be forfeited and shall be retained by the Plaintiff herein as agreed liquidation damages and the Property may be offered to the next highest bidder still interested in the Property.

The mortgagor is entitled to redeem the 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.

Other terms to be announced at the sale or inquire at Korde & Associates, P.C. at (802) 393-4184.

Dated: August 7, 2026

s/s _____
Daniel Young, Esq.
Attorney for Plaintiff