

NOTICE OF PUBLIC SALE
UNIT V15-G27/33
VILLAS AT TRAPP FAMILY LODGE
STOWE, VERMONT

By virtue and in execution of the Power of Sale regarding the above-referenced property conveyed to Guilio Rammairone by a certain Warranty Deed dated October 26, 2005 and recorded in Book 627 Page 297 of the Stowe Land Records, for breach of the conditions of said instrument and for the purpose of foreclosing the same, the property described in said instrument will be sold at Public Auction at Von Trapp Family Lodge and Resort on the **21st day of August 2026, at 1 p.m. at the property's address at Villa #15, Trapp Hill Road, Stowe, Vermont**, all and singular the premises described in said deed, to wit:

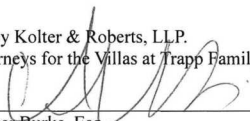
Being all and the same land and premises conveyed to Guilio Rammairone by Warranty Deed from Trapp Family Lodge, Inc., dated October 26, 2005 and recorded in Book 627 Page 297 of the Stowe Land Records. Being further described as a Fractional Interest in Unit V15-G27/33, consisting in an undivided 1/12 fee ownership interest in Villa Number 15 situated at Trapp Hill Road in Stowe, Vermont, together with an Allocated Interest in the Common Elements as established and described in the Declaration of Condominium for The Villas at Trapp Family Lodge dated January 9, 2004 and recorded in Book 552 Page 189 of the Stowe Land Records, as amended.

The above-described interest in property, located at Trapp Hill Road, Stowe, Vermont, shall be sold as a whole at public auction. The highest bidder will be required to deposit, by way of cash or certified check, cashier's check or treasurer's check, the sum of at least \$10,000 and to sign a purchase agreement at the time of the public sale. The deposit from the highest bidder for the property will be non-refundable. Payment of the balance of the sale price shall be paid in cash or certified funds within thirty (30) days of the date of the sale. The property will be sold subject to all outstanding taxes, assessments, water liens, sewer liens and any other municipal and quasi-municipal assessments, whether or not of record in the Stowe Land Records. The property and improvements thereto will be sold AS-IS, WHERE-IS. The sale of the property is also subject to such encumbrances, conditions and restrictions as may be identified in the above legal description, and such additional matters as may be of record in the Stowe Land Records, or as may be discovered from an examination of the premises. Recording of the confirmation of sale order in the Stowe Land Records shall effectuate the transfer of title to the highest bidder. Other terms to be announced at the sale or inquire of Plaintiff's attorney as provided below.

The obligor is entitled to redeem the premises at any time prior to the sale by paying the full amount due including the costs and expenses of the sale.

Dated at Waterbury, Vermont this 26, day of June, 2026.

Darby Kolter & Roberts, LLP.
Attorneys for the Villas at Trapp Family Lodge, Inc.

By: 
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