

3. **Mortgaged Property.** The property which is the subject of this foreclosure, is described in Schedule A of a Line of Credit Mortgage from Defendants to Plaintiff, and recorded in Book 65, Page 188 of the Town of Sheffield Land Records (the “Mortgaged Property”). The Mortgaged Property A is described as follows:

“ . . . a parcel consisting of 213.00 acres, more or less, together with any other improvements thereon or appurtenances thereto, located at 1636 Blake Pond Road in the Town of Sheffield and being all and the same lands and premise conveyed to Corey Cayia and Marcel LeClair by warranty deed from Karl R. Johnson and Lisa T. Johnson dated June 24, 2022 and recorded in Book 65 at Page 188 of the Sheffield land records . . . .”

4. **Redemption.** It is FURTHER ORDERED that unless Defendant Corey Cayia or Defendant Marcel LeClair pay to the Clerk of the Court on or before 10/27/2025, **2025**, the date of redemption payable to the Court, before 4:30 p.m., the sum of \$ \$727,818.01, together with any amounts established under paragraph 2 above and per diem interest of \$209.824 from August 29, 2025 to the date of redemption.

5. **Mortgagors/Defendants’ Additional Right to Redeem.** Defendants/Mortgagors Corey Cayia and Marcel LeClair, may also redeem up to the date of the judicial sale, described in paragraph 7 below, by payment of the redemption amount pursuant to 12 V.S.A. § 4949(a).

6. **Non-Redemption; Notice of Sale.** If the Defendants shall fail to redeem the Mortgaged Property as set forth in paragraph 4 above, then the Court shall issue a Certificate of Non-Redemption, and the Mortgaged Property shall be sold to the highest bidder at public sale by a sheriff, deputy sheriff, constable, licensed auctioneer, or other disinterested person specifically appointed by the Court, pursuant to 12 V.S.A. § 4945 *et seq.* and V.R.C.P. 80.1. The sale shall take place within six months of the last redemption date under paragraph 4 above, unless extended by the Court or the case is stayed by a bankruptcy filing. Plaintiff shall send a Notice of Sale as required by 12 V.S.A. § 4952(c) at least 30 days before the sale. Plaintiff shall also publish a Notice of Sale in a newspaper distributed in the Town of Hancock in the State of Vermont for three (3) consecutive weeks prior to the date of sale and shall specify that the property shall be sold to the highest bidder at a public sale to be held at the Mortgaged Property on a specified date and time. The first publication shall be not less than 21 days prior to the date of sale. Prior to any request for confirmation, Plaintiff shall file a copy of the Notice of Sale with the Court with a certificate of service. Plaintiff shall also file a copy of the published Notice of Sale with the Court, with a copy of publications or a certificate of publication dates.

7. **Public Sale.** At the sale, the person holding the public sale shall sell to the highest bidder the Mortgaged Property, subject to property taxes and municipal assessments, if any. 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 it by the Defendants/Mortgagors up to the date of sale under this Judgment and Decree. The purchaser at the sale shall pay cash or wired funds to the person holding the sale. The Notice of Sale shall specify that this form of payment is authorized. In any case, a deposit shall be paid at the time of sale of at least \$10,000.00 in the form of cash, a bank treasurer's check, or certified funds.

Plaintiff is authorized to require the purchaser to sign a Purchase and Sales Agreement. The public sale may be adjourned one or more times for a total time not exceeding thirty (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. Notice of the new sale date shall also be sent by first class mail, postage prepaid, to the mortgagors at the mortgagors' last known address at least five (5) days before the new sale date.

8. **Report of Sale.** The person holding the public sale shall file a Report of Sale, under oath, with the Court pursuant to 12 V.S.A. § 4954(a). The person holding the public sale, or the attorney for the Plaintiff, shall retain all sale proceeds as custodian, to be disbursed in accordance with the final Confirmation Order of this Court promptly following confirmation pursuant to 12 V.S.A. § 4954(a).

9. **Confirmation.** Plaintiff shall file a motion for confirmation, which shall set forth the satisfaction of all statutory requirements for confirmation, supported by affidavit if necessary, and a proposed distribution of sale proceeds in specified amounts together with a factual basis for such distribution supported by the record and affidavit(s) if necessary. The Court may require Plaintiff to serve any interested persons, as well as all parties who appeared in the case, with any motion for confirmation and notice of confirmation hearing scheduled, if any, pursuant to 12 V.S.A. § 4954(a). At confirmation, Plaintiff may be allowed reasonable attorneys' fees and the reasonable expenses of making the sale pursuant to 12 V.S.A. § 4937 as well as taxes paid since the accounting, if any, pursuant to 12 V.S.A. § 4935.

If the Court confirms the sale, the Court shall issue a Final Confirmation Order which shall set forth the information required by V.R.C.P. 80.1(k) and shall order distribution of sale proceeds to named persons in specified amounts in accordance with V.R.C.P. 80.1(j)(1). If the Court confirms the sale, the Confirmation Order shall constitute conclusive evidence as against all persons that the power was duly executed. When the purchase price has been paid in full and the

Confirmation Order recorded in the land records, transfer of title is effectuated pursuant to 12 V.S.A. § 4954(b).

**If you wish to appeal this judgment, you must request permission to appeal by motion filed with the Court within fourteen (14) days of the date of entry of the judgment.**

Electronically signed on : 9/25/2025 pursuant to V.R.E.F. 9(d)

A handwritten signature in black ink, appearing to read 'B. D. Battles', is written over a horizontal line.

Hon. Benjamin D. Battles  
Vermont Superior Court  
Caledonia Civil Division