STATE OF VERMONT

SUPERIOR COURT — CIVIL DIVISION
LAMOILLE UNIT — DOCKET NO: 25-CV-05775

TH MSR HOLDINGS LLC
PLAINTIFF

VS.

EDWARD H GRIMES; DAYNA M GRIMES AND OCCUPANTS RESIDING AT 157 CHILDRENS VILLAGE RD, MORRISTOWN, VT 05661
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale entered on April 8, 2026, in the above captioned action brought to foreclose that certain mortgage given by Edward H. Grimes and Dayna M. Grimes to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Academy Mortgage Corporation, dated June 10, 2019, and recorded in Book 264, at Page 295, of the Town of Morristown Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 364, at Page 135, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **November 24, 2026 at 2:00 P.M. at 157 Childrens Village Rd, Morristown, VT 05661**, all and singular the premises described in said mortgage,

To Wit:

Being all and the same land and premises conveyed to Edward H. Grimes and Dayna M. Grimes by Administrator's Deed of Charlene Lewis, Administrator of the Estate of Antonio Demasi, Jr. dated May 30, 2019 and recorded June 12, 2019 in Book 264, at Page 291 of the Town of Morristown Land Records and being more particularly described as follows:

PARCEL 1: Being all and the same land and premises conveyed to Antonio Demasi by Warranty Deed of Thomas C. Michelson and Randal D. Michelson dated May 11, 1989 and recorded in Book 88, Page 691 of the Morristown Land Records. Further being a portion of all and the same land and premises conveyed to Thomas C. Michelson and Randal D. Michelson by Warranty Deed of Children's Communities, Inc. dated December 14, 1982 and recorded in Book 78, Page 449 of the Morristown Land Records and being more particularly described as follows:

Being a parcel of land containing 2.0 acres, more or less, and shown as "Thomas Michelson and Randal Michelson, 2.0 acres +-" on a plan entitled "A Theodolite and Tape Survey, A Subdivision of The Michelson Property, Morristown, Vermont" dated January 24, 1987, revised March 15, 1987, prepared by Willard L. Gove, Registered Land Surveyor, and recorded in Big Book 2, Page 15 (Slide 66) of the Morristown Land Records.

Including a right of way, in common with others, for purposes of vehicular and pedestrian ingress, egress and utility installation over the 50 foot wide strip, now or formerly of Wesolow, extending northeasterly from the end of Morristown Town Highway #65.

The above described property is benefitted by and subject to the terms and conditions of an Easement Deed dated May 11, 1989 and recorded in Book 88, Page 695 of the Morristown Land Records.

PARCEL 2: Being all and the same land and premises conveyed to Antonio Demasi by Warranty Deed of Thomas C. Michelson and Randal D. Michelson dated May 11, 1989 and recorded in Book 88, Page 693 of the Morristown Land Records. Further being a portion of all and the same land and premises conveyed to Thomas C. Michelson and Randal D. Michelson by Warranty Deed of Children's Communities, Inc. dated December 14, 1982 and recorded in Book 78, Page 449 of the Morristown Land Records and being more particularly described as follows:

Being a parcel of land containing 2.16 acres, more or less, with dwelling and other improvements thereon, and shown as "Thomas Michelson and Randal Michelson, 2.16 acres +-" on a plan entitled "A Theodolite and Tape Survey, A Subdivision of The Michelson Property, Morristown, Vermont" dated January 24, 1987, revised March 15, 1987, prepared by Willard L. Gove, Registered Land Surveyor, and recorded in Big Book 2, Page 15 (Slide 66) of the Morristown Land Records.

Including a right of way, in common with others, for purposes of vehicular and pedestrian ingress, egress and utility installation over the 50 foot wide strip, now or formerly of Wesolow, extending northeasterly from the end of Morristown Town Highway #65.

The above described property is benefitted by and subject to the terms and conditions of an Easement Deed dated May 11, 1989 and recorded in Book 88, Page 695 of the Morristown Land Records.

PARCEL 3: Being all and the same land and premises conveyed to Antonio Demasi by Warranty Deed of Thomas C. Michelson and Randal D. Michelson dated October 31, 1995 and recorded in Book 108, Page 424 of the Morristown Land Records. Further being a portion of all and the same land and premises conveyed to Thomas C. Michelson and Randal D. Michelson by Warranty Deed of Children's Communities, Inc. dated December 14, 1982 and recorded in Book 78, Page 449 of the Morristown Land Records and being more particularly described as follows:

Being a parcel of land containing 2.0 acres, more or less, and shown as "Thomas Michelson and Randal Michelson, 2.0 acres +-" on a plan entitled "A Theodolite and Tape Survey, A Subdivision of The Michelson Property, Morristown, Vermont" dated January 24, 1987, revised March 15, 1987, prepared by Willard L. Gove, Registered Land Surveyor, and recorded in Big Book 2, Page 15 (Slide 66) of the Morristown Land Records.

Reference is made to a series of Deeds for the purpose of a Boundary Line Adjustment dated October 31, 1995 and recorded in Book 108, Pages 420, 421, 422, and 423.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

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.

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. The sale is subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens, if any, which take precedence over the said mortgage above described.

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 sale.

TH MSR Holdings LLC
Bozena Wysocki, Esq.
BROCK & SCOTT, PLLC
23 Messenger Street, 2nd Floor
Plainville, MA 02762
VT_Noticesofhearing@brockandscott.com