STATE OF VERMONT

SUPERIOR COURT — CIVIL DIVISION
LAMOILLE UNIT — DOCKET NO: 26-CV-02301

MIDFIRST BANK
PLAINTIFF

VS.

ROGER DEMAR, ADMINISTRATOR TO THE ESTATE OF DUSTIN DEMAR AND OCCUPANTS RESIDING AT 964 WILSON ROAD, JOHNSON, VT 05656
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale filed on June 30, 2026, in the above captioned action brought to foreclose that certain mortgage given by Dustin R. Demar to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LoanDepot.com, LLC, dated March 31, 2025, and recorded in Book 169, at Page 426, of the Town of Johnson Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 172, at Page 183, 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 1:00 P.M. at 964 Wilson Road, Johnson, VT 05656,** all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Dustin R. Demar by Warranty Deed of Lucas Patch dated March 31, 2025 and recorded April 7, 2025 in Book 169, at Page 424 of the Town of Johnson Land Records.

Being all and the same land and premises conveyed to Lucas Patch by Warranty Deed of Jeremy J. Logan dated December 7, 2018 and recorded in Book 151, Pages 513-514 of the Town of Johnson Land Records, and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Jeremy J. Logan by Warranty Deed of Sarah H. Bradshaw and Jeremy R. Bradshaw, dated August 25, 2006 and recorded in Book 113, Pages 1-2 of the Johnson Land Records. Also being all and the same goods and chattels conveyed by Sarah J. Bradshaw and Jeremy R. Bradshaw to Jeremy J. Logan by Mobile Home Bill of Sale, dated August 25, 2006 and recorded in L-49 of the Johnson Land Records.

Being a parcel of land, containing 0.61 acres, more or less with a 1997, 14' x 70' Fleetwood Enterprises Mobile Home, Oakland Model, Serial Number PAFLT22A10217-OL13, located on a lot depicted as Lot No. 1 on a survey entitled "Plat of a Subdivision of a Portion of the Land of Allie and Aline Ring, Johnson, Vermont" prepared by David Ring, dated June 1990 and recorded at Slide 76 of the Johnson Land Records.

This conveyance is subject to Subdivision Permit #EC-5-2072, dated June 4, 1981 and recorded in Book 64, Page 326 of the Johnson Land Records. Reference is made to a Corrective Notice of Permit Recording for Subdivision Permit #EC-5-2072, dated January 14, 1992 and recorded in Book 68, Page 311 of the Johnson Land Records.

This conveyance is also subject to the terms and conditions of Land Use Permit #5L0152-1, dated July 12, 1991 and recorded in Book 64, Page 487 of the Johnson Land Records.

The property is benefited by a septic easement as more particularly depicted on the above-referenced survey.

Reference is made to the above-mentioned deeds and their records, and to the Johnson Land Records in aid of this description.

For further particulars of description of the herein described property, reference is hereby made to the aforementioned deeds, survey, and all other deeds and instruments affecting said property and appurtenances as are recorded in the Johnson Land Records.

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.

MidFirst Bank
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