

STATE OF VERMONT

SUPERIOR COURT
LAMOILLE UNIT

CIVIL DIVISION
DOCKET NO: 24-CV-00526

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
PLAINTIFF

VS.

MICHAEL CHASE AND OCCUPANTS RESIDING AT
415 LOWER MAIN STREET, JOHNSON, VT 05656
DEFENDANT(S)

NOTICE OF SALE

In accordance with the Judgment and Decree of Foreclosure by Judicial Sale entered on October 16, 2025, in the above captioned action brought to foreclose that certain mortgage given by Michael Chase to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, LLC, dated May 28, 2021, and recorded in Book 159, at Page 308, of the Town of Johnson Land Records, of which mortgage the undersigned is the present holder by Assignment of Mortgage recorded in Book 167, Page 16, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on January 21, 2026, at 4:00 P.M. at 415 Lower Main Street a/k/a 415 Lower Main W, Johnson, VT 05656 all and singular the premises described in said mortgage,

To Wit:

Being all and the same lands and premises conveyed to Michael Chase by Warranty Deed of Gregory A. Allen dated May 17, 2021 and recorded June 3, 2021 in Book 159, at Page 306 of the Town of Johnson Land Records and further described therein.

Being all and the same land and premises conveyed by Warranty Deed of Craig D. Carpenter and Nikki E. Carpenter to Gregory A. Allen dated April 21, 2005 and recorded in Book 107, Page 60, Johnson Land Records.

Further described as 0.75 acres, more or less, with a single-family residence thereon and having an address of 415 Lower Main Street, Johnson, Vermont.

Reference is hereby made to the above-mentioned deed and its record and to all prior deeds and their records as they apply to and affect the lands and premises being conveyed for a more particular description of the land and premises herein conveyed.

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.

Rocket Mortgage, LLC F/K/A Quicken Loans, LLC
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