

STATE OF VERMONT

SUPERIOR COURT
ORANGE UNIT

CIVIL DIVISION
Docket No. 183-11-18 Oecv

FRANKLIN SAVINGS BANK,)
Plaintiff,)
v.)
AARON JOHNSON, EXECUTOR OF)
THE ESTATE OF PATRICIA JENNINGS,)
BRONWYN M. JOHNSON, and)
OCCUPANT residing at)
5266 Main Street South, Newbury,)
Vermont,)
Defendants.)

NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Patricia Jennings to Franklin Savings Bank, dated April 23, 2007, and recorded in Volume 143, Page 454 of the Town of Newbury land records, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 5266 Main Street South, Newbury, Vermont, at 2:00 o'clock p.m. on the 20th day of September, 2019, all and singular the premises described in said mortgage, to wit (the "Mortgaged Property"):

Being all and the same land and premises conveyed to Patricia Jennings (now deceased) by Warranty Deed from Kurt Edward Stahl and Jill Kathleen Stahl, dated April 20, 2007, and recorded in Volume 143, Page 453 of the Town of Newbury land records, and being more particularly described as consisting of one acre, more or less, with the dwelling house and improvements thereon located at 5266 Main Street South.

Terms of Sale: At the sale, the person holding the public sale shall sell to the highest bidder all of the Mortgaged Property, subject to encumbrances, property taxes and municipal assessments, if any. The purchaser at the sale shall pay cash or certified funds to the person holding the sale. 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, and the balance of the purchase price is to be paid at the closing, within thirty (30) days of the sale, subject to the Court's confirmation of the sale. Purchaser's proof of financing for the balance of the purchase price to be provided at the time of sale. The Plaintiff retains the right to enter a bid on its behalf to protect its interests.

The Defendants are entitled to redeem the Mortgaged Property 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 of sale to be announced at the sale. Inquiries may be directed to the person named below.

DATED at Burlington, Vermont, this 5th day of August, 2019.

DINSE P.C.

Wm. Andrew MacIlwaine, Esq.
Attorney for Plaintiff, Franklin Savings Bank
209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
Tel. (802) 864-5751