

# STATE OF VERMONT

**SUPERIOR COURT  
CALEDONIA UNIT**

**CIVIL DIVISION  
DOCKET NO. 25-CV-01071**

FARM CREDIT EAST, ACA  
Plaintiff,

v.

COREY T. CAYIA and  
MARCEL P. LECLAIR  
Defendants.

## **NOTICE OF SALE**

By virtue and in execution of the Judgment and Decree of Foreclosure by Judicial Sale dated September 26, 2025, for a breach of a Mortgage dated October 28, 2024, and recorded in Book 65, Page 188 in the of the Town of Sheffield Land Records (the "Mortgaged Property"); and for the purpose of foreclosing the same, the Mortgaged Property will be sold at public auction on **Thursday, January 29, 2025, at 11:00 a.m.** at the Mortgaged Property, located at 1636 Blake Pond Road in Sheffield, Vermont, more particularly 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 . . . ."

Please note that this is a Class 4 Road and if the road is impassable, the auction will be held at the intersection of Drake Place Road and Blake Pond Road.

**TERMS OF SALE:** The Mortgaged Property will be sold "AS IS WHERE IS" to the highest bidder for cash or wire funds only. The sale of the Mortgaged Property is subject to confirmation by the Vermont Superior Court, Caledonia Unit, Civil Division. The Mortgaged Property will be sold subject to unpaid taxes, municipal assessments, and superior liens, if any.

The commercial equipment at the Mortgage Property will be sold separately in an online sale from January 29, 2025 at 11:00 a.m. until Monday February 2. Additional information regarding the auction for the commercial equipment can be found at <https://www.thcauction.com/02022026-secured-creditor-sugaring-sheffield-vt-1725>.

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. 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 days before the new sale date.

Defendants Corey Cayia and Marcel LeClair are entitled to redeem the Mortgaged Property at any time prior to the sale by paying the full amount due under the Mortgage referenced above, including the costs and expenses of the sale.

**MORTGAGED PROPERTY DEPOSIT:** A non-refundable deposit for the Mortgaged Property in the amount of \$10,000.00 shall be paid by the high bidder by cash, certified check or bank draft to Thomas Hirchak Co., which shall hold the deposit until the closing. The balance of the purchase price for the Mortgaged Property shall be due and payable within the latter of 10 days from the date of confirmation of said sale by the Vermont Superior Court, Caledonia Unit, Civil Division or 45 days from the date of public auction. If the balance of the purchase price for the Mortgaged Property is not paid within the period set forth herein, the deposit shall be forfeited and shall be retained by Plaintiff herein as agreed liquidation damages and the Mortgaged Property may be offered to the next highest bidder still interested in the Mortgaged Property.

**PURCHASE AND SALE CONTRACT:** The high bidder for the Mortgaged Property shall be required to sign a no contingency contract of Purchase and Sale at the public auction, agreeing to purchase the Mortgaged Property in its "AS IS WHERE IS" condition, as a result of being the successful and high bidder at the sale.

**OTHER TERMS TO BE ANNOUNCED AT SALE:** Inquiries can be made to Thomas Hirchak Co., 1878 Cadys Falls Road, Morrisville, VT 05661; (802) 242-2245. Additional information regarding this auction can also be found at <https://www.thcauction.com/01292025-farm-crediteast-cayia-sheffield-vt>

Dated: December 8, 2025.

**FARM CREDIT EAST, ACA**

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