PER ORDER OF THE BANKRUPTCY COURT:
2-BEDROOM, 1-BATH HOME ON 0.90± ACRES IN STAMFORD, VT

AUCTION

WEDNESDAY, NOV. 11, 2026 @ 11AM

Registration & Inspection from 10:00AM

536 Mill Road, Stamford, VT 05352

No Open House Due to Fire Damages Inside the Home



Built in 1937, this 1,344± square-foot home has sustained fire damage and will require substantial repairs and rehabilitation. The property was previously configured with an eat-in kitchen, living room, first-floor bedroom and full bathroom, and a spacious second-floor bedroom.

Located in a rural setting bordering the Roaring Brook, the property offers an opportunity for contractors, investors, renovation specialists, and buyers interested in a potential restoration or redevelopment project.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 · 802-888-4662 · THCAuction.com · Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

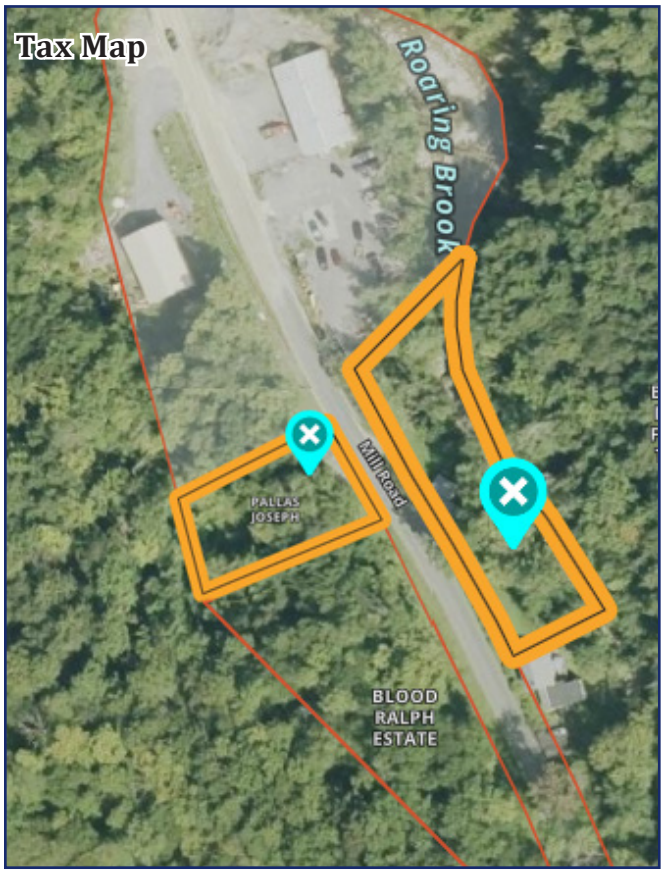
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built	1937
Siding	Vinyl
Roof	Metal
Basement	Partial
Foundation	Stone
Heat	Oil, Forced Air, Pellet Stove
Water	Drilled Well
Sewer	On Site
Square Footage	1,344± SF
Rooms	6
Bedrooms	2
Baths	1
Acreage	0.90± Acres
Assessment	$89,900
Town of Stamford Taxes	$1,611.55

IMPORTANT PROPERTY ACCESS NOTICE: *Due to fire damage and unsafe conditions, entry into the home is strictly prohibited, and no Open House will be held; however, prospective bidders are welcome to walk the exterior grounds at their own risk to view the property, provided they do not enter the home or any restricted areas.*



AUCTION TERMS: To bid, a deposit of Ten Thousand Dollars ($10,000) cash, certified check, or bank check must be made payable to **Hirchak Brothers LLC** at the time of auction. The successful bidder will be required to execute a Purchase & Sale Agreement with the balance after crediting the Deposit referenced above to be paid in immediately available funds (cash, wire transfer, local bank cashier's check or other certified funds) to Transferor at the closing. The closing shall be conducted within Ten (10) days after the entry of the Order by the Bankruptcy Court Confirming the Sale (the "Closing Date"), or at such time as Ordered by the Court. TIME IS OF THE ESSENCE. Transferor's obligation to transfer the Property to the Purchaser is contingent upon a confirmation order of the US Bankruptcy Court for the District of Vermont, in the matter of Joseph T. Pallas, Case No. 26-10076-hzc. Real estate taxes, utilities and municipal charges, both current and delinquent, if any, will be responsibility of the Purchaser at the closing. Buyer is responsible for casualty insurance from the date of the contract, should they want to insure it.





Residential Property Record Card

Date Printed 10/18/24

Owner Information

Parcel 00TR12A16R000
Owner PALLAS JOSEPH

324 FOWLER ROAD
PLAINFIELD, VT 05667-9514

Location 536 MILL ROAD
Descr: LAND & DWELLING

Parcel Information

Tax Map #		NBHD	1
Span	609-191-10516	Acres	0.90
Status	A - Active	Last Update	01/15/24

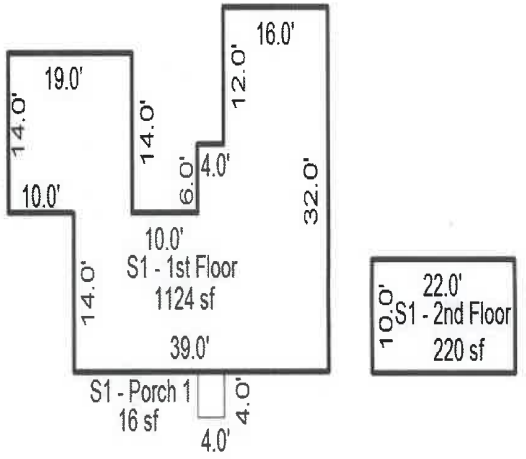
Sales Information

Book	94	Sale Date	04/01/21
Page	428	Sale Price	135,000

Parcel Value Information

Land Value	38,000	Homestead	89,900
Dwelling Value	22,200	Housesite	89,900
Site Imprvmnt	25,000		
Outbuildings	4,700		
Misc. Adj.	0		
Total	89,900		





Sketch Updated: 10/16/23

BUILDING

Total Rooms	6	Year Built	1937	Building SF	1344	Energy Adj	Average	Roughins	1
Bedrooms	3	Effect Age	60	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	6
Full Baths	1	Condition	Salvage	Style	1.5 Fin	Bsmt SF	570.00	Fireplaces	1
Half Baths	0	Phys Depr	90	Design	CapeCod	Bsmt Fin	No Data	Porch	32
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0					% Complete:	100

PAYABLE TO:
MAIL TO:

Town of Stamford
986 Main Road
Stamford, VT 05352

802-694-1361

If you wish to have a receipt, please enclose a self-addressed, stamped envelope.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
00TR12A16R.000	09/04/2026	2026

Taxes are delinquent and subject to a one-time 8% penalty and monthly interest (1% for 1st 3 months & 1.5% thereafter) if not received in the town office by 8 pm on 11/19/26. Postmarks will not be accepted.

Description: LAND & DWELLING
Location: 536 MILL ROAD

OWNER **PALLAS JOSEPH**
324 FOWLER ROAD
PLAINFIELD VT 05667-9514

SPAN # 609-191-10516 **SCL CODE: 191**
TOTAL PARCEL ACRES **0.90**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	89,900	89,900
TOTAL TAXABLE VALUE	**89,900**	89,900
GRAND LIST VALUES	**899.00**	899.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.2308	x899.00=	207.49
HIGHWAY	0.4295	x899.00=	386.12
TOTAL MUNICIPAL TAX			593.61
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			593.61

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1323	x899.00=	1,017.94

1.6430 (state rate) / 145.10% (CLA ÷ SA) = 1.1323

Payments		
1	11/19/2026	1,611.55

TOTAL EDUCATION TAX	1,017.94
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	1,017.94

TAX SUMMARY
Municipal + Education

TOTAL TAX	1,611.55
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	1,611.55

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Stamford

PAYMENT DUE	TAX YEAR
11/19/2026	2026

OWNER NAME
PALLAS JOSEPH

PARCEL ID
00TR12A16R.000

AMOUNT DUE	1,611.55
AMOUNT PAID	0.00
BALANCE DUE	1,611.55

Town Office Hours: Tuesday, Wednesday, and Friday from 8 am to 12 pm, Thursday from 1 pm to 7 pm.

Please advise if your address has changed.