

DATE: October 9, 2025

AUCTION: Steven McClure and Leah McClure v. WT LLC, et al.; Docket # 24-CV-05401

14 Norton Lane, Jericho, Vermont

Good Morning,

This is a foreclosure auction. The lender & Thomas Hirschak Company have no direct knowledge regarding the condition of the property. This includes structural, mechanical as well as use of property.

Bidders have acknowledged by signing the Terms of Sale on bidder card, that they have completed the necessary due diligence and have made the decision to bid based on their conclusion.

No financing, inspection, or other contingencies apply. The property is being sold "AS IS". Any information put forth is an effort to assist; it is in no way a guaranty of any effect. The deposit paid by the high bidder is non-refundable and will be forfeited if the high bidder does not close as agreed.

Purchaser

Date: _____

Purchaser

Date: _____

Thomas Hirschak Co.

Date

Amounts Owed to the Town of Jericho: Delinquent taxes are owed in the amount of \$8,152.76 and that number is good through October 15, 2025.

The 2025/2026 tax bill owed to the Town of Jericho totals \$3,483.22. The first installment was due on September 15, 2025 and now totals \$1,828.69 (this number is good through October 15, 2025) and the second installment is due on March 16, 2026 and totals \$1,741.61.

The high bidder is responsible for paying the new tax bill and all delinquencies.

The Senior Lien Holder, Christopher K. Crowley, has agreed to accept payment of \$35,000 in exchange for his execution of a release of his lien on the property.