

**FORECLOSURE: 34.52± ACRES OF LAND IN
JERICHO, VT**



AUCTION

THURSDAY, OCTOBER 9 @ 11AM

Registration from 10AM

14 Norton Lane, Jericho, VT 05465

No scheduled open house. Feel free to walk the property at your leisure.

(Land access is approximately at 99 Norton lane)

We kindly ask that you respect neighboring properties during your visit.



Foreclosure Real Estate Auction: A wooded 35.42± acre parcel of raw land in Jericho, VT, with road frontage and a desirable location in Chittenden County. *Please check with the town for zoning and use of property.*

NOTE: This property is being sold pursuant to a second mortgage foreclosure. The successful bidder will take title subject to the first mortgage, which remains unpaid and must be satisfied by the buyer.

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

Water Undeveloped
 Sewer None
 Acreage 34.52±
 Assessment..... \$137,900.00
 Year Taxes \$3,368.760

Notice Regarding Property Taxes – Town of Jericho:

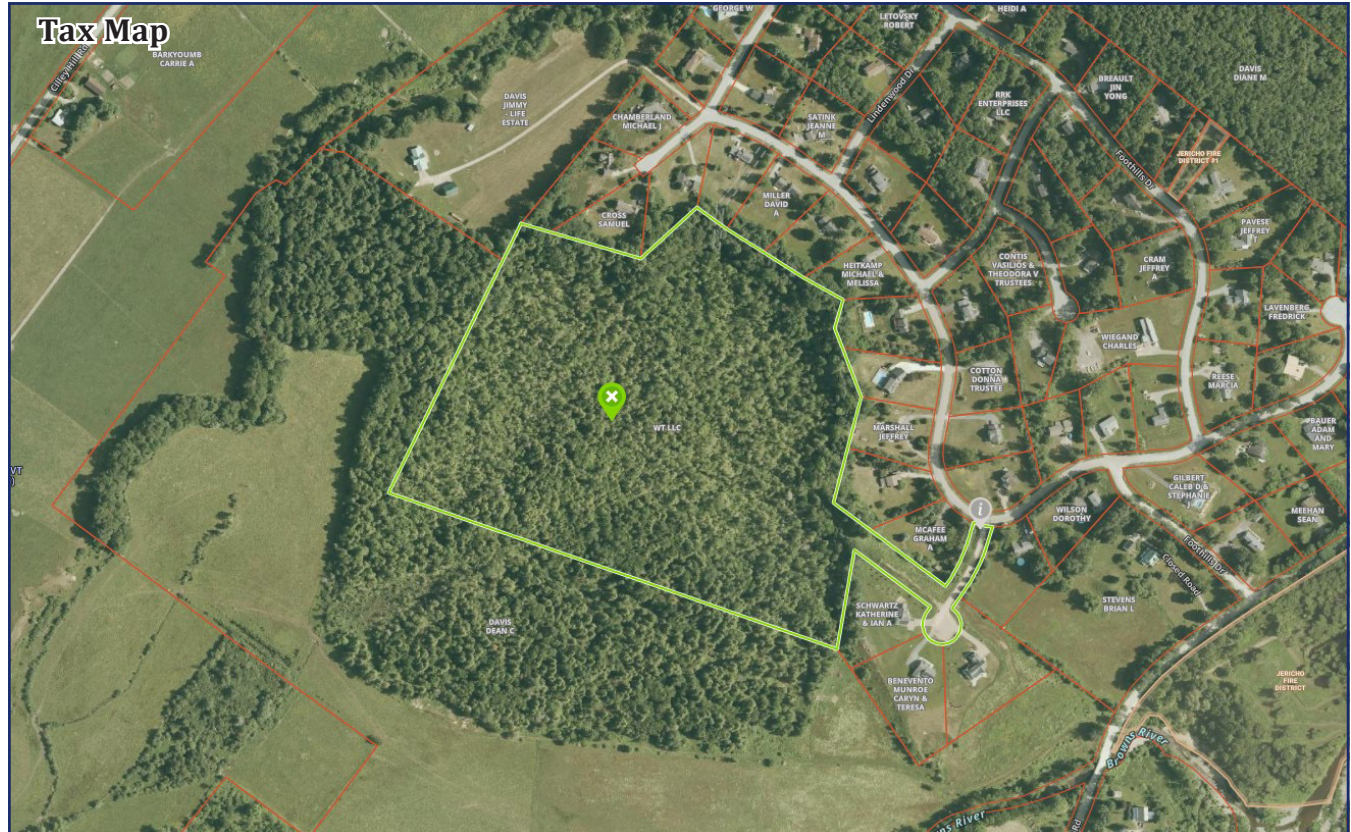
Please be advised that the property tax bill for the Town of Jericho is scheduled to be updated in mid-August 2025. As of July 15, 2025, the outstanding delinquent tax balance is \$7,862.72. This amount is valid through July 15, 2025, and may be subject to additional penalties, interest, or adjustments thereafter.



AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.

This property is being sold pursuant to a second mortgage foreclosure. The successful bidder will take title subject to the first mortgage, which remains unpaid and must be satisfied by the buyer.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Thomas Hirschak Company". Banks will not accept checks that are made payable to the holder and signed over to THC.



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Sketch not available.

PAYABLE TO:

MAIL TO:

Town of Jericho
Town of Jericho, Treasurer
PO Box 39
Jericho, VT 05465
802-899-4786 ext 5

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
NW014.	07/14/2025	2024

A 4% penalty and interest at the rate of 1% per month will be added immediately after EACH installment on the unpaid installment balance.

Description: COMMON ACRES

Location: 14 NORTON LANE

OWNER **WT LLC**
81 BRIGHAM HILL ROAD
ESSEX JUNCTION VT 05452

SPAN # 333-103-12297 SCL CODE: 103
TOTAL PARCEL ACRES 34.52

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	137,900	137,900
TOTAL TAXABLE VALUE	137,900	137,900
GRAND LIST VALUES	1,379.00	1,379.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4201	x1,379.00=	579.31	NON HOMESTEAD EDUCATION	1.9021	x1,379.00=	2,623.00
UJFD	0.0816	x1,379.00=	112.53				
LOCAL AGREEMENTS	0.0040	x1,379.00=	5.52				
DR LIBRARY	0.0274	x1,379.00=	37.78				
CONSERVATION	0.0050	x1,379.00=	6.90				
OLD RED MILL	0.0027	x1,379.00=	3.72				
				Payments		TOTAL EDUCATION TAX	2,623.00
				1	09/16/2024	EDUCATION STATE PAYMENT	0.00
				1,684.38		EDUCATION NET TAX DUE	2,623.00
				2	03/17/2025	TAX SUMMARY	
				1,684.38		Municipal + Education	
TOTAL MUNICIPAL TAX			745.76	TOTAL TAX			3,368.76
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			745.76	TOTAL NET TAX DUE			3,368.76

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Jericho
TAX YEAR 2024

1ST PAYMENT DUE	
09/16/2024	
OWNER NAME	
WT LLC	
PARCEL ID	
NW014-	
AMOUNT DUE	1684.38
AMOUNT PAID	



124011191

We accept credit cards and electronic payments. See www.jerichovt.org for more details. WE DO NOT ACCEPT POST-DATED CHECKS. Postmarks are accepted.

Town of Jericho
TAX YEAR 2024

2ND PAYMENT DUE	
03/17/2025	
OWNER NAME	
WT LLC	
PARCEL ID	
NW014-	
AMOUNT DUE	1684.38
AMOUNT PAID	



124011192

We accept credit cards and electronic payments. See www.jerichovt.org for more details. WE DO NOT ACCEPT POST-DATED CHECKS. Postmarks are accepted.