

**FORECLOSURE: 3-BEDROOM, 2-BATH HOME
ON 1.88 ACRES IN ALBURGH, VT**



THURSDAY, FEBRUARY 5 @ 11:00AM

Registration & Inspection from 10:00AM

19 VT Route 129, Alburgh, VT 05440

OPEN HOUSE: TBD



This foreclosure auction offers a valuable opportunity to purchase a 3-bedroom, 2-bath double-wide 1997 mobile home situated along VT Route 129 in the town of Alburgh. The home features 1,680± sq. ft. of single-level living space, including a spacious layout with a primary bedroom suite, open living areas, and flexible rooms suitable for family living.

Set on a rural lot with easy access to Route 2, this property is ideally located just minutes from the village center, local schools, Lake Champlain, and the Canadian border. With strong commuter access to St. Albans and the Champlain Islands, the location offers both convenience and a peaceful setting.

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 1997
 Siding Vinyl
 Roof Metal
 Foundation Concrete
 Basement Full
 Heat Forced Hot Air
 Water Dug Well On Site
 Sewer On Site
 Square Footage 1,680± SF
 Rooms 5
 Bedrooms 3
 Baths 2
 Garage None
 Acreage 1.88±
 Assessment \$123,700
 Town of Woodstock Taxes \$3,004.80

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds, increased to 10% of the successful bid within 5 business days. 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.

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 "Hirchak Brothers". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers.



RESIDENTIAL PROPERTY RECORD CARD

Owner Information

Parcel RO019
Owner BOWSER ALAN

19 ROUTE 129
ALBURGH, VT 05440

Location 19 ROUTE 129
Descr: LOT & MHOME

Parcel Information

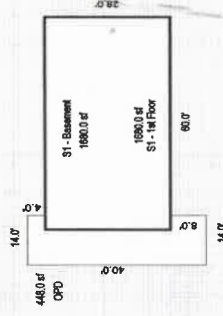
Tax Map # 368 NBHD 12
Span 009-003-11185 Acres 1.88
Status A - Active Last Update 04/05/22

Sales Information

Book 191
Page 255
Sale Date 02/18/22
Sale Price 50,000

Parcel Value Information

Land Value 47,300 Homestead 123,700
Dwelling Value 66,400 Housesite 123,700
Site Imprvmnt 10,000
Outbuildings 0
Misc. Adj. 0
Total 123,700



Sketch Updated: 04/05/22

BUILDING		Total Rooms	5	Year Built	1997	Building SF	1680	Energy Adj	Average	Roughins	1
Bedrooms		3	Effect Age	0	Quality	3.00	Bsmt Wall	Conc 8"	Plumb Fixt	9	
Full Baths		2	Condition	Average	Style	1 Story	Bsmt SF	1680.00	Fireplaces	0	
Half Baths		0	Phys Depr	24	Design	DblWide	Bsmt Fin	UnFinsh	Porch	448	
Kitchens		1	Funct Depr	0	Bldg Type	Mobile	Bsmt Fin SF	0	Gar/Shed	0	
			Econ Depr	0				% Complete:		0	

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	APPT	NoData	APPTSCHD
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NOTES

PAYABLE TO:

MAIL TO:

Town of Alburgh

1 North Main Street

Suite 2

Alburgh, VT 05440

802- 796-3468

TAX BILL

~ Please forward to new owner
if the camper/property has
sold ~

PARCEL ID	BILL DATE	TAX YEAR
RO019.	09/25/2024	2025

Taxes unpaid after 5:00 pm on April 10, 2025 are delinquent and will be collected with 8% penalty added, plus 1% interest per month after 3 months 1.5% for each month thereafter.

Description: LOT & MHOME

Location: 19 ROUTE 129

OWNER STEELE KAREN
 19 ROUTE 129
 ALBURGH VT 05440

HOUSESITE TAX INFORMATION

SPAN # 009-003-11185 SCL CODE: 003
TOTAL PARCEL ACRES 1.88
HOUSESITE VALUE 123,700
HOUSESITE EDUCATION TAX 2,097.46
HOUSESITE MUNICIPAL TAX 907.34
HOUSESITE TOTAL TAX 3,004.80
FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	123,700	123,700	
TOTAL TAXABLE VALUE		123,700	
GRAND LIST VALUES		1,237.00	1,237.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2641	x1,237.00=	326.69	HOMESTEAD EDUCATION	1.6956	x1,237.00=	2,097.46
HIGHWAY	0.3315	x1,237.00=	410.07	1.2227 (district rate) / 72.11% (CLA) = 1.6956			
VOTED TAX EXEMPTION	0.0021	x1,237.00=	2.60				
ALBURGH RESCUE	0.1028	x1,237.00=	127.16				
ALBURGH FIRE	0.0325	x1,237.00=	40.20				
DONATION ISLANDS ART	0.0005	x1,237.00=	0.62				
<u>Revised Bill</u>				Payments		TOTAL EDUCATION TAX	
				1	04/10/2025	EDUCATION STATE PAYMENT	2,097.46
						EDUCATION NET TAX DUE	
			TOTAL MUNICIPAL TAX			TAX SUMMARY	
			MUNICIPAL STATE PAYMENT			Municipal + Education	
			MUNICIPAL NET TAX DUE			TOTAL TAX	
						TOTAL STATE PAYMENT	
						TOTAL NET TAX DUE	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Alburgh

PAYMENT DUE		TAX YEAR
04/10/2025		2025
OWNER NAME		
STEELE KAREN		
PARCEL ID		
RO019-		
AMOUNT DUE		
AMOUNT PAID		

~ To be paid in
U.S funds. If a
return receipt
is requested,
please include a
stamped
self-addressed
envelope ~

Revised Bill