

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



TUESDAY, AUGUST 4 @ 11AM

Registration & Inspection from 10AM

19 VT Route 129, Alburgh, VT 05440

OPEN HOUSE: Tuesday, July 21 from 11AM-1PM



1997 double-wide mobile home featuring 3 bedrooms, 2 bathrooms, and approximately 1,680 square feet of living space. The home offers a comfortable single-level floor plan with a primary bedroom suite, spacious living areas, and plenty of room for everyday living.

Located on VT Route 129 in Alburgh, the property provides convenient access to Route 2, the village center, local schools, Lake Champlain, and the Canadian border. St. Albans and the Champlain Islands are also within easy reach, making this a convenient location that combines rural surroundings with access to nearby amenities.

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 \$3,033.50

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, LLC". 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

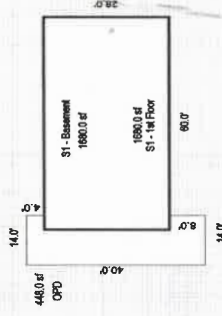
Tax Map # 368 NBHD 12
Span 009-003-11185 Acres 1.88
Status A - Active Last Update 04/05/22

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 Imprvmt 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
Town Clerk/Treasurer's
1 North Main Street
Alburgh, VT 05440
802-796-3468

TAX BILL

PLEASE FORWARD TO THE NEW
 OWNER
 IF THE CAMPER OF PROPERTY HAS

PARCEL ID	BILL DATE	TAX YEAR
RO019.	09/17/2025	2025-2026

Taxes unpaid after 5:00 PM on April 10, 2026 are determined delinquent and will be collected w/ 8% penalty added, plus 1% interest per month for the first three months and 1 1/2 % 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 2,141.25
HOUSESITE MUNICIPAL TAX 892.25
HOUSESITE TOTAL TAX 3,033.50
 FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD
REAL	123,700	123,700
TOTAL TAXABLE VALUE	123,700	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	0.2745	x1,237.00=	339.57	HOMESTEAD EDUCATION	1.7310	x1,237.00=	2,141.25	
HIGHWAY	0.3066	x1,237.00=	379.26					
VOTED TAX EXEMPTION	0.0031	x1,237.00=	3.83	1.5243 (district rate) / 88.06% (CLA ÷ SA) = 1.7310				
ALBURGH RESCUE	0.1028	x1,237.00=	127.16					
ALBURGH FIRE	0.0343	x1,237.00=	42.43					
Revised Bill				Payments		TOTAL EDUCATION TAX		2,141.25
				1	04/10/2026	EDUCATION STATE PAYMENT		
						EDUCATION NET TAX DUE		
						TAX SUMMARY		
						Municipal + Education		
						TOTAL TAX		3,033.50
TOTAL MUNICIPAL TAX						TOTAL STATE PAYMENT		
MUNICIPAL STATE PAYMENT						TOTAL NET TAX DUE		
MUNICIPAL NET TAX DUE								

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Alburgh

PAYMENT DUE		TAX YEAR
04/10/2026		2025-2026
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