

**FORECLOSURE: 3-BEDROOM, 1.5-BATH HOME
ON 0.31 ACRES IN ALBURGH, VT**

 **AUCTION**

TUESDAY, JUNE 30, 2026 @ 11AM

Registration & Inspection from 10:00AM

42 Vantine Ave., Alburgh, VT 05440

OPEN HOUSE: Thursday, June 11 from 11AM-1PM



Built in 1900, this 2-story home offers 1,648± square feet of living space on 0.31± acres and features 3 bedrooms and 1.5 bathrooms. The property includes a covered porch, dining room, first-floor laundry, large bedrooms, and additional storage space. The kitchen features an island and provides plenty of room for everyday use. The main-level half bath adds convenience for guests, and with some renovations, there may also be potential for an income-producing apartment or additional living space. Home is located within walking distance to shops, restaurants, churches and a library. Only 2.7 miles from the Canadian border; 0.5 miles to Lake Champlain (10 minute walk); 5.2 miles to Rouses Point, NY; 12.2 miles to Swanton, VT; 20 miles to St. Albans, VT and 49.2 miles to Burlington, VT.

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.

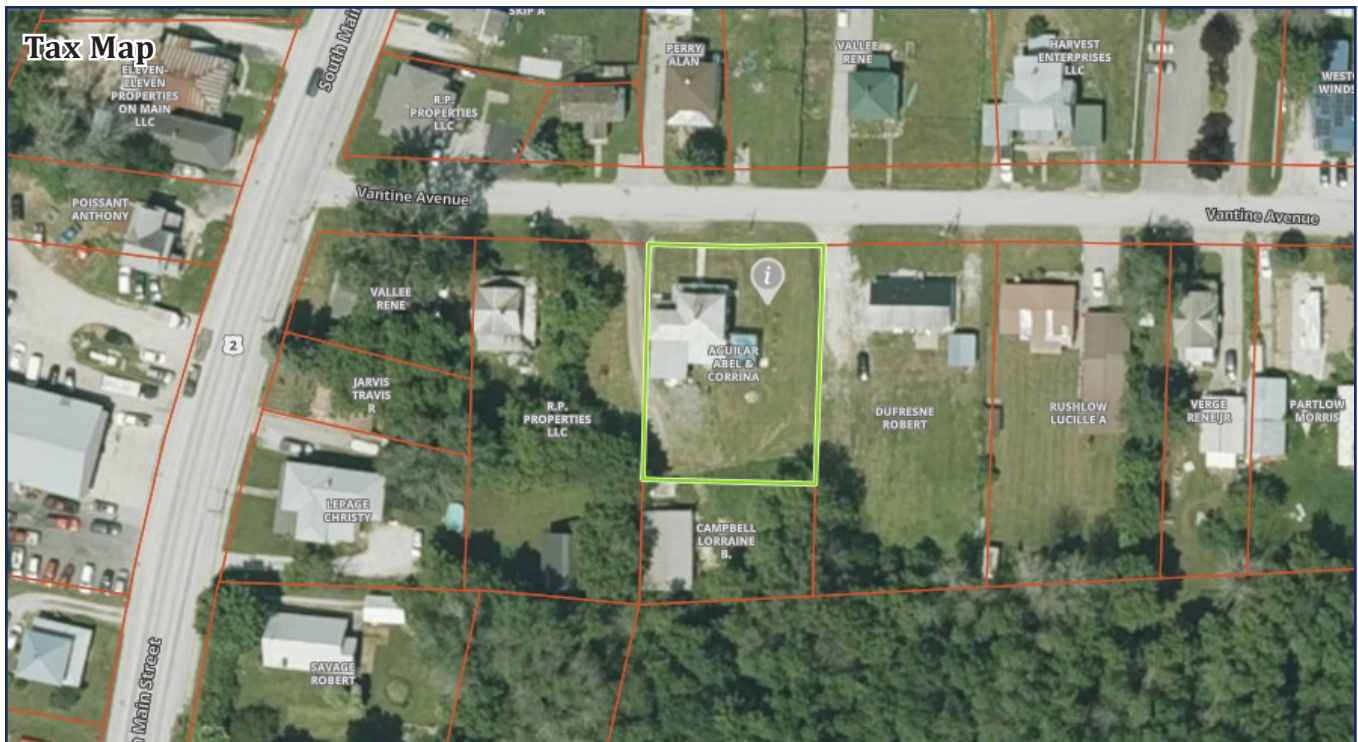
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

| | |
|------------------------------------|-------------|
| Year Built | 1900 |
| Siding | Clapboard |
| Roof | Metal |
| Basement | Unfinished |
| Foundation | Stone |
| Heat | Hot Air/Oil |
| Water | Town |
| Sewer | Town |
| Square Footage | 1,648± SF |
| Rooms | 6 |
| Bedrooms | 3 |
| Baths | 1.5 |
| Garage | None |
| Acreage | .031± |
| Assessment | \$114,000 |
| Town of Alburgh, VT Taxes | \$2,795.62 |
| Village of Alburgh, VT Taxes | \$68.06 |

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 10 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, LLC.



Not correct

Date Printed 12/29/25

RESIDENTIAL PROPERTY RECORD CARD

Owner Information

Parcel VA004
 Owner PARENT MURIEL MARIEL
 153 MOUNTMENT ROAD
 SWANTON, VT 05488

Location 42 VANTINE AVENUE
 Descr: LOT & HOUSE

Parcel Information

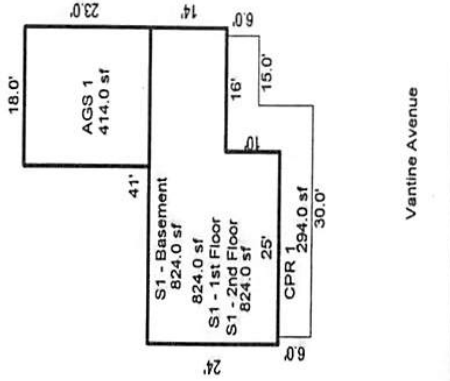
Tax Map # NBHD 10
 Span 009-003-11645 Acres 0.42
 Status A - Active Last Update 11/18/22

Sales Information

Book 193 Sale Date 08/18/22
 Page 472 Sale Price 130,000

Parcel Value Information

Land Value 25,000 Homestead 114,000
 Dwelling Value 79,000 Housesite 114,000
 Site Imprvmt 10,000
 Outbuildings 0
 Misc. Adj. 0
 Total 114,000



Sketch Updated: 11/18/22

BUILDING

| | | | | | | | | | |
|-------------|---|------------|----------|-------------|-----------|-------------|-------------|------------|-----|
| Total Rooms | 4 | Year Built | 1900 | Building SF | 1648 | Energy Adj | Average | Roughins | 1 |
| Bedrooms | 3 | Effect Age | 1955 | Quality | 3.00 | Bsmt Wall | Conc 8" | Plumb Fixt | 9 |
| Full Baths | 2 | Condition | Fair/Avg | Style | 2 Story | Bsmt SF | 824.00 | Fireplaces | 0 |
| Half Baths | 0 | Phys Depr | 43 | Design | Two Story | Bsmt Fin | UnFinsh | Porch | 294 |
| Kitchens | 1 | Funct Depr | 0 | Bldg Type | Single | Bsmt Fin SF | 0 | Gar/Shed | 414 |
| | | Econ Depr | 0 | | | | % Complete: | | 0 |

INSPECT

| | | | | | | |
|-------|--------|-------|--------|------|--------|----------|
| INSP. | NoData | INSP. | NoData | APPT | NoData | APPTSCHD |
|-------|--------|-------|--------|------|--------|----------|

NOTES

PAYABLE TO:
MAIL TO:

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

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

TAX BILL

| PARCEL ID | BILL DATE | TAX YEAR |
|-----------|------------|-----------|
| VA004. | 02/23/2026 | 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 & HOUSE
Location: 42 VANTINE AVENUE

OWNER **AGUILAR ABEL & CORRINA**
42 VANTINE AVE
ALBURGH VT 05440

HOUSESITE TAX INFORMATION

| | |
|-------------------------|---------------|
| SPAN # 009-003-11645 | SCL CODE: 003 |
| TOTAL PARCEL ACRES | 0.42 |
| HOUSESITE VALUE | 114,000 |
| HOUSESITE EDUCATION TAX | 1,973.34 |
| HOUSESITE MUNICIPAL TAX | 822.28 |
| HOUSESITE TOTAL TAX | 2,795.62 |
| FOR INCOME TAX PURPOSES | |

| ASSESSED VALUE | | HOMESTEAD |
|----------------------------|-----------------|-----------------|
| REAL | 114,000 | 114,000 |
| TOTAL TAXABLE VALUE | 114,000 | 114,000 |
| GRAND LIST VALUES | 1,140.00 | 1,140.00 |

| 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 | x1,140.00= | 312.94 | HOMESTEAD EDUCATION | 1.7310 | x1,140.00= | 1,973.34 |
| HIGHWAY | 0.3066 | x1,140.00= | 349.52 | 1.5243 (district rate) / 88.068 (CLA ÷ SA) = 1.7310 | | | |
| VOTED TAX EXEMPTION | 0.0031 | x1,140.00= | 3.53 | | | | |
| ALBURGH RESCUE | 0.1028 | x1,140.00= | 117.19 | | | | |
| ALBURGH FIRE | 0.0343 | x1,140.00= | 39.10 | | | | |
| Revised Bill | | | | Payments | | TOTAL EDUCATION TAX | |
| | | | | 1 | 04/10/2026 | 1,973.34 | |
| | | | | 2,795.62 | | EDUCATION STATE PAYMENT | |
| | | | | | | 0.00 | |
| | | | | | | EDUCATION NET TAX DUE | |
| | | | | | | 1,973.34 | |
| | | | | TAX SUMMARY | | | |
| | | | | Municipal + Education | | | |
| TOTAL MUNICIPAL TAX | | | | TOTAL TAX | | | |
| 822.28 | | | | 2,795.62 | | | |
| MUNICIPAL STATE PAYMENT | | | | TOTAL STATE PAYMENT | | | |
| 0.00 | | | | 0.00 | | | |
| MUNICIPAL NET TAX DUE | | | | TOTAL NET TAX DUE | | | |
| 822.28 | | | | 2,795.62 | | | |

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Alburgh

| | |
|------------------------|-----------------|
| PAYMENT DUE | TAX YEAR |
| 04/10/2026 | 2025-2026 |
| OWNER NAME | |
| AGUILAR ABEL & CORRINA | |
| PARCEL ID | |
| VA004- | |
| AMOUNT DUE | 2795.62 |
| AMOUNT PAID | |

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

No delinquent

Revised Bill

PAYABLE TO:
MAIL TO:

Village of Alburgh
1 North Main St
Suite 2
Alburgh, VT 05440

This is the only bill you will receive.

TAX BILL

| PARCEL ID | BILL DATE | TAX YEAR |
|-----------|------------|----------|
| VA004. | 09/21/2025 | 2025 |

Bills unpaid after 5:00 PM November 20, 2025 are delinquent and will be collected with 8% penalty and 1% interest for the first 3 months and 1.5% for each month thereafter.

Description: LOT & HOUSE
Location: 42 VANTINE AVENUE

OWNER AGUILAR ABEL & CORRINA
42 VANTINE AVE
ALBURGH VT 05440

| HOUSESITE TAX INFORMATION | |
|---------------------------|---------------|
| SPAN # 009-003-11645 | SCL CODE: 003 |
| TOTAL PARCEL ACRES | 0.42 |
| HOUSESITE VALUE | 114,000 |
| HOUSESITE EDUCATION TAX | |
| HOUSESITE MUNICIPAL TAX | 68.06 |
| HOUSESITE TOTAL TAX | 68.06 |
| FOR INCOME TAX PURPOSES | |

| ASSESSED VALUE | | HOMESTEAD | |
|----------------------------|-----------------|-----------------|--|
| REAL | 114,000 | 114,000 | |
| TOTAL TAXABLE VALUE | 114,000 | 114,000 | |
| GRAND LIST VALUES | 1,140.00 | 1,140.00 | |

| MUNICIPAL TAXES | | | | EDUCATION TAXES | | | |
|--------------------------------|----------|----------------|-------|----------------------------|------------|-------------------------|-------|
| TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES | TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES |
| Village Tax | 0.0597 | x1,140.00= | 68.06 | | | | |
| | | | | Payments | | | |
| | | | | 1 | 11/20/2025 | EDUCATION STATE PAYMENT | 0.00 |
| | | | | | 68.06 | | |
| | | | | TAX SUMMARY | | | |
| | | | | Municipal + Education | | | |
| TOTAL MUNICIPAL TAX | | | | TOTAL TAX | | | |
| 68.06 | | | | 68.06 | | | |
| MUNICIPAL STATE PAYMENT | | | | TOTAL STATE PAYMENT | | | |
| 0.00 | | | | 0.00 | | | |
| TOTAL NET TAX DUE | | | | TOTAL NET TAX DUE | | | |
| 68.06 | | | | 68.06 | | | |

Village of Alburgh

| PAYMENT DUE | TAX YEAR |
|------------------------|----------|
| 11/20/2025 | 2025 |
| OWNER NAME | |
| AGUILAR ABEL & CORRINA | |
| PARCEL ID | |
| VA004- | |
| AMOUNT DUE | 68.06 |
| AMOUNT PAID | |

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

No delinquent