

**FORECLOSURE: 3-BEDROOM, 1.5-BATH HOME
ON 0.42 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 0.42± 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.

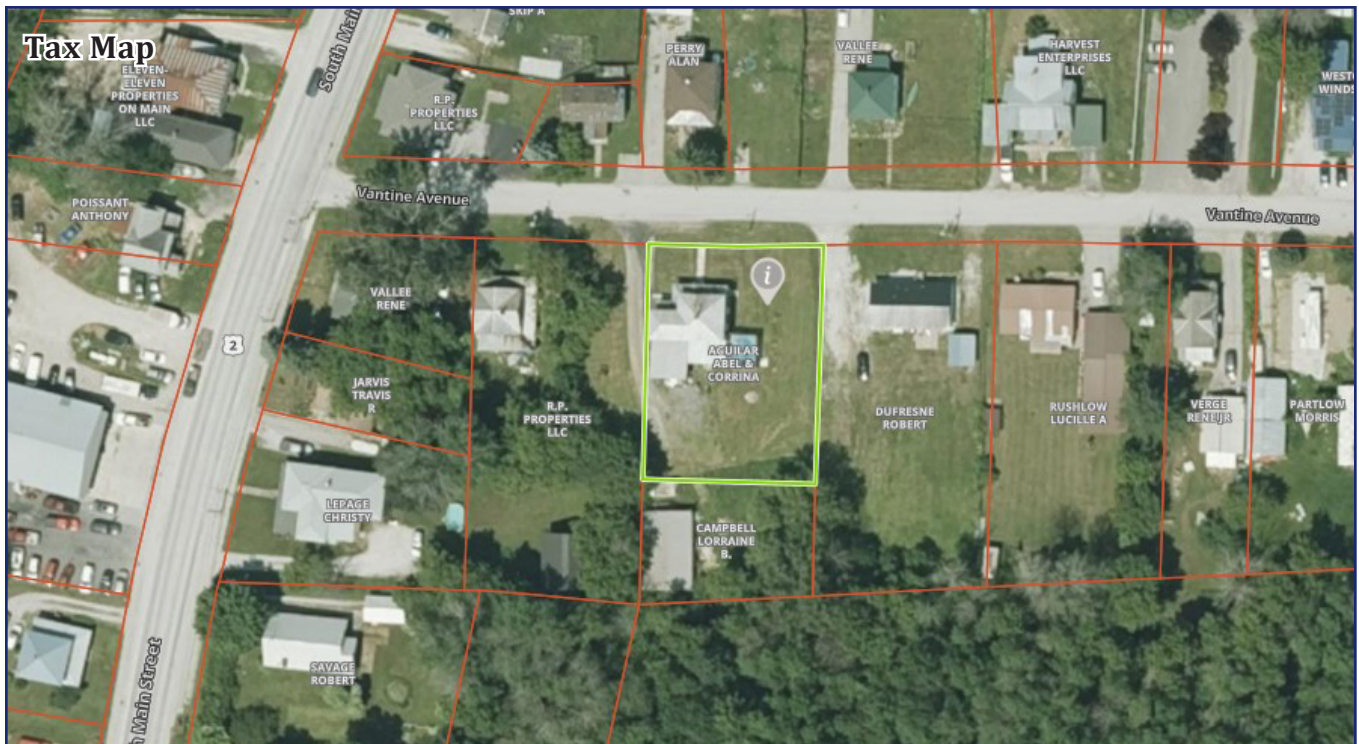
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

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
Acreage042±
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.



RESIDENTIAL PROPERTY RECORD CARD

Owner Information

Parcel VA004
 Owner PARENT MURIEL MARIE L

153 MOUNTMENT ROAD
 SWANTON, VT 05488

Location 42 VANTINE AVENUE
 Descr: LOT & HOUSE

Parcel Information

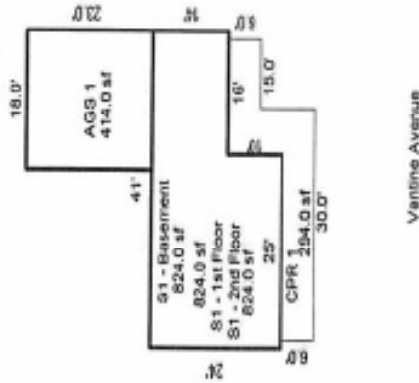
Tax Map # NBHD 10
 Span 009-003-11645 Acres 0.42
 Status A - Active Last Update 11/18/22

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 Housewife 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
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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

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	
						EDUCATION STATE PAYMENT	
				2,795.62		EDUCATION NET TAX DUE	
				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	DUE
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	<i>PA</i>
AMOUNT PAID		

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

No delinquent