

FORECLOSURE: FORMER CHILD CARE FACILITY ON 10± ACRES IN HARTFORD, VT



THURSDAY, OCTOBER 15 @ 1:00PM

Registration & Inspection from 12PM

1177 N. Hartland Rd., Hartford, VT 05001

Open House: Wed., Sept. 30 from 11AM-1PM



Foreclosure auction for a former child care property situated on 10± acres in Hartford (White River Junction), Vermont. Built in 1920, this two-story cape-cod building contains 1,985± sq. ft. The 10± acre parcel provides space and potential for a variety of future uses, subject to any applicable zoning and permitting requirements. The property is conveniently located near restaurants, coffee shops, grocery stores, medical facilities, and other local amenities. Interstates 89 and 91 are both approximately 3 minutes away, downtown White River Junction, VT is just 5 minutes away, and Lebanon, NH is only about 11 minutes from the property.

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.

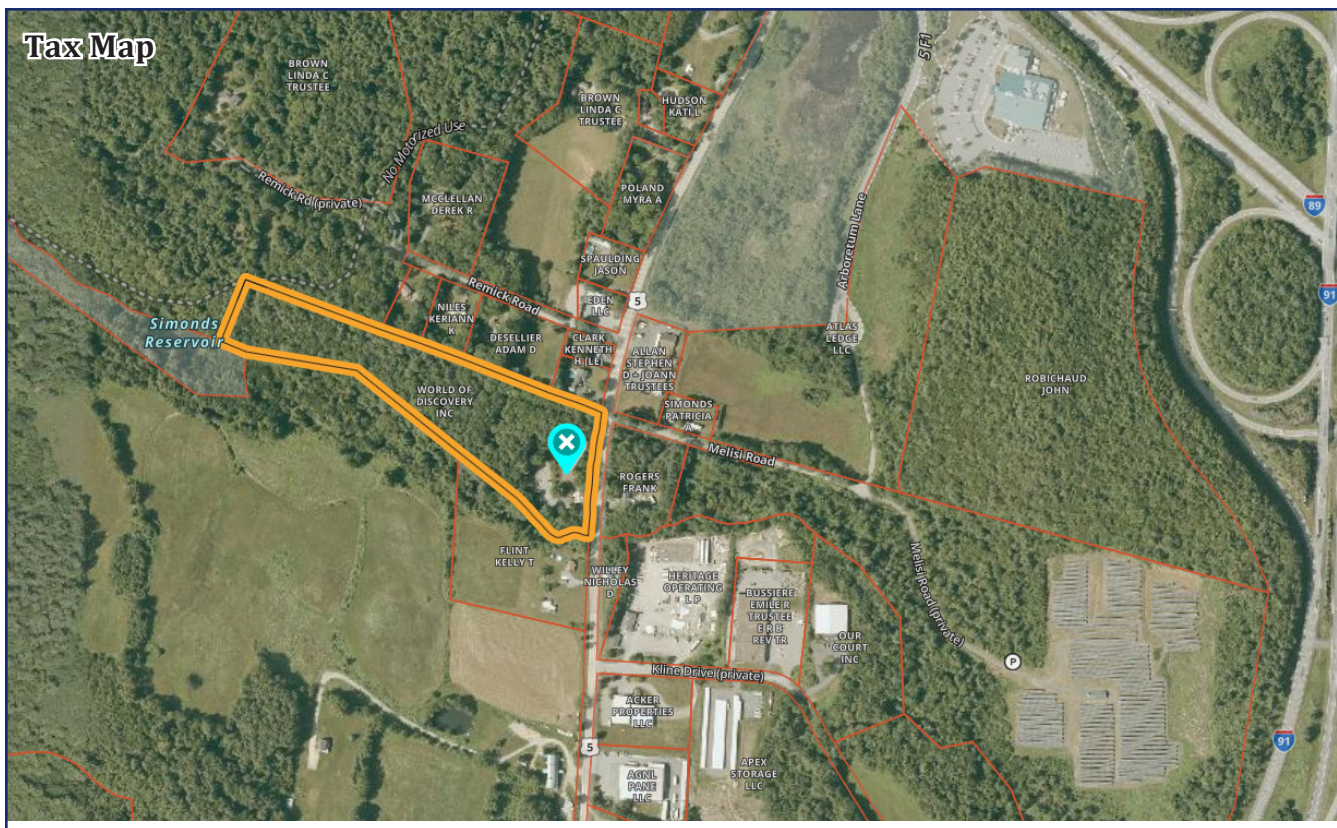
STATISTICS

Year Built 1920
 Siding Vinyl
 Roof..... Gable/Metal
 Foundation..... Concrete
 Basement..... Unfinished
 Heat..... LP Hot Water +Forced Hot Air/Oil
 Water Town
 Sewer Town
 Water/Sewer Delinquencies \$407.78 as of Sept. 15, 2026
 Square Footage 1,985± SF
 Rooms..... 8
 Baths..... (3) 1/2 baths
 Garage..... None
 Acreage 10±
 Assessment..... \$282,900.00
 Town of Hartford Taxes \$5,152.46

Delinquent Taxes..... \$16,197.21 as of Sept. 3, 2026
 Next Tax Payment Due February 2027 \$2,576.23

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's check, certified funds or wired 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 and subject to the right of the United States of America to redeem the same on or before 120 days from the date of the transfer of title to the purchaser at the public sale if its tax lien has not been discharged prior to or as a result of the sale. If the deposit does not equal at least 10 percent of the sale price, the deposit must be increased to at least 10% of the successful bid within 5 calendar days of the public sale by an additional payment in cash or by bank treasurer's check or wire transfer. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE and AUCTION PURCHASE AND SALE AGREEMENT for further information.

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.





Property Card: 1177 NORTH HARTLAND ROAD
Town of Hartford, VT

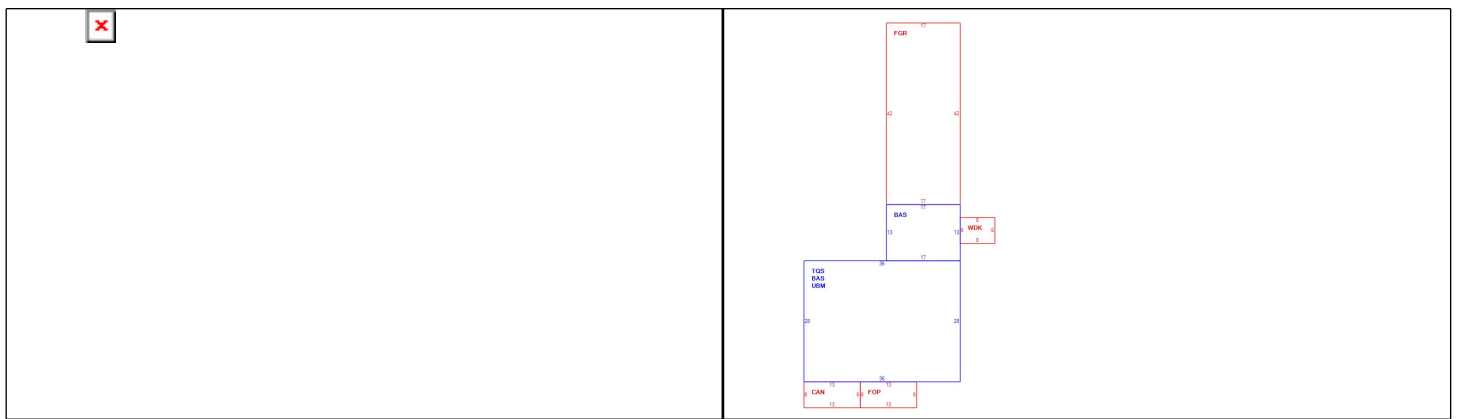


Parcel Information	
Parcel ID: 14 -46 - - Vision ID: 4164 SPAN: 28509013673 Owner: WORLD OF DISCOVERY INC Co-Owner: Mailing Address: 1177 N HARTLAND RD Address: WHITE RIVER JCT, VT 05001-9707	Map: 14 Lot: 46 - Use Description: COMMERCIAL USE Zone: MULT Neighborhood: 112 Land Area in Acres: 10 Utilities: Septic,Well
Assessed Values	
Year: 2025 Land: \$102,100 Buildings: \$180,800 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$282,900	
Year: 2024 Land: \$80,700 Buildings: \$93,400 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$174,100	
Sales	
Book/Page: 0449/0459 Instrument: Arms Length Transaction Sale Date: 3/12/2010 Sale Price: \$175,000	
Book/Page: 0408/0562 Instrument: Sale Date: 9/8/2006 Sale Price: \$0	
Book/Page: 0070/0511 Instrument: Sale Date: 10/8/1973 Sale Price: \$0	
Building Details: Building # 1	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Model: Residential
Living Area: 1985
Style: Cape Cod
Stories: 1.75
Year Built: 1920
Eff. Year Built: 1987
Occupancy: 1
No. Total Rooms: 8
No. Bedrooms: 04
No. Baths: 1
No. Half Baths: 0

Int Wall Desc 1: Drywall
Int Wall Desc 2:
Ext Wall Desc 1: Vinyl Siding
Ext Wall Desc 2:
Roof Cover: Standing Seam
Roof Structure: Gable
Heat Type: Forced Hot Air
Heat Fuel: Oil
A/C Type: None

Land	
Line Number:	1
Land Use:	390R - COMMERCIAL USE
Land Units:	1 AC
Value:	86,500
Line Number:	2
Land Use:	390R - COMMERCIAL USE
Land Units:	9 AC
Value:	15,600

Sketch Areas			
Sub Area:	Effective Area:	Gross Area:	Living Area:
BAS: First Floor	1229	1229	1229
CAN: Canopy	16	78	0
FGR: Garage	286	714	0
FOP: Porch, Open	12	78	0
TQS: Three Quarter Story	756	1008	756
UBM: Basement, Unfinished	202	1008	0
WDK: Deck, Wood	5	48	0

Outbuildings & Extra Features		
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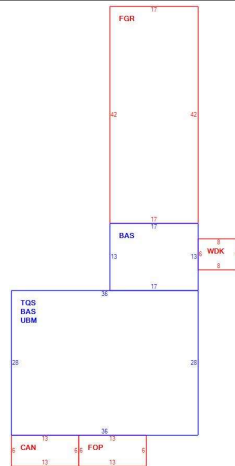


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CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
WORLD OF DISCOVERY INC 1177 N HARTLAND RD		4 Rolling								Description		Code	Appraised		Assessed		7089 HARTFORD, VT																								
		TOPO WET		EASEMENT		TRAFFIC		CORNER		COM BLD		COM	180800		180,800																										
		2 Suburban								COM LND		COM	102100		102,100																										
		DRAINAGE				VIEW		COMMUNITY																																	
WHITE RIVER JCT VT 05001-970		5 Well						1 Paved																																	
		SUPPLEMENTAL DATA																																							
		Alt Prcl ID		14-46-0		Alt Energy		N																																	
		Owner Statu		C:Owner is a corpor		ADU																																			
GIS ID 14-46-0-0		Category		R2:RES > 6 AC		District																																			
		Old Address		298 NORTH HARTL		Parcel User_																																			
		Ex Statute				UNK Sketch																																			
		Ex End Date				Assoc Pid#																																			
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS(HISTORY)																			
WORLD OF DISCOVERY INC										0449		0459		03-12-2010		Q		I		175,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
MILLER WILLIAM H TRUSTEE										0408		0562		09-08-2006		U		I		0				2025		COM		180,800		2024		COM		93,400		2023		COM		93,400	
MILLER WILLIAM H										0070		0511		10-08-1973						0						COM		102,100				COM		80,700				COM		80,700	
																								Total		282,900		Total		174,100		Total		174,100							
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description				Amount		Code		Description		Number		Amount		Comm Int																							
				Total				0.00																																	
ASSESSING NEIGHBORHOOD																				APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name				Street Index Name				Tracing				Batch																											
112																																									
NOTES																				Appraised Bldg. Value (Card)										180,800											
CREATIVE CHILDRENS CORNER, DIRT																				Appraised Xf (B) Value (Bldg)										0											
FLOOR BSMT, SHED=NV, WOODEN																				Appraised Ob (B) Value (Bldg)										0											
WALKWAY ARE WHEELCHAIR RAMPS=NV																				Appraised Land Value (Bldg)										102,100											
DAYCARE FOR 2010																				Special Land Value										0											
																				Total Appraised Parcel Value										282,900											
																				Valuation Method										C											
																				Adjustment																					
																														282,900											
BUILDING PERMIT RECORD																				VISIT / CHANGE HISTORY																					
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpost/Result													
2011-62+63		05-24-2011		CO		Co Issued						100				SITE ETC		01-20-2017						RK		14		Vision Field Review													
2009-244		11-14-2009										100				SIGN		10-25-2016						DI		02		Measure & 2 Visit - Info													
2009-243		11-14-2007		CO		Co Issued						100				USE - DAYCARE		10-25-2016						DI		01		Measure & 1 Visit													
																		05-16-2007						RK		14		Vision Field Review													
																		03-30-2007						DG		14		Vision Field Review													
																		06-05-2003		1		1		19		03		Measure & Info Card R													
																		10-01-1997		1		7		6		00		Measure & Listed													
LAND LINE VALUATION SECTION																																									
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value			
1		390R		COMMERCIA		MULT		R		0		0		1.000		AC		123,500.0		1.000		1		1.000		1.00		112		0.70				0		1.000		86,450		86,500	
1		390R		COMMERCIA		MULT		R		0		0		9.000		AC		123,500.0		1.000		1		1.000		0.02		112		0.70				0		1.000		1,729		15,600	
Total Card Land Units										10.00		AC		Parcel Total Land Area: 10.00										Total Land Value										102,100							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description								
Style	04	Cape Cod	Solar										
Model	01	Residential											
Grade	D												
Stories	1.75		MHP										
Occupancy	1		MIXED USE										
Ext Wall 1	25	Vinyl Siding	Code	Description	Percentage								
Roof Struct	03	Gable	390R	COMMERCIAL USE	100								
Roof Cover	12	Standing Seam			0								
Int Wall 1	05	Drywall			0								
Interior Wall 2			COST / MARKET VALUATION										
Interior Flr 1	14	Carpet	Base Rate		180.00								
Interior Flr 2			Rcn		291,540								
Heat Fuel	02	Oil	Net Other Adj		3,500								
Heat Type	04	Forced Hot Air	AYB		1920								
Ac Type	01	None	Effective Year Built		1987								
Num Bedrm	04	4 Bedrooms	Depreciation Code		A								
Num Bathrm	1		Remodel Rating										
Num Half Baths	0	0	Year Remodeled										
Extra Fixtures	0		Depreciation %		38								
Num Rms	8		Functional Obsol										
Bathrm Style	02	Average	Economic Obsol										
Kitchen Style	02	Average	Cost Trend Factor		1								
Fireplace	0		Condition										
Bsmt Gar	0		% Complete										
Attic	1	None	Overall % Condition		62								
Bsmt	1	Full	RCNLD		180,800								
Bsmt Floor	1	Dirt	Dep % Ovr										
Basement			Dep Ovr Comment										
Fireplaces			Misc Imp Ovr										
			Misc Imp Ovr Comment										
			Cost to Cure Ovr										
			Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
</													



Town of Hartford

PROPERTY TAX BILL

171 Bridge Street
White River Junction, VT 05001
802-295-3002

VT School Code - 090

Parcel ID	Bill Date	Tax Year
14-46	7/09/2026	2027

Location: 1177 NORTH HARTLAND ROAD

Property Desc: 390 COMMERCIAL USE

Unpaid taxes are subject to interest at 1% per month through April. Interest increases to 1.5% per month in May. Penalty of 2% after February due date. Additional 2% penalty after March 5, 2027. Property with delinquent tax is subject to tax sale by law.

Owner:

WORLD OF DISCOVERY INC
1177 N HARTLAND RD
WHITE RIVER JCT, VT 05001-9707

HOUSESITE TAX INFORMATION

SPAN #	285-090-13673
Total Parcel Acres:	10.00
Housesite Value:	267,300.00
Housesite Municipal Tax:	1,751.08
Housesite Education Tax:	3,470.89
Housesite Total Tax:	5,221.97

Retain this bill for future reference.

ASSESSED VALUES	Taxable Municipal	Taxable Homestead Education	Taxable Non-Homestead Education
Real	282,900.00	0.00	282,900.00
Exemption(s)			
Total Taxable Values	282,900.00	0.00	282,900.00
Grand List Values	2,829.00	0.00	2,829.00

Education Taxes	Municipal Taxes
Homestead Education: 0.00 x 1.2985 = 0.00 1.7994 (district rate) / 142.92% (CLA/SA) = 1.2590	Town Highway & General 2,829.00 x 0.6416 = 1,815.09 Town Appropriations 2,829.00 x 0.0078 = 22.07 County Tax 2,829.00 x 0.0046 = 13.01 Local Agreement 2,829.00 x 0.0011 = 3.11
Non-Homestead Education: 2,829.00 x 1.1662 = 3,299.18 1.7030 (state rate) / 142.92% (CLA/SA) = 1.1916	Total Municipal Tax 1,853.28
Total Education Tax 3,299.18	Municipal State Payment 0.00
Education State Payment 0.00	

Payments	Tax Summary
Due Date: 8/14/2026 Due Date: 2/05/2027 Payment 1: 2,576.23 Payment 2: 2,576.23	TOTAL TAX: 5,152.46 Total State Payment 0.00 TOTAL TAX DUE: 5,152.46

Your Tax Payment is Due and Payable (IN-HAND OR US POSTAL SERVICE POSTMARK) by the Above Due Dates.

Payment Stub 1	Town of Hartford	Payment Stub 2	Town of Hartford
Bill #: 343657 Tax Year: 2027 Parcel ID: 14-46	171 Bridge Street White River Junction, VT 05001 802-295-3002	Bill #: 349266 Tax Year: 2027 Parcel ID: 14-46	171 Bridge Street White River Junction, VT 05001 802-295-3002
WORLD OF DISCOVERY INC 1177 N HARTLAND RD WHITE RIVER JCT, VT 05001-9707		WORLD OF DISCOVERY INC 1177 N HARTLAND RD WHITE RIVER JCT, VT 05001-9707	
Due Date:	8/14/2026	Due Date:	2/05/2027
Bill Amount:	2,576.23	Bill Amount:	2,576.23
Total State Payment	0.00	Total State Payment	0.00
Less Payments to Date	0.00	Less Payments to Date	0.00
Balance Due:	2,576.23	Balance Due:	2,576.23
Detach and Return with Payment		Detach and Return with Payment	