

**FORECLOSURE: 3-BEDROOM, 1-BATH HOME ON
0.5± ACRES IN SPRINGFIELD, VT**



AUCTION

THURSDAY, AUGUST 27, 2026 @ 11AM

Registration & Inspection from 10:00PM

8 Mineral Street, Springfield, VT 05156

Open House: Thursday, August 13 from 11AM-1PM



This 2-story home offers an excellent opportunity for buyers seeking a property with renovation potential in the heart of Springfield, Vermont. Built in 1900, the home features approximately 1,480 square feet of living space with 3 bedrooms and 1 full bathroom. The home is on 0.5± acres. Located in the historic downtown of Springfield, 8 Mineral Street is within easy walking distance or a short drive of local restaurants, unique shopping, historic churches, public schools, and community resources. Outdoor enthusiasts will appreciate being just an 11-minute walk to Comtu Cascade Park waterfall, while commuters will enjoy the convenience of being only a 5-minute drive to Interstate 91, providing easy access to surrounding communities throughout Vermont and New Hampshire.

NOTE: HOME WILL BE CLEANED BEFORE OPEN HOUSE AND AUCTION.

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 Aluminum
 Roof Asphalt Shingles
 Basement (Partial w/Crawl Space)
 Foundation Concrete
 Heat Forced Air/Oil
 Water Town
 Sewer Town
Water/Sewer Delinquency (as of 7/15/26)... \$85.73
 Square Footage 1,480± SF
 Rooms 5
 Bedrooms 3
 Baths 1
 Garage None
 Acreage 0.5±
 Assessment \$72,800
 Town of Springfield, VT Taxes \$2,836.72



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.



Unofficial Property Record Card - Springfield, VT

General Property Data

Parcel ID	Account Number
Prior Parcel ID --	Property Location
Property Owner	Property Use
Mailing Address	Most Recent Sale Date
City	Legal Reference
Mailing State	Grantor
ParcelZoning	Sale Price
	Land Area 0.500 acres

Current Property Assessment

Card 1 Value	Building Value 59,700	Xtra Features Value 0	Land Value 13,100	Total Value 72,800
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Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition Fair-Avg	Siding	Air Conditioning 0%
Finished Area (SF) 1480	Interior Walls	# of Bsmt Garages
Number Rooms 5	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

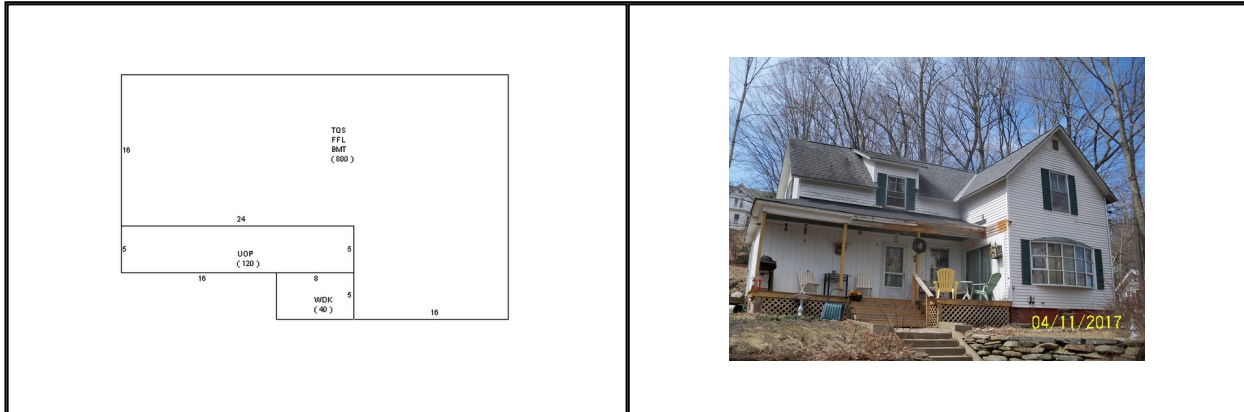
Legal Description

LAND AND DWELLING

Narrative Description of Property

This property contains 0.500 acres of land mainly classified as with a(n) style building, built about , having exterior and roof cover, with unit(s), 5 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



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

PAYABLE TO:

MAIL TO:

Town of Springfield

96 Main Street
Springfield, VT 05156

(802) 885-2104

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
026/6/52.	07/15/2026	26-27

Maximum interest as allowed by law will be charged. In addition, an 8% penalty on the entire unpaid tax as of May 15, 2027 will be charged

Location: 8 MINERAL STREET

Location: 8 MINERAL

OWNER CLARK RICHARD

SPAN # 606-190-12803

SCL CODE: 190

TOTAL PARCEL ACRES

0.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	72,800	72,800
TOTAL TAXABLE VALUE	72,800	72,800
GRAND LIST VALUES	728.00	728.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	1.9526	x728.00=	1,421.49	NON HOMESTEAD EDUCATION	1.7140	x728.00=	1,247.79
SPECIAL APP.	0.2147	x728.00=	156.30	1.6430 (state rate) / 95.86% (CLA ÷ SA) = 1.7140			
COUNTY TAX	0.0068	x728.00=	4.95				
VOTED CONTRACTS	0.0085	x728.00=	6.19				
Revised Bill				Payments	TOTAL EDUCATION TAX		1,247.79
				1 08/15/2026	EDUCATION STATE PAYMENT		0.00
				709.18	EDUCATION NET TAX DUE		1,247.79
				2 11/15/2026			
				709.18	TAX SUMMARY		
				3 02/15/2027	Municipal + Education		
				709.18	TOTAL TAX		2,836.72
				4 05/15/2027	TOTAL STATE PAYMENT		0.00
				709.18	TOTAL NET TAX DUE		2,836.72
TOTAL MUNICIPAL TAX							
1,588.93							
MUNICIPAL STATE PAYMENT							
0.00							
MUNICIPAL NET TAX DUE							
1,588.93							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Springfield
TAX YEAR 26-27

Town of Springfield
TAX YEAR 26-27

Town of Springfield
TAX YEAR 26-27

Town of Springfield
TAX YEAR 26-27

1ST PAYMENT DUE	
08/15/2026	
OWNER NAME	
CLARK RICHARD	
PARCEL ID	
026/6/52-	
AMOUNT DUE	709.18
AMOUNT PAID	0.00
BALANCE DUE	709.18

Revised Bill

2ND PAYMENT DUE	
11/15/2026	
OWNER NAME	
CLARK RICHARD	
PARCEL ID	
026/6/52-	
AMOUNT DUE	709.18
AMOUNT PAID	0.00
BALANCE DUE	709.18

Revised Bill

3RD PAYMENT DUE	
02/15/2027	
OWNER NAME	
CLARK RICHARD	
PARCEL ID	
026/6/52-	
AMOUNT DUE	709.18
AMOUNT PAID	0.00
BALANCE DUE	709.18

Revised Bill

4TH PAYMENT DUE	
05/15/2027	
OWNER NAME	
CLARK RICHARD	
PARCEL ID	
026/6/52-	
AMOUNT DUE	709.18
AMOUNT PAID	0.00
BALANCE DUE	709.18

Revised Bill