FORECLOSURE: 4BR/3.5BA CAPE HOME ON 10.8± ACRES



WEDNESDAY, SEPTEMBER 9 @ 11AM

Registration & Inspection from 10AM

2229 VT-128, Westford, VT

Open House: Tuesday, August 25 from 1-3PM

Directions: 0.7 mile south of intersection of VT-128 Browns River Rd.) & VT-104.



Built in 2000, this Chittenden County cape home has 4BR/3.5 baths which includes a finished apartment in the basement. 2,315±SF, 2-car attached garage, 10.8± acres.

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



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The following information is provided to you as a matter of convenience only, and no representations or warranty, expressed or implied, is 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.

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STATISTICS

Year Built	2000
Siding	Wood
Roof	Asphalt Shingle
Basement	Full, Finished
Foundation	Concrete Block
Heat	Oil/HW
Water	Drilled Well
Septic	On Site
Square Footage	2,315±
Rooms	6
Bedrooms	
Baths	3.5
Garage	2-Car Attached
Acreage	10.80±
Assessment	\$406,400
Year Taxes	\$9,107.64
Past Due TaxesNo	one (as of 07/30/20)*

AUCTION TERMS: All of the Mortgaged Property shall sell to the highest bidder, "AS IS, WITH ALL FAULTS, WITH NO REPRESENTATIONS OR WAR-RANTIES OF ANY KIND," subject to easements, rights of way, covenants, permits, reservations and restrictions of record, title defects, superior liens, environmental hazards, unpaid real estate taxes (delinquent and current, with all penalties and interest as of the date of closing on the sale of the property after confirmation of the sale by the Vermont Superior Court), and municipal liens, if any. A deposit shall be paid at the time of the public sale of \$10,000 in the form of cash, a bank treasurer's check, or certified funds. The deposit is subject to forfeiture. Plaintiff is authorized to require the purchaser (other than the mortgagee) to sign a no contingency Purchase and Sale Agreement (other than subject to confirmation by the Court) at the time of the Public Sale. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE for further information.



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NOTES ag	INSPECT IN					BUILDING	Parcel 01TW003 Owner CHAPMAN DALI 2229 VT RT 128 WESTFORD, VT 0549 Location2229 VT RT 128 Descr: DWELLING, GARA0 Descr: DWELLING, GARA0 Tax Map # 01TW003. Span 720-229-10652 Status A -Active Status A -Active Status A 120 Page 42
GARAGE BUILT AFTER SALE Valid sale? added 1,100 sq ft fna in basement and 4 fixtures 2015 added 144 sq ft shed 2015 ADDED 25% BUS/RENTAL FROM HS 122 2107 GL	INSP. NoData	2 Xitchens	Half Baths 1	Full Baths 3	Bedrooms 3	Total Rooms 6	01TW003 CHAPMAN DALE R & KAREN M 2229 VT RT 128 WESTFORD, VT 05494 DWELLING, GARAGE & 10.8 AC DWELLING, GARAGE & 10.8 AC 01TW003 NBHD 1 720-229-10652 Acres A - Active Last Update A - Active Last Update Sale S Information 120 Sale Price
 Valid sale? Valid sale? Vant and 4 fixtures 201 Vom HS 122 2107 GL 	INSP	Funct Depr Econ Depr	Phys Depr	Condition	Effect Age	Year Built	AC 1 0 0 1 06/05/17 0 0 1/10/05 251,900
	NoData	o o	σ	Average	9	2000	Land V Dwellir Site Im Outbuil Misc. A Total
	INSP	Bldg Type	Design	Style	Quality	Building SF	
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MicroSolve CAMA 2000

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WoodDck/NoWal	/Roof/C			320.00	2	3.53		7,530	
WoodDck/Solid/R	.oof/Ceil			202.00	4	1.29		8,341	
	Conc 8"			1,280.00	1	6.18		20,710	
Fi	nish Apt			1,100.00	2	8.62		31,482	
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	10.80							116,200	
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Str NEW Average Average Perce Size Nbhd Mi 2.00 1.0 Size Nbhd Mi 2.00 1.0 Allowance 1.0 Str NEW LESS DEPRECIATION 25.0 Size Nbhd Mi 2.00 1.0 8.80 1.0 10.80 1.0	Section 1Town of WestfordSpan #: 720-229-10652Last InspectN DALE R & KAREN MSale Price: 2N DALE R & KAREN MSale Date: 01/7Bidg Type: SingStyle:1RD VT 05494Style:1RT 128Area: 231G, GARAGE & 10.8 AC# Rms: 6# 1/2 Bath: 1PercentWdSidng / Ht=8100.00WdSidng / Ht=8100.00WoodAllowanceAllowance100.00GoodGoodOSTShed roofJRESShed roofIowance of 1)Shed roofShed roofWoodDck/NoWall/Roof/CWoodDck/NoWall/Roof/C1.10NoodDck/NoWall/Roof/C1.10NoodDck/NoWall/Roof/C5.00St NEWAveragePercent on5.00SizeNbhd Mult2.001.008.801.00Nation8.801.008.80Yoy Y y TypicalAveragey / y TypicalAverage	Span #: 720-229-10652 Last Inspected: 11/25/2 N DALE R & KAREN M Sale Price: 251,900 E RT 128 Bldg Type: Single C RD VT 05494 Style: 1.5 Fin F RT 128 Area: 2315 Y G, GARAGE & 10.8 AC # Rms: 6 # WdSidng / Ht=8 100.00 Wood WdSidng / Ht=8 100.00 Good CompShg 100.00 Wood Allowance 100.00 Good OST 2,315.00 JRES Iowance of 1) Shed roof 34.00 WoodDck/NoWall/NoRoo 352.00 320.00 WoodDck/NoWall/NoRoo 320.00 Good WoodDck/NoWall/NoRoof/C 320.00 320.00 VoodDck/NoWall/Roof/C 320.00 Good ST NEW Average Percent on 5.00 1.10 1.00 Average Stood ST NEW Average 25.00 Size Nbhd Mult Grade	Section 1 Town of Westford F Span #: 720-229-10652 Last Inspected: 11/25/2002 NDALE R & KAREN M Sale Price: 251,900 Book: Sale Date: 01/10/2005 Page: Page: Bldg Type: Single Quality: Quality: 1.5 Fin RT 128 RT 128 Area: 2315 Yr Built: 1 # Bedrm: # 1/2 Bath: 1 # Bedrm: # 1/2 Bath: 1 # Bedrm: # 1/2 Bath: 1 # Baths: Description Percent Quantity Unit of Unit of Wood 0.00 6 CompShg 100.00 6 0.00 6 6 CompShg 100.00 6 6 6 Wood Allowance 100.00 6 6 CompShg 100.00 6 6 6 Vood/CK/NoWall/NoRoo 352.00 7 7.00 1,10 MoodDck/NoWall/Roof/Ccii 2020.00 4 2 0 4 VoodDck/NoWall/Roof/Ccii 20.00 1 1 0 2 Stet roof 5.00 1.00 2.00 1 1 0 2 2 <td>Section 1 Town of Westford Record Span #: 720-229-10652 Last Inspected: 11/25/2002 Cost VDALE R & KAREN M Sale Price: 251,900 Book: 120 Sale Date: 01/10/2005 Page: 42 Bidg Type: Single Date: 01/10/2005 Page: 42 G(GARAGE & 10.8 AC # ms: 6 # Beths: 3 Description Percent Quantity Unit Cost WdSidng / Ht=8 100.00 3.20 1.63 Good 0 0.00 3.20 HW B/ST 100.00 34.00 145.00 Obvance of 1) 450.00 34.00 145.00 WoodDck/NoWall/NoRo/ 320.00 23.53 WoodDck/NoWall/NoRo/Ceil 202.00 23.21 <td< td=""><td>Section 1 Town of Westford Record # 80 Span #: 720-229-10652 Last Inspected: 11/25/2002 Cost Update: 10 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 ND State Date: 01/10/2005 Page: 42 42 42 RT 128 Stig: 1.5 Fin Frame: Studded 47 G, GARAGE & 10.8 AC # Rms: 6 # Bedrm: 3 # Ktchns: # VdSidng / Ht=8 100.00 Good 1.63 5 Wood 100.00 3.20 1.63 5 Wood 7.00 1.100.00 1.65 5 Owance of 8) 7.00 1.100.00 3.50 10.08 MoodDck/NoWall/NoRof 232.00 141.8 10.00 2.62 Mood</td></td<></td>	Section 1 Town of Westford Record Span #: 720-229-10652 Last Inspected: 11/25/2002 Cost VDALE R & KAREN M Sale Price: 251,900 Book: 120 Sale Date: 01/10/2005 Page: 42 Bidg Type: Single Date: 01/10/2005 Page: 42 G(GARAGE & 10.8 AC # ms: 6 # Beths: 3 Description Percent Quantity Unit Cost WdSidng / Ht=8 100.00 3.20 1.63 Good 0 0.00 3.20 HW B/ST 100.00 34.00 145.00 Obvance of 1) 450.00 34.00 145.00 WoodDck/NoWall/NoRo/ 320.00 23.53 WoodDck/NoWall/NoRo/Ceil 202.00 23.21 <td< td=""><td>Section 1 Town of Westford Record # 80 Span #: 720-229-10652 Last Inspected: 11/25/2002 Cost Update: 10 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 ND State Date: 01/10/2005 Page: 42 42 42 RT 128 Stig: 1.5 Fin Frame: Studded 47 G, GARAGE & 10.8 AC # Rms: 6 # Bedrm: 3 # Ktchns: # VdSidng / Ht=8 100.00 Good 1.63 5 Wood 100.00 3.20 1.63 5 Wood 7.00 1.100.00 1.65 5 Owance of 8) 7.00 1.100.00 3.50 10.08 MoodDck/NoWall/NoRof 232.00 141.8 10.00 2.62 Mood</td></td<>	Section 1 Town of Westford Record # 80 Span #: 720-229-10652 Last Inspected: 11/25/2002 Cost Update: 10 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 NDALE R & KAREN M Sale Date: 01/10/2005 Page: 42 42 ND State Date: 01/10/2005 Page: 42 42 42 RT 128 Stig: 1.5 Fin Frame: Studded 47 G, GARAGE & 10.8 AC # Rms: 6 # Bedrm: 3 # Ktchns: # VdSidng / Ht=8 100.00 Good 1.63 5 Wood 100.00 3.20 1.63 5 Wood 7.00 1.100.00 1.65 5 Owance of 8) 7.00 1.100.00 3.50 10.08 MoodDck/NoWall/NoRof 232.00 141.8 10.00 2.62 Mood	

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Itemized Property Costs From Table: MAIN Section 1 Town of Westford Record # 60											
From Table: MAIN Section 1		Record # 60									
Property ID: 01TW003	Span #: 720-229-1065		spected: 11/25				0/28/2015				
Owner(s): CHAPMAN DALE R & K	AREN M	Sale Price:	251,900 01/10/2005	Book:	120 42	Validity:	Yes				
Address: 2229 VT RT 128		Bldg Type:		Page: Quality:		AVERAG	E				
City/St/Zip: WESTFORD VT 05494		Style:	1.5 Fin	Frame:							
Location: 2229 VT RT 128		Area:	2315			Eff Age:					
Description: DWELLING, GARAGE 8 Tax Map #: 01TW003.	a 10.8 AC	# Rms: # 1/2 Bath:	6 1	# Bedrm # Baths:		# Ktchns	: 2				
Item	Description	Percei			Cost		Total				
Total	• • • •		,				2,000				
TOTAL PROPERTY VALUE							406,400				
NOTES			HOUSESIT				296,900				
	/alid a als 2		HOMESTEA	D VALU	E: .		338,100				
GARAGE BUILT AFTER SALE A added 1,100 sq ft fna in basemen											
added 144 sq ft shed 2015	and 7 Intel 65 2010										
ADDED 25% BUS/RENTAL FROM	I HS 122 2107 GL										

06/09/2017

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