FORECLOSURE: 3BR/2BA MANUFACTURED HOME



THURSDAY, AUGUST 6 @ 11AM

Registration & Inspection from 10AM

22 Draper Lane, Brattleboro, VT

Open House: Thursday, July 16 from 1-3PM



3BR/2BA manufactured home on a 0.37± acre lot. 2-car garage with bonus room above. Public servies. Needs to be renovated.

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 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.

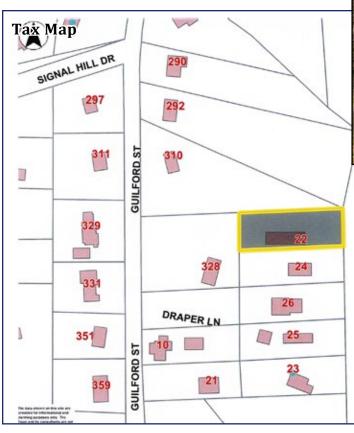
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

STATISTICS

Year Built
SidingVinyl
Roof Asphalt Shingle
Basement
Foundation Slab
Heat Oil/FHA
Water / Sewer
Past Due Water / Sewer\$688.68 (as of 6/30)
Square Footage
Rooms6
Bedrooms
Baths2
Garage 2-Car, Attached
Acreage
Assessment\$133,120
Year Taxes
Past Due TaxesNone (as of 6/30)

AUCTION TERMS: All of the Mortgaged Property, "AS IS, WITH ALL FAULTS, WITH NO REPRESEN-TATIONS OR WARRANTIES 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). A deposit shall be paid at the time of sale of at least \$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 to sign a no contingency Purchase and Sale Agreement at the time of the Public Sale. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE for further information.





THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661 800-634-7653 · 802-888-4662 · THCAuction.com · Info@THCAuction.com

Town of Brattleboro VT Property Summary Report

DRAPER LANE 0022

DRAPER LANE 0022		
PARCEL ID:	00110359.700	
LOCATION: DRAPER LANE 0022		
OWNER NAME:	CAMPBELL ARTHUR D JR	

OWNER OF RECORD

CAMPBELL ARTHUR D JR

PO BOX 2562

BRATTLEBORO, VT 05303-2562



PROPERTY CLASS:	Mobile Home (landed)	ZONING:	RD / Residential
LEGAL ACRES:	0.3700	UTILITIES:	Electric, Water, Sewer
TOPOGRAPHY:	Level, Low	STREET:	Unpaved

VALUATION HISTORY			
	04/01/2010	04/01/2009	
DWELLING:	\$81,370	\$96,400	\$0
LAND:	\$51,750	\$30,900	\$0
TOTAL:	\$133,120	\$127,300	\$0

OWNERSHIP HISTORY				
DATE	GRANTOR	BOOK/PAGE	SALE PRICE	
08/07/2009	CAMPBELL CHRISTOPHER J	380 937-38	0	
06/19/1987	NOT AVAILABLE	199 372	66500	

IMPROVEMENT - 00110359.700 - R01			
OCCUPANCY	Single family	BUILDING TYPE	Double Wide
FRAMING	Wood Frame	EXT. COVER	Vinyl
STORIES	1.0	FOUNDATION	Full Crawl
YEAR BUILT	1987	FIN ABV GRADE	1152 sq ft
CENTRAL AC	N	FIN BSMNT	0 sq ft

Town of Brattleboro VT Property Summary Report DRAPER LANE 0022

PARCEL ID:	00110359.700
LOCATION:	DRAPER LANE 0022
OWNER NAME:	CAMPBELL ARTHUR D JR

HEATING	Forced hot air	CONDITION	below normal for age
FIREPLACE	N	ENCLOSED PORCH	0 sq ft
# ROOMS	6	OPEN PORCH	0 sq ft
# BEDROOMS	3	DECK	0 sq ft
2 FIXT BATH	0	ATT. GARAGE	576 sq ft
3 FIXT BATH	2	DET. GARAGE	
4 FIXT BATH	0	ATT. CARPORT	
5 FIXT BATH	0		·

