

**FORECLOSURE: 3BR/2BA MANUFACTURED HOME**

 **AUCTION**

**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 services. 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 .....	1987
Siding .....	Vinyl
Roof .....	Asphalt Shingle
Basement .....	None
Foundation .....	Slab
Heat .....	Oil/FHA
Water / Sewer .....	Town
Past Due Water / Sewer .....	\$688.68 (as of 6/30)
Square Footage .....	1,152±
Rooms .....	6
Bedrooms .....	3
Baths .....	2
Garage .....	2-Car, Attached
Acreage .....	0.37±
Assessment .....	\$133,120
Year Taxes .....	\$3,722.28
Past Due Taxes .....	None (as of 6/30)

**AUCTION TERMS:** All of the Mortgaged Property, "AS IS, WITH ALL FAULTS, WITH NO REPRESENTATIONS 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.



# Town of Brattleboro VT Property Summary Report

## DRAPER LANE 0022

<b>PARCEL ID:</b>	00110359.700
<b>LOCATION:</b>	DRAPER LANE 0022
<b>OWNER NAME:</b>	CAMPBELL ARTHUR D JR

### OWNER OF RECORD

CAMPBELL ARTHUR D JR

PO BOX 2562

BRATTLEBORO, VT 05303-2562



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

### VALUATION HISTORY

	04/01/2010	04/01/2009	
<b>DWELLING:</b>	\$81,370	\$96,400	\$0
<b>LAND:</b>	\$51,750	\$30,900	\$0
<b>TOTAL:</b>	\$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

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

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

