

**FORECLOSURE: 3-BEDROOM, 1-BATH HOME ON  
0.81 ACRES IN WOODSVILLE, NH**

 **AUCTION**

**FRIDAY, MARCH 20 @ 11AM**

Registration & Inspection from 10AM

**ADDRESS: 211 Kearsarge Drive, Woodsville, NH 03774**

***Open House: Friday, March 6 from 11AM-1PM***



Chalet-style home featuring 3 bedrooms and 1 bath, offering approximately 960± sq. ft. of living space, including a loft, in a quiet setting. The property includes two lots selling together totaling 0.81± acres, with views of and rights to a private lake, plus access to beaches, a pool, and tennis courts. Conveniently located near ski areas, snowmobile trails, shopping, and dining, the home is approximately 5 hours from New York City, 2.5 hours from Boston, 3 hours from Portland, ME, 30 minutes to I-93, and 20 minutes to I-91 in Vermont. The home sits within the Mountain Lake District. Visit [www.mountainlakenh.com](http://www.mountainlakenh.com) for more information.

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](http://THCAuction.com) • [Info@THCAuction.com](mailto: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 .....	1970
Siding .....	Wood Shingle
Roof .....	Gable HIP Asphalt
Basement .....	Unfinished
Foundation .....	Concrete
Heat .....	Oil/Hot Air
Water .....	Mountain Lake District - Public
Water Flat Price .....	\$720.00 per year
<i>Water Delinquencies . . . .</i>	<i>\$2,352.84 as of 1/22/2026</i>
Sewer .....	On Site (1000 Gallon)
Square Footage .....	960±
Rooms .....	5±
Bedrooms .....	3
Baths .....	1
Acreage .....	0.81±
Road Frontage .....	100'±
Assessment .....	\$196,800.00
Year Taxes .....	\$2,977.00±
	<i>Through 3/02/2026</i>

**AUCTION TERMS:** To qualify to bid, prospective bidders must tender to the auctioneer before the foreclosure sale the amount of \$10,000.00 (the "Bid Qualifying Deposit") in cash, certified funds or bank check. The Property will be sold to the highest bidder, and the successful bidder's Bid Qualifying Deposit will be held as a non-refundable deposit, and will be considered reasonable liquidated damages if the highest bidder fails to close on the purchase of the Property. The closing shall be held, and the balance of the purchase price shall be due and payable in cash, certified funds, bank check, or other primary bank obligation, upon the delivery of the Foreclosure Deed to the purchaser within forty-five (45) days of the foreclosure sale, unless such date is mutually extended by the parties. The successful bidder will be responsible for all outstanding taxes 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". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers.





**Property Card: 211 KEARSARGE DR**  
Town of Haverhill, NH



**Parcel ID:** 204-296-0000  
**PID:** 000204000296000000

**Owner:** MODRELL, CAROL I  
**Co-Owner:**  
**Mailing Address:** 211 KEARSARGE DR  
WOODSVILLE, NH 03785

**General Information** **Assessed Value**

**Map:** 000204  
**Lot:** 000296  
**Sub:** 000000

**Land Use:** 1F RES WTR ACS  
**Zone:** 101 MTN LAKES-NONWF  
**Land Area in Acres:** 0.415  
**Current Use:** N  
**Neighborhood:** N-E  
**Frontage:** 00  
**Waterfront:** N  
**View Factor:**

**Land:** \$28,000  
**Buildings:** \$164,800  
**Extra Features:** \$4,000  
**Total:** \$196,800

**Sale History**

**Book/Page:** 2728-0247  
**Sale Date:** 10/23/2002  
**Sale Price:** 79933

**Building Details**

**Model Description:** CHALET  
**Total Gross Area:** 960  
**Year Built:** 1970  
**Building Grade:** AVG  
**Stories:** 1.50 STORY FRAME

**Condition:** FAIR  
**Depreciation:** 0  
**No. Bedrooms:** 3  
**No. Baths:** 1  
**Adj Bas:** 0

**Interior**

**Bathroom Information**

- # of Baths (full): 1

**Basement Information**

- Basement Access: Walkout
- Full

**Other Interior Features**

- # of Rooms: 5
- Water Heater: Electric
- Cathedral Ceiling, Fireplace - Wood

**Equipment & Appliance Information**

- Range - Electric, Refrigerator

**Room 1 Information**

- Kitchen
- Kitchen
- Dimensions: 8X16
- Level: 1

**Room 2 Information**

- Dining Room

**Room 3 Information**

- Living Room
- Dimensions: 14X15
- Level: 1

**Room 7 Information**

- Master Bedroom
- Dimensions: 9X11
- Level: 1

**Room 8 Information**

- Bedroom
- Dimensions: 9X9
- Level: 1

**Room 13 Information**

- Other
- Dimensions: 16X13
- Level: 2

**Room 16 Information**

- Full Bath
- Level: Basement

**Exterior**

**Building Information**

- Deck
- Construction: Wood Frame
- Foundation: Concrete
- Roof: Shingle - Other
- Exterior: Shingle, T-111

**Lot, Zoning, & Easement Information**

- Lot: 296
- Water View, Wooded

**Survey Information**

- Surveyed: Unknown

**Driveway**

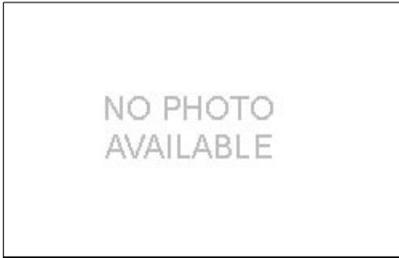
- Gravel

**Other Property & Lot Information**

- Year Built: 1974
- Water View: Yes
- Water View: Y



**Property Card: KEARSARGE DR**  
Town of Haverhill, NH



**Parcel ID:** 204-297-0000  
**PID:** 000204000297000000

**Owner:** MODRELL, CAROL I  
**Co-Owner:**  
**Mailing Address:** 211 KEARSARGE DR  
WOODSVILLE, NH 03785

**General Information** **Assessed Value**

**Map:** 000204  
**Lot:** 000297  
**Sub:** 000000

**Land Use:** 1F RES WTR ACS  
**Zone:** 101 MTN LAKES-NONWF  
**Land Area in Acres:** 0.39  
**Current Use:** N  
**Neighborhood:** N-E  
**Frontage:** 00  
**Waterfront:** N  
**View Factor:**

**Land:** \$9,200  
**Buildings:** \$0  
**Extra Features:** \$0  
**Total:** \$9,200

**Sale History**

**Book/Page:** 2728-0247  
**Sale Date:** 10/23/2002  
**Sale Price:** 0

**Building Details**

**Model Description:**  
**Total Gross Area:** 0  
**Year Built:** 0  
**Building Grade:**  
**Stories:**

**Condition:**  
**Depreciation:** 0  
**No. Bedrooms:** 0  
**No. Baths:** 0  
**Adj Bas:** 0

**Financial**

**Tax Information**

- Tax Year: 2001
- Gross Amount Tax: 1697.11

**Other Tax Information**

- Page Deed: 84

**Utilities**

**Heating & Cooling Information**

- Heat: Hot Air
- Heat Fuel: Oil

**Electric Information**

- 100 Amp, Circuit Breaker(s)

**Sewer Information**

- 1000 Gallon, Private

**Water Information**

- Public

**Other Utilities Information**

- Cable

TOWN OF HAVERHILL  
2975 Dartmouth College Hwy

North Haverhill, NH 03774

TOWN OF HAVERHILL

Office Hours

Mon: 8:00AM-4:00PM Tues 8:00AM-4:00PM

(603) 787-6444

MODRELL, CAROL I  
211 KEARSARGE DR  
WOODSVILLE, NH 03785

OFFICE OF THE TAX COLLECTOR  
SUMMARY OF ACTIVITY BY OWNER

Printed Tuesday, February 17, 2026

Interest Calculated As Of 03/02/2026

Map Lot Sub: 000204 000296 000000

Invoice: 2025P02034305

Acres: 0.42

Location: 211 KEARSARGE DR

Bill Amount: \$ 2,844.00

Due Date: 03/02/2026

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/02/2026	Int/Pen From 03/02/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Per Diem:</b>	0.6233				
<b>Total Due For Invoice 2025P02034305:</b>					<b>\$ 2,844.00</b>

**Total Due For Parcel 000204 000296 000000: \$ 2,844.00**

Map Lot Sub: 000204 000297 000000

Invoice: 2025P02034306

Acres: 0.39

Location: KEARSARGE DR

Bill Amount: \$ 133.00

Due Date: 03/02/2026

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/02/2026	Int/Pen From 03/02/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Per Diem:</b>	0.0292				
<b>Total Due For Invoice 2025P02034306:</b>					<b>\$ 133.00</b>

**Total Due For Parcel 000204 000297 000000: \$ 133.00**

**Per Diem: 0.6525 Total Due For All Parcels: \$ 2,977.00**

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water



Collector of Taxes

Melinda Boutin



**Mountain Lakes District**

75 White Mountain Road  
Woodsville, NH 03785  
www.mountainlakesnh.com

**District Office**  
Ph: 603-787-6180  
Fax: 603-787-2154

MLDAdmin@mountainlakesnh.com

● Robert F. Long, Commissioner ● Lisa Edwards, Commissioner ● Eric Cassidy, Commissioner ●

January 29, 2026

Sheehey Furlong & Behm P.C.  
Attn: Mark E. Melendy  
PO Box 66  
Burlington, VT 05402

RE: MLD Water Department – Modrell-204-296 -Lien  
Foreclosure of 211Kearsarge Dr, Woodsville, NH

Enclosed is the Mountain Lakes Water Department Aged Receivables report showing a balance due of \$2,352.84 as of January 22, 2026 for the Modrell property .

Sincerely,  
Mountain Lakes District

Pauline H. Angier  
MLD Administration

**Mountain Lakes Water Department  
Aged Receivables  
As of Jan 22, 2026**

Filter Criteria includes: 1) IDs: MODRELL-204-296; 2) Includes Drop Shipments. Report order is by ID. Report is printed in De

Customer ID	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
<b>Customer</b>						
<b>Bill To Contact</b>						
<b>Telephone 1</b>						
MODRELL-204-296	8290				700.00	700.00
08/2024 LIEN \$1572.26	8407				14.07	14.07
Carol Modrell	8477				7.14	7.14
603-787-2119	8544				7.21	7.21
	8602				700.00	700.00
	FC81m00038				143.84	143.84
	FCA7m00013				31.46	31.46
	FCB7m00008				14.56	14.56
	FCC5m00008				13.15	13.15
	FCC8m00009				1.41	1.41
	8976				720.00	720.00
<b>MODRELL-204-296</b>					<b>2,352.84</b>	<b>2,352.84</b>
08/2024 LIEN \$1572.26						
<b>Report Total</b>					<b>2,352.84</b>	<b>2,352.84</b>