

**FORECLOSURE: 3-BEDROOM, 2-BATH MOBILE
HOME ON 1.27 ACRES IN BARRE, VT**



AUCTION

TUESDAY, OCTOBER 20, 2026 @ 11AM

Registration & Inspection from 10:00AM

46 Middle Road, Barre, VT 05641

Open House: Wed., October 7 from 11AM - 1PM



This 3-bedroom, 2-bath mobile home is situated on 1.27± acres and has 1,064± sq. ft.

Located in Barre Town, the property is convenient to local restaurants, shopping, schools, churches and is only 4 miles from I-89.

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.

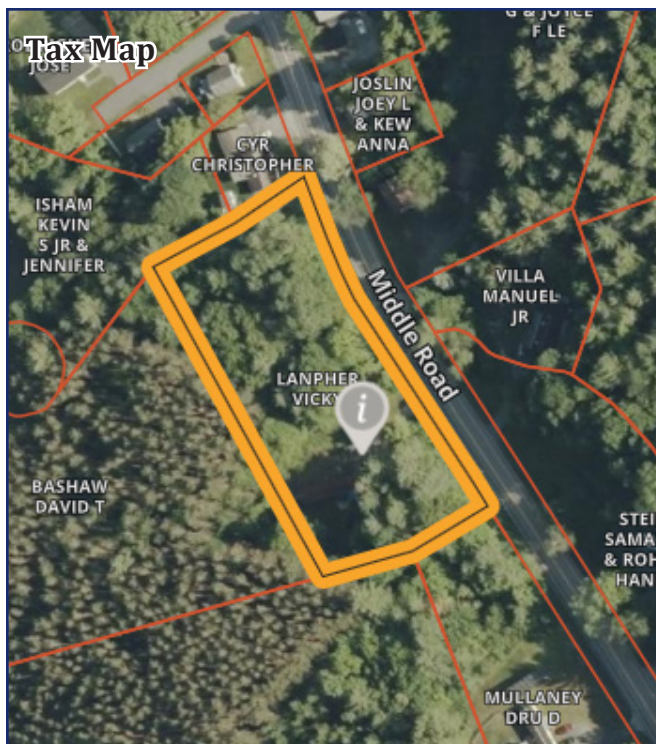
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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 1992
 Siding Metal
 Roof Metal
 Basement None
 Foundation Cement Slab
 Heat Hot Air/Oil
 Water Drilled Well
 Sewer Public
 Square Footage 1,064± SF
 Rooms 5
 Bedrooms 3
 Baths 2
 Garage None
 Acreage 1.27±
 Assessment \$58,650
 Town of Barre, VT Taxes \$1,459.04



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.



LANPHER VICKY
46 MIDDLE RD
BARRE, VT 05641
MOBILE HOME & 1.27 ACRES
Neighborhood Number
6
Neighborhood Name
Neighborhood #6
Property Class
150 Mobile Home (w/Land)
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number

BARRE TOWN
039
2058

Site Description
Topography
Public Utilities
Sewer, Electric
Street or Road
Paved
Neighborhood
Zoning:
Res-High Density
Legal Acres:
1.2700

Transfer of Ownership					
Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page	
LANPHER ROBERT	0	02/16/2016	QC	284	918
NA	17900	04/16/2002		173	386
BAILEY FRANK W & EVA L	17900	04/16/2002	QC	173	386

Valuation Record					
Assessment Year	2004	2005	2005	2021	
Reason for Change	2004 Reval	NC	2006	Reappraisal	
2021 Market	L I T	34500 27420 61920	34500 28480 62980	40800 18650 58650	



Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Homesite Well Public Sewer	332.0	1.2700		



TOWN OF BARRE

P O BOX 124
WEBSTERVILLE, VT 05678-0124
802.479.9391

PROPERTY TAX BILL

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

INTERIM TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
026/025.03	07/09/2026	2026

Description: MHL & 1.27 ACRES

Location: 46 MIDDLE RD

OWNER
LANPHER VICKY
46 MIDDLE RD
BARRE VT 05641

IMPORTANT - PLEASE READ

Any installment not paid when due becomes immediately delinquent. Installments paid 1 to 30 days late are payable to Town Treasurer together with a late payment charge of 5% of the amount of the delinquent installment. Any installment not paid within 30 days of due date will be placed in the hands of the tax collector. To the amount of the installment and the 5% late payment charge, the following will be added: a) collection fee of 8% of installment, b) simple interest from due date at the rate of 1% per month (annual rate 12%) on the amount of the installment and c) attorney fees and court costs, if any, incurred in collection. POSTMARKS NO LONGER ACCEPTED.

HOUSESITE TAX INFORMATION

SPAN # 039-012-10165 SCL CODE: 012
TOTAL PARCEL ACRES 1.27

Interim Tax Bill Housesite Tax
Information will be provided on
supplemental tax bill.

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NONHOMESTEAD
REAL	58,650		58,650
TOTAL TAXABLE VALUE	58,650		58,650
GRAND LIST VALUES	586.50		586.50

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal Tax	0.4186	x586.50=	245.51	NON HOMESTEAD EDUCATION	1.6105	x586.50=	944.56
Highway Tax	0.4564	x586.50=	267.68		1.6430 (state rate) / 102.02% (CLA + SA) = 1.6105		
Local Agreement Rate	0.0022	x586.50=	1.29				
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DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

PAYMENTS DUE BY 4:30 P.M. ON DUE DATE

1 TOWN OF BARRE TAX YEAR 2026 1ST PAYMENT DUE 08/17/2026 OWNER NAME LANPHER VICKY PARCEL ID 026/025.03 AMOUNT DUE 364.76 AMOUNT PAID 0.00 BALANCE DUE 364.76 INTERIM TAX BILL	2 TOWN OF BARRE TAX YEAR 2026 2ND PAYMENT DUE 11/16/2026 OWNER NAME LANPHER VICKY PARCEL ID 026/025.03 AMOUNT DUE 364.76 AMOUNT PAID 0.00 BALANCE DUE 364.76 INTERIM TAX BILL	3 TOWN OF BARRE TAX YEAR 2026 3RD PAYMENT DUE 02/16/2027 OWNER NAME LANPHER VICKY PARCEL ID 026/025.03 AMOUNT DUE 364.76 AMOUNT PAID 0.00 BALANCE DUE 364.76 INTERIM TAX BILL	4 TOWN OF BARRE TAX YEAR 2026 4TH PAYMENT DUE 05/17/2027 OWNER NAME LANPHER VICKY PARCEL ID 026/025.03 AMOUNT DUE 364.76 AMOUNT PAID 0.00 BALANCE DUE 364.76 INTERIM TAX BILL
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