

**FORECLOSURE: 2-BEDROOM, 2-BATH HOME ON  
4± ACRES IN TOPSHAM, VT**



**AUCTION**

**THURSDAY, JUNE 18, 2026 @ 11AM**

Registration & Inspection from 10:00AM

**59 Zion Hill Road, Topsham, VT 05086**

***OPEN HOUSE: Thursday, June 4 from 11AM - 1PM***



This foreclosure property features a 2-bedroom, 2-bath mobile home built in 1982 with 924± square feet of living space on 4± acres in a country setting in Topsham, VT. The property includes a detached garage and open outdoor space with room for storage, recreation, or future improvements. Located in a rural setting, this property offers a quieter location while still providing access to surrounding communities and services.

Home is located only 13 miles to Barre, VT, 19.8 miles to Montpelier, VT, 24 miles to Northfield, VT, and 57.6 miles to Burlington, VT.

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.

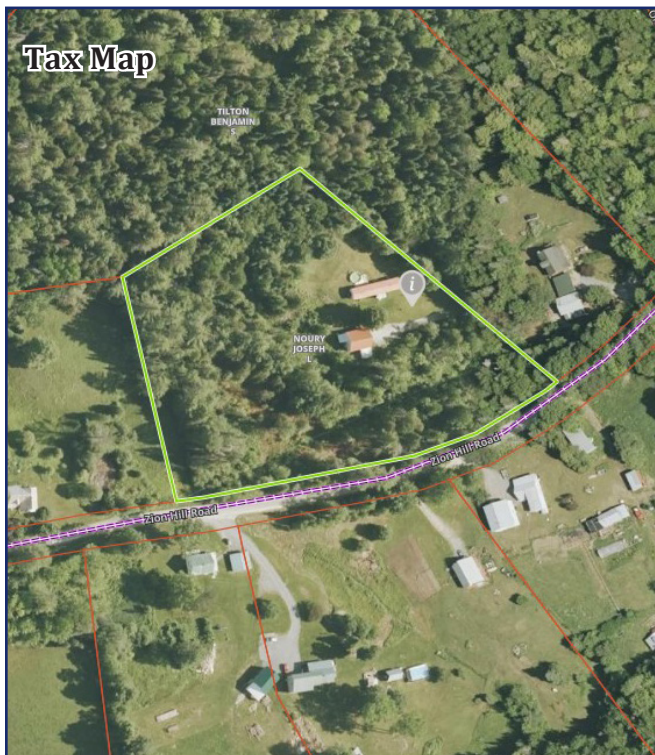
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

## STATISTICS

Year Built .....	1982
Siding .....	Vinyl
Roof .....	Metal
Basement .....	None
Foundation .....	Slab
Heat .....	Forced Hot
Water .....	Drilled Well
Sewer .....	On Site
Square Footage .....	924± SF
Rooms .....	4
Bedrooms .....	2
Baths .....	2
Garage .....	2 Car Detached Garage
Acreage .....	4.0±
Assessment .....	\$79,200
Town of Topsham Taxes .....	\$2,099.43
<i>Delinquent Taxes through June 2, 2026: . . .</i>	<i>\$2,478.15</i>

**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.



**Itemized Property Costs**

From Table: MAIN Section.1

**Town of Topsham**

Record # 346

Property ID: A3605900

Span #: 648-204-10419

Last Inspected: 12/07/2007

Cost Update: 03/18/2008

Owner(s): NOURY JOSEPH L  
 NOURY KIMBERLY A  
 Address: 69 S MAIN ST APT 3  
 City/St/Zip: WEST TOPSHAM VT 05086  
 Location: 59 ZION HILL ROAD  
 Description: LAND & DWELLING  
 Tax Map #:

Sale Price: 111,500    Book: 83    Validity: Yes  
 Sale Date: 10/28/2019    Page: 284-285  
 Bldg Type: Mobile    Quality: 3.00 AVERAGE  
 Style: 1 Story    Frame: Studded  
 Area: 924    Yr Built: 1982    Eff Age: 43  
 # Rms: 4    # Bedrm: 2    # Ktchns: 1  
 # 1/2 Bath: 0    # Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
MH 14 X 66	MH HdBd	100.00		32.90	
<b>ADJUSTMENTS</b>					
Roof #1:	MH Ribbed	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.17	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			924.00	35.07	32,404
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 7)			-2.00	550.00	-1,100
Roughins (beyond allowance of 1)			60.00	203.50	12,210
Porch #1:	WoodDck/NoWall/Roof/N		72.00	22.89	1,648
Foundation	MH Pier		160.00		
Skirting	Average		160.00	6.75	1,080
Subtotal					46,242
Local multiplier		1.10			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					50,866
Condition	Average	Percent			
Physical depreciation		55.00			-27,976
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					22,900
<b>LAND PRICES</b>					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	0.90		22,500
AC Other	2.00	1.00	0.80		5,000
Total			4.00		27,500
<b>SITE IMPROVEMENTS</b>					
	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		4,000
Sewer	y/y	Typical	Average		6,000
Total					10,000
<b>OUTBUILDINGS</b>					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Mat storag	y/y	50	480	5.88	2,800
DGS 1.5S	y/y	70	780	20.47	16,000
Total					18,800
<b>TOTAL PROPERTY VALUE</b>					79,200

**NOTES**

HOUSESITE VALUE : . 74,200  
 HOMESTEAD VALUE : . 79,200

RESIDENTIAL PROPERTY RECORD CARD

Owner Information

Parcel A3605900  
 Owner NOURY JOSEPH L  
 NOURY KIMBERLY A  
 69 S MAIN ST APT 3  
 WEST TOPSHAM, VT 05086

Location 59 ZION HILL ROAD  
 Descr: LAND & DWELLING

Parcel Information

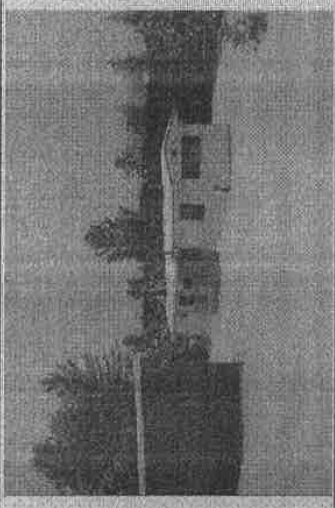
Tax Map # NBHD 3  
 Span 648-204-10419 Acres 4.00  
 Status A - Active Last Update 12/03/10

Sales Information

Book 83 Sale Date 10/28/19  
 Page 284-285 Sale Price 111,500

Parcel Value Information

Land Value 27,500 Homestead 79,200  
 Dwelling Value 22,900 Housesite 74,200  
 Site Imprvmt 10,000  
 Outbuildings 18,800  
 Misc. Adj. 0  
 Total 79,200



Sketch Updated: 12/03/10

BUILDING		Total Rooms	4	Year Built	1982	Building SF	924	Energy Adj	Average	Roughins	61
Bedrooms	2	Effect Age	0.0	Quality	3.00	Bsmt Wall	1 Story	Bsmt SF	NoData	Plumb Fixt	5
Full Baths	1	Condition	Average	Style	Design	Bsmt Fin	MobileHo	Bsmt Fin	No Data	Porch	72
Half Baths	0	Phys Depr	55	Bldg Type	Mobile	Bsmt Fin SF	Bsmt Fin SF	Bsmt Fin SF	0	Gar/Shed	0
Kitchens	1	Funct Depr	0	Econ Depr	0					% Complete:	0

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	APPT	NoData	APPTSCHD

NOTES

PAYABLE TO:

MAIL TO:

# Town of Topsham

PO Box 69

Topsham VT 05076

(802) 439-5505

If payment is by mail and you want a receipt, please enclose a S.A.S.E.

## TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
A36059.00	05/07/2026	2025

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to collectors fee of 8%.

Description: LAND & DWELLING

Location: 59 ZION HILL ROAD

SPAN # 648-204-10419 SCL CODE: 204  
TOTAL PARCEL ACRES 4.00

OWNER  
NOURY JOSEPH L  
NOURY KIMBERLY A  
59 ZION HILL ROAD  
WEST TOPSHAM VT 05086

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	79,200	79,200
<b>TOTAL TAXABLE VALUE</b>	<b>79,200</b>	<b>79,200</b>
<b>GRAND LIST VALUES</b>	<b>792.00</b>	<b>792.00</b>

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL FUND/HIGHWAY	0.8101	x792.00=	641.59	NON HOMESTEAD EDUCATION	1.8134	x792.00=	1,436.21
CEMETERY	0.0066	x792.00=	5.23	1.7030 (state rate) / 93.91% (CLA ÷ SA) = 1.8134			
LOCAL AGREEMENTS	0.0053	x792.00=	4.20	<b>Payments</b>	<b>TOTAL EDUCATION TAX</b>		1,436.21
VOTED APPROPRIATIONS	0.0154	x792.00=	12.20	1	10/01/2025	<b>EDUCATION STATE PAYMENT</b>	
				<b>EDUCATION NET TAX DUE</b>			
<b>TOTAL MUNICIPAL TAX</b>			663.22	<b>TAX SUMMARY</b>			
<b>MUNICIPAL STATE PAYMENT</b>				<b>Municipal + Education</b>			
<b>MUNICIPAL NET TAX DUE</b>				<b>TOTAL TAX</b>			2,099.43
				<b>TOTAL STATE PAYMENT</b>			
				<b>TOTAL NET TAX DUE</b>			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

### Town of Topsham

PAYMENT DUE	TAX YEAR
10/01/2025	2025
<b>OWNER NAME</b>	
NOURY JOSEPH L	
<b>PARCEL ID</b>	
A36059.00	
<b>AMOUNT DUE</b>	
<b>AMOUNT PAID</b>	

POSTMARK IS NOT ACCEPTED!

Payment must be received at the town office by 4:00 P.M. on Wednesday, October 1st.