

**FORECLOSURE: 4-BEDROOM, 2-BATH MOBILE
HOME ON 21.6 ACRES IN CORINTH, VT**



AUCTION

THURSDAY, SEPTEMBER 10, 2026 @ 11AM

Registration & Inspection from 10:00AM

1695 Backway Road, Corinth, VT 05039

Open House: Wed., August 12 from 11AM - 1PM



Situated on 21.6± acres in the scenic town of Corinth, Vermont, this 2022 double-wide manufactured home offers the space and privacy of country living with the convenience of modern construction. Located at 1695 Backway Road, the home features approximately 1,568± square feet of living space with 4 bedrooms and 2 full bathrooms, providing a comfortable layout for a variety of needs. The surrounding acreage offers plenty of room for gardening, outdoor recreation, or simply enjoying the peaceful rural setting, all while remaining within easy reach of nearby communities and everyday amenities.

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 2022
 Siding Vinyl
 Roof Asphalt Shingles
 Basement None
 Foundation Cement Slab
 Heat Hot Air
 Water Drilled Well
 Sewer On Site
 Square Footage 1,568± SF
 Rooms 6
 Bedrooms 4
 Baths 2
 Garage None
 Acreage 21.6±
 Assessment \$133,200
 Town of Corinth, VT Taxes \$2,521.10
Total Tax Past Due \$9,225.03



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 "Hirschak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirschak Brothers, LLC.



Owner Information Parcel 070-01695 Owner ZEININGER JESSE & ALISON 1695 BACKWAY RD CORINTH, VT 05039 Location 1695 BACKWAY RD Descr: LAND & MH# 007-000-H-A-005051AB		Parcel Value Information Land Value 47,100 Homestead 133,200 Dwelling Value 75,100 Housesite 108,600 Site Imprmnt 10,000 Outbuildings 1,000 Misc. Adj. 0 Total 133,200				Sketch Updated: / /	
Parcel Information Tax Map # 070-01695 NBHD 10 Span 159-050-11067 Acres 21.60 Status A - Active Last Update 07/29/24		Sales Information Book 101 Sale Date 12/16/16 Page 708 Sale Price 23,500					
BUILDING Total Rooms 6 Year Built 2022 Building SF 1568 Energy Adj Good Roughins 1 Bedrooms 4 Effect Age 0.0 Quality 3.50 Bsmt Wall NoData Plumb Fixt 9 Full Baths 2 Condition Avg/Good Style 1 Story Bsmt SF 0.00 Fireplaces 0 Half Baths 0 Phys Depr 0 Design DblWide Bsmt Fin No Data Porch 0 Kitchens 0 Funct Depr 0 Bldg Type Mobile Bsmt Fin SF 0 Gar/Shed 0 Econ Depr 0		INSPECT INSP. NoData INSP. NoData APPT NoData APPTSCHD NoData INSP. NoData INSP. NoData APPT NoData APPTSCHD		% Complete: 100			
Notes 2022 nov 7 inspect new dbl wide serial 007-000-H-A005051AB 2021 no construction yet living in RV							

PAYABLE TO:

MAIL TO:

Town of Corinth

PO Box 461
Corinth, Vermont 05039

TAX BILL

802-439-5850

This is the only bill you will receive. Forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
070-01695.	08/27/2025	2025-2026

1/2% interest per month will be added after the due date on all unpaid taxes. Taxes not paid on or before final due date will be processed as Delinquent and assessed with penalty & interest charges.

Description: LAND & MH# 007-000-H-A-005051AB

Location: 1695 BACKWAY RD

OWNER ZEININGER JESSE & ALISON
1695 BACKWAY RD
CORINTH VT 05039

HOUSESITE TAX INFORMATION	
SPAN # 159-050-11067	SCL CODE: 050
TOTAL PARCEL ACRES	21.60
HOUSESITE VALUE	108,600
HOUSESITE EDUCATION TAX	1,422.88
HOUSESITE MUNICIPAL TAX	821.78
HOUSESITE TOTAL TAX	2,244.66
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD
REAL	133,200	133,200
TOTAL TAXABLE VALUE	133,200	133,200
GRAND LIST VALUES	1,332.00	1,332.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.1749	x1,332.00=	232.96	HOMESTEAD EDUCATION	1.3102	x1,332.00=	1,745.19
HIGHWAY	0.5376	x1,332.00=	716.08	1.2849 (district rate) / 98.07% (CLA ÷ SA) = 1.3102			
LOCAL AGREEMENT	0.0051	x1,332.00=	6.79				
FIRE STATION	0.0391	x1,332.00=	52.08				
				Payments		TOTAL EDUCATION TAX	1,745.19
				1	09/09/2025	EDUCATION STATE PAYMENT	232.00
					1,260.55	EDUCATION NET TAX DUE	1,513.19
				2	02/09/2026	TAX SUMMARY Municipal + Education	
					1,260.55		
TOTAL MUNICIPAL TAX			1,007.91	TOTAL TAX		2,753.10	
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT		232.00	
MUNICIPAL NET TAX DUE			1,007.91	TOTAL NET TAX DUE		2,521.10	