



DOMENIC M. RICHARDI
HIGH SHERIFF

OFFICE OF THE SHERIFF
COUNTY OF CARROLL
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NOTICE OF SHERIFF'S SALE

Ossipee Bluffs Association

v.

Donald R. Lee, Sr., a/k/a Donald R. Lee

Take Notice that your right, title and interest in your property located at 13 Fillion Road and 15 Fillion Road, in the Town of Ossipee, County of Carroll and State of New Hampshire will be sold according to this Notice of Sheriff's Sale upon Writ of Execution No. 211-2010-CV-00202 issued by the Belknap Superior Court against you on April 11, 2017.

Taken on said Writ of Execution in favor of Ossipee Bluffs Association, with a mailing address of P.O. Box 481, Center Ossipee, NH 03814, to be sold at public auction on:

JUNE 10, 2017 at 11:00 AM

at the premises, located at 13 Fillion Road and 15 Fillion Road, Town of Ossipee, County of Carroll and State of New Hampshire, all the right, title, interest and right in equity and right to redeem said right in equity which the within named Donald R. Lee, Sr., a/k/a Donald R. Lee had on April 25, 2017, the day upon which the levy was begun and duly recorded on the following described property:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon, situate on the southerly shore of the Ossipee Lake in Ossipee, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly side of a right of way road, said point being at the southeasterly corner of land of Charles E. and Margaret T. Mann and at the southwesterly corner of the premises herein conveyed and thence running northerly along said Mann land one hundred seventy-five (175) feet, more or less, to an iron pipe near the shore of said lake; thence continuing on the same course northerly to the high water mark of said lake; thence turning and running easterly along the shoreline of said lake ninety (90) feet to a point; thence turning and running southeasterly to an iron pipe near the shore of said lake and above high water mark; thence continuing on the same course southeasterly one hundred seventy-five (175) feet, more or less, to an iron

pipe on the northerly sideline of said right of way road; thence turning and running westerly seventy (70) feet to the point of beginning.

Also conveyed hereby is a right to pass and repass to the conveyed premises over the existing right of way road, said right to be shared in common with any others holding a similar easement. Said premises are further subject to a right of way for electric lines.

PARCEL 2:

A certain tract or parcel of land, which formerly had a log cabin building thereon, situate on the Southerly shore of Ossipee Lake, Town of Ossipee, Carroll County, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe set in the ground on the Northerly side of the right-of-way road, said point being the southwesterly corner of land now or formerly of Oliver W. Barnes and at the Southeasterly corner of the premises herein conveyed; thence running Westerly along said roadway seventy-six feet (76'), more or less, to an iron pipe at the land now or formerly of said Barnes; thence turning and running Northwesterly by said Barnes land one hundred eighty feet (180'), more or less to an iron pipe near the shore of said lake; thence continuing on the same course Northwesterly to the highwater mark of said lake; thence turning and running Easterly along the shore of said lake, ninety feet (90'), to a point intersecting the extension of the easterly boundary of said conveyed premises; thence turning and running Southerly to an iron pipe near the shore of said lake; thence continuing by said Barnes land one hundred seventy-five feet (175'), more or less, to the bounds begun at.

Said property will be offered for sale at a price necessary to satisfy the Writ of Execution and all legal charges and expenses. Said sale will be subject to real estate taxes and any liens, mortgages or other encumbrances that have priority over this Writ of Execution, as provided by law.

Said property is sold subject to any rights of way, easements and/or restrictions of record.

NOTICE

IF YOU OR YOUR SPOUSE OWNS AND RESIDES IN THIS PROPERTY, YOU AND/OR YOUR SPOUSE MAY BE ENTITLED TO A HOMESTEAD EXEMPTION PURSUANT TO RSA 480:1. THIS EXEMPTS \$120,000 FOR A SINGLE PERSON AND \$240,000 FOR A MARRIED COUPLE. IN ORDER TO CLAIM THIS EXEMPTION, YOU MUST NOTIFY THE SHERIFF OF THE COUNTY IN WHICH THE REAL ESTATE IS SITUATED AND THE JUDGMENT CREDITOR OF THE AMOUNT OF YOUR HOMESTEAD CLAIM IN WRITING. IF YOU DO SO BEFORE THE SALE, THE SHERIFF MUST PAY YOU THE AMOUNT OF YOUR HOMESTEAD EXEMPTION BEFORE PAYING THE JUDGMENT CREDITOR FROM THE PROCEEDS OF THE SALE. IF, HOWEVER, THE JUDGMENT CREDITOR FILES A MOTION IN COURT CHALLENGING YOUR ENTITLEMENT TO OR THE AMOUNT OF THE

HOMESTEAD EXEMPTION, THE SHERIFF SHALL NOT DISTRIBUTE THE PROCEEDS FROM THE SALE UNTIL FURTHER ORDER OF THE COURT. IF YOU DO NOT NOTIFY THE SHERIFF AND THE CREDITOR OF YOUR EXEMPTION UNTIL AFTER THE SALE, THE CREDITOR NEED NOT PAY YOU THE AMOUNT OF YOUR HOMESTEAD EXEMPTION UNTIL THE EXPIRATION OF THE ONE-YEAR PERIOD DURING WHICH YOU MAY REDEEM THE PROPERTY PURSUANT TO RSA 529:26. IF THE SHERIFF RECEIVES YOUR NOTICE OF HOMESTEAD EXEMPTION PRIOR TO THE SALE, THE SHERIFF MAY NOT SELL THE PROPERTY FOR LESS THAN THE AMOUNT OF THE CLAIMED HOMESTEAD EXEMPTION WITHOUT FURTHER ORDER OF THE COURT.

TERMS OF SALE: Sale shall be made to the highest bidder. A Five Thousand (\$5,000.00) dollar deposit by way of cash or cashier's check will be required as a qualification to bid. Successful bidder will deliver deposit to total 10% of the total purchase price no later than Monday, June 12th at 11:00 A.M. with the balance due at closing within thirty (30) days of sale. The Sheriff and/or his designee retain the right to refuse any or all bids. The sale is subject to the term of one (1) year to be redeemed by the defendant, according to law (529:26). In addition to the purchase price, purchaser shall pay sheriff's fees, transfer taxes and recording fees. Any other terms will be announced on the day of the sale.

Dated: May 2, 2017

Domenic M. Richardi
Sheriff