



DOMENIC M. RICHARDI  
HIGH SHERIFF

**OFFICE OF THE SHERIFF**  
COUNTY OF CARROLL  
95 Water Village Road  
P.O. Box 190  
Ossipee, NH 03864

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(603)539-2284  
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## **NOTICE OF SHERIFF'S SALE**

Skyland Park Lot Owners' Association

v.

Kendra Greene

Take Notice that your right, title and interest in your property located at 24 Summit View Drive, in the Town of Moultonborough, County of Carroll and State of New Hampshire will be sold according to this Notice of Sheriff's Sale upon Writ of Execution No. 464-2020-CV-00012 issued by the 3<sup>rd</sup> Circuit-District Division-Ossipee Court against you.

Taken on said Writ of Execution in favor of Skyland Park Lot Owners' Association, to be sold at public auction on:

**MARCH 10, 2023 AT 2:00 PM**

at the premises located at 24 Summit View Drive, in the Town of Moultonborough, 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 Kendra Greene had on January 10, 2023, the day upon which the levy was begun and duly recorded, on the following described property:

**24 Summit View Drive, Moultonborough, NH**

**SEE ATTACHED WARRANTY DEED  
RECORDED AT BOOK 2541, PAGE 847  
OF THE CARROLL COUNTY REGISTRY OF DEEDS**

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. The sale is subject to any homestead right that the defendant may have.

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

**529:20-a Notice of Homestead Exemption.** – Along with the notice required under RSA 529:20, the party in whose name the execution has issued shall provide to any person who resides or appears to reside on the real estate to be sold, the following notice by certified mail:

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.

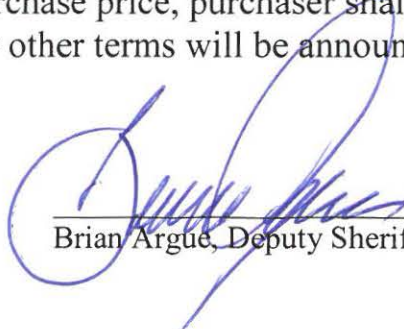
IF YOU DO NOT NOTIFY THE SHERIFF AND THE CREDITOR OF YOUR EXEMPTION UNTIL AFTER THE SALE, THE CREDITOR NEED NOT PAY YOU THE AMOUNT OF YOUR HOMESTEAD EXEMPTION UNTIL THE EXPIRATION OF THE ONE-YEAR PERIOD DURING WHICH YOU MAY REDEEM THE PROPERTY PURSUANT TO RSA 529:26.

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.

**Source.** 1994, 12:1, eff. Jan. 1, 1995. 2012, 31:1, eff. July 1, 2012. 2015, 57:2, eff. Jan. 1, 2016.

**TERMS OF SALE:** Sale shall be made to the highest bidder. A ten percent (10%) non-refundable deposit of the purchase price and sheriff's fees are to be paid in cash or certified check at the time of sale. The balance shall be paid within ten (10) days from the date of sale, all funds shall be made payable to the Carroll County Sheriff's Office. 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: February 2, 2023

  
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Brian Argue, Deputy Sheriff