



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
(800)552-8960

NOTICE OF SHERIFF'S SALE

Town of Ossipee, NH
v.
Marianne Janvrin, et al

Take Notice that your right, title and interest in your real estate located at 4 Royal Circle, in the Town of Ossipee, County of Carroll and State of New Hampshire, will be sold according to the following Notice of Sheriff's Sale hereto annexed, upon Writ of Execution No. 212-2023-CV-00205, issued by the Carroll County Superior Court against you on March 31, 2026.

Taken on Execution No. 212-2023-CV-00205, issued by the Carroll County Superior Court in favor of Town of Ossipee, NH, with an address of 55 Main Street, Center Ossipee, NH 03814, to be sold at a public auction, agreeable to statute on:

JULY 31, 2026 AT 11:00 AM

at the premises, 4 Royal Circle, Ossipee, New Hampshire, all the right and title, right in equity and right to redeem said right in equity and all the right and title which the within named Marianne Janvrin; Richard C. Janvrin, had on May 15, 2026, the day upon which the levy was begun and duly recorded pursuant to RSA Chapter 529, the following described property:

A Certain parcel of land situated in the Town of Ossipee, County of Carroll and State of New Hampshire westerly of and non-adjacent to Dorrs Corner Road, so-called, the same being Lot 3 containing 3.12 acres as depicted on plan entitled "Plan of Subdivision for Marc and Jean Roy, Dorrs Corner Road, Ossipee, Carroll County, New Hampshire", dated 11 Feb. 1988, prepared by Lakes Region Survey Service, Inc., recorded at Plan Book 116, Page 41 of the Carroll County Registry of Deeds, bounded and described in accordance with said plan as follows:

Commencing at a rebar set on the Northerly or Westerly right of way bound of Royal Circle, so-called, said rebar marking a common boundary of Lots 1 and 3, and running along said right of way the following courses and distances:

Southwesterly following the arc of a curve with a radius of 300.00 feet a distance of 45.31 feet to a point; thence

S 38° 41' 27" W, 139.26 feet to a rebar set; thence

Westerly following the arc of a curve with a radius of 25.00 feet a distance of 26.18 feet to a point; thence

Westerly and Southwesterly following the arc of a curve with a radius of 75.00 feet a distance of 189.35 feet to a rebar set at the common boundary of Lots 3 and 4;

Thence turning and running S 37° 32' 27" W along Lot 4, 348.30 feet and through two (2) rebars set, to another rebar set at land now or formerly of Peter Cook, said rebar also marking the Easterly edge of a 100 foot Public Service Company of New Hampshire easement as shown on said plan;

Thence turning and running along said Cook land the following courses and distances:

N 38° 31' 38" W crossing the power easement, a total distance of 301.86 feet to an iron pipe; thence

N 50° 35' 29" E, 200.25 feet to the center of a 48" diameter hemlock tree; thence

N 53° 25' 58" E, 124.68 feet, partially re-crossing the Public Service Company of New Hampshire easement to a rebar set within said easement at the end of a stump and wire fence; thence

N 52° 22' 40" E along said stump fence and wire fence 236.04 feet to a rebar set; thence

N 53° 04' 22" E, 118.05 feet to a rebar set in the northerly end of the common boundary line between Lots 3 and 1;

Thence turning and running S 35° 12' 14" E along Lot 1 a distance of 119.28 feet to a rebar set on the northerly right of way boundary of Royal Circle, the point of beginning.

Together with a right of way for ingress and egress in common with others over and along the private roadway known as Royal Circle which extends from Dorrs Corner Road to the within described premises.

Sale subject to all outstanding mortgages, tax liens and all other liens having priority and duly recorded. Sale subject to any Redemption (RSA 529:14) or Homestead (529:20-a) right that the defendant may have.

TERMS OF SALE: Sale shall be made to the highest bidder with \$5,000.00 (Five thousand dollars) of the purchase price to be paid in cash or certified check, at the time of sale. The balance shall be paid within twenty (20) days after 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. 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.

NOTICE OF HOMESTEAD EXEMPTION PURSUANT TO RSA 529:20-A

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 \$400,000 FOR A SINGLE PERSON AND \$550,000 FOR ALL PERSONS WITH AN INTEREST THEREIN.

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. 2025, 282:3, eff. Jan. 1, 2026.

June 18, 2026
Date

Domenic M. Richardi
Domenic M. Richardi, Sheriff

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
SUPERIOR COURT**

Carroll Superior Court
96 Water Village Rd., Box 3
Ossipee NH 03864

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<https://www.courts.nh.gov>

WRIT OF EXECUTION

Case Name: **Town of Ossipee, NH v Marianne Janvrin, et al**
Case Number: **212-2023-CV-00205**

TO THE SHERIFF OR DEPUTY OR LAW ENFORCEMENT OFFICER OF ANY COUNTY:

Town of Ossipee, NH has recovered judgment against Marianne Janvrin; Richard C Janvrin of 2448 NE 49th Street Ocala FL 34479-7118 in the amount of \$130,456.16 plus costs, including the sheriff's fees for service.

Judgment was recorded in the Carroll Superior Court on April 15, 2024; July 25, 2024. Execution of this judgment has not yet been satisfied.

You are ordered to levy the money, goods, chattels, lands, personal estate, property interest, right or credit of Marianne Janvrin; Richard C Janvrin and pay to Town of Ossipee, NH the amount stated below with interest.

You must return this writ to the court no later than September 27, 2026 with a record of your actions.

Judgment	\$ 122,812.24
Amount previously paid	\$ 0.00
Attorney fees	\$ 7,643.92
Costs	\$ 300.00
Interest	\$ 0.00
Total Due	\$ 130,756.16



Witness, Mark E. Howard, Chief Justice of the Superior Court

March 31, 2026

Date

Abigail Albee, Clerk of Court

Doc # 20260004382
Recorded on: 05/15/2026 12:21 PM
Book 3880 Page 819 Page 1 of 2
Karen I. Rines, Register of Deeds
Carroll County New Hampshire

Case Name: Town of Ossipee, NH v Marianne Janvrin, et al
Case Number: 212-2023-CV-00205

WRIT OF EXECUTION

RETURN OF SERVICE

CARROLL, SS.

May 15, 2026

I have this date levied on the properties of the within named defendant, Marianne Janvrin; Richard C. Janvrin, in the County of Carroll by leaving in the office of the Registry of Deeds a true and attested copy of the within Writ of Execution with my return endorsed thereon at 12:21

AM/PM

Fees: Registry \$16.00
Copy \$ 1.00
Service \$34.69
Total: \$51.69



Sheriff Domenic M. Richardi
Carroll County Sheriff's Office