

Cheshire County Sheriff's Office

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NOTICE OF SHERIFF'S SALE PURSUANT TO RSA 529

By virtue of the authority provided by New Hampshire RSA Chapter 529, and pursuant to a Writ of Execution (the "Writ") issued in favor of Judith Ginty, Richard Zurmuhlen and Devey Zurmuhlen in a civil action entitled Judith Schmidt et al v Anthony Martini et al, Cheshire Superior Court, Docket No. 213-2003-EQ-114 (the "Action"), as well as a lien or liens recorded (the "Lien(s)"), the Cheshire County Sheriff's Office, acting at the behest of Judith Ginty, Richard Zurmuhlen and Devey Zurmuhlen, will sell at **PUBLIC AUCTION**, all of the right, title, right in equity and right to redeem said equity of Lake Spofford Cabins, Inc. in and to the premises consisting of a certain tract of land in Chesterfield, County of Cheshire, and State of New Hampshire, located at 1 Spofford Cabins Way, with the buildings and improvements thereon, as well as the interests, and the right to redeem said interests, of said Lake Spofford Cabins, Inc. at 1 Spofford Cabins Way, Chesterfield, New Hampshire (the "Premises").

I. The Date, Time, and Place of Sale:

The sale shall take place on **Tuesday, March 4th, 2025, at 12 noon** at the Premises.

II. Description of Premesis to be Sold:

See attached Property Description of the Premises at Exhibit A hereto.

III. Street, Town, and County of Premises:

The Premises is located at 1 Spofford Cabins Way, Spofford, Cheshire County, NH 03462.

IV. Terms of Sale:

The successful bidder shall be required to pay a deposit of \$15,000.00, in the form of cash, bank draft or certified check made payable to the Cheshire County Sheriff's Office immediately following the sale (the "Deposit"). The balance of the purchase price shall be paid in the form of cash, bank draft or certified check made payable to the Cheshire County Sheriff's Office within twenty one (21) days following the date of sale.

The Premises to be sold at the sale shall be sold "AS IS," "WHERE IS," and subject to unpaid taxes, prior liens, or other enforceable encumbrances of record, if any, entitled to precedence over the Writs and/or Lien(s). The Premises shall be sold subject to any state of facts which an accurate ground survey may reveal, and all federal, state and local ordinances, regulations, statutes and rules, including but not limited to statutes, regulations, rules, and

"Committed to Serving the People of Cheshire County"

ordinances pertaining to or relating to zoning, subdivision, environmental matters and buildings. The Cheshire County Sheriff's Office makes no representations or warranties with respect to the accuracy of any statement as to the boundaries, acreage, frontage or other matters contained in the description of the Premises in Exhibit A hereto. The Premises to be sold is further subject to those easements, restrictions and encumbrances, if any, described in the Property Description attached hereto, or in any instrument relating to or affecting the Premises which is recorded, or may be recorded, at the Cheshire County Registry of Deeds.


V. **Further Information:**

The Cheshire County Sheriff's Office makes no representation(s) as to the existence or non-existence of any Federal tax, real estate tax, or any other lien or encumbrance affecting the Premises, nor any representation(s) as to whether or not any Internal Revenue Service district office may have issued any lien affecting the Premises. No copy of any such lien or encumbrance, nor any information relating to any lien or encumbrance, is enclosed or included with this Notice, to the extent such lien or information exists, and any and all potential purchaser(s) at the sale must and shall independently ascertain the status of title to and of the Premises including, but not limited to, the existence or non-existence of any and all liens, encumbrances, or other matters or things affecting the Premises.

Sale is subject to any Homestead Act right the defendant(s) may have.

The Sheriff and/or his designee retain the right to refuse any or all bids.

Dated: Jan 14, 2025



Chief Deputy Caleb Dodson
Cheshire County Sheriff's Office

EXHIBIT A

A certain tract of land, with the buildings thereon, situated in Chesterfield, Cheshire County, New Hampshire, bounded and described as follows, viz:

Beginning at an iron pipe and stones, it being the southwest corner of land formerly of W. Lidstrom; thence

north 75 degrees west on said Lidstrom's south line four hundred and forty-two (442) feet to a stake and stones on the shore of Spofford Lake; thence

southerly on the shore of said Lake one hundred and twenty (120) feet to a stake and stones; thence

south 74 degrees 40 minutes east four hundred and twenty (420) feet on land formerly of William Manch to the highway; thence

on said highway one hundred and twenty (120) feet to the place of beginning.

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

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 \$120,000.00 FOR A SINGLE PERSON AND \$240,000.00 FOR A MARRIED COUPLE.

RSA 480:4, IV EXCEPTS FROM HOMESTEAD PROTECTION THE ENFORCEMENT OF LIENS FILED BY HOMEOWNER OR CONDOMINIUM ASSOCIATIONS FOR UNPAID ASSESSMENTS AGAINST THE HOMESTEAD, INCLUDING COLLECTION COSTS.

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.