

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF IDAHO

COURT

IN RE:  
CHAPIN, FRANK L. & SYDNEY L.

Debtor(s)

CASE NO. 02-20218 04 SEP 23 AM 10:58

CHAPTER 7

CLERK, IDAHO  
S. GURKE

NOTICE OF SALE BY TRUSTEE  
AND NOTICE OF HEARING

TO THE DEBTORS, CREDITORS AND OTHER PARTIES IN INTEREST:

PLEASE TAKE NOTICE THAT the undersigned Trustee will sell the below described property in which the above-entitled estate claims an interest in pursuant to 11 U.S.C. §363, Bankruptcy Rule 6004(e) and LBR 2002.1. This sale will take place unless a written objection and request for hearing is received by the Clerk, United States Bankruptcy Court, Federal Building, Room 216, 205 N. 4<sup>th</sup> Street, Coeur d'Alene, ID 83814, and the Trustee on or before twenty-three (23) days from that date hereof. Notice is further given that any objection will be heard on September 28, 2004, at 9:30 a.m., at the United States Bankruptcy Court, Federal Building, 205 N. 4<sup>th</sup> Street, Coeur d'Alene, ID 83814. At such hearing, the Trustee shall request the Court enter an order approving said sale.

1. DESCRIPTION OF PROPERTY TO BE SOLD:

The property is the estate's interest in real property which the debtors refer to as Old Home Place 8 Acres in their bankruptcy schedules. Said property consists of approximately 8 acres of real property, and is described herein: The East 330 feet of the South half of the South half of the Northeast quarter of the Northwest quarter and the East 300 feet of the Southeast quarter of the Northwest quarter of Section 29, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, lying North of the County Road, all lying North of the County Road.

2. TYPE OF SALE:

This is a public auction with an opening bid by Jon James & Marion Louise James. The subject property is listed for sale by Ruth McDonald, Broker, River Mountain Realty, LLC, P.O. Box 1902, Priest River, Idaho 83856, pursuant to Petition to Employ by Trustee dated November 18, 2003, and the Order filed with this Court on December 10, 2003, authorizing employment of realtor.

NOTICE OF SALE BY TRUSTEE AND NOTICE OF HEARING

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3. TERMS OF SALE:

\$25,000.00 cash at closing.

4. TIME AND PLACE OF SALE:

The sale will be valid unless objections are filed with the U.S. Bankruptcy Court by twenty-three (23) days from the date of services of this Notice, at 205 N. 4<sup>th</sup> Street, U.S. Federal Building, Coeur d'Alene, ID 83814, and copies provided to the Trustee, C. Barry Zimmerman, at P.O. Box 1240, Coeur d'Alene, ID 83816, and Trustee's attorney, H. James Magnuson at P.O. Box 2288, Coeur d'Alene, ID 83816. The sale auction will occur on September 27, 2004, at 10:00a.m., at the offices of C. Barry Zimmerman.

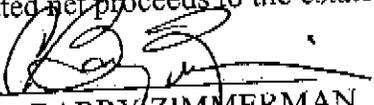
Zimmerman, Trustee, 601 Sherman Avenue, Suite 5, Coeur d'Alene, Idaho. The sale will be closed at Sandpoint Title Company after it is approved by the Court.

5. **TREATMENT OF EXISTING LEINS:**  
The sale is free and clear of all liens with all valid liens to attach to the sale proceeds, except: 1. Delinquent real estate taxes owing Bonner County in the approximate amount of \$1,100.00.  
Mortgage by The Paul A. Vanschravendyk "creditor to be paid in full by previous sale of 19 ½ acre parcel, which will take place before said sale.

6. **VALUE OF PROPERTY TO BE SOLD:**  
The Trustee estimates that the market value is approximately the value offered by William Guy.

7. **AUTHORITY FOR SALE:**  
The authority for conduction the sale is 11 U.S.C. §363(b)(1), §363(f)(3) and (5).

8. **MISCELANIOUS INFORMATION:**  
The Trustee intends on paying a realtor 6% commission, pursuant to a Court order, out of closing proceeds. In addition, seller's estimated closing cost are as follows: \$653.00 for title insurance and closing fee of \$250.00. The estimated net proceeds are to be retained by the estate. All other fees and expenses shall be approved by the Court. The estimated net proceeds to the estate are \$23,000.00.  
DATED: September 2, 2004

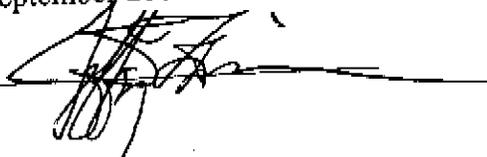
  
C. BARRY ZIMMERMAN  
CHAPTER 7 TRUSTEE

Date Served by Mail:

September 2, 2004

#### CERTIFICATE OF MAILING

The undersigned hereby certifies that a copy of the NOTICE OF SALE BY TRUSTEE AND NOTICE OF HEARING was mailed to the addresses of the debtor(s) attorney of record as shown in the records of the above court by placing the same in the U.S. Post office, postage prepaid, This 2<sup>nd</sup> day of September 2004.

By: 

A1&1  
Customer Care  
P.O. Box 3611  
Bothell, WA 98041

Advanced Physical Therapy  
1905 Pine Street  
Sandpoint, ID 83864

American Lutheran Church c/o Willia  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane WA 99201

American Red Cross  
Alan Rubens  
720 W Boone #200  
Spokane WA 99201

Arthur Jasmine  
c/o John finney  
120 E Lake St #317  
Sandpoint ID 83864

Bonner County  
215 S First  
Sandpoint, ID 83864

Bonner County Tax Collector  
215 South First Ave.  
Sandpoint, ID 83864

Bonner County Treasurer  
215 S. First Ave.  
Sandpoint, ID 83864

Bonner General Hospital  
520 N Thrid Ave.  
Sandpoint, ID 83864

Bonner General Hospital  
POB 1448  
Sandpoint ID 83864

Bonner Physical Therapy  
1327 Superior Street  
Sandpoint, ID 83864

Bonnie L McCarthy  
FDIC Legal Division  
POB 9349  
Newport Beach, CA 92658-9349

Bruce A Anderson  
1400 Northwood Ctr Ct #C  
Coeur d'Alene, ID 83814

C Barry Zimmerman  
POB 1240  
Coeur d'Alene, ID 83816-1240

Capital One  
P.O. Box 85015  
Richmond, VA 23285-5015

Capital One  
P.O. Box 85015  
Richmond, VA 23285

Check Rite  
P.O. Box 661158  
Chicago, IL 60666

City of Sandpoint  
1123 Lake Street  
Sandpoint, ID 83864

Daniel Wagner  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane, WA 99201

Deaconess Medical Center  
c/o Allen Ruben  
720 W Boone # 200  
Spokane WA 99201

Dennis M Davis  
608 NW Blvd #401  
Coeur d'Alene, ID 83814-2146

Dick H Weatherly  
1102 N 11th St  
Coeur d'Alene, ID 83814

Dick Weatherly  
W. 3850 Industrial Avenue, South  
Coeur d'Alene, ID 83814

Discover Card  
P.O. Box 30395  
Salt Lake City, UT 84130

Discover Financial Svcs  
POB 8003  
Hilliard OH 43026

Donald R. Dodd  
P.O. Box 65  
Bonners Ferry, ID 83805

Donald Rick Dodd  
HC60 Box 65  
Bonners Ferry, ID 83805

Donald Wagner c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane, WA 99201

Douglas Cipriano, MD  
1327 Superior  
Sandpoint, ID 83864

Estate Paul Van Schravendyk  
POB 781  
Sandpoint ID 83814

Estate of Christina Leaf  
Delay Curran Thompson Pontarolo  
601 W Main # 1212  
Spokane, WA 99201

Estate of Gladys Harry  
c/o Arthur Jasmine  
3400 Jewel Lake Rd  
Sagle ID 83860

Estate of Wilber Leaf  
Delay Curran Thompson & Pontarolo  
601 W Main # 1212  
Spokane, WA 99201

Finney & Finney  
120 Lake St Ste 317  
Sandpoint, ID 83864

First National Bank of Montana, Inc  
P.O. Box 1588  
Libby, MT 59923

Ford Motor Credit  
c/o Payoff Correspondence  
POB 543099  
Omaha NE 68154

Ford Motor Credit Co  
POB 537950  
Livonia MI 48153-7901

Ford Motor Credit Co  
c/o Richard J Hayden  
1427 W 6th Ave  
Spokane, WA 99204

Ford Motor Credit Company  
POB 537901  
Livonia MI 48153-7901

Ford Motor credit Company  
POB 537901  
Livonia MI 48153-7901

Frank A Martin  
2901 9th Ave NW  
Great Falls, MT 59404

Frank L Chapin  
POB 781  
Sandpoint, ID 83864

Frank Martin  
2901 9th Ave., N.W.  
Great Falls, MT 49404

Frederick A Leaf  
Winston & Cashatt PS  
601 W Riverside Ave #1900  
Spokane WA 99201

Frederick A Leaf  
c/o Brian McGinn & Tamara Murock  
250 NW Blvd Ste 107A  
Coeur d'Alene, ID 83814

Gery W Edson  
POB 448  
Boise, ID 83701

H James Magnuson  
POB 2288  
Coeur d'Alene, ID 83814

Idaho State Tax Commission  
PO Box 36  
Boise, ID 83722

Internal Medicine  
207 Church Street  
Sandpoint, ID 83864

Internal Revenue Service  
Attn Robert Scarborough  
Office of Chief Counsel  
915 2nd Ave RM 2710 MS W670  
Seattle WA 98174

Internal Revenue Service  
Chief, Special Procedures  
550 W. Fort St. MSC 041  
Boise, ID 83724

Internal Revenue Service  
c/o Warren S Derbidge  
Box 32  
Boise, ID 83707

James R Linton  
3334 Hwy 57  
Priest River, ID 83856

James R. Linton  
3334 Highway 57  
Priest River, ID 83856

Jay & Nancy Whitson  
1923 E. Buena Vista Drive  
Tempe, AZ 85284

Jay R Whitson  
1923 E Buena Vista Dr  
Tempe, AZ 85284

Jay Whitson  
1923 E. Buena Vista Ave.  
Tempe, AZ 85284

Jerilyn A Klungvedt  
c/o Paine Hamblen Coffin Brooke Mil  
717 W Sprague Ave #1200  
Spokane, WA 99201

Jerilyn Bierema  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane, WA 99201

John C. Wagner  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave # 1200  
Spokane, WA 99201

John P Murray  
3405 S Altamont ST  
Spokane WA 99223

Lincaire, Inc.  
P.O. Box 3387  
Spokane, WA 99220

Maris Baltins  
601 W Riverside Ave Ste 1900  
Spokane, WA 99201

Providian Financial  
P.O. Box 9539  
Manchester, NH 03108

Robert Kovacevich, PLLC  
4603 S Pittsburg St  
Spokane, WA 99223

Scott R Smith  
Stamper Rubens Stocker & Smith  
720 W Boone #200  
Spokane WA 99201

Selkirk Medical  
c/o I.C. Systems, Inc.  
444 Hwy 96 E.  
St. Paul, MN 55164

Sunrise Credit Services, Inc.  
2174 Jackson Ave  
Seaford, NY 11783

Toro Viejo II, Inc.  
9510 Government Way  
Hayden ID 83835

Warren S Derbidge  
POB 32  
Boise, ID 83707

Karen Saxowsky  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague #1200  
Spokane, WA 99201

Linda Wagner  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane, WA 99201

Michael J Paukert  
717 W Sprague Ave #1200  
Spokane, WA 99204-0464

Providian National Bank  
4900 Johnson Dr  
Pleasanton CA 94588

Ron Ahles  
16249 Trails End Rd.  
Rathdrum, ID 83859

Sears Roebuck  
P.O. Box 182149  
Columbus, OH 43218

Shriners Hospitals for Children\*

Sydney L Gutierrez-Chapin  
POB 2028  
Sandpoint, ID 83864

Travelers Insurance Group Insurance  
One Travelers Plaza  
Hartford, CT

William J Schroeder  
717 W Sprague Ave #1200  
Spokane, WA 99204-0464

Lewis M Wilson  
1519 W Broadway  
Spokane, WA 99201

Lynette J. Brekke  
c/o William Schroeder  
Paine Hamblen Coffin Brooke Miller  
717 W Sprague Ave #1200  
Spokane, WA 99201

Northwest Children's Home Inc

Robert Kovacevich PLLC  
4603 S Pittsburg St  
Spokane WA 99223

Ronnie R Ahles  
N 16249 Trails End Rd  
Rathdrum, ID 83858

Sears Roebuck & Co  
POB 3671  
Des Moines IA 50322

Stephen B McCrea  
POB 1501  
Coeur d'Alene, ID 83816-1501

The Estate of Christina Leaf  
c/o Michael J Paukert  
717 W Sprague Ste 1200  
Spokane WA 99201

United States Trustee  
304 N 8th St Rm 347  
Boise, ID 83702