

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

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

Debtor(s)

CASE NO. 02-20218

CHAPTER 7

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. 4th 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 June 8, 2004, at 9:30 a.m., at the United States Bankruptcy Court, Federal Building, 205 N. 4th 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 19 ½ Acre in their bankruptcy schedules. Said property consists of approximately 19 ½ acres of real property, and is described herein: The South half of the South half of the Northeast quarter of the Northwest quarter and 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; LESS the East 330 feet thereof.

2. **TYPE OF SALE:**

This is a public auction with an opening bid by William Guy. 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.

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3. **TERMS OF SALE:**

\$70,000.00 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. 4th 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 June 7, 2004, at 11:00a.m., at the offices of C. Barry**

2102

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.

2. Mortgage by The Paul A. Vanschravendyk Residuary Trust for the approximate amount of \$39,597.13 as of 12/31/01 (said amount is listed in the debtors schedules filed on 03/22/02 and does not include any unpaid interest from 12/31/01 to present) Please contact the trustee's office for final pay off figure at 208-664-6100.

6. **VALUE OF PROPERTY TO BE SOLD:**

The Trustee estimates that the market value is approximately the value offered by William Guy.

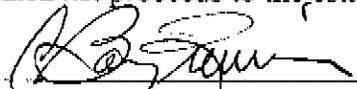
7. **AUTHORITY FOR SALE:**

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: May 14, 2004


C. BARRY ZIMMERMAN
CHAPTER 7 TRUSTEE

Date Served by Mail:

May14, 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 14th day of May 2004.

By: 

AI & I
Customer Care
P.O. Box 3611
Bothell, WA 98041

Advanced Physical Therapy
1905 Pine Street
Sandpoint, ID 83864

American Lutheran Church c/o William
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 Third 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 Leat
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

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

Lewis M Wilson
1519 W Broadway
Spokane, WA 99201

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

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

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

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

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

Northwest Children's Home Inc

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

Providian National Bank
4900 Johnson Dr
Pleasanton CA 94588

Robert Kovacevich PLLC
4603 S Pittsburg St
Spokane WA 99223

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

Ron Ahles
16249 Trails End Rd.
Rathdrum, ID 83859

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

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

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

Sears Roebuck & Co
POB 3671
Des Moines IA 50322

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

Shriners Hospitals for Children*

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

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

Sydney L Gutierrez-Chapin
POB 2028
Sandpoint, ID 83864

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

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

Travelers Insurance Group Insurance
One Travelers Plaza
Hartford, CT

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

Warren S Derbidge
POB 32
Boise, ID 83707

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