

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

U.S. COURTS

In Re)
Ausherman, Danny J. &)
Gail J.,)
Debtor(s).)

Case No. 99-20069-7

1999 MAR 31 P 2:00

NOTICE OF SALE BY TRUSTEE

FILED
MAR 31 1999
FEDERAL BUILDING
ROOM 216
205 N. 4TH ST.
BOISE, IDAHO

TO THE DEBTORS, DEBTOR(S)' ATTORNEY, 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 pursuant to 11 USC §363, Bankruptcy Rule 6004(e)(1) and LBR 307. This sale will take place unless a written objection and request for hearing is received by the Clerk, U. S. Bankruptcy Court, U. S. Courtroom, Federal Building, Room 216, 205 N. 4th Street, CDA ID 83814 and the Trustee on or before April 22, 1999.

1. **DESCRIPTION OF PROPERTY TO BE SOLD:**

Lot 2, Block 1, BLOCK ADDITION, according to the plat recorded in Book G at Page 83, records of Kootenai County, Idaho.

2. **TYPE OF SALE:**

() Public Auction
(X) Private Sale to: Burton S. Block & Moira H. Block

3. **TERMS OF SALE:**

(X) Cash - \$1,500.00
() % deposit with balance in days
() Other:

4. **TIME AND PLACE OF SALE:**

Thursday, April 22, 1999 - 9:00 a.m.
Office of Ford Elsaesser
123 S. Third Ave. Lake Plaza Bldg. #22
Sandpoint ID 83864 - 208/263-8871.

5. **TREATMENT OF EXISTING LIENS:**

() Sale free and clear of all liens with all valid liens to attach to the sale proceeds. Trustee may immediately pay the liens listed below without further notice or hearing:
(X) The following liens will remain with the property after sale: Washington Trust lien and any outstanding real property tax liens. The trustee is only selling the bankruptcy estate's interest, if any, in the real property. All outstanding liens or taxes will remain with the property.

6. VALUE OF PROPERTY TO BE SOLD:

- () The appraised value of the property is \$, which value is based on () an appraisal, () established market report, or () other:
(X) The Trustee estimates that the fair market value of the property is \$1,500 (estate's interest only).

7. AUTHORITY FOR CONDUCTING SALE:

- () 11 USC §363(f)(1)
() 11 USC §363(f)(2)
() 11 USC §363(f)(3)
() 11 USC §363(f)(4)
() 11 USC §363(f)(5)
(x) Other: 11 USC §363(b)(1)

8. MISCELLANEOUS INFORMATION:

- () Pending offers:
(X) Estimated net proceeds to be retained by the estate - \$1,500.00

Date: March 30, 1999



Ford Elsaesser, Trustee
P. O. Box 2220
Sandpoint, ID 83864
(208) 263-8871