

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW HAMPSHIRE

In re:

Lawrence Baldi, III

Debtor

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Chapter 7
Case No. 10-11219-MWV

Hearing Date: July 13, 2010
Hearing Time: 9:00 a.m.
Hearing Place: Courtroom 2, Judge Deasy

Objection Deadline: 07/06/10
Counter Offer Deadline: 07/06/10

AMENDED NOTICE OF HEARING and COUNTEROFFER PROCEDURES

Please be advised that a hearing on the *Chapter 7 Trustees' Joint Motion to Sell Debtor's Interest in Real Estate Known as Lilac Valley Estates, Laconia, NH Free and Clear of Liens, Claims, Interests and Encumbrances Pursuant to 11 U.S.C. §363(b) and (f)* (the "Property") will be held on **July 13, 2010 at 9:00 a.m.** at the United States Bankruptcy Court, 1000 Elm Street, 11th Floor, Courtroom 2 (Judge Deasy), Manchester, New Hampshire 03101. In his Motion, the Trustee requests that he be allowed to sell to Amazing Views, LLC or its nominee for \$390,000.00 the property known as Lilac Valley Estates, consisting of approximately 49 acres with 55 manufactured housing lots at 8 Old Prescott Road, Laconia, Belknap County, State of NH. If the Motion to Sell is approved by the Bankruptcy Court, the estate of Lawrence Baldi will receive \$10,000.00 plus 20% of any sale price above \$275,000.00; the estate of CLM will receive approximately \$230,000.00 as an undersecured payoff of the first mortgage to Lilac Valley 2007 Investment Trust, after payment of outstanding real estate taxes and other closing costs. All other liens on Lilac Valley Estates appear to be unsecured. *If you have not received the entire Motion to Sell package from the Trustee and wish to have the entire package, please contact the undersigned and the entire package will be forwarded to you.*

Any party who wishes to object to the Motion must do so in writing to the Court with service of a copy on the Trustee on or before **July 6, 2010**. **Any party wishing to make a counter-offer shall do so by submitting a written counter-offer to the Court with a copy to the Trustee on or before July 6, 2010.** Any counter-offer must contain the following terms to be considered: it must be accompanied by a deposit in the amount of at least \$105,000.00; it must offer at least \$400,000.00 in cash or available funds for the Property; the counterofferor must show an ability to close the sale within 30 days of approval by the Court. All deposits shall be submitted directly to Timothy P. Smith, Trustee for the estate of Lawrence Baldi, not to the Court. Any party making a counter-offer must appear at the **July 13, 2010** hearing or its counter-offer may not be considered. Any party interested in submitting a counter-offer who requires additional information should contact the undersigned. The Trustee reserves the right to accept or reject any counter-offer based upon his determination whether such offer is higher and better than any other offer. To the extent there is a qualified counter-offer, the Trustee with the approval of the Court will establish further bidding procedures to determine the winning bid for the property.

Respectfully submitted,
Steven M. Notinger, Trustee for the Estate of Susan G. Farah
(50% beneficiary of Lilac Valley 2007 Real Estate Trust)

Date: June 22, 2010

/s/ Deborah A. Notinger
Deborah A. Notinger, Counsel to Ch. 7 Trustee
DONCHESS & NOTINGER, P.C.
547 Amherst Street, Suite #204
Nashua, NH 03063
(603) 886-7266
nontrustee@dntpc.com

Respectfully submitted,
Timothy P. Smith, Chapter 7 Trustee for the
Estate of Lawrence Baldi
(50% beneficiary of the Lilac Valley 2007 Real Estate Trust)
By His Attorneys,
MICHELS & MICHELS

Date: June 22, 2010

By: /s/ Nancy Michels
Nancy Michels, Esq.
25 Nashua Road, Rte. 102
P.O. Box 980
Londonderry, NH 03053-0980
(603) 434-1717
bankruptcy@michelslaw.com

CERTIFICATE OF SERVICE

I, Deborah A. Notinger, do hereby certify that on this date I served the above Notice of Hearing on those parties listed on the attached service list by first class mail, postage prepaid, unless service is made electronically as indicated below:

In 10-10576-JMD:

William S. Gannon on behalf of Debtor Susan Farah
bgannon@gannonlawfirm.com,
jarquette@gannonlawfirm.com; mjoyce@gannonlawfirm.com; bvenuti@gannonlawfirm.com

Steven M. Notinger
trustee@dntpc.com, NH03@ecfbis.com

Deborah A. Notinger on behalf of Trustee Steven Notinger
debbie@dntpc.com, nontrustee@dntpc.com; trustee@dntpc.com

Office of the U.S. Trustee
USTPRegion01.MR.ECF@usdoj.gov

Marc Van Zanten on behalf of Creditor Bayview Loan Servicing, LLC
mvanzanten@cdclaw.net, A.Beauchemin@cdclaw.net

Rian Vernon on behalf of Creditor PNC Bank, National Association successor by merger to
National City Bank
nhbk@harmonlaw.com

In 09-14565-JMD:

David P. Azarian on behalf of Debtor Robert Farah
dazarian@azarianlaw.net

Sabrina Beavens on behalf of Creditor Barry Neumann

sbeavens@iurillolaw.com

Stephen L. Boyd on behalf of Creditor YR Investments, LLC

sboyd@wadleighlaw.com

Timothy Britain on behalf of Interested Party John Boender

britaint@cwbp.com, benedettol@cwbp.com; stanleyc@cwbp.com; whitlockd@cwbp.com

Ronald J. Caron on behalf of Defendant Richard Frucci

rcaron@bclilaw.com, tlambiris@bclilaw.com; kclouser@bclilaw.com; vrobenson@bclilaw.com

William E. Christie on behalf of Defendant Alan McIlvene

wchristie@shaheengordon.com, jbellemore@shaheengordon.com; concord@shaheengordon.com

Eleanor Wm Dahar on behalf of Creditor Harry and Priscilla Bean

edahar@att.net

Mark S. Derby on behalf of Creditor Carole A. Billin Revocable Trust

derbym@cwbp.com,

derbym2@comcast.net; msdnh1@yahoo.com; stanleyc@cwbp.com; marchands@cwbp.com

Charles B. Doleac on behalf of Creditor Eileen O'Neil

cdoleac@nhlawfirm.com, kbratko@nhlawfirm.com; smoulton@nhlawfirm.com

James W. Donchess on behalf of Plaintiff Steven Notinger

nontrustee@dntpc.com

Peter V. Doyle on behalf of Creditor Pro Style Financial, Inc.

pdoyle@shaines.com

Michael A. Fagone on behalf of Creditor Andreas Papadimitriou

mfagone@bernsteinshur.com,

acummings@bernsteinshur.com; lkubiak@bernsteinshur.com; astewart@bernsteinshur.com; sspizuoc@bernsteinshur.com; jlewis@bernsteinshur.com

Edmond J. Ford on behalf of Defendant Daniel Scolardi

eford@fordandweaver.com

Joseph A. Foster on behalf of Creditor John Shelley

joe.foster@mclane.com, bankruptcy@mclane.com

Charles W. Gallagher on behalf of Creditor Pensco Trust Co., Custodian, FBO Bruce Byers IRA

charles.gallagher@hpllaw.com

William S. Gannon on behalf of Respondent Brady Sullivan Properties, Inc.

bgannon@gannonlawfirm.com,

jarquette@gannonlawfirm.com; mjoyce@gannonlawfirm.com; bvenuti@gannonlawfirm.com

Richard D. Gaudreau on behalf of Defendant Raymond Kloepper
richardgaudreau@earthlink.net, gaudreacourt@gmail.com

Jason J. Giguere on behalf of Creditor Federal National Mortgage Association
nhbk@harmonlaw.com

J. Brandon Giuda on behalf of Creditor Burton Kline
judalaw@aol.com

Kenneth J. Gould on behalf of Creditor Larry Mansfield
Bankruptcy@gouldnhlaw.com, ken.gould@gouldnhlaw.com

John R. Harrington on behalf of Creditor Alan Kirkman
jharrington@sulloy.com, sparkinson@sulloy.com

David William Jordan on behalf of Creditor Deborah Livingston
jordan@granitelaw.com, alanna@granitelaw.com

Geraldine Karonis on behalf of U.S. Trustee Office of the U.S. Trustee
USTPRegion01.MR.ECF@usdoj.gov, Geraldine.L.Karonis@usdoj.gov

James S. LaMontagne on behalf of Creditor Louis Gargas
nhbankruptcycourt@sheehan.com, ntoli@sheehan.com; jlamontagne@sheehan.com

Anthony J. Manhart on behalf of Creditor JPMorgan Chase Bank, N.A.
amanhart@perkinsthompson.com,
malexander@perkinsthompson.com; rcreswell@perkinsthompson.com; sleyden@perkinsthompson.com

Christopher P. Mulligan on behalf of Interested Party Shared Towers, VA, LLC
cmulligan@bosenspringer.com

A. Rebecca Murray on behalf of Creditor US Bank National Association, as Trustee for BAFC
2007-2
nhbk@harmonlaw.com, nhbk@harmonlaw.com

Steven M. Notinger
trustee@dntpc.com, NH03@ecfcbis.com

Deborah A. Notinger on behalf of Debtor 2008 CPR Trust
debbie@dntpc.com, nontrustee@dntpc.com; trustee@dntpc.com

Steven M. Notinger on behalf of Debtor Dodge Financial, Inc.
nontrustee@dntpc.com, steve@dntpc.com

Robert L. O'Brien on behalf of Defendant Tinker Road Development, LLC

robjd@mail2firm.com

Office of the U.S. Trustee
USTPRegion01.MR.ECF@usdoj.gov

David C. Phalen on behalf of Creditor Old Republic National Title Insurance Company, Inc.
dcp@bostonbusinesslaw.com,
leh@bostonbusinesslaw.com;las@bostonbusinesslaw.com;tml@bostonbusinesslaw.com;ekf@bostonbusinesslaw.com

R. Timothy Phoenix on behalf of Creditor Philbrick
tphoenix@hpgrlaw.com, jferrini@hpgrlaw.com;mwhelan@hpgrlaw.com;vmanuel@hpgrlaw.com

Daniel C. Proctor on behalf of Defendant Andrew Connery
daniel.proctor@myfairpoint.net

Andrew A. Prolman on behalf of Creditor Samuel Tamposi
aprolman@prunierlaw.com

F. Thomas Rafferty on behalf of Defendant John Boender
frafferty@ober.com, baysavag@ober.com

Peter C.L. Roth on behalf of Petitioning Creditor State of New Hampshire Banking Department
peter.roth@doj.nh.gov, manuela.perry@doj.nh.gov

Daniel W. Sklar on behalf of Creditor ML Asset Management, Inc.
dsklar@nixonpeabody.com,
hkilibarda@nixonpeabody.com;man.managing.clerk@nixonpeabody.com;bcollier@nixonpeabody.com;
cbuonopane@nixonpeabody.com

Christopher J. Somma on behalf of Interested Party Old Republic National Title Insurance Company, Inc.
csomma@fordandweaver.com

Peter N. Tamposi on behalf of Trustee Steven Notinger
peter@thetamposilawgroup.com, petertamposi@aol.com;heather@thetamposilawgroup.com

T. Scott Tufts on behalf of Defendant Raymond Kloepper
stufts@tuftslawfirm.com,
jandrews@tuftslawfirm.com;ncastro@tuftslawfirm.com;bjohnson@tuftslawfirm.com

UST on behalf of U.S. Trustee Office of the U.S. Trustee
USTPRegion01.MR.ECF@usdoj.gov, Geraldine.L.Karonis@usdoj.gov

Gregory T. Uliasz on behalf of Defendant Hinton Contracting and Development, Inc.
guliasz@fenigeranduliasz.com,
pcm@fenigeranduliasz.com;etolbert@fenigeranduliasz.com;psawicki@fenigeranduliasz.com

Marc Van Zanten on behalf of Creditor Deutsche Bank National Trust Company as Indenture Trustee

mvanzanten@cdclaw.net, A.Beauchemin@cdclaw.net

Rian Vernon on behalf of Creditor PNC Bank, N.A.

nhbk@harmonlaw.com

Thomas R. Walker on behalf of Creditor BFE 2007 Realty Trust

randy@walkervarney.com

Bertrand A. Zalinsky on behalf of Creditor Phil & Melanie Migliaccio

bazbank@croninbisson.com, malbank@croninbisson.com

In 10-11219-MWV:

Nancy Michels on behalf of Trustee Timothy Smith

bankruptcy@michelslaw.com

A. Rebecca Murray on behalf of Creditor Wells Fargo Bank, N.A., as Trustee for Soundview Home Loan Trust 2007-OPT4, Asset-Backed Certificates, Series 2007-OPT4

nhbk@harmonlaw.com, nhbk@harmonlaw.com

Deborah A. Notinger on behalf of Creditor Steven Notinger

debbie@dntpc.com, nontrustee@dntpc.com; trustee@dntpc.com

Office of the U.S. Trustee

USTPRegion01.MR.ECF@usdoj.gov

Christopher J. Seufert on behalf of Creditor Diane Smith

cseufert@seufertlaw.com, thoyt@seufertlaw.com

Timothy G. Sheedy on behalf of Debtor Lawrence Baldi

tsheedy@tarbellpa.com, dmayo@tarbellpa.com

Daniel W. Sklar on behalf of Creditor ML Asset Management, Inc.

dsklar@nixonpeabody.com,

hkilibarda@nixonpeabody.com; man.managing.clerk@nixonpeabody.com; bcollier@nixonpeabody.com; cbuonopane@nixonpeabody.com

Timothy P. Smith

timothy.p.smith@myfairpoint.net, tpsmith@ecf.epiqsystems.com

Date: June 22, 2010

/s/ Deborah A. Notinger

Deborah A. Notinger