

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW HAMPSHIRE

In re:

Susan G. Farah

Debtor

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Chapter 7
Case No. 10-10576-JMD

Hearing Date: July 13, 2010
Hearing Time: 9:00 a.m.

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, 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
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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.
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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:

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In 09-14565-JMD:

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Date: June 22, 2010

/s/ Deborah A. Notinger
Deborah A. Notinger