

FILER'S NAME, ADDRESS, PHONE, FAX, EMAIL:

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District Court of Guam
 520 W Soledad Ave FL 4
 Hagåtña, Guam 96910

Debtor: Archbishop of Agana

Case No.: 19-00010

Chapter:

11

Joint Debtor (if any):

Hearing will be Held only if requested.**Deadline to file a request: March 16, 2023****Date: March 31, 2023, 8:30 a.m.****NOTICE OF PROPOSED USE, SALE, OR LEASE OF PROPERTY**

NOTICE IS HEREBY GIVEN that the Trustee or Debtor in Possession is proposing a sale or other transaction involving property of the bankruptcy estate, that is not being made in the ordinary course of the Debtor's business.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one.

If you do not want the court to approve the use sale, or lease of property that is described below, or if you want the court to consider your views on this matter, then on or before 21 days after the filing date of this notice, you or your attorney must file with the court, at the address shown below, an objection or a written request for a hearing. You must also mail a copy to the address in the upper left corner of this notice. If you mail your objection or request to the court for filing, you must mail it early enough so the court will receive it on or before the deadline stated here.

District Court of Guam
 Bankruptcy Division
 4th Floor U.S. Courthouse
 520 West Soledad Avenue
 Hagatna, Guam 96910

Deadline to file an objection/request for hearing: (21 days after date notice is filed unless time shortened)

Date: March 16, 2023

If the court schedules a hearing, you will receive a separate notice of the hearing date and time. If you or your attorney do not file an objection or a request for a hearing, the court may decide that you do not oppose the proposed use, sale or lease of the property and may enter an order approving the transaction.

Moving Party:

Archbishop of Agana, Debtor

Description of Property:

Archdiocese Chancery Property

Type of Transaction:	<input type="checkbox"/> Public Sale <input checked="" type="checkbox"/> Private Sale <input type="checkbox"/> Other (described on next page) <input type="checkbox"/> Property will remain subject to any liens or interests, i.e. not paid from proceeds
List any Liens or Interests in the Property	None
This Motion affects the Property Rights of:	
Proposed Buyer:	Phoenix Foundation or Nominee
Proposed Sale Price and Terms of Sale:	\$2,300,000.00
Estimated Fair Market Value; Basis for Valuation:	\$2,380,000.00, Appraised
Overbid Provisions:	N/A
Other Details:	
Complete this section if the motions seeks approval of a sale under 11 U.S.C. §363(f):	<p>This sale is to be free and clear of any interest in such property of an entity other than the estate on the following basis [check each statement that applies]:</p> <p><input type="checkbox"/> (1) Applicable nonbankruptcy law permits sale of such property free and clear of such interest.</p> <p><input type="checkbox"/> (2) Such entity consents.</p> <p><input type="checkbox"/> (3) Such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property.</p> <p><input type="checkbox"/> (4) Such interest is in bona fide dispute.</p> <p><input type="checkbox"/> (5) Such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.</p>
<p><input checked="" type="checkbox"/> If checked, an order is requested providing that there be no 14-day stay under Fed. R. Bank. P. 6004(h).</p>	
<p>Dated: February 22, 2023, Pacific Time/s/ Bruce A. Anderson Trustee/Debtor in Possession/Attorney</p>	