

1 Stuart B. Rodgers – 025720  
2 **LANE & NACH, P.C.**  
3 2001 E. Campbell Ave., Suite 103  
4 Phoenix, AZ 85016  
5 Telephone No.: (602) 258-6000  
6 Facsimile No.: (602) 258-6003  
7 Email: [stuart.rodgers@lane-nach.com](mailto:stuart.rodgers@lane-nach.com)

8 Attorney for Robert A. MacKenzie, Case Trustee

9 **IN THE UNITED STATES BANKRUPTCY COURT**  
10 **FOR THE DISTRICT OF ARIZONA**

11 In re:

12 MARC CAMERON STEWART,

13 Debtor.

(Chapter 7 Case)

No. 2:24-bk-00060-EPB

**NOTICE TO CREDITORS AND  
INTERESTED PARTIES OF PUBLIC  
AUCTION OF ESTATE'S INTEREST  
IN MINERAL RIGHTS**

**AND**

**NOTICE OF TRUSTEE'S MOTION  
TO SELL ESTATE'S INTEREST IN  
MINERAL RIGHTS**

14 **NOTICE TO CREDITORS AND INTERESTED PARTIES OF PUBLIC AUCTION OF**  
15 **ESTATE'S INTEREST IN PERSONAL PROPERTY**

16 **NOTICE IS GIVEN** that the Estate's interest in the below-described Mineral Rights will  
17 be offered to the person making the highest and best bid at public sale by Robert A. MacKenzie,  
18 Chapter 7 Trustee ("Trustee") on **Friday, September 27, 2024, at 8:30 a.m.**, by telephone, by  
19 dialing 1(310) 372-7549 wait for prompt – ACCESS CODE # 831482 then press #.

20 21 Property to be Sold:	The Estate's interest in Mineral Rights (" <b>Mineral Rights</b> ") described by the Debtor as "Debtor shares mineral rights with his brother, stepdad, cousins, and other family members which were purchased by this grandfather in Texas. .... " and which Mineral Rights are further described by those documents produced by the Debtor attached hereto as Exhibit A.
22 23 24 25 26 Terms of Sale:	Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Property being sold, as the interest in the Property will be sold "AS IS", with no warranties, guaranties or representations, and subject to all liens, claims, interests,

	<p>and encumbrances. All sales are subject to sales tax, to be paid by the Buyer, unless the property being sold is tax-exempt or a resale number is used as proof of exemption. Any title transfer fees or taxes will be paid by the Buyer. The purchaser will be provided a Bill of Sale and Assignment of the Estate's interest in the Property. Additionally, the Trustee shall be authorized to execute an appropriate conveyance deed, to be prepared by the Buyer at his/her/its own expense provided however any such conveyance deed will be without warranties, guaranties or representations <b><i>All sales are subject to Trustee's approval.</i></b></p> <p>If a party bids, that party is liable for the bid amount. A bidder may not withdraw his or her bid and if the successful bidder fails to pay the successful bid amount, the Estate will seek payment from the back-up bidder, if any, no exceptions. Moreover, the bidder that failed to pay will be liable for any difference in the amount bid and the amount collected.</p>
Proposed Purchaser:	<p>William Reeser, or his assignee (Mr. Reeser may elect to have a business entity that he owns take title to the asset), for the sum of \$1,500.00.</p> <p>Offers are subject to higher and better bids.</p>
Insider:	<p>The proposed purchaser is a third party and is unrelated to the Debtor.</p>
To View the Property or Obtain More information:	<p>Contact: Stuart B. Rodgers, attorney for the Trustee, (602) 258-6000 or stuart.rodgers@lane-nach.com.</p> <p>Although all of the information from the Debtor has been attached hereto as Exhibit A. Trustee makes no warranties, guarantees or representations regarding its accuracy and encourages all prospective buyers to perform their own due diligence.</p>
Description of Interest(s) in the Property:	<p>None known.</p> <p><b><u><i>The Estate's Interest in the Property is being sold as-is, where-is, with no representations, guarantees, or warranties.</i></u></b></p>
Appraisals:	<p>The Trustee is not aware of any recent appraisals on the scheduled interest in the Property being sold.</p>
Compensation/Fees:	<p>There are no broker's fees/compensation related to this sale.</p>
Motions for stay relief:	<p>There have been no motions for stay relief filed regarding the interest in the Property.</p>

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2 **NOTICE OF TRUSTEE’S MOTION TO SELL ESTATE’S INTEREST IN**  
3 **PERSONAL PROPERTY**

4 **NOTICE IS HEREBY GIVEN** that on **July 30, 2024**, Robert A. MacKenzie, Chapter 7  
5 Trustee, by and through undersigned counsel, filed her *Motion to Sell Estate’s Interest in Mineral*  
6 *Rights* (“**Motion**”). The pertinent provisions of the Motion are set forth above. Any person  
7 opposing same shall file a written objection, specifying the reason therefor, together with a notice  
8 of hearing, on or before 21 days of the date of this mailing as follows: United States Bankruptcy  
9 Court, as follows: (a) by hand-delivery or mail to the Clerk of the Court, 230 North First Avenue,  
10 Suite 101, Phoenix, Arizona 85003-1706; or (b) electronically at the Court’s website:  
11 [ecf.azb.uscourts.gov](http://ecf.azb.uscourts.gov) using the Court’s electronic filing procedures, with a copy to: Lane & Nach,  
12 P.C., at the above-address. **All sales are subject to Trustee final approval.**

13  
14 If a person timely objects in writing and a hearing is requested but has not yet been  
15 conducted by the Court as of the date of the scheduled auction, bids will be taken and the normal  
16 sales procedures followed. The closing of the sale remains dependent upon the outcome of the  
17 Court hearing regarding the objection. If there is no timely objection and request for hearing, no  
18 hearing will be held, and the Trustee will proceed to sell the property without further order of the  
19 Court.

20  
21 DATED: July 30, 2024

22  
23 **LANE & NACH, P.C.**

24  
25 By: /s/ Stuart B. Rodgers 025720  
26 Stuart B. Rodgers  
27 *Attorneys for Trustee*  
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# EXHIBIT “A”

89.935 acres of land, more or less, out of the C. A. Riddles Survey, A-1039 and the Bluford Bell Survey, A-39, Montague County, Texas, being the same land described as 193.655 acres in that certain Warranty Deed dated May 14, 1973 from W.S. Day, et al to Donald Frank Park recorded at Volume 629, Page 566 of the Deed Records of Montague County, Texas, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS:

FIRST TRACT: 57.72 acres of land, more or less, out of the C. A. Riddles Survey, A-1039, Montague County, Texas, being the same land described in that certain Mineral Deed dated February 15, 1937 from H.M. Griffin, et ux to Jerome P. Kearby, Trustee recorded at Volume 193, Page 304, of the Deed Records of Montague County, Texas,

SECOND TRACT: 45.0 acres, more or less, out of the Bluford Bell Survey, A-39, Montague County, Texas and being that portion of said survey described in that certain Warranty Deed dated May 14, 1973 from W.S. Day, et al to Donald Frank Park recorded at Volume 629, Page 566 of the Deed Records of Montague County, Texas, that is also included in that certain Warranty Deed with Vendor's Lien dated June 2, 1947 from J.A. Griffin, et ux to M. Traylor recorded at Volume 285, Page 513, of the Deed Records of Montague County, Texas,

THIRD TRACT: 1.0 acre of land, more or less, being out of the Joseph Ralston Survey, A-623, Montague County, Texas, being the same land described as 28.144 acres of land, more or less, out of the C.A. Riddles Survey, A-1039 and the Joseph Ralston Survey, A-623, Montague County, Texas in that certain Warranty Deed dated June 27, 2000 from Donald Frank Park, et ux to the Farrell Family Trust recorded at Volume 165, Page 56 of the Real Records of Montague County, Texas, said 1.0 acre of land being that portion of the described 28.144 acres that lies in the Joseph Ralston Survey, A-623.

113.655 acres of land, more or less, out of the C. A. Riddles Survey, A-1039 and the Bluford Bell Survey, A-39, Montague County, Texas, being the same land described as 193.655 acres in that certain Warranty Deed dated May 14, 1973 from W.S. Day, et al to Donald Farrell recorded at Volume 629, Page 568 of the Deed Records of Montague County, Texas, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS:

FIRST TRACT: 28.144 acres of land, more or less, out of the Bluford Bell Survey, A-39, Montague County, Texas, being the same land described in that certain Warranty Deed dated June 14, 2000 from the Ferrell Family Trust to D. F. Park, and wife, Jean Ann Park,, recorded at Volume 165, Page 59, of the Real Records of Montague County, Texas;

SECOND TRACT: 21.856 acres, more or less, out of the Bluford Bell County Survey, A-39, Montague County, Texas and being 30 acres of land described in that certain Mineral Deed dated April 7, 1937, from Anna Rebecca Meyers and husband, T.R. Meyers to Joe Benton recorded at Volume 193, Page 338 of the Deed Records of Montague County, Texas; SAVE AND EXCEPT 8.144 acres of land, more or less, and being that portion of the same land described in that certain Warranty Deed dated June 14, 2000 from the Farrell Family Trust to Donald Frank Park, et ux, recorded at Volume 165, Page 59 of the Real Records of Montague County, Texas, that is also included in that certain Mineral Deed dated April 7, 1937 from Anna Rebecca Meyers et vir to Joe Benton, recorded at Volume 193, Page 388 of the Deed Records of Montague County, Texas.

THIRD TRACT: 30.0 acres of land, more or less, out of the Bluford Bell Survey, A-39, Montague County, Texas, being a portion of the land described in that certain Warranty Deed dated May 14, 1973 from W. S. Day, et al, to Donald Farrell recorded at Volume 629, Page 568 of the Deed Records of Montague County Texas,

113.61 acres of land, more or less, out of the C.A. Riddles Survey, A-1039, the Bluford Bell Survey, A-39, and the J.A. Traylor Survey, A-933, Montague County, Texas and being the same land described in that certain Warranty Deed with Vendor's Lien dated May 14, 1973 from W.S. Day et al to Charles Buford Smith, recorded at Volume 629, Page 563 of the Deed Records of Montague County, Texas, that is also included in that certain Warranty Deed with Vendor's Lien dated February 27, 1936 from W.D. Barclay et al to M. Traylor, recorded at Volume 187, Page 14 of the Deed Records, Montague County, Texas.

**DESCRIPTION**

Containing 10.00 acres of land, more or less, out of the J. T. Pyle Survey, A-588, Montague County, Texas being more particularly described in that certain Warranty Deed dated February 9, 2001, from Barry B. White and Doralyn White, as Lessors, to Chris Buckalew and Emilia E. Buckalew, as Grantees, recorded in Volume 182, Page 430, of the Real Records of Montague County, Texas.

Owner Number	Owner Name	Check Number	Check Date	Check Cleared	Check Cleared Date	Total Check Armt	Total Check Gross	Total Check Deducts	Total Check Tax	Total Check Volume
349876	MARC C STEWART	82113193	11/13/2023	Y	11/13/2023	\$46.92	\$81.85	\$34.05	\$0.88	12.79
349876	MARC C STEWART	82081173	9/14/2023	Y	9/14/2023	\$42.76	\$78.02	\$34.32	\$0.94	13.37
349876	MARC C STEWART	82057406	7/13/2023	Y	7/13/2023	\$38.46	\$72.07	\$32.53	\$1.08	13.24
349876	MARC C STEWART	82017757	5/12/2023	Y	5/12/2023	\$44.26	\$76.60	\$30.92	\$1.42	12.29
349876	MARC C STEWART	81986922	3/13/2023	Y	3/13/2023	\$31.48	\$48.81	\$16.28	\$1.05	6.6
349876	MARC C STEWART	81971554	2/13/2023	Y	2/13/2023	\$39.88	\$56.07	\$14.53	\$1.66	6.45
349876	MARC C STEWART	81953927	1/13/2023	Y	1/13/2023	\$35.81	\$51.08	\$13.83	\$1.44	5.77