

NACH, RODGERS, HILKERT & SANTILLI

2001 East Campbell Avenue, Suite 103

Phoenix, AZ 85016

Telephone No.: (602) 258-6000

Facsimile No.: (602) 258-6003

Stuart B. Rodgers – 025720

Tyler N. Bowman - 039503

Email: stuart.rodgers@NRHSLaw.com
tyler.bowman@NRHSLaw.com
docket@NRHSLaw.com

Attorneys for Eric M. Haley, Trustee

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

In re:

JOHNNY FLORES and JOSEPHINE FLORES,

Debtors.

(Chapter 7 Case)

Case No. 2:22-bk-03402-PS

NOTICE TO CREDITORS AND INTERESTED PARTIES OF PUBLIC AUCTION OF ESTATE’S INTEREST IN PERSONAL PROPERTY

AND

NOTICE OF MOTION TO SELL ESTATE’S INTEREST IN PROMISSORY NOTE AND DEED OF TRUST AND APPROVE BIDDING PROCEDURES

NOTICE OF AUCTION

NOTICE IS GIVEN that the Estate’s interest in the below-described vehicle will be offered to the person making the highest and best bid at public sale by Eric M. Haley, Chapter 7 Trustee (“Trustee”) on Friday, **May 30, 2025**, at **8:30 a.m.**, by telephone, by dialing 1 (310) 372-7549 wait for prompt – ACCESS CODE # 831482 then press #.

Property to be Sold:	<p>The Estate’s interest in the following personal property:</p> <p>The August 20, 2023 Promissory Note in the original principal balance of \$15,000.00 (“Promissory Note”). The makers of the Note are Johnny Flores and Josephine Flores, a married couple to be held jointly and severally liable. The holder of the Note is Eric M. Haley, Chapter 7 Trustee of the Bankruptcy Estate of Johnny Flores and Josephine Flores, case number 2:22-bk-03402-PS.</p> <p>The Promissory Note is secured by a Deed of Trust recorded with the Maricopa County Recorder at document number 2023-0554131. The</p>
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<p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p>	<p>Terms of Sale: Interested buyers must do their own due diligence to determine the extent of the Estate's interest in the Note and Deed of Trust. Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Estate's interest in the Note and Deed of Trust being sold, as the property will be sold on an "AS IS" "WHERE IS" basis, with no warranties, guarantees express or implied.</p> <p>Sale may be subject to sales tax unless the property being sold is tax-exempt or a resale number is used as proof of exemption. The purchaser will be provided an Assignment of the Estate's interest in the Property. <i>All sales are subject to Trustee's approval.</i></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. The Trustee shall also accept a backup bid.</p>

1 2 3 4 5 6 7 8 9	Proposed Purchaser:	The Trustee has obtained an offer to purchase the Estate's interest in the Note and Deed of Trust from Joseph Schillinger, Trustee on behalf of North Rock Trust or its nominee (" Proposed Buyer ") for a purchase price of \$10,107.40 (" Offer "). The Proposed Buyer shall pay the Offer in full within five calendar days of the sale. Proposed Buyer has made its offer on an "AS-IS", "WHERE-IS" basis and is taking the Estate's interest in the Note and Deed of Trust without guaranties, warranties, or representations. <u>The Sale is subject to Trustee's final approval.</u> The successful bidder shall remit payment to the Trustee within 5 calendar days of the sale. The funds may be a cashier's check, money order, or personal check and should be made payable to "Eric M. Haley, Trustee". Offers are subject to higher and better bids.
10	Insider:	The proposed purchaser is not an insider.
11 12	To Obtain More information:	Contact Stuart B. Rodgers, attorney for the Trustee, (602) 248-6000 or Stuart.Rodgers@NRHSLaw.com.
13 14 15	Description of Interest(s) in the Property:	The Trustee is unaware of any liens, claims, or interests encumbering the Estate's interest in the Promissory Note or Deed of Trust. <u>The Estate's Interest in the Property is being sold as-is, where-is, with no representations, guarantees, or warranties.</u>
16	Appraisals:	The Trustee is not aware of any recent appraisals on the scheduled interest in the Property being sold.
17	Compensation/Fees:	There are no broker's fees/compensation related to this sale.
18 19	Motions for stay relief:	There have been no motions for stay relief filed regarding the interest in the Promissory Note and Deed of Trust.

NOTICE OF MOTION

21 **NOTICE IS FURTHER GIVEN** that on April 23, 2025, the Trustee filed a *Motion to Sell*
22 *Estate's Interest in Promissory Note and Deed of Trust* seeking to sell the Estate's interest in the
23 Promissory Note and Deed of Trust Any person opposing the sale shall file a written objection,
24 specifying the reason therefor, together with a notice of hearing, on or before twenty-one (21) days
25 of the date of this mailing as follows: United States Bankruptcy Court, as follows: (a) by hand-
26 delivery or mail to the Clerk of the Court, 230 North First Avenue, Suite 101, Phoenix, Arizona
27 85003-1706; or (b) electronically at the Court's website: ecf.azb.uscourts.gov using the Court's
28 electronic filing procedures, with a copy to: Nach, Rodgers, Hilker & Santilli, at the above-address.
If a person timely objects in writing and a hearing is requested but has not yet been conducted by
the Court as of the date of the scheduled auction, bids will be taken and the normal sales procedures
followed. The closing of the sale remains dependent upon the outcome of the Court hearing
regarding the objection. **If there is no timely objection and request for hearing, no hearing will
be held, and the Trustee will proceed to sell the Property without further order of the Court.**

RESPECTFULLY SUBMITTED this 23rd day of April, 2025.

1 **NACH, RODGERS, HILKERT & SANTILLI**

2 By /s/ Stuart B. Rodgers
3 Stuart B. Rodgers
4 Tyler N. Bowman
5 *Attorneys for Trustee*

6 A COPY of the foregoing mailed to:

7 Johnny Flores
8 Josephine Flores
9 1940 W. Fairmount Avenue
10 Phoenix, AZ 850152
11 Debtors

12 All parties on the attached Master Mailing Matrix.¹

13 A COPY of the foregoing e-mailed to:

14 Jill H. Perrella
15 Email: jperrella@swlaw.com
16 Debtors' Attorney

17 Office of U.S. Trustee
18 Email: Jennifer.A.Giaino@usdoj.gov
19 Email: ustregion14.px.ecf@usdoj.gov

20 By: /s/ Kay Lucas

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28 ¹ A copy of the Master Mailing Matrix shall not be mailed with this Notice. Any party interested in a copy of the Master Mailing Matrix may obtain a counsel by requesting it from Trustee's counsel via email at Stuart.Rodgers@NRHSLaw.com

Label Matrix for local noticing
0970-2
Case 2:22-bk-03402-PS
District of Arizona
Phoenix
Wed Apr 23 13:27:50 MST 2025

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

AMERICAN VISION PARTNERS
4800 N. 22ND ST.
PHOENIX AZ 85016-4701

APRIA HEALTHCARE
P. O. BOX 31001-1157
PASADENA CA 91110-0001

ARIZONA PULMONARY SPECIALISTS, LTD
3330 N. 2ND ST. #300
PHOENIX AZ 85012-2369

ATI PHYSICAL THERAPY
33204 COLLECTION CENTER DR.
CHICAGO IL 60693-0001

BANNER IMAGING
P. O. BOX 2939
PHOENIX AZ 85062-2939

BANNER UNIVERSITY MEDICAL GROUP
1111 E. MCDOWELL RD.
PHOENIX AZ 85006-2612

BUREAU OF ACCOUNT MANAGEMENT
3607 ROSEMONT AVENUE #502
CAMP HILL PA 17011-6943

CAPITAL ONE
P. O. BOX 31293
SALT LAKE CITY UT 84131-0293

CARDIOVASCULAR CONSULTANTS
P. O. BOX 98819
LAS VEGAS NV 89193-8819

COMENITY BANK/LNBRYANT
6939 AMERICANA PARKWAY
REYNOLDSBURG OH 43068-4171

COMENITYCAPITALBANK/BIG LOTS
3095 LOYALTY CIRCLE BLDG. A
COLUMBUS OH 43219-3673

(p)CREDIT UNION WEST
PO BOX 7600
GLENDALE AZ 85312-7600

Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

DESERT FINANCIAL CREDIT UNION
PO BOX 2942
PHOENIX AZ 85062-2942

DESERT HOSPITALIST PC.
P. O. BOX 29048
PHOENIX AZ 85038-9048

DESERT INSTITUTE FOR SPINE CARE
1635 E. MYRTLE AVENUE STE. 400
PHOENIX AZ 85020-5514

(p)DSNB MACY S
CITIBANK
1000 TECHNOLOGY DRIVE MS 777
O FALLON MO 63368-2239

ELITE PAIN AND SPINE INSTITUTE PLC
P. O. BOX 650823
DALLAS TX 75265-0823

EMPOWER EMERGENCY
P. O. BOX 843396
LOS ANGELES CA 90084-3396

EYE DOCTORS OF ARIZONA PLLC
515 W. BUCKEYE RD. #104
PHOENIX AZ 85003-3699

HCI
P. O. BOX 82910
PHOENIX AZ 85071-2910

LASER SURGERY HOLDING COMPANY LTD
10255 N. 32ND ST.
PHOENIX AZ 85028-3822

NATIONAL RECOVERY AGENCY
2491 PAXTON STREET
HARRISBURG PA 17111-1036

PREFERRED HOMECARE
P. O. BOX 740751
LOS ANGELES CA 90074-0751

PRIME ANESTHESIA CONSULTANTS LLC
1810 S. CRISMON RD. STE 188
MESA AZ 85209-3900

Quantum3 Group LLC as agent for
MOMA Trust LLC
PO Box 788
Kirkland, WA 98083-0788

REVSOLVE INC.
1395 N. HAYDEN RD.
SCOTTSDALE AZ 85257-3769

SELECT PHYSICAL THERAPY
2942 N. 7TH AVENUE #101
PHOENIX AZ 85013-4179

SIMONMED IMAGING
3075 E. IMPERIAL HWY STE. 200
BREA CA 92821-6753

SONORA QUEST LAB
PO BOX 52880
PHOENIX AZ 85072-2880

ST. JOSEPHS HOSPITAL & MEDICAL CENTER
CHW PFS
P. O. BOX 57123
LOS ANGELES CA 90074-7123

SUN PAIN MANAGEMENT PLLC
5501 N. 19THAVE. STE. 103
PHOENIX AZ 85015-2451

SYNCB/CAR CARE DISC. TIRE
P. O. BOX 965001
ORLANDO FL 32896-5001

SYNCB/CARE CREDIT
P. O. BOX 965036
ORLANDO FL 32896-5036

SYNCB/JC PENNYS
P. O. BOX 965036
ORLANDO FL 32896-5036

SYNCB/LOWES
P. O. BOX 965005
ORLANDO FL 32896-5005

SYNCB/WALMART
P. O. BOX 965024
ORLANDO FL 32896-5024

SYNERPRISE CONSULTING SERVICES
P. O. BOX 957
MISSION KS 66201-0957

TD BANK USA/TARGET CREDIT
P. O. BOX 673
MINNEAPOLIS MN 55440-0673

THE HOME DEPOT/CBNA
P. O. BOX 6497
SIOUX FALLS SD 57117-6497

TRI STATE ADJUSTMENT INC.
P. O. BOX 3219
LA CROSSE WI 54602-3219

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

U.S. TRUSTEE
OFFICE OF THE U.S. TRUSTEE
230 NORTH FIRST AVENUE
SUITE 204
PHOENIX, AZ 85003-1725

VANTAGE WEST CREDIT UNION
P. O. BOX 15115
TUCSON AZ 85708-0115

WF/AMERICAN FURNITURE
P. O. BOX 14517
DES MOINES IA 50306-3517

ERIC M. HALEY
PO BOX 13390
SCOTTSDALE, AZ 85267-3390

JILL H PERRELLA
Snell & Wilmer LLP
One S. Church Ave., Suite 1500
TUCSON, AZ 85701-1633

JOHNNY FLORES
1940 W FAIRMOUNT AVENUE
PHOENIX, AZ 85015-5306

JOSEPHINE FLORES
1940 W FAIRMOUNT AVENUE
PHOENIX, AZ 85015-5306

SHERI A (AZCLDP 81482) BARRIOS
723 W. POLK ST.
PHOENIX, AZ 85007-2538

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

CREDIT UNION WEST
P. O. BOX 38300
PHOENIX AZ 85069

DSNB/MACYS
P. O. BOX 8218
MASON OH 45040

U.S. Bank National Association
Bankruptcy Department
PO Box 108
Saint Louis MO 63166-0108

(d)US BANK
P. O. BOX 108
SAINT LOUIS MO 63166

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

End of Label Matrix	
Mailable recipients	51
Bypassed recipients	1
Total	52