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Attorneys for Jill H. Ford, Trustee

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

In re:

AG BROTHERS' FOOD
RESTAURANTS, LLC dba MARISCOS
EL NUEVO ALTATA,

Debtors.

(Chapter 7 Case)

No. 2:22-bk-06667-MCW

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

AND

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

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

NOTICE IS GIVEN that the Estate's interest in the below-described personal property will be offered to the person making the highest and best bid at public sale by Jill H. Ford, Chapter 7 Trustee ("**Trustee**") on Friday, **August 29, 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:	The Estate's interest in the following judgments (collectively, " Judgments "): A judgment in the amount of \$15,830.00 against Claudia Benitez entered in <i>Ford v. Claudia Benitez, et al.</i> (2:25-ap-00042-MCW) and recorded with the Maricopa County Recorder at document number 202500240397 (" Benitez Judgment ");
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	<p>A judgment in the amount of \$50,000.00 against Jorge Fernando Baca Maldonado entered in <i>Ford v. Jorge Fernando Baca Maldonado, et al.</i> (2:25-ap-00034-MCW) and recorded with the Maricopa County Recorder at document number 20250240403 (“Maldonado Judgment”);</p> <p>A judgment in the amount of \$30,000.00 against Julio Ramirez entered in <i>Ford v. Julio Ramirez, et al.</i> (2:25-ap-00035-MCW) and recorded with the Maricopa County Recorder at document number 20250240570 (“Ramirez Judgment”);</p> <p>A judgment in the amount of \$46,505.00 against Rafael Aviles entered in <i>Ford v. Rafael Aviles, et al.</i> (2:25-ap-00037-MCW) and recorded with the Maricopa County Recorder at document number 20250240572 (“Aviles Judgment”); and</p> <p>A judgment in the amount of \$20,331.52 against Zulema Lerma entered in <i>Ford v. Zulema Lerma, et al.</i> (2:25-ap-00040-MCW) and recorded with the Maricopa County Recorder at document number 20250240590 (“Lerma Judgment”).</p>
Terms of Sale:	<p>Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Judgments being sold.</p> <p>The Motion seeks authority to sell the Judgments (“Sale”) As-Is, Where-Is, with No Representations, Guarantees or Warranties, and free and clear of liens, encumbrances and interests with all valid and enforceable liens, encumbrances and interests to attach to the Sale proceeds. Trustee is not aware of any liens or encumbrances.</p> <p>The purchaser will be provided the appropriate transfer documents. <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.</p>

Proposed Purchaser:	<p><u>Benitez Judgment:</u> accepting offers at or before the July 25, 2025 sale;</p> <p><u>Maldonado Judgment:</u> accepting offers at or before the July 25, 2025 sale;</p> <p><u>Ramirez Judgment:</u> accepting offers at or before the July 25, 2025 sale;</p> <p><u>Aviles Judgment:</u> \$2,000.00 to be paid by Guadalupe Galaviz, the principal of the Debtor and mother of Rafael Aviles. To the extent Guadalupe Galaviz is the purchaser, she shall have 30 days from the date of sale to pay the purchase price; any of purchaser shall remit the purchase price consistent with this Motion (i.e. 5 days from the date of sale);</p> <p><u>Lerma Judgment:</u> \$500.00 from Steve Mitnick (a non-insider third party).</p> <p>Offers are subject to higher and better bids.</p> <p>Any payment shall be in the form of a check naming as payee "Jill H. Ford, Estate of AG Brothers Food Restaurants" and due within five days of the Sale.</p>
Insider:	Of the known purchasers, Guadalupe Galaviz is an insider as she is the principal of the Debtor.
To View the Property or Obtain More information:	Contact: Helen Santilli, attorney for the Trustee, (602) 247-8574 or helen.santilli@nrhslaw.com
Description of Interest(s) in the Property:	The Judgments are no Exemption. The Trustee is unaware of any liens, claims, interests, or encumbrances related to the Judgments.
Appraisals:	The Trustee is not aware of any recent appraisals.
Compensation/Fees:	There are no broker's fees/compensation related to this sale.
Motions for stay relief:	There have been no motions for stay related to the Judgments.

NOTICE OF TRUSTEE'S MOTION TO SELL ESTATE'S INTEREST IN JUDGMENTS

NOTICE IS HEREBY GIVEN that on **June 26, 2025**, Jill H. Ford, Chapter 7 Trustee, by and through undersigned counsel, filed her *Motion to Sell Estate's Interest in Judgments* ("**Motion**"). The pertinent provisions of the Motion are set forth above. Any person opposing same shall file a written objection, specifying the reason therefor, together with a notice of hearing, on or before 21 days of the date of this mailing as follows: United States Bankruptcy Court, as follows: (a) by hand-delivery or mail to the Clerk of the Court, 230 North First Avenue, Suite 101,

Phoenix, Arizona 85003-1706; or (b) electronically at the Court's website: ecf.azb.uscourts.gov using the Court's electronic filing procedures, with a copy to: Lane & Nach, P.C., at the above-address. **All sales are subject to Trustee final approval.**

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.

DATED: June 26, 2025

NACH, RODGERS, HILKERT & SANTILLI

By: /s/ Adam B. Nach – 013622

Adam B. Nach
Helen K. Santilli
Attorneys for Trustee

COPY of the foregoing delivered
via electronic mail to:

AG Brothers' Food Restaurants, LLC
1627 East Tierra Buena Lane
Phoenix, Arizona 85022

Office of U.S. Trustee
230 North First Avenue
Phoenix, AZ 85003
Email: Renee.S.Shamblin@usdoj.gov
Email: ustpregion14.px.ecf@usdoj.gov

Randy Nussbaum
Email: rnussbaum@cavanaghlaw.com

Claudia Benitez and John Doe Benitez
2822 W. Roosevelt St.
Phoenix, Arizona 85009-3909

Julio Ramirez and Jane Doe Ramirez
6611 S. 5th Place
Phoenix, Arizona 85042

Rafael Aviles and Jane Doe Aviles
1627 E. Tierra Buena Lane
Phoenix, Arizona 85022

AG Brothers' Food Restaurants, LLC
c/o Jeffrey A. McKee
1650 N. First Avenue
Phoenix, Arizona 85003

Guadalupe Galaviz
Email: gala.promoter@gmail.com

Claudia Benitez and John Doe Benitez
1802 W. Rovey Avenue
Phoenix, Arizona 85019

Jorge Fernando Baca Maldonado and Jane Doe
Maldonado
Naranjos No. 104 De Colonia Bell Vista
Salamanca, Guanajuato, Mexico CP 36730

Julio Ramirez and Jane Doe Ramirez
4219 E. Bighorn Ave.
Phoenix, Arizona 85044-6733

Zulema Lerma and John Doe Lerma
8431 N. 31st Drive
Phoenix, Arizona 85051

1 Zulema Lerma and John Doe Lerma
2 6809 N. 24th Drive
3 Phoenix, Arizona 85015-1025
4 Email: zulemaLERMA808@gmail.com

Steven Mitnick
Email: smitnick@sm-lawpc.com

5 By: /s/Becca Casteel
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Label Matrix for local noticing
0970-2
Case 2:22-bk-06667-MCW
District of Arizona
Phoenix
Thu Jun 26 12:27:14 MST 2025

AUTO-CHLOR SYSTEM
3525 E WOOD ST., STE #1
PHOENIX, AZ 85040-1824

DOMINGUEZ LAW FIRM P.C.
2323 N. THIRD STREET, SUITE 100
PHOENIX, AZ 85004-1305

PINA INVESTMENTS
1316 W. MCLELLAN BLVD
PHOENIX, AZ 85013-1036

Arizona Corporation Commission
c/o Arizona Attorney General's Offi
2005 N. Central Ave.
Phoenix, AZ 85004-1545

Blue Ridge Bank
service provider Jaris Lending, LLC
c/o Rob Kinas, Esq.
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169-0965

GOLDEN ALLIANCE FLEPS LLC
3225 WEST CHARTER OAK ROAD
PHOENIX AZ 85029-2312

Golden Lion Flips, LLC
c/o William H. Breier
Radix Law
15205 N. Kierland Blvd., #200
Scottsdale, AZ 85254-8170

LM2 INVESTMENT GROUP
9160 EAST BAHIA DRIVE
SUITE 105
SCOTTSDALE AZ 85260-1543

MERCHANTS MORTGAGE & TRUST CO
7400 EAST CRESTLINE CIRCLE
SUITE 250
GREENWOOD VILLAGE CO 80111-3655

AG BROTHERS' FOOD RESTAURANTS, LLC
c/o Guadalupe M. Galaviz Quiroz
1627 EAST TIERRA BUENA LANE
PHOENIX, AZ 85022-3361

Allan D. NewDelman, P.C.
80 East Columbus Avenue
Phoenix, AZ 85012-2334

Golden Lion Flips, LLC
c/o Carolyn R. Tatkin
Radix Law
15205 N. Kierland Blvd., #200
Scottsdale, AZ 85254-8170

ARIZONA DEPARTMENT OF ECONOMIC SECURITY UI T
unit 5881
PO BOX 6028
Phoenix AZ 85005-6028

Auto Chlor System
3525 E. Wood Street - #1
Phoenix AZ 85040-1824

Coca Cola
1 Coca Cola Plaza NW
Atlanta GA 30313-2499

GOLDEN LION FLIPS LLC
3225 WEST CHARTER OAK ROAD
PHOENIX AZ 85029-2312

Guadalupe M. Galaviz Quiroz
1627 E. Tierra Buena Lane
Phoenix AZ 85022-3361

LM2 INVESTMENT GROUP, LLC, an Arizona limite
C/O DAVID L. KNAPPER, ESQ.
1599 EAST ORANGEWOOD AVENUE, #125
PHOENIX, AZ 85020-5159

Maricopa County Treasurer
301 West Jefferson, Suite 100
Phoenix, Arizona 85003-2199

ARIZONA DEPARTMENT OF REVENUE
Office of the Arizona Attorney General
2005 N Central Ave, Suite 100
Phoenix, AZ 85004-1546

BLUE RIDGE BANK, BY ITS AUTHORIZED SERVICE P
C/O SNELL & WILMER L.L.P.
ATTN: ROB KINAS, ESQ.
3883 HOWARD HUGHES PKWY #1100
LAS VEGAS, NV 89169-0965

Maricopa County Treasurer
Maricopa County Treasurer
225 W. Madison Street
Phoenix, AZ 85003-2141

ARIZONA DEPARTMENT OF REVENUE
TAX BANKRUPTCY & COLLECTIONS
2005 NORTH CENTRAL AVENUE
PHOENIX AZ 85004-1545

BLUE RIDGE BANK
17 WEST MAIN STREET
LURAY VA 22835-1230

DANIEL NAVARRO RUIZ
PO BOX 2205
PHOENIX, AZ 85002

GOLDEN LION FLIPS, LLC
c/o Radix Law
15205 N. Kierland Blvd., Ste. 200
Scottsdale, AZ 85254-8170

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

MARICOPA COUNTY TREASURER
301 WEST JEFFERSON
SUITE 100
PHOENIX AZ 85003-2199

NORMA MOLINA
3136 W SUNNYSIDE AVE
PHOENIX AZ 85029-3230

ROBERT AND MARIA DELGADO
3353 WEST MORELAND STREET
PHOENIX AZ 85009-3410

The Fundworks LLC
P.O. Box 200631
Dallas TX 75320-0631

The Fundworks LLC
c/o Dedicated Financial GBC
4000 Lexington Ave N, Ste 125
Shoreview, MN 55126-3153

Tom Slutes
c/o Jose Pina
4801 E. Broadway Blvd.
Tucson, AZ 85711-3609

Toorak Capital Partners, LLC
c/o James F. Kahn
301 E. Bethany Home Road, Suite C-195
Phoenix, AZ 85012-1266

Trustee Maguire
10115 E. Bell Rd., Ste. 107 #498
Scottsdale, AZ 85260-2189

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

jaris Lending LLC
1409 Chapin Ave, suite Mezz
Burlingame, CA 94010-4086

GUADALUPE M. GALAVIZ QUIROZ
Sacks Tierney, P.A.
c/o Randy Nussbaum
4250 N. Drinkwater Blvd., 4th Floor
Scottsdale, AZ 85251-3693

JILL H. FORD
PO BOX 5845
CAREFREE, AZ 85377-5845

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

(u)LM2 INVESTMENT GROUP, LLC, an Arizona limi

(u)Toorak Capital Partners, LLC

(d)Maricopa County Treasurer
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(d)PINA INVESTMENTS LLC
1316 W. MCLELLAN BLVD
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(d)DANIEL NAVARRO RUIZ
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PHOENIX, AZ 85002

(u)Jose Pina

(u)MARIA DELGADO

End of Label Matrix
Mailable recipients 39
Bypassed recipients 7
Total 46