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6 *Attorneys for Eric M. Haley, Case Trustee*

7 **IN THE UNITED STATES BANKRUPTCY COURT**

8 **FOR THE DISTRICT OF ARIZONA**

9 In re:

(Chapter 7 Case)

10 SCOTTSDALE DESIGN BUILD, LLC,

No. 2:25-bk-11774-PS

11 **NOTICE TO CREDITORS AND**  
12 **INTERESTED PARTIES OF**  
13 **TRUSTEE’S MOTION FOR ORDER:**

14 Debtor.

15 **(1) AUTHORIZING SALE OF**  
16 **PROPERTY OF THE ESTATE**  
17 **FREE AND CLEAR OF ALL**  
18 **LIENS, ENCUMBRANCES, AND**  
19 **INTERESTS, AS-IS, WHERE-IS;**  
20 **AND**

21 **(2) APPROVING SALE AND**  
22 **BIDDING PROCEDURES**

23 **AND**

24 **NOTICE TO CREDITORS AND**  
25 **INTERESTED PARTIES OF AUCTION**

26 **11 U.S.C. § 363(b) and Local Rule 6004-1**

27 **TO: ALL CREDITORS AND PARTIES-IN-INTEREST**

28 **NOTICE OF MOTION**

**NOTICE IS HEREBY GIVEN** that on April 3, 2026, Eric M. Haley, Chapter 7 Trustee (“Trustee”), by and through undersigned counsel, filed a *Motion for Order: (1) Authorizing Sale of Property of the Estate Free and Clear of Liens, Encumbrances, and Interests, As-Is, Where-Is; and (2) Approving Sale and Bidding Procedures (“Motion”)*. A complete copy is on file with the Clerk of the Court and available for inspection or by written request to the Trustee’s counsel as indicated above. The Motion seeks Court authorization to sell the Estate’s interest in a 2012 Tango Ultralight M-19UL Trailer (“Trailer”), pursuant to the terms set forth hereinafter. In the event that any person opposes the Motion, the procedure for responding to the Motion is set forth hereinafter.

1 **NOTICE IS FURTHER GIVEN** that any person opposing the Motion shall file a written  
2 objection, specifying the reason therefor, together with a notice of hearing, on or before twenty-  
3 one (21) days of the date of this mailing as follows: United States Bankruptcy Court, as follows:  
4 (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](http://ecf.azb.uscourts.gov)  
using the Court's electronic filing procedures, with a copy to: Nach, Rodgers, Hilkert & Santilli,  
at the above-address.

5 If a person timely objects in writing to the Motion and a hearing is requested but has not  
6 yet been conducted by the Court as of the date of the scheduled auction, bids will be taken and the  
7 normal sales procedures followed. The closing of the sale remains dependent upon the outcome of  
8 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 Vehicle without  
further order of the Court.**

### 9 NOTICE OF AUCTION

10 **NOTICE IS FURTHER GIVEN** that the Estate's interest in the below-described Trailer  
11 will be offered to the person making the highest and best bid at public sale by Eric M. Haley  
12 Trustee, through Auction Yard, LLC dba AuctionAZ ("**AuctionAZ**" or "**Auctioneer**"). Bidding  
13 will open on or before 4:00 p.m. MST on **Thursday, April 30, 2026**. Bidders will be able to  
place bids through the online bidding system at [www.auctionaz.com](http://www.auctionaz.com). If anyone places a bid  
within the last two minutes of bidding, the bidding will extend for an additional two minutes.  
Bidding will start to close as indicated on the website on **Tuesday, May 5, 2026 at 3:00 p.m.**

14 Property to be Sold:	All of the Estate's interest in a 2012 Tango Ultralight M-19UL Trailer (" <b>Trailer</b> ") (See Exhibit A of the Motion for additional details).
15 Terms of Sale:	16 Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Trailer. 17 18 The sale of the Trailer shall be <b>As-Is, Where-Is, with No Guarantees or Warranties</b> , and free and clear of 19 liens, encumbrances, and interests with all valid and enforceable liens, encumbrances and interests to attach 20 to the net proceeds derived from the sale of the Trailer as described above. 21 <b><i>All sales are subject to Trustee and Bankruptcy Court approval.</i></b> Trustee makes no representations regarding the 22 title or condition of the Trailer nor does he make any warranties regarding encumbrances, liens or interests. 23 Auctioneer utilizes the following standard procedures for auctions: 24 25 <b>Online Auctions:</b> Bidding will open on or before 4:00 p.m. MST on <b>Thursday, April 30, 2026</b> , or as indicated 26 on the website. Bidders will be able to place bids through the online bidding system at 27 <a href="http://www.auctionaz.com">www.auctionaz.com</a> . Online bidding will start to close at 3:00 pm MST on <b>Tuesday, May 5, 2026</b> . A \$200.00 28 refundable bidder deposit is required. The deposit can be made with a credit card using the online bidding system.

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	<p><u>Bidding</u>: All auctions are live online.</p> <p><u>Payment/Charges</u>: (i) No Buyers Premium will be charged by Auctioneer; (ii) Auctioneer does not accept credit/debit cards; Auctioneer accepts cash, cashier's check, certified funds or wire transfers (with a \$25 fee). Payment is due no later than 4:00 pm MST on the first Wednesday following the auction; (iii) Sales Tax: For general assets and rolling stock, unless an Arizona tax resale license is provided at the time of payment, the purchaser will be required to pay the combined Arizona State and local sales tax totaling 9.2%. There is no sales tax on real estate.</p> <p><u>Default</u>: In the event of default, the second highest bidder will be given the option to become the successful bidder at his/her last bid. The bidder in default will be responsible for the difference in the bids, or the entire amount of his/her bid in the event that the second highest bidder does not take the option to become the successful bidder. The default bidder will also forfeit his/her deposit. A service charge of 1-1/2% per month, 18% APR, will be added to all overdue accounts. The bidder in default is also liable for all legal and collection fees.</p> <p><u>Auctioneer Warranties</u>: Trustee and Auctioneer provide <u>no</u> warranty relating to title, possession, quiet enjoyment or the like in this disposition. All items sold at the auction are being sold "AS IS, WHERE IS" with no representations or warranties implied or stated, subject to any existing liens and encumbrances known or unknown by the Trustee. All due diligence is the responsibility of the bidder/buyer.</p> <p><u>Additional Sale Terms</u>: Auctioneer is not responsible for missing or broken items after the auction has ended. There are absolutely no refunds.</p> <p>The property to be auctioned will be available for preview on Monday, May 4, 2026 from 10:00 am to 4:00 p.m. at 7577 W. Mountain View Rd Peoria, AZ 85345. The Sale is subject to Trustee approval. All bids at the auction shall be subject to higher and better bids until close of the auction.</p> <p><b>The buyer of Trailer shall be solely responsible for the costs of removing the purchased property and shall work with the Auctioneer for the removal of the Trailer.</b></p>
Bidding Procedures:	Bidding will open at or before 4:00 p.m. MST on Thursday, April 30, 2026 or as indicated on the website. Bidding on the Trailer will start to close at 3:00 p.m. MST on Tuesday, May 5, 2026 or at the time listed on

1		the website.
2	To View the Trailer or Obtain More information:	For more information, contact William Russell at (602) 412-3617 or <a href="http://www.AuctionAZ.com">www.AuctionAZ.com</a>
3		The property to be auctioned will be available for preview on Monday, May 4, 2026 from 10:00 am to 4:00 pm at 7577 W. Mountain View Rd., Peoria, AZ 85345.
4	Description of Interest(s) in the Property:	Trustee is not aware of any individuals or entities holding an interest in the Trailer being sold.
5		There has been no stay relief sought as to this Trailer.
6	Appraisals:	The Trustee is not aware of any recent appraisals on the Trailer being sold.
7	Compensation/Fees:	Auctioneer's fee will be a commission of ten percent (10%) of any sale proceeds, plus any reasonable and necessary costs incurred in inventorying, moving, storing and advertising the Vehicle, subject to further Order of the Court. AuctionAZ is not an insider.
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14 DATED: April 3, 2026

15 **NACH, RODGERS, HILKERT & SANTILLI**

16 By: /s/ Helen K. Santilli  
 17 Stuart B. Rodgers  
 Helen K. Santilli  
 Attorneys for Trustee

18 COPY of the foregoing delivered  
 19 via electronic mail to:

20 Office of U.S. Trustee  
 230 North First Avenue  
 Phoenix, AZ 85003  
 21 Email: [Jennifer.A.Giaimo@usdoj.gov](mailto:Jennifer.A.Giaimo@usdoj.gov)  
 Email: [ustpreion14.px.ecf@usdoj.gov](mailto:ustpreion14.px.ecf@usdoj.gov)

Ronald J. Ellett  
 Ellett Law Offices, P.C.  
 2999 North 44th Street Suite 330  
 Phoenix, AZ 85018  
 Email: [rjellett@ellettlaw.com](mailto:rjellett@ellettlaw.com)  
 Attorney for Debtor

23 Scottsdale Design Build LLC  
 4540 N. 7th Street, Suite 5  
 Phoenix, AZ 85014  
 Debtor

All parties on the attached mailing matrix.<sup>1</sup>

25 By: /s/ Becca Casteel

27 \_\_\_\_\_  
 28 <sup>1</sup> A copy of the master mailing matrix shall not be mailed but is available upon written request to [helen.santilli@nrhslaw.com](mailto:helen.santilli@nrhslaw.com).

Label Matrix for local noticing  
0970-2  
Case 2:25-bk-11774-PS  
District of Arizona  
Phoenix  
Fri Apr 3 13:45:09 MST 2026

CITIBANK/THE HOME DEPOT  
5800 S. CORPORATE PL.  
Sioux Falls SD 57108-5027

Keith and Anna Zollman  
4523 E Glenrosa Ave  
Phoenix AZ 85018-4365

On The Rail  
1634 E Francisco Dr.  
Phoenix AZ 85042-6816

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

Zions Bancorporation, N.A. dba National Bank  
Matthew H. Sloan  
2800 N. Central Ave. Suite 1800  
Phoenix, AZ 85004-1049

End of Label Matrix  
Mailable recipients 17  
Bypassed recipients 0  
Total 17

Scottsdale Design Build LLC  
4540 N. 7th Street  
Suite 5  
Phoenix, AZ 85014-3807

Family Electric LLC  
3145 E Chandler Blvd, Unit 11-529  
Phoenix AZ 85048-8702

Matthew and Jessica Woznick  
c/o Casey C. Dempsey  
501 E Thomas Rd., Ste 200  
Phoenix AZ 85012-3247

Taylor-Made Refrigeration  
8749 E Thornwood Dr.  
Scottsdale AZ 85251-1854

USP Granite  
13507 N 103rd Street  
Scottsdale AZ 85260-7256

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

CAPITAL WEST INSURANCE  
8501 N. SCOTTSDALE ROAD  
SUITE 200  
Paradise Valley AZ 85253-2741

Genco Roofing  
1220 W Alameda Ave. Ste 116  
Tempe AZ 85282-3343

NATIONAL BANK OF ARIZONA  
6001 N 24TH ST  
Phoenix AZ 85016-2021

Top Notch Plumbing  
4709 E encanto St  
Mesa AZ 85205-5233

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