

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

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Attorneys for Stanley J. Kartchner, Trustee

6 **IN THE UNITED STATES BANKRUPTCY COURT**

7 **FOR THE DISTRICT OF ARIZONA**

8 In re:

(Chapter 7 Case)

9 MICHAEL FRANKLIN TITUS and
10 MAYRA ALEJANDRA CORDOVA-
11 TITUS,

No. 4:24-bk-06719-SHG

12 Debtors.

13 **CONTINUED NOTICE TO
14 CREDITORS AND INTERESTED
15 PARTIES OF PUBLIC AUCTION OF
16 ESTATE'S INTEREST IN PROPERTY
17 OF THE ESTATE**

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

19 **NOTICE IS HEREBY GIVEN** that Stanley J. Kartchner, Chapter 7 Trustee (“**Trustee**”) filed this
20 *Continued Notice to Creditors and Interested Parties of Public Auction of Estate's Interest in*
21 *Property of the Estate* (“**Notice**”).

22 **NOTICE IS FURTHER GIVEN** that the Estate's interest in the below-described property will be
23 offered to the person making the highest and best bid at public sale by Stanley J. Kartchner, Trustee,
24 on **Friday, July 31, 2026, at 8:30 a.m.** Bidders can join the auction by phone or Zoom.
25 **Instructions can be found on www.liquidation-sales.com.**

26 Property to be Sold:	Estate's interest in (“ Mineral Rights ”): Michael F. Titus's approximately 0.00039980 interest in .840178 net acres of oil and gas rights Property name: Rankin 31-34-68 A TR 20H Operator: Continental Resources, Inc. County and State: Converse County, WY Property Description: SEC 6 & 7-T33N-R68W, 1289.7100 Acres, Converse Co., WY Additional information may be requested via email by sending an email to trustee's counsel at helen.santilli@nrhslaw.com .
27 Terms of Sale:	Prospective purchasers are encouraged to personally perform their own due diligence of the interest in being sold, as the interest in the Mineral Rights will be sold “AS IS, WHERE IS”, with no representations, guarantees, or warranties. <u>All sales are subject to Trustee and Bankruptcy Court 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 "Stanley J. Kartchner, Estate of Titus" and mailed c/o Trustee's counsel at the address above. Offers are subject to higher and better bids. The Trustee may also accept a backup bid.
Proposed Purchaser:	The Trustee has obtained an offer to purchase the Estate's interest in the Property from Michael Franklin Titus ("Proposed Purchaser/Debtor") for a purchase price of \$2,499.00 ("Offer"). Proposed Buyer has made its offer on an "AS-IS", "WHERE-IS" basis and is taking the Estate's interest in the Mineral Rights without guaranties, warranties, or representations.
To obtain more information/viewing:	Contact: Helen K. Santilli of Nach, Rodgers, Hilkert & Santilli at 602-258-6000 or helen.santilli@nrhslaw.com.
Description of Interest in the Property:	The Trustee makes no representations or warranties regarding the Mineral Rights, interested parties must do their own due diligence. The Trustee has been provided the below information by Continental Resources, Inc. regarding the Estate's interest in the Mineral Rights: Michael F. Titus's approximately 0.00039980 interest in .840178 net acres of oil and gas rights Property name: Rankin 31-34-68 A TR 20H Operator: Continental Resources, Inc. County and State: Converse County, WY Property Description: SEC 6 & 7-T33N-R68W, 1289.7100 Acres, Converse Co., WY Trustee will sell the Estate's interest in the Mineral Rights on an "AS IS" "WHERE IS" basis, with no warranties or guarantees express or implied.
Appraisals:	The Trustee is not aware of any recent appraisals with relation to the Mineral Rights.
Compensation/Fees:	There are no broker's fees/compensation related to this sale.
Motion for Stay Relief:	There have been no motions for relief filed relating to the Mineral Rights.

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RESPECTFULLY SUBMITTED this 24th day of June, 2026.

NACH, RODGERS, HILKERT & SANTILLI

By: /s/ Adam B. Nach
Adam B. Nach
Attorney for Trustee

COPY of the foregoing mailed/emailed to:

Michael Franklin Titus
Mayra Alejandra Cordova-Titus
5733 Calle De La Rosa
Hereford, AZ 85615
Debtors

Matthew Thomas Foley
Law Offices of Matthew Foley, PLC
4400 E. Broadway, Ste. 811
Tucson, AZ 85711
Email: matt@tuclaw.com
Attorney for Debtor

Office of U.S. Trustee
230 North First Avenue
Phoenix, AZ 85003
Email: Renee.S.Shamblin@usdoj.gov
Email: ustpreion14.px.ecf@usdoj.gov

All parties on the attached master mailing matrix.¹

By: /s/ Kay Lucas

¹ The Master Mailing Matrix is attached for filing, but a copy is not mailed with the Notice. Parties interested in a copy of the Master Mailing Matrix may request one from Trustee's counsel, Helen K. Santilli (helen.santilli@nrhslaw.com, 602-258-6000).

Label Matrix for local noticing
0970-4
Case 4:24-bk-06719-SHG
District of Arizona
Tucson
Tue Jun 23 16:41:53 MST 2026

America First Credit Union
Attn: Bankruptcy
Po Box 9199
Ogden UT 84409-0199

Arizona Department of Revenue
PO Box 29070
Phoenix AZ 85038-9070

Bank of America, N.A.
PO Box 673033
Dallas, TX 75267-3033

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia PA 19101-7346

Rocket Mortgage
Attn: Bankruptcy
1050 Woodward Avenue
Detroit MI 48226-3573

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

MICHAEL FRANKLIN TITUS
5733 CALLE DE LA ROSA
HEREFORD, AZ 85615-8892

Mountain America Federal Credit Union
Attn: Asset Management/Bankruptcy
PO Box 2331
Sandy, UT 84091-2331

(p)AMERICAN SOUTHWEST CREDIT UNION
ATTN COLLECTIONS
3090 E FRY BLVD
SIERRA VISTA AZ 85635-2901

Arizona Department of Revenue
c/o Tax, Bankruptcy and Collection
2005 N Central Ave. Suite 100
Phoenix AZ 85004-1546

Discover Bank
PO Box 3025
New Albany, OH 43054-3025

Mountain America Credit Union
Attn: Asset Management/Bankruptcy
PO Box 2331
Sandy, UT 84091-2331

Rocket Mortgage, LLC f/k/a Quicken Loans, LL
Seventh Floor Camelback Esplanade II
2525 E. Camelback Rd
Phoenix, AZ 85016-4219

USAA Federal Savings Bank
Attn: Bankruptcy
9800 Fredericksburg Rd
San Antonio TX 78288-0002

Matthew Thomas Foley
Law Offices of Matthew Foley, PLC
4400 E. Broadway, Suite 811
Tucson, AZ 85711-3556

AMERICAN EXPRESS NATIONAL BANK
C/O BECKET AND LEE LLP
PO BOX 3001
MALVERN PA 19355-0701

Amex
Correspondence/Bankruptcy
Po Box 981540
El Paso TX 79998-1540

Bank of America
Attn: Bankruptcy
4909 Savarese Circle
Tampa FL 33634-2413

Discover Financial
Attn: Bankruptcy
Po Box 3025
New Albany OH 43054-3025

Resurgent Receivables, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Synchrony Bank/Amazon
Attn: Bankruptcy
Po Box 965060
Orlando FL 32896-5060

MAYRA ALEJANDRA CORDOVA-TITUS
5733 CALLE DE LA ROSA
HEREFORD, AZ 85615-8892

STANLEY J KARTCHNER
7090 N ORACLE RD #178-204
TUCSON, AZ 85704-4333

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).

American Southwest Credit Union
PO Box 370
Sierra Vista AZ 85636

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

(u)Rocket Mortgage, LLC f/k/a Quicken Loans,	End of Label Matrix	
	Mailable recipients	23
	Bypassed recipients	1
	Total	24