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10 *Attorneys for Eric M. Haley, Trustee*

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

13 In re:
14
15 ELITE INVESTMENT PROPERTIES,
16 LLC,
17
18 Debtor.

(Chapter 7 Case)

No. 2:20-bk-00135-PS

**NOTICE TO CREDITORS AND
INTERESTED PARTIES OF CONTINUED
PUBLIC AUCTION OF ESTATE'S
INTEREST IN THREE PARCELS OF REAL
PROPERTY LOCATED IN WISCONSIN**

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

20 The sale previously set for December 16, 2020 has been continued.

21 **NOTICE IS GIVEN** that the Estate's interest in the below described property will be offered to the person making the highest and best bid at public sale by Eric M. Haley, Trustee, through AuctionAZ.com, LLC at 6520 N. 27th Avenue, Phoenix, AZ 85017. Bidding will open on or before 2:00 p.m. MST on Friday, **December 25, 2020**. Bidders will be able to place bids in person, by fax, by email, via telephone, or through the online bidding system at 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 **Thursday, December 31, 2020**.

22 Property to be Sold:	Estate's interest in three (3) parcels of real property located in Milwaukee County, Wisconsin: (a) 3140 North 29th Street, Milwaukee, WI 53216; (b) 3277 North 20th Street, Milwaukee, WI 53206; and (c) 2419-21 North 44th Street, Milwaukee, WI 53210 (collectively, " Properties ")
23 24 25 26 Terms of Sale:	Prospective purchasers may not rely on the information in Trustee's Motion in making an offer and/or bid and must perform their own due diligence to analyze the value of this asset. The Properties will

	<p>be sold on an “AS IS” / “WHERE IS” basis, with no warranties, guarantees express or implied, subject to all liens, claims, encumbrances and interests except the asserted interest by John D. McCreary and Nesary Property Solutions, LLC which shall attach to the proceeds and shall not follow the Properties.</p> <p>All sales are subject to sales tax unless the property being sold is tax-exempt or a resale number is used as proof of exemption. Trustee shall execute a conveyance deed (Trustee’s Deed), or if the successful bidder is the Debtor, a bill of sale, transferring the Estate’s interest in the Lot to the prevailing bidder subject to the terms set forth herein and an Order entered by the Court approving the terms of the sale.</p> <p><u>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.</u></p>
Proposed Purchaser:	There is no proposed purchaser(s). The sale is subject to higher and better bids.
To View the Property or Obtain More information:	Contact: counsel for the Trustee: (1) Helen K. Santilli, (602) 258-6000, helen.santilli@lane-nach.com; or (2) Stuart B. Rogers, (602) 258-6000, stuart.rodgers@lane-nach.com
Description of Interest(s) in the Property:	<p>There has been no stay relief sought as to the Properties. Upon information and belief, there are the following liens/interests relating to the Properties (as more fully defined in the Motion):</p> <ol style="list-style-type: none"> 1. Groundfloor Holdings GA LLC is believed to have a mortgage in the approximate amount of \$18,223, plus accrued interest. The Trustee proposes to sell the Properties subject to this Mortgage; and 2. John D. McCreary and Nesary Property Solutions, LLC may assert an unperfected partial ownership (reported to be 50%) or a constructive trust. The Trustee proposes to sell the Properties free and clear of this interest, with any such disputed interest to attach to the sale proceeds. 3. There may be unpaid real property taxes.
Appraisals:	The Trustee is not aware of any recent appraisals on the Properties.
Compensation/Fees:	The Auctioneer will receive a commission equal to 10% of the purchase price for any sale that may arise from his employment.

1 DATED: December 16, 2020.

2 **LANE & NACH, P.C.**

3 By: /s/ Helen K. Santilli
4 Helen K. Santilli
5 Stuart B. Rodgers
6 *Attorneys for Trustee*

7 **A COPY** of the foregoing mailed to:

8 Elite Investment Properties, LLC
9 262 S. 167th Lane
10 Goodyear, Arizona 85338
11 *Debtor Pro Se*

12 Groundfloor Holdings GA LLC
13 600 Peachtree Street NE, Suite 810
14 Atlanta, Georgia 30308

15 City of Milwaukee
16 c/o Spencer Coggs, City Treasurer
17 City Hall Room 103
18 200 East Wells Street
19 Milwaukee, WI 53202

20 City of Milwaukee
21 809 N. Broadway
22 Milwaukee, WI 53202

23 Milwaukee Assessors Office
24 200 East Wells Street, #507
25 Milwaukee, WI 53202

26 Milwaukee County Treasurer
27 901 N. 9th Street, #102
28 Milwaukee, WI 53233

WITH A COPY of the foregoing delivered via
electronic notification to:

Ronald J. Ellett
Ellett Law Offices, P.C.
2999 North 44th Street, Suite 330'
Phoenix, Arizona 85018
Attorneys for John D. McCreary and
Nesary Property Solutions, LLC
Email: rjellett@ellettlaw.com

Office of U.S. Trustee
230 North First Avenue
Phoenix, AZ 85003
Email: Christopher.J.Pattock@usdoj.gov

By: /s/ Sheila Rochin