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10 *Attorneys for Jill H. Ford, Trustee*

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

13 In re:

14 MICHAEL DEAN NEWSOME and
15 KATHLEEN SUE NEWSOME aka
16 KATHY S. NEWSOME, NEWCOR
17 HOMES, LLC, AND NEWCOR
18 SERVICES, LLC,

19 Debtors.

(Chapter 7 Case)

(Substantively Consolidated)

No. 2:21-bk-00677-BKM

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

AND

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

20 **NOTICE TO CREDITORS AND INTERESTED PARTIES OF PUBLIC AUCTION OF**
21 **ESTATE'S INTEREST IN REAL PROPERTY**

22 **NOTICE IS GIVEN** that the Estate's interest in the below-described real 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, **December 30, 2022**, at **8:30 a.m.**, by telephone, by dialing 1(310) 372-7549 wait for prompt – ACCESS CODE # 831482 then press #.

23 Property to be Sold:

The Estate's interest in the real property located at 914 N. Autumn Sage Court, Payson, Arizona 85541 and legally described as ("**Real Property**"):

SECTION: 35 TOWNSHIP: 11N RANGE: 10E LOT 16, ROS 3163B, WILDFLOWER RIDGE AMENDMENT 2, PLAT 767NE1/4 SEC 35 T11N R10E = 0.22 AC OUT OF 302-87-666 & 302-87-

24 Terms of Sale:

Prospective purchasers may not rely on the

	<p>information in the Motion/this Notice in making an offer and/or bid and must perform their own due diligence to analyze the value of this asset. The Real Property will be sold on an “AS IS” / “WHERE IS” basis, with no warranties, guarantees express or implied, subject to all liens, claims, encumbrances and interests.</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. The Estate’s interest in the Real Property will be transferred via a Trustee’s Deed. <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>Michael and Kathleen Newsome are the proposed purchasers for the sum of \$12,000.00.</p> <p>The successful buyer shall remit the sale price to “Jill H. Ford, Trustee” within five days of the December 30, 2022 sale.</p> <p>The funds must be made payable to “Jill H. Ford, Trustee”.</p> <p>Offers are subject to higher and better bids.</p>
Insider:	The proposed purchasers are the Debtors.
To View the Property or Obtain More information:	Contact: Adam Nach, attorney for the Trustee, (602) 258-6000 or adam.nach@lane-nach.com.
Description of Interest(s) in the Property:	<p>Trustee is not aware of any other entities holding an interest in the Real Property except the Gila County Treasurer for real property taxes in the amount of \$1,083.87.</p> <p><u>The Estate’s Interest in the Property is being sold as-is, where-is, with no representations, guarantees, or warranties.</u></p>
Appraisals:	The Trustee is not aware of any recent appraisals on the scheduled interest in the Property being sold.
Compensation/Fees:	There are no broker’s fees/compensation related to this sale.

1 Motions for stay relief:

There have been no motions for stay relief filed regarding
the interest in the Property.

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3 **NOTICE OF TRUSTEE'S MOTION TO SELL ESTATE'S INTEREST IN**
4 **REAL PROPERTY**

5 **NOTICE IS HEREBY GIVEN** that on **October 26, 2022**, Jill H. Ford, Chapter 7 Trustee,
6 by and through undersigned counsel, filed her *Trustee's Motion to Sell Real Property Subject to All*
7 *Liens, Claims, Interests, and Encumbrances* ("**Motion**"). The pertinent provisions of the Motion
8 are set forth above. Any person opposing same shall file a written objection, specifying the reason
9 therefor, together with a notice of hearing, on or before 21 days of the date of this mailing as follows:
10 United States Bankruptcy Court, as follows: (a) by hand-delivery or mail to the Clerk of the Court,
11 230 North First Avenue, Suite 101, Phoenix, Arizona 85003-1706; or (b) electronically at the
12 Court's website: ecf.azb.uscourts.gov using the Court's electronic filing procedures, with a copy
13 to: Lane & Nach, P.C., at the above-address. **All sales are subject to Trustee final approval.**

14 If a person timely objects in writing and a hearing is requested but has not yet been
15 conducted by the Court as of the date of the scheduled auction, bids will be taken and the normal
16 sales procedures followed. The closing of the sale remains dependent upon the outcome of the
17 Court hearing regarding the objection. If there is no timely objection and request for hearing, no
18 hearing will be held, and the Trustee will proceed to sell the property without further order of the
19 Court.

20 DATED: October 26, 2022.

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

22 By: /s/ Adam B. Nach - 013622

23 Adam B. Nach

24 Helen K. Santilli

25 *Attorneys for Trustee*