

1 Adam B. Nach – 013622  
2 Helen K. Santilli – 032441  
3 **LANE & NACH, P.C.**  
4 2001 East Campbell Avenue, Suite 103  
5 Phoenix, AZ 85016  
6 Telephone No.: (602) 258-6000  
7 Facsimile No.: (602) 258-6003  
8 Email: adam.nach@lane-nach.com  
9 Email: helen.santilli@lane-nach.com

10 *Attorney for Brian J. Mullen, Trustee*

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

13 In re:

14 ADRIANA VALENZUELA  
15 GONZALEZ,

16 Debtor.

(Chapter 7 Case)

No. 4:22-bk-01444-BMW

**NOTICE OF:**

**(1) NOTICE OF HEARING ON  
MOTION TO SELL REAL  
PROPERTY OF THE ESTATE  
FREE AND CLEAR OF LIENS  
AND COMPENSATE REAL  
ESTATE BROKER;**

**AND**

**(2) MOTION TO SELL REAL  
PROPERTY OF THE ESTATE  
FREE AND CLEAR OF LIENS  
AND COMPENSATE REAL  
ESTATE BROKER**

Hearing Date: June 6, 2023

Hearing Time: 10:30 a.m.

Zoom ID: 160 158 2207

Zoom Passcode: 551380

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

18 **NOTICE OF HEARING ON SALE MOTION**

19 **NOTICE IS HEREBY GIVEN** that on April 19, 2023, Brian J. Mullen, Chapter 7 Trustee  
20 (“Trustee”), by and through undersigned counsel, filed a *Motion to Sell Real Property of the Estate*  
21 *Free and Clear of Liens and Compensate Real Estate Broker* (“**Motion**”). (DE 44). A complete  
22 copy is available upon written request to the Trustee’s counsel as indicated herein. The pertinent  
23 provisions of the Motion are set forth below.

1 **HEARING AND DEADLINE TO OBJECT**

2 The Court has scheduled a hearing on the Motion for **June 6, 2023** at the hour of **10:30 a.m.**  
3 before the Honorable Brenda M. Whinery.

4 This hearing will be held by videoconference. The Videoconference Hearing Guidelines,  
5 including detailed instructions for appearing by videoconference, are located on the Court's  
6 website at: <http://azb.uscourts.gov/sites/default/files/videoconferenceguidelines.pdf>. Interested  
7 parties may appear via <https://www.zoomgov.com/>.

8 The **hearing ID is 160 158 2207** and the **passcode is 551380**. Alternatively, interested  
9 parties may use the following hearing link:  
10 <https://www.zoomgov.com/j/1601582207?pwd=YkU3eE5lcXVMZUp6cEgxcndMQ0VWdz09>

11 Confirm an appearance by sending an email to Courtroom Deputy Rebecca Volz, at  
12 [Rebecca.Volz@azb.uscourts.gov](mailto:Rebecca.Volz@azb.uscourts.gov), at least three (3) business days prior to the hearing. The email  
13 is to include the full name of the person appearing and that person's relationship to the case, the  
14 case name, and the case number.

15 Any person opposing the Motion shall file a written objection, on or before twenty-one  
16 (21) days of the date of this mailing, and shall appear at the hearing. Objections to the Motion  
17 should be mailed/delivered as follows: Clerk of the United States Bankruptcy Court: (a) by  
18 hand-delivery/mail: to 38 S. Scott avenue, Tucson, Arizona 85701; or (b) electronically at the  
19 Court's website: [ecf.azb.uscourts.gov](http://ecf.azb.uscourts.gov) using the Court's electronic filing procedures, with a copy  
20 to: Lane & Nach, P.C., 2001 E. Campbell Ave., Suite 103, Phoenix, AZ 85016. The failure to  
21 respond within the foregoing period of time, or to appear at the hearing, may result in the Court  
22 approving the Motion and proceeding with the sale without further notice.

23 **NOTICE OF SALE MOTION**

Property to be Sold:	Estate's interest in in a vacant lot located at 0 W Libra Drive, Eloy, Arizona 85231 (Pinal County assessor number 409-32-027) (" <b>Real Property</b> ") and has the following legal description:  LOT 27, OF SILVER BELL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 42;  EXCEPTING THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT RECORDED AS BOOK 61 OF DEEDS, PAGE 475.
Terms of Sale:	Interested buyers must do their own due diligence to determine the extent of the Estate's interest in the Real Property.  The Real Property will be sold <b>As-Is, Where-Is, with No Representations, Guarantees or Warranties</b> , and free and clear of all liens, claims, encumbrances and interests in accordance with 11 U.S.C. § 363, with any valid and enforceable liens to attach to the net sale proceeds and be paid from escrow and as modified below.  The Real Property is being sold subject to any 2023 real property

	<p>taxes.</p> <p>The Estate's interest in the Real Property shall be conveyed to the prevailing purchaser by Trustee's Deed.</p> <p><b><i>All sales are subject to Trustee's approval.</i></b></p>
Proposed Purchaser:	<p>Mark Gotfryd ("<b>Interested Buyer</b>") made the offer to purchase the Real Property in the amount of \$12,000.00 (\$500.00 earnest money and the balance to be paid in cash at closing) <b>subject to higher and better offers at sale hearing</b>. A copy of the purchase contract and associated counter offers/addenda are attached to the Motion.</p>
Bidding/Over Bids:	<p><b>The sale is subject to higher and better bids at sale hearing. Interested parties must attend the hearing to bid.</b></p>
Insider:	<p>Buyer is not an insider and is a good faith purchaser and is entitled to the benefits provided by 11 U.S.C. § 363(m).</p>
To View the Property or Obtain More information:	<p>For more information contact R.O.I. Properties, LLC ("<b>Broker</b>") at 602-319-1326.</p>
Description of Interest(s) in the Property:	<p>Trustee is not aware of any liens or encumbrances on the Real Property, except for the following: (1) the Property is co-owned with Debtor's former husband, Thomas O. Gonzalez (aka Tomas Gonzales, Tomas Gonzalez, and Thomas Gonzales). Mr. Gonzalez has consented to the sale of 100% of the Real Property. Therefore, the successful buyer shall be conveyed the entirety of the Real Property.</p> <p>Mr. Gonzalez shall receive 50% of the net sales proceeds (gross sales proceeds, less closing costs, any valid lien, and commissions) as more fully delineated in the Motion.</p> <p><b>Interested buyers must do their own due diligence to determine the extent of the Estate's interest in the Real Property. Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Real Property being sold, as the property will be sold on an "AS IS" "WHERE IS" basis, with no warranties, guarantees express or implied.</b></p>
Appraisals:	<p>Trustee is not aware of any appraisals.</p>
Compensation/Fees:	<p>Trustee also seeks approval to pay Broker's commission, not to exceed ten percent (10.0%) and will be paid from escrow to Trustee's Broker.</p>
Waiver of 14-Day Stay:	<p>Trustee respectfully requests that the Court in the discretion provided to it under Bankruptcy Rule 6004(h), waive the fourteen-day stay of the Order approving the sale of the Real Property.</p>

1 2	Deadline to Object:	Any objection shall be filed within twenty-one days of the date of this mailing.
3	Motion for Stay Relief:	There have been no motions for relief filed relating to the Real Property.
4 5 6	Anticipated Closing Date:	The Proposed Buyer will be able to close the proposed sale within seventeen calendar days after the entry of an Order approving the sale, subject to a written and signed agreement between the Proposed Buyer and Trustee to extend the time within which the parties have to close the sale.

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8 RESPECTFULLY SUBMITTED this 21<sup>st</sup> day of April, 2023.

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

10 By: /s/ Adam B. Nach – 013622

11 Adam B. Nach  
Helen K. Santilli  
*Attorneys for Trustee*

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13  
14 COPY of the foregoing delivered via first class mail or email to:

15 Adriana Valenzuela Gonzalez  
2314 E. Renegade Trail  
San Tan Valley, Arizona 85143  
16 *Debtor*

Pinal County Assessor  
31 N. Pinal Street, #E  
Florence, Arizona 85132

17 Joey Hasselbring  
R.O.I. Properties, LLC  
18 Email: [jhasselbring@roiproperties.com](mailto:jhasselbring@roiproperties.com)  
*Trustee's Broker*

Beth Jo Zeitzer  
R.O.I. Properties, LLC  
19 Email: [bjz@roiproperties.com](mailto:bjz@roiproperties.com)  
*Trustee's Broker*

20 Christopher Dutkiewicz  
DM Bankruptcy Law Group, LLC  
4140 E. Baseline Road, Suite 101  
21 Mesa, Arizona 85206  
Email: [chris@azdebtattorney.com](mailto:chris@azdebtattorney.com)  
22 *Debtor's Counsel*

Office of U.S. Trustee  
230 North First Avenue  
Phoenix, AZ 85003  
23 Email: [Christopher.J.Pattock@usdoj.gov](mailto:Christopher.J.Pattock@usdoj.gov)  
24 Email: [ustpregion14.px.ecf@usdoj.gov](mailto:ustpregion14.px.ecf@usdoj.gov)

25 Office of the Arizona Attorney General  
Tax, Bankruptcy and Collection Sct.  
2005 North Central Avenue, Suite 100  
Phoenix, Arizona 85004

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

26 Arizona Department of Revenue  
2005 N. Central Avenue, Suite 100  
Phoenix, Arizona 85004  
27 Email: [bankruptcyunit@azag.gov](mailto:bankruptcyunit@azag.gov)

Attorney General of the United States  
U.S. Department of Justice  
950 Pennsylvania Avenue, NW  
Washington, DC 20530-0001

1 Jennifer Siverio  
2 Email: [jennifer.siverio@pioneertitleagency.com](mailto:jennifer.siverio@pioneertitleagency.com)  
3 Mark Gotfryd<sup>1</sup>  
4 Email: [mark2407@hotmail.com](mailto:mark2407@hotmail.com)

Thomas Gonzalez  
1036 W. Rhonda View Road  
San Tan Valley, AZ 85143  
Email: [gonzalez82@gmail.com](mailto:gonzalez82@gmail.com)

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28 By: /s/ Sheila Rochin

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<sup>1</sup> A copy of the Motion also emailed.