

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

10 *Attorneys for Jill H. Ford, Trustee*

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

13 In re:
14
15 AG BROTHERS' FOOD
16 RESTAURANTS, LLC dba MARISCOS
17 EL NUEVO ALTATA,

18 Debtor.

(Chapter 7 Case)

No. 2:22-bk-06667-MCW

**NOTICE TO CREDITORS AND
INTERESTED PARTIES OF
AMENDED MOTION TO SELL
PROPERTY OF THE ESTATE AND
FOR APPROVAL OF BIDDING
PROCEDURES**

AND

**NOTICE TO CREDITORS AND
INTERESTED PARTIES OF
EXPEDITED HEARING AND
SHORTENED NOTICE PERIOD**

**Hearing date: March 19, 2024
Hearing time: 2:00 pm
Hearing location: Zoom**

**[7829 West Thomas Road,
Phoenix, Arizona 85033 and Equipment]**

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

TO: ALL CREDITORS AND PARTIES-IN-INTEREST

NOTICE IS HEREBY GIVEN that on February 28, 2024, Jill H. Ford, Chapter 7 Trustee (“Trustee”), through undersigned, filed her *Amended Motion to Sell Property of the Estate and for Approval of 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 Equipment and Restaurant (as more fully defined in the Motion and below), pursuant to the terms set forth hereinafter.

NOTICE IS FURTHER GIVEN that any person opposing the Motion shall file a written objection on or before **March 11, 2024** with the United States Bankruptcy Court, as follows: (a) by hand-delivery or mail to the Clerk of the Court, 230 North First Avenue, Suite 101, Phoenix,

1 Arizona 85003-1706; or (b) electronically at the Court's website: ecf.azb.uscourts.gov using the
2 Court's electronic filing procedures, with a copy to: Lane & Nach, P.C., at the above-address.
Replies are due by noon on **March 19, 2024**.

3 **NOTICE IS FURTHER GIVEN** that the Estate's interest in the below-described
4 Restaurant and Equipment will be offered to the person making the highest and best bid at the
5 sale hearing on March 19, 2024 at 2:00 pm. The hearing will be conducted via Zoom and parties
6 may attend by visiting www.zoomgov.com and entering the Meeting ID: 160 2682 4253 and
Passcode: 425399 or by calling (833) 568-8864 and Meeting ID: 160 2682 4253 and Passcode:
425399.

7 Any objection or response shall be filed no later than **March 11, 2024** and any reply must
8 be filed no later than **noon on March 18, 2024**.

Property to be Sold:	Among the assets of this Estate is the Real Property located at 7829 West Thomas Road, Phoenix, Arizona 85033 (" Restaurant ") and the personal property used in operation of a Restaurant, including but not limited to 3 stoves, 3 refrigerators, stainless steel inserts, pots, pans, plates, utensils, 40 tables, 120 chairs, and 3 water fountains (" Property "). The legal description of the Restaurant is included in the Title Report attached hereto as Exhibit A . Interested buyers are encouraged to do their own due diligence as the Title Report is being provided for informational purposes only.
Terms of Sale:	Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Equipment and Restaurant. The proposed sale is as-is, where-is, with no warranties, guarantees, or representations of any kind. The Restaurant and Equipment are being sold subject to all liens, claims, encumbrances, and interests unless otherwise ordered by the Court. No such interest will attach to the sales proceeds unless otherwise ordered by the Court. The Sale is subject to Trustee approval.
Bidding Procedures:	The proposed buyer is Guadalupe Galaviz (or her nominee). Ms. Galaviz is a principal of the Debtor and is an insider of the Debtor. The proposed purchase price is \$51,602.80. Higher and better bids will be solicited at the March 19, 2024 hearing. Interested bidders are highly encouraged to contract Trustee's counsel (helen.santilli@lane-nach.com) of any bids and proof of funds by March 18, 2024. The Trustee will recommend bidding increments of not less than \$1,000.00 or otherwise set by the Court at the

	<p>hearing.</p> <p>The Trustee may accept back up bids at the hearing.</p>
<p>To View the Restaurant and Equipment or Obtain More information:</p>	<p>For more information, contact Helen Santilli at helen.santilli@lane-nach.com or 602-247-8574.</p> <p>To view the Restaurant and Equipment, please contact the Trustee's broker Beth Jo Zeitzer of R.O.I. Properties, LLC (bjz@roiproperties.com or 602-319-1326).</p>
<p>Description of Interest(s) in the Property:</p>	<p>Toorak Capital Partners, LLC ("Toorak") filed a <i>Motion for Relief from the Automatic Stay Regarding the Real Property Located at: 7829 West Thomas Road, Phoenix, Arizona 85033; and Debtor's Personal Property ("MFR")</i> seeking stay relief as to the Restaurant and the Property. (DE 63). On February 28, 2024, the Court entered and Order granting the MFR. The Trustee believes stay relief as to the Equipment is inappropriate and filed a Motion to Reconsider entry of the Order granting the MFR. The foregoing motion will be withdrawn upon the entry of an Order approving this sale as the Equipment is being sold subject to Toorak's interests.</p> <p>The Trustee is aware of the following entities which may assert an interest in the Equipment:</p> <p>The Arizona Department of Economic Security filed a UCC Financing Statement on October 12, 2023 at document number 2023-005-4386-8 wherein it asserted a blanket lien in the Equipment in the amount of \$5,620.27 for pre- and post-petition liabilities.</p> <p>New Shoes Enterprises, L.L.C. filed a UCC Financing Statement on June 21, 2023 at document number 2023-003-4450-6 wherein it asserted a security interest in employee retention credits.</p> <p>Middesk, Inc. filed a UCC Financing Statement on July 26, 2023 at document number 2023-004-0547-4 wherein it asserted a blanket lien in "[a]ll business assets."</p> <p>The Trustee is aware of the following entities which may assert an interest in the Restaurant:</p> <ol style="list-style-type: none"> 1. Toorak (DE 295, Ex. A) in the approximate of \$1,454,226.43; 2. Pina Investments, LLC (DE 24, pg. 12, ¶ 2.6) in the approximate amount of \$429,313.00; 3. Golden Lion Flips, LLC (DE 74, pg. 2, ¶ 5); 4. Robert and Maria Delgado (DE 24, pg. 12, ¶ 2.7) in the approximate amount of \$135,000.00; 5. Arizona Department of Economic Security (DE 295, pg. 13);

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>6. A City of Phoenix Notices of Ordinance Violation is an unknown amount (upon information and belief, there are two different notices regarding violations); and</p> <p>7. Real Property taxes of approximately \$122,769.98.</p> <p><u>The Trustee proposes to sell the Restaurant and Equipment subject to ALL liens, claims, encumbrances, and interests. No liens, claims, encumbrances, or interests will attach to the sales proceeds.</u></p> <p>Nothing herein shall modify the relief granted to Toorak under the MFR.</p> <p>There has been no other stay relief sought as to this Equipment or Restaurant.</p>
<p>11 Appraisals:</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p>The Trustee is aware of the following recent appraisals:</p> <p>1. The Debtor obtained the following appraisals:</p> <p>Reliant Valuations appraisal dated December 22, 2023 which valued the Restaurant at \$1,660,000.00.</p> <p>CBRE appraisal dated October 9, 2023 which valued the Restaurant at \$1,360,000.00.</p> <p>BBG appraisal dated September 29, 2022 which valued the Restaurant at \$2,850,000.00.</p> <p>2. The Trustee Broker provided a broker's opinion of value which valued the Restaurant between \$1,210,000.00 and \$1,344,700.</p> <p>Given the size of the appraisals, they are not attached to this notice. To request copies of the appraisals, please contact Helen Santilli at helen.santilli@lane-nach.com or 602-247-8574.</p> <p>The foregoing information is being provided for informational purposes and interested buyers are encouraged to do their own due diligence.</p>
<p>25 Compensation/Fees:</p> <p>26</p> <p>27</p> <p>28</p>	<p>The sale as proposed does not contemplate the payment of a broker's commission. However, to the extent a broker's efforts result in a higher and better bid being accepted and approved by this Court, the Trustee suggests a 6% commission, to be split between the buyer's agent and seller's agent.</p> <p>The Motion contemplates paying \$1,602.80 to the Estate's</p>

1 | | auctioneer, Cunningham & Associates, to reimburse it for
2 | | costs incurred in attempting to liquidate the Equipment.

3 | Given Toorak obtained stay relief, it has set a Trustee's sale for the Restaurant and
4 | Equipment for May 24, 2024. Additionally, upon information and belief, none of the
5 | liens/interests related to the Equipment or Restaurant are presently being paid and continue to
6 | accrue significant default interest, late fees, and penalties. Therefore, the Trustee has requested
7 | that this Court waive the stay imposed by F.R.B.P 6004(h) to enable any buyer to immediately
8 | close upon the entry of an Order approving the sale.

9 | DATED: February 29, 2024

10 | **LANE & NACH, P.C.**

11 | By /s/ Adam B. Nach
12 | Adam B. Nach
13 | Helen K. Santilli
14 | *Attorneys for Trustee*

15 | COPY of the foregoing delivered via first class mail to:

16 | Guadalupe M. Galaviz Quiroz
17 | 1627 East Tierra Buena Lane
18 | Phoenix, Arizona 85022
19 | Email: gala.promoter@gmail.com

20 | AG Brothers' Food Restaurants, LLC
21 | 1627 East Tierra Buena Lane
22 | Phoenix, Arizona 85022

23 | Office of U.S. Trustee
24 | Email: Renee.S.Shamblin@usdoj.gov
25 | Email: ustpregion14.px.ecf@usdoj.gov

26 | AG Brothers' Food Restaurants, LLC
27 | c/o Jeffrey A. McKee
28 | 1650 N. First Avenue
29 | Phoenix, Arizona 85003

30 | Allan NewDelman
31 | 80 E. Columbus Avenue
32 | Phoenix, Arizona 85012
33 | Email: anewdelman@adnlaw.net

34 | Arizona Department of Economic Security
35 | Unemployment Insurance Tax
36 | PO Box 6028, Mail Drop 5881
37 | Phoenix, Arizona 85005

38 | New Shoes Enterprises, L.L.C.
39 | 9375 E. Shea Blvd, Suite 100
40 | Scottsdale, Arizona 85260

41 | Middesk, Inc. as Representative
42 | 9450 SW Gemini Dr., PMB 71516
43 | Beaverton, OR 97008

44 | NCS UCC Service Group
45 | PO Box 24101
46 | Cleveland, OH 44124
47 | Email: ucc@ncscredit.com
48 | *New Shoes Enterprises, L.L.C.*

49 | James Samuelson
50 | Sacks Tierney
51 | 4520 N. Drinkwater Blvd., Fourth Floor
52 | Scottsdale, Arizona 85251
53 | Email: james.samuelson@sackstierney.com

54 | Middesk, Inc.
55 | 85 2nd Street, Suite 710
56 | San Francisco, CA 94105
57 | Email: fullfillment@middesk.com

58 | New Shoes Enterprises, L.L.C.
59 | c/o David Hooser
60 | 9375 E. Shea Blvd., Suite 100
61 | Scottsdale, Arizona 85260

62 | Middesk, Inc.
63 | c/o The Corporation Trust Company
64 | Corporation Trust Center

65 | Toorak Capital Partners, LLC
66 | c/o James F. Kahn
67 | Bankruptcy Legal Center

1 1209 Orange Street
Wilmington, DE 19801
2 Email: hello@middesk.com

3 David Knapper
4 Law Offices of David L. Knapper
1599 E. Orangewood Avenue, Suite 125
5 Phoenix, Arizona 85020
6 Email: dlk@knapperlaw.com

7 Bradley J. Stevens
8 Office of the Attorney General
2005 North Central Avenue
Phoenix, Arizona 85004
9 Email: Bradley.stevens@azag.gov

10 Edward K. Bernatavicius
11 230 N. First Avenue, Suite 204
Phoenix, Arizona 85003
12 Email: Edward.k.bernatavicius@usdoj.gov

13 Pina Investments, LLC
Tom Slutes
14 Slutes, Sakrison & Rogers, P.C.
4801 E. Broadway, Suite 301
15 Tucson, Arizona 58711

16 Maricopa County Assessor
301 W. Jefferson, Suite 100
17 Phoenix, Arizona 85003

18 Norma Molina
19 3136 W. Sunnyside Avenue
Phoenix, Arizona 85029
20 Email: normaemolina@aol.com

21 By /s/ Aimee Bourassa

301 E. Bethany Home Road, Suite C-195
Phoenix, Arizona 850012
Email: james.kahn@azbk.biz

Carolyn R. Tatkin
William H. Breier
Radix Law
15205 N. Kierland, Blvd. Suite 200
Scottsdale, Arizona 85254
Email: tatkin@radixlaw.com
Email: breier@radixlaw.com

Daniel Navarro
555 N. College Avenue. #5012
Tempe, Arizona 85281
Email: dnavarro@dnrconstruction.com

Pina Investments, LLC
1316 W. McClellan Blvd.
Phoenix, Arizona 85013

Robert and Maria Delgado
3353 West Moreland Street
Phoenix, Arizona 85009

Maricopa County Treasurer
Peter Muthig
225 W. Madison Street
Phoenix, Arizona 85003
Email: muthigk@mcao.maricopa.gov

All entities on the master mailing matrix
attached hereto as **Exhibit B**.

EXHIBIT “A”



File Number: 06207729-026-NM2

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Landmark Title Assurance Agency of Arizona LLC (CB)
Issuing Office: 2555 E. Camelback Road, Suite 275, Phoenix, AZ 85016
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Issuing Office File Number: 06207729-026-NM2
Property Address: 7829 W Thomas Road, Phoenix, AZ 85033
Revision Number:

SCHEDULE A

1. Commitment Date: **February 16, 2024**
2. Policy to be issued:
 - (a) **ALTA 2006 Standard Owner's Policy**
Proposed Insured: **TO BE DETERMINED**
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured: **A FEE**
 - (b) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured:
 - (c) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
A FEE, as to Parcel No. 1; AN EASEMENT, as to Parcel No. 2
4. The Title is, at the Commitment Date, vested in:
AG Brothers' Food Restaurants L.L.C., an Arizona limited liability company

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File Number: 06207729-026-NM2

SCHEDULE A
(Continued)

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

By: 
Authorized Countersignature

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Form 50126904 (5-31-22)





File Number: 06207729-026-NM2

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of the Northwest quarter of the Northeast quarter of Section 35, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing for a tie at the North quarter corner of said Section 35, being the intersection of the monument of 79th Avenue and Thomas Road as recorded in Book 233 of Maps, Page 43, records of Maricopa County, Arizona;

Thence North 89 degrees 56 minutes 36 seconds East, along said Thomas Road monument line, 642.62 feet to the centerline of a private drive entrance to Westridge Mall, designated herein as Entrance "A";

Thence South 00 degrees 03 minutes 24 seconds East, along said private drive centerline, 67.00 feet to a point on the South right-of-way line of said Thomas Road;

Thence South 89 degrees 56 minutes 36 seconds West, along said South right-of-way line, a distance of 40.62 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said South line, South 89 degrees 56 minutes 39 seconds West, 2.00 feet to a point on a curve to the left;

Thence continuing along said South line, being a curve to the left, the radius point of which bears South 00 degrees 02 minutes 28 seconds East 3753.00 feet, having a central angle of 01 degrees 54 minutes 14 seconds, an arc distance of 124.71 feet;

Thence South 88 degrees 02 minutes 36 seconds West, along said South line, 44.83 feet to an angle point in said South line;

Thence continuing along said South line, North 88 degrees 08 minutes 03 seconds West, 152.57 feet;

Thence leaving said South line, South 01 degrees 48 minutes 08 West, 280.00 feet East of (at right angles) and parallel to the monument line of the aforementioned 79th Avenue, a distance of 352.01 feet;

Thence South 88 degrees 11 minutes 52 seconds East, 40.00 feet to a point on the North line of the perimeter trafficway of Westridge Mall;

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EXHIBIT A
(Continued)

Thence along said North line, being a curve to the right, the radius point of which bears South 66 degrees 40 minutes 09 seconds East 430.00 feet, having a central angle of 52 degrees 58 minutes 13 seconds, an arc distance of 397.54 feet to a point of reverse curvature;

Thence along said reverse curve being the West line of the aforementioned Entrance "A", having a radius of 20.00 feet and a central angle of 76 degrees 21 minutes 29 seconds, an arc distance of 26.65 feet to a point of tangency;

Thence continuing along said West line, North 00 degrees 03 minutes 24 seconds West, 57.83 feet to a point of curvature to the left;

Thence continuing along said West line being a curve to the left having a radius of 34.50 feet and a central angle of 51 degrees 42 minutes 50 seconds, an arc distance of 31.14 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress and egress over that portion of the Perimeter Trafficway and Access Road of Westridge Mall which constitutes the servient tenement for the benefit of Parcel No. 1 above, as created and described in instrument entitled Easement Declaration recorded November 30, 1979 in Docket 14060, Page 930, records of Maricopa County, Arizona.

APN: 102-38-001G

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File Number: 06207729-026-NM2

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

[ASSESSORS MAP](#)

TAX NOTE:

Year	2023
Parcel No.	102-38-001G
Total Tax	\$40,812.42
First Half	\$20,406.21 (UNPAID), plus penalties and interest, if any
Second Half	\$20,406.21 (UNPAID)

[TAX SHEET](#)

5. PAY first installment 2023 taxes, now delinquent, plus penalties and interest, if any.
6. PAY second installment 2023 taxes, plus penalties and interest, if any.
7. PAY 2022 taxes by Redemption from Certificate of Purchase No. 22007425.
8. PAY 2021 taxes by Redemption from Certificate of Purchase No. 21005832.
9. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of the limited liability company named below for examination. The right is reserved to make additional requirements upon said examination.

AG Brothers Food Restaurants, L.L.C., an Arizona limited liability company
10. PROPER SHOWING as to the Buyer(s) to be insured herein.
NOTE: The right is reserved by the Company to make additional requirements upon receipt of the requested information.

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File Number: 06207729-026-NM2

SCHEDULE B – PART I
(Continued)

11. PROPER PROCEEDINGS in the United States District Court, Arizona District, in the matter of the Estate of AG Brothers' Food Restaurants, L.L.C., an Arizona limited liability company debtor, [Case No. 2:22-bk-06667-MCW](#), leading to the recordation of a certified copy of an Order authorizing or approving this transaction.

NOTE: Escrow shall not close and policy issue until 14 days from the date of said Order confirming sale has been entered with the Clerk of the Bankruptcy Court, with no appeal from said Order or request to extend the 14 day period having been filed. Prior to close of escrow and no sooner than 14 days subsequent to entry of the Order, Escrow must request a Company employee to verify that the appeal period has expired and no appeal or request to extend the 14 day period has been filed.

12. RECORD Release and Reconveyance of Deed of Trust:

Amount	\$910,0000.00
Dated	May 17, 2021
Recorded	May 19, 2021
Document No.	20210559496
Trustor	AG Brothers' Food Restaurants LLC, an Arizona limited liability company
Trustee	Tolesoaz Corp. d/b/a Total Lender Solutions
Beneficiary	Merchants Funding AZ, LLC, a Colorado limited liability company dba Orchard Funding

THE BENEFICIAL INTEREST under said Deed of Trust was assigned by instrument:

Assignor	MMRC, LLC
Assignee	Merchants Funding AZ, LLC, a Colorado limited liability company dba Orchard Funding
Dated	January 11, 2022
Recorded	February 02, 2022
Document No.	20220101018

THE BENEFICIAL INTEREST under said Deed of Trust was assigned by instrument:

Assignor	Merchants Funding AZ, LLC, a Colorado limited liability company dba Orchard Funding
Assignee	Toorak Capital Partners, LLC
Dated	January 11, 2022
Recorded	February 09, 2022
Document No.	20220122762

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SCHEDULE B – PART I
(Continued)

SUBSTITUTION OF TRUSTEE under said Deed of Trust:

New Trustee Empire Title Agency, a division of Stewart Title Company
Recorded September 07, 2022
Document No. [20220695967](#)

13. RECORD Release and Reconveyance of Deed of Trust:

Amount \$350,000.00
Dated June 16, 2021
Recorded June 18, 2021
Document No. [20210674928](#)
Trustor AG Brothers' Food Restaurants LLC
Trustee Pina Investments LLC
Beneficiary Pina Investments LLC

SUBSTITUTION OF TRUSTEE under said Deed of Trust:

New Trustee Ronald B. Herb, licensed real estate broker in Arizona
Recorded May 02, 2022
Document No. [20220384373](#)

NOTICE OF TRUSTEE'S SALE under said Deed of Trust:

Trustee Ronald B. Herb, licensed real estate broker in Arizona
Recorded May 02, 2022
Document No. [20220384374](#)

14. RECORD Cancellation of Notice of Trustee's Sale recorded in:

Recorded May 02, 2022
Document No. [20220384374](#)

15. RECORD Release of Notice of Ordinance Violation shown below:

Case Number CITA 21040836
Recorded December 02, 2021
Document No. [20211280947](#)

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SCHEDULE B – PART I
(Continued)

16. RECORD Release and Reconveyance of Deed of Trust:

Amount	\$125,000.00
Dated	June 23, 2022
Recorded	February 01, 2022
Document No.	20220097633
Trustor	AG Brothers' Food Restaurants LLC
Trustee	Golden Lion Flips by Melissa Garcia
Beneficiary	Golden Lion Flips by Melissa Garcia

17. RECORD Release and Reconveyance of Deed of Trust:

Amount	\$135,000.00
Dated	November 23, 2021
Recorded	April 27, 2022
Document No.	20220367564
Trustor	AG Brothers' Food Restaurants LLC
Trustee	Roberto and Maria D Jesus Delgado
Beneficiary	Roberto and Maria D Jesus Delgado

18. RECORD Release of Notice of Ordinance Violation shown below:

Complaint No.	21-001136
Recorded	November 07, 2022
Document No.	20220822323

19. RECORD release of Tax Lien and Intent to Levy, in the amount stated below, plus additional charges if any

Employer Account No.	9151860
Taxpayer	AG Brothers' Food Restaurants, L.L.C., an Arizona limited liability company
Creditor	Arizona Department of Economic Security
Amount	\$5,620.27
Recorded	October 03, 2023
Document No.	20230515773

20. RECORD Deed from AG Brothers Food Restaurants, L.L.C., an Arizona limited liability company to TO BE DETERMINED.

NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

IF EXTENDED OWNER'S COVERAGE IS REQUESTED, THE FOLLOWING REQUIREMENTS WILL BE MADE:

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File Number: 06207729-026-NM2

SCHEDULE B – PART I
(Continued)

21. FURNISH the Company with Owner's Affidavit executed by AG Brothers Food Restaurants, L.L.C., an Arizona limited liability company.
22. USUAL preliminary inspection report by an employee of the Company. The right is reserved to make additional requirements or exceptions upon examination.
23. FURNISH plat of survey of the subject property by a Registered Land Surveyor in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", which became effective February 23, 2021. Said plat shall include the required certification and, at a minimum, also have shown Items 1, 8, 11, 16, 17 and 18, from Table A thereof.

NOTE: If Zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A, and information regarding the usage of the property must be included.

NOTE: The last conveyance affecting said land is as follows:

Special Warranty Deed recorded May 19, 2021 in Document No. 20210559495, re-recorded September 23, 2022 in Document No. [20220730235](#).

End of Schedule B, Part I

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50126904 (5-31-22)



EXHIBIT “B”

Label Matrix for local noticing
0970-2
Case 2:22-bk-06667-MCW
District of Arizona
Phoenix
Thu Feb 29 09:35:18 MST 2024

AUTO-CHLOR SYSTEM
3525 E WOOD ST., STE #1
PHOENIX, AZ 85040-1824

Maricopa County Treasurer
Maricopa County Treasurer
225 W. Madison Street
Phoenix, AZ 85003-2141

BLUE RIDGE BANK
17 WEST MAIN STREET
LURAY VA 22835-1230

GOLDEN ALLIANCE FLEPS LLC
3225 WEST CHARTER OAK ROAD
PHOENIX AZ 85029-2312

Guadalupe M. Galaviz Quiroz
1627 E. Tierra Buena Lane
Phoenix AZ 85022-3361

LM2 INVESTMENT GROUP, LLC, an Arizona limite
C/O DAVID L. KNAPPER, ESQ.
1599 EAST ORANGEWOOD AVENUE, #125
PHOENIX, AZ 85020-5159

Maricopa County Treasurer
301 West Jefferson, Suite 100
Phoenix, Arizona 85003-2199

ROBERT AND MARIA DELGADO
3353 WEST MORELAND STREET
PHOENIX AZ 85009-3410

Toorak Capital Partners, LLC
c/o James F. Kahn
301 E. Bethany Home Road, Suite C-195
Phoenix, AZ 85012-1266

AG BROTHERS' FOOD RESTAURANTS, LLC
c/o Guadalupe M. Galaviz Quiroz
1627 EAST TIERRA BUENA LANE
PHOENIX, AZ 85022-3361

Allan D. NewDelman, P.C.
80 East Columbus Avenue
Phoenix, AZ 85012-2334

ARIZONA DEPARTMENT OF REVENUE
TAX BANKRUPTCY & COLLECTIONS
2005 NORTH CENTRAL AVENUE
PHOENIX AZ 85004-1545

Coca Cola
1 Coca Cola Plaza NW
Atlanta GA 30313-2499

GOLDEN LION FLIPS LLC
3225 WEST CHARTER OAK ROAD
PHOENIX AZ 85029-2312

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

MARICOPA COUNTY TREASURER
301 WEST JEFFERSON
SUITE 100
PHOENIX AZ 85003-2199

NORMA MOLINA
3136 W SUNNYSIDE AVE
PHOENIX AZ 85029-3230

The Fundworks LLC
P.O. Box 200631
Dallas TX 75320-0631

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

ARIZONA DEPARTMENT OF REVENUE
Office of the Arizona Attorney General
2005 N Central Ave, Suite 100
Phoenix, AZ 85004-1546

Golden Lion Flips, LLC
c/o Carolyn R. Tatkin
Radix Law
15205 N. Kierland Blvd., #200
Scottsdale, AZ 85254-8170

Auto Chlor System
3525 E. Wood Street - #1
Phoenix AZ 85040-1824

DANIEL NAVARRO RUIZ
555 N COLLEGE AVE
TEMPE AZ 85288-0178

Golden Lion Flips, LLC
c/o William H. Breier
Radix Law
15205 N. Kierland Blvd., #200
Scottsdale, AZ 85254-8170

LM2 INVESTMENT GROUP
9160 EAST BAHIA DRIVE
SUITE 105
SCOTTSDALE AZ 85260-1543

MERCHANTS MORTGAGE & TRUST CO
7400 EAST CRESTLINE CIRCLE
SUITE 250
GREENWOOD VILLAGE CO 80111-3655

PINA INVESTMENTS LLC
1316 W. MCLELLAN BLVD
PHOENIX AZ 85013

Tom Slutes
c/o Jose Pina
4801 E. Broadway Blvd.
Tucson, AZ 85711-3609

DANIEL NAVARRO RUIZ
555 N COLLEGE AVE #5012
TEMPE, AZ 85288-0225

JAMES S SAMUELSON
SACKS TIERNEY P.A.
4250 N DRINKWATER BLVD., 4TH FLOOR
SCOTTSDALE, AZ 85251-3693

JILL H. FORD
PO BOX 5845
CAREFREE, AZ 85377-5845

RANDY NUSSBAUM
SACKS TIERNEY P.A.
4250 N. DRINKWATER BLVD., FOURTH FLOOR
SCOTTSDALE, AZ 85251-3981

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

(u)LM2 INVESTMENT GROUP, LLC, an Arizona limi

(u)Toorak Capital Partners, LLC

(d)Maricopa County Treasurer
301 West Jefferson, Suite 100
Phoenix, AZ 85003-2199

(u)Jose Pina

End of Label Matrix
Mailable recipients 32
Bypassed recipients 4
Total 36