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Attorney for Stanley J. Kartchner, Case Trustee

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

In re:

CHRISTINE MARIE SAWYER,

Debtor.

(Chapter 7 Case)

No. 4:17-bk-05767-BMW

**AMENDED NOTICE TO CREDITORS
AND INTERESTED PARTIES OF
CONTINUED PUBLIC AUCTION OF
ESTATE'S INTEREST IN PROBATE
ESTATE SUBJECT TO LIENS,
CLAIMS, AND INTERESTS**

TO: ALL CREDITORS AND PARTIES-IN-INTEREST

NOTICE IS HEREBY GIVEN that on November 20, 2024, David A. Birdsell, Chapter 7 Trustee (“Trustee”) his *Motion to: (1) Sell the Estate’s Interest in Probate Estate; and (2) Approve Bidding Procedures (“Motion”)*. A complete copy is available upon written request to the Trustee as indicated above. The pertinent provisions of the Motion are set forth below.

The Trustee has continued the auction of the Estate’s interest in the Probate Estate.

NOTICE IS FURTHER GIVEN that the Estate’s interest in the below-described Probate Interest will be offered to the person making the highest and best bid at public sale by Stanley J. Kartchner, Trustee, on Friday, **January 31, 2025**, at 8:30 a.m. To bid by telephone call 1 (310) 372-7549 wait for prompt – ACCESS CODE # 831482 then press #.

Property to be Sold:	The Estate’s interest in the following Probate Matter: Probate Estate of Vincent Moncada, case number #2016-1411 (“ Probate Interest ”).
Terms of Sale:	Prospective purchasers are encouraged to perform their own due diligence of the Property being sold, as the interest in the Probate Interest 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>
Proposed Purchaser:	Steve Mitnick or Nominee has offered to purchase the Probate Interest for the sum of \$2,500.00. Payment will be made in certified funds payable to “Stanley J. Kartchner, Trustee”, and remitted

	within five days of the Sale. The offer is subject to higher and better bids.
Insider:	The proposed purchaser is not an “insider” as defined by 11 U.S.C. § 101(31).
To Obtain More information:	Contact: Adam B. Nach at (602) 258-6000 Email: adam.nach@lane-nach.com
Description of Interest in the Property:	Upon information and belief, the Estate’s interest in the Probate Matter is as follows: Partial interest in the Probate Estate of Vincent Moncada, case number #2016-1411. Trustee will sell the Estate’s interest in the Probate Interest on an “AS IS” “WHERE IS” basis, with no warranties, guarantees express or implied.
Appraisals:	The Trustee is not aware of any recent appraisals with relation to the Probate Interest.
Compensation/Fees:	There are no broker’s fees/compensation related to this sale.
Waiver of 14-Day Stay:	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 Property.
Motion for Stay Relief:	There have been no motions for relief filed relating to the Property

RESPECTFULLY SUBMITTED this 20th day of December, 2024.

LANE & NACH, P.C.

By /s/ Adam B. Nach
Adam B. Nach
Attorneys for Trustee

1 COPY of the foregoing
delivered via first-class mail to:

2 Christine Marie Sawyer
1600 N. Wilmot Rd.
3 #234
Tucson, AZ 85712
4 Debtor

5 Vincenzo Moncada
Distributee
6 5811 77th Place
Middle Village, New York 11379
7

8 John Moncada
Distributee
24 Freemont Lane
9 Coram, New York 11727

10 Joseph Moncada, Jr.
Distributee
11 10 John Drive
Annandale, New Jersey 08801
12

13 Vincent Moncada
Distributee
17 Whitfield Lane
14 Coram, New York 11727

15 Alfonso James Moncada
Distributee
16 8 Juana Street
Tuckahoe, New York 10707
17

18 Christina Moncada Laufer
Distributee
5 Bergen Court
19 Marlboro, New Jersey 07746

20 Christina Santapaola
Distributee
21 57 Salamander Court
Staten Island, New York 10309
22

23 Estate of Clementine Moncada Russo
c/o Donna Russo Mahoney, Administratrix c.t.a.
24 Distributee
1657 Louis Kossuth Avenue
25 Bohemia, New York 11716

26 Deborah Rogers
Distributee
27 23 Green Avenue
Patchogue, New York 11722
28

1 William Sawyer
2 Distributee
3 5015 Dezaula Road, No. 101
4 San Antonio, Texas 78249

5 COPY of the foregoing
6 delivered via electronic notification to:

7 Stephen Mark Trezza
8 The Arizona Law Group of Trezza and Associates
9 4011 E. Broadway #200
10 Tucson, AZ 85711
11 Email: trezzaecfnotices@gmail.com
12 Attorney for Debtor

13 Office of U.S. Trustee
14 230 North First Avenue
15 Phoenix, AZ 85003
16 Email: Renee.S.Shamblin@usdoj.gov
17 Email: ustregion14.px.ecf@usdoj.gov

18 All parties on the attached Master Mailing Matrix.¹

19 By /s/ Aimee Bourassa

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28 ¹ A copy of the Master Mailing Matrix shall not be mailed with this Notice. Any party interested in a copy of the Master Mailing Matrix may obtain a counsel by requesting it from Trustee's counsel via email at helen.santilli@lane-nach.com.

Label Matrix for local noticing
0970-4
Case 4:17-bk-05767-BMW
District of Arizona
Tucson
Fri Dec 20 09:14:44 MST 2024

(p)ATLAS ACQUISITIONS LLC
492C CEDAR LANE SUITE 442
TEANECK NJ 07666-1713

Arizona Department of Revenue
1600 W Monroe St
Phoenix, AZ 85007-2650

(p)BIG PICTURE LOANS
PO BOX 704
WATERSMEET MI 49969-0704

Birner Dental Management Services, Inc.
Location 90
PO Box 205516
Dallas, TX 75320-5516

(p)CAPITAL ONE
PO BOX 30285
SALT LAKE CITY UT 84130-0285

Capital One
PO Box 30253
Salt Lake City, UT 84130-0253

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Comenity Bank/Roamans
8035 Quivira Rd
Lenexa, KS 66215-2746

Comenity Bank/Womnwthn
4590 E Broad St
Columbus, OH 43213-1301

Comenitybk/brylane
PO Box 182789
Columbus, OH 43218-2789

Credit One Bank NA
PO Box 98872
Las Vegas, NV 89193-8872

Elastic Republic Bank & Trust
PO Box 950276
Louisville, KY 40295-0276

First Premier Bank
3820 N Louise Ave
Sioux Falls, SD 57107-0145

Flagstar Bank
5151 Corporate Dr
Troy, MI 48098-2639

Lending Club Corp
71 Stevenson St
San Francisco, CA 94105-2934

Onemain
PO Box 1010
Evansville, IN 47706-1010

Onemain Fi
6801 Colwell Blvd
Irving, TX 75039-3198

Onemain Financial Services, Inc.
PO Box 3251
Evansville, IN 47731-3251

PYOD, LLC its successors and assigns as assi
of FNEM, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Paycheck Direct
6250 Ridgewood Rd
Saint Cloud, MN 56303-0820

Premier Bankcard, Llc
Jefferson Capital Systems LLC Assignee
Po Box 7999
Saint Cloud Mn 56302-7999

Pyramid FCU
PO Box 12100
Tucson, AZ 85732-2100

Pyramid Fcu
921 N Swan Rd
Tucson, AZ 85711-1213

Pyramid Federal Credit Union
PO Box 12100
Tucson, AZ 85732-2100

Quantum3 Group LLC as agent for
Comenity Bank
PO Box 788
Kirkland, WA 98083-0788

Sam Levitz
100 N Pantano Rd
Tucson, AZ 85710-2582

Santander Consumer USA
PO Box 961245
Fort Worth, TX 76161-0244

Snap Finance
1760 W 2100 S # 26561
Salt Lake City, UT 84199-0002

(p)SNAP FINANCE
PO BOX 26561
SALT LAKE CITY UT 84126-0561

Springleaf Financial S
1635 Somerset Rd # 101
San Antonio, TX 78211-3022

Sst/synovus
PO Box 3997
Saint Joseph, MO 64503-0997

Tnb - Target
PO Box 673
Minneapolis, MN 55440-0673

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

Wfds
PO Box 1697
Winterville, NC 28590-1697

Christine Marie Sawyer
1600 N Wilmot Rd
234
Tucson, AZ 85712-4422

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

STEPHEN MARK TREZZA
THE ARIZONA LAW GROUP OF TREZZA AND ASSO
4011 E BROADWAY #200
TUCSON, AZ 85711-3425

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).

Atlas Acquisitions LLC
294 Union St.
Hackensack, NJ 07601

(d)Atlas Acquisitions LLC
492C Cedar Lane, Ste 442
Teaneck, NJ 07666

(d)Atlas Acquisitions LLC
294 Union St.
Hackensack, NJ 07601

(d)Atlas Acquisitions LLC
492C Cedar Lane, Ste 442
Teaneck, NJ 07666

Big Picture Loans
PO Box 704
Watersmeet, MI 49969-0704

Capital One
15000 Capital One Dr
Richmond, VA 23238-1119

Snap Finance
PO Box 26561
Salt Lake City, UT 84126-0561

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

(u)Pyramid Federal Credit Union

End of Label Matrix
Mailable recipients 37
Bypassed recipients 1
Total 38