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IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

STATE OF ARIZONA,

Plaintiff,

v.

SHERMAN EUGENE UNKEFER, III,
et al,

In Personam Defendants.

Cause No. CV2014-006765

**NOTICE OF INTENDED SALE OF
JUDGMENT AGAINST ARMANDO
DEGUZMAN AND PATRICIA
DEGUZMAN**

(Assigned to the Hon. Danielle Viola)

In accordance with the Receiver's *Petition No. 76, Petition for Order Approving the Sale of Judgment Against Armando DeGuzman and Patricia DeGuzman and to Approve the Employment of Auctioneer for the Receiver*, and the Court's *Order re: Petition No. 76* approving same, the Receiver hereby gives notice of the intended sale of the *Judgment against Armando DeGuzman and Patricia DeGuzman entered February 9, 2021 in FitzGibbons v. DeGuzman, et al., Case No. 180905881 in the Third Judicial District Court, Salt Lake County, Utah* (the "Judgment" or "Estate Property").

The Estate Property will be sold at an online public auction on Wednesday, August 13, 2025, beginning at **beginning at noon (12:00 p.m.) Mountain Standard Time**

1 (**“MST”**) and conducted by Cunningham & Associates, Inc. (“Cunningham & Associates”
2 or “Auctioneer”). The Auctioneer’s phone number is: (602) 595-6714 or (888) 777-9888.

3 **NOTICE IS FURTHER GIVEN** that on-line bidding will begin on or before
4 **Friday, August 8, 2025, at 4:00 P.M. MST** at www.CunninghamAuctions.com. The time
5 and the date of commencement of on-line bidding is subject to any changes posted on the
6 website of the Auctioneer.

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8 The Auctioneer’s compensation will be 10% of the gross sales, plus the
9 Auctioneer’s actual and necessary expenses. All such fees and expenses are subject to
10 court approval. If the Estate Property does not sell or if the sale falls through after the
11 auction date, the Estate Property will be placed in the next regularly scheduled public
12 auction held by the Auctioneer. Bidders may place bids through the online bidding system
13 at www.CunninghamAuctions.com.

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16 **TERMS AND CONDITIONS OF THE SALE:**

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- 18 • THE SALE OF THE ESTATE PROPERTY IS “AS IS / WHERE IS” WITH
19 NO WARRANTIES OR REPRESENTATIONS;
 - 20 • THE ESTATE PROPERTY WILL BE SOLD FOR CASH TO THE
21 HIGHEST BIDDER AT THE AUCTION SALE;
 - 22 • THE FINAL SALE PRICE FOR THE ESTATE PROPERTY IS SUBJECT
23 TO RECEIVER’S APPROVAL;
 - 24 • BUYER TO ASSUME ALL RISKS AND PERFORM ALL DUE
25 DILIGENCE;
 - 26 • SELLER WILL PROVIDE BUYER WITH A CERTIFIED COPY OF THE
27 *JUDGMENT*;
 - 28 • ADDITIONAL APPLICABLE STANDARD AUCTION TERMS AND

CONDITIONS ARE FOUND AT www.CunninghamAuctions.com;

- **ONLINE BIDDING WILL OPEN AT 4:00 P.M. MOUNTAIN STANDARD TIME ("MST") ON FRIDAY, AUGUST 8, 2025.** THE TIME AND DATE OF COMMENCEMENT OF ONLINE BIDDING IS SUBJECT TO ANY CHANGES POSTED AT THE WEBSITE www.CunninghamAuctions.com;
- INSPECTION: A COPY OF THE *JUDGMENT* IS AVAILABLE FOR REVIEW AT: www.CunninghamAuctions.com.
- **ONLINE BIDDING WILL CLOSE AND THE ESTATE PROPERTY WILL BE SOLD THROUGH THIS PUBLIC AUCTION ON WEDNESDAY, AUGUST 13, 2025, BEGINNING AT NOON (12:00 P.M. MST);**
- A REFUNDABLE \$200.00 BIDDER DEPOSIT IS REQUIRED, PAYABLE BY CREDIT CARD, USING THE ONLINE BIDDING SYSTEM AT www.CunninghamAuctions.com;
- BUYER MUST PAY IN FULL IN THE FORM OF CASH OR CASHIER'S CHECK ONLY, NO LATER THAN 2:00 P.M. (MST) ON THE SECOND BUSINESS DAY FOLLOWING THE AUCTION;
- BUYER MUST PAY ANY APPLICABLE SALES TAX; and
- THE RECEIVER DID NOT OBTAIN AN APPRAISAL OF THE ESTATE PROPERTY.

Any person objecting to this sale shall file a written petition filed with the Court and served on the Receiver not later than five days from the date set forth below.

RESPECTFULLY SUBMITTED this 1st day of August, 2025.

BURCH & CRACCHIOLO, P.A.

/s/ Ryan W. Anderson
Ryan W. Anderson
Attorneys for the Receiver

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MASTER SERVICE LIST

State of Arizona v. Unkefer, et al

Arizona Superior Court For Maricopa County

CV2014-006765

(08/5/2022)

The Honorable John Blanchard
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