OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
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ELECTRONIC RECORDING

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RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Robertson B. Cohen, Chapter 7 Trustee
1720 S. Bellaire Street, Suite 205
Denver, CO 80222

NOTICE OF PENDENCY OF BANKRUPTCY CASE AND OF BANKRUPTCY ESTATE'S INTEREST IN REAL PROPERTY

(11 U.S.C. §§ 541 and 549(c))

Bankruptcy Case:	In re Salvador B. Morningstar and Andrea Morningstar, Case No. 26-12894-JGR (Chapter 7) United States Bankruptcy Court, District of Colorado
Trustee:	Robertson B. Cohen, Chapter 7 Trustee
Debtor:	Salvador B. Morningstar, also known as Salvador Lopez and Salvador Bennett Lopez
Record Owner:	Sallyann Theresa Lopez (also known as Sallyann Lopez)
Decedent:	Bruce C. Lopez (also known as Bruce Lopez), deceased
Property:	11429 N. 32nd Way, Phoenix, Arizona 85028
APN:	166-33-475

NOTICE IS HEREBY GIVEN to all persons, including prospective purchasers, lenders, encumbrancers, and title insurers, as follows:

1. On April 27, 2026 (the "Petition Date"), Salvador B. Morningstar, also known as Salvador Lopez and Salvador Bennett Lopez (the "Debtor"), and Andrea Morningstar filed a voluntary petition for relief under chapter 7 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the District of Colorado, commencing Case No. 26-12894-JGR (the "Bankruptcy Case"). The Bankruptcy Case remains pending.

2. Robertson B. Cohen is the duly appointed and acting Chapter 7 Trustee (the "Trustee") of the Debtor's bankruptcy estate (the "Estate").

3. This Notice concerns the real property located in Maricopa County, Arizona, commonly known as 11429 N. 32nd Way, Phoenix, Arizona 85028, Maricopa County Assessor's Parcel No. 166-33-475, and legally described on **Exhibit A** attached hereto and incorporated herein (the "Property").

4. The Debtor is a party to an unrecorded Nonjudicial Settlement Agreement executed in or about December 2022 among Sallyann Lopez, Salvador Bennett Lopez, and Christian Joseph

Lopez (the "Settlement Agreement"), which addresses, among other things, the parties' respective interests in the Property and in the proceeds of any sale or other disposition of the Property.

5. Pursuant to 11 U.S.C. § 541(a), all legal and equitable interests of the Debtor in the Property as of the Petition Date became property of the Estate, including, without limitation: (a) any interest of the Debtor in the Property as an heir or successor of Bruce C. Lopez; (b) all rights of the Debtor under the Settlement Agreement, including any right to receive a share of the proceeds of any sale, transfer, refinancing, or other disposition of the Property, whether during the lifetime of Sallyann Lopez or upon her death; and (c) all proceeds, products, and rents of the foregoing (collectively, the "Estate's Interest").

6. The Estate's Interest is subject to administration by the Trustee under the Bankruptcy Code and the orders of the Bankruptcy Court. Any sale, conveyance, encumbrance, or other transfer of the Property, or of any interest in the Property, that affects the Estate's Interest and is not authorized by the Bankruptcy Court or consented to in writing by the Trustee may be subject to avoidance under 11 U.S.C. § 549 and other applicable law. Acts to obtain possession of, or to exercise control over, property of the Estate are subject to the automatic stay under 11 U.S.C. § 362(a).

7. This Notice is recorded pursuant to 11 U.S.C. § 549(c) and A.R.S. § 33-411 to give notice of the Bankruptcy Case and of the Estate's Interest.

8. This Notice does not convey any interest in the Property and is not an admission as to the nature, extent, validity, or priority of any interest in the Property held or claimed by any other person. The Trustee reserves all rights, claims, and remedies of the Estate, including, without limitation, under 11 U.S.C. §§ 363, 541, 542, 544, 548, and 549.

9. Any person seeking to purchase, finance, insure title to, or otherwise deal with the Property should contact the Trustee at the address below before doing so.

DATED this 9th day of November, 2026.

Robertson B. Cohen, solely in his capacity
as Chapter 7 Trustee of the bankruptcy estate
of Salvador B. Morningstar and Andrea
Morningstar, Case No. 26-12894-JGR
1720 S. Bellaire Street, Suite 205
Denver, CO 80222
Telephone: (303) 933-4529
Email: trusteecohen@cohenlawyers.com

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9th day of November, 2026, by Robertson B. Cohen, as Chapter 7 Trustee of the bankruptcy estate of Salvador B. Morningstar and Andrea Morningstar, Case No. 26-12894-JGR, United States Bankruptcy Court for the District of Colorado.

Witness my hand and official seal.

[SEAL]

BETH MELANIE SAVILLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934008330
MY COMMISSION EXPIRES SEPTEMBER 18, 2028

Beth Saville
Notary Public

My commission expires: 9/18/2028

EXHIBIT A

Legal Description

All that certain real property in the County of Maricopa, State of Arizona, described as follows:

> Lot 7, of SUMMER LANE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 365 of Maps, Page 45.

Assessor's Parcel No.: 166-33-475

Commonly known as: 11429 N. 32nd Way, Phoenix, Arizona 85028