

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION**

IN RE:	§	
	§	CASE NO. 22-50591-CAG
CHRIS PETTIT & ASSOCIATES, P.C.	§	
	§	CASE NO. 22-50592-CAG
CHRISTOPHER JOHN PETTIT	§	
	§	CHAPTER 11 PROCEEDINGS
Jointly Administered Debtors.¹	§	(Jointly Administered Under
	§	Case No. 22-50591-CAG)
	§	

NOTICE OF AUCTION AND SALE HEARING

PLEASE TAKE NOTICE that on June 1, 2022 (the “Petition Date”), Christopher John Pettit (“Pettit”) and Chris Pettit & Associates, P.C. (“CP&A,” collectively with Pettit, the “Debtors”) each filed a voluntary petition for relief under chapter 11 of Title 11 of the United States Code (the “Bankruptcy Code”). On June 22, 2022, the United States Bankruptcy Court for the Western District of Texas, San Antonio Division (the “Court”) entered an order approving the appointment of Eric Terry as chapter 11 trustee for the Debtors’ estates (the “Trustee”).

PLEASE TAKE NOTICE that on October 30, 2023, the Court entered an order (the “Bid Procedures Order”) approving the Bid Procedures requested in the *Trustee’s Motion for (i) an Order Authorizing and Approving (a) Bid Procedures, Including Approval of Stalking Horse Bidder, (b) Notice of Auction and Sale Hearing, and (c) Related Relief; and (ii) an Order Authorizing and Approving (a) the Sale of Real Estate Free and Clear of all Liens, Claims, Encumbrances, and Other Interests Pursuant to Bankruptcy Code Sections 105, 363(b), (f), and (m), and 503, and (b) Granting Related Relief* (the “Sale Motion”²), filed by the Trustee. The Sale Motion and Bid Procedures Order also sought to establish (i) an auction (the “Auction”) and (ii) a final hearing (the “Sale Hearing”) to approve the sale of certain real estate as set forth in the Evo Contract (the “Property”) owned by the estates of the Debtors (the “Seller”), all as more fully described in the Sale Motion.

PLEASE TAKE FURTHER NOTICE that, pursuant to the Bid Procedures Order, the Trustee is authorized to enter into the Evo Contract with the Stalking Horse Bidder for the Property.

PLEASE TAKE FURTHER NOTICE that, pursuant to the Bid Procedures Order, if the Trustee receives one or more timely and acceptable Qualified Bids (as defined in the Bid Procedures Order) for the Property, the Auction shall take place on **November 15, 2023 at**

¹ The Debtors in these Chapter 11 cases, along with the last four digits of each Debtor’s Social Security Number or Federal Tax Identification Number, as applicable, are: Chris Pettit & Associates, P.C. (1267), and Christopher John Pettit (9429).

² Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Sale Motion.

1:00 p.m. (prevailing Central Time) in open Court at the S.A. Courtroom 3, 5th Floor Hipolito F. Garcia Fed. Bldg. & Courthouse, 615 East Houston Street, Room 597, San Antonio, Texas 78205, or such other location as designated by the Trustee in a notice to all Qualified Bidders. Parties may appear via Webex³ at us-courts.webex.com/meet/Gargotta. Any Qualified Bidders wishing to appear via Webex must contact the Court's coordinator, Lisa C. Elizondo, at (210) 472-6720, ext. 5736 or lisa_elizondo@txwb.uscourts.gov, more than 48 hours before the Auction begins. Only parties that have submitted a Qualified Bid, as set forth in the Bid Procedures Order, by no later than **November 9, 2023 at 5:00 p.m. (prevailing Central Time)** (the "Bid Deadline") may bid at the Auction. Any party that wishes to take part in this process and submit a bid for the Property must submit their competing bid prior to the Bid Deadline and in accordance with the Bid Procedures.

PLEASE TAKE FURTHER NOTICE that the Sale Hearing to consider approval of the sale of the Property to the winning bidder at the Auction, free and clear of all liens, claims, encumbrances and other interests, will be held before the Honorable Judge Gargotta on **November 15, 2023 at 1:00 p.m. (prevailing Central Time)**, immediately following the Auction. Parties may appear via Webex video at us-courts.webex.com/meet/Gargotta (see fn. 3). Any parties wishing to appear via Webex must contact the Court's coordinator, Lisa C. Elizondo, at (210) 472-6720, ext. 5736 or lisa_elizondo@txwb.uscourts.gov, more than 48 hours before the Auction begins.

PLEASE TAKE FURTHER NOTICE that objections to the sale, if any, must be filed with the Court and served so as to be actually received by the attorneys for the Trustee, Wick Phillips Gould & Martin, LLP, Attn: Scott Lawrence, 3131 McKinney Ave., Suite 500, Dallas, TX 75204, scott.lawrence@wickphillips.com no later than **November 10, 2023 at 5:00 p.m. (prevailing Central Time)**.

PLEASE TAKE FURTHER NOTICE THAT UNLESS AN OBJECTION IS TIMELY SERVED AND FILED IN ACCORDANCE WITH THIS NOTICE, IT MAY NOT BE CONSIDERED BY THE BANKRUPTCY COURT, AND THE BANKRUPTCY COURT MAY GRANT THE RELIEF REQUESTED IN THE SALE MOTION WITHOUT FURTHER HEARING AND NOTICE.

PLEASE TAKE FURTHER NOTICE that this Notice of Auction and Sale Hearing is subject to the fuller terms and conditions of the Sale Motion and the Bid Procedures Order, with such Bid Procedures Order controlling in the event of any conflict, and the Trustee encourages parties in interest to review such documents in their entirety. Parties interested in receiving more information regarding the sale of the Property and/or copies of any related document, including the Sale Motion, the Evo Contract filed in connection with the Sale Motion, or the Bid Procedures Order, may make a written request to Wick Phillips Gould & Martin, LLP, Attn: Scott Lawrence, 3131 McKinney Ave., Suite 500, Dallas, TX 75204, scott.lawrence@wickphillips.com. Copies of the Sale Motion, the Bid Procedures Order, and this Notice are available free of charge on the

³ Additional instructions and information on using Webex may be found on the Court's website at: <https://www.txwb.uscourts.gov/sites/txwb/files/BankruptcyCourtroomGuidelinesForWebex-WDTX-rev20231002.pdf>. Parties wishing to examine witnesses or offer evidence at the Sale Hearing must appear in person at 615 East Houston Street, Room 597, San Antonio, Texas 78205.

Trustee's website at www.pettitrustee.com. In addition, copies of the Sale Motion, the Bid Procedures Order, and this Notice may be examined by interested parties on the Court's electronic docket for the Debtors' chapter 11 cases, which is posted on the Internet at PACER for a fee (a PACER login and password are required and can be obtained through the PACER Service Center at www.pacer.psc.uscourts.gov).

Dated: November 1, 2023

Respectfully submitted,

By: /s/ Scott D. Lawrence

Jason M. Rudd, Tex. Bar No. 24028786
Scott D. Lawrence, Tex. Bar No. 24087896
Catherine A. Curtis, Tex. Bar No. 24095708
Mallory A. Davis, Tex. Bar No. 24133121
WICK PHILLIPS GOULD & MARTIN, LLP
3131 McKinney Avenue, Suite 500
Dallas, TX 75204
Phone: (214) 692-6200
Fax: (214) 692-6255
Email: jason.rudd@wickphillips.com
scott.lawrence@wickphillips.com
catherine.curtis@wickphillips.com
mallory.davis@wickphillips.com

**COUNSEL FOR ERIC TERRY,
CHAPTER 11 TRUSTEE**

CERTIFICATE OF SERVICE

I certify that by November 4, 2023, a copy of the Notice of Auction and Sale Hearing will have been served electronically on all parties registered to receive notice through the Court's ECF service, which parties are listed on the attached ECF Service List, and on the following members of the Creditors' Committee by pdf email to the email addresses listed below and by first class mail on certain other parties on the addresses listed below. Further, the Broker for the Trustee will send the Notice of Auction and Sale Hearing via electronic mail to all parties who expressed an interest in the Property.

Frank and Emma Persyn Family Limited Partnership Contact: Loretta Persyn 10018 Tezel Rd. San Antonio, TX 78254 Email: lorettapersyn@yahoo.com	Christopher Pettit Karnes City Detention Facility 810 Commerce Street Karnes City, TX 78118 Inmate ID: WD20498510
--	---

Bruce Bengel 5502 Pioneer Creek San Antonio, TX 78245 Email: bbengel@swbell.net	Bexar County Tax Assessor Attn: Albert Uresti P.O. Box 839950 San Antonio, TX 78283
--	--

Richard Mylnar
796 S. Highway 16
Jourdanton, TX 78026
Email: rmylnar@yahoo.com

/s/ Scott D. Lawrence

Scott D. Lawrence