

HINKLE LAW FIRM LLC  
1617 North Waterfront Parkway, Suite 400  
Wichita, KS 67206-6639  
316.267.2000 / 316.264.1518 fax

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

IN RE:

CHAMPION BLDRS., LLC

Debtor(s)

Case No. 18-12175  
Chapter 11

**MOTION AND NOTICE OF INTENDED SALE OF PERSONAL PROPERTY #1  
SALE DATE: JANUARY 23, 2019 at 9:30 A.M.  
OBJECTION DEADLINE: DECEMBER 31, 2018  
HEARING ON OBJECTIONS: JANUARY 10, 2019 at 10:30 A.M.**

1. Notice is hereby given by the Debtor pursuant to 11 U.S.C. §363(f) of the intended sale of all right, title, and interest of the Debtor in and to the personal property set forth on the attached sale bill (**Exhibit A**).
2. The sale of the personal property will be held as follows:  

1836 SW 65<sup>th</sup> Street, Topeka, Kansas 66619
3. The personal property is secured to Alliance Bank under various Security Agreement(s) and UCC Financing Statements. The approximate balance due is the total sum of \$839,114.16 as of December 3, 2018. No Proof of Claim has been filed by Alliance Bank at this juncture.
4. The personal property will be subject to unpaid ad valorem taxes that will be due the Shawnee County Treasurer.
5. The property will be sold free and clear of any claimed liens and encumbrances of record, with the balance of the proceeds paid to the secured creditor Alliance Bank as set forth herein.
6. The hereinabove described personal property has not been claimed as exempt by the Debtor or any other person entitled to assert the Debtor's exemptions under federal or state law.
7. The personal property as hereinabove described will be sold to the highest bidder, and said personal property will be sold in its present condition with no express or implied warranties, and the purchaser is to accept said property in its present condition.

8. The sale will be free and clear of all liens and encumbrances of record, and in the event of any mortgage or security interest in and to said property to be sold, the mortgage or security interest shall be transferred to the proceeds of sale. A significant benefit will be realized by any secured creditor to the extent of receipt of proceeds through distribution upon closing of this transaction.
  
9. The cost of sale shall include reasonable and necessary expenses allocated pursuant to the provisions of 11 U.S.C. §506(c) on a pro rata basis to the extent of participation in the proceeds including, but not limited to, the following:
  - A. Ad valorem taxes due the Shawnee County Treasurer;
  - B. Auctioneer's commission to Bud Palmer Auction in the sum of fifteen percent (15%).
  - C. Auctioneer's expenses for advertising (\$1,000.00) and set up (\$300.00) in the total estimated sum of \$1,300.00.
  - D. Debtor's attorneys fees in the sum of \$2,500.00 for time associated with organizing the sale, preparation of various motions, orders and court hearing.
  - E. Estimated postage and photocopying expense in the sum of \$100.00.
  - F. Filing fee of the Motion for Sale in the amount of \$181.00.
  - G. United States Trustee fees calculated pursuant to the terms of 28 U.S.C. §1930 in the estimated amount of \$1,625.00.

The remaining proceeds will be held pending the filing of a Proof of Claim by Alliance Bank substantiating its liens on equipment, personal property and motor vehicles. Upon substantiation of perfection, a separate motion to distribute funds to Alliance Bank will be filed by the Debtor. The expenses set forth in paragraph 9 will be paid under separate application and order.

10. Objections to the sale of the personal property and the payment of the ad valorem taxes, auctioneer's commission, attorneys' fees, other administrative expenses of sale and disbursement procedure should be made in writing to the United States Bankruptcy Court, 401 North Market, Wichita, Kansas 67202, with a copy to the Debtor's attorney, Edward J. Nazar, Hinkle Law Firm LLC, 1617 North Waterfront Parkway, Wichita, Kansas 67206-6639, on or before the \_\_\_\_\_ day of December, 2018. If no objections are made to the

payment of the above and foregoing items, then the Court may enter an Order approving said costs and disbursing the funds from the sale without further notice to all creditors. In the event an objection is filed, a hearing on the objection will be held on January 10, 2019, at 10:30 a.m.

RESPECTFULLY SUBMITTED:

HINKLE LAW FIRM LLC

  
/s/Edward J. Nazar

Edward J. Nazar, #09845  
1617 North Waterfront Parkway, Suite 400  
Wichita, KS 67206-6639  
316.267.2000 / 316.264.1518 fax  
[enazar@hinklaw.com](mailto:enazar@hinklaw.com)  
*Attorney for Debtor*

### CERTIFICATE OF SERVICE

I hereby certify that on the 12<sup>th</sup> day of December, 2018, I electronically filed the foregoing pleading with the Clerk of the United States Bankruptcy Court by using the CM/ECF system which will send a notice of electronic filing upon all persons requesting electronic case filing (ECF) notification pursuant to Rule 2002, Rule 7004 and Rule 9014 of the Federal Rules of Bankruptcy Procedure (F.R.B.P.), and a copy was sent by United States first class mail, properly addressed and postage prepaid to the parties set forth on the matrix attached to the original Motion and to the following:

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Kansas Department of Revenue  
Civil Tax Enforcement  
PO Box 12005  
Topeka, KS 66612-2005

Shawnee County Treasurer  
Courthouse  
616 S.E. Jefferson Street  
Topeka, KS 66603

Bud Palmer Auction  
101 West 29<sup>th</sup> Street North  
Wichita, KS 67204

In the United States Bankruptcy Court for the District of Kansas  
IN RE: Champion Bldrs., LLC  
Bankruptcy Case No. 18-12175-11  
Motion and Notice of Intended Sale of Personal Property #1

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Bruce Woner  
Woner, Reeder & Girard, P.A.  
PO Box 67689  
Topeka, KS 66667-0689  
*Attorney for Alliance Bank*

/s/Rhonda Kane  
Rhonda Kane  
Legal Assistant to Edward J. Nazar

# AUCTION

Champion Builders

CLOSING BUSINESS OR LIQUIDATION AUCTION

Wednesday \* January 23<sup>rd</sup> \* 9:30 am

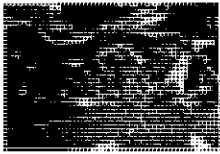
Sale site: Directions:

1836 SW 65<sup>th</sup> Street, Topeka, Kansas 66619

Job site Trailers - Forklift - Skidloader - Trailers

Concrete Forms - Conex Boxes - Turf Equipment

Harley Motor Cycle - Pallet Rack



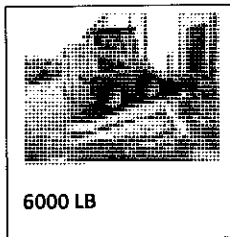
## COMEX BOXES

(10) (8) - 40' \* (2) 20'

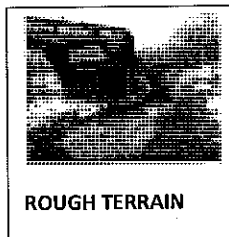
(3) JOB SITE TRAILERS

## FORKLIFT - SKID LOADER

SQUARE SHOOTER



6000 LB



ROUGH TERRAIN



CAT 236 BZ SKID LOADER

HRS

LOADER ATTACHMENT:

7' BUCKET

7' ROCK GRAPPLE

FORMs

LOWE AUGER 2/9" & 30" AUGER

8' HYDRUALIC BROOM

## TURF & LANDSCAPE

Finn (T30) Hydro Seeder

(2) Land Pride Solid Stand Seeder  
(PS1572)

Land Pride (5-3072) 7' Compactor &  
Aireator

Land Pride 6' 3 Pt Roto Tiller

King Kutter 7' Box Blade

Sitres 6' Finish Mower



**almerAuction.com**

316-838-4141

Terms: Cash, Credit Card - Discover, Visa, Master Card

MOTOR CYCLE – BOAT TRAILER – MOWER

2014 Harley 6000 mile  
 vin#1HD1KKM1/8649116

Nautique BOAT TRAILER

VIN#

GRASS HOPPER 2 TRAILER (729BIG  
 BLACK) 60" DECK

(11)TRAILERS –"ALL TRLR W/4 WAY PLATE FLOORS"

(4) Road Hog

(2) 25' 3 Axel (2) 20' TA w/Ramps

Load Trail 20' TA w/Hyd Tilt

5<sup>th</sup> Wheel 35' Dual Wheel – TA

35' 3 Axel Form Trailer

15' Trailer s/Ramps

Lamar 16' TA Dump Trailer

CONCRETE WALL & CURB FORM

200 PLUS FORMS – 50 CURB FORMS

20' CONTAINER FULL OF CONCRET BLANKETS

ATLAS - COPCO 185 AIR COMPRESSOR (772 HOURS)

FORD 350 V 8 DIESEL W/ 10' BALE BED VIN :

PALLET RACK: (7 Sections 16' x 42' x 10')

SHOP EQUIPMENT - TOOLS

MISC.

(3) MILLER BOBCAT WELDERS 250  
 & 225 - NATIONAL

4 X 5 1" STEEL WELD RABLE

(3) ACETYLENE WELD SETS

NATIONAL (5700 – 12900) FLOOR  
 TILE REMOVER - TRASH CHUTE  
 W/EXTENSIONS "NEVER USED"

WELD ROD DRYER  
 MILWAUKEE (4096)

CORE DRILL – (2) GROUT PUMPS -  
 BLAST TRAC (BDC- 1216) VAC

3" TRASH PUMP W/HONDA MOTOR  
 - HD MOTOR STAND

(10)MAXX 48" FANS

(4) AIR FLO 20" FANS W/DUCT

(5) MTM LP HEATERS - (2)  
 SHEET ROCK CARTS

HILTI TOOLS – SHOP VACS

2' & 4' SCAFFOLDING – CASTERS,  
 BRACES, 8' PICKS –

(4) KNAACK Job site boxes

FORWARD CUT COOLET, REAR  
 TETO TABLE

22" WALK WEEEK WEED EATER

12 MAN LOCKER

WOLF SYSTEM SUN TAN BED

(10) STEP & EXT Ladders

Wheelbarrows -(350' ) maple  
 flooring -1 x 6 & 1 x 8 Lumber

Manlift cage –

CHAMPION BUILDER LLC ASSETS

(2) COPY STAR (C52551D) &  
 Kyocern (KM2534) copier

10' oak conference table

Executive chairs – (3) fire King 4 dr  
 Files – 4 dr lateral File

Oak Executive desks Plat ware

300 blue print Copier

BREAKFOOM: Refer, mw, Dinette

Label Matrix for local noticing  
1083-6  
Case 18-12175  
District of Kansas  
Wichita  
Wed Dec 12 14:01:59 CST 2018

Champion Bldrs, LLC  
1836 SW 65th Street  
Topeka, KS 66619-1433

Hartford Fire Insurance Company  
1 Hartford Plaza  
Hartford, CT 06155-0001

Internal Revenue Service  
Attn Insolvency/Advisory  
2850 NE Independence Ave  
Stop 5334 LSM  
Lee Summit, MO 64064-2327

US Attorney  
301 N Main  
1200 Epic Center  
Wichita, KS 67202-4812

Wichita Headquarter Office  
167 US Courthouse  
401 North Market  
Wichita, KS 67202-2089

ACS Electronic Systems  
5251 W. 116th Place, Suite 200  
Leawood KS 66211-2011

AT&T  
P O Box 5001  
Carol Stream IL 60197-5001

Ace Electric Co.  
223 SE 53rd Street  
Topeka KS 66609-1006

Acme Sign  
1313 Vernon Street  
North Kansas City MO 64116-4422

Alliance Bank  
3001 SW Wanamaker Road  
Topeka KS 66614-4430

Anthony S. Barry  
Attorney at Law  
5340 SW 17th Street  
Topeka KS 66604-2459

Anthony S. Barry  
Barry Law Offices LLC  
5340 SW 17th Street  
Topeka KS 66604-2459

Athco  
13500 W 108th Street  
Lenexa KS 66215-2022

Auto Owners Insurance  
6101 Anacapri Boulevard  
Lansing MI 48917-3994

BCI Mechanical Inc  
P O Box 441  
Gardner KS 66030-0441

Blue Valley USD #229  
6225 W. 133rd Street  
Topeka KS 66611

Border States Industries  
P O Box 802816  
Kansas City MO 64180-2816

Border States Industries dba Western Extrali  
a Division of Border States  
1470 Liberty Street  
Kansas City, MO 64102-1018

Bradley R. Finkeldei  
Stevens & Brand, LLP  
900 Massachusetts, Suite 500  
Lawrence KS 66044-2999

Bryan W. Smith  
Smith Law Firm  
5930 SW 29th Street, #200  
Topeka KS 66614-2538

Byers Glass & Mirror, Inc.  
11685 Kaw Drive  
Bonner Springs KS 66012

C&C Group  
10012 Darnell Street  
Lenexa KS 66215-1151

CBS Manhattan  
9130 Green Valley Drive  
Manhattan KS 66502-1465

Carpio Masonry  
2521 S Holloway Road  
Oak Grove MO 64075-7167

City of Topeka  
3245 NW Waterworks Drive  
Topeka KS 66606-1984

Combes Construction LLC  
6925 W 206th St  
Bucyrus KS 66013-9347

Concrete Supply  
2500 SW Third Street  
Topeka KS 66606-2439

Concrete Unlimited  
3160 SE 21st Street  
Topeka KS 66607-2515

Core Slab  
1615 West Arrow Street  
Marshall MO 65340-9722

DPI  
P O Box 660831  
Dallas TX 75266-0831

Diamond Everley Roofing  
1556 LeCompton Road  
Perry KS 66073-5119

Doing Steel Fabrication  
2125 N. Golden Avenue  
Springfield MO 65803-2221

Drewco Inc.  
P O Box 2488  
Mission KS 66201-2488

Drexel Technologies  
10840 W. 86th Street  
Overland Park KS 66214-1632

Drexel Technologies, Inc.  
10840 West 86th Street  
10840 West 86th Street  
Lenexa, KS 66214-1632

Empire Wall Systems  
5224 SW Sante Fe Lake Road  
Towanda KS 67144-9065

Envision Technology Group  
13524 W 107th Street  
Lenexa KS 66215-2020

Epoxy Coating Specialists  
3940 S Ferree  
Kansas City KS 66103-1717

Fastenal Company  
100 SE Monroe Street  
Topeka KS 66603-3627

Fastrac Escavating  
3323 SE 21st Street  
Topeka KS 66607-2520

Ferreil Gas  
P O Box 1003  
Liberty MO 64069-1003

Ford Motor Credit  
P O Box 650575  
Dallas TX 75265-0575

(p)FORD MOTOR CREDIT COMPANY  
P O BOX 62180  
COLORADO SPRINGS CO 80962-2180

Gerken Rental  
31600 Old KC Road  
Paola KS 66071-4844

GreenPoint  
P O Box 326  
Silver Lake KS 66539-0326

Greg Murray  
1836 S.W. 65th Street  
Topeka KS 66619-1433

HME, Inc.  
2828 NW Button Road  
Topeka KS 66618-1456

Hartford Financial Services  
c/o Kenneth M. Bronson  
Manager of Financial Services  
One Hartford Plaza T-12B  
Hartford CT 06115-1709

Heather F. Shore  
Brown & Ruprecht PC  
2323 Grand Blvd Suite 1100  
Kansas City MO 64108-2637

Heather Shore  
Brown & Ruprecht  
2323 Grand Boulevard  
Suite 1100  
Kansas City MO 64108-2637

Hilti  
P O Box 21148  
Tulsa OK 74121-1148

Honey Do's  
113 East 7th Street  
Holton KS 66436-1814

Hotel & Restaurant Supply  
3750 Winchester Road  
Memphis TN 38118-5900

IT Simplified  
3641 SW Plass Avenue  
Topeka KS 66611-2588

Interior Surface Enterprises  
19940 W 161st Street  
Olathe KS 66062-2700

Internal Revenue Service  
Centralized Insolvency  
P O Box 7346  
Philadelphia PA 19101-7346

Internal Revenue Service  
Mail Stop 5334 Advisory/Insolv  
2850 NE Independence Ave  
Lees Summit MO 64064-2327

Jackson Greenhouse  
1933 NW Lower  
Topeka KS 66608

Jacobson Asbestos Co.  
5527 SW 93rd Street  
Wakarusa KS 66546-9219



James Franklin Freeman  
Swanson Midgley LLC  
4600 Madison Avenue Suite 1100  
Kansas City MO 64112-3043

(c)JAMES M. CROWL  
SHAWNEE COUNTY COUNSELOR  
200 SE 7TH ST STE 203  
TOPEKA KS 66603-3933

John N. Badgerow  
Spencer Fane LLP  
9401 Indian Creek Park  
Suite 700  
Overland Park KS 66210-2038

Johnson Controls  
9850 Legler Road  
Lenexa KS 66219-1263

Joint Economic Development Org  
of Topeka and Shawnee County  
120 S.E. 5th Avenue #110  
Topeka KS 66603

Jonah W. Lock  
Troppito, Miller, Griffin LLC  
105 E. 5th Street Suite 500  
Kansas City MO 64106-1118

K&G Striping, Inc.  
4125 NW Riverside Drive  
Riverside MO 64150-9669

KML Steel  
P O Box 782558  
Wichita KS 67278-2558

Kansas Builders Insurance Grp  
2101 W 36th Street  
Topeka KS 66611-2553

Kansas City Mechanical Inc  
6822 Kansas Avenue  
Kansas City KS 66111-2407

Kansas Department of Labor  
Legal Services  
401 S.W. Topeka Boulevard  
Topeka KS 66603-3182

(p)KANSAS DEPARTMENT OF REVENUE  
PO BOX 12005  
TOPEKA KS 66601-3005

Kansas EPS LLC  
5554 NE 16th Street  
Des Moines IA 50313-1611

Klosterman & Associates  
33467 Lake Road  
Avon Lake OH 44012-1150

Kone Inc  
2700 BiState Drive, Suite 100  
Kansas City MO 64108-3631

Lan-Tel Communications and  
Underground Services Inc.  
520 N. MO Highway 7  
Independence MO 64056-3806

Larry Bar Excavating  
2785 W 247th Street  
Louisburg KS 66053-7225

Mark C. Kettlewell  
Miller Shirger LLC  
4520 Main Street, Suite 1570  
Kansas City MO 64111-1852

Matheson  
100 SE Madison Street  
Topeka KS 66607-1146

McElroy's Inc.  
3310 SW Topeka Boulevard  
Topeka KS 66611-2292

Meyer Construction Specialties  
126 Wilbur Parrish Circle  
Belton MO 64012-1756

Midway Wholesale  
218 SE Bonner Street  
Topeka KS 66607

Morgan Francis  
3410 N Walnut Street  
Muncie IN 47303-1154

Nystrom  
NW 7845  
P O Box 1450  
Minneapolis MN 55485-7845

O'Reilly  
4710 SW Topeka Boulevard  
Topeka KS 66609-1133

PJ Welding LLC  
83040 SW Crawford Road  
Auburn KS 66402

Parades Construction, Inc.  
1407 N. 79th Street  
Kansas City KS 66112-2105

Paul Frahm  
Kansas City KS

Phillips 66 Company  
P O Box 530970  
Atlanta GA 30353-0970

Procure  
6309 Carpinteria Avenue  
Carpinteria CA 93013-2924

RLI Insurance Company  
c/o Ryan Issel  
P O Box 3961  
Peoria IL 61612-3961

Randall J. Forbes  
Attorney at Law  
1414 S.W. Ashworth Place  
Suite 201  
Topeka KS 66604-3742

Regents Flooring Co Inc  
10035 Lakeview Avenue  
Lenexa KS 66219-2501

Restoration & Waterproofing  
Contractors, Inc.  
901 Scott Avenue  
Kansas City KS 66105-1219

Salisbury Supply Co.  
114 SE Quincy Street  
Topeka KS 66603-3635

Seal-O-Matic Paving Company  
P O Box 9037  
Kansas City MO 64168-9037

Seltmann Masonry  
17187 166th Road  
Mayetta KS 66509-9226

Service Master  
4900 SW Topeka Boulevard  
Topeka KS 66609-1122

Shawnee Heights USD #450  
4401 SE Shawnee Heights Road  
Tecumseh KS 66542-9537

Simplex Grinnell LP  
11019 Strang Line Road  
Lenexa KS 66215-2181

Site Rite Construction Co  
P O Box 30240  
Kansas City MO 64112-3240

Sowards Glass  
2011 NW Topeka Boulevard  
Topeka KS 66608-1828

Sprint  
2130 SW Wanamaker Road  
Topeka KS 66614-5265

Stephen R. Miller  
Miller Schirger LLC  
4520 Main Street, Suite 1570  
Kansas City MO 64111-1852

Sunflower Rents  
221 SW Hampton Street  
Topeka KS 66612-1498

Switzer Brothers Painting LLC  
P O Box 140275  
Kansas City MO 64114-0275

Terracon  
3113 SW Van Buren Street  
Topeka KS 66611-2467

The Home Depot  
P O Box 9001030  
Louisville KY 40290-1030

Thomas Hiatt  
Spencer Fane LLP  
1000 Walnut Street, Suite 1400  
Kansas City MO 64106-2168

Timothy D. Resner  
Attorney at Law  
555 S. Kansas Avenue, #303  
Topeka KS 66603-3444

Treadwell  
9205 Quivira Road  
Overland Park KS 66215-3905

Turf ETC  
1051 SE Century Drive  
Lees Summit MO 64081-3281

U S Attorneys Office  
301 N. Main Suite 1200  
Wichita KS 67202-4812

U.S. Trustee  
Office of the United States Trustee  
301 North Main Suite 1150  
Wichita, KS 67202-4811

Unified School District 229  
15020 Metcalf Avenue  
Overland Park KS 66223-2200

Universal Mech & Elect  
2278 Allen Road  
Topeka KS 66617-9228

Verizon  
P O Box 408  
Newark NJ 07101-0408

Westar Energy Inc  
%Bankruptcy Dept  
PO Box 208  
Wichita KS 67201-0208

Wynn Jones & Associates Inc  
P O Box 318  
Schofield WI 54476-0318

Edward J. Nazar  
Hinkle Law Firm, L.L.C.  
1617 North Waterfront Parkway  
Suite 400  
Wichita, KS 67206-6639

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).

Ford Motor Credit  
PO Box 62180  
Colorado Springs CO 80962

Kansas Department of Revenue  
915 SW Harrison St.  
Topeka KS 66612-1588

Addresses marked (c) above for the following entity/entities were corrected as required by the USPS Locatable Address Conversion System (LACS).

James M. Crowl  
Shawnee County Counselor  
200 SE 7th, Room 100  
Topeka KS 66603

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

(u)Alliance Bank

(u)Border States Industries dba Western Extra

(u)Ford Motor Credit

(u)Shawnee County  
c/o Jim Crowl  
200 SE 7th Street, Room 100  
KS 66660-3000

End of Label Matrix	
Mailable recipients	119
Bypassed recipients	4
Total	123