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Attorney for David A. Birdsell, Case Trustee

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

In re:

RICHARD ARTHUR OCHSMANN and
DANAE JEAN MICHELSON-
OCHSMANN aka DANAE JEAN
MICHALSON,

Debtors.

(Chapter 7 Case)

No. 2:24-bk-07279-BKM

**NOTICE TO CREDITORS AND
INTERESTED PARTIES OF PUBLIC
AUCTION OF ESTATE’S INTEREST
IN PERSONAL PROPERTY**

NOTICE IS GIVEN That the Estate’s interest in the below-described personal property will be offered to the person making the highest and best bid at public sale by David A. Birdsell, Chapter 7 Trustee (“**TRUSTEE**”) on Friday, **February 28, 2025**, at **8:30 a.m.**, by telephone, by dialing 1(310) 372-7549 wait for prompt – ACCESS CODE # 831482 then press #.

Property to be Sold:	The Estate’s interest in the following personal property (“ Property ”): 2003 Honda Odyssey –Vin 5J6YH18949L010104.
Terms of Sale:	Prospective purchasers are encouraged to personally inspect/perform their own due diligence of the Property being sold, as the interest in the Property will be sold “AS IS”, with no warranties, guaranties or representations, and subject to all liens, claims, interests, and encumbrances. Sale may be subject to sales tax unless the property being sold is tax-exempt or a resale number is used as proof of exemption. The purchaser will be provided a Bill of Sale or Assignment of the Estate’s interest in the Property. <i>All sales are subject to Trustee’s approval.</i> If a party bids, that party is liable for the bid amount. A bidder may not withdraw his or her bid and if the successful bidder fails to pay the successful bid amount, the Estate will seek payment from the back-up bidder, if any, no exceptions. Moreover, the bidder that failed to pay will be liable for any difference in the amount bid and the amount collected.
Proposed Purchaser:	The Trustee has one offer and will accept opening bids at the sale:

1		Richard Arthur Ochsmann and Danae Jean Michelson-Ochsmann for the purchase price of \$850.00.
2		The successful bidder shall remit payment to Trustee within 5 calendar
3		days of the sale. The funds may be Cashier's Check, Money Order, or
4		Personal Check and should be made payable to "David A. Birdsell, Estate of Ochsmann".
5	Insider:	The proposed purchasers are the Debtors.
6	To Obtain more Information	Contact Helen K. Santilli, attorney for the Trustee, (602) 247-8574 or helen.santilli@lane-nach.com .
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8	Description of Interest(s) in the Property:	The Trustee is unaware of any liens, claims, or interests encumbering the Estate's interest in the Property. Nonetheless, interested buyers must due their own due diligence.
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10		<i>The Estate's interest in the Property is being sold as-is, where-is, with no representations, guarantees, or warranties and subject to any liens, claims, interests, or encumbrances.</i>
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13	Appraisals:	The Trustee is not aware of any recent appraisals of the Property.
14	Compensation/Fees:	There are no broker's fees/compensation related to this sale.
15	Motions for stay relief:	There have been no motions for stay relief filed with relation to the Property.
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18 Given the sale price is \$850.00, the Trustee does not believe a motion, notice, and hearing
19 is required under Arizona Local Bankruptcy Rule 6004.

20 **NOTICE IS FURTHER GIVEN** that any person opposing the sale shall file a written
21 objection, specifying the reason therefore, together with a notice of hearing, on or before twenty
22 one(21) days of the date of this mailing as follows: United States Bankruptcy Court, as follows:
23 (a) by hand-delivery or mail to the Clerk of the Court, 230 North First Avenue, Suite 101,
24 Phoenix, Arizona 85003-1706; or (b) electronically at the Court's website: ecf.azb.uscourts.gov
using the Court's electronic filing procedures, with a copy to: Lane & Nach, P.C., at the above
address.

25 If a person timely objects in writing and a hearing is requested but has not yet been
26 conducted by the Court as of the date of the scheduled auction, bids will be taken and the normal
27 sales procedures followed. The closing of the sale remains dependent upon the outcome of the
28 Court hearing regarding the objection. **If there is no timely objection and request for hearing, no hearing will be held, and the Trustee will proceed to sell the Property without further order of the Court.**

1 RESPECTFULLY SUBMITTED this 15th day of January, 2025.

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3 **LANE & NACH, P.C.**

4 By: /s/ Adam B. Nach
5 Adam B. Nach
6 Helen K. Santilli
7 *Attorneys for Trustee*

8 COPY of the foregoing mailed/mailed:

9 Office of U.S. Trustee
10 230 North First Avenue
11 Phoenix, AZ 85003
12 Email: Larry.Watson@usdoj.gov
13 Email: ustpregion14.px.ecf@usdoj.gov

Richard Arthur Ochsmann
Danae Jean Michelson – Ochsmann
923 E. Stoneman Place
Chandler, AZ 85249

14 Morgan Seegmiller
15 432 E. Southern Ave.
16 Tempe, AZ 85282
17 Email: abutleraz@gmail.com
18 Attorney for Debtors

All parties on the attached Master Mailing Matrix.¹

19 By /s/ Danica Acosta

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28 ¹ A copy of the Master Mailing Matrix shall not be mailed with this Notice. Parties interested in a copy of the Master Mailing Matrix may request one in writing from Trustee's counsel at helen.santilli@lane-nach.com.