

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address CRAIG MARGULIES (State Bar No. 185925) FAHIM FARIVAR (State Bar No. 268005) MARGULIES FAITH LLP 16030 Ventura Blvd., Suite 470 Encino California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 Email: Craig@MarguliesFaithlaw.com Email: Fahim@MarguliesFaithlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeremy W. Faith, Chapter 7 Trustee	FOR COURT USE ONLY
--	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: RUSSELL JAMES PICCIRILLO, Debtor(s).	CASE NO.: 9:12-bk-14403-PC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	---

Sale Date: 01/23/2014	Time: 10:30 am
Location: Courtroom 202, 1415 State Street, Santa Barbara, California 93101	

Type of Sale: Public Private **Last date to file objections:** 01/09/2014

Description of property to be sold: Real Property located at 963 Lombard Ave., Oxnard, CA 93030

Terms and conditions of sale: The Trustee will sell the property "as-is" "where-is", without any representations or warranties of any kind, subject to overbid at the hearing.

Proposed sale price: \$ 427,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Initial overbid \$5,000 above the proposed sale price, with each additional bid in \$1,000 increments. Overbidders must deliver a deposit in the amount of \$43,200 by way of cashier's check made payable to "Jeremy W. Faith, Chapter 7 Trustee," and proof of financial ability to close the sale to the Trustee's Counsel by 3:00 p.m. on January 17, 2014.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: January 23, 2014

Time: 10:30 am

Place: Courtroom 202

1415 State Street

Santa Barbara, CA 93101

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Craig G. Margulies, Esq. and/or Fahim Farivar, Esq.

MARGULIES FAITH, LLP

16030 Ventura Blvd., Suite 470

Encino, CA 91436

Telephone: (818) 705-2777

Facsimile: (818) 705-3777

E-mail: Fahim@MarguliesFaithLaw.com

Email: Craig@MarguliesFaithLaw.com

Date: 01/02/2014

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16030 Ventura Blvd., Suite 470, Encino, CA 91436

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 01/02/2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* 01/02/2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Peter H. Carroll, 255 E. Temple Street, Suite 1460, Los Angeles, CA 90012

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/02/2014
Date

Staci McFadden
Printed Name

/s/ Staci McFadden
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Jeremy W. Faith (TR) jfaith@7trustee.net, C118@ecfbis.com;Helen@MarguliesFaithLaw.com;leedowding@gmail.com
- Sharon C Hughes schug98@aol.com, shughes@hd-law.com
- Craig G Margulies craig@marguliesfaithlaw.com, staci@marguliesfaithlaw.com;denisse@marguliesfaithlaw.com; fahim@marguliesfaithlaw.com
- Shai S Oved ssoesq@aol.com
- United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov
- Simon J Dunstan hughesanddunstan@gmail.com

Adelman & Scide
Mr. Robert A Adelman
23975 Park Sorrento Suite 420
Calabasas, CA 91302-4032

Barbara J. Gertzman
1145 Waterwheel Place
Westlake Village, CA 91361-1474

Chase Bank
PO Box 15298
Wilmington, DE 19850-5298
New Albany, OH 43054-3025

Citi Cards
PO Box 6500
Sioux Falls, SD 57117-6500

Discover Bank
DB Servicing Corporation
PO Box 3025

Russell James Piccirillo
963 Lombard St.
Oxnard, CA 93030-5569
Tarzana, CA 91356-2831

Dr. Alaziz
Tarzana Endocrine And Medical Group
18370 Burbank Blvd.

GE Capital Retail Bank
c/o Recovery Management Systems
25 SE 2nd Ave Suite 1120
Miami FL 33131-1605

GMAC Mortgage
PO Box 780
Waterloo, IA 50704-0780
Ventura, CA 93001-2902

Hathaway-Perrett-Webster-Powers-Chr
Robert Ostrove
58 N Ash Street

Hyundai Motor
PO Box 20829
Fountian Valley, CA 92728-0829

Keith Gertzman
6072 Lake Lindero Drive
Agoura Hills, CA 91301-4638

Law Offices Of Judith D Rhodes
200 N. Westlake Blvd. Suite 202
Westlake Village, CA 91362-3775

Lexus Financial
PO Box 4102
Carol Stream, IL 60197-4102

Michael J. Smith Attorney At Law
789 S. Victoria Ave. Suite 208
Ventura, CA 93003-9079

Recovery Management Systems
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Richard A. Gertzman
1145 Waterwheel Place
Westlake Village, CA 91361-1474

T-Mobile
Po Box 37380
Albuquerque, NM 87176-7380

TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

Tracy N. Gertzman, fka Tracy N. Piccirillo
C/O Hughes & Dunstan, LLP
Sharon C. Hughes, Esq.
21650 Oxnard Street, Suite
1960 Woodland Hills, CA
91367-4994

Ventura County Tax Collector
800 S. Victoria Ave.
Ventura, CA 93009-0001
New York, NY 10087-9262

eCAST Settlement Corporation, assignee
of Chase Bank USA, N.A.
POB 29262