

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  CRAIG MARGULIES (State Bar No. 185925) MEGHANN TRIPLETT (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: Meghann@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
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: SARAH DUBLER,          Debtor(s).	CASE NO.: 9:12-bk-14253-PC CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 05/07/2013	<b>Time:</b> 1:30 pm
<b>Location:</b> Courtroom 202, 1415 State Street, Santa Barbara, California 93101	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/23/2013

**Description of property to be sold:** Real Property located at 1365 N. Foothill Road, Ojai, California 93023

**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:** \$ 2,350,000.00

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 \$10,000 above the proposed sale price, with each additional bid in \$5,000 increments. Overbidders must deliver a deposit in the amount of \$236,000 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 May 3, 2013.

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

Date: May 7, 2013

Time: 1:30 pm

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. or Meghann Triplett, Esq.

MARGULIES FAITH, LLP

16030 Ventura Blvd., Suite 470

Encino, CA 91436

Telephone: (818) 705-2777

Facsimile: (818) 705-3777

E-mail: Meghann@MarguliesFaithLaw.com

Email: Craig@MarguliesFaithLaw.com

Date: 04/16/2013

## 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)* 04/16/2013, 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)* 04/16/2013, 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.

04/16/2013

Helen Cardoza

/s/ Helen Cardoza

Date

Printed Name

Signature

**ADDITIONAL SERVICE INFORMATION (if needed):**

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

William C Beall will@beallandburkhardt.com, bbassist@beallandburkhardt.com;carissa@beallandburkhardt.com  
Jeremy W. Faith (TR) jfaith@7trustee.net, C118@ecfcbis.com;Helen@MarguliesFaithLaw.com;leedowding@gmail.com  
Craig G Margulies craig@marguliesfaithlaw.com, staci@marguliesfaithlaw.com;denisse@marguliesfaithlaw.com;  
fahim@marguliesfaithlaw.com  
Brian Nomi briannomi@yahoo.com  
Meghann A Triplett Meghann@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;MF\_ecf@ecf.inforuptcy.com  
United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov