

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: 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:  JOSEPH WILLIAM BISSELL,       Debtor(s).	CASE NO.: 9:16-bk-10389-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> 11/15/2016	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 201, 1415 State Street, Santa Ana, CA 93101	

**Type of Sale:**  Public  Private      **Last date to file objections:** 11/01/2016

**Description of property to be sold:** The Estate's right, title and interest in any and all pre-petition claims and causes of action the Estate holds and are asserted against Barret Hilzer, and the Hilzer Family Trust, including but not limited to the claims alleged by the Debtor in the the Santa Barbara Superior Court actions entitled Joseph Bissell v. John Thyne, III, et al., Case No. 15CV03016 and Joseph Bissell v. Hilzer Family Trust UTD 6/18/2009, et al., Case No. 16CV00965, and any related claims in connection with the Hilzer's loan with the Debtor on the real property located at 1119 Alston Rd

**Terms and conditions of sale:** The sale of the property will be "as is", "where is", "with all faults" and without any representations and/or warranties subject to overbid at the hearing.

**Proposed sale price:** \$ 25,000.00

**Overbid procedure (if any):** Initial overbid of \$27,000 (\$2,000 above the proposed sale price), with each additional bid in \$500 increments. Overbidders must deliver a check in the amount of the full bid by way of cashier's check made payable to "Jeremy W. Faith, Chapter 7 Trustee," and proof of financial ability to close the sale by November 14, 2016.

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

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

Meghann Triplett, Esq.  
Margulies Faith, LLP  
16030 Ventura Blvd., Suite 470  
Encino, CA 91436  
Telephone: (818) 705-2777  
Email: Meghann@MarguliesFaithLaw.com

Date: 10/25/2016

## 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)* 10/25/2016, 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)* 10/25/2016, 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.

JUDGE'S COPY: Hon. Peter H. Carroll, U.S. Bankruptcy Court, 1415 State Street, Suite 230, Santa Barbara, CA 93101

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.

10/25/2016  
*Date*

Helen Cardoza  
*Printed Name*

/s/ Helen Cardoza  
*Signature*

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

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

**ATTORNEY FOR DEBTOR: William C Beall** will@beallandburkhardt.com, carissa@beallandburkhardt.com

**TRUSTEE: Jeremy W. Faith (TR)** Trustee@MarguliesFaithlaw.com,  
C118@ecfcbis.com;Helen@MarguliesFaithLaw.com; leedowding@gmail.com;Brian@MarguliesFaithlaw.com

**ATTORNEY FOR DEUTSCHE BANK: Nirvani Singh** bkyecf@rasflaw.com, bkyecf@rasflaw.com

**ATTORNEY FOR BARRET HILZER: Peter Susi** psusi@hbsb.com, susan@hbsb.com;krnimmons@hbsb.com

**ATTORNEY FOR INTERESTED PARTY: Edward A Treder** cdcaecf@bdfgroup.com

**ATTORNEY FOR TRUSTEE: Meghann A Triplett** Meghann@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;  
Noreen@MarguliesFaithlaw.com;Victoria@MarguliesFaithlaw.com;Brian@MarguliesFaithlaw.com

**UST: United States Trustee (ND)** ustpregion16.nd.ecf@usdoj.gov

**ATTORNEY FOR DEUTSCHE BANK: Darlene C Vigil** cdcaecf@bdfgroup.com