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Attorneys for Sandra Will

IN THE UNITED STATES DISTRICT COURT

FOR THE NORTHERN DISTRICT OF CALIFORNIA

SAN JOSE DIVISION

UNITED STATES OF AMERICA, Plaintiff, v. CASSIE WILL-DARNALL, Defendant.	**Case No.:** 5:24-CR-00292-PCP **STIPULATION AND [PROPOSED] ORDER REGARDING THIRD PARTY CLAIMANT SANDRA WILL'S ANCILLARY PETITION**

On April 30, 2025, the Court entered a preliminary order of forfeiture upon application of the United States, ordering forfeiture of the following properties to the federal government: (1) Real Property located at 111 Belwood Gateway, Los Gatos CA 95032, Santa Clara County, APN 527-31-019 (the "Bellwood Property"); and (2) Real Property located at 306 Los Gatos Almaden Rd., Los Gatos, CA 95032, Santa Clara County, APN 527-46-002 (the "Almaden Property"). Dkt. 43, 50.

Sandra Will is a third party claimant as to both properties and the mother of defendant Cassie Will-Darnall. Ms. Will has substituted current undersigned counsel to represent her in connection with the forfeiture proceedings in this matter.

Prior to the filing of this stipulation and proposed order, the parties have met and conferred twice in an effort to reach a resolution. That process is ongoing notwithstanding the filing of this stipulation. In an effort to (1) preserve the status quo, (2) permit Ms. Will's counsel to continue investigating the properties and prepare, if necessary, an ancillary petition pursuant to 21 U.S.C. §

853(n) and Federal Rule of Criminal Procedure 32.2(c), and (3) allow the parties to continue to negotiate and attempt to reach a resolution concerning forfeiture of the two properties, the parties hereby stipulate as follows:

1. Ms. Will may file any ancillary petition with this Court by June 6, 2025.
2. If a petition is filed, the government may file any motion it wishes to bring pursuant to Federal Rule of Criminal Procedure 32.2 by July 25, 2025. Ms. Will may file an opposition to any motion filed by the government by August 22, 2025. The government may file a reply to Ms. Will's opposition by September 12, 2025.
3. The parties request a hearing on any motions filed by the government be held before this Court on October 15, 2025 at 10:00 a.m. in person in the San Jose Courthouse.

Undersigned counsel certifies he has obtained approval from counsel for the government to file this Stipulation and Proposed Order.

IT IS SO STIPULATED.

Dated: May 28, 2025

MOEEL LAH FAKHOURY LLP

/S
HANNI M. FAKHOURY
Attorneys for Third Party Claimant Sandra Will

Dated: May 28, 2025

CRAIG H. MISSAKIAN
United States Attorney
Northern District of California

/S
GALEN PHILLIPS
Assistant United States Attorney

IN THE UNITED STATES DISTRICT COURT

FOR THE NORTHERN DISTRICT OF CALIFORNIA

SAN JOSE DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

v.

CASSIE WILL-DARNALL,

Defendant.

Case No.: 5:24-CR-00292-PCP

[PROPOSED] ORDER REGARDING THIRD PARTY CLAIMANT SANDRA WILL'S ANCILLARY PETITION

Based on the reasons provided in the stipulation of the parties, the Court hereby orders the following:

1. Sandra Will shall file any ancillary petition with this Court by June 6, 2025;
2. If a petition is filed, the Court sets the following briefing schedule:
    a. Any government motion brought pursuant to Federal Rule of Criminal Procedure 32.2 to be filed by July 25, 2025
    b. Ms. Will's opposition to any motions filed by the government to be filed by August 22, 2025
    c. Any reply by the government to Ms. Will's opposition to be filed by September 12, 2025
3. A hearing on any motions filed by the government will be held before this Court on October 15, 2025 at 10:00 a.m. in person in the San Jose Courthouse.

IT IS SO ORDERED.

DATED:_____

_____
HONORABLE P. CASEY PITTS
United States District Judge