

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>JEREMY W. FAITH (State Bar No. 190647) Jeremy@MarguliesFaithLaw.com MEGHANN A. TRIPLETT (State Bar No. 268005) Meghann@MarguliesFaithLaw.com MARGULIES FAITH, LLP 16030 Ventura Blvd., Suite 470 Encino, California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jerry Namba, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</b></p>			
<p>In re:</p> <p>SHANNON KATHLEEN KOESTER,</p> <p>Debtor(s).</p>		<p>CASE NO.: 9:24-bk-11024-RC CHAPTER: 7</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 09/30/2025	<b>Time:</b> 1:00 pm
<b>Location:</b> 1415 State Street, Santa Barbara, CA 93101, Courtroom 201	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 09/16/2025

**Description of property to be sold:** The estate's interest in the real property commonly known as 60 Rapf Avenue, Cayucos, California 93430 (the "Property")

**Terms and conditions of sale:**

The Trustee is providing marketable title to the Property. The sale is otherwise "as-is," "where-is," "with all faults," and without representations or warranties of any kind and is not subject to any contingencies except the Trustee's obligation to deliver the Property vacant at closing.

**Proposed sale price: 1,200,000**

Overbid procedure (*if any*): See Attached

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

Date: 9/30/2024

Time: 1:00 p.m.

Courtroom 201

United States Bankruptcy Court

1415 State Street

Santa Barbara, CA 93101

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

Counsel for the Trustee:

Jeremy W. Faith or Meghann Triplett of Margulies Faith, LLP

Telephone: (818) 705-2777

Email: Jeremy@MarguliesFaithLaw.com

Email: Meghann@MarguliesFaithLaw.com

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Date: 09/09/2025

**OVERBID PROCEDURES**

The Trustee seeks approval of the following proposed overbid procedure in whole or in part or the Court may impose its own procedure: (1) any person interested in submitting an overbid on the Rapf. Property must attend the hearing on the Motion (in person or via Zoom.gov) or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$10,000 above the proposed sale price (i.e. \$1,210,000), with each additional bid in \$2,500 increments; (3) overbidders must deliver to the Trustee at least 24 hours prior to the hearing a deposit in the form of a cashier's check in the amount of \$120,000 (i.e. 10% of the proposed sale price) payable to "Better Escrow Service" (the "Bid Deposit"), along with written evidence to demonstrate to the reasonable satisfaction of the Trustee in his sole discretion, that the proposed overbidder has the financial ability to pay the full amount of the overbid and unconditionally close the sale (e.g. evidence of cash or liquid funds in deposit account(s) in order to qualify as an overbidder); (4) In his sole discretion, the Trustee may waive the deadline for submission of overbids. The acceptance of any overbid from a qualified bidder will be in the Trustee's sole discretion and may be made prior to or at the time of hearing to confirm the sale; (5) overbidders must purchase the Rapf Property on the same terms and conditions as the Purchaser as set forth in the Counter Offer, except as to price, without contingencies; (6) the Bid Deposit of the successful overbidder shall be forfeited if such party is unable to complete the purchase of the Rapf Property within 14 days of entry of an order confirming the sale; (7) in the event the successful overbidder cannot timely complete the purchase of the Rapf Property, the Trustee shall be authorized to proceed with the next highest overbidder; and (8) the Bid Deposit of any unsuccessful overbidder will be returned within five (5) court days from the date of the sale hearing. The Trustee may exercise his sole discretion to reject overbids based on the totality of the circumstances, and regardless of the monetary consideration offered.

## 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)* 09/09/2025, 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)* 09/09/2025, 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: Service on Judge not required per Judge Clifford's Procedures (Rev. 1/3/2025)

☐ 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.

NONE.

☐ 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.

09/09/2025  
Date

Vicky Castrellon  
Printed Name

/s/ Vicky Castrellon  
Signature

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

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

Jeremy Faith on behalf of Interested Party Jeremy W. Faith  
Jeremy@MarguliesFaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;  
Amber@MarguliesFaithLaw.com

Jeremy Faith on behalf of Trustee Jerry Namba (TR)  
Jeremy@MarguliesFaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;  
Amber@MarguliesFaithLaw.com

Jerry Namba (TR)  
jnambalaw@yahoo.com, jn01@trustesolutions.net;lgrahl@fsscommerce.com;jnambaepiq@earthlink.net

Kristin A Schuler-Hintz on behalf of Secured Lender Cenlar  
bknotice@mccarthyholthus.com, Khintz@ecf.inforuptcy.com;Khintz@mccarthyholthus.com;Khintz@ecf.courtdrive.com

Leslie A Tos on behalf of Debtor Shannon Kathleen Koester  
Ltos@farmerandready.com, smeyer@farmerandready.com

Meghann A Triplett on behalf of Trustee Jerry Namba (TR)  
Meghann@MarguliesFaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;  
Amber@MarguliesFaithLaw.com

United States Trustee (ND)  
ustpreion16.nd.ecf@usdoj.gov