

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (SBN 155531) MICHAEL G. D'ALBA (SBN 264403) LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 E-mail: tjy@lnbyg.com; mgd@lnbyg.com ☐ Individual appearing without attorney ☒ Attorney for: Sandra K. McBeth, Ch. 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: 595S7TH, LLC, Debtor(s).	CASE NO.: 9:24-bk-11077-RC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/25/2026	Time: 10:00 am
Location: Courtroom 201, 1415 State Street, Santa Barbara, California 93101	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 08/11/2026

Description of property to be sold:

The real property located at 557 S. 10th Street, Grover Beach, California 93433, which is improved with a single family residence.

Terms and conditions of sale:

As-is," "where is," "with all faults," and with no warranty by or recourse to the Trustee or the Broker whatsoever. The Trustee will pay three percent (3.0%) to her broker, and two percent (2.0%) to the broker for any buyer.

Proposed sale price: \$ 590,000.00

Overbid procedure (if any):

See attached Exhibit A that describes the proposed sale and the overbid procedure.

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

August 25, 2026
10:00 AM
Courtroom 201
1415 State Street
Santa Barbara, CA 9310

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

MICHAEL G. D'ALBA (State Bar No. 264403)
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
2818 La Cienega Avenue
Los Angeles, California 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: mgd@lnbyg.com

Date: 08/04/2026

Exhibit A

The Trustee received an offer to purchase the Property from Claude W Saiz (“Purchaser”) for \$590,000 (the “Purchase Price”). The **Overbid Procedures** are as follows:

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion, 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 \$595,000, with each additional bid in \$5,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee’s counsel by way of cashier’s check made payable to “Sandra K. McBeth, Chapter 7 Trustee,” in the amount of \$59,500 (the “Deposit”) and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least seven calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property **on the same terms and conditions as the Purchaser** (*i.e.*, no contingencies of any kind); (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder. Additional information about the Property will be provided to prospective overbidders upon request.