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| <p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Crystle J. Lindsey (SBN 281944) LAW OFFICE OF CRYSTLE J. LINDSEY 453 S. Spring St., Suite 400 PMB1203 Los Angeles, CA 90013 P: (310) 882-1863; E: crystle27@icloud.com</p> <p><input type="checkbox"/> Individual appearing with attorney <input checked="" type="checkbox"/> Attorney for: Victor F. Alba</p> | <p>FOR COURT USE ONLY</p> |
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| <p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA SAN FERNANDO VALLEY DIVISION</p> | |
| <p>In re:</p> <p>VICTOR F. ALBA</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.: 1:22-bk-11514-VK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |

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| <p>Sale Date: 05/11/2023</p> | <p>Time: 2:00 p.m.</p> |
| <p>Location: Courtroom 301, 21041 Burbank Blvd., Woodland Hills, CA 91367 (Sale Hearing to be conducted via Zoom for Government)</p> | |

Type of Sale: Public Private

Last date to file objections: 04/27/2023

Description of property to be sold:

Real property located at 1438 Oak Grove Drive, Los Angeles, California, 90041 bearing Accessor Parcel Number 5480-027-003 (the "Property").

Terms and conditions of sale:

The Property will be sold for \$650,000 in an "as-is," "where-is" condition, with no warranty or recourse whatsoever. See the motion for further details.

Proposed sale price: \$650,000

Overbid procedure (if any): Minimum initial overbid: \$660,000; minimum overbidding increments: \$2,000; initial overbid deposit: \$19,500. Any party interested in submitting overbids on the Property, must execute and submit an overbid form and deposit of \$19,500 to the Debtor's counsel by 4:00 p.m. (PST) on Monday, May 8, 2023. The acceptance of any late overbids is subject to the Debtor's discretion. For further details, refer to the Sale Motion filed on April 20, 2023 as docket number 97.

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

May 11, 2023 at 2:00 p.m. in Courtroom 301 21041 Burbank Blvd., Woodland Hills, CA 91367 (Sale Hearing to be conducted via Zoom for Government).

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

Crystle J. Lindsey, Esq.
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Date: 04/20/2023