

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>MICHAEL G. D'ALBA SBN: 264403 DANNING, GILL, ISRAEL & KRASNOFF, LLP 1901 Avenue of the Stars, Suite 450 LOS ANGELES, CA 90067-6006 310-277-0077 Fax: 310-277-5735 Email: mdalba@DanningGill.com</p> <p><i>Individual appearing without attorney</i> X <i>Attorney for:</i> Brad D. Krasnoff, Ch. 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: PETER CLARENCE ALEXIS, JR.,</p> <p align="right">Debtor(s).</p>	<p>CASE NO. 2:18-bk-18296-VZ CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: October 20, 2020</p>	<p>Time: 11:00 a.m.</p>
<p>Location: Courtroom 1368, 255 E. Temple St., Los Angeles, CA 90067-6006</p>	

Type of Sale: Public Private **Last date to file objections:** October 6, 2020

Description of property to be sold: The right, title, and interest in residential real property located at 10716 Joshua Street, Adelanto, California, which is a single family residence, of Brad D. Krasnoff, the Chapter 7 trustee for the bankruptcy estate of Peter Clarence Alexis, Jr.

Terms and conditions of sale: "As is," "where is," with no warranty or recourse whatsoever, subject to higher and better bids. There are no contingencies other than Court approval.

Proposed sale price: \$195,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Overbidders must appear at the hearing, submit overbid before or at hearing, and deposit with Trustee before hearing a cashier's check for \$5,850, payable to "Brad D. Krasnoff, as Chapter 7 Trustee of the bankruptcy estate of Peter Clarence Alexis, Jr." Minimum overbid amount is \$200,000, and bidding, if any, shall proceed in increments of \$3,000. The Trustee holds discretion in accepting or rejecting all overbids. See sale motion for complete details.

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

Date: October 20, 2020
Time: 11:00 a.m.
Place: Courtroom 1368
255 E. Temple St.
Los Angeles, CA 90067-6006

Courtroom 1368 is closed to the public until further notice. Bidders must appear by phone. Instructions for doing so are available on the website of the Court, <https://www.cacb.uscourts.gov/judges/honorable-vincent-p-zurzolo>, by clicking on "Telephonic Instructions." The papers filed in support of the sale also contain instructions. The Trustee's counsel, whose contact details are below, will email such papers on request.

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

Michael G. D'Alba
Danning, Gill, Israel & Krasnoff, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, CA 90067-6006

Fax: (310) 277-5735
Phone: (310) 277-0077
Email: mdalba@DanningGill.com

Date: September 28, 2020

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 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

A true and correct copy of the foregoing document entitled (*specify*): 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*) September 29, 2020 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*) September 29, 2020, 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.

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*) September 29, 2020, 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.

September 29, 2020

Date

Patricia Morris

Printed Name

/s/ Patricia Morris

Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Michael G D'Alba on behalf of Plaintiff Brad D. Krasnoff, Chapter 7 Trustee
mdalba@DanningGill.com, DanningGill@gmail.com;mdalba@ecf.inforuptcy.com

Michael G D'Alba on behalf of Trustee Brad D Krasnoff (TR)
mdalba@DanningGill.com, DanningGill@gmail.com;mdalba@ecf.inforuptcy.com

Sean C Ferry on behalf of Creditor U.S. Bank National Association
sferry@rasflaw.com, sferry@ecf.courtdrive.com

Eric P Israel on behalf of Interested Party Courtesy NEF
eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Eric P Israel on behalf of Trustee Brad D Krasnoff (TR)
eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Daniel King on behalf of Debtor Peter Clarence Alexis, Jr.
dking@theattorneygroup.com, r44432@notify.bestcase.com

Brad D Krasnoff (TR)
BDKTrustee@DanningGill.com, bkrasnoff@ecf.axosfs.com;DanningGill@gmail.com

Rejoy Nalkara on behalf of Creditor Exeter Finance LLC, c/o AIS Portfolio Services, LP
rejoy.nalkara@americaninfosource.com

Avi Schild on behalf of Interested Party Courtesy NEF
bk@atlasacq.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov