

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Stella Havkin (SBN 134334) Havkin & Shrago Attorneys at Law 21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367 Telephone: (818) 999-1568 Facsimile: (818) 293-2414 Email: stella@havkinandshrago.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys for: Debtor and DIP	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: Ross International, Inc. Debtor Debtor(s).	CASE NO.: 2:25-bk-20184-VZ CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: March 3, 2026	Time: 11:00 a.m.
Location: 255 E. Temple Street, Los Angeles, California 90012 - Courtroom 1368	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: February 17, 2026

Description of property to be sold:

207 South Poinsettia Avenue, Manhattan Beach, California 90266

Terms and conditions of sale:

As is where is.

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

Proposed sale price: \$6,575,000

Overbid procedure (if any):

\$10,000 increments

In order for any prospective Overbidder to have the right to bid at the Auction, the prospective Overbidder must, within three (3) business days prior to the Auction, (a) provide to counsel for the Debtor, Havkin & Shrago., c/o Stella Havkin, 21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367, Telephone: (818) 999-1568 Facsimile: (818) 293-2414, Email: stella@havkinandshrago.com ("H&S"), with a minimum purchase price of at least the Initial Overbid Amount of \$6,585,000.00; (b) submit a deposit in the amount of 2.83% of the Initial Overbid Amount set forth in the Overbid Purchase Agreement by cashiers' check; (c) demonstrate that the prospective Overbidder and the sale of Real Property to the Overbidder; and (d) agree that the prospective Overbidder's deposit will be non-refundable and will be retained by the Debtor if the prospective Overbidder is the winning bidder at the Auction and fails to close the purchase of the Real Property within nine (9) business days following the date of entry of the Sale Order.

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

255 E. Temple Street, Los Angeles, California 90012- Courtroom 1368 on March 3, 2026 at 11:00 a.m.

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

Havkin & Shrago., c/o Stella Havkin,
21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367,
Telephone: (818) 999-1568
Facsimile: (818) 293-2414,
Email: stella@havkinandshrago.com

Date: 2/10/2026

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:
21650 Oxnard Street, Suite 1540
Woodland Hills, California 91367

A true and correct copy of the foregoing document entitled (*specify*): Notice of Sale of Estate Assets 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 2/10/2026, 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:

Stella A Havkin (Proposed Counsel): stella@havkinandshrago.com, shavkinesq@gmail.com
Gregory Kent Jones (Trustee) gjones@sycr.com, smjohnson@sycr.com;C191@ecfbis.com;cpesis@stradlinglaw.com
Kelly L Morrison (United States Trustee): kelly.l.morrison @usdoj.gov
Jennifer R Tullius(Counsel for Secured Creditor PMF CA Reit LLC): jtullius@tulliuslaw.com
United States Trustee (Los Angeles): ustpregion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On 2/10/2026 , 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.

United States Bankruptcy Judge
Honorable Vincent P. Zurzolo
255 East Temple Street, Suite 1360
Los Angeles, California 90012

Secured Creditor
Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, California 90054-0110

Secured Creditor
PMF CA Reit LLC
23586 Calabasas Road #100
Calabasas, California 91302

Secured Creditor (Alternate Address)
FCI Lender Services Inc
P.O. Box 27370
Anaheim, California 92809

☐ 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____, 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 of America that the foregoing is true and correct.

2/10/2026 Stella Havkin /s/Stella Havkin
Date Printed Name Signature

Darrian Ohanlon
725 26th Street
Manhattan Beach, CA 90266

FCI Lender Services, Inc.
PO Box 27370
Anaheim, CA 92809

Jack Chrysler
3828 Truman Ave.
Frisco, TX 75034

Joseph Ross
207 S. Poinsettia Ave.
Manhattan Beach, CA 90266

Kyle Kupiec
1251 9th Street
Manhattan Beach, CA 90266

Paul Smith
1804 Laurel Ave.
Manhattan Beach, CA 90266

PMF CA Reit, LLC
23586 CALABASAS ROAD #100
Calabasas, CA 91302

Rich Fennessy
5635 E. Lincoln Drive #18
Paradise Valley, AZ 85253

Scott Brownsberger
2511 Manhattan Ave.
Hermosa Beach, CA 90254

Spectrum Sleep Solutions
8431 Hilltop Rd.
Fairfax, VA 22031