

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address HABERBUSH, LLP DAVID R. HABERBUSH, ESQ., SBN 107190 VANESSA M. HABERBUSH, ESQ., SBN 287044 LANE K. BOGARD, ESQ., SBN 306972 444 West Ocean Boulevard, Suite 1400 Long Beach, CA 90802 Telephone: (562) 435-3456 Facsimile: (562) 435-6335 E-mail: vhaberbush@lbinsolvency.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-in-Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: Santa Paula Hay & Grain and Ranches, Debtor(s).	CASE NO.: 9:25-bk-10314-RC CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/21/2026	Time: 9:00 am
Location: Online auction. See Attachment "1" for details. Sale date/time is the start of the auction. Auction ends on 6/2	

Type of Sale: Public Private **Last date to file objections:** N/A

Description of property to be sold:
 Real property consisting of 192 acres of agricultural land, Delano, CA, APN: 051-010-31-00-5; 051-010-34-01-3; 051-010-43-00-0; 051-010-44-00-3; 051-010-45-00-6; and 051-010-46 100 ("Ranch 10")

Terms and conditions of sale:
 See Attachment "1"

Proposed sale price: \$ 1.00

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): See Attachment "1"

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

The property will be sold free and clear of liens after the auction takes place. After a winning bidder is determined, Debtor will file a motion to sell the property free and clear of liens. No hearing date on this motion has been set and it will not be set until after the hearing on the Motion.

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

Vanessa Haberbush
444 West Ocean Boulevard, Suite 1400
Long Beach, CA 90802
Telephone: (562) 435-3456
Email: vhaberbush@lbinsolvency.com

Date: 05/04/2026

Attachment 1

Ranch 10 (the “Property”) will be sold in an auction conducted by Ten-X. The auction will commence on May 21, 2026 at 9:00 a.m. PST and close on June 2, 2026 at 9:00 a.m. PST. All of the terms of the auction are as set forth on the online listing for the sale of the Property, which can be found at: [24007 Avenue 2, Delano, CA 93215 - Agricultural Land with Water and a Reservoir | LoopNet](https://www.loopnet.com/Listing/24007-Avenue-2-Delano-CA/38054742/) (<https://www.loopnet.com/Listing/24007-Avenue-2-Delano-CA/38054742/>)

A summary of these terms is as follows: On March 18, 2026, the Court entered an Order Granting Debtor’s Motion for an Order Authorizing an Auction Process to Offer for Sale and Obtain Offers to Purchase the Estate’s Interests in Real Properties Identified as Ranch 2, Ranch 4, Ranch 10, Ranch 25, Jasmine Ranch, Ranch 65, Avenue 2 Ranch, and Bull Ranch (collectively, the “Real Properties”) [Docket Number 305] (the “Order”). The Order granted Debtor’s Motion for an Order Authorizing an Auction Process to Offer for Sale and Obtain Offers to Purchase the Estate’s Interests in Real Properties Identified as Ranch 2, Ranch 4, Ranch 10, Ranch 25, Jasmine Ranch, Ranch 65, Avenue 2 Ranch, and Bull Ranch (collectively, the “Real Properties”) [Docket Number 181] (the “Motion”). The full terms of the Order and the Motion are not set forth herein and you are advised to review those documents or request them if you want the full details of both document.

By the Motion and Order, Debtor received authority to conduct an online auction of the Property, the link for which is above. Ten-X, LLC is the Marketing Platform (the “Marketing Platform”) and the Buxman Group is the real estate broker (the “Broker”). Both the Marketing Platform and the Broker will market and sell the Property.

i. **No Reserve**

The Property will be marketed as an “absolute auction” which means there is no reserve price the Property. The bidding starts at \$1.00 for the Property.

ii. **Compensation to Marketing Platform and Broker**

The Buyer of the Property will pay, in addition to the price bid, all compensation due to Marketing Platform in an amount equal to 3% of the highest bid received at auction.

Broker will receive a commission of two percent (2%) of the sales price for each property, which commission shall be paid from the proceeds of sale.

To the extent the buyers of the Property has any buyers’ brokers, the commission for such broker shall be paid directly by the buyer and shall not be paid from the purchase price of the Property.

iii. **Sales Process**

The Property will be sold at auction, online. The bidding window is May 21, 2026 at 9:00 a.m. PST and close on June 2, 2026 at 9:00 a.m. PST.

In advance of the auctions, each prospective bidder shall be required to create an account with the Marketing Platform, agree to the participation terms of the auction, review the purchase documents and conduct all due diligence relating to the Property, which can be found in the online link above. The sale is “as is, where is,” with no guarantees or warranties. The full terms

of the sale and the sales process can be found on that website.

In accordance with the participation terms of the auction, after the auction is complete, the winning bidder must sign the purchase documents within two hours of receipt and place a 10% earnest money down payment with escrow within 24 hours after the purchase documents have been countersigned by Debtor.

Upon the completion of the auction and execution of the purchase documents, closing will take place approximately 30 days thereafter, with a 15-day optional extension. Concurrent with the closing, Debtor will bring the Motion to Approve Sale. The sale of the Property is contingent upon an order of the Bankruptcy Court approving the sale and it will not be completed until Debtor receives such an order.

iv. **Overbidding and Procedure for Lenders to Remove Real Property(s) from Auction**

Any lienholders on the Property have the ability to credit bid their claims to purchase the Property. The full details regarding these terms are found in the Order and the Motion.

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:

444 West Ocean Boulevard, Suite 1400, Long Beach, CA 90802

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:

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 **May 4, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **May 4, 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.

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 that the foregoing is true and correct.

May 4, 2026
Date

Alexander S. Bostic
Printed Name



Signature

The following have been served by the court via Notice of Electronic Filing (NEF):

- **William C Beall** Will@BeallandBurkhardt.com, carissa@beallandburkhardt.com
- **Lane K Bogard** lbogard@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, haberbush.assistant@gmail.com, vhaberbush@lbinsolvency.com, jborin@lbinsolvency.com
- **David Coats** dacoats@raslg.com
- **Donald H Cram** don.cram@stinson.com, cas@severson.com
- **David Edward Edsall** david.edsall@venturacounty.gov
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Brian David Fittipaldi** brian.fittipaldi@usdoj.gov
- **Diego B Flores** dflores@sflaw.com, dbflores@gmail.com
- **Jeffrey W Frey** jeff.frey@aalrr.com
- **Jessica L Giannetta** jessica@giannettalawcorp.com, melanie@giannettaenrico.com
- **Karen L Grant** kgrant@silcom.com
- **David R Haberbush** dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, vhaberbush@lbinsolvency.com, haberbush.assistant@gmail.com, jborin@lbinsolvency.com, lbogard@lbinsolvency.com
- **Vanessa M Haberbush** vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, haberbush.assistant@gmail.com, jborin@lbinsolvency.com, lbogard@lbinsolvency.com
- **Ivo Keller** ikeller@sflaw.com, calendar@sflaw.com
- **Sweeney Kelly** kelly@ksgklaw.com
- **Raffi Khatchadourian** raffi@hemar-rousso.com
- **Matthew F Kye** mkye@kyelaw.com
- **Don J Pool** dpool@fennemorelaw.com, mmeister@fennemorelaw.com; clalonde@fennemorelaw.com
- **Cameron Schlagel** cschlagel@swlaw.com, dkunz@swlaw.com
- **United States Trustee (ND)** ustpregion16.nd.ecf@usdoj.gov
- **William E. Winfield** wwinfield@calattys.com, scuevas@calattys.com

The following have been served via United States Mail:

Buxman Group
10425 S. Kings River Rd.
Reedley, CA 93654

Century 21 Masters
744 E. Main Street
Santa Paula, CA 93060

ICON Servicing, Inc.
488 E. Ocean Blvd.
Unit 201
Long Beach, CA 90802-4763

Imperial County Treasurer-Tax Collector
940 West Main Street,
Suite 106
El Centro, CA 92243