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UNITED STATES BANKRUPTCY COURT  
 EASTERN DISTRICT OF CALIFORNIA  
 SACRAMENTO DIVISION

In re:

SUKHRAJ S. PAMMA dba SUKHRAJ S.  
 PAMMA FARMS,

Debtor.

Case Nos: 24-23489-B-11

Chapter 11

**REPORT OF SALE PURSUANT TO  
 ORDER AUTHORIZING SALE OF  
 REAL PROPERTIES LOCATED IN  
 SUTTER AND BUTTE COUNTIES  
 COMPRISING 619 ACRES**

DC No.: BRG-13

Judge: Hon. Christopher D. Jaime

**PLEASE TAKE NOTICE** that pursuant to the Court’s Order Authorizing Debtor to Sell Real Properties Located in Butte and Sutter Counties Comprising 619 Acres, dated June 3, 2025 [Docket No. 480] (the “Order”), on June 11, 2025, the Debtor sold the following parcels (collectively, the “Properties”) for \$13,200,000.00 to the Shinda Upple Group:

241407170.1  
 236086-10008

**REPORT OF SALE PURSUANT TO ORDER AUTHORIZING SALE OF REAL PROPERTIES  
 LOCATED IN SUTTER AND BUTTE COUNTIES COMPRISING 619 ACRES**

| Ranch            |                                                   | Approximate<br>Gross Acres | County | APN(s)                                                                                               |
|------------------|---------------------------------------------------|----------------------------|--------|------------------------------------------------------------------------------------------------------|
| Ord Ranch        | 527 Ord Rd., Gridley,<br>CA                       | 47.10                      | Butte  | 025-190-091                                                                                          |
| Bowers Ranch     | 1200 E. Gridley Rd.,<br>Gridley, CA               | 109.90                     | Butte  | 024-220-026                                                                                          |
| Onstott Ranch    | Campbell Ave,<br>Gridley, CA                      | 58.00                      | Butte  | 024-180-072;<br>024-180-073                                                                          |
| Cox Ranch        | 1130 E. Evans Reimer<br>Rd., Gridley, CA<br>95948 | 65.00                      | Butte  | 024-180-036;<br>024-180-060                                                                          |
| Mathews<br>Ranch | 10904 Metteer Rd.,<br>Live Oak, CA                | 24.00                      | Butte  | 024-040-051                                                                                          |
| Crane Larkin     | Larkin Rd, Gridley,<br>CA                         | 75.58                      | Butte  | 024-210-033;<br>024-210-034                                                                          |
| Crane Riviera    | 3584 Riviera Rd., Live<br>Oak, CA                 | 19.00                      | Sutter | 09-010-119                                                                                           |
| Huller Ranch     | 10904 Metteer Rd.,<br>Live Oak, CA                | 15.03                      | Sutter | 09-120-015;<br>09-120-015T                                                                           |
| Hampton<br>Ranch | 11180 Hampton Rd.,<br>Live Oak, CA 95953          | 30.22                      | Sutter | 09-010-094                                                                                           |
| Hedger Ranch     | 10531 Hedger Rd.,<br>Live Oak, CA                 | 176.00                     | Sutter | 08-090-006;<br>08-090-011;<br>08-090-012;<br>08-100-047;<br>08-100-076;<br>08-100-078;<br>08-100-080 |
| <b>Total</b>     |                                                   | <b>619.83</b>              |        |                                                                                                      |

**PLEASE TAKE FURTHER NOTICE** that, pursuant to the terms of the Order, title to the Properties passed to the Purchaser free and clear of all liens, claims, interests and encumbrances (the “Liens”) and all of the net proceeds of sale (the “Net Proceeds”) have been placed into an escrow account at Placer Title Company (the “Title Company”) for ultimate distribution to creditors holding valid Liens against the Properties immediately

1 prior to the sale and all Liens, including, without limitation, the Liens asserted by Sutter  
2 County Tax Collector (“Sutter County”) and Butte County Tax Collector (“Butte County”)  
3 have attached to the Net Proceeds with the same extent, priority, validity, force, and effect  
4 as they existed with respect to the Properties immediately prior to the closing of the Sale,  
5 without the need to file or execute any financing statement or other document.

6 **PLEASE TAKE FURTHER NOTICE that, pursuant to the Order, Net**  
7 **Proceeds shall be disbursed to those creditors with Liens attaching thereto, including,**  
8 **without limitation, Sutter County and Butte County, in the order of priority set forth**  
9 **above, based on their respective written demands for payment of the Net Proceeds**  
10 **submitted to the Title Company by e-mail (acamos@placertitle.com), copy to the**  
11 **Debtor’s counsel by e-mail (bgiven@loeb.com) and AgWest’s counsel by email**  
12 **(jdreher@downeybrand.com), by no later than June 20, 2025.**

13 **PLEASE TAKE FURTHER NOTICE** that if all creditors who timely submit  
14 written demands for payment of the Net Proceeds to the Title Company and the Debtor  
15 approve in writing a proposed settlement or disbursement statement for payment of the Net  
16 Proceeds (which approval may be provided through counsel), then the Title Company is  
17 authorized to disburse the Net Proceeds as set forth in the approved statement without  
18 further order of the Court. However, if such statement is not approved in writing by the  
19 creditors who timely submitted their written demands for payment of the Net Proceeds as  
20 set forth herein, the Net Proceeds shall continue to be held in escrow and shall only be  
21 disbursed pursuant to subsequent order of the Court following an application for  
22 disbursement of the Net Proceeds by the Debtor or any creditor who seeks such an order.

23 Dated: June 12, 2025

**LOEB & LOEB LLP**

24  
25 /s/ Bernard R. Given, II  
Bernard R. Given II

26 *Attorneys for the Debtor and Debtor-in-*  
27 *Possession*