

Notice of Bankruptcy Real Estate Sale

341.19± Acres — El Nido, Merced County, California
United States Bankruptcy Court, Eastern District of California, Fresno Division
Lead Case No. 26-12349 (jointly administered with Case Nos. 26-12348, 26-12350, 26-12351) — D.C.N. WJH-11

This notice summarizes the overbid procedures, deadlines and deposit requirements for the sale of the real property described below, as set by the Court's Order Granting Further Stipulation to Resolve Objections, entered October 14, 2026 (Docket No. 391). The complete Order follows this notice.

Property

Designation	Acreage	APNs	Description
Property 1	78.00± ac	075-071-018; 075-071-019	Open land
Property 2	117.50± ac	075-072-015; -016; -017; -018; -019	Almonds/pistachios, house, shop, equipment yard
Property 3	145.69± ac	075-075-003; 075-075-005; 075-075-016	Almonds/pistachios
Total	341.19± ac	10 APNs	

Water: Merced Irrigation District, Class II surface water.

Bid Procedures and Deadlines

How to bid	In writing, by e-mail, to both counsel listed below.
Bid deadline	Bids must be received by November 4, 2026 .
Minimum bid (all three Properties)	\$7,213,600
Individual / combination bids	Bids may be made on any single Property or any combination; each bid must include all APNs of each Property bid. Alternative bids are permitted. Bids covering all three Properties are preferred; otherwise, bids that include Property 2 are preferred. Property 2 will not be sold before Properties 1 and 3.
Notice of highest and best bid(s)	Filed by the Debtors by November 9, 2026 .
Deposit	\$100,000 by the highest and best bidder by November 10, 2026 ; if not paid, by the backup bidder by November 12, 2026 . Forfeited to the estate if a Court-approved sale does not close for any reason.
Sale hearing	November 17, 2026, 9:30 a.m. — U.S. Bankruptcy Court, 2500 Tulare St., Fresno, CA, Courtroom 13
Required terms	Sold as-is. Bids must include terms substantially the same as the existing agreement's crop reservation (seller keeps the 2026 crop), deferred possession and equipment removal provisions.

Submit Bids to Both

Counsel for Debtors: Ian J. Quinn, Esq., Wanger Jones Helsley PC — iquinn@wjhattorneys.com

Counsel for AgWest Farm Credit: Jorge Gaitan, Esq., Downey Brand LLP — jgaitan@downeybrand.com

Site tours by appointment. Seller pays no broker commission; any buyer's broker is paid by the buyer. Seller is a licensed California real estate broker. All acreages are approximate.

This notice is a summary. The Court's Order (Docket No. 391), attached, controls. All sales are subject to Bankruptcy Court approval.

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Attorneys for Debtors in Possession, Parvinder S. Hundal and Amerjit Johl-Hundal; Hundal Farms, Inc.; AgQuest LLC; AgQuip LLC

IN THE UNITED STATES BANKRUPTCY COURT

EASTERN DISTRICT OF CALIFORNIA

FRESNO DIVISION

In re

PARVINDER S. HUNDAL and AMERJIT
JOHL-HUNDAL, et al.,

Debtors in Possession.

LEAD CASE NO. 26-12349

Jointly Administered With:
Case Nos. 26-12348, 26-12350, 26-12351

Chapter 11

DC No.: WJH-11

___ Affects all Debtors

X Affects only PARVINDER S. HUNDAL
and AMERJIT JOHL-HUNDAL

___ Affects HUNDAL FARMS, INC.

___ Affects AGQUEST LLC

___ Affects AGQUIP LLC

Date: October 20, 2026

Time: 9:30 a.m.

Place: 2500 Tulare St., Fresno, CA
Courtroom 13

Judge: Honorable René Lastreto II

**ORDER GRANTING FURTHER STIPULATION TO RESOLVE OBJECTIONS OF
AGWEST FARM CREDIT AND THE UNSECURED CREDITORS COMMITTEE TO
DEBTORS' MOTION FOR AUTHORITY TO SELL REAL PROPERTY SUBJECT TO
HIGHER AND BETTER BIDS
(341.19 Acres, Merced County)**

WHEREAS, Debtors, Parvinder S. Hundal and Amerjit Johl-Hundal ("Debtors"), Creditor
AgWest Farm Credit, PCA and AgWest Farm Credit, FLCA ("Farm Credit"), and the Official

1 Committee of Unsecured Creditors (“Committee”), by and through their respective counsel of
2 record, entered into a Further Stipulation to Resolve Objections of AgWest Farm Credit and the
3 Unsecured Creditors Committee to Debtors’ Motion for Authority to Sell Real Property Subject
4 to Higher and Better Bids re 341.19 Acres in Merced County (“Motion”), a copy of which is
5 attached as Exhibit A.

6 WHEREAS, the Court having reviewed said Stipulation and for good cause appearing, IT
7 IS HEREBY ORDERED THAT:

8 1. The auction date initially requested by way of the Motion and the sale hearing be
9 rescheduled for a later date, subject to the below terms and conditions.

10 2. The Property shall be listed for sale in two periodicals, through November 3, 2026,
11 following entry of an order adopting this Stipulation (“Order”), the Merced Sun Star and the
12 Merced County Times, and on the websites LandSearch and Zillow. Any bids for the Property
13 must be received by November 4, 2026 (the “Deadline”).

14 3. All bids must be submitted in writing, via e-mail, to counsel for Farm Credit and
15 Debtors, with the e-mail addresses and above deadlines made clear in such listings. Debtors shall
16 serve copies of all such bids received on counsel for Committee within 48 hours of receipt thereof.

17 4. For purposes of bidding, the Property shall bear the following designations:

18 a. Property 1 | APNs: 075-071-018; 075-071-019;

19 b. Property 2 | APNs: 075-072-015; 075-072-016; 075-072-017; 075-072-
20 018; 075-072-019; and

21 c. Property 3 | APNs: 075-075-005; 075-075-003; 075-075-016.

22 5. Bids that include Property 2 shall be preferred to bids that do not include Property
23 2. Bids may be submitted on any combination of the above (Property 1, Property 2, or Property
24 3), but any such bid shall include all APNs under such label. If any bid is to be submitted on all
25 three parcels, it must begin at \$7,213,600.00. Bidders may submit alternative bids—meaning,
26 Bidders may submit a bid that covers a) all three Properties, b) only one Property, or c) any two
27 Properties, but any bid which covers all three Properties shall be preferred.
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1 6. Debtors retain the right to designate the highest and best bids among those received
2 by the Deadline. Debtors retain the right to nominate the bid of Forward Investments Group, a
3 California Corporation (“Forward”) as the highest and best bid if no bids are received that
4 encompass Property 1, Property 2, and Property 3 in the same bid. Property 2 shall not be sold
5 before Property 1 and Property 3. This shall not prohibit nomination of highest and best bidders
6 for combinations of Properties 1, 2, and 3, so long as Property 2 is subject to a bid. In no event
7 shall the proposed highest and best bids covering all three Properties (1, 2, and 3) total less than
8 \$7,213,600.

9 7. If any dispute arises between Farm Credit, the Committee, and Debtors over which
10 bid is the ‘highest and best’ bid Farm Credit and the Committee reserves the right to file an
11 objection, no later than November 6, 2026.

12 8. On or before November 9, 2026, Debtors shall file a notice of ‘highest and best’
13 bid, which will be set for a sale hearing on November 17, 2026. Backup bidders shall be listed
14 only if backup bids are received which, when taken together, exceed \$7,213,600. Backup bidders
15 shall only be designated for bids that match the same set of Properties as those of the ‘highest and
16 best bidder.’ This shall not prevent multiple backup bidders from being designated, but the
17 number of backup bidders shall match the number of ‘highest and best’ bidders.

18 9. Any bids designated as the ‘highest and best’ bids shall include a statement of
19 willingness to provide a \$100,000 deposit, no later than November 10, 2026. If no deposit is
20 made by November 10, 2026, backup bidder shall have until November 12, 2026 to make such
21 \$100,000 deposit. Debtors shall file a report no later than November 13, 2026, at 5:00 p.m.,
22 regarding the status of deposits.

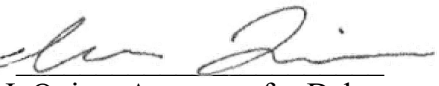
23 10. If a deposit is paid by such ‘highest and best’ bidder or backup bidder but, for
24 whatever reason, the sale[s] approved on November 17, 2026, is/are not consummated and closed,
25 such deposit[s] shall be forfeited to the Debtors’ estate.

26 11. The hearing on October 20, 2026, at 9:30 a.m., on the Motion, shall be continued
27 to November 17, 2026, at 9:30 a.m.
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12. Any bids submitted by the deadline must include provisions substantially the same as those at provisions 10.1-10.3 of the proposed sale agreement included at Exhibit A to the Declaration of Parvinder Hundal filed with the Motion, regarding reservation of crop rights, deferred possession, and equipment removal rights.

Presented by:

WANGER JONES HELSLEY

By: 

Ian J. Quinn, Attorneys for Debtors

Approved:

DOWNEY BRAND LLP


Jorge Gaitan

Attorney for AgWest Farm Credit, PCA and
AgWest Farm Credit FLCA

HUSCH BLACKWELL


Michael A. Brandess

Attorney for Official Committee of
Unsecured Creditors

IT IS SO ORDERED:

Dated: Oct 14, 2026

By the Court


René Lastreto II, Judge
United States Bankruptcy Court

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Attorneys for Debtors in Possession, Parvinder S. Hundal and Amerjit Johl-Hundal; Hundal Farms, Inc.; AgQuest LLC; AgQuip LLC

IN THE UNITED STATES BANKRUPTCY COURT

EASTERN DISTRICT OF CALIFORNIA

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In re

PARVINDER S. HUNDAL and AMERJIT
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Debtors in Possession.

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Date: October 20, 2026

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Place: 2500 Tulare St., Fresno, CA
Courtroom 13

Judge: Honorable René Lastreto II

**FURTHER STIPULATION TO RESOLVE OBJECTIONS OF AGWEST FARM
CREDIT AND THE UNSECURED CREDITORS COMMITTEE TO DEBTORS'
MOTION FOR AUTHORITY TO SELL REAL PROPERTY SUBJECT TO HIGHER
AND BETTER BIDS
(341.19 Acres, Merced County)**

IT IS HEREBY STIPULATED AS FOLLOWS:

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1 WHEREAS, Debtors, Parvinder S. Hundal and Amerjit Johl-Hundal (“Debtors”), filed
2 that certain Motion to Sell Real Property Subject to Higher and Better Bids (341.19 Acres, Merced
3 County) [D.C.N. WJH-11], seeking to sell (subject to higher and better bids) some 341.19 acres
4 situated in Merced County, CA (the “Property”, defined below at 4.a – 4.c.), with such Motion
5 originally set for a hearing on August 25, 2026, at 9:30 a.m.

6 WHEREAS, the Unsecured Creditors Committee (“Committee”) filed an objection to the
7 Motion on August 11, 2026, and secured creditors AgWest Farm Credit, PCA and AgWest Farm
8 Credit, FLCA (together, “Farm Credit”) filed an objection to the Motion on August 11, 2026,
9 (together, the “Objections”).

10 WHEREAS, Committee, Farm Credit, and Debtors (together, the “Parties”) stipulated to
11 extend the deadline of Debtors to reply to the Objections to August 20, 2026, to enable the Parties
12 to engage in good faith negotiations to resolve the Objections.

13 WHEREAS, the Parties filed an initial Stipulation to Resolve Objections (the “Original
14 Stipulation”) on August 24, 2026, outlining certain terms and continuing a hearing on the sale
15 until October 20, 2026.

16 WHEREAS, the Parties have now agreed that the below terms, further extending the
17 hearing on the sale and related dates, represent a compromise and remain sufficient to resolve the
18 Objections to the Motion; and, upon adoption of the below Stipulation of the Parties, the
19 Committee and Farm Credit will withdraw the Objections.

20 The Parties hereby AGREE and STIPULATE as follows (the “Stipulation”):

21 1. The auction date initially requested by way of the Motion and the sale hearing be
22 rescheduled for a later date, subject to the below terms and conditions.

23 2. The Property shall be listed for sale in two periodicals, through November 3, 2026,
24 following entry of an order adopting this Stipulation (“Order”), the Merced Sun Star and the
25 Merced County Times, and on the websites LandSearch and Zillow. Any bids for the Property
26 must be received by November 4, 2026 (the “Deadline”).

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1 3. All bids must be submitted in writing, via e-mail, to counsel for Farm Credit and
2 Debtors, with the e-mail addresses and above deadlines made clear in such listings. Debtors shall
3 serve copies of all such bids received on counsel for Committee within 48 hours of receipt thereof.

4 4. For purposes of bidding, the Property shall bear the following designations:

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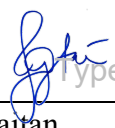
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11. Any bids submitted by the deadline must include provisions substantially the same as those at provisions 10.1-10.3 of the proposed sale agreement included at Exhibit A to the Declaration of Parvinder Hundal filed with the Motion, regarding reservation of crop rights, deferred possession, and equipment removal rights.

IT IS SO STIPULATED.

DOWNEY BRAND LLP

Dated: October 13, 2026


Jorge Gaitan
Attorney for AgWest Farm Credit, PCA and
AgWest Farm Credit FLCA

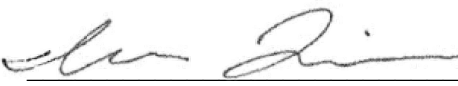
HUSCH BLACKWELL

Dated: October 13, 2026


Michael A. Brandess
Attorney for Official Committee of
Unsecured Creditors

WANGER JONES HELSLEY

Dated: October 13, 2026


Ian J. Quinn
Attorney for Debtors