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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address)</b><br><b>Lazzarini, Whiteford &amp; Young, LLP</b><br><b>900 Howe Avenue, Suite 250</b><br><b>Sacramento, CA 95825</b><br><br>TELEPHONE NO <b>Daytime: (916) 446-0790</b> FAX NO <b>Fax: (916) 446-0791</b><br>EMAIL ADDRESS <b>kw@lwyllp.com</b><br>ATTORNEY FOR (Name) <b>Environmental Stewardship Foundation</b> |  | <b>LEVYING OFFICER (Name and Address)</b><br><b>Sacramento County Sheriff's Office</b><br><b>Sheriff's Civil Bureau</b><br><b>2969 Prospect Park Drive, Suite 200</b><br><b>Rancho Cordova, CA 95670</b><br><br><b>(916) 875-2665</b><br><b>Fax: (916) 875-2664</b><br><br><b>California Relay Service Number</b><br><b>(800) 735-2929 TDD or 711</b> |
| <b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Sacramento</b><br>STREET ADDRESS <b>720 Ninth Street</b><br>MAILING ADDRESS<br>CITY AND ZIP CODE <b>Sacramento, CA 95814</b><br>BRANCH NAME <b>Gordon D. Schaber Courthouse</b>                                                                                                                                                                        |  | <b>COURT CASE NUMBER</b><br><b>34-2016-00201850</b>                                                                                                                                                                                                                                                                                                   |
| PLAINTIFF/PETITIONER <b>Environmental Stewardship Foundation</b><br>DEFENDANT/RESPONDENT <b>Chris Vramo an individual dba CV Investments</b>                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>Notice of Sheriff's Sale of Real Property (CCP 701.540)</b>                                                                                                                                                                                                                                                                                                                                    |  | <b>LEVYING OFFICER FILE NUMBER</b><br><b>2024039653</b>                                                                                                                                                                                                                                                                                               |

Date **10/23/2025**

☒ Writ of Execution  
Under a ☐ Writ of Sale for Partition  
☐ Warrant Issued by the State of California

Issued out of the above court on 12/04/2024, on the Judgment rendered on 08/28/2024.

for the sum of \$9,976,412.92; I have levied upon all the rights, title, and interest of the judgment debtor(s),  
**Sierra Holdings, LLC**

in the real property, in the county of Sacramento, described as follows: 4719 Rancho Cordova Parkway, Rancho Cordova, CA 95742, See Attachment APN: 067-0100-021

Minimum Bid Amount (if applicable):

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.

PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title, and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said execution, with accrued interest and costs on:

| Date/Time of Sale  | Location of Sale                                                                               |
|--------------------|------------------------------------------------------------------------------------------------|
| 11/19/2025 10:00AM | Rancho Cordova Police Department - Canfield Room, 2897 Kilgore Rd,<br>Rancho Cordova, CA 95670 |

Directions to the property location can be obtained from the levying officer upon oral or written request.

Jim Cooper, Sheriff

  
M. Pendley #186, Sheriff's Authorized Agent

LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY.