

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

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 \$6,378,165.64; I have levied upon all the rights, title, and interest of the judgment debtor(s).

Conservancy to Protect the Land, a nonprofit public benefit corporation

in the real property, in the county of Sacramento, described as follows: Gerber Road, Sacramento, CA 95830. See Attached APN: 123-0010-003

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, 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.