

NOTICE OF SALE OF REAL PROPERTY

NOTICE IS HEREBY GIVEN that the undersigned, Gerard F. Keena II, duly appointed as Receiver by the Superior Court of California for the County of Sacramento (the "Court") in action number 24CV018204, will sell the fee simple interest of estate or interest at the date hereof is vested in: Gus John Prevolos and Richard Michael Prevolos, in equal shares, in the real property described below in the manner and on the terms described below:

1. Property Location and Legal Description. The real property which is to be sold is located at 9078, 9080, 9082, and 9084 Elk Grove Blvd, Elk Grove, California, Sacramento County, 95624, whose legal description is as follows (the "Real Property"):

Real property in the County of Sacramento, City of Elk Grove, State of California described as follows:

All of Lot 3 and the East 10 feet of Lot 2, of H.S. Hill Tract, as shown on the Official "Map of Elk Grove Station", filed in the Office of the County Recorder of Sacramento County, August 24, 1876 in Book 1 of maps, map no. 30

Assessor's Parcel Numbers(s): 125-0243-005-0000

2. Interest to Be Sold; "As Is, Where Is" With All Faults; No Warranties. The Receiver will sell 100% of the fee simple interest described above in the Real Property to the highest cash bidder as provided in Section 873.730 of the Code of Civil Procedure. The sale is made on an "as is, where is" basis with all faults. There is no warranty of habitability or occupancy given in this sale.

3. Date, Time and Place of Overbid Auction. An overbid auction will be held at 1:00 p.m. on January 27, 2026 (the "Auction"), at the Sacramento County Superior Courthouse located at 813 6th Street, Sacramento, CA 95814, Department 53 to sell the Real Property. **The minimum initial overbid price, if any: \$609,500.** The current buyer's offer is \$580,000 with a performance bond in the amount of \$1,200,000 and an agreement to remedy all code violations at the Real Property ("Current Buyer"). Any overbids must be on the same terms and conditions as the terms of the Current Buyer's offer (i.e. including a performance bond and an agreement to remedy all code violations at the Real Property). A copy of the current offer is available by contacting Patrick Esparza of M&M Real Estate at (916) 685-2390. Additionally, be advised if the Current Buyer matches an overbid offer and there are no additional higher overbids, then the Current Buyer will be the highest bidder and awarded the Real Property.

4. Qualification of Bidders. Only qualified persons may bid. To be a qualified bidder, at least two (2) business days before the scheduled overbid auction the bidder must present the Receiver (a) a signed copy of the Receiver's Overbid Rules; (b) a deposit of \$25,000 either *via* cashier's check or *via* wire transfer or ACH to be deposited in the Receiver's trust account; and (c) proof of funds in an amount equal or greater than the highest amount the bidder is willing to bid. All prequalified bidders that

are not the winning bidder will receive their deposit back after the auction. The documents can be obtained by phoning the Receiver or Patrick Esparza.

5. Court Confirmation. The Real Property sale must be approved by the Court. A hearing will be held at the Sacramento County Superior Courthouse located at 813 6th Street, Sacramento, CA 95814, Department 53 after the overbid auction has been completed requesting approval of the sale. The Receiver may also be contacted with any questions about the sale at 510-995-0158.

6. The Receiver reserves the right to disqualify an overbidder or overbid. Interested bidders should contact Patrick Esparza of M&M Real Estate, who will coordinate at (916) 685-2390 to obtain the Overbid Hearing Rules and more information about the current offer and purchase documents.

7. 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. (C.C.P. 701.547)

Dated: December 15, 2025

GERARD F. KEENA II
Court-Appointed Receiver