

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California
corporation, *et al.*,¹

Debtors.

Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

CERTIFICATE OF SERVICE

In re:

KS MATTSON PARTNERS, LP,

Debtor.

I, Michael Villa, depose and say that I am employed by Kurtzman Carson Consultants, LLC dba Verita Global ("Verita"), the claims and noticing agent for the Debtors in the above-captioned case.

On August 22, 2025, at my direction and under my supervision, employees of Verita caused to be served the following documents via Electronic Mail upon the service list attached hereto as **Exhibit A**; and via First Class Mail upon the service list attached hereto as **Exhibit B**:

- **Notice of Sale of Subject Property Located at 7308-7310 Arleta Court, Sacramento, CA 95823** [Docket No. 2082]
- **Notice of Sale of Subject Property Located at 1161-1167 Broadway, Sonoma, CA 95476** [Docket No. 2083]
- **Declaration of Rodolfo C. Alcaraz in Support of Adequate Assurance of Future Performance with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 1161-1167 Broadway, Sonoma, CA 95476** [Docket No. 2084]

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>.



1 Furthermore, on August 22, 2025, at my direction and under my supervision, employees
2 of Verita caused to be served the following document via Electronic Mail upon the service list
3 attached hereto as **Exhibit C**; and via First Class Mail upon the service list attached hereto as
4 **Exhibit D**:

- 5 • **Notice of Sale of Subject Property Located at 7308-7310 Arleta Court, Sacramento,
6 CA 95823 [Docket No. 2082]**

7 Furthermore, on August 22, 2025, at my direction and under my supervision, employees
8 of Verita caused to be served the following documents via Electronic Mail upon the service lists
9 attached hereto as **Exhibit E** and **Exhibit F**; and via First Class Mail upon the service list attached
10 hereto as **Exhibit G**:

- 11 • **Notice of Sale of Subject Property Located at 1161-1167 Broadway, Sonoma, CA
12 95476 [Docket No. 2083]**
- 13 • **Declaration of Rodolfo C. Alcaraz in Support of Adequate Assurance of Future
14 Performance with Respect to the Assumption and Assignment of Executory Leases
15 and/or Unexpired Contracts in Connection with the Sale of 1161-1167 Broadway,
16 Sonoma, CA 95476 [Docket No. 2084]**

17 Dated: September 8, 2025

18 /s/ Michael Villa
19 Michael Villa
20 Verita
21 222 N Pacific Coast Highway,
22 3rd Floor
23 El Segundo, CA 90245
24 Tel 310.823.9000
25
26
27
28

Exhibit A

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Counsel to Creditor Kyle Douglass Driver	A.O.E. Law & Associates. APC	Anthony O. Egbase, Shana Y. Stark	info@aoelaw.com; Anthony@aoelaw.com; Shana@aoelaw.com
Counsel to Secured Creditor Poppy Bank	Abbey, Weitzenberg, Warren & Emery, P.C.	Mitchell B. Greenberg	mgreenberg@abbeylaw.com
Bankruptcy Servicer For Ally Bank Lease Trust - Assignor To Vehicle Asset Universal Leasing Trust (A.K.A. "Vault Trust", Or "V.A.U.L. Trust", Or "Vault", Or "V.A.U.L.T.")	AIS Portfolio Services, LLC	Ally Bank Lease Trust - Assignor to Vehicle Asset Universal Leasing Trust (a.k.a. "VAULT TRUST", or "V.A.U.L. Trust", or "VAULT", or "V.A.U.L.T.") Department	ECFNotices@aisinfo.com
Counsel to Nationstar Mortgage LLC, Lakeview Loan Servicing, LLC, JPMorgan Chase Bank, National Association, U.S. Bank National Association; & HSBC Bank USA, National Association	Aldridge Pite , LLP	Christopher M. McDermott, Todd S. Garan	ecfcab@aldridgepite.com
Counsel to Oracle America, Inc. and Oracle Credit Corporation	Ballard Spahr LLP	Michael S. Myers, Sara Shahbazi	myersm@ballardspahr.com; shahbazi@ballardspahr.com
Counsel to C.P. Grellas Partnership, James C. Grellas, Peter C. Grellas, Paul C. Grellas, Peggy C. Slaughter	Boutin Jones Inc.	Thomas G. Mouzes, Bashar Ahmad	tmouzes@boutinjones.com; bahmad@boutinjones.com
Interested Party	Brooke Sample		brookesample10@gmail.com
Interested Party	Carla Strickfaden		cjstrickfaden@gmail.com
Committee of Unsecured Creditors	Charles Edgar		cedgars@comcast.net
Counsel to Timothy J. LeFever	Coblentz, Patch, Duffy & Bass LLP	Gregg M. Ficks, Stan Roman, Fredrick C. Crombie, Franklin S. Krbecek	ef-sgr@cpdb.com; ef-gmf@cpdb.com; ef-fcc@cpdb.com; ef-fsk@cpdb.com
Counsel to Winside USA, Inc.	Covington & Burling LLP	Abigail V. O'Brient	aobrient@cov.com
Interested Party	Darryl Hayes		Twinpop@gmail.com
Interested Party	David Renaud	David and Kim Renaud	76renaud@gmail.com
Interested Party	Debra Dellacort		Ddellacort@gmail.com
Interested Party	Dexter Quiggle		quiggs@sbcglobal.net
Interested Party	Eddi Quiggle		chefeddi@icloud.com
Interested Party	Edyth Kiyo Hayashi-Mack		edymack65@sbcglobal.net
Counsel to Interested Parties	Embolden Law PC	Douglas B. Provencher	dbp@provlaw.com
Interested Party	Erin Bouayad-Agha		erinba@gmail.com
Counsel to Federal Home Loan Mortgage Corporation	Federal Home Loan Mort. Corp.	Ashley Beane	ashley_beane@freddiemac.com
Counsel to Monley Hamlin Inc.	Felderstein Fitzgerald Willoughby Pascuzzi & Rios LLP	Thomas A. Willoughby, Mikayla E. Kutsuris	twilloughby@ffwplaw.com; mkutsuris@ffwplaw.com
Counsel to Kenneth W. Mattson	Fennemore	James Hill	jhill@fennemorelaw.com; chawkins@fennemorelaw.com
Counsel to Kenneth W. Mattson	Fennemore Craig P.C.	Micheline N. Fairbank	mfairbank@fennemorelaw.com
Counsel to Kenneth W. Mattson	Fennemore LLP	Mark Bostick	drapaport@fennemorelaw.com; mbostick@fennemorelaw.com
Counsel to KeyBank National Association	Frاندzel Robins Bloom & Csato, L.C	Craig A. Welin, Michael J. Gomez, Gerrick M. Warrington	cwelin@frاندzel.com; mgomez@frاندzel.com; gwarrington@frاندzel.com
Counsel to Creditor, California-American Water Company	Hahn & Hahn LLP	Dean G. Rallis Jr.	drallis@hahnlawyers.com
Committee of Unsecured Creditors	Hayes 2004 Family Trust	Bryan & Patricia Hayes	byronehaze1@yahoo.com
Counsel to Creditors Michael Goodman, Diana Goodman, Julian L. Delgado and Gloria E. Rezendes Delgado	Hefner, Stark & Marois, LLP	Thomas P. Griffin, Jr.	tgriffin@hslaw.com
Counsel to Creditor Citizens Business Bank	Hemar, Rousso & Heald, LLP	Christopher D. Crowell	ccrowell@hrhlaw.com
Counsel to Debtor KS Mattson Partners, LP	Hogan Lovells US LLP	Richard L. Wynne, Erin N. Brady, Edward J. McNeilly	richard.wynne@hoganlovells.com; erin.brady@hoganlovells.com; edward.mcneilly@hoganlovells.com
Counsel to Debtor KS Mattson Partners, LP	Hogan Lovells US LLP	Todd M. Schwartz	todd.schwartz@hoganlovells.com
Interested Party	Jacob Ming & Shirley Dong		jacobth25@gmail.com
Interested Party	Janet and Randy Marlette		Jlmakamama@yahoo.com
Interested Party	Janice Conrad		janiceconradsemail@gmail.com

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Counsel to Creditor Duggan's Mission Chapel and Amanda Henry, as Trustee of the Fran Bragg Revocable Trust & Umpqua Bank	Jeffer Mangels Butler & Mitchell LLP	Bennett G. Young, Robert B. Kaplan, Thomas M. Geher	byoung@jmbm.com; rkaplan@jmbm.com; rbk@jmbm.com; tgeher@jmbm.com
Interested Party	Jill Hayes		jdhayes2@gmail.com
Interested Party	Jillian Fitzgerald		gojillianfitz@gmail.com
Interested Party	John Criv		johncriv@yahoo.com
Interested Party	Kim Renaud		renaud6@aol.com
Counsel to Secured Creditor Susan Leeming, Administrator of the Estate of James Walker and Creditors Daniel and Mary Goff, Laura O'Connor, Dana Goff, Kristianne Goff, Bradley and Lori Olson, Steven and Carol Hines	Kornfield, Nyberg, Bendes, Kuhner & Little, P.C.	Eric A. Nyberg, Chris D. Kuhner, Sarah L. Little	e.nyberg@kornfieldlaw.com; c.kuhner@kornfieldlaw.com; s.little@kornfieldlaw.com
Interested Party	Kristin Torstenbo		kristinhayes18@gmail.com
Counsel to Secured Creditors Visio International, Inc. and Y. Tito Sasaki and Janet L. Sasaki Trust	Law Office of Benjamin R. Levinson	A Professional Corporation	ben@benlevinsonlaw.com
Counsel to Ruth Tillman, et al.	Law Office of Michael C. Fallon	Michael C. Fallon, Michael C. Fallon, Jr.	mcfallon@fallonlaw.net; fallonmc@fallonlaw.net
Counsel to Denise Ebbett, Successor Trustee of the Fisher Family Trust and as Attorney-in Fact for Virginia Fisher	Law Office of Wayne A. Silver	Wayne A. Silver	ws@waynesilverlaw.com
Counsel to Creditor ReProp Financial Mortgage Investors, LLC	Law Offices of Mark J. Romeo, PC	Mark J. Romeo	mark@markromeolaw.com
Counsel to Ravindra Ambatipudi	Law Offices of Stuppi & Stuppi	Sarah M. Stuppi	sarah@stuppilaw.com
Secured Lender	Leland McAbee, Teresa McAbee		terimcabee@aol.com; lelandmcabee1@gmail.com
Secured Lender	Leland McAbee, Plaintiff	John S. Cha	JCha@jmbm.com
Counsel to Serene Investment Management LLC, as DIP Lender & FTI Consulting, Inc.	Loeb & Loeb LLP	Lance N. Jurich, Bernard R. Given II	ljurich@loeb.com; bgiven@loeb.com
Counsel to Serene Investment Management LLC, as DIP Lender	Loeb & Loeb LLP	Vadim J. Rubinstein	vrubinstein@loeb.com
Counsel to Secured Creditor JPMorgan Chase Bank, N.A.	Lubin Olson & Niewiadomski LLP	Mia S. Blackler	mblackler@lubinolson.com
Committee of Unsecured Creditors	Lull Family Living Revocable Trust	Richard Lull	richard@picolull.com
Interested Party	Mark Torstenbo	Mark and Kristin Torstenbo	motorstenbo@gmail.com
Interested Party	Matt Treger		matt.treger@gmail.com
Counsel to AmTrust North America, Inc. on behalf of Wesco Insurance Company	Maurice Wutscher LLP	Alan C. Hochheiser	ahochheiser@mauricewutscher.com
Counsel to Ally Bank	McCarthy & Holthus, LLP	JaVonne M. Phillips, Jennifer C. Wong	jwong@mccarthyholthus.com
Counsel to Wilmington Trust, National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Pass-Through Certificates, Series 2015-C30	McDermott Will & Emery LLP	Charles R. Gibbs, Eric C. Seitz	crgibbs@mwe.com; eseitz@mwe.com
Counsel to Wilmington Trust, National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Pass-Through Certificates, Series 2015-C30	McDermott Will & Emery LLP	Jason D. Strabo	jstrabo@mwe.com
Committee of Unsecured Creditors	Mullin Family Trust	John & Kathleen Mullin	dadzboss@sbcglobal.net; mullineight@sbcglobal.net
Interested Party	Odette Mittone		omittone@yahoo.com
Counsel to Tracy Hope Davis, the United States Trustee for Region 17	Office of the United States Trustee for Region 17	Office of the United States Trustee	phillip.shine@usdoj.gov
Counsel to Tracy Hope Davis, the United States Trustee for Region 17	Office of the United States Trustee for Region 17	Office of the United States Trustee	jared.a.day@usdoj.gov
Counsel to Tracy Hope Davis, the United States Trustee for Region 17	Office of the United States Trustee for Region 17	Office of the United States Trustee	deanna.k.hazelton@usdoj.gov
Counsel to the Official Committee of Unsecured Creditors	Pachulski Stang Ziehl & Jones LLP	Debra I. Grassgreen, Jason H. Rosell, John D. Fiero, Brooke E. Wilson	dgrassgreen@pszjlaw.com; jfiero@pszjlaw.com; jrosell@pszjlaw.com; bwilson@pszjlaw.com

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Counsel to Ruth Tillman, et al.	Perry, Jonson, Anderson, Miller & Moskowitz, LLP	Isaac M. Gradman, Michael E. Tracht, Alexander A. Wiegel	gradman@perrylaw.net; tracht@perrylaw.net; wiegel@perrylaw.net
Counsel to Anne Prisco and Stephen Sergi	Raines Feldman Littrell LLP	Kyra E. Andrassy	kandrassy@raineslaw.com
Interested Party	Ray Muscat		sanocat@sbcglobal.net
Counsel to Federal Home Loan Mortgage Corporation	Reed Smith LLP	Marsha A. Houston, Shayna A. Jackson	mhoustan@reedsmith.com; sjackson@reedsmith.com
Counsel to Federal Home Loan Mortgage Corporation	Reed Smith LLP	Paul D. Moak, Devan J. Dal Col	pmoak@reedsmith.com; ddalcol@reedsmith.com
Counsel to Interested Parties Nick Thom and Linda Thom	Robberson Schroedter LLP	Maggie E. Schroedter, Lane C. Hilton	maggie@theRSfirm.com; lane@theRSfirm.com; ECF@theRSfirm.com; 5030583420@filings.docketbird.com; michelle@theRSfirm.com
Interested Party	Ross and Marilyn Torstenbo		rosstorstenbo@gmail.com;
Interested Party	Sara Ganyo		r-mtorstenbo@msn.com sjganyo@gmail.com
Counsel to Elizabeth H. Talley and Michael M. Talley	Shartsis, Friese LLP	Ivo Keller	ikeller@sflaw.com
Interested Party	Shelley Morse		shelleyamorse@comcast.net
Counsel to Socotra Capital, Inc.	Sheppard, Mullin, Richter & Hampton LLP	Jeannie Kim	jekim@sheppardmullin.com
Counsel to Socotra Capital, Inc.	Sheppard, Mullin, Richter & Hampton LLP	Theodore A. Cohen, Caroline Sischo	tcohen@sheppardmullin.com; csischo@sheppardmullin.com
Counsel to Creditor California Bank of Commerce	Snell & Wilmer LLP	Eric S. Pezold, Andrew B. Still	epezold@swlaw.com; astill@swlaw.com
Counsel to Unlisted Creditor Graham Reid	Stephen T. Cammack Law Offices	Stephen T. Cammack	cammacklawoffice@gmail.com
Counsel to Creditors Anne Gockel & Kieth Gockel	Sullivan Blackburn Pratt, LLP	Christopher D. Sullivan, Roxanne Bahadurji	csullivan@sullivanblackburn.com; rbahadurji@sullivanblackburn.com
Committee of Unsecured Creditors	The Anderson 2001 Revocable Trust	Graham & Teresa Anderson	graham@sezame.com; teresaanderson@outlook.com
Interested Party	Tim and Patty Thomas		timandpatty@comcast.net
Attorney for Tri Counties Bank	Tri Counties Bank, Legal Department	Mark H. Atkins, Bruce L. Belton, Martha Evensen Opich	legalservices@tcbk.com
Committee of Unsecured Creditors	Umbriac & Tubley Family Trust	Mae Umbriac & Andrew Tubley	ridell@dpf-law.com
Committee of Unsecured Creditors & Interested Party	Walter Schenk		walter.schenk@comcast.net
Counsel to Wondra, et al.	Wondra, et al.	Kronick Moskovitz Tiedemann & Girard	gherrera@kmtg.com
Interested Party	Wynne & Ben Coughtry		wynneandben@gmail.com

Exhibit B

Exhibit B
Core/2002 Service List
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Counsel to Creditor Kyle Douglass Driver	A.O.E. Law & Associates. APC	Anthony O. Egbase, Shana Y. Stark	800 W. 1st Street, Suite 400			Los Angeles	CA	90012
Counsel to Secured Creditor Poppy Bank	Abbey, Weitzenberg, Warren & Emery, P.C.	Mitchell B. Greenberg	100 Stony Point Road, Suite 200			Santa Rosa	CA	95401
Bankruptcy Servicer For Ally Bank Lease Trust - Assignor To Vehicle Asset Universal Leasing Trust (A.K.A. "Vault Trust", Or "V.A.U.L. Trust", Or "Vault", Or "V.A.U.L.T.")	AIS Portfolio Services, LLC	Ally Bank Lease Trust - Assignor to Vehicle Asset Universal Leasing Trust (a.k.a. "VAULT TRUST", or "V.A.U.L. Trust", or "VAULT", or "V.A.U.L.T.") Department	Amitkumar Sharma	4515 N Santa Fe Ave. Dept. APS	Account: XXXXXXXX3228	Oklahoma City	OK	73118
Counsel to Nationstar Mortgage LLC, Lakeview Loan Servicing, LLC, JPMorgan Chase Bank, National Association, U.S. Bank National Association; & HSBC Bank USA, National Association	Aldridge Pite, LLP	Christopher M. McDermott, Todd S. Garan	3333 Camino del Rio South, Suite 225			San Diego	CA	92108
Counsel to Oracle America, Inc. and Oracle Credit Corporation	Ballard Spahr LLP	Michael S. Myers, Sara Shahbazi	2029 Century Park East, Suite 1400			Los Angeles	CA	90067-2915
Secured Lender	Bank of America		PO Box 660861			Dallas	TX	75266-0861
Counsel to C.P. Grellas Partnership, James C. Grellas, Peter C. Grellas, Paul C. Grellas, Peggy C. Slaughter	Boutin Jones Inc.	Thomas G. Mouzes, Bashar Ahmad	555 Capitol Mall, Suite 1500			Sacramento	CA	95814
Secured Lender	Butcher Road Partners LLC		6359 Auburn Blvd.	Suite B		Citrus Heights	CA	95621
Office of the California Attorney General	California Attorney General	Bankruptcy Department	1300 I St., Ste. 1740			Sacramento	CA	95814-2919
Secured Lender	California Bank of Commerce		2999 Oak Rd Ste 210			Walnut Creek	CA	94597-2052
Secured Lender	CHASE BANK		P.O. Box 650528			Dallas	TX	75265-0528
Secured Lender	Citizens Business Bank		PO Box 3938			Ontario	CA	91761
Counsel to Timothy J. LeFever	Coblentz, Patch, Duffy & Bass LLP	Gregg M. Ficks, Stan Roman, Fredrick C. Crombie, Franklin S. Krbechek	One Montgomery Street, Suite 3000			San Francisco	CA	94104-5500
Secured Lender	Comerica		PO Box 641618			Detroit	MI	46264-1618
Counsel to Winside USA, Inc.	Covington & Burling LLP	Abigail V. O'Brient	1999 Avenue of the Stars			Los Angeles	CA	90067-4643
Secured Lender	Duggans Memorial Chapel	Law Offices of Gregory E. Stubbs	747 Appleton Way			Sonoma	CA	95476-7247
Counsel to Interested Parties	Embolden Law PC	Douglas B. Provencher	823 Sonoma Avenue			Santa Rosa	CA	95404-4714
Secured Lender	Exchange Bank		1420 Rocky Ridge Dr Ste 190			Roseville	CA	95661
Counsel to Federal Home Loan Mortgage Corporation	Federal Home Loan Mort. Corp.	Ashley Beane	Litigation & Asset Resolution Legal Division	8200 Jones Branch Dr.		McLean	VA	22102
Counsel to Monley Hamlin Inc.	Felderstein Fitzgerald Willoughby Pascuzzi & Rios LLP	Thomas A. Willoughby, Mikayla E. Kutsuris	500 Capitol Mall, Suite 2250			Sacramento	CA	95814
Counsel to Kenneth W. Mattson	Fennemore	James Hill	600 B. Street, 17th Floor			San Diego	CA	92101
Counsel to Kenneth W. Mattson	Fennemore Craig P.C.	Micheline N. Fairbank	7800 Rancharrah Parkway			Reno	NV	89704
Counsel to Kenneth W. Mattson	Fennemore LLP	Mark Bostick	1111 Broadway, 24th Floor			Oakland	CA	94607
Counsel to KeyBank National Association	Frاندzel Robins Bloom & Csato, L.C	Craig A. Welin, Michael J. Gomez, Gerrick M. Warrington	1000 Wilshire Boulevard, 19th Floor			Los Angeles	CA	90017-2427
Secured Lender	Frank Bragg Revocable Trust	Mandy Mary Henry	2261 Taylor Mountain Pl			Santa Rosa	CA	95404
Secured Lender	Frank Bragg Revocable Trust	Maxine Bragg	931 Maxwell St			Healdsburg	CA	95448
Secured Lender	Frank Bragg Revocable Trust	Nancy Bragg	1708 St. Anthony Way			Santa Rosa	CA	95404
Secured Lender	Greystone Servicing Corporation, Inc		PO Box 281163			Atlanta	GA	30384-1163
Counsel to Creditor, California-American Water Company	Hahn & Hahn LLP	Dean G. Rallis Jr.	301 E. Colorado Blvd., 9th Fl.			Pasadena	CA	91101-1977

Exhibit B
Core/2002 Service List
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Committee of Unsecured Creditors	Hayes 2004 Family Trust	Bryan & Patricia Hayes	P.O. Box 75			Mount Herman	CA	95041
Counsel to Creditors Michael Goodman, Diana Goodman, Julian L. Delgado and Gloria E. Rezentes Delgado	Hefner, Stark & Marois, LLP	Thomas P. Griffin, Jr.	2150 River Plaza Drive, Suite 450			Sacramento	CA	95833-4136
Counsel to Creditor Citizens Business Bank	Hemar, Rousso & Heald, LLP	Christopher D. Crowell	15910 Ventura Boulevard, 12th Floor			Encino	CA	91436
Counsel to Debtor KS Mattson Partners, LP	Hogan Lovells US LLP	Richard L. Wynne, Erin N. Brady, Edward J. McNeilly	1999 Avenue of the Stars, Suite 1400			Los Angeles	CA	90067
Counsel to Debtor KS Mattson Partners, LP	Hogan Lovells US LLP	Todd M. Schwartz	855 Main St Suite 200			Redwood City	CA	94063
IRS	Internal Revenue Service	Centralized Insolvency Operation	PO Box 7346			Philadelphia	PA	19101-7346
IRS	Internal Revenue Service	Centralized Insolvency Operation	2970 Market St			Philadelphia	PA	19104
Interested Party	Janice Conrad		3122 Somerset Avenue			Castro Valley	CA	94546
Counsel to Creditor Duggan's Mission Chapel and Amanda Henry, as Trustee of the Fran Bragg Revocable Trust & Umpqua Bank	Jeffer Mangels Butler & Mitchell LLP	Bennett G. Young, Robert B. Kaplan, Thomas M. Geher	333 Bush Street, 11th Floor			San Francisco	CA	94104
Counsel to Secured Creditors Visio International, Inc. and Y. Tito Sasaki and Janet L. Sasaki Trust	Law Office of Benjamin R. Levinson	A Professional Corporation Michael C. Fallon, Michael C. Fallon, Jr.	4100 Moorpark Avenue, Suite 233			San Jose	CA	95117
Counsel to Ruth Tillman, et al.	Law Office of Michael C. Fallon		100 E Street, Suite 219			Santa Rosa	CA	95404
Counsel to Creditor ReProp Financial Mortgage Investors, LLC	Law Offices of Mark J. Romeo, PC	Mark J. Romeo	1970 Broadway, Suite 1270			Oakland	CA	94612
Counsel to Ravindra Ambatipudi	Law Offices of Stuppi & Stuppi	Sarah M. Stuppi	1630 N. Main Street, Suite 332			Walnut Creek	CA	94596
Secured Lender	Leland McAbee		525 Burr Oak Court			Vacaville	CA	95688
Secured Lender	Leland McAbee, Plaintiff	John S. Cha	Jeffer Mangels Butler & Mitchell LLP	3 Park Plaza	Suite 1100	Irvine	CA	92614-2592
Counsel to Serene Investment Management LLC, as DIP Lender & FTI Consulting, Inc.	Loeb & Loeb LLP	Lance N. Jurich, Bernard R. Given II	10100 Santa Monica Blvd., Suite 2200			Los Angeles	CA	90067
Counsel to Serene Investment Management LLC, as DIP Lender	Loeb & Loeb LLP	Vadim J. Rubinstein	345 Park Avenue			New York	NY	10154
Counsel to Secured Creditor JPMorgan Chase Bank, N.A.	Lubin Olson & Niewiadomski LLP	Mia S. Blackler	600 Montgomery Street, 14th Floor			San Francisco	CA	94111
Counsel to AmTrust North America, Inc. on behalf of Wesco Insurance Company	Maurice Wutscher LLP	Alan C. Hochheiser	23611 Chagrin Blvd., Suite 207			Beachwood	OH	44122
Counsel to Ally Bank	McCarthy & Holthus, LLP	JaVonne M. Phillips, Jennifer C. Wong	2763 Camino Del Rio South, Suite 100			San Diego	CA	92108
Counsel to Wilmington Trust, National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Pass-Through Certificates, Series 2015-C30	McDermott Will & Emery LLP	Charles R. Gibbs, Eric C. Seitz	2501 N. Harwood Street, Suite 1900			Dallas	TX	75201
Counsel to Wilmington Trust, National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Pass-Through Certificates, Series 2015-C30	McDermott Will & Emery LLP	Jason D. Strabo	2049 Century Park East, Suite 3200			Los Angeles	CA	90067-3206
Secured Lender	Michael & Ana Cavanaugh		625 Holly Dr			Sebring	FL	33876
Secured Lender	Mr Cooper		PO Box 60516			City of Industry	CA	91716-0516

Exhibit B
Core/2002 Service List
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Secured Lender	Napa Elm, LP		6359 AUBURN BLVD STE B			CITRUS HEIGHTS	CA	95621
Secured Lender	Needleman/Hayes Family Trust		1250 Ferrelo Rd			Santa Barbara	CA	93103
Secured Lender	NexBank		2515 McKinney Ave Ste 1100			Dallas	TX	75201
Interested Party	Odette Mittone		3605 Bellflower Drive			Antioch	CA	94531
Countel to Ruth Tillman, et al.	Perry, Jonson, Anderson, Miller & Moskowitz, LLP	Isaac M. Gradman, Michael E. Tracht, Alexander A. Wiegel	438 1st Street, 4th Floor			Santa Rosa	CA	95401
Secured Lender	PHH Mortgage Services		PO Box 5452			Mount Laurel	NJ	08054
Secured Lender	Poppy Bank		438 First St			Santa Rosa	CA	95401
Counsel to Anne Prisco and Stephen Sergi	Raines Feldman Littrell LLP	Kyra E. Andrassy	3200 Park Center Drive, Suite 250			Costa Mesa	CA	92626
Counsel to Federal Home Loan Mortgage Corporation	Reed Smith LLP	Marsha A. Houston, Shayna A. Jackson	355 South Grand Avenue, Suite 2900			Los Angeles	CA	90071
Counsel to Federal Home Loan Mortgage Corporation	Reed Smith LLP	Paul D. Moak, Devan J. Dal Col	1221 McKinney Street, Suite 2100			Houston	TX	77010
Counsel to Interested Parties Nick Thom and Linda Thom	Robberson Schroedter LLP	Maggie E. Schroedter, Lane C. Hilton	501 West Broadway, Suite 1260			San Diego	CA	92101
Secured Lender	Ronald Hodges		771 Oak Ln			Sonoma	CA	95476
Interested Party	Ross and Marilyn Torstenbo		2223 Glen Canyon Rd.			Altadena	CA	91001
Secured Lender	Select Portfolio Servicing, Inc.		PO Box 65450			Salt Lake City	UT	84165-0450
Counsel to Elizabeth H. Talley and Michael M. Talley	Shartsis, Friese LLP	Ivo Keller	425 Market Street, Eleventh Floor			San Francisco	CA	94105
Secured Lender	Shellpoint Mortgage Servicing		PO Box 650840			Dallas	TX	75265-0840
Counsel to Socotra Capital, Inc.	Sheppard, Mullin, Richter & Hampton LLP	Jeannie Kim	Four Embarcadero Center, 17th Floor			San Francisco	CA	94111-4109
Counsel to Socotra Capital, Inc.	Sheppard, Mullin, Richter & Hampton LLP	Theodore A. Cohen, Caroline Sisco	350 South Grand Avenue, 40th Floor			Los Angeles	CA	90071-3460
Counsel to Creditor California Bank of Commerce	Snell & Wilmer LLP	Eric S. Pezold, Andrew B. Still	600 Anton Blvd, Suite 1400			Costa Mesa	CA	92626-7689
Secured Lender	Socotra Capital		2208 29th Street	Ste 100		Sacramento	CA	95817
Counsel to Unlisted Creditor Graham Reid	Stephen T. Cammack Law Offices	Stephen T. Cammack	915 University Avenue			Sacramento	CA	95825
Counsel to Creditors Anne Gockel & Kieth Gockel	Sullivan Blackburn Pratt, LLP	Christopher D. Sullivan, Roxanne Bahadurji	601 Montgomery Street, Suite 1200			San Francisco	CA	94111
Interested Party	Tim and Patty Thomas		215 Creekside St			Cloverdale	CA	95425
Secured Lender	Tri Counties Bank		PO Box 909			Chico	CA	95927
Attorney for Tri Counties Bank	Tri Counties Bank, Legal Department	Mark H. Atkins, Bruce L. Belton, Martha Evensen Opich	Post Office Box 992570			Redding	CA	96099-2570
Committee of Unsecured Creditors	Umbriac & Tubley Family Trust	Mae Umbriac & Andrew Tubley	1500 First Street, Suite 200			Napa	CA	94559
Secured Lender	Umpqua Bank		PO Box 1580			Roseburg	OR	97470-0367
Secured Lender	Virginia Ghilarducci Trustee		19130 Ola Court			Sonoma	CA	95476
Secured Lender	Wells Fargo Home Mortgage	Attn: Credit Bureau Disputes	Home Mortgage	PO Box 10335		Des Moines	IA	50306
Secured Lender	Wells Fargo Wholesale Lockbox		PO Box 60253			Charlotte	NC	28260-0253
Counsel to Wondra, et al.	Wondra, et al.	Kronick Moskovitz Tiedemann & Girard	Gabriel P. Herrera	1331 Garden Hwy, 2nd Floor		Sacramento	CA	95833
Secured Lender	Y. Tito Sasaki, Trustee & Janet L. Sasaki, Trustee & Visio International, Inc.		PO BOX 200			VINEBURG	CA	95487

Exhibit C

Exhibit C
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
1-888-4-Abatement, Inc., a California corporation	Attn Garret M. Mandel	gmandel@porterlaw.com
2005 Jeffrey B. Murphy & Michelle L. Murphy Revoc. Trust		Email on File
Aldridge Pite, LLP	Todd S. Garan	tgaran@aldridgepite.com
Alexis Alekna, Individually and as Trustee of V. Alekna and D. Alekna Rev. Trust dtd 7/30/2002	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Alexis Alekna, Individually and as Trustee of V. Alekna and D. Alekna Rev. Trust dtd 7/30/2002	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perryllaw.net
Alison Marquez, Robert Vasconcellos		alimarquez008@gmail.com; Robbyvasconcellos@gmail.com
Amy Hayashi-Jones and Michael Wayne Jones	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Aneeta Taneja		Email on File
Anthony Wold / Jodene Wold	Mr. Cooper / Nationwide	Email on File
Araceli Medina Ponce, Jesus Enrique Bojorqlez		aracelimedina1212@gmail.com
Arnold T. Yee and Ruane Y. Hayashi-Yee	Arnold Yee	Email on File
Arnold T. Yee and Ruane Y. Hayashi-Yee	c/o Arnold T. Yee	Email on File
Bluestone Faircloth & Olson, LLP	Steven M Olson	steve@bfolegal.com
Bluestone Faircloth & Olson, LLP	Steven M. Olson	steve@bfolegal.com
Bluestone Faircloth and Olson, LLP	Steven M. Olson	steve@bfolegal.com
Bowles & Verna, LLP	Richard T. Bowles	rbowles@bowlesverna.com
Briggs Family Trust	c/o Cheri Briggs	Email on File
Brooke Sample Separate	Property Trust	Email on File
Bryan Uroff, Vicki Uroff		bryanuroff@gmail.com; vickiuroff@gmail.com
Caldie Family Revocable 2022 Trust		Email on File
Calton Family Trust	c/o James & Wendi Calton	Email on File
Chrystal Rodriguez, Juan Rodriguez		lovedance925@gmail.com; el.jamexican@gmail.com
Citizens Business Bank, a California state-chartered bank	Attn Bruce D. Adams	bdadams@cbbank.com; rgarcia@cbbank.com
Citizens Business Bank, a California state-chartered bank	Hemar, Rousso & Heald, LLP	sadnani@hrhlaw.com
Corey and Ute Anderson, Individually and as Trustees of C. and U. Anderson Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perryllaw.net
Dale Boutiette, Alla Gershberg TTEE		Email on File
Dale T Boutiette and Alla Gershberg, Trustees of the Dale T Boutiette and Alla Gershberg Living Trust		Email on File
Dana Morgan (Dana D. Dalton)		Email on File
Daniel and Maria Wallen, Indlly. and as Trustees of Wallen Fam. Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Daniel and Maria Wallen, Indlly. and as Trustees of Wallen Fam. Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perryllaw.net

Exhibit C
Valley Oak Service List
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CreditorName	CreditorNoticeName	Email
Daniel Dowell	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Daniel Dowell	C/O Steven M. Olson	steve@bfolegal.com
Daniel Dowell	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Daniel Dowell		Email on File
Daren W. Dirkse	Revocable Living Trust of Daren W, Dirkse	Email on File
David & Iris Murphy Revocable Trust dtd 11/2/95		Email on File
David and Irene Ciappara, Indlly and as Trustees of Ciappara Living Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
David and Irene Ciappara, Indlly and as Trustees of Ciappara Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Denise Ebbett, Successor Trustee of the Fisher Trust	Denise Ebbett	Email on File
Denise Ebbett, Successor Trustee of the Fisher Trust	Law Office of Wayne A. Silver	ws@waynesilverlaw.com
Dolores Irene Rhoads, Individually and as Trustee of Dolores Irene Rhoads Living Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Dolores Irene Rhoads, Individually and as Trustee of Dolores Irene Rhoads Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Donald and Kimberlie Hicks	C/O Steven M. Olson	steve@bfolegal.com
Donald and Kimberlie Hicks	individually and as Trustees of Hicks Living Trust	Email on File
Donald and Kimberlie Hicks, Indlly and as Trustees of Hicks Living Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Donald and Kimberlie Hicks, Indlly and as Trustees of Hicks Living Trust	Donald and Kimberlie Hicks	Email on File
Donald and Kimberlie Hicks, Indlly and as Trustees of Hicks Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Douglas A. Hill and Linda B. Hill, Trustees of the Hill Family Trust		Email on File
Eandi Family Properties, LLC	Bowles & Verna, LLP	rbowles@bowlesverna.com
Eandi Family Properties, LLC	Jeffrey M. Eandi, Managing Member	Email on File
Eduardo Mendez, Adriana Azuesena Garcia , Elena Mendez		edsrex89@gmail.com
Elaine Lockwood	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Elaine Lockwood	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Erin Rei Hayashi-Carrillo - IRA	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Erin Rei Hayashi-Carrillo - IRA	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Erin Rei Hayashi-Carrillo and Ismael Carrillo	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Esther M. Loux, Individual		Email on File
Esther Morris Loux		Email on File

Exhibit C
Valley Oak Service List
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CreditorName	CreditorNoticeName	Email
Ewers Family Trust 2005	c/o Patricia A. Ewers	Email on File
Fischer Family Trust	Michaela Katari, Trustee	Email on File
Fisher Family Trust	Law Office of Wayne A. Silver	ws@waynesilverlaw.com
Foster N. and Gail S Hines, TTEE Hines Family Trust		Email on File
Fredrick Malech		Email on File
Harding 2003 Revocable Trust dtd 12/13/2003	Clarke T. and Linley B. Harding TTEE	Email on File
Harvey Johnson		harveyjohnson555@gmail.com
Hemar, Rouso & Heald, LLP	Sanaz Adnani	sadnani@hrhlaw.com
Hettie Malech		Email on File
Ismael Carrillo - IRA	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Jacqueline Dunn		jacquelineelainedunn1968@gmail.com
Jeffrey Diefenderfer		jdiefenderfer1@gmail.com; dief44@yahoo.com
Jeremy Sutton - STIP - Evict, Dwyane Sutton , Brandon Bolton		dwyane.d.sutton@healthnet.com
Jillian Fitzgerald Trust dtd 3/4/2016	c/o Jillian Fitzgerald	Email on File
John & Jean Kelly, TTEE		Email on File
John A. Girardi and Marsi A. Girardi Revocable Living Trust Dated May 1, 2002	John and Marsi Girardi	Email on File
John and Susan Chase, Trustees of the Chase 1992 Family Trust	Attn John Chase	Email on File
John and Susan Chase, Trustees of the Chase 1992 Family Trust	Wilke Fluery LLP	degan@wilkefleury.com; jeldred@wilkefleury.com
John Chase		jchasemd@yahoo.com
Joseph and Tracy Curtis	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Joseph and Tracy Curtis	c/o Steven M. Olson	Email on File
Joseph and Tracy Curtis		Email on File
Joseph Eandi	Bowles & Verna, LLP	rbowles@bowlesverna.com
JPMorgan Chase Bank, National Association	Aldridge Pite, LLP	tgaran@aldridgepite.com
JPMorgan Chase Bank, National Association	c/o Chase Records Center	tgaran@aldridgepite.com
Karen W Robinson		Email on File
Katia Cervantes, Maria C. Cervantes Rodriguez , Adan C. Espinoza		katiaccruz11@gmail.com
Kay Poullos	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Kay Poullos	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Kenneth W. and Stacy Mattson, Husband and Wife	Micheline N. Fairbank	Email on File
Kenneth W. and Stacy Mattson, husband and wife	Micheline Nadeau Fairbank	Email on File
Kenneth W. and Stacy Mattson, Husband and Wife	Stacy Mattson	mfairbank@fennemorelaw.com
Kenneth W. and Stacy Mattson, husband and wife		Email on File

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Valley Oak Service List
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CreditorName	CreditorNoticeName	Email
Kevan Smith & Ling Smith Living Trust, Sept 20th 2001		Email on File
Kevin and Kim Farrell Living Trust, Dated 4/6/2005		Email on File
Kevin Castle, David Sadik		kevincastle32@gmail.com; sadikmichael44@gmail.com
Kristina Fox	Kristi Fox	Email on File
Kristina Melick	Kristina Fox	Email on File
Kristina Melick		Email on File
KS Mattson Partners, LP	Micheline N. Fairbank	Email on File
KS Mattson Partners, LP	Micheline Nadeau Fairbank	Email on File
KS Mattson Partners, LP	Stacy Mattson	mfairbank@fennemorelaw.com
Kyshanda Goodrich, Jeremy Goodrich		kyshandaig@gmail.com
Lashawn Jefferies		shawnluvu2@gmail.com
Law Office of Wayne A. Silver	Wayne Silver	ws@waynesilverlaw.com
Leestanchian (Williams) Green, Carolyn Williams		stanchiang81@gmail.com
Lisa Lampe, Nick Autrand , Sabrina Lampe-Ochoa		ochoasabrina6@gmail.com
Lisa White, Shawn White		whitesheebagirl55@gmail.com; mjalltheway1738@gmail.com
Luis Navarro-Gonzalez aka Luis Navarro, Marlaelena Perez aka Maria Elena Perez , Virginia Perez		perez8769@att.net
M. Umbriac and A. Tubley, Individually and as Trustees of the M. Umbriac and A. Tubley Family Trust U/A/D April 27, 2015	Richard J. Idell	ridell@dpf-law.com; jdouglas@dpf-law.com
Mae Umbriac and Andrew David Tubley	As Trustees of the Mae Umbriac and Andrew David Tubley Family Trust U/A/D April 27, 2015	ridell@dpf-law.com
Mae Umbriac and Andrew David Tubley	As Trustees of the Mae Umbriac and Andrew David Tubley Family Trust U/A/D/ April 27, 2015	Email on File
Margarita Garcia Sanchez, Rodrigo Sanchez		maguidava@gmail.com
Mariah Archuleta, Maria Archuleta		rarasweetz15@gmail.com
Marilyn Kirchoff		Email on File
Marina Contreras, Lis Villarruel		savagebaby612@gmail.com; lisvillarruel19@gmail.com
Mark J. and Lori D. Rossi Living Trust 06-01-2000		Email on File
Marlette Living Trust Dated May 12, 1999	Randall or Janet Marlette	Email on File
Mary E. Rennie Revocable Trust Dated March 5, 2015	c/o Mary Rennie, Trustee	Email on File
Michael A. Bicandi		Email on File
Micheline Nadeau Fairbank	Fennemore	Email on File
Michelle Traynor McMullen		Email on File
Mr. Cooper / Nationwide	Loan #0611135823	drive55@aol.com

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Valley Oak Service List
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CreditorName	CreditorNoticeName	Email
Mullin Family Trust Dated January 15, 2008, John A. Mullin & Kathleen M. Mullin, TTEE		Email on File
Nancy M. Sloan	C/O Steven M. Olson	steve@bfolegal.com
Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	Nancy M. Sloan	Email on File
Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	Nancy M. Sloan	steve@bfolegal.com
Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Nationstar Mortgage LLC	Aldridge Pite, LLP	tgaran@aldridgepite.com
Nationstar Mortgage LLC	Attn Bankruptcy Dept	TGaran@aldridgepite.com
Oscer Merjorado - D9.21, Delores Mejorado , Robert Mejorado		mejoradorobert16@gmail.com
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	Email on File
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
Perry Johnson Anderson Miller & Moskowitz, LLP	Isaac M. Gradman	Gradman@perrylaw.net
Peter S. Strickland Trust dtd May 4, 2012	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Peter S. Strickland Trust dtd May 4, 2012	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Peter S. Strickland Trust dtd May 4, 2012		Email on File
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 2012	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 2012	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 2012	Peter S. Strickland	Email on File
Raines Feldman Littrell LLP	Kyra Andrassy	kandrassy@raineslaw.com
Randall D. and Diane Roth, Individually and as Trustee of Randall D. Roth and Diane L. Roth Rev. Liv. Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Randall D. and Diane Roth, Individually and as Trustee of Randall D. Roth and Diane L. Roth Rev. Liv. Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Randolfo Rodriguez		ran31277@hotmail.com
Raven Lewis - D9.21		rlewis3300@yahoo.com
Richard Davis Jr., Brandi Davis		davisjr1010@gmail.com; brandi1973.bd@gmail.com

Exhibit C
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Rigovert Carrillo, Maria Gonzalez		rigo.carrillo12@yahoo.com; gonzalez.janet29@yahoo.com
Robert Dean Rhoads, Trustee of Robert Donald Rhoads Living Trust	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Robert Dean Rhoads, Trustee of Robert Donald Rhoads Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perryllaw.net
Ronald Brandvein		Email on File
Ruben Lyles		rleelyles@gmail.com
Ruth Henderson		ruthhenderson01@yahoo.com
Sacramento Suburban Water District	Customer Service	jnemitz@sswd.org; feedback@sswd.org
Sarah Alexandra Shields, Trustee of the Chase Family Trust, Dated May 22, 2023	John Chase	jlchasemd@yahoo.com
Sarah Alexandra Shields, Trustee of the Chase Family Trust, Dated May 22, 2023		Email on File
Saul Antonio Franco Cordova, Maria Climaco De Franco		luceroclimaco@icloud.com;
Schroyer Family Trust	William Schroyer (Trustee for Schroyer Family Trust)	veein24@gmail.com
Scott & Elizabeth Walker		Email on File
Shawn D Hall & Emily C Hall Declaration of Trust dtd November 6, 2012	c/o Shawn and Emily Hall, Trustees	Email on File
Stacy Mattson		mfairbank@fennemorellaw.com
Stanislaus County Tax Collector		TAXES@STANCOUNTY.COM
Stephan Frank Beauchamp and Evelyn Colleen Beauchamp		Email on File
Stephanie Stanley, Grant Taylor		stephaniek314@yahoo.com; granttaylor6@gmail.com
Stephen R. Sergi and Anne Prisco	Raines Feldman Littrell LLP	kandrassy@rainesllaw.com
Stephen R. Sergi and Anne Prisco		Email on File
Steven Powers, Michelle Watson		steven.baseball.powers48@gmail.com; emilee1228@gmail.com
Susan Shirley		suzenzone@gmail.com
Susan Van Blarigan		jsvan50@gmail.com
Susanne Chase	John Chase	jlchasemd@yahoo.com
Sylvia J. Vreeland	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Sylvia J. Vreeland	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Sylvia J. Vreeland	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perryllaw.net
Taffe Bennett Family Trust	c/o Norman Taffe	Email on File
The Crane Living Trust	Stephen M. Crane, Trustee and Maria M. Crane, Trustee	Email on File
The John A. Girardi & Marsi A. Girardi Revocable Living Trust dtd May 1, 2002		Email on File
The Van Blarigan Family Trust - Trustees	James and Susan Van Blarigan	Email on File

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Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
The Van Blarigan Family Trust - Trustees	Susan Van Blarigan	jsvan50@gmail.com
The Walker Family Trust DTD December 15, 2006	Scott & Elizabeth Walker	Email on File
The Walker Family Trust DTD December 15, 2006		Email on File
Thomas & Cindy Green		Email on File
Thomas J Mack and Edyth Hayashi Mack Living Trust	Edyth Hayashi Mack, Trustee	Email on File
Thomas J Mack and Edyth Hayashi Mack Living Trust Dated 12/26/2006	Represented by Edyth Hayashi Mack Trustee	Email on File
Thomas J. Stice and Phyllis Ann Stice Family Trust		Email on File
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblentzlaw.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3	Nationstar Mortgage LLC	TGaran@aldridgepite.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-15N	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-15N	Nationstar Mortgage LLC	TGaran@aldridgepite.com
U.S. Bank National Association, as Trustee for MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-3 MORTGAGE PASS- THROUGH CERTIFICAT	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-3 MORTGAGE PASS- THROUGH CERTIFICAT	Nationstar Mortgage LLC	TGaran@aldridgepite.com
Vanisha Bell		vanisha_bell@yahoo.com
Ward M. and Anne C. Pitman, Individually and as Trustees	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Ward M. and Anne C. Pitman, Individually and as Trustees	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Wilke Fluery LLP	Daniel L. Egan & Jason G. Eldred	degan@wilkefluery.com;
William Reese		jeldred@wilkefluery.com
William Schroyer (Trustee for Schroyer Family Trust)		Email on File
Willis & Linda Kay Rice Living Trust		veein24@gmail.com
		Email on File

Exhibit D

Exhibit D
Valley Oak Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Adolfo Carranza, Maria Sanchez		2030 E Grayson Rd, 02		Sonoma	CA	95307
Akaash Summerfield Clayton, Shanyca L. Hines		7300 Berna/7325 Arleta, 7300		Sacramento	CA	95823
Alejandra Sanchez, Martha Mendez		2030 E Grayson Rd, 23		Sonoma	CA	95307
Antonio Martinez, Cesar Martinez		2030 E Grayson Rd, 37		Sonoma	CA	95307
Applegate Teeple's Drilling Co., Inc.		PO Box 1717		Empire	CA	95319
Bank of America, N.A.		PO Box 660861		Dallas	TX	75266-0861
Benny Ramos		5537/5539 Missie Way, 5537		Sacramento	CA	95841
Billy Allen Crandall, Melessia Crandell		2030 E Grayson Rd, 11		Sonoma	CA	95307
Brian Slagter		5521/5523 Missie Way, 5521		Sacramento	CA	95841
California American Water		P.O. Box 7150		Pasadena	CA	91109-7150
CHASE (Heloc)		PO Box 78420		Phoenix	AZ	85062-8420
Citizens Business Bank		725 Riverpoint Court		West Sacramento	CA	95605
City Of Ceres		PO Box 1400		Suisun City	CA	94585-4400
Cynthia Hunt		7312/7314 Berna Way, 7314		Sacramento	CA	95823
Eduardo Gomez, Brenda Guadiana		2030 E Grayson Rd, 22		Sonoma	CA	95307
Elizabeth Zambrano, Isidoro Lopez		2030 E Grayson Rd, 08		Sonoma	CA	95307
Elk Grove Water District		PO Box 1030		Elk Grove	CA	95759
Franchise Tax Board	Bankruptcy Section, MS A-340	P.O. Box 2952		Sacramento	CA	95812-2952
Home Tax Service of America, Inc. dba LeFever Mattson Property Management		6359 Auburn Blvd.		Citrus Heights	CA	95621
Jacinto Mendoza, Margarita Martinez Cervantes		2030 E Grayson Rd	1B	Sonoma	CA	95307
Jorge Belloso-Velasco aka Jorge Belloso		7319 Arleta/7301 Berna, 7301		Sacramento	CA	95823
Jose Alvarez, Guadalupe Becerra		2030 E Grayson Rd, 25		Sonoma	CA	95307
Jose Luis Vasquez		2030 E Grayson Rd, 36		Sonoma	CA	95307
JPMorgan Chase Bank, N.A.	Mail Code OH4-7142	3415 Vision Drive		Columbus	OH	43219
JPMorgan Chase Bank, National Association	JPMorgan Chase Bank, N.A.	Mail Code OH4-7142	3415 Vision Drive	Columbus	OH	43219
Juan Farias, Adela Hernandez		2030 E Grayson Rd, 16		Sonoma	CA	95307
Juan Munos Isidoro		7332/7334 Arleta Court, 7334		Sacramento	CA	95823
KS Mattson Partners, LP	c/o Stapleton Group, a Part of J.S. Held	Address on File				
Lataya Lindsey		7319/7321 Berna Way, 7321		Sacramento	CA	95823

Exhibit D
Valley Oak Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
LeFever Mattson, a California corporation		6359 Auburn Blvd.		Citrus Heights	CA	95621
Luis Mouricio Galvan, Luz Aurora Galvan		2030 E Grayson Rd, 06		Sonoma	CA	95307
Maid to Order		8100 Stienbeck Way		Sacramento	CA	95828
Maria Gutierrez, Vannesa Cervantes		2030 E Grayson Rd, 28		Sonoma	CA	95307
Mize Guys Heating & Cooling		PO Box 6985		Auburn	CA	95604
Mr Cooper		PO Box 60516		City of Industry	CA	91716-0516
N Matullah Stanikzai, Khanwalli Stanikzai		5335/5337 Gibbons Drive, 5335		Carmichael	CA	95608
Nabor Rodriguez, Maria Ines Rodriguez , Julio Rodriguez		2030 E Grayson Rd, 52		Sonoma	CA	95307
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
PHH Mortgage Services		PO Box 5452		Mount Laurel	NJ	08054
Republic Services		PO Box 78829		Phoenix	AZ	85062-8829
Rosa Haggins, Lawrence Haggins , Jamal Price		7304/7306 Arleta Court, 7306		Sacramento	CA	95823
Sabrina Ann Camacho, Aubrey Camacho		2030 E Grayson Rd, 39		Sonoma	CA	95307
Sacramento County Utilites		PO Box 1804		Sacramento	CA	95812
Sacramento Suburban Water District		PO Box 1420		Suisun City	CA	94585-4420
Schroyer Family Trust	John and Myrna Schroyer	Address on File				
Select Portfolio Servicing, Inc.		PO Box 65450		Salt Lake City	UT	84165-0450
Silencio Ratowski, Sabrina Ratowski , Serena Ratowski		5509 Orange/7343 Arleta, 7343		Sacramento	CA	95823
SMUD		P.O. Box 15555		Sacramento	CA	95852-1555
Spectrum		PO Box 7173		Pasadena	CA	91109-7173
Sun Valley Pumping Inc		3319 S Tegner Rd		Turlock	CA	95380
Thomas J. Stice and Phyllis Ann Stice Family Trust	Jeff and Joanne Erickson	Address on File				
TID Water & Power	Turlock Irrigation District	PO Box 819007		Turlock	CA	95381-9007
Tracey Dright		7320/7322 Arleta Court, 7320		Sacramento	CA	95823
Victor Gomez aka Victor Gomez Valadez, Sofia Flores Caracheo aka Sofia Flores		7320/7322 Arleta Court, 7322		Sacramento	CA	95823

Exhibit E

Exhibit E
Buckeye Tree & Ginko Tree Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Anderson, Mark and Marina		marinapope@hotmail.com
C and F Company, LLC (Peachy Farms)		KELLY@SWGNA.COM
Catherine Gulbranson, William Dawkins		willdawkins@gmail.com
Charlene Regalia, Sean Lirette		charleneconway72@gmail.com; slirette60@gmail.com
Diann Van Nortwick Tilley Trust	LAURETTA BORTOLON, TRUSTEE	Email on File
Diann Van Nortwick Tilley Trust		Email on File
Edward Jones & Co., LP		edjleaseadmin@cushwake.com
Elizabeth Williams		Email on File
Eric Dahl		edahl273@aol.com
Ethel Daly		ethel@dalyge.com
Foster N. and Gail S Hines, TTEE Hines Family Trust		Email on File
Geiszler Architects		kelly@geiszlerarchitects.com
James E. & Karen R. Wofford TTEE or	Karen Wofford	Email on File
John & Amy Olson		Email on File
Kattia Fernanda Quintero Ali, McKayla Doyle		ktiqa2@hotmail.com; mckayladoyle2@gmail.com
Keith and Maria Blattman		Email on File
Kenneth Lakritz, Ph.D.		kenlakritz@gmail.com
Kenneth W. and Stacy Mattson, Husband and Wife	Micheline N. Fairbank	mfairbank@fennemorelaw.com
Kenneth W. and Stacy Mattson, husband and wife	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Kenneth W. and Stacy Mattson, Husband and Wife	Stacy Mattson	mfairbank@fennemorelaw.com
Kenneth W. and Stacy Mattson, husband and wife		mfairbank@fennemorelaw.com
Krystal Martin		martinkrystal92@yahoo.com
KS Mattson Partners, LP	c/o Stapleton Group, a Part of J.S. Held	mberthold@stapletoninc.com
KS Mattson Partners, LP	Micheline N. Fairbank	mfairbank@fennemorelaw.com
KS Mattson Partners, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
KS Mattson Partners, LP	Stacy Mattson	mfairbank@fennemorelaw.com
Larson Family 2016 Trust	c/o Ronald & Jeanette Larson	Email on File
LAURETTA BORTOLON, TRUSTEE		Email on File
Lin Haley		lin@linhaleytherapy.com
Lockton Companies, LLC		lkiefer@lockton.com
Micheline Nadeau Fairbank	Fennemore	mfairbank@fennemorelaw.com
Mitzi A. Brown, TTEE	Scott Simpson	Email on File
Nelson DiMarco and Deena DiMarco Revocable Trust	c/o Nelson and Deena DiMarco	Email on File
Nidza Clarke, LMFT		nidzaclarkemft@gmail.com
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
Pete and Valerie Tenorio	Valerie A Tenorio	Email on File
Randall N. Reynolds		Email on File
Raoul L. & Felicitas V. Velasquez		Email on File
Richard L Velasquez		Email on File
Scott A. Walker - Traditional IRA	Scott Walker	Email on File

Exhibit E
Buckeye Tree & Ginko Tree Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Scott Walker		Email on File
Socotra Capital, Inc.	Attn Adham Sbeih	adham@socotracapital.com
Socotra Capital, Inc.	Attn Theodore Cohen	tcohen@sheppardmullin.com
Sonoma County Tax Collector		centralcollections@sonoma-county.org
Sonoma Valley Chamber of Commerce		mark@sonomachamber.org
Stacy Mattson		mfairbank@fennemorelaw.com
Sue Warnock-Brooks, M. Ed.		suewarnock@gmail.com
The Donum Estate		Irene@thedonumestate.com
The Grapeline, Inc.		accounting@gogrape.com
The Strength Studio		hector@thestrengthstudio.com
The Walker Family Trust DTD December 15, 2006	Scott Walker	Email on File
The Walker Family Trust DTD December 15, 2006		Email on File
Thomas & Robin Azzalina		Email on File
Thomas Azzalina, Jr. or Robin L. Azzalina Revocable Trust dtd 05/03/2000	Thomas & Robin Azzalina	Email on File
Thomas Azzalina, Jr. or Robin L. Azzalina Revocable Trust dtd 05/03/2000		Email on File
Thomas J & Sarena M Bailey		Email on File
Thomas J. Swarbrick Trustee and Lisa I. Swarbrick, Trustee	Swarbrick Living Trust	Email on File
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblenzlaw.com
Tom N. Ho		TMH2856@ATT.NET
Vant Hul Revocable Living Trust 5/15/00	c/o Brad & Pei-Lin Vant Hul	Email on File
Winside USA, Inc.	Abigail V. OBrient	aobrient@cov.com
Winside USA, Inc.	Angelica de Vere-Mabray	angelica@thedonumestate.com
Zach Medoff, Ph. D.		zimphd@yahoo.com

Exhibit F

Exhibit F
Buckeye Tree & Ginko Tree Counterparties Service List
Served via Electronic Mail

CreditorName	Email
1161 - Roommate - Aidan O'Mara	aidie.Omara@yahoo.com

Exhibit G

Exhibit G
Buckeye Tree & Ginko Tree Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Bay Alarm Company		PO Box 51041		Los Angeles	CA	90051-5337
City of Sonoma		PO Box 1150		Suisun City	CA	94585-1150
Comcast		P.O. Box 60533		City of Industry	CA	91716-0533
Elizabeth Williams		Address on File				
Franchise Tax Board	Bankruptcy Section, MS A-340	P.O. Box 2952		Sacramento	CA	95812-2952
Gary s Pool Service		PO Box 1473		Sonoma	CA	95476
LeFever Mattson Property Management		6359 Auburn Blvd.		Citrus Heights	CA	95621
Israel Rojas Landscaping		PO BOX 1084		Boyes Hot Springs	CA	95416
Kevin Garrett Construction		101 Meadowlark Ln		Sonoma	CA	95476
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
Patrick Jude		645-651 Broadway/10 Maple St	651-C	Sonoma	CA	94576
Quinonez Cleaning Service		19120 Linden St		Sonoma	CA	95476
Socotra Capital		2208 29th Street	Ste 100	Sacramento	CA	95817
Sonoma Garbage Collectors, Inc		1180 Fremont Dr.		Sonoma	CA	95476
Walshs Chem-Dry		PO Box 389		El Verano	CA	95433