

**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 29, 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 5818 Engle Road, Carmichael, CA 95608** [Docket No. 2190]
- **Notice of Sale of Subject Property 5800 Engle Road, Carmichael, CA 95608** [Docket No. 2191]
- **Declaration of Joseph Ramos in Support of Adequate Assurance of Future Performance by MJ Investors, LLC, a California Limited Liability Company, with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 5800 Engle Road Carmichael, CA 95608** [Docket No. 2192]

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>.



- **Notice of Results of Auction of Subject Property 7456 Foothills Boulevard, Roseville, CA 95747** [Docket No. 2194]
- **Certificate of No Objection Regarding Notice of Sale of Subject Property Located at 7456 Foothills Boulevard, Roseville, CA 95747** [Docket No. 2195]

Furthermore, on August 29, 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 C**; and via First Class Mail upon the service list attached hereto as **Exhibit D**:

- **Notice of Sale of Subject Property Located at 5818 Engle Road, Carmichael, CA 95608** [Docket No. 2190]
- **Notice of Sale of Subject Property 5800 Engle Road, Carmichael, CA 95608** [Docket No. 2191]
- **Declaration of Joseph Ramos in Support of Adequate Assurance of Future Performance by MJ Investors, LLC, a California Limited Liability Company, with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 5800 Engle Road Carmichael, CA 95608** [Docket No. 2192]

Furthermore, on August 29, 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 E**; and via First Class Mail upon the service list attached hereto as **Exhibit F**:

- **Notice of Sale of Subject Property 5800 Engle Road, Carmichael, CA 95608** [Docket No. 2191]
- **Declaration of Joseph Ramos in Support of Adequate Assurance of Future Performance by MJ Investors, LLC, a California Limited Liability Company, with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 5800 Engle Road Carmichael, CA 95608** [Docket No. 2192]

Dated: September 11, 2025

/s/ Michael Villa

Michael Villa

Verita

222 N Pacific Coast Highway,
3rd Floor

El Segundo, CA 90245

Tel 310.823.9000

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, Asaph Abrams	ecfcnb@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	Frandzel Robins Bloom & Csato, L.C	Craig A. Welin, Michael J. Gomez, Gerrick M. Warrington	cwelin@frandzel.com; mgomez@frandzel.com; gwarrington@frandzel.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. Rezentes Delgado	Hefner, Stark & Marois, LLP	Thomas P. Griffin, Jr.	tgriffin@hsmllaw.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		gojillianfz@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
	Law Office of Michael C. Fallon	Michael C. Fallon, Michael C. Fallon, Jr.	mcfallon@fallonlaw.net; fallonmc@fallonlaw.net
Counsel to Ruth Tillman, et al.	Law Office of Wayne A. Silver	Wayne A. Silver	ws@waynesilverlaw.com
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	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
Committee of Unsecured Creditors	Manfred K. Fischer Trust	Michaela M. Katari	michaela.kitari@gmail.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

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
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
Countel to Ruth Tillman, et al.	Perry, Jonson, Anderson, Miller & Moskowitz, LLP	Isaac M. Gradman, Michael E. Tracht, Alexander A. Wiegel	gradman@perryllaw.net; tracht@perryllaw.net; wiegel@perryllaw.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	mhouston@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: XXXXXXXX X3228	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, Asaph Abrams	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. Krbecek	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

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

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
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
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
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

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

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
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
Secured Lender	Napa Elm, LP		6359 AUBURN BLVD STE B			CITRUS HEIGHTS	CA	95621
Secured Lender	Needleman/Hayes Family Trust		1250 Ferrello 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 Sischo	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

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

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
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
Red Cedar Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
A Bright Future Inc. Corporate Account (04-08), Jessica Williams , Kayln Wilson		maricel@joinabrightfuture.com; jw138319@gmail.com; cecily@joinsbrightfuture.com; rozsarmiento11@gmail.com
A Bright Future Inc. Corporate Acct (00-01)		payroll@joinabrightfuture.com; cassidy@joinabrightfuture.com
A Bright Future Inc. Corporate Acct. (00-02), Daniel Shepard		payroll@joinabrightfuture.com; cassidy@joinabrightfuture.com
A Bright Future Inc. Corporate Acct. (04-05), Jessica Williams		payroll@joinabrightfuture.com;
Aldridge Pite, LLP	Todd S. Garan	tgaran@aldrigepite.com
Alex Ramos, Vincent Ramos		alflmarcp@yahoo.com;
Alta Facino		flavonne60@gmail.com
Anastasiia Oleinikova, Sergei Oleinikov		alastera37@gmail.com; margnomap@gmail.com
Ann Monroe, Desiree Malone		twinklecatrose@gmail.com
Bank of America Lockbox Services	Attn Lockbox 281163	CustomerCare@greyco.com
Carlos Medina		neymarybrissa99@gmail.com
Chloe Dubose, Anthony Whiteman		chloecalet2003@icloud.com; Jamestony91631@gmail.com
Chriscel Shepard		10tamahawk@gmail.com
Claire Stevens, Rofia Cheniguel		clairestevens916@gmail.com; rofia.cheniguel@gmail.com
Danny Zents, David Zents, Marsha Zents		marshazents@gmail.com
Dave Beyer, Victoria Joslin		dvbeyerii@gmail.com; victoriaj53n2020@gmail.com
David Lou		davidwlou@gmail.com
Devan Dal Col		ddalcol@reedsmith.com
Donna Cheek		donnacheek1958@gmail.com
Erik Franks		erikfranksiscool@yahoo.com
Federal Home Loan Mortgage Corporation	Attn Paul Moak	pmoak@reedsmith.com; ddalcol@reedsmith.com
Federal Home Loan Mortgage Corporation	Bank of America Lockbox Services	CustomerCare@greyco.com
Federal Home Loan Mortgage Corporation	Devan Dal Col	ddalcol@reedsmith.com
Federal Home Loan Mortgage Corporation	Federal Home Loan Mortgage Corporation	gregory_akers@freddiemac.com
Federal Home Loan Mortgage Corporation	Gregory Akins	gregory_akers@freddiemac.com
Federal Home Loan Mortgage Corporation	Reed Smith LLP	mhouston@reedsmith.com
Florin Masinaru		mirelavaduvv@gmail.com
Ginger Roberson, Aislyn Foster		auroborus@yahoo.com; aislyn.m.foster@gmail.com; Lonehermitage@gmail.com
Greg Smith		janice@johnkylelaw.com

Exhibit C
Red Cedar Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Ionut Masinaru, Maria Masinaru , Elena Masinaru , Alexandra Masinaru , Igor Masinaru		masinaruionut@gmail.com; ionutinparatu1992@gmail.com
Johnny Stevenson		jluuv5593@gmail.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
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
Kevin Ford		kford385@gmail.com
Kevin Morgan		577kevinj@gmail.com
Kimberly Nelson		kimnelson612@gmail.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
Laurel Wreath Foundation, Inc.		LeFever96@aol.com
Maria Vivanco Mendoza		vlilianam@yahoo.com
Maxwell Hickman, William Beverly		maxhickman19@gmail.com; wrwmantony@gmail.com
Micheline Nadeau Fairbank	Fennemore	mfairbank@fennemorelaw.com
Monica Northrop		monicanorthrop85@gmail.com
Nationstar Mortgage LLC	Aldridge Pite, LLP	tgaran@aldridgepite.com
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
Peter Hanley		hanelyp@gmail.com
Porshea Wynn		kylekyle1538@gmail.com
Reed Smith LLP	Marsha A. Houston	mhouston@reedsmith.com
Robert Leas, Kimberly Chaves		bobbyleas@hotmail.com
Sally Lagomarsino (Evict 7/24) (Eviction)		sally.hitchcock.52@gmail.com
Sedrick McDonald, Amanda Allen		sedised7819@gmail.com; theresaallen099@gmail.com
Shelia Cross (Evict 7/24) (Eviction)		sheliacross64@yahoo.com
Sherwin Millman		sherwinmillman@gmail.com
Stacy Mattson		mfairbank@fennemorelaw.com
Talbert Colson		vboron2633@gmail.com
Tatanshia Caldwell		blackhawk247@hotmail.com
Tawab Aasmi, Mariam Aasmi		tawab.aasmi@gmail.com

Exhibit C
Red Cedar Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblenzlaw.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 2007-15N	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	Aldridge Pite, LLP	tgaran@aldridgepite.com
Vadym Boiko, Viktoriia Boiko		vadim.boiko22@gmail.com; viktoriia.boik023@gmail.com
Victoria Staeps		ms.vstaeps@gmail.com
Vinh Mai		vinhmai39210@gmail.com
Wanda LaCroix		wandaweb65@gmail.com

Exhibit D

Exhibit D
Red Cedar Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Apartments.com	Classified Ventures , LLC	2563 Collection Center Dr		Chicago	IL	60693
AT&T		PO Box 5025		Carol Stream	IL	60197-5025
Bonnie Wright		5800 Engle Rd, 08-10		Carmichael	CA	95608
Carmichael Water District		7837 Fair Oaks Blvd		Carmichael	CA	95608
CHASE (Heloc)		PO Box 78420		Phoenix	AZ	85062-8420
County of Sacramento Revenue Recovery		PO Box 1086		Sacramento	CA	95812-1086
Edrees Enayat		5800 Engle Rd, 00-12		Carmichael	CA	95608
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program		PO Box 281163		Atlanta	GA	30384-1163
Hagar Properties, LP		6359 Auburn Blvd.		Citrus Heights	CA	95621
Heacock Park Apartments, LP		6359 Auburn Blvd.		Citrus Heights	CA	95621
Home Tax Service of America, Inc. dba LeFever Mattson Property Management		6359 Auburn Blvd.		Citrus Heights	CA	95621
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
LeFever Mattson, a California corporation		6359 Auburn Blvd.		Citrus Heights	CA	95621
Lopez Landscaping		2960 Howe Ave		Sacramento	CA	95821
Nidia Caseres-Fernandez, Uriel Caseres-Saldzar		5800 Engle Rd, 04-01		Carmichael	CA	95608
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
Pamela C. Jackson, Inc.		409 Boyd Street		Vacaville	CA	95688
Placer County Plumbing		4609 Mountaingate Dr		Rocklin	CA	95765
Proserv Pest Management		9767 Business Park Drive	Suite A	Sacramento	CA	95827
RentGrow, Inc		PO Box 847851		Boston	MA	02284-7851
Robert Coupe		5800 Engle Rd, 04-04		Carmichael	CA	95608
Sacramento County Utilites		PO Box 1804		Sacramento	CA	95812
SMUD		P.O. Box 15555		Sacramento	CA	95852-1555
The Pool Guys Service		PO Box 231134		Sacramento	CA	95823
YES Energy Management		PO Box 82657		Goleta	CA	93118-2657
Zillow, Inc		PO Box 737412		Dallas	TX	75373-7412

Exhibit E

Exhibit E
Red Cedar Counterparties Service List
Served via Electronic Mail

CreditorName	Email
Unit - 00-07 - Roommate - Aislyn Foster	aislyn.m.foster@gmail.com
Unit - 00-07 - Roommate - Robert Roberson	Rob.M.Roberson@gmil.com
Unit - 00-08 - Florin Masinaru	mirelavaduvv@gmail.com
Unit 00-01 - A Bright Future	payroll@joinabrightfuture.com
Unit 00-02 - A Bright Future	payroll@joinabrightfuture.com
Unit 00-03 - Peter Hanley	hanelyp@gmail.com
Unit 00-04 - Erik Franks	erikfranksiscool@yahoo.com
Unit 00-06 - Roommate - Viktoriia Boiko	viktoriia.boik023@gmail.com
Unit 00-06 - Vadym Boiko	vadim.boiko22@gmail.com
Unit 00-07 - Ginger Roberson	auroborus@yahoo.com
Unit 00-10 - Alta Francino	flavonne60@gmail.com
Unit 00-12 - Melissa Talbot	missytalbot@yahoo.com
Unit 00-13 - Tatanshia Caldwell	blackhawk247@hotmail.com
Unit 00-14 - Ralisha Powell	powellralisha90@gmail.com
Unit 04-02 - Talbert Colson	vboron2633@gmail.com
Unit 04-03 - Dave Beyer	dvbeyerii@gmail.com
Unit 04-03 - Roommate - Victoria Joslin	victoriaj53n2020@gmail.com
Unit 04-05 - Bright Future	payroll@joinabrightfuture.com
Unit 04-06 - Sherwin Millman	sherwinmillman@gmail.com
Unit 04-08 - Bright Future	maricel@joinabrightfuture.com
Unit 04-09 - Johnny Stevenson	jluv5593@gmail.com
Unit 04-10 - David Lou	davidwlou@gmail.com
Unit 04-12 - Alex Ramos	alflmarcp@yahoo.com
Unit 08-01 - Claire Stevens	clairestevens916@gmail.com
Unit 08-01 - Roommate - Rofia Cheniguel	rofia.cheniguel@gmail.com
Unit 08-02 - Donna Cheek	donnacheek1958@gmail.com
Unit 08-03 - Tawab Aasmi	tawab.aasmi@gmail.com
Unit 08-04 - Wando LaCroix	wandaweb65@gmail.com
Unit 08-05 - Gwen Daniels	gwenldaniels@gmail.com
Unit 08-07 - Berenice Bacilio	berenicebacilio1@gmail.com
Unit 08-07 - Roommate - Elizabeth Bacilio	elizabethbacilio13@gmail.com
Unit 08-08 - Berenice Bacilio Contreras	wandaweb65@gmail.com
Unit 08-09 - Victoria Staeps	ms.vstaeps@gmail.com
Unit 08-11 - Maria Vivanco Mendoza	vlilianam@yahoo.com
Unit 08-12 - Carlos Medina	neymarybrissa99@gmail.com
Unit 12-01 - Roommate - Amanda Allen	theresaallen099@gmail.com
Unit 12-01 - Sedrick McDonald	sedised7819@gmail.com
Unit 12-02 - Kevin Morgan	577kevinj@gmail.com
Unit 12-04 - Chriscel Shepard	10tamahawk@gmail.com
Unit 12-06 - Danny Zents	marshazents@gmail.com
Unit 12-07 - Tatiana Villareal	devillanilla@yahoo.com
Unit 12-10 - Anastajiia Oleinikova	alastera37@gmail.com
Unit 12-10 - Roommate - Sergei Oleinikov	margnomap@gmail.com
Unit 12-11 - Greg Smith	janice@johnkylelaw.com

Exhibit F

Exhibit F
Red Cedar Counterparties Service List
Served via First Class Mail

CreditorName	Address1	City	State	Zip
U.S. Department of Housing and Urban Development, County of Sacramento	701 12 St.	Sacramento	CA	95814