

**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 November 21, 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 19020, 19022 a & B, 19030 Railroad Avenue, Sonoma, CA 95476** [Docket No. 2896]
- **Declaration of Bertha Magalli Yoho 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 19020, 19022 a & B, 19030 Railroad Avenue, Sonoma, CA 95476** [Docket No. 2897]
- **Notice of Sale of Subject Property 5800 Fair Oaks Blvd., Carmichael, CA 95608** [Docket No. 2902]

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 95621. 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>.



- **Declaration of Joseph Ramos in Support of Adequate Assurance of Future Performance by MJ2 Investors, LLC with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 5800 Fair Oaks Blvd., Carmichael, CA 95608 [Docket No. 2903]**

Furthermore, on November 21, 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 lists attached hereto as **Exhibit D** and **Exhibit E**:

- **Notice of Sale of Subject Property Located at 19020, 19022 a & B, 19030 Railroad Avenue, Sonoma, CA 95476 [Docket No. 2896]**
- **Declaration of Bertha Magalli Yoho 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 19020, 19022 a & B, 19030 Railroad Avenue, Sonoma, CA 95476 [Docket No. 2897]**

Furthermore, on November 21, 2025, at my direction and under my supervision, employees of Verita caused to be served the following documents via Electronic Mail upon the service lists attached hereto as **Exhibit F** and **Exhibit G**; and via First Class Mail upon the service lists attached hereto as **Exhibit H** and **Exhibit I**:

- **Notice of Sale of Subject Property 5800 Fair Oaks Blvd., Carmichael, CA 95608 [Docket No. 2902]**
- **Declaration of Joseph Ramos in Support of Adequate Assurance of Future Performance by MJ2 Investors, LLC with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 5800 Fair Oaks Blvd., Carmichael, CA 95608 [Docket No. 2903]**

Dated: December 10, 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, Weitzberg, 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")	Ally Bank Lease Trust - Assignor to Vehicle Asset Universal Leasing Trust (a.k.a. "VAULT TRUST")		ECFNotices@aisinfo.com
Counsel to Nationstar Mortgage LLC, Lakeview Loan Servicing, LLC, JPMorgan Chase Bank, NA, U.S. Bank NA, HSBC Bank USA, NA, & Deutsche Bank Trust Company Americas	AIS Portfolio Services, LLC	Christopher M. McDermott, Todd S. Garan, Asaph Abrams	ecfcab@aldridgepite.com
Counsel to Oracle America, Inc. and Oracle Credit Corporation	Aldridge Pite, LLP	Michael S. Myers, Sara Shahbazi	myersm@ballardspahr.com; shahbazi@ballardspahr.com
Counsel for Joseph and Tracy Curtis	Ballard Spahr LLP	Steven M. Olson, Esq.	steve@bfolegal.com
Counsel to C.P. Grellas Partnership, James C. Grellas, Peter C. Grellas, Paul C. Grellas, Peggy C. Slaughter	Bluestone Faircloth & Olson, LLP		tmouzes@boutinjones.com; bahmad@boutinjones.com
Interested Party	Boutin Jones Inc.	Thomas G. Mouzes, Bashar Ahmad	brookesample10@gmail.com
Interested Party	Brooke Sample		cjstrickfaden@gmail.com
Committee of Unsecured Creditors	Carla Strickfaden		cedgars@comcast.net
	Charles Edgar		ef-sgr@cpdb.com; ef-gmf@cpdb.com; ef-fcc@cpdb.com; ef-fsk@cpdb.com
Counsel to Timothy J. LeFever	Coblentz, Patch, Duffy & Bass LLP	Gregg M. Ficks, Stan Roman, Fredrick C. Crombie, Franklin S. Krbecek	aobrient@cov.com
Counsel to Winside USA, Inc.	Covington & Burling LLP	Abigail V. O'Brien	Twinpop@gmail.com
Interested Party	Darryl Hayes		76renaud@gmail.com
Interested Party	David Renaud	David and Kim Renaud	Ddellacort@gmail.com
Interested Party	Debra Dellacort		quiggs@sbcglobal.net
Interested Party	Dexter Quiggle		chefeddi@icloud.com
Interested Party	Eddi Quiggle		edymack65@sbcglobal.net
Interested Party	Edyth Kiyo Hayashi-Mack		dbp@provlaw.com
Counsel to Interested Parties	Embolden Law PC	Douglas B. Provencher	erinba@gmail.com
Interested Party	Erin Bouayad-Agha		
Counsel to Federal Home Loan Mortgage Corporation	Federal Home Loan Mort. Corp.	Ashley Beane	ashley_beane@freddiemac.com
	Felderstein Fitzgerald Willoughby Pascuzzi & Rios LLP	Thomas A. Willoughby, Mikayla E. Kutsuris	twilloughby@ffwplaw.com; mkutsuris@ffwplaw.com
Counsel to Monley Hamlin Inc.	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 Fidelity National Title Insurance Company	Fidelity National Law Group	Christopher R. Thomas	christopher.thomas@fnf.com
		Craig A. Welin, Michael J. Gomez, Gerrick M. Warrington	cwelin@frandzel.com; mgomez@frandzel.com; gwarrington@frandzel.com
Counsel to KeyBank National Association	Frاندzel Robins Bloom & Csato, L.C		
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@hsmlaw.com
Counsel to Creditor Citizens Business Bank	Hemar, Rouso & Heald, LLP	Christopher D. Crowell	ccrowell@hrhlaw.com
		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
Counsel to Creditor Duggan's Mission Chapel, Amanda Henry, as Trustee of the Fran Bragg Revocable Trust & Umpqua Bank, & Columbia 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

**Exhibit A
Core/2002 Service List
Served via Electronic Mail**

Description	CreditorName	CreditorNoticeName	Email
Interested Party	John Criv		johncriv@yahoo.com
Counsel to Marc D. Lair, The Equitable Group, Inc. and Matthew Treger	Kevin C. Young		kevincyounsesq@aol.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
Countel 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 Kenneth Mattson	Law Office of Ruth Auerbach	Ruth Elin Auerbach	Ruth.auerbach.esq@gmail.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 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
Committee of Unsecured Creditors	Manfred K. Fischer Trust	Michaela M. Katari	kkatari@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 Deutsche Bank Trust Company Americas	McCalla Raymer Leibert Pierce, LLP	Dane Exnowski	Dane.Exnowski@mccalla.com
Counsel to Ally Bank Lease Trust	McCarthy & Holthus, LLP	JaVonne M. Phillips, Jennifer C. Wong	jwong@mccarthymccall.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
Counsel for Randy Sue Pollock	Nuti Hart LLP	Christopher H. Hart, Gregory C. Nuti, Kevin W. Coleman	chart@nutihart.com; gnuti@nutihart.com; kcoleman@nutihart.com
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.hazeltan@usdoj.gov
Counsel to Reprop Financial Mortgage Investors, LLC	Owens & Ross	Dustin E. Owens	dustin.owens@gmail.com

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@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
Counsel to Wilmington Savings Fund Society, FSB, Wells Fargo, NA, & The Bank of New York Mellon	Robertson, Anschutz, Schneid & Crane LLP	David Coats	dacoats@raslg.com
Counsel to Wilmington Savings Fund Society, FSB, Wells Fargo, NA, & The Bank of New York Mellon	Robertson, Anschutz, Schneid & Crane LLP		dacoats@raslg.com
Interested Party	Ross and Marilyn Torstenbo		rosstorstenbo@gmail.com; r-mtorstenbo@msn.com
Interested Party	Sara Ganyo		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 Matt Treger	Spencer Fane LLP	Catherine Schlomann Robertson	Crobertson@spencerfane.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
Counsel for Bank of America, N.A.	Tiffany & Bosco	Chad L. Butler	clb@tblaw.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 Sale Service List
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Secured Lender	Bank of America		PO Box 660861		Dallas	TX	75266-0861
Creditor Bank of America, N.A.	Bank of America N.A.		PO Box 31785		Tampa	FL	33631-3785
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
Secured Lender	Comerica		PO Box 641618		Detroit	MI	46264-1618
Secured Lender	Duggans Memorial Chapel	Law Offices of Gregory E. Stubbs	747 Appleton Way		Sonoma	CA	95476-7247
Secured Lender	Exchange Bank		1420 Rocky Ridge Dr Ste 190		Roseville	CA	95661
Counsel to Creditor Fidelity National Title Insurance Company	Fidelity National Title Insurance Company	Jonathan Gass	2533 N 117th Avenue		Omaha	NE	68164
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
IRS	Internal Revenue Service	Centralized Insolvency Operation	PO Box 7346		Philadelphia	PA	19101-7346
Secured Lender	Leland McAbee		525 Burr Oak Court		Vacaville	CA	95688
Counsel to Deutsche Bank Trust Company Americas	McCalla Raymer Leibert Pierce, LLP	Bankruptcy Department	1544 Old Alabama Road		Roswell	GA	30076
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 Ferrelo Rd		Santa Barbara	CA	93103
Secured Lender	NexBank		2515 McKinney Ave Ste 1100		Dallas	TX	75201
Secured Lender	PHH Mortgage Services		PO Box 5452		Mount Laurel	NJ	08054
Secured Lender	Poppy Bank		438 First St		Santa Rosa	CA	95401
Secured Lender	Ronald Hodges		771 Oak Ln		Sonoma	CA	95476
Secured Lender	Select Portfolio Servicing, Inc.		PO Box 65450		Salt Lake City	UT	84165-0450
Secured Lender	Serene Investments LLC		2625 Alcatraz Ave., Suite 513		Berkely	CA	94705
Secured Lender	Shellpoint Mortgage Servicing		PO Box 650840		Dallas	TX	75265-0840
Secured Lender	Socotra Capital		2208 29th Street	Ste 100	Sacramento	CA	95817
Secured Lender	Tri Counties Bank		PO Box 909		Chico	CA	95927
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
Secured Lender	Y. Tito Sasaki, Trustee & Janet L. Sasaki, Trustee & Visio International, Inc.		PO BOX 200		VINEBURG	CA	95487

Exhibit C

Exhibit C
Black Walnut Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
2002 Robby A. Dalton & Dana D. Dalton Revocable Trust Dated February 8, 2002		Email on File
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
Eric Junginger		Email on File
Keith Alan and Anne Michelle Gockel, TTEE		Email on File
Keith Alan Gockel and Anne Michelle Gockel Revocable Trust Dated May 17, 2013	c/o Keith & Anne Gockel	Email on File
Kenneth W. and Stacy Mattson, Husband and Wife	Micheline N. 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
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	Stacy Mattson	mfairbank@fennemorelaw.com
Laurie J. Sano & Raymond Muscat		Email on File
Mullin Family Trust Dated January 15, 2008, John A. Mullin & Kathleen M. Mullin, TTEE		Email on File
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
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
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblentzlaw.com

Exhibit D

Exhibit D
Black Walnut Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Alejandros Yard Maintenance		172 Pine Ave		Sonoma	CA	95476
City of Sonoma		PO Box 1150		Suisun City	CA	94585-1150
Delfino Escamilla Portillo		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
K S Mattson Partners, LP		P.O. Box 5490		Vacaville	CA	95696
Kevin Garrett Construction		101 Meadowlark Ln		Sonoma	CA	95476
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
Socotra Capital		2208 29th Street	Ste 100	Sacramento	CA	95817
VALLEY OF THE MOON WATER DISTRICT		PO BOX 280		EL VERANO	CA	95433-0280

Exhibit E

Exhibit E
Black Walnut Counterparties Service List
Served via First Class Mail

CreditorName	Address1	City	State	Zip
Ari Wolfe, Michelle Dench	19020 Railroad Avenue	Sonoma	CA	95476
Harvey M. Cohen (Harveys Donuts)	19030 Railroad Avenue	Sonoma	CA	95476

Exhibit F

Exhibit F
Scotch Pine Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Abdul Kabir Popal, Marhama Popal		khushallamin07@gmail.com; jawadulhaqtawfiq@gmail.com
Amanda McLaughlin, Justin Mitchell		amclaughlin1115@gmail.com; Justcreateco@gmail.com
Cassandra Patterson, Dariyana Oliver , Davariae Oliver		cassiep.20@yahoo.com
Charlene Ferguson, Ales Rupprecht , Paul Flores , Zachary Rupprecht		charlene.ferguson@insurance.ca.gov; porcelainsunflower@gmail.com
Christopher & Donna McCartney		Email on File
David Stallberg		dpsdrywall@yahoo.com
Daylen Oats, Jacob Knight		doats33@yahoo.com; knight.jacey4747@yahoo.com; knight.jacey4747@yahoo.com;
Gralee Properties LLC		Email on File
Hailey Patterson		haileypatterson7@gmail.com
James Brown		jb897516@gmail.com
Jeffrey Hogan, Porsche Page		lead@apartments.com; poptina25@gmail.com
Juan Marmolejo Lopez		juanmarmolejo270@yahoo.com
Kaed Williams, Ethan Connell		connellethan997@gmail.com
Kaitlyn Cavalli		kaitlyncavalli@yahoo.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 L Goodwin & Racquel V Goodwin Living Trust	(a.k.a. KLRVGoodwinLvTr)	Email on File
KeyBank National Association	Attn Grant Winemiller, Vice President-Special Servicing	grant_d_winemiller@keybank.com
KeyBank National Association, as Special Servicer to Computershare Trust Company, NA, as Trustee for the Registered Holders	KeyBank National Association	grant_d_winemiller@keybank.com
KeyBank National Association, as Special Servicer to U.S. Bank National Association, as Trustee for the Registered Holders	KeyBank National Association	grant_d_winemiller@keybank.com
KeyBank National Association, as Special Servicer to U.S. Bank National Association, as Trustee for the Registered Holders	of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2022-SB96	cwelin@frandzel.com; gwarrington@frandzel.com
KeyBank National Association, as Special Servicer to U.S. Bank National Association, as Trustee, for the benefit of Holders	KeyBank National Association	grant_d_winemiller@keybank.com

Exhibit F
Scotch Pine Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
KeyBank National Association, as Special Servicer to U.S. Bank Trust Company, NA, as Trustee for the Registered Holders	KeyBank National Association	grant_d_winemiller@keybank.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
Lather Williams (Evict 7/24) (Eviction)		tojeanwilliams@gmail.com
Marion Barton (Evict 2/24) (Eviction)		bartonmarion89@gmail.com
Melissa Limpach		mlimpach88@gmail.com
Melissa Monks		honeygloom@comcast.net
Micheline Nadeau Fairbank	Fennemore	mfairbank@fennemorelaw.com
Mohammad Nabi, Fatima Nabi		gsultani1967@gmail.com; atta_nadir80@yahoo.com
Odette L. Mittone		Email on File
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
Ruben Magallon		rubenmagallon52@yahoo.com
Sabrina Thomas, Zariah Thomas , Aniyah Thomas		bina838383@gmail.com
Sima Arab, Baryali Arab		baryaliarab14@gmail.com; salimanarab2001@gmail.com
Stacy Mattson		mfairbank@fennemorelaw.com
Stephanie Gill, Robert Brent Hamilton		wolfpaws84@icloud.com;
Steven Hale		stevenhale1964@yahoo.com
Steven Schuch, Nara Clover		stevenschuch66@gmail.com; narajlala@yahoo.com
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblenzlaw.com
Vitalii Yakhnenko, Kateryna Bondaruk		vyakhnenko@outlook.com; kate.bondaruk@icloud.com
Warren and Judith Ducioame		Email on File
Xavier Garza		Email on File
Zach Morris, Nolawit Mekonen		jobac2006zach@yahoo.com; nolawitm@yahoo.com

Exhibit G

Exhibit G
Scotch Pine Counterparties Service List
Served via Electronic Mail

CreditorName	Email
Unit 1 - Arthur Mahon	cheribaby1217@gmail.com
Unit 1 - Roommate - Cheryl Lynn	cheribaby1217@gmail.com
Unit 12 - Nicholas Santiago	xnxdxs@gmail.com
Unit 13 - Mahammad Nabi	gsultani1967@gmail.com
Unit 13 - Roommate - Fatima Nabi	atta_nadir80@yahoo.com
Unit 13 - Roommate - FNU Attaullah	atawfiq1988@gmail.com
Unit 14 - Abdul Salam Afghan	najibullahsalim123@gmail.com
Unit 16 - Abdul Kabir Popal	khushallamin07@gmail.com
Unit 16 - Roommate - Khushall Khan Amin	khankhushall@yahoo.com
Unit 16 - Roommate - Marhama Popal	jawadulhaqtawfiq@gmail.com
Unit 2 - Charlene Ferguson	charlene.ferguson@insurance.ca.gov
Unit 20 - Christopher Orbe	christopherorbe2015@gmail.com
Unit 21 - Cassandra Patterson	cassiep.20@yahoo.com
Unit 22 - Timothy Wray	timcwrays@gmail.com
Unit 24 - Juan Marmolejo Lopez	juanmarmolejo270@yahoo.com
Unit 3 - Jerry Ragasa	goodlifesllc@gmail.com
Unit 31 - Paola Sanchez Ponce	sanchezpaola213@gmail.com
Unit 31 - Roommate - Vanessa Sanchez Ponce	valencia7abbibi@yahoo.com
Unit 32 - Daylen Oats	doats33@yahoo.com
Unit 32 - Roommate - Jacob Knight	knight.jacey4747@yahoo.com
Unit 35 - Melissa Monks	honeygloom@comcast.net
Unit 36 - Hailey Patterson	haileypatterson7@gmail.com
Unit 38 - Amanda McLaughlin	amclaughlin1115@gmail.com
Unit 38 - Roommate - Justin Mitchell	Justcreateco@gmail.com
Unit 38 - Roommate - Michael McLaughlin	Mike.mclaughlin@sbcglobal.net
Unit 4 - Steven Hale	stevenhale1964@yahoo.com

Exhibit H

Exhibit H
Scotch Pine Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
1-888-4-Abatement Inc		3158 Luyung Dr		Rancho Cordova	CA	95742
Aero Mechanics Inc		8510 Indianwood Way		Roseville	CA	95747
Apartments.com	Classified Ventures , LLC	2563 Collection Center Dr		Chicago	IL	60693
Belknap Electric		2701 Northview Dr		Sacramento	CA	95833
Betty Benson		5800 Fair Oaks Blvd, 06		Carmichael	CA	95608
Carmichael Water District		7837 Fair Oaks Blvd		Carmichael	CA	95608
Deborah Bowens		5800 Fair Oaks Blvd	19	Carmichael	CA	95608
Evans Wambui		5800 Fair Oaks Blvd, 07		Carmichael	CA	95608
Franchise Tax Board	Bankruptcy Section, MS A-340	P.O. Box 2952		Sacramento	CA	95812-2952
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program		PO Box 281163		Atlanta	GA	30384-1163
HD Supply Facilities Maintenance		P.O. Box 509058		San Diego	CA	92150-9058
Julie Benge		5800 Fair Oaks Blvd, 39		Carmichael	CA	95608
Kevin Velasquez		5800 Fair Oaks Blvd, 13		Carmichael	CA	95608
KS Mattson Partners, LP	c/o Stapleton Group, a Part of J.S. Held	515 S. Flower St., 18th Floor		Los Angeles	CA	90071
Lopez Landscaping		2960 Howe Ave		Sacramento	CA	95821
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
Pamela C. Jackson, Inc.		409 Boyd Street		Vacaville	CA	95688
Proserv Pest Management		9767 Business Park Drive	Suite A	Sacramento	CA	95827
RentGrow, Inc		PO Box 847851		Boston	MA	02284-7851
Shamsuddin Shahbaz, Stor Gul Shahbaz , Wazhma Shahbaz		5800 Fair Oaks Blvd, 20		Carmichael	CA	95608
SMUD		P.O. Box 15555		Sacramento	CA	95852-1555
SunPoint Public Adjusters, Inc		1550 Parkside Dr Ste 350		Walnut Creek	CA	94596
The Pool Guys Service		PO Box 231134		Sacramento	CA	95823
WM CORPORATE SERVICES, INC	AS PAYMENT AGENT	PO Box 541065		Los Angeles	CA	90054-1065
YES Energy Management		PO Box 82657		Goleta	CA	93118-2657
Zillow, Inc		PO Box 737412		Dallas	TX	75373-7412

Exhibit I

Exhibit I
Scotch Pine Counterparties Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	City	State	Zip
Ales Rupprecht, Paul Flores, Zachary Rupprecht, Leila Pupprecht	Unit 2	5800 Fair Oaks Blvd. #2	Carmichael	CA	95608
Kelsi Kusman	Unit 20	5800 Fair Oaks Blvd. #20	Carmichael	CA	95608
Rahima Afghan	Unit 14	5800 Fair Oaks Blvd. #14	Carmichael	CA	95608
WASH Multitmail Laundry Systems LLC		100 N. Pacific Coast Hwy., 12th Fl.	El Segundo	CA	90245