:55UNITED 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 December 31, 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**:

- **Plan Proponents' Notice of Expert Topics in Connection with Plan Confirmation** [Docket No. 3286]
- **Order Granting Fourth Stipulation to Extend Time to Assume or Reject** [Docket No. 3290]

Furthermore, on December 31, 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 C**:

[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.

- **Notice Regarding Sale of Subject Property Located at 7328-7330 Arleta Court, Sacramento, CA 95823** [Docket No. 3287]

- **Declaration of Sharafat Zaman 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 7328–7330 Arleta Court Sacramento, CA 95823** [Docket No. 3288]

- **Order Approving Asset Sale of the Property Located at 7301 Berna Way & 7319 Arleta Court, Sacramento, CA 95823** [Docket No. 3289]

- **Notice of Auction of Subject Property 9407, 9415-9471 N. Fort Washington Road, Fresno, CA 93730** [Docket No. 3292]

Furthermore, on December 31, 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 D** and **Exhibit E**; and via First Class Mail upon the service list attached hereto as **Exhibit F**:

- **Notice Regarding Sale of Subject Property Located at 7328-7330 Arleta Court, Sacramento, CA 95823** [Docket No. 3287]

- **Declaration of Sharafat Zaman 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 7328–7330 Arleta Court Sacramento, CA 95823** [Docket No. 3288]

Furthermore, on December 31, 2025, at my direction and under my supervision, employees of Verita caused to be served the following document via Electronic Mail upon the service list attached hereto as **Exhibit G**; and via First Class Mail upon the service list attached hereto as **Exhibit H**:

- **Notice of Auction of Subject Property 9407, 9415-9471 N. Fort Washington Road, Fresno, CA 93730** [Docket No. 3292]

Dated: January 13, 2026

/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	info@aoelaw.com; Anthony@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")	AIS Portfolio Services, LLC	Ally Bank Lease Trust - Assignor to Vehicle Asset Universal Leasing Trust (a.k.a. "VAULT TRUST") Department	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	Aldridge Pite , LLP	Christopher M. McDermott, Todd S. Garan, Asaph Abrams	ecfcanb@aldridgepite.com
Counsel to Oracle America, Inc. and Oracle Credit Corporation	Ballard Spahr LLP	Michael S. Myers, Sara Shahbazi	myersm@ballardspahr.com; shahbazis@ballardspahr.com
Counsel for Joseph and Tracy Curtis	Bluestone Faircloth & Olson, 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	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. Krbechek	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	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 Fidelity National Title Insurance Company	Fidelity National Law Group	Christopher R. Thomas	christopher.thomas@fnf.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@hsmlaw.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

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Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
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
Interested Party	John Criv		johncriv@yahoo.com
Counsel to Marc D. Lair, The Equitable Group, Inc. and Matthew Treger	Kevin C. Young		kevincyoungesq@aol.com
Interested Party	Kim Renaud		renaudd6@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@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

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Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
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.hazelton@usdoj.gov
Counsel to Reprop Financial Mortgage Investors, LLC	Owens & Ross	Dustin E. Owens	dustin.owens@gmail.com
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	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
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 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	800 W. 1st Street, Suite 400			Los Angeles	CA	90012
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
Counsel for Joseph and Tracy Curtis	Bluestone Faircloth & Olson, LLP	Steven M. Olson, Esq.	1825 4th Street			Santa Rosa	CA	95404
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
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 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 Craig P.C.	Micheline N. Fairbank	7800 Rancharrah Parkway			Reno	NV	89704
Counsel to Fidelity National Title Insurance Company	Fidelity National Law Group	Christopher R. Thomas	2999 Oak Road, Suite 550			Walnut Creek	CA	94597
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
Interested Party	Janice Conrad		3122 Somerset Avenue			Castro Valley	CA	94546
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
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 AmTrust North America, Inc.on behalf of Wesco Insurance Company	Maurice Wutscher LLP	Alan C. Hochheiser	23611 Chagrin Blvd., Suite 207			Beachwood	OH	44122
Company Americas	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

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 HEIGH	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
Counsel for Randy Sue Pollock	Nuti Hart LLP	Christopher H. Hart, Gregory C. Nuti, Kevin W. Coleman	6232 La Salle Ave, Suite D			Oakland	CA	94611
Counsel to Reprop Financial Mortgage Investors, LLC	Owens & Ross	Dustin E. Owens	1118 6th Street			Eureka	CA	95501
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
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
Counsel to Matt Treger	Spencer Fane LLP	Catherine Schlomann Robertson	225 W. Santa Clara St., Suite 1500			San Jose	CA	95113
Counsel for Bank of America, N.A.	Tiffany & Bosco	Chad L. Butler	1455 Frazee Road, Suite 820			San Diego	CA	92108
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
Secured Lender	Y. Tito Sasaki, Trustee & Janet L. Sasaki, Trustee & Visio International, Inc.		PO BOX 200			VINEBURG	CA	95487

Exhibit C

Exhibit C
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 D

Exhibit D
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
25 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 7/3/22	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Alexis Alekna, Individually and as Trustee of V. Alekna and D. Alekna Rev. Trust dtd 7/3/22	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Alison Marquez, Robert Vasconcellos		alimarquez8@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 Bojorqllez		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 222 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
Corey and Ute Anderson, Individually and as Trustees of C. and U. Anderson Living Trust	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.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@perrylaw.net
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

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Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
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
Ewers Family Trust 25	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

Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Harding 23 Revocable Trust dtd 12/13/23	Clarke T. and Linley B. Harding TTEE	Email on File
Harvey Johnson		harveyjohnson555@gmail.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, Dwyanne Sutton , Brandon Bolton		dwyanne.d.sutton@healthnet.com
Jillian Fitzgerald Trust dtd 3/4/216	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, 22	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		Email on File
Joseph and Tracy Curtis	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Joseph and Tracy Curtis	c/o Steven M. Olson	steve@bfolegal.com
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 Poulios	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Kay Poulios	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
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		Email on File
Kevan Smith & Ling Smith Living Trust, Sept 2th 21		Email on File
Kevin and Kim Farrell Living Trust, Dated 4/6/25		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

Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
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
Kyshanda Goodrich, Jeremy Goodrich		kyshandaisg@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, 215	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, 215	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, 215	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 6-1-2		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, 215	c/o Mary Rennie, Trustee	Email on File
Michael A. Bicandi		Email on File
Micheline Nadeau Fairbank	Fennemore	mfairbank@fennemorelaw.com
Michelle Traynor McMullen		Email on File
Mr. Cooper / Nationwide	Loan #611135823	Email on File
Mullin Family Trust Dated January 15, 28, 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

Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
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	mfairbank@fennemorelaw.com
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, 212	Bluestone Faircloth & Olson, LLP	steve@bfolegal.com
Peter S. Strickland Trust dtd May 4, 212	c/o Pete Strickland	Email on File
Peter S. Strickland Trust dtd May 4, 212	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 212	Bluestone Faircloth and Olson, LLP	steve@bfolegal.com
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 212	Perry Johnson Anderson Miller & Moskowitz, LLP	Gradman@perrylaw.net
Peter S. Strickland, Indlly. and as Trustees of Peter S. Strickland Trust Dated May 4, 212	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		rlewis33@yahoo.com
Richard Davis Jr., Brandi Davis		davisjr11@gmail.com; brandi1973.bd@gmail.com
Rigoverto 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@perrylaw.net
Ronald Brandvein		Email on File
Ruben Lyles		rleelyles@gmail.com
Ruth Henderson		ruthhenderson1@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, 223	John Chase	Email on File
Sarah Alexandra Shields, Trustee of the Chase Family Trust, Dated May 22, 223		Email on File
Saul Antonio Franco Cordova, Maria Climaco De Franco		luceroclimaco@icloud.com;

Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Schroyer Family Trust	William Schroyer (Trustee for Schroyer Family Trust)	Email on File
Scott & Elizabeth Walker		Email on File
Shawn D Hall & Emily C Hall Declaration of Trust dtd November 6, 212	c/o Shawn and Emily Hall, Trustees	Email on File
Stacy Mattson		mfairbank@fennemorelaw.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@raineslaw.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		Email on File
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@perrylaw.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, 22		Email on File
The Van Blarigan Family Trust - Trustees	James and Susan Van Blarigan	Email on File
The Van Blarigan Family Trust - Trustees	Susan Van Blarigan	Email on File
The Walker Family Trust DTD December 15, 26	Scott & Elizabeth Walker	Email on File
The Walker Family Trust DTD December 15, 26		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 12/26/26	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 26-3	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 26-3	Nationstar Mortgage LLC	TGaran@aldridgepite.com

Exhibit D
Valley Oak Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 27-15N	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 27-15N	Nationstar Mortgage LLC	TGaran@aldridgepite.com
U.S. Bank National Association, as Trustee for MASTR ADJUSTABLE RATE MORTGAGES TRUST 27-3 MORTGAGE PASS- THROUGH CERTIFICAT	Aldridge Pite, LLP	tgaran@aldridgepite.com
U.S. Bank National Association, as Trustee for MASTR ADJUSTABLE RATE MORTGAGES TRUST 27-3 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@wilkefleury.com; jeldred@wilkefleury.com
William Reese		Email on File
William Schroyer (Trustee for Schroyer Family Trust)		Email on File
Willis & Linda Kay Rice Living Trust		Email on File

Exhibit E

Exhibit E
Valley Oak Counterparties Service List
Served via Electronic Mail

CreditorName	Email
Alison Marquez, Robert Vasconcellos	alimarquez008@gmail.com; Robbyvasconcellos@gmail.com

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Exhibit F

Exhibit F
Valley Oak Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Adolfo Carranza, Maria Sanchez		23 E Grayson Rd, 2		Sonoma	CA	95307
Akaash Summerfield Clayton, Shanyca L. Hines		73 Berna/7325 Arleta, 73		Sacramento	CA	95823
Alejandra Sanchez, Martha Mendez		23 E Grayson Rd, 23		Sonoma	CA	95307
Antonio Martinez, Cesar Martinez		23 E Grayson Rd, 37		Sonoma	CA	95307
Applegate Teeples Drilling Co., Inc.		PO Box 1717		Empire	CA	95319
Bank of America, N.A.		PO Box 66861		Dallas	TX	75266-0861
Benny Ramos		5537/5539 Missie Way, 5537		Sacramento	CA	95841
Billy Allen Crandall, Melessia Crandell		23 E Grayson Rd, 11		Sonoma	CA	95307
Brian Slagter		6824 Appomattox Way		Carmichael	CA	95841
California American Water		P.O. Box 715		Pasadena	CA	91109-7150
CHASE (Heloc)		PO Box 7842		Phoenix	AZ	85062-8420
Citizens Business Bank		725 Riverpoint Court		West Sacramento	CA	95605
Citizens Business Bank, a California state-chartered bank	Hemar, Rousso & Heald, LLP	Sanaz Adnani	1591 Ventura Blvd., Suite 12	Encino	CA	91764
City Of Ceres		PO Box 14		Suisun City	CA	94585-4400
Cynthia Hunt		7312/7314 Berna Way, 7314		Sacramento	CA	95823
Eduardo Gomez, Brenda Guadiana		23 E Grayson Rd, 22		Sonoma	CA	95307
Elizabeth Zambrano, Isidoro Lopez		23 E Grayson Rd, 8		Sonoma	CA	95307
Elk Grove Water District		PO Box 13		Elk Grove	CA	95759
Fatka Kajmic, Sakib Kajmic, Alem Kajmic, Elivia Kajmic		7319 Arleta		Sacramento	CA	95823
Franchise Tax Board	Bankruptcy Section, MS A-34	P.O. Box 2952		Sacramento	CA	95812-2952
Hemar, Rousso & Heald, LLP	Sanaz Adnani	1591 Ventura Blvd., Suite 12		Encino	CA	91764
Jacinto Mendoza, Margarita Martinez Cervantes		23 E Grayson Rd	1B	Sonoma	CA	95307
Jeff and Joanne Erickson		Address on File				
Jorge Belloso-Velasco aka Jorge Belloso		7301 Berna Way		Sacramento	CA	95823
Jose Alvarez, Guadalupe Becerra		23 E Grayson Rd, 25		Sonoma	CA	95307
Jose Luis Vasquez		23 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		23 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	515 S. Flower St., 18th Floor		Los Angeles	CA	90071
Lataya Lindsey		7319/7321 Berna Way, 7321		Sacramento	CA	95823
Luis Mouricio Galvan, Luz Aurora Galvan		23 E Grayson Rd, 6		Sonoma	CA	95307

Exhibit F
Valley Oak Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
Maid to Order		81 Stienbeck Way		Sacramento	CA	95828
Maria Gutierrez, Vannesa Cervantes		23 E Grayson Rd, 28		Sonoma	CA	95307
Mize Guys Heating & Cooling		PO Box 6985		Auburn	CA	95604
Mr Cooper		PO Box 6516		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		23 E Grayson Rd, 52		Sonoma	CA	95307
Pacific Gas & Electric		P.O. Box 9973		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		734/736 Arleta Court, 736		Sacramento	CA	95823
Sabrina Ann Camacho, Aubrey Camacho		23 E Grayson Rd, 39		Sonoma	CA	95307
Sacramento County Utilites		PO Box 184		Sacramento	CA	95812
Sacramento Suburban Water District		PO Box 142		Suisun City	CA	95821
Schroyer Family Trust	John and Myrna Schroyer	Address on File				
Select Portfolio Servicing, Inc.		PO Box 6545		Salt Lake City	UT	84165-0450
Silencio Ratowski, Sabrina Ratowski , Serena Ratowski		559 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		Turlcok	CA	95380
Thomas J. Stice and Phyllis Ann Stice Family Trust	Jeff and Joanne Erickson	655 Whitestag Way		Vacaville	CA	95687
TID Water & Power	Turlock Irrigation District	PO Box 8197		Turlock	CA	95381-9007
Tracey Dright		732/7322 Arleta Court, 732		Sacramento	CA	95823
Victor Gomez aka Victor Gomez Valadez, Sofia Flores Caracheo aka Sofia Flores		732/7322 Arleta Court, 7322		Sacramento	CA	95823

Exhibit G

Exhibit G
Riverview Center 1 & 2 Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Agustin Arias dba The Healthy Fix		auggieh24@gmail.com
Aneeta Taneja		Email on File
Anil Karaoglan, Janset Karaoglan Patriot		patriotsandwichco@gmail.com
Anthony J. Wold	Jodene R. Wold	Email on File
City of Fresno Business Tax Division	Corey Timpson	valerie.lehn-belerique@fresno.gov
City of Fresno Utilities Billing and Collection Division	Fresno City Attorneys Office	valerie.lehn-belerique@fresno.gov
Everk Hospitality Group, Inc.		lewiseverk@gmail.com
Fort Washingto Fitness - Thrive Business Development Inc.		choosethrive@gmail.com
Fresno County Private Security	Valerie Braden	valerie@policescience.com
GN Veterinary Services, Inc.		gurnayyar@gmail.com
Gursimran Singh, Jaspreet Kaur and Hills Carrier Inc.		gursimransingh396@yahoo.com
John D & Laurel E. Bruce TTEE		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	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
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
LNR Partners, LLC	Melisa Vis	mvis@lnrpartners.com
Lori Morgan Trust	Lori Morgan TTE - Lori Lynn Morgan	Email on File
Michael M Morse and Susan M Morse Trustees of the The Morse Family Trust		Email on File
Micheline Nadeau Fairbank	Fennemore	mfairbank@fennemorelaw.com
Michelle Traynor McMullen		Email on File
Minh Dinh and HM Food Enterprise		monette.bartolome@cafe-86.com
OneCruit, LLC		wwellman@onecruit.com
Panda Express, Inc.	Lyra Magyar	Lyra.Magyar@PandaRG.com
Perris Freeway Plaza, LP	Micheline Nadeau Fairbank	mfairbank@fennemorelaw.com
Perris Freeway Plaza, LP, a California Limited Partnership	Stacy Mattson	mfairbank@fennemorelaw.com
Raymond Banuelos		banuelosraymond@yahoo.com
Rob Harris		rob@bindermalter.com
Ruben Jr. Perez Oregel Jewelry Store		LBCAPITAL20@GMAIL.COM
Sierra Running Company (Samansky)		aaron@fleetfeetfresno.com

Exhibit G
Riverview Center 1 & 2 Service List
Served via Electronic Mail

CreditorName	CreditorNoticeName	Email
Sports Clips Kneeland		mattkneeland99@gmail.com
Stacy Mattson		mfairbank@fennemorelaw.com
The Crane Living Trust	Stephen M. Crane, Trustee and Maria M. Crane, Trustee	Email on File
The Mutual Fund Store, Lease ID 113		efela@nmrk.com
The Vyxn (Everk Hospitality, Lewis Everk)		lewiseverk@gmail.com
Timothy J. LeFever	c/o Gregg M. Ficks, Esq.	gficks@coblentzlaw.com
Venus Nail and Spa (New)		lieudang1981@gmail.com
West Coast Salon Suites, LLC		katrina_rasmussen@outlook.com
Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders	LNR Partners, LLC	mvis@lnrpartners.com
Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders	of JPMBB Commercial Mortgage Securities Trust 2015-C30, Commercial Mortgage Pass-Through Certificates, Series 2015-C30	eseitz@mwe.com
Zinkin Property Management Company of Fresno, Inc.	Nick Zinkin, Esq.	nzinkin@nz-law.com

Exhibit H

Exhibit H
Riverview Center 1 & 2 Service List
Served via First Class Mail

CreditorName	CreditorNoticeName	Address1	Address2	City	State	Zip
559 Flex Bobbie And Marcus Dampier		9463 N Fort Washington, 102		Fresno	CA	93730
AT&T		PO Box 5025		Carol Stream	IL	60197-5025
Bor-La Inc.		9455 N Fort Washington, 104		Fresno	CA	93730
City of Fresno		Utilities Billing Collection	PO Box 2069	Fresno	CA	93718-2069
Clark Pest Control	Accounting Office	P.O. Box 1480		Lodi	CA	95241-1480
Comcast		P.O. Box 60533		City of Industry	CA	91716-0533
Franchise Tax Board	Bankruptcy Section, MS A-340	P.O. Box 2952		Sacramento	CA	95812-2952
KS Mattson Partners, LP	c/o Stapleton Group, a Part of J.S. Held	515 S. Flower St., 18th Floor		Los Angeles	CA	90071
La Kebrada Mexican Restaurant		9415 N Fort Washington, 102		Fresno	CA	93730
Mia Bella Couture (Barham)		9463 N Fort Washington, 108		Fresno	CA	93730
MS Fire Protection, Inc		PO Box 2339		Fresno	CA	93745
Pacific Gas & Electric		P.O. Box 997300		Sacramento	CA	95899-7300
Paradise Cleaners (Smith)		9415 N Fort Washington, 104		Fresno	CA	93730
Paramount Pest Services		5245 N Gates Ave Ste 103		Fresno	CA	93722-6047
Robert Champagne Landscape Maintenance		PO Box 9755		Fresno	CA	93794
Sakanaya Japanese Restaurant (Jang)		9447 N Fort Washington, 116		Fresno	CA	93730
The Bike Shop dba Todd Winslow		9433 N Fort Washington, 102		Fresno	CA	93730
The Nines Salon & Spa, Jennifer Castillo		9463 N Fort Washington, 101		Fresno	CA	93730
Top Dog Pet Wash (Topijan)		9415 N Fort Washington, 106		Fresno	CA	93730
Tutoring Club, LLC dba TC North Fresno, LLC		9423 N Fort Washington, 106		Fresno	CA	93730
Weintraub & Tobin		400 Capitol Mall	Eleventh	Sacramento	CA	95814
Wells Fargo		P.O. Box 30427		Los Angeles	CA	90030-0427
YES Energy Management		PO Box 82657		Goleta	CA	93118-2657