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Proposed Attorneys for Debtor and Debtor in Possession

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

SANTA ROSA DIVISION

In re

Case No. 24-10715 (CN)

Chapter 11

KS MATTSON PARTNERS, LP,

Debtor¹.

**STATUS CONFERENCE STATEMENT FOR
BANKRUPTCY CASE**

Judge: Hon. Charles D. Novack

Status Conference:

Date: July 25, 2025

Time: 11:00 a.m.

Place: United States Bankruptcy Court
 1300 Clay Street
 Courtroom 220
 Oakland, CA 94612

¹The last four digits of the Debtor's tax identification number are 5060. The Debtor's mailing address is c/o Stapleton Group, 514 Via de la Valle, Suite 210, Solana Beach, CA 92075.



1 **TO THE HONORABLE CHARLES D. NOVACK, UNITED STATES BANKRUPTCY**
2 **JUDGE AND ALL INTERESTED PARTIES AND/OR**
3 **THEIR COUNSEL OF RECORD:**

4 KS Mattson Partners, LP, the debtor and debtor in possession (the “Debtor” or “KSMP”) in
5 the above-captioned chapter 11 bankruptcy case (the “Chapter 11 Case”), hereby submits its status
6 conference statement for the July 25, 2025 status conference.

7 **1. The factors (business, financial, operational and any other problems) leading**
8 **to this bankruptcy filing, the Debtor’s objectives in this Chapter 11 Case, and the means**
9 **proposed to achieve those objectives.**

10 This is a highly unusual chapter 11 case arising out of an alleged multiyear and multimillion
11 dollar fraud perpetrated by Kenneth Mattson. This alleged fraud resulted in multiple prepetition
12 litigations against the Debtor, Kenneth Mattson and LeFever Mattson, a California corporation (the real
13 estate corporation jointly owned by Mr. Mattson and Tim LeFever), as well as the voluntary bankruptcy
14 filing for LeFever Mattson and affiliates (collectively, the “LFM Debtors”). It has also resulted in the
15 United States Department of Justice bringing serious criminal charges against Mr. Mattson. On
16 November 22, 2024, the Debtor became subject to an involuntary petition for relief under chapter 11 of
17 the Bankruptcy Code. On June 9, 2024 (the “Relief Date”), the Court entered the Stipulated Order for
18 Relief in an Involuntary Case [Dkt. No. 131] and subsequently appointed Robbin L. Itkin as the
19 Responsible Individual in the Chapter 11 Case (the “Responsible Individual”), with effect from June
20 16, 2025 [Dkt. No. 172] (the “Responsible Individual Order”).

23 Among other things, the Responsible Individual Order provides that “[n]one of Kenneth
24 Mattson, Stacy Mattson or K.S. Mattson Company, LLC shall have any authority, express or implied,
25 to act on behalf of the Debtor, bind the Debtor, operate the Debtor’s business, access any of the Debtor’s
26 assets or any property of the estate. Any such actions shall be void ab initio and a violation of this
27 Order.” Responsible Individual Order ¶ 5.
28

1 Ms. Itkin had no prior involvement or relationship with Kenneth Mattson, KSMP or the LFM
2 Debtors and is acting as an independent fiduciary for the estate, similar to other chapter 11 cases where
3 she has served as either a court-appointed trustee, independent manager, officer, director or counsel.
4 The Debtor's objective in this Chapter 11 Case is to maximize recoveries for all creditors and investors
5 in an efficient manner through a chapter 11 plan and to seek to do so as quickly and cost effectively as
6 possible while being fair to the various competing interests and constituencies.. However, as more
7 fully described below, because the Debtor had and has no employees, and virtually no available books
8 and records, simply assembling the basic information required to fulfill the obligations under chapter
9 11 and prepare schedules of assets and liabilities and other required filings is a difficult and ongoing
10 process. Thus, at this point, the Debtor's statements, decisions and positions provided herein are based
11 on the best available information and analysis and subject to change. As part of this process, the Debtor
12 and its proposed professionals have been assisted by and are seeking to work working constructively
13 with all of the various interested parties and professionals in this case and the related LFM chapter 11
14 cases.
15

16
17 Specifically, in the 32 days since being approved by the Court as the Debtor's Responsible
18 Individual, Ms. Itkin has caused the Debtor to retain, subject to Bankruptcy Court approval, two
19 professionals, Hogan Lovells US LLP as general bankruptcy counsel and Stapleton Group as
20 Operations and Asset Manager in order to organize the significant effort required to comply with
21 the chapter 11 requirements, ascertain as best as possible the basic facts with respect to the Debtor's
22 assets and liabilities, and to deal with a host of pressing business and legal issues. These issues can
23 generally be described as falling into the following categories of tasks and are all ongoing project
24 areas:
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- 1 • **Factual Investigation of Assets and Liabilities in order to prepare required**
2 **bankruptcy schedules and other disclosures and determine the most effective**
3 **path forward on all issues**. As part of this analysis, the Debtor is preparing and will
4 file a motion asking the Court to set a bar date for the filing of creditor claims. The
5 factual investigation includes coordinating with and obtaining information from the
6 professionals for the LFM Debtors and the official committee of unsecured creditors
7 in the LFM chapter 11 cases (the “LFM Committee”), as well as the criminal case
8 against Ken Mattson, including obtaining whatever information is available or can
9 be made available by the Department of Justice, the Securities and Exchange
10 Commission (the “SEC”) or Mr. Mattson’s counsel.
11
12 • **Property management and operations**. Ascertaining the basic facts concerning
13 each property (as well as determination of ownership status and what properties are
14 in fact owned by KSMP) including secured debt, required insurance needs,
15 operational status, repairs needed as well as the status of existing leases and rent
16 collections. This includes dealing with certain secured creditors to obtain consent
17 for use of their cash collateral or for a protective advance to fund required insurance
18 payments. Planned next steps include determining a preliminary valuation for each
19 property and determining how to maximize each property’s value, including
20 immediate sales or leasing and holding the property for a later sale.
21
22 • **Obtaining Financing**. Obtaining debtor-in-possession financing to fund the estate’s
23 operational (including repairs, maintenance, insurance and utilities), restructuring
24 costs and other necessary expenses of the Bankruptcy Estate.
25
26 • **Substantive Consolidation**. Evaluating the detailed information provided by the
27
28

1 LFM Debtors and LFM Committee, and preparing a preliminary response and
2 recommendation with respect to the pending motion for substantive consolidation
3 of KSMP with LeFever Mattson filed by the LFM Committee.
4

5 **2. A proposed schedule for filing a plan and disclosure statement, and for**
6 **confirmation of the proposed plan.**

7 The schedule for this remains to be determined.

8 **3. An outline of the proposed plan.**

9 On July 14, 2025, the LFM Debtors and the LFM Committee filed the *Notice of Term Sheet*
10 *for Global Settlement and Plan of Liquidation* in the LFM Debtors' chapter 11 cases, Case No. 24-
11 10545 [Dkt. No. 1724] (the "LFM Plan Term Sheet"). The LFM Plan Term Sheet contemplates the
12 substantive consolidation of all the jointly administered debtors in the LFM Debtors' chapter 11
13 cases. As discussed in question 14 below, the LFM Committee has also filed a motion to
14 substantively consolidate the KSMP estate with the LeFever Mattson estate.
15

16 The Debtor is in discussion with the LFM Debtors and the LFM Committee regarding
17 coordination of the chapter 11 cases, including the substantive consolidation motion and the
18 possibility of a coordinated plan structure that would give creditors and investors in the Debtor an
19 opportunity to vote on substantive consolidation. The Debtor is investigating and evaluating all
20 potential paths to maximizing value for the creditors and investors in this Chapter 11 Case.
21

22 **4. The type, status and adequacy of insurance coverage of the Debtor's assets.**

23 As described above and more fully in the *Motion of Debtor for Entry of an Order (I)*
24 *Extending Time to File Schedules of Assets and Liabilities, Statements of Financial Affairs and List*
25 *of Equity Security Holders, and (II) Suspending The Nongovernmental Bar Date* [Dkt. No. 149]
26 (the "Schedules Motion"), before the Relief Date, the Debtor failed to maintain adequate books and
27 records. Indeed, the Responsible Individual and her proposed advisors have been unable to locate
28

1 any traditional books and records detailing the assets, liabilities and operations of the Debtor. This
2 situation was exacerbated because many historical documents, including Mr. Mattson's laptop,
3 were seized in May 2024 by the federal government in connection with the criminal investigation
4 of Mr. Mattson. The Responsible Individual is in process of attempting to obtain those documents.
5

6 Since the Relief Date, the Responsible Individual and the Debtor's proposed professionals
7 have been focused on seeking to better understand the nature and extent of the Debtor's assets,
8 including the type, status and adequacy of insurance coverage. The Responsible Individual
9 understands, based on analysis by the Debtor's proposed professionals, that the Debtor holds
10 interests in approximately 34 real properties.
11

12 The Responsible Individual has identified active general liability and property insurance
13 policies for approximately 11 of the Debtor's properties, while two more have general liability and
14 insurance policies that require reinstatement by July 20, 2025 (and for which the reinstatement
15 premiums are in the process of being paid). However, the Responsible Individual has been unable
16 to identify active and adequate insurance coverage for approximately 21 of the Debtor's properties.
17 The Responsible Individual and the Debtor's proposed advisors are actively engaging with lenders
18 on those properties to understand whether any force-placed insurance coverage exists. The estate
19 has limited unencumbered cash and is actively seeking debtor-in-possession financing to, among
20 other things, ensure that all the estate's assets are adequately insured.
21

22 The Debtor does not have (and historically has not had) any employees, so it does not
23 maintain employer's liability insurance.

24 **5. Whether the Debtor has met the requirements for retaining professionals in**
25 **the case, and the estate's need for retaining any additional professionals (e.g., attorneys,**
26 **accountants, brokers, etc.).**
27
28

1 On June 24, 2025, the Court entered the Responsible Individual Order, approving the
2 *Debtor's Motion For Order Authorizing Designation Of Robbin L. Itkin As Responsible Individual*
3 *Pursuant To B.L.R. 4002-1* [Dkt No. 133]. On July 8, 2025, the Debtor filed its *Application of*
4 *Debtor For Order Authorizing the Retention And Employment Of Hogan Lovells US LLP As*
5 *Counsel For The Debtor* [Dkt. No. 185], which application remains pending.
6

7 On July 17, 2025, the Debtor filed its *Motion for an Order Authorizing the Retention And*
8 *Employment Of Stapleton Group, a Part of J.S. Held LLC, As Operations and Asset Manager,*
9 *Effective as of the Relief Date* [Dkt No. 206], which motion remains pending.

10 The Debtor anticipates needing to file applications to approve the retention of brokers to
11 market and sell the estate's real property assets. The Debtor is continuing to assess the need for any
12 additional professionals to assist in the chapter 11 process, and will file an appropriate application
13 or motion if any additional professionals are required.
14

15 **6. The Debtor's post-petition operations, revenue and financial results.**

16 The Debtor's postpetition operations, revenue and financial results remain to be
17 determined. On June 20, 2025, the Court granted the Schedules Motion [Dkt. No. 156] and
18 extended the time for the Debtor to file its schedules and statements of financial affairs until
19 August 8, 2025. The Debtor does not intend to seek a further extension of time. However, because
20 the Debtor expects to continue to receive new information after the filing of the Schedules, it is
21 likely that they will need to be amended in the future. On July 15, 2025, the Court entered its *Order*
22 *for Payment of State and Federal Taxes* [Dkt. No. 201]. The Debtor shall timely comply with the
23 schedule set forth in that order.
24

25 **7. The status of any litigation pending in or outside of this Court.**

26 The Debtor is currently a defendant in approximately twelve active lawsuits. Several
27 lawsuits allege claims for, among other things, fraud and breach of fiduciary duty arising out
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1 of the fraud allegedly perpetrated by Mr. Mattson. The Company is also a defendant in four
2 lawsuits that assert claims to partition properties that the plaintiffs assert are held as tenants in
3 common between them and the Debtor. These litigations have been stayed by the automatic
4 stay that came into force upon the Petition Date. The Company is also a relief defendant in a
5 complaint filed by the Securities and Exchange Commission (the “SEC”) against Mr. Mattson.
6 The Debtor reserves all rights as to the impact of the automatic stay on the SEC litigation.
7

8 **8. The Debtor’s attendance at a meeting of creditors pursuant to 11 U.S.C. §**
9 **341(a), and compliance with requests for information from the U.S. Trustee (including but**
10 **not limited to requests made in the Initial Debtor Interviews).**

11 The Section 341 Meeting of Creditors was held on July 17, 2025 and continued to August
12 22, 2025. The Responsible Individual testified at the Meeting. The Debtor believes it has responded
13 to all outstanding requests from the U.S. Trustee and the Initial Debtor Interview has not yet been
14 held.
15

16 **9. The status of monthly operating reports, debtor-in-possession (DIP) accounts**
17 **and required post-petition payments to taxing authorities.**

18 The Debtor’s first monthly operating report is due July 21, 2025.² The Debtor has opened
19 12 debtor-in-possession accounts at City National Bank (“CNB”): one to hold encumbered cash
20 and the rest to hold cash collateral. The Debtor has one prepetition account at First Bank, but Ms.
21 Itkin has now assumed sole signatory control over that account. Given the lack of traditional books
22 and records, the Debtor intends to keep that account open for a brief period to, among other things,
23 see what deposits are made into it. The Debtor will then close the First Bank debtor account and
24 transfer any remaining funds to the unencumbered CNB account. The Debtor is also general partner
25
26

27 ² The MOR is due twenty-days after the end of the calendar quarter. However, as July 20, 2025 is a Sunday, the
28 MOR is due July 21, 2025.

1 of a non-debtor entity which has a bank account at First Bank. The Responsible Individual has also
2 assumed signatory control over that account.

3 On July 10, 2025, the Debtor timely filed the *Periodic Report Regarding Value, Operations,*
4 *and Profitability of Entities in Which the Debtor's Estate Holds a Substantial or Controlling*
5 *Interest* [Dkt. No. 187] (the "Periodic Report"). The Periodic Report listed certain entities in which
6 the Debtor, through the Responsible Individual, believes it has, may have, or may have once had
7 an interest in, based on information currently available to the Responsible Individual. The
8 Responsible Individual continues to diligence these entities and their ownership.

9 On July 15, 2025, the Court entered its *Order for Payment of State and Federal Taxes* [Dkt.
10 No. 201]. The Debtor shall timely comply with the schedule set forth in that order. The Debtor
11 expects that most undisputed property taxes will be paid through sale transactions for the Debtor's
12 properties. The Debtor is seeking to diligence whether it may owe any other post-Relief Date taxes
13 given the limited information available to it. However, as the Debtor is a pass-through entity with
14 no employees, to the best of its knowledge, based on the limited information in its possession, the
15 Debtor does not owe any post-Relief Date income or employee taxes.

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17
18 **10. Whether the Debtor has met the requirements for using cash collateral and**
19 **obtaining credit.**

20 The Debtor has entered into one cash collateral stipulation with Socotra Capital Inc. [Dkt
21 No. 213] for consensual use of cash collateral to fund an insurance reinstatement premium. The
22 Debtor is actively seeking debtor-in-possession financing to finance the Chapter 11 Case and
23 intends shortly to file a motion seeking approval of the same.

24
25 **11. Orders entered in the case granting relief from the automatic stay, extending**
26 **or refusing to extend the automatic stay or determining there is no automatic stay in effect as**
27 **to any or all creditors.**
28

1 On March 6, 2025, during the “gap period,” the Court entered its *Order Terminating The*
2 *Automatic Stay As To Socotra Capital Inc. and 1319-1361 Fulton Avenue (Ground Lease Deed of*
3 *Trust) Under 11 U.S.C. §§ 362(d)(1)* [Dkt. No. 66].

4
5 **12. Motions to assume or reject any executory contracts or unexpired leases that**
6 **have been or are expected to be filed.**

7 None to date.

8 **13. Unique issues concerning secured debt, employees, cash collateral, executory**
9 **contracts, existing management and/or equity owners.**

10 The Debtor’s partnership agreement provides that its partnership interests are held by each
11 of Kenneth Mattson (49%) (the Debtor’s former controlling person), Mr. Mattson’s wife, Stacy
12 Mattson, (49%), and K S Mattson Company, LLC (2%). The indictment of Mr. Mattson as well as
13 the developments discussed in question 14 below constitute unique issues.

14
15 **14. Unusual developments or events that have occurred or are expected to occur in**
16 **the case, and any other matters that might materially affect the administration of this case.**

17 On June 20, 2025, the LFM Committee filed its *Motion to Consolidate Cases of Debtor*
18 *LeFever Mattson and KS Mattson Partners, LP and for Related Relief* [Dkt No. 157] (the “Subcon
19 Motion”), which seeks substantive consolidation of the Debtor’s estate with the LeFever Mattson
20 estate. An initial non-evidentiary hearing on the Subcon Motion is scheduled for July 25, 2025 at
21 12:30 p.m. The Debtor’s response deadline has been extended by agreement with the LFM
22 Committee to July 22, 2025 at 4:00 p.m. and the Debtor intends to provide the Court and interested
23 parties with its preliminary views with respect to the Subcon Motion at that time.

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Dated: July 18, 2025

/s/ Richard L. Wynne
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*Proposed Attorneys for Debtor and Debtor
in Possession*

CERTIFICATE OF SERVICE

TRACY SOUTHWELL

1. I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. I am employed at Hogan Lovells US LLP and my business address is 1999 Avenue of the Stars, Suite 1400, Los Angeles, California 90067.

2. I certify that on July 18, 2025, the *Status Conference Statement for Bankruptcy Case* was served by the court via NEF and hyperlink to the documents on the parties listed on the annexed **Exhibit A** and via First Class Mail, postage-prepaid on the parties listed on the annexed **Exhibit B**.

Los Angeles, California

/s/ Tracy Southwell

Dated July 18, 2025

Tracy Southwell

EXHIBIT A

In re KS Mattson Partners, LP **Case No. 25-10715**

Name	Party	Email
Asaph Abrams	JPMorgan Chase Bank, N.A.	ecfcamb@aldridgepate.com
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¹ Fennemore lawyers were debtor's counsel prior to consent to the involuntary filing. Hogan Lovells US LLP will be debtor's counsel going forward.

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EXHIBIT B

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