

KELLER BENVENUTTI KIM LLP
 101 MONTGOMERY STREET, SUITE 1950
 SAN FRANCISCO, CALIFORNIA 94104

KELLER BENVENUTTI KIM LLP
 TOBIAS S. KELLER (Cal. Bar No. 151445)
 (tkeller@kbbkllp.com)
 DAVID A. TAYLOR (Cal. Bar No. 247433)
 (dtaylor@kbbkllp.com)
 THOMAS B. RUPP (Cal. Bar No. 278041)
 (trupp@kbbkllp.com)
 101 Montgomery Street, Suite 1950
 San Francisco, California 94104
 Telephone: (415) 496-6723
 Facsimile: (650) 636-9251

*Attorneys for the Debtors and
 Debtors in Possession*

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION

In re:

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

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**NOTICE OF RESULTS OF AUCTION OF
 SUBJECT PROPERTY 7456 FOOTHILLS
 BOULEVARD, ROSEVILLE, CA 95747**

In re:

KS MATTSON PARTNERS, LP,

Debtor.

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

1 **TO THE UNITED STATES BANKRUPTCY COURT, THE OFFICE OF THE UNITED**
2 **STATES TRUSTEE, THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS,**
3 **THE PROPOSED BUYER, THE SUCCESSFUL BIDDER, AND OTHER PARTIES IN**
4 **INTEREST:**

5 **PLEASE TAKE NOTICE** that on August 6, 2024, Windscape Apartments, LLC filed a
6 voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy
7 Code”) in the United States Bankruptcy Court for the Northern District of California (Santa Rosa
8 Division) (the “Bankruptcy Court”).

9 **PLEASE TAKE FURTHER NOTICE** that on September 12, 2024, LeFever Mattson, a
10 California corporation (“LeFever Mattson”), and 57 affiliated entities (the “September 12
11 Debtors”) filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code.

12 **PLEASE TAKE FURTHER NOTICE** that on October 2, 2024, Pinewood
13 Condominiums, LP and Ponderosa Pines, LP, both affiliates of LeFever Mattson, filed voluntary
14 petitions for relief under chapter 11 of the Bankruptcy Code (the “October 2 Debtors,” and
15 collectively with Windscape Apartments, LLC and the September 12 Debtors, the “Debtors”²).
16 The bankruptcy cases of the Debtors are being jointly administered for procedural purposes only
17 (the “Chapter 11 Cases”).

18 **PLEASE TAKE FURTHER NOTICE** that on July 18, 2025, the Debtors filed the *Notice*
19 *of Sale of Subject Property Located at 7456 Foothills Boulevard, Roseville, CA 95747* [Dkt. No.
20 1758] (the “Sale Notice”) and the *Declaration of Ethan Conrad in Support of Adequate Assurance*
21 *of Future Performance with Respect to the Assumption and Assignment of Executory Leases and/or*
22 *Unexpired Contracts in Connection with the Sale of 7456 Foothills Boulevard, Roseville, CA*
23 *95747* [Dkt. No. 1759] pursuant to the *Order Establishing Omnibus Procedures for Real Property*
24 *Sales* (the “Sale Procedures Order”) [Dkt. No. 971] entered on March 5, 2025.

25 **PLEASE TAKE FURTHER NOTICE** that on August 13, 2025, the Debtors filed the
26 *Notice of Auction of Subject Property 7456 Foothills Boulevard, Roseville, CA 95747* [Dkt. No.
27 2008] (the “Notice of Auction”).³

28 **PLEASE TAKE FURTHER NOTICE** that, pursuant to the Notice of Auction, the
Debtors held the Auction on August 20, 2025, at 1:00 p.m. (Prevailing Pacific Time) via
videoconference.

PLEASE TAKE FURTHER NOTICE that Qualified Bidder Jimmy Zahriya on behalf
of JZ Developments LLC, which submitted a Qualified Bid of \$7,000,000, was present at the
Auction. The Proposed Buyer Ethan Conrad was not present and did not submit a Subsequent Bid.
At the conclusion of the Auction, JZ Developments LLC, which subsequently assigned the
Purchase Agreement to Wood Creek Plaza LLC, was selected as the Successful Bidder.

² Unless otherwise indicated, “Debtors” as used herein excludes KSMP.

³ Capitalized terms not otherwise defined herein shall have the meanings given to them in
the Notice of Auction.

1 **PLEASE TAKE FURTHER NOTICE** that the Debtors have entered a purchase and sale
2 agreement with the Successful Bidder (the “Purchase Agreement”) attached hereto as **Exhibit A**.
3 The terms and conditions of the Purchase Agreement are the same as those of the agreement
4 attached to the Sale Notice except that all diligence has been waived. The *Declaration of Nesser*
5 *David Zahriya in Support of Adequate Assurance of Future Performance with Respect to the*
6 *Assumption and Assignment Executory Leases and/or Unexpired Contracts in Connection with the*
7 *Sale of 7456 Foothills Boulevard, Roseville, CA 95747* is appended to the Purchase Agreement.

8 **PLEASE TAKE FURTHER NOTICE** that copies of the Sale Procedures Order, the Sale
9 Notice, the Notice of Auction, and any related documents can be viewed and/or obtained by:
10 (i) accessing the Bankruptcy Court’s website at <http://www.canb.uscourts.gov>, (ii) contacting the
11 Office of the Clerk of the Court at 450 Golden Gate Avenue, San Francisco, CA 94102, or
12 (iii) from the Debtors’ claims and noticing agent, KCC dba Verita Global, at the following web
13 address: <https://www.veritaglobal.net/LM>, or by calling (877) 709-4751 (toll free) for U.S. and
14 Canada-based parties; or (424) 236-7231 for International parties or by e-mail at:
15 www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed to access documents
16 on the Bankruptcy Court’s website.

17 Dated: August 29, 2025

KELLER BENVENUTTI KIM LLP

By: /s/ Gabrielle L. Albert

Gabrielle L. Albert

Attorneys for the Debtors and Debtors in Possession