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**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 HEARING ON JOINT
MOTION OF LFM DEBTORS AND
KSMP TO PAY COSTS RELATED
TO MEDIATION WITH SOCOTRA
CAPITAL**

In re:

KS MATTSON PARTNERS, LP,

Debtor.

Date: September 19, 2025
Time: 11:00 a.m.
Place: United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

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://veritaglot>

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

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

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

11 **PLEASE TAKE FURTHER NOTICE** that on October 2, 2024, Pinewood
12 Condominiums, LP and Ponderosa Pines, LP, both affiliates of LeFever Mattson, filed voluntary
13 petitions for relief under chapter 11 of the Bankruptcy Code (the “October 2 Debtors,” and
14 collectively with Windscape Apartments, LLC and the September 12 Debtors, the
15 “LFM Debtors”).

16 **PLEASE TAKE FURTHER NOTICE** that on November 22, 2024, LFM Debtors
17 LeFever Mattson and Windtree, LP filed an involuntary chapter 11 petition against KS Mattson
18 Partners, LP (“KSMP”). On June 9, 2025, the Bankruptcy Court entered an order for relief for
19 KSMP. The bankruptcy cases of the LFM Debtors and KSMP are being jointly administered for
20 procedural purposes only (the “Chapter 11 Cases”).

21 **PLEASE TAKE FURTHER NOTICE** that on September 10, 2025, the LFM Debtors
22 and KSMP filed the *Joint Motion of LFM Debtors and KSMP to Pay Costs Related to Mediation*
23 *with Socotra Capital* (the “Motion”).²

24 **PLEASE TAKE FURTHER NOTICE** that, pursuant to the Court’s directions on the
25 record at a hearing held in the Chapter 11 Cases on August 26, 2025, the hearing on the Motion
26 has been set for **September 19, 2025, at 11:00 a.m. (Pacific Time)**, before the Honorable Charles
27 Novack, United States Bankruptcy Judge, and any opposition to the Motion may be made at the
28 hearing.

PLEASE TAKE FURTHER NOTICE that counsel, parties, and other interested parties
may attend in person in Courtroom 215 in Oakland, by Zoom video, or by Zoom telephone.
Additional information is available on Judge Novack’s Procedures page on the Bankruptcy Court’s
website, and information on how to attend the hearing by Zoom will be included with each calendar
posted under Judge Novack’s Calendar on the Bankruptcy Court’s website. If you have questions
about how to participate in a video or telephonic hearing, you may contact the court by calling
888-821-7606 or by using the Live Chat feature on the Bankruptcy Court’s website at
www.canb.uscourts.gov.

PLEASE TAKE FURTHER NOTICE that a copy of the Motion and its supporting
documents can be viewed and/or obtained by: (i) accessing the Bankruptcy Court’s website at
<http://www.canb.uscourts.gov>, (ii) contacting the Office of the Clerk of the Court at 450 Golden
Gate Avenue, San Francisco, CA 94102, or (iii) from KSMP and the LFM Debtors’ claims and

² Capitalized terms not otherwise defined herein shall have the meanings given to them in
the Motion.

1 noticing agent, KCC dba Verita Global, at the following web address:
2 <https://www.veritaglobal.net/LM>, or by calling (877) 709-4751 (toll free) for U.S. and Canada-
3 based parties; or (424) 236-7231 for International parties or by e-mail at:
4 www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed to access documents
5 on the Bankruptcy Court's website.

6
7 Dated: September 10, 2025

KELLER BENVENUTTI KIM LLP

8 By: /s/ Thomas B. Rupp

9 Thomas B. Rupp

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11 *Debtors in Possession*

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15 *Possession KS Mattson Partners, LP*