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**The following constitutes the order of the Court.**  
**Signed September 30, 2025**

**Charles Novack**  
**U.S. Bankruptcy Judge**

*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.*,<sup>1</sup>

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**ORDER APPROVING CASH  
COLLATERAL STIPULATION**

**[Related to Dkt. No. 2498]**

In re

KS MATTSON PARTNERS, LP,

Debtor.

[No Hearing Required]

<sup>1</sup> 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>



Upon consideration of the Stipulation (defined below)<sup>2</sup> entered into by and between certain of the above-captioned debtors and debtors in possession (the “Debtors”)<sup>3</sup> and a certain secured lender; and pursuant to the *Order Authorizing Debtors to use Cash Collateral on a Final Basis and Approving Cash Collateral Stipulations* [Dkt. No. 449]; and the Court having found that (i) the Court has jurisdiction to consider the Stipulation and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, and the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24 and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for the Northern District of California; (ii) venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409; (iii) this is a core proceeding pursuant to 28 U.S.C. § 157(b); (iv) notice the Stipulation was sufficient under the circumstances; and (v) good cause exists to waive the requirements imposed by Bankruptcy Rule 4001(b)(2), to the extent they are applicable; and after due deliberation the Court having determined that the relief requested in the Stipulation is in the best interests of the Debtors, their estates, their creditors; and their equity holders; and good and sufficient cause having been shown;

**IT IS HEREBY ORDERED THAT:**

1. The following stipulation (the “Stipulation”) is approved: *Fourth Stipulation for Use of Cash Collateral (Federal Home Loan Mortgage Corporation)* by and between Federal Home Loan Mortgage Corporation (“Freddie Mac” or “Lender”) and Debtors Red Cedar Tree LP (“Red Cedar”), Red Mulberry Tree, LP (“Red Mulberry”), and LeFever Mattson (“LeFever” and together with Red Cedar and Red Mulberry, collectively, the “Debtors”), filed on September 30, 2025 [Dkt. No. 2498].

2. Nothing contained in the Stipulation or this Order is intended to be or shall be construed as (i) an admission as to the validity or invalidity of any claim against the Debtors or any collateral; (ii) a waiver of the Debtors’, any creditor’s, or any appropriate party in interest’s rights to assert or dispute the amount of, basis for, or validity of any claim against the Debtors or

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<sup>2</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in the Stipulation.

<sup>3</sup> “Debtors” as used herein excludes KSMP.

1 any collateral; (iii) a waiver of any claims or causes of action that may exist in favor of or against  
2 any creditor or interest holder; or (iv) an approval, assumption, adoption, or rejection of any  
3 agreement, contract, lease, program, or policy between the Debtors and any third party under  
4 section 365 of the Bankruptcy Code.

5 3. The Debtors are hereby authorized to take such actions and to execute such  
6 documents as may be necessary to implement the relief granted by this Order.

7 4. The Court retains exclusive jurisdiction with respect to all matters arising from or  
8 related to the implementation, interpretation, and enforcement of this Order.

9 \*\* END OF ORDER \*\*

10 Approved as to Form:

11 PACHULSKI STANG ZIEHL & JONES LLP

12  
13 By: /s/ Jason H. Rosell  
Jason H. Rosell

14 Attorneys for the Official Committee of Unsecured Creditors  
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*All Registered ECF Participants*