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UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

SANTA ROSA DIVISION

In re
 LEFEVER MATTSON, a California
 corporation, et al.
 Debtors.¹

In re
 KS MATTSON PARTNERS, LP,
 Debtor.

Case No. 24-10545 CN (Lead Case)

(Jointly Administered)

Chapter 11

**NOTICE OF HEARING ON MOTION OF
 DEBTOR KSMP TO ESTABLISH
 PROCEDURES FOR REAL PROPERTY
 SALES**

Date: October 22, 2025

Time: 11:00 a.m.

Place: United States Bankruptcy Court
 1300 Clay Street, Courtroom 215
 Oakland, CA 94612

Objection Deadline: October 15, 2025

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>.



1 **TO THE UNITED STATES BANKRUPTCY COURT, THE OFFICE OF THE UNITED**
2 **STATES TRUSTEE, THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS, AND**
3 **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 Rosa
7 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 Debtors”)
10 filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code.

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

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

20 **PLEASE TAKE FURTHER NOTICE** that on October 1, 2025, KSMP filed the *Motion of*
21 *Debtor KSMP to Establish Procedures for Real Property Sales* (the “Motion”).² By this Motion,
22 Debtor KSMP seeks approval and implementation of procedures³ related to the sale of their real
23 property, including the following:

- 24 1. Limiting the time and parties to be served with notice of any proposed sale;
- 25 2. The procedures for parties to object or submit overbids (including credit bids) to any
26 proposed sale;
- 27 3. Authorizing any sale of property to be free and clear of any interest in such property of an
28 entity other than Debtor KSMP’s estate; and
- 29 4. The procedures for the treatment of unexpired leases on property to be sold where Debtor
30 KSMP is the lessor.

31 **PLEASE TAKE FURTHER NOTICE** that, the hearing on the Motion has been set for
32 **October 22, 2025, at 11:00 a.m. (Pacific Time)**, before the Honorable Charles Novack, United
33 States Bankruptcy Judge.

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

37 ³ These procedures are available for the Debtors to use if they elect to do so. Debtor KSMP retains
38 the option to file a separate motion to sell a property pursuant to 11 U.S.C. § 363 in its sole
39 discretion.

1 **PLEASE TAKE FURTHER NOTICE** that counsel, parties, and other interested parties
2 may attend in person in Courtroom 215 in Oakland, by Zoom video, or by Zoom telephone.
3 Additional information is available on Judge Novack's Procedures page on the Bankruptcy Court's
4 website, and information on how to attend the hearing by Zoom will be included with each calendar
5 posted under Judge Novack's Calendar on the Bankruptcy Court's website. If you have questions
6 about how to participate in a video or telephonic hearing, you may contact the court by calling 888-
7 821-7606 or by using the Live Chat feature on the Bankruptcy Court's website at
8 www.canb.uscourts.gov.

9 **PLEASE TAKE FURTHER NOTICE** that any opposition or response to the Motion shall
10 be filed with the Bankruptcy Court and served on counsel for KSMP at the above-referenced address
11 no later than **October 15, 2025**.

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

20 Dated: October 1, 2025

/s/ Richard L. Wynne

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