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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

Case No. 24-10545 CN (Lead Case)
(Jointly Administered)
Chapter 11

In re
KS MATTSON PARTNERS, LP,
Debtor.

**DEBTOR KSMP'S MOTION FOR
ORDER FURTHER EXTENDING THE
TIME TO FILE NOTICES OF
REMOVAL OF RELATED
PROCEEDINGS**

Date: December 3, 2025
Time: 11:00 a.m.
Place: (In Person or Via Zoom)
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://veritaglobal.net/LM>.



1 KS Mattson Partners, LP (“Debtor KSMP”), debtor and debtor-in-possession in the above-
2 captioned chapter 11 case, hereby submits this motion (the “Motion”) pursuant to Rules 9006(b)
3 and 9027 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) and Rule 9006-
4 1 of the Bankruptcy Local Rules for the Northern District of California (the “Bankruptcy Local
5 Rules”) for entry of an order, in substantially the form attached hereto as **Exhibit A**, further
6 extending time, pursuant to Clause (A) of Bankruptcy Rule 9027(a)(2), for Debtor KSMP to file
7 notices of removal of the civil actions and proceedings (the “Removal Deadline”) to which Debtor
8 KSMP is party (collectively, the “Civil Actions”) through and including March 6, 2026, without
9 prejudice to Debtor KSMP’s right to seek additional extensions of such period.

10 In support of this Motion, Debtor KSMP submits the *Declaration of Robbin L. Itkin in*
11 *Support of Debtor’s Motion for Order Further Extending the Time to File Notices of Removal of*
12 *Related Proceedings* (the “Itkin Declaration”), filed contemporaneously herewith.

13 **MEMORANDUM OF POINTS AND AUTHORITIES**

14 **I. JURISDICTION AND VENUE**

15 The Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334,
16 the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24
17 (N.D. Cal.), and Rule 5011-1(a) of the Bankruptcy Local Rules. This is a core proceeding pursuant
18 to 28 U.S.C. § 157(b). Venue is proper before the Court pursuant to 28 U.S.C. §§ 1408 and 1409.

19 **II. BACKGROUND**

20 **A. The Chapter 11 Case**

21 This case arises from an alleged multiyear and multimillion-dollar fraud perpetrated by Mr.
22 Mattson. This alleged fraud resulted in multiple prepetition litigations against Debtor KSMP, Mr.
23 Mattson and LeFever Mattson, a California corporation (the real estate corporation jointly owned
24 by Mr. Mattson and Tim LeFever), as well as the voluntary bankruptcy filing for the LFM Debtors.
25 It has also resulted in the United States Department of Justice bringing criminal charges against
26 Mr. Mattson.

1 On November 22, 2024, Debtor KSMP became subject to an involuntary petition for relief
2 under chapter 11 of the Bankruptcy Code. On June 9, 2024 (the “Relief Date”), the Court entered
3 the *Stipulated Order for Relief in an Involuntary Case* (Case No. 24-10715, Dkt. No. 131) and
4 appointed Robbin L. Itkin as the Responsible Individual in this case, with effect from June 16,
5 2025 (the “Itkin Approval Order”) (Case No. 24-10715, Dkt. No.172). No trustee or examiner has
6 been appointed.

7 On September 19, 2024, LeFever Mattson and fifty-seven affiliates and subsidiaries
8 (collectively, the “LFM Debtors”, and, with Debtor KSMP, the “Debtors”)—parties related to
9 Debtor KSMP—filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code,
10 commencing their jointly administered bankruptcy cases (the “LFM Chapter 11 Cases”). On July
11 29, 2025, the Court entered the Stipulated Bridge Order in Connection with the Motion to
12 Substantively Consolidate the Bankruptcy Estates of LeFever Mattson and KS Mattson Partners,
13 LP [Dkt. No.1887], which, among other things, jointly administers the KSMP Chapter 11 Case
14 with the LFM Chapter 11 Cases (collectively, the “Chapter 11 Cases”).

15 An unsecured creditors’ committee was appointed in the LFM Chapter 11 Cases (the
16 “Committee”) and, on August 26, 2025, this same Committee was appointed in the KSMP Chapter
17 11 Case [Dkt. No. 2104].

18 Since the Relief Date, Debtor KSMP’s Responsible Individual and professionals have not
19 only have continued Debtor KSMP’s prepetition business of operating approximately 36
20 commercial and residential rental properties but have also worked tirelessly to investigate its
21 financial situation, dispose of its real property assets, negotiate a proposed plan of reorganization,
22 resolve claims and disputes involving the Debtor’s estate, and generally work toward an overall
23 resolution that will provide for a fair and equitable distribution to Debtor KSMP’s stakeholders,
24 including the many investors whose financial lives have been upended.

25 **B. The Pending Actions Against Debtor KSMP**

26 The Responsible Individual is not in possession of Debtor KSMP’s prepetition books and
27 records. Through public litigation searches and conversations with Debtor KSMP’s prior counsel
28

1 and litigants, the Responsible Individual understands that Debtor KSMP's is party to lawsuits
2 pending in various California state courts and the United States District Court for the Northern
3 District of California (the "Civil Actions"), listed as **Exhibit A** to the Itkin Declaration, and which
4 are listed in the schedules of assets and liabilities and statements of financial affairs for Debtor
5 KSMP (the "Schedules and Statements") [Dkt. Nos. 1980-1981]. In most of these actions, Debtor
6 KSMP is the defendant, and the claims against Debtor KSMP are stayed pursuant to 11 U.S.C. §
7 362(a).

8 Given the lack of books and records, it is possible that Debtor KSMP could be subject to
9 lawsuits not yet identified, and thus not included on **Exhibit A** to the Itkin Declaration or listed on
10 the Schedules and Statements.

11 **C. The Previous Extension of the Removal Deadline**

12 On August 1, 2025, Debtor KSMP filed its first motion to extend the time to file notices of
13 the removal of civil actions and proceedings through December 8, 2025 (the "First Request") [Dkt.
14 No. 1972]. On August 26, 2025, the Court granted the First Request without prejudice to Debtor
15 KSMP's right to seek additional extensions [Dkt. No. 2098].

16 **D. The Need to Further Extend the Removal Deadline**

17 Since the Court granted the First Request, the Responsible Individual has continued to
18 confront critical tasks to preserve the estate and maximize value for unsecured creditors, including:

19 1. **Continuing to secure and assess assets** – operating Debtor KSMP's properties,
20 identifying tenants and collecting rents, securing and maintaining properties, identifying and
21 communicating with co-owners, selecting property managers, and addressing issues arising in and
22 from pending criminal proceedings.

23 2. **Preparing the estate for monetization** – identifying secured lenders and their
24 collateral, identifying and engaging brokers, marketing the property portfolio, engaging with
25 potential buyers, negotiating purchase agreements (including 2 agreements currently in escrow),
26 and obtaining approval of standardized sale procedures for the sale of real property assets.

1 3. **Ensuring operational viability** – obtaining liquidity through a debtor-in-
2 possession financing facility and use of prepetition cash collateral and meeting Debtor KSMP's
3 many ongoing reporting obligations (such as monthly operating reports, and reporting to the DIP
4 lender).

5 4. **Identifying creditor claims** – setting a bar date, reviewing and analyzing proofs
6 of claim filed by creditors and investors and conducting diligence on the immense volume of
7 supporting evidence provided by such claimants.

8 5. **Negotiating a plan** – investigating and analyzing the appropriateness of
9 substantive consolidation of the KSMP and LFM Debtors' estates, negotiating and filing (with the
10 LFM Debtors and the Committee as joint plan proponents) a disclosure statement, chapter 11 plan
11 of liquidation, and related procedures, and advancing proceedings to confirm that plan.

12 6. **Negotiating settlements** – investigating secured lender claims and potential claims
13 and defenses involving the same, mediating disputes and finalizing a settlement agreement with
14 Socotra Capital that will generate millions of dollars in value for the estates through sales of
15 Socotra collateral and a negotiated sharing formula, and negotiating potential settlements with
16 other secured lenders and other claimants.

17 Given these demands, the Responsible Individual has not yet conducted the analysis
18 necessary to determine whether removal of any Civil Action would benefit the estate. That analysis
19 is less urgent in light of the automatic stay, which has essentially halted all of the Civil Actions.
20 Accordingly, Debtor KSMP requires and requests additional time to make an informed decision
21 on removal.

22 **III. RELIEF REQUESTED**

23 Debtor KSMP requests, pursuant to 28 U.S.C. § 1452 and Bankruptcy Rules 9006(b) and
24 9027, the entry of an order (i) extending the deadline by which Debtor KSMP may file notices of
25 removal for any action under Clause (A) of Bankruptcy Rule 9027(a)(2) through and including
26 March 6, 2026, and (ii) granting related relief.

1 **IV. AUTHORITY FOR RELIEF REQUESTED**

2 Section 1452 of title 28 of the United States Code provides for the removal of actions
3 related to bankruptcy cases and provides that “[a] party may remove any claim or cause of action
4 in a civil action . . . to the district court for the district where such civil action is pending, if such
5 district court has jurisdiction of such claim or cause of action under section 1334 of this title.”
6 28 U.S.C. § 1452(a).

7 Bankruptcy Rule 9027 sets forth the time periods for filing notices to remove claims or
8 causes of action and provides, in pertinent part:

9 If the claim or cause of action in a civil action is pending when a
10 case under the Code is commenced, a notice of removal may be filed
11 only within the longest of (A) 90 days after the order for relief in the
12 case under the Code, (B) 30 days after entry of an order terminating
13 a stay, if the claim or cause of action in a civil action has been stayed
 under § 362 of the Code, or (C) 30 days after a trustee qualifies in a
 chapter 11 reorganization case but not later than 180 days after the
 order for relief.

14 Fed. R. Bankr. P. 9027(a)(2). Under Bankruptcy Rule 9006, where the request to enlarge time is
15 “made before the expiration of the period originally prescribed[,]” the Court may enlarge the
16 removal period “for cause shown . . . at any time in its discretion” Fed. R. Bankr. P.
17 9006(b)(1).

18 It is well-settled that this Court is authorized to extend, for cause, the removal period under
19 28 U.S.C. § 1452 and Bankruptcy Rule 9027. *See Pacor, Inc. v. Higgins*, 743 F.2d 984, 996 n.17
20 (3d Cir. 1984), *overruled on other grounds by Things Remembered, Inc. v. Petrarca*, 516 U.S. 124
21 (1995) (under the Bankruptcy Rules, “it is clear that the court may grant” an “extension of the time
22 limit for removal”); *see also Caperton v. A.T. Massey Coal Co., Inc.*, 251 B.R. 322, 325 (S.D.
23 W. Va. 2000) (explaining that Bankruptcy Rule 9006 provides authority to enlarge time periods
24 for removing actions under Bankruptcy Rule 9027); *Raff v. Gordon*, 58 B.R. 988, 990 (E.D. Pa.
25 1986) (finding that an expansion of time to file notices of removal is authorized under the
26 Bankruptcy Rules); *In re World Fin. Servs. Ctr., Inc.*, 81 B.R. 33, 39 (Bankr. S.D. Cal. 1987)

1 (providing that the United States Supreme Court intended to give bankruptcy judges the power to
2 enlarge the filing periods under Bankruptcy Rule 9027(a) pursuant to Bankruptcy Rule 9006(b)).

3 The further extension sought will afford Debtor KSMP a reasonable amount of time to
4 determine whether to remove any pending Civil Actions and will help to ensure that Debtor KSMP
5 does not forfeit valuable rights under 28 U.S.C. § 1452. The proposed extension would have a
6 minimal, if any, effect on the schedule for the Chapter 11 Cases, nor would it prejudice the rights
7 of Debtor KSMP's adversaries, as any party to an action that is removed may seek to have the
8 action remanded to state court pursuant to 28 U.S.C. § 1452(b).

9 Debtor KSMP further requests that any order approving this Motion be without prejudice
10 to any position it may take regarding whether section 362 of the Bankruptcy Code applies to stay
11 any given Civil Action pending against it.

12 For the reasons stated above, Debtor KSMP submits that cause exists to grant the relief
13 requested, and that the relief requested herein is appropriate and in the best interests of their estates,
14 creditors, and all other parties' interests.

15 **V. RESERVATION OF RIGHTS**

16 Nothing contained herein shall be construed as (i) an admission as to the validity of any
17 claim against Debtor KSMP, (ii) a waiver of Debtor KSMP's or any appropriate party in interest's
18 rights to dispute any claim, or (iii) an approval or assumption of any agreement, contract, program,
19 policy, or lease under section 365 of the Bankruptcy Code.

20 **VI. NOTICE**

21 Notice of this Motion will be provided to (i) the United States Trustee; (ii) Serene
22 Investment Management, LLC, the DIP Lender; and (iii) those persons who have formally
23 appeared in these Chapter 11 Cases and requested service pursuant to Bankruptcy Rule 2002.
24 Based on the circumstances surrounding this Motion and the nature of the relief requested herein,
25 Debtor KSMP respectfully submits that no further notice is required.

1 **WHEREFORE**, Debtor KSMP respectfully requests that the Court enter an order,
2 substantially in the form attached hereto as **Exhibit A**, and such other and further relief as the
3 Court may deem just and appropriate.

4 Dated: November 12, 2025

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Exhibit A
(Proposed Order)

1 Richard L. Wynne (Bar No. 120349)
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9 **UNITED STATES BANKRUPTCY COURT**

10 **NORTHERN DISTRICT OF CALIFORNIA**

11 **SANTA ROSA DIVISION**

12
13 In re
14 LEFEVER MATTSON, a California
corporation, et al.
15 Debtors.¹

Case No. 24-10545 CN (Lead Case)
(Jointly Administered)
Chapter 11

16 In re
17 KS MATTSON PARTNERS, LP,
18 Debtor.

**ORDER FURTHER EXTENDING THE
TIME FOR DEBTOR KSMP TO FILE
NOTICES OF REMOVAL OF RELATED
PROCEEDINGS**

Date: December 3, 2025

Time: 11:00 a.m. (Pacific Time)

Place: (In Person or Via Zoom)

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

25 ¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax
26 identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton
27 Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other
28 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 Upon the Motion (the “Motion”),¹ of KS Mattson Partners, LP (“Debtor KSMP”) in the
2 Chapter 11 Cases, pursuant to Rules 9006(b) and 9027 of the Federal Rules of Bankruptcy
3 Procedure (the “Bankruptcy Rules”) and Rule 9006-1 of the Bankruptcy Local Rules for the
4 Northern District of California (the “Bankruptcy Local Rules”) for an extension of time for Debtor
5 KSMP to file notices of removal of the Civil Actions to March 6, 2026; and this Court having
6 jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157
7 and 1334, the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General
8 Order 24 (N.D. Cal.), and Rule 5011-1(a) of the Bankruptcy Local Rules; and consideration of the
9 Motion and the requested relief being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue
10 being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having
11 found and determined that notice of the Motion as provided to the parties listed therein is
12 reasonable and sufficient, and it appearing that no other or further notice need be provided; and
13 this Court having reviewed the Motion and the Itkin Declaration; and this Court having determined
14 that the legal and factual bases set forth in the Motion establish just cause for the relief granted
15 herein; and it appearing that the relief requested in the Motion is in the best interests of Debtor
16 KSMP, its estate, creditors, and all parties in interest; and upon all of the proceedings had before
17 this Court and after due deliberation and sufficient cause having been shown;

18 **IT IS HEREBY ORDERED THAT:**

- 19 1. The Motion is granted.
- 20 2. The last day for Debtor KSMP to file notices of removal for any civil actions and
21 proceedings under Clause (A) of Bankruptcy Rule 9027(a)(2) is extended through and including
22 March 6, 2026.
- 23 3. Debtor KSMP is authorized to take all steps necessary or appropriate to carry out
24 this Order.
- 25
- 26
- 27

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¹ Capitalized terms not otherwise herein defined shall have the meanings given to such terms in the Motion.

1 4. This Order shall be without prejudice to: (1) any position Debtor KSMP may take
2 regarding whether section 362 of the Bankruptcy Code applies to stay any litigation pending
3 against it and (2) Debtor KSMP's ability to seek further extensions to file notices of removal under
4 Bankruptcy Rule 9027(a).

5 5. Notwithstanding the entry of this Order, nothing herein shall create, nor is it
6 intended to create, any rights in favor of or enhance the status of any claim held by any party.

7 6. This Court shall retain jurisdiction to hear and determine all matters arising from
8 or related to the implementation, interpretation, or enforcement of this Order.

9 ** END OF ORDER **