

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

The following constitutes the order of the Court.
Signed: November 20, 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.*,¹

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**ORDER APPROVING DESIGNATION
OF STALKING HORSE FOR THE
SALE OF THE PROPERTY LOCATED
AT 9407, 9415-9471 N FORT
WASHINGTON ROAD, FRESNO, CA
93730**

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>

Upon submission of the Certificate of No Objection regarding the *Notice of Designation of Stalking Horse Bidder for Sale of Subject Property Located at 9407, 9471 N Fort Washington Road, Fresno, CA 93730* [Dkt. No. 2740] (the “Stalking Horse Notice”) as contemplated by the Sales Procedures approved by the *Order Establishing Omnibus Procedures for Real Property Sales* [Dkt. No. 971] (the “Sale Procedures Order”),² filed by the above-captioned debtors and debtors in possession (the “Debtors”)³; the Court having reviewed the Stalking Horse Notice and the exhibits thereto; and the Court having found that (i) the Court has jurisdiction to consider the proposed sale 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 (the “Bankruptcy Local Rules”); (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); and (iv) the Stalking Horse Notice was sufficient under the circumstances; and after due deliberation the Court having determined that the relief requested in the Stalking Horse Notice is in the best interests of the Debtors, their estates, and their creditors; and good and sufficient cause having been shown;

IT IS HEREBY ORDERED THAT:

1. Bison Acquisitions, LLC is approved as the Stalking Horse Bidder.
2. The Stalking Horse Bid shall be \$20,558,000.
3. The bid increments shall be \$205,580.
4. The Break-Up Fee shall be up to \$308,370 for reimbursement of the Stalking Horse Bidder’s actual out-of-pocket costs.
5. The Debtors are authorized to fully assume, perform under, consummate and implement the Stalking Horse Agreement.

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

³ Unless otherwise indicated, “Debtors” as used herein excludes KSMP and Live Oak Investments, LP.

1 6. This Order shall be effective immediately upon entry, and any stay of orders
2 provided for in Bankruptcy Rules 6004 or 6006 or any other provision of the Bankruptcy Code or
3 Bankruptcy Rules is expressly lifted. The Debtors are not subject to any stay in the
4 implementation, enforcement or realization of the relief granted in this Order, and may, in their
5 discretion and without further delay, take any action and perform any act authorized under this
6 Order.

7 7. Nothing contained in the Stalking Horse Notice or this Order is intended to be or
8 shall be construed as (i) an admission as to the validity of any claim against the Debtors; (ii) a
9 waiver of the Debtors' or any appropriate party in interest's rights to dispute the amount of, basis
10 for, or validity of any claim against the Debtors; (iii) a waiver of any claims or causes of action
11 that may exist against any creditor or interest holder; or (iv) an approval, assumption, adoption, or
12 rejection of any agreement, contract, lease, program, or policy, other than those identified in the
13 Sale Notice, between the Debtors and any third party under section 365 of the Bankruptcy Code.

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

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

18 ** END OF ORDER **
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****COURT SERVICE LIST****

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All ECF Parties