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Possession KS Mattson Partners, LP*

**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 MOTION
OF DEBTOR KSMP TO APPROVE
ENTRY INTO AND PERFORMANCE
UNDER THE NIELSEN
SETTLEMENT AGREEMENT**

In re:

KS MATTSON PARTNERS, LP,

Debtor.

Date: December 17, 2025

Time: 11:00 a.m.

Place: Via Zoom or In Person
United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

Objection Deadline: December 10, 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,**
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 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
16 LeFever Mattson and Windtree, LP filed an involuntary chapter 11 petition against KS Mattson
17 Partners, LP (“Debtor KSMP”). On June 9, 2025, the Bankruptcy Court entered an order for relief
18 for KSMP. The bankruptcy cases of the LFM Debtors and KSMP are being jointly administered for
19 procedural purposes only (the “Chapter 11 Cases”).

20 **PLEASE TAKE FURTHER NOTICE** that on November 26, 2025, Debtor KSMP filed
21 the *Motion of Debtor KSMP to Approve Entry Into and Performance Under the Nielsen Settlement*
22 *Agreement* [Dkt. No. 2931] (the “Motion”).²

23 **PLEASE TAKE FURTHER NOTICE** that, the Bankruptcy Court will hold a hearing on
24 the Motion (the “Hearing”) on **December 17, 2025, at 11:00 a.m. (Pacific Time)**, before the
25 Honorable Charles Novack, United States Bankruptcy Judge.

26 **PLEASE TAKE FURTHER NOTICE** that counsel, parties, and other interested parties
27 may attend in person in Courtroom 215 in Oakland, by Zoom video, or by Zoom telephone.
28 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 any opposition or response to the Motion shall
be filed with the Bankruptcy Court and served on counsel for KSMP at the above-referenced address
no later than **December 10, 2025**.

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

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

1 Gate Avenue, San Francisco, CA 94102, or (iii) from Debtor KSMP and the LFM Debtors' claims
2 and noticing agent, KCC dba Verita Global, at the following web address:
3 <https://www.veritaglobal.net/LM>, or by calling (877) 709-4751 (toll free) for U.S. and Canada
4 based parties; or (424) 236-7231 for International parties or by e-mail at:
5 www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed to access documents on
6 the Bankruptcy Court's website.

7 Dated: November 26, 2025

8 /s/ Erin N. Brady

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