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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION

In re:

LEFEVER MATTSON, a California
 corporation, *et al.*,¹
 Debtors.

In re

KS MATTSON PARTNERS, LP,
 Debtor.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**NOTICE OF HEARING ON OBJECTION TO
 CLAIMS OF LASHAWN JEFFERIES (PROOF
 OF CLAIM NOS. 50 AND 460)**

Date: February 11, 2026

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

Response Deadline: January 28, 2026

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/LM>.



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

11 **PLEASE TAKE FURTHER NOTICE** that on October 2, 2024, Pinewood
12 Condominiums, LP and Ponderosa Pines, LP, both affiliates of LeFever Mattson, filed voluntary
13 petitions for relief under chapter 11 of the Bankruptcy Code (the "October 2 Debtors," and
14 collectively with Windscape Apartments, LLC and the September 12 Debtors, the "Debtors").²
15 The bankruptcy cases of the Debtors are being jointly administered for procedural purposes only
16 (the "Chapter 11 Cases").

17 **PLEASE TAKE FURTHER NOTICE** that on December 9, 2025, the Debtors filed the
18 *Objection to Claims of LaShawn Jefferies (Proof of Claim Nos. 50 and 460)* (the "Objection"). By
19 the Objection, the Debtors seek to disallow and expunge Proof of Claim Nos. 50 and 460 (the
20 "Claims"), filed by LaShawn Jefferies (the "Claimant"), in their entirety. In deciding the
21 Objection, the Court may consider any other document filed in these Chapter 11 Cases.

22 **PLEASE TAKE FURTHER NOTICE** that the hearing on the Objection has been set for
23 **February 11, 2026, at 11:00 a.m. (Pacific Time)** (the "Hearing"), before the Honorable Charles
24 Novack, United States Bankruptcy Judge.

25 **PLEASE TAKE FURTHER NOTICE** that if the Claimant opposes the disallowance of
26 the Claims referenced above, then pursuant to Bankruptcy Local Rule 9014-1(c)(1), any response
27 (the "Response") to the Objection must be filed with the Bankruptcy Court and served on counsel
28 for the Debtors no later than **January 28, 2026**.

PLEASE TAKE FURTHER NOTICE that, if factual disputes are presented by the
Objection and any timely Response thereto, the Hearing will proceed as a status conference; factual
disputes will not be decided at the Hearing, but at a future evidentiary hearing that may be set at
the Hearing. Issues of a purely legal nature, where facts are not in dispute, may be decided at the
Hearing. See Bankruptcy Local Rule 3007-1(b).

PLEASE TAKE FURTHER NOTICE that counsel, parties, and other interested parties
may attend in person in Courtroom 215 in Oakland, by Zoom video, or by Zoom telephone.
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.

² Unless otherwise indicated, "Debtors" as used herein excludes KSMP.

1 **PLEASE TAKE FURTHER NOTICE** that a copy of the Objection and its supporting
2 documents can be viewed and/or obtained by: (i) accessing the Bankruptcy Court's website at
3 <http://www.canb.uscourts.gov>, (ii) contacting the Office of the Clerk of the Court at 450 Golden
4 Gate Avenue, San Francisco, CA 94102, or (iii) from the Debtors' claims and noticing agent, KCC
5 dba Verita Global, at the following web address: <https://www.veritaglobal.net/LM>, or by calling
6 (877) 709-4751 (toll free) for U.S. and Canada-based parties; or (424) 236-7231 for International
7 parties or by e-mail at: www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed
8 to access documents on the Bankruptcy Court's website.

9
10 Dated: December 9, 2025

KELLER BENVENUTTI KIM LLP

By: /s/ Thomas B. Rupp

Thomas B. Rupp

*Attorneys for the Debtors and Debtors in
Possession*