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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 DEBTOR'S
OBJECTION TO CLAIM NO. 792
(EQUITABLE OCEAN FRONT LLC)**

In re:
KS MATTSON PARTNERS, LP,
Debtor.

Date: February 11, 2026
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: 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 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 **THE AFFECTED CLAIMANTS, 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
7 Rosa 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 “LFM
15 Debtors”).

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

21 **PLEASE TAKE FURTHER NOTICE** that on December 9, 2025, KSMP filed the
22 *Objection to Claim No. 792 (Equitable Ocean Front LLC)* (the “Objection”). By the Objection,
23 KSMP seeks to disallow and expunge Proof of Claim No. 792 (the “Claim”), filed by Equitable
24 Ocean Front LLC (the “Claimant”), in its entirety. In deciding the Objection, the Court may
25 consider any other document filed in these Chapter 11 Cases.

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

PLEASE TAKE FURTHER NOTICE that if the Claimant opposes the disallowance of
the Claim referenced above, then pursuant to Bankruptcy Local Rule 9014-1(c)(1), any response
(the “Response”) to the Objection must be filed with the Bankruptcy Court and served on counsel
for KSMP 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).

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
7 888-821-7606 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 a copy of the Objection and its supporting
10 documents can be viewed and/or obtained by: (i) accessing the Bankruptcy Court's website at
11 <http://www.canb.uscourts.gov>, (ii) contacting the Office of the Clerk of the Court at 450 Golden
12 Gate Avenue, San Francisco, CA 94102, or (iii) from the Debtors' claims and noticing agent, KCC
13 dba Verita Global, at the following web address: <https://www.veritaglobal.net/LM>, or by calling
14 (877) 709-4751 (toll free) for U.S. and Canada-based parties; or (424) 236-7231 for International
15 parties or by e-mail at: www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed
16 to access documents on the Bankruptcy Court's website.

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Dated: December 9, 2025

/s/ Richard L. Wynne

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