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13 *Debtors in Possession*

14 **UNITED STATES BANKRUPTCY COURT**  
15 **NORTHERN DISTRICT OF CALIFORNIA**  
16 **SANTA ROSA DIVISION**

17 In re:

18 LEFEVER MATTSON, a California  
19 corporation, *et al.*,<sup>1</sup>

20 Debtors.

21 Lead Case No. 24-10545 (CN)

22 (Jointly Administered)

23 Chapter 11

24 **NOTICE OF HEARING ON MOTION OF**  
25 **DEBTORS TO ESTABLISH PROCEDURES**  
26 **FOR REAL PROPERTY SALES (SOCOTRA**  
27 **COLLATERAL)**

28 **Date:** April 16, 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

**Objection Deadline: April 9, 2025**

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. 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>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.



1 **TO: THE UNITED STATES BANKRUPTCY COURT, THE OFFICE OF THE UNITED**  
2 **STATES TRUSTEE, THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS,**  
3 **ALL CREDITORS 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 "Debtors"). The  
15 bankruptcy cases of the Debtors are being jointly administered for procedural purposes only (the  
16 "Chapter 11 Cases").

17 **PLEASE TAKE FURTHER NOTICE** that on March 26, 2025, the Debtors filed the  
18 *Motion of Debtors to Establish Procedures for Real Property Sales (Socotra Collateral)* (the  
19 "Motion").<sup>2</sup> By this Motion, the Debtors seek approval and implementation of procedures (the  
20 "Socotra Sale Procedures")<sup>3</sup> related to the sale of their real property secured by Socotra Capital,  
21 Inc. (the "Socotra Properties"). The relief requested in the Motion seeks entry of an order similar  
22 to that granted in the *Order Establishing Omnibus Procedures for Real Property Sales* [Dkt. No.  
23 971] entered on March 5, 2025, approving procedures for the sale of certain of the Debtors' real  
24 property (the "Original Sale Procedures"). The Socotra Sale Procedures are identical to the  
25 Original Sale Procedures except in one respect: the Debtors will retain a portion of the proceeds  
26 sufficient to adequately protect Socotra from the sale of Socotra Properties; those funds will  
27 remain in a segregated account until the investigation has concluded.

28 **PLEASE TAKE FURTHER NOTICE** that the hearing on the Motion has been set for  
**April 16, 2025, at 11:00 a.m. (Pacific Time)**, before the Honorable Charles Novack, United States  
Bankruptcy Judge.

**PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Bankruptcy Rule  
9014-1(c)(2), any objections to granting the Motion must be filed with the Bankruptcy Court and  
served on counsel to the Debtors no later than **April 9, 2025**.

**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

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

<sup>3</sup> These procedures are available for the Debtors to use if they elect to do so. The Debtors retain the option to file a separate motion to sell a property pursuant to 11 U.S.C. § 363 in their sole discretion.

1 888-821-7606 or by using the Live Chat feature on the Bankruptcy Court's website at  
2 www.canb.uscourts.gov.

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

8 Dated: March 26, 2025

**KELLER BENVENUTTI KIM LLP**

9 By: /s/ Gabrielle L. Albert

Gabrielle L. Albert

10 *Attorneys for the Debtors and Debtors in*  
11 *Possession*

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