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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 MOTION OF
 DEBTORS TO APPROVE SETTLEMENT WITH
 NORTHERN CALIFORNIA COLLECTION
 SERVICE, INC., AND JOHN PHAIR**

Date: November 14, 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: November 7, 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 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>.



PLEASE TAKE NOTICE that on August 6, September 12, and October 2, 2024, LeFever Mattson, a California corporation (“**LeFever Mattson**”), and 59 affiliated entities (together with LeFever Mattson, the “**Debtors**”)² each filed a voluntary petition for relief under chapter 11 of Title 11 of the United States Code (the “**Bankruptcy Code**”) in the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “**Bankruptcy Court**”). The bankruptcy cases of the Debtors are being jointly administered for procedural purposes only (the “**Chapter 11 Cases**”).

PLEASE TAKE FURTHER NOTICE that on October 24, 2025, the Debtors filed the *Motion of Debtors to Approve Settlement with Northern California Collection Service, Inc., and John Phair* (the “Motion”). The Motion requests, pursuant to Rule 9019 of the Federal Rules of Bankruptcy Procedure, entry of an order approving a settlement agreement and release of claims (the “Settlement Agreement”) among Debtor Home Tax Service of America, Inc. dba LeFever Mattson Property Management, Northern California Collection Service, Inc., and John Phair. The Settlement Agreement will resolve claims against Mr. Phair arising from a breach of lease obligations related to the property known as Salvio Pacheco Square and ultimately will result in net proceeds of \$25,000 to be divided among the Debtors who own Salvio Pacheco Square: (i) Autumn Wood I, LP; (ii) Pinewood Condominiums, LP; and (iii) Vaca Villa Apartments, LP (collectively, the “Salvio Pacheco Square Debtors”). For the reasons stated in the Motion and documents filed in support, the Debtors believe that applicable law supports entry into the Settlement Agreement as it is in the best interests of the creditors of the Salvio Pacheco Square Debtors.

PLEASE TAKE FURTHER NOTICE that the hearing on the Motion has been set for **November 14, 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 the Motion must be filed with the Bankruptcy Court and served on counsel for the Debtors at the above-captioned address by **November 7, 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 888-821-7606 or by using the Live Chat feature on the Bankruptcy Court's website at www.canb.uscourts.gov.

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² Unless otherwise indicated, “Debtors” as used herein excludes KSMP and Live Oak Investments, LP (“Live Oak”).

1 **PLEASE TAKE FURTHER NOTICE** that a copies of the Motion 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
(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.

6 Dated: October 24, 2025

KELLER BENVENUTTI KIM LLP

By: /s/ Thomas B. Rupp

Thomas B. Rupp

*Attorneys for the Debtors and Debtors in
Possession*