

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

SUPERIOR COURT  
DOCKET # 2577CV01253

K. F., a minor, by his mother,  
SANDRA FERNANDEZ DE VILLAVICENCIO,  
and SANDRA FERNANDEZ DE VILLAVICENCIO,  
individually  
*Plaintiffs,*  
  
v.  
  
CUBE 3 STUDIO LLC,  
  
*Defendant*

**DEFENDANT CUBE 3 STUDIO LLC'S  
REPORT OF COUNSEL AVAILABILITY**

Now comes Defendant Cube 3 Studio LLC ("Cube 3") and, complying with this Court's order on July 9, 2026, in Paper No. 17 (the "Order"), reports:

1. Between July 9 and 16, 2026, Cube 3 counsel conferred with the named Plaintiffs by email with Plaintiff Sandra Fernandez de Villavicencio ("Plaintiff Fernandez") in an attempt to comply with the Court's July 9, 2026 order. *See* **EXHIBIT A**. In addition, counsel for Cube 3 unsuccessfully attempted to reach Plaintiff Fernandez by phone on July 16, 2026;
2. Plaintiff Fernandez did not provide any date of availability among the five hearing dates in the Court's Order, nor did she provide any available date on or before August 28, 2026;
3. Cube 3's counsel is available for the hearing at issue:
  - a. Cube 3 counsel prefers August 11, 2026, and can attend in person or remotely;
  - b. Cube 3 counsel can attend in person or remotely on August 4 and 6, 2026;

c. Cube 3 counsel can attend virtually/remotely only on August 20, 2026.

Date: July 16, 2026

Respectfully submitted,  
The Defendant,  
Cube 3 Studio LLC  
By its Attorneys,

/s/ Michael P. Schaefer  
Michael P. Schaefer, Esq.,  
BBO No. 711910  
MG+M, The Law Firm  
125 High Street  
Oliver Street Tower, 6th Floor  
Boston, MA 02110  
(617)406-4593  
[mschaefer@mgmlaw.com](mailto:mschaefer@mgmlaw.com)

**CERTIFICATE OF SERVICE**

I hereby certify that on **July 16, 2026**, I electronically filed the foregoing document by using the eFileMA system. I certify that the plaintiffs of record will be served via email at sandrev14@yahoo.com and via U.S. First-Class Mail at the last known address below.

Sandra Fernandez De Villavicencio, *Individually*  
K. F., c/o Sandra Fernandez De Villavicencio  
550 Liberty Street, Unit 905  
Braintree, MA 02184

/s/ Michael Schaefer  
Michael Schaefer

# EXHIBIT A

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**From:** Yue Zheng  
**Sent:** Thursday, July 16, 2026 11:24 AM  
**To:** sandra fernandez  
**Cc:** Michael P. Schaefer  
**Subject:** Cube3/KF SF v. | Rescheduling Hrg  
**Attachments:** 2577CV01253 Paper No. 17 Memorandum and Order.pdf

Dear Sandra,

We're following up on the conversation below. I also gave you a further phone call this morning to get your availability, for the same purpose, and was unable to reach you. Other than your 7/14/2026 email correspondence, we have not received any message or phone call from you regarding the Court's 7/9/2026 order regarding rescheduling the motion hearing. Our availability remains the same as said below: August 4, 6, 11 or 20, 2026. Of these, August 11 is preferred. Please note that our availability for 8/20/2026 is remote only.

If we do not hear back, we plan to let the court know our below availability by 3:00pm today, Massachusetts time.

Thanks.

-YZ and for MPS

**Yue Zheng | MG+M The Law Firm**

Associate

617 406 4647 | YZheng@mgmlaw.com

125 High Street, Oliver Street Tower, 6th Floor, Boston, MA 02110

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**From:** Yue Zheng <YZheng@mgmlaw.com>  
**Sent:** Tuesday, July 14, 2026 7:51 AM  
**To:** sandra fernandez <sandrev14@yahoo.com>  
**Cc:** Michael P. Schaefer <MSchaefer@mgmlaw.com>  
**Subject:** RE: Cube3/KF SF v. | Rescheduling Hrg

Hi Sandra,

Mike (cc'd) and I have discussed your email below and re-read the Court's attached memorandum and order in detail, Paper No. 17. We seek to comply with the Court's order. Mike has made arrangements to free up his schedule. He is available for the hearing on August 4, 6, 11 or 20, 2026. Of these, August 11 is preferred, if possible for your schedule. We do not assent to any date past these four.

As for our thoughts about the case, they are about our perspective on this litigation so far, which I hope to discuss with you on the phone. This is a separate conversation from the scheduling.

Thanks.

-YZ and for MPS

**Yue Zheng** | MG+M The Law Firm

Associate

617 406 4647 | YZheng@mgmlaw.com

125 High Street, Oliver Street Tower, 6th Floor, Boston, MA 02110

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**From:** sandra fernandez <sandrev14@yahoo.com>

**Sent:** Monday, July 13, 2026 3:51 PM

**To:** Yue Zheng <YZheng@mgmlaw.com>

**Subject:** Re: Cube3/KF SF v. | Rescheduling Hrg

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Hi Yue,

Sorry for the delayed response.

I have not been able to keep up with calls and emails because of my medical situation.

I cannot agree to the proposed August dates. Would CUBE 3 be willing to assent to a joint request for a hearing on or after September 25, depending to the Court's availability?

Also, please send the important thoughts you mentioned by email if possible

Thank you,

Sandra

On Jul 13, 2026, at 3:25 PM, Yue Zheng <yzheng@mgmlaw.com> wrote:

Hi Sandra,

I called you again at 617-806-6566 just now. I'm following up frequently because the court ordered all of us to report back by 7/16/2026, this Thu, regarding a new hearing date. The auto-message at your number said no voicemail possible because box not set up yet.

Mike would like to do the hearing with you on 8/11/2026 if possible. If not, he can also make arrangements to free up 8/4 or 6 or 20/2026 if one of those dates work for you. I've attached the clerk's notice for convenience of reference.

Please let us know what date you prefer for the hearing. Also, please give me a call back when you can, to talk about the case. I have some brief but important thoughts to share and discuss.

Thanks.  
-YZ and also for MPS

**Yue Zheng** | MG+M The Law Firm

Associate

617 406 4647 | [YZheng@mgmlaw.com](mailto:YZheng@mgmlaw.com)

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**From:** Yue Zheng <[YZheng@mgmlaw.com](mailto:YZheng@mgmlaw.com)>

**Sent:** Thursday, July 9, 2026 2:32 PM

**To:** sandra fernandez <[sandrev14@yahoo.com](mailto:sandrev14@yahoo.com)>

**Cc:** Michael P. Schaefer <[MSchaefer@mgmlaw.com](mailto:MSchaefer@mgmlaw.com)>

**Subject:** RE: Cube3/KF SF v. | Rescheduling Hrg

I also gave you a quick call just now to talk about the case. Please let me know when would be the best time. Thanks.

**Yue Zheng** | MG+M The Law Firm

Associate

617 406 4647 | [YZheng@mgmlaw.com](mailto:YZheng@mgmlaw.com)

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**From:** Yue Zheng <[YZheng@mgmlaw.com](mailto:YZheng@mgmlaw.com)>

**Sent:** Thursday, July 9, 2026 2:30 PM

**To:** sandra fernandez <[sandrev14@yahoo.com](mailto:sandrev14@yahoo.com)>

**Cc:** Michael P. Schaefer <[MSchaefer@mgmlaw.com](mailto:MSchaefer@mgmlaw.com)>

**Subject:** Cube3/KF SF v. | Rescheduling Hrg

Hi Sandra,

Out of the dates the court has provided/ordered for the hearing, Mike is available on 8/11/2026. Are you available on that day? Thanks.

**Yue Zheng** | MG+M The Law Firm

Associate

617 406 4647 | [YZheng@mgmlaw.com](mailto:YZheng@mgmlaw.com)

125 High Street, Oliver Street Tower, 6th Floor, Boston, MA 02110

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<2577CV01253 Clerk's Notice (eDoc)-451697390.pdf>