

Debtors may request to receive Court notices and orders by email instead of U.S. mail. Sign Up at www.canb.uscourts.gov**Information to identify the case:**

Debtors LeFever Mattson, a California corporation, and affiliates EIN: 68-0197537 See **Exhibit 1** for the other affiliated Debtors' EINs.
 Name
 United States Bankruptcy Court California Northern Bankruptcy Court Date case filed for chapter: 11 9/12/24
 Case number: **24-10545, et al. (Jointly Administered)**

Official Form 309F1 (For Corporations or Partnerships)**Notice of Chapter 11 Bankruptcy Case**

10/20

For the debtors listed above, a case has been filed under chapter 11 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors and debtors, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtor or the debtor's property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the debtor. Creditors cannot demand repayment from the debtor by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees.

Confirmation of a chapter 11 plan may result in a discharge of debt. A creditor who wants to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadline specified in this notice. (See line 11 below for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at <https://pacer.uscourts.gov>).

The staff of the bankruptcy clerk's office cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

1. Debtors' full names	LeFever Mattson, a California corporation, and affiliated Debtors listed on Exhibit 1 attached hereto.	
2. All other names used in the last 8 years		
3. Address	6359 Auburn Blvd. Suite B Citrus Heights, CA 95621	
4. Debtor's attorney Name and address	Thomas B. Rupp Keller Benvenuti Kim LLP 425 Market Street, 26th Floor San Francisco, CA 94105	Contact phone 415-496-6723
5. Bankruptcy clerk's office Documents in this case may be filed at this address. You may inspect all records filed in this case online at https://pacer.uscourts.gov .	Mailing Address: U.S. Bankruptcy Court 1300 Clay Street, Suite 300 Oakland, CA 94612	Hours open: Monday – Friday 9:00 am to 4:30 pm Contact phone (888) 821-7606 Date: 9/25/24
6. Meeting of creditors The debtor's representative must attend the meeting to be questioned under oath. Creditors may attend, but are not required to do so.	October 21, 2024 at 10:00 AM The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	Location: Teleconference, Call in number/URL: 1-888-455-8838, Passcode: 4169593
Important Notice to Individual Debtors: The United States Trustee requires all debtors who are individuals to provide government-issued photo identification and proof of social security number to the trustee at the meeting of creditors. Failure to Appear May Result in the Dismissal of the Case without further notice. A request for a continuance or to be excused from appearing must be made in writing at least 7 days before the meeting, timely filed with the court at the address above in box 5.		

For more information, see page 2



7. Proof of claim deadline	Deadline for filing proof of claim: For all creditors (except a governmental unit):	1/10/25 **Unless the Court orders otherwise, in which case creditors will receive a further notice.
For a bankruptcy case pending in the Northern District of California, a Proof of Claim may be filed electronically online at www.canb.uscourts.gov In the Quick Links section, click on "File an Electronic Proof of Claim."	A proof of claim is a signed statement describing a creditor's claim. A proof of claim form may be obtained at www.uscourts.gov or any bankruptcy clerk's office. Your claim will be allowed in the amount scheduled unless: • your claim is designated as <i>disputed</i>, <i>contingent</i>, or <i>unliquidated</i>; • you file a proof of claim in a different amount; or • you receive another notice. If your claim is not scheduled or if your claim is designated as <i>disputed</i>, <i>contingent</i>, or <i>unliquidated</i>, you must file a proof of claim or you might not be paid on your claim and you might be unable to vote on a plan. You may file a proof of claim even if your claim is scheduled. You may review the schedules at the bankruptcy clerk's office or online at https://pacer.uscourts.gov. Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits a creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial.	
8. Exception to discharge deadline The bankruptcy clerk's office must receive a complaint and any required filing fee by the following deadline.	If § 523(c) applies to your claim and you seek to have it excepted from discharge, you must start a judicial proceeding by filing a complaint by the deadline stated below.	Deadline for filing the complaint: 12/20/24
9. Creditors with a foreign address	If you are a creditor receiving notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.	
10. Filing a Chapter 11 bankruptcy case	Chapter 11 allows debtors to reorganize or liquidate according to a plan. A plan is not effective unless the court confirms it. You may receive a copy of the plan and a disclosure statement telling you about the plan, and you may have the opportunity to vote on the plan. You will receive notice of the date of the confirmation hearing, and you may object to confirmation of the plan and attend the confirmation hearing. Unless a trustee is serving, the debtor will remain in possession of the property and may continue to operate its business.	
11. Discharge of debts	Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See 11 U.S.C. § 1141(d). A discharge means that creditors may never try to collect the debt from the debtor except as provided in the plan. If you want to have a particular debt owed to you excepted from the discharge and § 523(c) applies to your claim, you must start a judicial proceeding by filing a complaint and paying the filing fee in the bankruptcy clerk's office by the deadline.	

Exhibit 1 to Notice of Chapter 11 Bankruptcy Case

<u>Debtor Name</u>	<u>EIN</u>
LeFever Mattson, a California corporation	68-0197537
California Investment Properties, a California corporation	30-0289474
Home Tax Service of America, Inc., dba LeFever Mattson Property Management	68-0262554
Apan Partners LLC	N/A
Autumn Wood I, LP	20-0164208
Bay Tree, LP	82-1071378
Beach Pine, LP	83-2643272
Bishop Pine, LP	83-2643038
Black Walnut, LP	47-2451858
Buck Avenue Apartments, LP	54-2090323
Buckeye Tree, LP	88-2980108
Bur Oak, LP	87-4699497
Butcher Road Partners, LLC	45-5159521
Cambria Pine, LP	83-2644771
Chestnut Oak, LP	87-4702239
Country Oaks I, LP	26-0860694
Divi Divi Tree, L.P.	71-0926806
Douglas Fir Investments, LP	47-4674444
Firetree I, LP	82-3519393
Firetree II, LP	82-3519554
Firetree III, LP	82-3919655
Foxtail Pine, LP	83-2643197
Ginko Tree, LP	88-2960976
Golden Tree, LP	82-1060045

<u>Debtor Name</u>	<u>EIN</u>
Hagar Properties, LP	04-3598044
Heacock Park Apartments, LP	46-3737509
LeFever Mattson I, LLC	47-4960075
Live Oak Investments, LP	47-3786181
Monterey Pine, LP	83-2644824
Napa Elm, LP	54-2090332
Nut Pine, LP	83-2661795
Pinecone, LP	84-2395880
Redbud Tree, LP	88-2961999
Red Cedar Tree, LP	88-3572519
Red Mulberry Tree, LP	88-3572594
Red Oak, LP	61-2022650
Red Oak Tree, LP	92-1008382
Red Spruce Tree, LP	92-0780568
River Birch, LP	86-3020630
River Tree Partners, LP	81-3671554
River View Shopping Center 1, LLC	47-4186147
River View Shopping Center 2, LLC	47-4186476
RT Capitol Mall, LP	81-3775896
RT Golden Hills, LP	81-3708073
Scotch Pine, LP	86-3043628
Sequoia Investment Properties, LP	32-0136044
Sienna Pointe, LLC	47-4712579
Spruce Pine, LP	84-2396399
Tradewinds Apartments, LP	54-2090326
Vaca Villa Apartments, LP	54-2090327
Valley Oak Investments, LP	47-3383417
Watertree I, LP	82-3519819

<u>Debtor Name</u>	<u>EIN</u>
Willow Oak, LP	87-4700495
<i>Windscape Apartments, LLC¹</i>	<i>83-1597353</i>
Windscape Apartments I, LP	26-0860477
Windscape Apartments II, LP	26-0860509
Windscape Holdings, LLC	83-1608759
Windtree, LP	82-4974654
Yellow Poplar, LP	86-3043392

¹ The Chapter 11 case of Windscape Apartments, LLC was filed on August 6, 2024. A separate Notice of Chapter 11 Bankruptcy Case was filed in that case (Case No. 24-10417) at Docket No. 10 and served on creditors of Windscape Apartments, LLC only. **That notice contains separate dates, deadlines, and other information that does not apply to the other Debtors listed herein.**