

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION

In re
LEFEVER MATTSON, a California
corporation, *et al.*,¹

Debtors.

Chapter 11
Case No. 24-10545 (CN)
(Jointly Administered)

**NOTICE OF BAR DATE AND PROCEDURES
FOR SUBMITTING (A) INVESTOR PROOFS
OF INTEREST AND (B) PROOFS OF CLAIM**

**TO: ALL INVESTORS AND CREDITORS THAT HELD AN INVESTMENT OR CLAIM
IN OR AGAINST THE DEBTORS AS OF THE APPLICABLE PETITION DATE:**

PLEASE TAKE NOTICE OF THE FOLLOWING:

On December 13, 2024, the Bankruptcy Court entered an order (the “Bar Date Order”) in the chapter 11 bankruptcy cases of LeFever Mattson and its affiliated debtors (collectively, the “Debtors”) in accordance with Bankruptcy Rule 3003(c) fixing the deadline (a) for all Investors to file proofs of interest on account of their investments in the Debtors and (b) for all Creditors to file proofs of claim on account of their claims against the Debtors. Pursuant to the Bar Date Order, **February 14, 2025 at 11:59 p.m. (Pacific Time)** is the deadline (the “Bar Date”) by which the Claims Agent **must actually receive** proofs of interest and proofs of claim submitted by Investors and Creditors in these Cases for any Interest or Claim arising prior to the time the petition in the applicable Case was filed (the “Petition Date”), as set forth in the attached list of Debtors.

More Information or Help for Investors – Town Halls

The Committee will host a series of investor town halls via Zoom to discuss the process of completing and submitting Proofs of Interest. You will receive a separate notice of these town halls once they are scheduled. In addition, the town hall information will be posted on the Committee’s website at: <https://veritaglobal.net/lm/info/14065>

In the meantime, if you need help understanding the Proof of Interest, Proof of Claim, or the submission process, please contact LMCommittee@pszilaw.com so that your fellow investors can direct you to the right person to help.

¹ The last four digits of LeFever Mattson’s tax identification number are 7537. Due to the large number of debtor entities in the above-captioned 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 956

1 **1. WHAT DOES THE TERM BAR DATE MEAN?**

2 **Investors.** For investors, the Bar Date is the date by which individuals and entities who
3 invested in the Debtors, whether through deeds of trust on LeFever Mattson-owned property, or
4 equity interests in LeFever Mattson-managed LLCs (limited liability companies) or LPs (limited
5 partnerships), or as tenants-in-common, must submit a proof of interest with the Claims Agent in the
6 manner indicated below.

7 **Creditors.** For creditors, the Bar Date is the date by which individuals and entities who
8 assert a Claim against the Debtors must submit a proof of claim with the Claims Agent in the manner
9 indicated below. **An Investor may assert an Interest in the Debtors and also assert a Claim against
10 the Debtors. For example, an Investor may assert an Interest in Divi Divi Tree, L.P. and may also
11 assert a Claim against LeFever Mattson. Under this scenario, the Investor would submit a proof
12 of interest and a separate proof of claim.**

13 **2. DO YOU NEED TO SUBMIT A PROOF OF INTEREST?**

14 Your investments in the Debtors, as reflected in their books and records, are set forth on
15 **Schedule 2** to your customized proof of interest form. If you **ACCEPT** the percentages in
16 **Schedule 2** for a particular Debtor, then **NO**, you do not need to submit a proof of interest for that
17 particular Debtor **and no further action is needed by you.**

18 However, if you **DISPUTE** the amount set forth on **Schedule 2** and want to assert an Interest
19 that is different, then you **MUST** timely and properly submit a proof of interest for a particular
20 Debtor, including the supporting documents as set forth in this Bar Date Notice.

21 If you are an “off book” investor for a particular Debtor and your interests are not reflected
22 in the Debtors’ books and records, you **MUST submit a proof of interest by the Bar Date.**

23 **3. DO YOU NEED TO SUBMIT A PROOF OF CLAIM?**

24 If you assert a Claim against the Debtors that is either (a) not reflected on a particular
25 Debtor’s books and records or (b) reflected on a particular Debtor’s books and records as
26 contingent / unliquidated / disputed, then you **MUST** submit a proof of claim by the Bar Date.

27 **If you are an Investor and you assert a Claim against the Debtors (which may be in
28 addition to the Interest you assert in a Debtor), you MUST submit a proof of claim by the Bar
Date.**

 The following claims, administrative requests, and interests are excepted from the
provisions of the Bar Date Order (the “Excepted Claims/Interests”) and are not required to be filed
on or before the Bar Date: (a) claims already received by the Bankruptcy Court or Claims Agent;
(b) claims arising on or after the applicable Petition Date; (c) claims of professionals retained by
the Debtors or any official committee appointed in these Cases pursuant to orders of the Bankruptcy
Court who assert administrative claims for fees and expenses subject to the Bankruptcy Court’s
approval pursuant to sections 328, 330, and 331 of the Bankruptcy Code; (d) claims by any person
or entity whose claim has been paid or has been otherwise satisfied; (e) any claim for fees relating
to these Cases under 28 U.S.C. § 1930; and (f) claims of any investors in non-Debtors (e.g., KS

1 **Mattson Partners, LP).** Should the Bankruptcy Court fix a date by which the
2 Excepted Claims/Interest must be filed, you will be notified separately.

3 **Governmental Units:** The Bar Date Order does not affect, amend, or otherwise modify the
4 bar dates previously established by the Bankruptcy Court for Governmental Units.

5 **4. WHAT ARE THE CONSEQUENCES OF NOT TIMELY AND PROPERLY
6 SUBMITTING A PROOF OF INTEREST OR CLAIM?**

7 **ANY INVESTOR OR CREDITOR WHO DISAGREES WITH THE DEBTORS’
8 BOOKS AND RECORDS IS REQUIRED TO SUBMIT A PROOF OF INTEREST OR
9 PROOF OF CLAIM, AS APPLICABLE, SO THAT IT IS ACTUALLY RECEIVED BY THE
10 CLAIMS AGENT ON OR BEFORE THE BAR DATE. IF AN INVESTOR OR CREDITOR
11 FAILS TO DO SO IN A TIMELY MANNER OR IN THE PROPER FORM, SUCH
12 INVESTOR OR CREDITOR SHALL BE FOREVER BARRED, ESTOPPED, AND
13 ENJOINED TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW FROM
14 ASSERTING, IN ANY MANNER, AN INTEREST OR CLAIM DIFFERENT OR
15 GREATER THAN THE AMOUNT SET FORTH IN THE DEBTORS’ BOOKS AND
16 RECORDS .**

17 **5. WHERE CAN I GET A COPY OF THE PROOF OF INTEREST AND PROOF
18 OF CLAIM FORMS?**

19 For Investors that are reflected in the Debtors’ books and records, enclosed with this Bar
20 Date Notice is a Proof of Interest Form with **Schedule 2.**

21 For Investors that are **NOT** reflected in the Debtors’ books and records, enclosed with this
22 Bar Date Notice is a blank Proof of Interest Form.

23 For Creditors, enclosed with this Bar Date Notice is a blank Proof of Claim Form.

24 Copies of this Bar Date Notice, a blank Proof of Interest Form, and a blank Proof of Claim
25 Form (Official Bankruptcy Form 410) may be obtained (i) for a fee, on the Court’s website,
26 www.canb.uscourts.gov (a PACER account is required); (ii) for **free** at the Claims Agent’s website
27 at <https://veritaglobal.net/LM> (iii) by emailing LMCommittee@pszjlaw.com or (iv) contacting the
28 Debtors’ claims agent at (877) 709-4751 (U.S./Canada) or +1 (424) 236-7231 (International).

6. HOW DO I SUBMIT MY PROOF OF INTEREST / CLAIM FORM?

A properly completed and signed Proof of Interest Form and/or Proof of Claim Form, together
with supporting documentation, must be submitted to the Claims Agent so **they are actually
received on or before the Bar Date,** in one of the following ways:

Electronically uploaded through Verita’s website at: <https://veritaglobal.net/LM>

1 **If Proof of Claim Form is sent by mail, Courier or Hand Delivery, send to:**

2 LeFever Mattson Claims Processing Center
3 c/o KCC dba Verita
4 222 N. Pacific Coast Highway, Suite 300
5 El Segundo, CA 90245

6 Facsimile and e-mail delivery methods are not acceptable. **If submitting by hard copy, you must submit an originally executed Proof of Interest or Proof of Claim. If you file an originally executed Proof of Interest and/or Proof of Claim and would like a copy of your Proof of Interest and/or Proof of Claim returned to you as proof of receipt, please enclose an additional copy and a self-addressed postage-paid envelope.**

7 If you are mailing the Proof of Interest or Proof of Claim, **do not** include **original** copies of any documents attached to the Proof of Interest and/or Proof of Claim, as they may be destroyed after being scanned by the Claims Agent.

8 **PROOFS OF INTEREST AND PROOFS OF CLAIM SHOULD NOT BE FILED WITH THE COURT, OR SENT TO THE DEBTORS' LEGAL COUNSEL, RETAINED PROFESSIONALS, OR OTHERWISE DELIVERED TO THE DEBTORS, AND ANY SUCH FORMS SO FILED OR SENT WILL NOT BE CONSIDERED PROPERLY SUBMITTED.**

9 **7. SUPPORTING DOCUMENTS**

10 For those Investors and Creditors disputing the amount of their Interests and Claims, each submitted Proof of Interest and/or Claim Form must include copies of all documents that support the claim asserted in the Proof of Interest and/or Proof of Claim Form. Please include your name on each page of every document that you submit. **DO NOT SEND ORIGINAL DOCUMENTS.**

11 Such documentation may include, but is not limited to: copies of mortgages, agreements for the transfer and purchase of limited partnership interests, property purchase agreements, IRS Schedule K-1s, IRS Form 5498, complaints you filed against the Debtors, and any other documents evidencing the amount and basis of the Interest and/or Claim. **If such supporting documentation is not available, in an addendum that is attached to your Proof of Interest or Proof of Claim, please explain why it is not available.**

12 **8. REQUESTS FOR ADDITIONAL INFORMATION AND COOPERATION**

13 If after receiving a Proof of Interest or Proof of Claim, the Debtors or the Committee, as applicable, determine that additional information is needed to process your Interest or Claim, the Debtors or the Committee may contact you by telephone, mail, or email to request such additional information. Please cooperate with the Debtors and the Committee to the maximum extent possible.

14 **9. CONSENT TO JURISDICTION**

15 If you dispute the amount of your Interest or Claim and submit a Proof of Interest and/or Proof of Claim in these Cases, you consent to the jurisdiction of the Bankruptcy Court for all

1 purposes and agree to be bound by its decisions, including, without limitation, a determination as
2 to the extent, validity, priority and amount of any Interest or Claim you assert against the Debtors
and their respective estates and assets.

3 **10. RESERVATION OF RIGHTS**

4 The Debtors and the Committee reserve the right to dispute, or assert offsets or defenses
5 as to the extent, validity, priority, or otherwise against, any amounts asserted in any Proof of
6 Interest or Proof of Claim. Nothing set forth in this Bar Date Notice, a Proof of Interest or Proof
7 of Claim, or the accompanying schedules thereto, shall preclude the Debtors or the Committee, as
applicable, from objecting to any Proof of Interest or Proof of Claim, on any grounds.

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List of Debtors

The following is a list of the entities comprising the Debtors. The address of each of the following entities is: 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

Debtor Name	Petition Date	Tax ID	Case No.
Apan Partners LLC	9/12/2024	N/A	24-10487
Autumn Wood I, LP	9/12/2024	20-0164208	24-10488
Bay Tree, LP	9/12/2024	82-1071378	24-10489
Beach Pine, LP	9/12/2024	83-2643272	24-10490
Bishop Pine, LP	9/12/2024	83-2643038	24-10491
Black Walnut, LP	9/12/2024	47-2451858	24-10492
Buck Avenue Apartments, LP	9/12/2024	54-2090323	24-10493
Buckeye Tree, LP	9/12/2024	88-2980108	24-10494
Bur Oak, LP	9/12/2024	87-4699497	24-10495
Butcher Road Partners, LLC	9/12/2024	45-5159521	24-10496
California Investment Properties, a California corporation	9/12/2024	30-0289474	24-10543
Cambria Pine, LP	9/12/2024	83-2644771	24-10497
Chestnut Oak, LP	9/12/2024	87-4702239	24-10498
Country Oaks I, LP	9/12/2024	26-0860694	24-10499
Divi Divi Tree, L.P.	9/12/2024	71-0926806	24-10500
Douglas Fir Investments, LP	9/12/2024	47-4674444	24-10501
Firetree I, LP	9/12/2024	82-3519393	24-10502
Firetree II, LP	9/12/2024	82-3519554	24-10503
Firetree III, LP	9/12/2024	82-3919655	24-10504
Foxtail Pine, LP	9/12/2024	83-2643197	24-10505
Ginko Tree, LP	9/12/2024	88-2960976	24-10506
Golden Tree, LP	9/12/2024	82-1060045	24-10507
Hagar Properties, LP	9/12/2024	04-3598044	24-10508
Heacock Park Apartments, LP	9/12/2024	46-3737509	24-10509
Home Tax Service of America, Inc., dba LeFever Mattson Property Management	9/12/2024	68-0262554	24-10544
LeFever Mattson I, LLC	9/12/2024	47-4960075	24-10510
LeFever Mattson, a California corporation	9/12/2024	68-0197537	24-10545
Live Oak Investments, LP	9/12/2024	47-3786181	24-10511
Monterey Pine, LP	9/12/2024	83-2644824	24-10512
Napa Elm, LP	9/12/2024	54-2090332	24-10513
Nut Pine, LP	9/12/2024	83-2661795	24-10514
Pinecone, LP	9/12/2024	84-2395880	24-10515
Pinewood Condominiums, LP	10/2/2024	54-2090329	24-10598
Ponderosa Pines, LP	10/2/2024	N/A	24-10599
Red Cedar Tree, LP	9/12/2024	88-3572519	24-10517
Red Mulberry Tree, LP	9/12/2024	88-3572594	24-10518

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Debtor Name	Petition Date	Tax ID	Case No.
Red Oak Tree, LP	9/12/2024	92-1008382	24-10520
Red Oak, LP	9/12/2024	61-2022650	24-10519
Red Spruce Tree, LP	9/12/2024	92-0780568	24-10521
Redbud Tree, LP	9/12/2024	88-2961999	24-10516
River Birch, LP	9/12/2024	86-3020630	24-10522
River Tree Partners, LP	9/12/2024	81-3671554	24-10523
River View Shopping Center 1, LLC	9/12/2024	47-4186147	24-10524
River View Shopping Center 2, LLC	9/12/2024	47-4186476	24-10525
RT Capitol Mall, LP	9/12/2024	81-3775896	24-10526
RT Golden Hills, LP	9/12/2024	81-3708073	24-10527
Scotch Pine, LP	9/12/2024	86-3043628	24-10528
Sequoia Investment Properties, LP	9/12/2024	32-0136044	24-10529
Sienna Pointe, LLC	9/12/2024	47-4712579	24-10530
Spruce Pine, LP	9/12/2024	84-2396399	24-10532
Tradewinds Apartments, LP	9/12/2024	54-2090326	24-10533
Vaca Villa Apartments, LP	9/12/2024	54-2090327	24-10534
Valley Oak Investments, LP	9/12/2024	47-3383417	24-10535
Watertree I, LP	9/12/2024	82-3519819	24-10536
Willow Oak, LP	9/12/2024	87-4700495	24-10537
Windscape Apartments I, LP	9/12/2024	26-0860477	24-10538
Windscape Apartments II, LP	9/12/2024	26-0860509	24-10539
Windscape Apartments, LLC	8/6/2024	83-1597353	24-10417
Windscape Holdings, LLC	9/12/2024	83-1608759	24-10540
Windtree, LP	9/12/2024	82-4974654	24-10541
Yellow Poplar, LP	9/12/2024	86-3043392	24-10542