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The following constitutes the order of the Court.
Signed: September 13, 2024

Charles Novack
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re:
WINDSCAPE APARTMENTS, LLC,
Debtor.

Case No. 24-10417 CN
Chapter 11

**ORDER TRANSFERRING
RELATED CASES TO THE HON.
CHARLES NOVACK**

On August 6, 2024, debtor filed the above-captioned chapter 11 bankruptcy case. The Honorable Charles Novack was assigned as the presiding judge on the case. On September 12, 2024, fifty-eight of Debtor’s affiliates filed chapter 11 bankruptcy cases (the “Affiliate Cases”).

Local Bankruptcy Rule 1015-1 permits the court, on its own motion, to order cases transferred to a bankruptcy judge based on the court’s determination as to whether the cases are related and whether assignment to a single judge would promote the efficient administration of the estates. The Rule contemplates that related cases will be transferred to the judge assigned to the earliest-filed case. The court finds that the Affiliate Cases are related to this case and that transfer of the Affiliate Cases to a single judge would promote the efficient administration of the estates and would assist to avoid conflicting or inconsistent rulings as contemplated by BLR 1015-1(a). Accordingly,

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1 **IT IS HEREBY ORDERED** that the following Affiliate Cases are transferred from
2 the Hon. William J. Lafferty to the Hon. Charles Novack, effective immediately and for all
3 purposes:

- 4 - 24-10489 – Bay Tree, LP
- 5 - 24-10491 – Bishop Pine, LP
- 6 - 24-10493 – Buck Avenue Apartments, LP
- 7 - 24-10495 – Bur Oak, LP
- 8 - 24-10497 – Cambria Pine, LP
- 9 - 24-10499 – Country Oaks I, LP
- 10 - 24-10501 – Douglas Fir Investments, LP
- 11 - 24-10503 – Firetree II, LP
- 12 - 24-10505 – Foxtail Pine, LP
- 13 - 24-10507 – Golden Tree, LP
- 14 - 24-10509 – Heacock Park Apartments, LP
- 15 - 24-10511 – Live Oak Investments, LP
- 16 - 24-10513 – Napa Elm, LP
- 17 - 24-10515 – Pinecone, LP
- 18 - 24-10517 – Red Cedar Tree, LP
- 19 - 24-10519 – Red Oak, LP
- 20 - 24-10521 – Red Spruce Tree, LP
- 21 - 24-10523 – River Tree Partners, LP
- 22 - 24-10525 – River View Shopping Center 2, LLC
- 23 - 24-10527 – RT Golden Hills, LP
- 24 - 24-10529 – Sequoia Investment Properties, LP
- 25 - 24-10532 – Spruce Pine, LP
- 26 - 24-10534 – Vaca Villa Apartments, LP
- 27 - 24-10536 – Watertree I, LP
- 28 - 24-10538 – Windscape Apartments I, LP

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- 24-10540 – Windscape Holdings, LLC
- 24-10542 – Yellow Poplar, LP
- 24-10544 – Home Tax Service of America, Inc., dba LeFever Mattson Property Management.
- 24-10545 – LeFever Mattson, a California Corporation.

*****END OF ORDER*****

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Case No. 24-10417

COURT SERVICE LIST

All Recipients are ECF Participants