

<b>Information to identify the case:</b>		
Debtor	<b>The Falls at Fresno, LLC</b>	EIN <b>81-2177905</b>
Name		
United States Bankruptcy Court <b>District of Utah</b>		
Case number: <b>18-27713 RKM</b>	Date case filed for chapter <b>11: 10/15/18</b>	

Official Form 309F (For Corporations or Partnerships)

**Notice of Chapter 11 Bankruptcy Case**

12/15

**For the debtor 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, debtors, and trustees, 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 [www.pacer.gov](http://www.pacer.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.**

<b>1. Debtor's full name</b>	The Falls at Fresno, LLC	
<b>2. All other names used in the last 8 years</b>	fdbaeFalls Properties Fresno CA, LLC	
<b>3. Address</b>	9067 South 1300 West, Suite 301 West Jordan, UT 84088	
<b>4. Debtor's attorney</b> Name and address	Elaine A. Monson Ray Quinney & Nebeker 36 South State Street 14th Floor P.O. Box 45385 Salt Lake City, UT 84145-0385	Contact phone (801) 532-1500  Email: <a href="mailto:emonson@rqn.com">emonson@rqn.com</a>
<b>5. Bankruptcy clerk's office</b> Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at <a href="http://www.pacer.gov">www.pacer.gov</a> .	350 South Main #301 Salt Lake City, UT 84101	Hours open: 8:00 AM to 4:30 PM, Monday - Friday  Contact phone (801) 524-6687  Date: 10/23/18
<b>6. Meeting of creditors</b> The debtor's representative must attend the meeting to be questioned under oath. Creditors may attend, but are not required to do so.	<b>November 21, 2018 at 10:00 AM</b>  The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	Location:  <b>405 South Main Street, Suite 250, Salt Lake City, UT 84111</b>

**For more information, see page 2 >**

<p><b>7. Proof of claim deadline</b></p>	<p><b>Deadline for filing proof of claim: 2/19/19</b> For a governmental unit: <b>4/15/19</b></p> <p>A proof of claim is a signed statement describing a creditor's claim. A proof of claim form may be obtained at <a href="http://www.uscourts.gov">www.uscourts.gov</a> or any bankruptcy clerk's office.</p> <p>Your claim will be allowed in the amount scheduled unless:</p> <ul style="list-style-type: none"><li>● your claim is designated as <i>disputed</i>, <i>contingent</i>, or <i>unliquidated</i>;</li><li>● you file a proof of claim in a different amount; or</li><li>● you receive another notice.</li></ul> <p>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.</p> <p>You may review the schedules at the bankruptcy clerk's office or online at <a href="http://www.pacer.gov">www.pacer.gov</a>.</p> <p>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.</p>
<p><b>8. Exception to discharge deadline</b> The bankruptcy clerk's office must receive a complaint and any required filing fee by the following deadline.</p>	<p>You must start a judicial proceeding by filing a complaint if you want to have a debt excepted from discharge under 11 U.S.C. § 1141(d)(6)(A).</p> <p><b>Deadline for filing the complaint:</b> _____</p>
<p><b>9. Creditors with a foreign address</b></p>	<p>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.</p>
<p><b>10. Filing a Chapter 11 bankruptcy case</b></p>	<p>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.</p>
<p><b>11. Discharge of debts</b></p>	<p>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 under 11 U.S.C. § 1141(d)(6)(A), you must start a judicial proceeding by filing a complaint and paying the filing fee in the bankruptcy clerk's office by the deadline.</p>

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of Utah

In re:
The Falls at Fresno, LLC
Debtor

Case No. 18-27713-RKM
Chapter 11

CERTIFICATE OF NOTICE

District/off: 1088-2 User: sjl Page 1 of 1 Date Rcvd: Oct 23, 2018
Form ID: 309F Total Noticed: 12

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 25, 2018.

- db +The Falls at Fresno, LLC, 9067 South 1300 West, Suite 301, West Jordan, UT 84088-5582
+Adelaide Maudsley, Kirton McConkie, 50 East South Temple, Suite 400, Salt Lake City, UT 84111-1023
aty +Ralph R. Mabey, Kirton McConkie, 50 East South Temple, Salt Lake City, UT 84111-1010
+Ryan C. Cadwallader, Kirton McConkie, 50 East South Temple, Suite 400, Salt Lake City, UT 84111-1023
cr +iBorrow, L.P., 12100 Wilshire Boulevard, Suite 510, Los Angeles, CA 90025-7139
11125813 +EFalls Corporation, 9067 South 1300 West, Suite 301, West Jordan, UT 84088-5582
11125815 +Much Shelist, P.C., Attn: Glenn D. Taxman, 191 North Wacker Drive, Suite 1800, Chicago, IL 60606-1631
11125816 +Parr Brown Gee & Loveless, P.C., Attn: Jordan E. Toone, 101 South 200 East, Suite 700, Salt Lake City, UT 84111-3105
11125817 +Union Home Loan, Inc., c/o Lane Scholes, 23586 Calabasas Rd., Suite 203, Calabasas, CA 91302-1322
11125818 +Union Home Loans, c/o California TD Specialists, 8190 East Kaiser Blvd., Anaheim, CA 92808-2215
11125814 +iBorrow, L.P., Brian Good, 12100 Wilshire Boulevard, Suite 510, Los Angeles, CA 90025-7139

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
aty E-mail/Text: emonson@rqn.com Oct 24 2018 01:51:56 Elaine A. Monson, Ray Quinney & Nebeker, 36 South State Street, 14th Floor, P.O. Box 45385, Salt Lake City, UT 84145-0385
TOTAL: 1

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 25, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 23, 2018 at the address(es) listed below:

- Adelaide Maudsley on behalf of Creditor iBorrow, L.P. amaudsley@kmclaw.com, tslaughter@kmclaw.com
Elaine A. Monson on behalf of Debtor The Falls at Fresno, LLC emonson@rqn.com, docket@rqn.com;pbrown@rqn.com
Laurie A. Cayton tr on behalf of U.S. Trustee United States Trustee laurie.cayton@usdoj.gov, James.Gee@usdoj.gov;Lindsey.Huston@usdoj.gov;Suzanne.Verhaal@usdoj.gov
Ralph R. Mabey on behalf of Creditor iBorrow, L.P. rmabey@kmclaw.com
Ryan C. Cadwallader on behalf of Creditor iBorrow, L.P. rcadwallader@kmclaw.com, tslaughter@kmclaw.com
United States Trustee USTPRegion19.SK.ECF@usdoj.gov

TOTAL: 6