

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

**WESTERN DISTRICT OF TEXAS**

Case number (if known): \_\_\_\_\_ Chapter 11

Check if this is an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name UTSA Apartments 16, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 0 0 - 0 0 0 0 0 0 0 0

4. Debtor's address **Principal place of business** **Mailing address, if different from principal place of business**

3 Doone Dr.  
Number Street

\_\_\_\_\_  
Number Street

\_\_\_\_\_  
P.O. Box

Syosset NY 11791  
City State ZIP Code

\_\_\_\_\_  
City State ZIP Code

Nassau  
County

**Location of principal assets, if different from principal place of business**

The Reserve  
Number Street

13903 Babcock Rd.

San Antonio TX 78249  
City State ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor  
 Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
 Partnership (excluding LLP)  
 Other. Specify: \_\_\_\_\_

Debtor UTSA Apartments 16, LLC

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business**

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply:

- Tax-exempt entity (as described in 26 U.S.C. § 501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.naics.com/search/>

\_\_\_\_ \_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. *Check all that apply:*
  - Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every 3 years after that).
  - The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
  - A plan is being filed with this petition.
  - Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
  - The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.
  - The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- No
- Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY
- District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY
- District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor UTSA Apartments 16, LLC Case number (if known) \_\_\_\_\_

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

List all cases. If more than 1, attach a separate list.

No

Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_  
 Case number, if known \_\_\_\_\_ MM / DD / YYYY

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_  
 Case number, if known \_\_\_\_\_ MM / DD / YYYY

**11. Why is the case filed in this district?**

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

- No
- Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_
- It needs to be physically secured or protected from the weather.
- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- Other \_\_\_\_\_

**Where is the property?**

Number \_\_\_\_\_ Street \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Is the property insured?**

- No
- Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

Debtor UTSA Apartments 16, LLC Case number (if known) \_\_\_\_\_

- 14. Estimated number of creditors**
- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |
- 15. Estimated assets**
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> \$0-\$50,000                     | <input type="checkbox"/> \$1,000,001-\$10 million    | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000               | <input type="checkbox"/> \$10,000,001-\$50 million   | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000              | <input type="checkbox"/> \$50,000,001-\$100 million  | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input checked="" type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion        |
- 16. Estimated liabilities**
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> \$0-\$50,000                     | <input type="checkbox"/> \$1,000,001-\$10 million    | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000               | <input type="checkbox"/> \$10,000,001-\$50 million   | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000              | <input type="checkbox"/> \$50,000,001-\$100 million  | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input checked="" type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion        |

**Part X: Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**      The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 02/11/2016  
MM / DD / YYYY

**X /s/ Lance Moore** \_\_\_\_\_ **Lance Moore** \_\_\_\_\_  
Signature of authorized representative of debtor      Printed name

Title Member

**18. Signature of attorney**      **X /s/ Allen M. DeBard** \_\_\_\_\_ Date 02/11/2016  
Signature of Attorney for Debtor      MM / DD / YYYY

**Allen M. DeBard** \_\_\_\_\_  
Printed name

**Langley & Banack, Inc.** \_\_\_\_\_  
Firm Name

**745 E. Mulberry Avenue** \_\_\_\_\_  
Number      Street  
**Suite 900** \_\_\_\_\_

**San Antonio** \_\_\_\_\_ **TX** \_\_\_\_\_ **78212** \_\_\_\_\_  
City      State      ZIP Code

Contact phone (210) 736-6600      Email address adebard@langleybanack.com

24065132 \_\_\_\_\_  
Bar number      State

**Fill in this information to identify the case:**

Debtor name UTSA Apartments 16, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number \_\_\_\_\_  
(if known)

Check if this is an amended filing

Official Form 204

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claims resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1 The Woodlark Companies 80 SW 8th St, Suite 2500 Miami, FL 33130		Notice Only	Disputed			\$20,104.57

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION**

IN RE: **UTSA Apartments 16, LLC**

CASE NO

CHAPTER **11**

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 2/11/2016

Signature /s/ Lance Moore  
*Lance Moore*  
*Member*

Date \_\_\_\_\_

Signature \_\_\_\_\_

FST Reserve, LLC  
Attn: Michael Tonti  
4949 Westgrove Dr, Ste 100  
Dallas, Texas 75248

IRS  
Internal Revenue Service  
Special Procedures  
Philadelphia, PA 19255

The Woodlark Companies  
80 SW 8th St, Suite 2500  
Miami, FL 33130

US Attorney  
601 NW Loop 410, Suite 600  
San Antonio, TX 78216

US Trustee  
PO Box 1539  
San Antonio, Texas 78295

UTSA Apartments 12, LLC  
3814 Channel Place  
New Port Beach, CA 92663

UTSA Apartments 13, LLC  
440 Campana Pl  
Arroyo Grande, CA 93420

UTSA Apartments 15, LLC  
3530 Mystic Point Drive  
Aventura, FL 33180

UTSA Apartments 18, LLC  
190 US Route 1  
Falmouth, ME 04105

UTSA Apartments 19, LLC  
10109 Janetta Way  
Sunland, CA 91040

UTSA Apartments 23, LLC  
1602 Peacock Ave  
Sunnyvale, CA 94087

UTSA Apartments 24, LLC  
343 Paseo Pacifica  
Encinitas, CA 92024

UTSA Apartments 25, LLC  
9036 Mustang Rd  
Rancho Cucamonga, CA 91701

UTSA Apartments 27, LLC  
840 Flora Vista Dr.  
Santa Barbara, CA 93109

UTSA Apartments 28, LLC  
6105 Newstead Court  
Greenacres, FL 33463

UTSA Apartments 30, LLC  
8521 Hatham Park Ave  
Raleigh, NC 27616

UTSA Apartments 34, LLC  
110 N. Kenosha Dr  
Madison, WI 53705

UTSA Apartments 4, LLC  
1853 Lemon Grove St  
Henderson, Nevada 89052



UTSA Apartments 8, LLC  
8515 SE 72nd Ave  
Ocala, FL 34472

UTSA Apartments 9, LLC  
19204 N. Cathedral Point Ct  
Surprise, AZ 85387

Woodlark UTSA Apartments, LLC  
c/o Brett Feinstein  
407 Lincoln Rd, Suite 2A  
Miami Beach, FL 33139

Woodlark UTSA Apartments, LLC  
c/o Kelly G. Prather  
2009 N. Durham Drive  
Houston, Texas 77008