

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION

FILED
OCT 16 2025
U.S. BANKRUPTCY COURT
BY BES DEPUTY

IN RE:

CANYON SPRINGS RESORT
PROPERTY OWNER'S
ASSOCIATION, INC.,

Debtor.

§
§
§
§
§
§

Case No. 25-50385-cag
Chapter 11

MOTION TO RECONSIDER DISMISSAL OF CASE

TO THE HONORABLE UNITED STATES BANKRUPTCY COURT:

COMES NOW Anthony Timmermeyer, a homeowner and member of the Association ("Member") in the above styled and numbered Chapter 11 bankruptcy case, and hereby files this *Motion to Reconsider Dismissal of Case*, and in support thereof states as follows:

I. JURISDICTION AND PROCEDURAL BACKGROUND

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§1334 and 157(b).
2. Member seeks to have the Court reconsider the dismissal of the case. In the alternative, Member seeks to have the Court withdraw any comments regarding "bad faith" related to the filing of the case.
3. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A).
4. Venue is proper in this Court pursuant to 28 U.S.C. §§ 1408 and 1409.
5. On October 6, 2025 this Court dismissed the case. The case was dismissed on the Motions made by Dewayne Nelson and James Stovall. Both filings were by homeowners of the Association.

6. Neither motion filed by Nelson or Stovall was properly noticed to the creditors in the case or the homeowners in the case. Nelson's Motion was forwarded to counsel by email but there were creditors listed with no email addresses so they were not served. Stovall's Joinder was noticed to counsel of record and creditors by first class mail but no homeowners.

7. Further the motions presented only one side of the story and from their perspective only but failed to apprise anyone else of their positions. Now they are using the dismissal as a sword in an effort to take away rights of homeowners including proposing to sell and or give away parts of the common areas, including the clubhouse. All of which is not permitted by Texas Property code 209.0041 (h-2), which states "if the declaration is silent as to voting rights for an amendment, the declaration may be amended by a vote of owners owning 67 percent of the lots subject to the declaration," The declaration is silent to voting rights, which qualifies this particular property code.

8. Further, the Court made comments regarding the "bad faith" of the filing. What the Court was not made aware of was the vast number of homeowners who supported the bankruptcy filing. Attached hereto as Exhibit "1" is a list of the homeowners who signed to support the bankruptcy filing.

9. Nelson and his cronies were successful in gas lighting the community into believing that the bankruptcy was going to take away property rights and impose serious increases on the homeowners to support the community obligations. This was all done with negative solicitations designed to get votes against the Plan without actually providing a proper explanation of the Plan.

10. Member contends that had the Court been aware of the support for the filing he would have viewed this as more than a two party dispute and would not have made comments about it being a "bad faith" filing.

11.

II.REQUESTED RELIEF

11. By this Motion, Member requests that the Court reconsider the Motion to Dismiss. If the Court is not inclined to reinstate the case and approve the Plan then at a minimum the Member requests that the Court withdraw its comments regarding the filing of the case being in "bad faith". As the evidence provided with this Motion shows there was substantial support for the filing.

III. AUTHORITY AND ARGUMENTS

12. Fed. R. Civ. P. 60, which is incorporated into these proceedings by Fed. R. Bankr. P. 9024, provides that a court may correct a clerical mistake or a mistake arising from oversight or omission whenever one is found in a judgment, order, or other part of the record.¹ That Rule further enumerates the grounds under which an impacted party may move for relief from a final judgment, order or proceeding, which includes, "mistake, inadvertence, surprise, or excusable neglect" as well as "fraud..., misrepresentation, or conduct by an opposing party."² The timing of a motion under Rule 60(b) must be made within a reasonable time, which with respect to the grounds referenced *supra*, shall be "no more than a year after the entry of the judgment or order or the date of the proceeding."

13. Fed. R. Civ. P. 52(b), which is incorporated into these proceedings by Fed. R. Bankr. P. 7052, provides that a court may amend its findings, or make additional findings, and may amend its judgment accordingly, as long as the party disputing the court's finding files for relief no later than 28 days after entry of judgment.³

¹ Fed. R. Civ. P. 60(a)

² Fed. R. Civ. P. 60(b)(1) and (3).

³ Fed. R. Civ. P 52(b).

14. Fed. R. Civ. P. 59(e), provides that “[a] motion to alter or amend a judgment must be filed no later than 28 days after the entry of the judgment.”⁴ Supporting case law indicates that a Rule 59(e) motion “may be granted on grounds including: (1) an intervening change in controlling law; (2) the availability of new evidence not previously available; or (3) the need to correct clear error or manifest injustice.”⁵

15. Despite the 28-day limit in which an amendment motion may be filed under Rules 59 and 22, Fed. R. Bankr. P. 7052 and 9023 shorten the time under FRCP 52(b) for filing a motion to ask for amended or additional findings, and the time under FRCP 59(e) to alter or amend a judgment, from twenty-eight days to fourteen days after entry of the judgment.

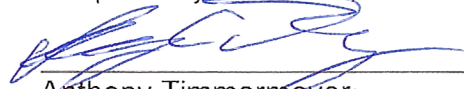
16. Here, this Motion for Reconsideration is being filed in advance of the 28-day and the shortened 14-day deadline, such Motion should be considered timely filed.

IV. PRAYER

WHEREFORE, PREMISES CONSIDERED, Member Anthony Timmermeyer prays that the Court reconsider the Dismissal Order as requested herein and such other and further relief to which he may show himself justly entitled.

Dated: October 14, 2025.

Respectfully submitted,



Anthony Timmermeyer

Address: 706 Shadyview Dr.

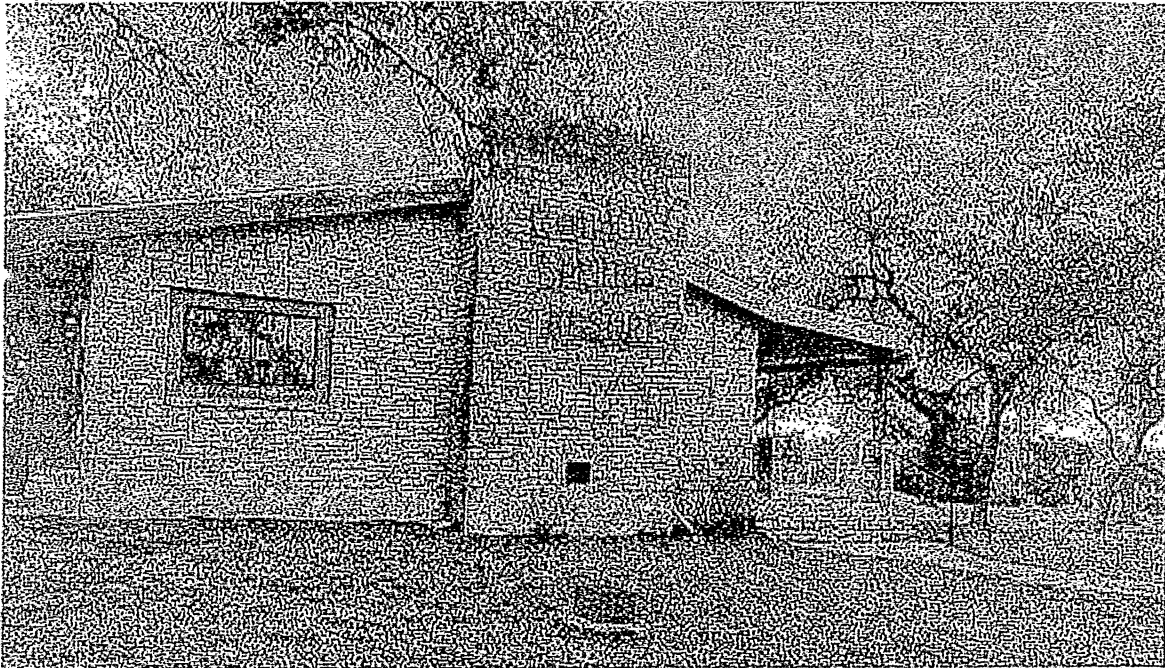
Phone: (512) 825-8263

Email: anthonytimmermeyer@gmail.com

⁴ Fed. R. Civ. P. 59(e).

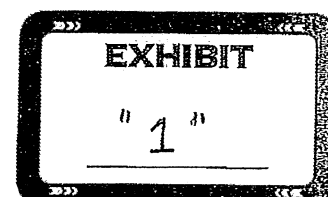
⁵ *Geoffrion v. Nationstar Mortgage LLC*, 182 F. Supp. 3d 648, 657 (E.D. Tex. 2016) (citing *In re Benjamin Moore & Co.*, 318 F.3d 626, 629 (5th Cir. 2002)).

Support Chapter 11 for Canyon Springs Resort POA



Bankruptcy may sound daunting, but this reorganization offers a structured way to manage our finances more effectively. It provides us a chance to restructure debts, reduce financial pressures, and return to a path of fiscal health while ensuring compliance with state regulations.

Our appeal to you is straightforward: help us save the heart of Canyon Springs Resort – our amenities, our community spirit, and our future. A small action from you today can lead to a tremendous impact on our tomorrow. Support this petition to bring about positive change for Canyon Springs Resort Property Owners Association. Please sign this petition and share it with fellow residents and friends who understand the value and importance of maintaining our community's heritage and vitality. You do not have to donate money to change.org to help. Signing this petition will be more than enough. Thank you for your continued support.



Support Chapter 11 for Canyon Springs Resort POA



The Issue

Canyon Springs Resort Property Owners Association in Canyon Lake, Texas has been struggling due to financial strains tied to a series of lawsuits. In this tight-knit community, we are deeply attached to our amenities such as the park, clubhouse, and pool. These facilities are more than just communal spaces – they are an integral part of our lives, fostering community spirit and providing a haven for relaxation and recreation for all residents.

Despite our love for Canyon Springs, we face the grim reality that regular assessments are no longer sufficient to maintain the upkeep of these essential amenities. Without a change, we risk losing access to the wonderful facilities that bring vibrance and joy to our community.

By supporting a Chapter 11 corporate reorganization bankruptcy for our Association, we can ensure not only the survival but the revival of our community. This reorganization presents an opportunity to align our dedicatory documents with current state laws and adjust our dues to reflect modern standards at \$12 per month per property owner. Doing so means securing the long-term viability of our beloved community facilities.

Name	City	State	Postal Cod	Country	Signed On
Anthony Timmermeyer	Canyon Lake	TX	78133	United States	7/6/2025
Bill Tuzin	Spring Branch	TX	78070	United States	7/6/2025
Jason benham	San Antonio	TX	78227	United States	7/6/2025
Allen Sowersby	El Monte	CA	91732	United States	7/6/2025
Kenneth Parnell	Spring Branch	TX	78070	United States	7/6/2025
Jennifer Eagle	Canyon Lake	TX	78133	United States	7/6/2025
Carolyn Watson	Canyon Lake	TX	78144	United States	7/6/2025
John Nelson	San Antonio	TX	78248	United States	7/6/2025
Larry J. Nemecek	Canyon Lake	AZ	78133	United States	7/6/2025
Karen Griffin	Canyon Lake	TX	78133	United States	7/6/2025
Valerie Gonzalez	San Antonio	TX	78229	United States	7/6/2025
Gabrian Callaway	Canyon Lake	TX	78133	United States	7/6/2025
scott KLINZMANN	Canyon Lake	TX	78133	United States	7/6/2025
Timothy Holmes	Albuquerque	NM	87123	United States	7/6/2025
Sandra Williams	Spring Branch	TX	78070	United States	7/6/2025
Ryan Jenkins	Spring Branch	TX	78070	United States	7/7/2025
Coppelia Guidry	Mountain View	CA	94043	United States	7/7/2025
Carroll & Antoinette Allison	Canyon Lake	TX	78133	United States	7/7/2025
Stephenie Klinzmann	San Antonio	TX	78229	United States	7/7/2025
Melinda Stulting	Dallas	TX	75254	United States	7/7/2025
Chris Dupuy	344 Flatrock Dr.	TX	78133	United States	7/7/2025
Sarah Hill	Kyle	TX	78640	United States	7/7/2025
Melissa Powe	austin	TX	76813	United States	7/7/2025
Clint Fowler	Montgomery	TX	77356	United States	7/7/2025
Tracy Canales	San Francisco	CA	94110	United States	7/7/2025
ERIC ORTIZ	San Antonio	TX	78228	United States	7/7/2025
Mikey Sanchez	Mcallen	TX	78501	United States	7/8/2025
Joe Loreda	San Antonio	TX	78258	United States	7/8/2025
Katie Castorena	Tulsa	OK	74145	United States	7/8/2025
Deborah Friesenhahn	Canyon Lake	TX	78133	United States	7/8/2025
Ellie Cofer	New Braunfels	TX	78132	United States	7/8/2025
Henry Gavan, III	Canyon Lake	TX	78133	United States	7/8/2025
Megan Herrera	San Antonio	TX	78251	United States	7/8/2025

Rebecca lahti	San Antonio	TX	78245 United States	7/8/2025
Rachel Maldonado	Kyle	TX	78640 United States	7/9/2025
Char Crowell	Austin	TX	78746 United States	7/9/2025
Harvey Hild	Marion	TX	78124 United States	7/9/2025
ELISE GARCIA	SAN ANTONIO	TX	78230 United States	7/10/2025
Pat Daniel	Canyon Lake	TX	78133 United States	7/10/2025
chris ward	Canyon Lake	TX	78133 United States	7/11/2025
Frank Walsh	Canyon Lake	TX	78133 United States	7/11/2025
Andrea Oliva	San Antonio	TX	78233 United States	7/13/2025
Sharon Downing	Canyon Lake	TX	78133 United States	7/13/2025
Sara Hernandez	San Antonio	TX	78250 United States	7/13/2025
Charles Eggemeyer	San Antonio	TX	78218 United States	7/13/2025
Jarita Moreno	Los Angeles	CA	90071 United States	7/13/2025
Victoria De Los Santos	San Antonio	TX	78251 United States	7/14/2025
Ken Mammel	San Antonio	TX	78216 United States	7/14/2025
Robert Dwyer	Spring Branch	TX	78070 United States	7/14/2025
Brodie Bruce	San Antonio	TX	78254 United States	7/14/2025
Bruce McConkey	Kerrville	TX	78028 United States	7/14/2025
Kimberly A Daniels I Teter- A Nations Army	san antonio	TX	78216-218 United States	7/15/2025
Lisa Lanthier	Canyon Lake	TX	78133 United States	7/15/2025
Chris Burton	San Antonio	TX	78247 United States	7/15/2025
Dulce Palomo	Laredo	TX	78045 United States	7/16/2025
Robert Jones	Spring Branch	TX	78070 United States	7/17/2025
Robert Ramirez	San Antonio	TX	78247 United States	7/17/2025
Shelley Nathan	Austin	TX	78749 United States	7/17/2025
Shawn May	New Braunfels	TX	78130 United States	7/17/2025
Michelle Meacham	San Antonio	TX	78210 United States	7/18/2025
Wallace LeMore III	Spring Branch	TX	78070 United States	7/18/2025
Shell Van Den Berghe	San Antonio	TX	78216 United States	7/18/2025
Yalena Santos	San Antonio	TX	78258 United States	7/18/2025
Joanna Vasquez	San Antonio	TX	78201 United States	7/18/2025
Ericka White	San Antonio	TX	78239 United States	7/19/2025
Veronique Nicklas	New Braunfels	TX	78132 United States	7/19/2025
Yesenia Flores	Canyon Lake	TX	78133 United States	7/19/2025

Jezreel Villalobos	San Antonio	TX	78264 United States	7/20/2025
Largent Parks	Wimberley	TX	78676 United States	7/21/2025
Anaibis Fuentes	Miami	FL	33179 United States	7/21/2025
Ja'Rae Buckley	Austin	TX	78726 United States	7/22/2025
Brandon Barhydt	Canyon Lake	TX	78133 United States	7/23/2025
Lateralci Tripp	Atlanta	GA	30317 United States	7/23/2025
Dixon Sabin	Houston	TX	77004 United States	7/23/2025
Blake Rodriguez	Bulverde	TX	78163 United States	7/23/2025
Denise Dillow	Spring Branch	TX	78070 United States	7/24/2025
Giovanni Gaytan	San Antonio	TX	78201 United States	7/26/2025
Semeria Mcvay	Pflugerville	TX	78660 United States	7/26/2025
Kenny Parnell	Canyon Lake	TX	78133 United States	7/26/2025
Vicki Corey	San Antonio	TX	78133 United States	7/27/2025
Loisann Sciarillo	Cibolo	TX	78108 United States	7/27/2025
Valerie Wenceslao	San Marcos	TX	78666 United States	7/27/2025
Nevaeh Abila	San Antonio	TX	78258 United States	7/27/2025
Harlie Buddenhagen	Seguin	TX	78155 United States	7/27/2025
Mike and Sarah Janssen	Kinwood	TX	77345 United States	7/27/2025
Arshi Purohit	Round Rock	TX	78665 United States	7/28/2025
Angelica Castoreno	San Antonio	TX	78224 United States	7/28/2025
Jorge Rodriguez	San Antonio	TX	78226 United States	7/28/2025
Brett Rayl	Corinth	TX	76210 United States	7/29/2025
Genesis Perales	San Antonio	TX	78229 United States	7/29/2025
Audrey Jones	San Antonio	TX	78234 United States	7/29/2025
Brian Perez	San Antonio	TX	78223 United States	7/30/2025
Amberie Garcia	Bandera	TX	78003 United States	7/30/2025
Deniece Westfall	San Antonio	TX	78258 United States	7/30/2025
Teagan Graham	Austin	TX	78753 United States	7/30/2025
Jack Manor	Georgetown	TX	78628 United States	7/30/2025
Alohaloni Guerra	austin	TX	78748 United States	7/30/2025
Wendell Ruiz	Austin	TX	78758 United States	7/30/2025
Izel Perez	San Antonio	TX	78218 United States	7/31/2025
Anthony Ayala	Austin	TX	78758 United States	7/31/2025
Em Edmondson	Blanco	TX	78606 United States	7/31/2025

Jennifer Gardea	San Antonio	TX	78216 United States	7/31/2025
Maria Torres	San Antonio	TX	78218 United States	7/31/2025
Christian Arreola	San Antonio	TX	78288 United States	8/1/2025
Jessica Isaac	Austin	TX	78702 United States	8/1/2025
Chanel Stevenson	San Antonio	TX	7811 United States	8/2/2025
Coby Dobbins	New Braunfels	TX	78130 United States	8/2/2025
Anabel Myrick	Austin	TX	78748 United States	8/2/2025
Andrew Sorrells	San Marcos	TX	78666 United States	8/2/2025
Laura Bowerman	Spring Branch	TX	78070 United States	8/3/2025
Arizel Mendez	San Marcos	TX	78666 United States	8/3/2025
Sylvia Stokes	Austin	TX	78729 United States	8/4/2025
Makaela Castellanos	San Antonio	TX	78229 United States	8/4/2025
Camryn Villarreal	Beeville	TX	78102 United States	8/4/2025
Taylor Samsel	Austin	TX	78758 United States	8/5/2025
Kathy Statos	Austin	TX	78729 United States	8/5/2025
Samantha M	San Antonio	TX	78213 United States	8/6/2025
naomi sanchez	Cibolo	TX	78108 United States	8/6/2025
Trey Faticoni	San Antonio	TX	78133 United States	8/6/2025
Michael Pena	San Antonio	TX	78244 United States	8/7/2025
Lilianna Reyes	San Antonio	TX	78211 United States	8/7/2025
Clare Tharp	Elgin	TX	78621 United States	8/7/2025
Wysetta Backhus	San Antonio	TX	78227 United States	8/7/2025
Brandon Alvarado	San Antonio	TX	78229 United States	8/7/2025
La Tasha Armendariz	San Antonio	TX	78244 United States	8/8/2025
Anna Armstrong	San Antonio		78213 United States	8/8/2025
DrJohnette Mason	Austin	TX	78728 United States	8/8/2025
Bailey Leos	San Antonio	TX	78217 United States	8/9/2025
Kevin Johnson	Berry	AL	35546 United States	8/9/2025
M Powe	Chicago	IL	60602 United States	8/9/2025
Jeramiah Silva	San Antonio	TX	78244 United States	8/10/2025
Jeramiah Silva	San Antonio	TX	78244 United States	8/10/2025
Divya Nagendran	Aurora	IL	60505 United States	8/11/2025
Jordan Samaniego	San Antonio	TX	78211 United States	8/11/2025
May Salah	Georgetown	TX	78626 United States	8/11/2025

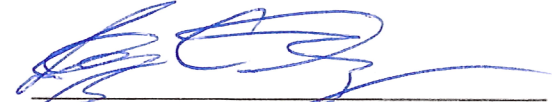
Lucian Garcia	San Antonio	TX	78223 United States	8/12/2025
Serenity Reid	Sanantonio	TX	7777715 United States	8/12/2025
Monika Andreani	Millersville	MD	21108 United States	8/12/2025
Zoe Gutierrez	Canyon Lake	TX	78133 United States	8/12/2025
Taylor Heard	San Marcos	TX	78666 United States	8/12/2025
Guadalupe Borrero	Austin	TX	78748 United States	8/12/2025
Jackson Greenlees	Hartselle	AL	35640 United States	8/13/2025
Sebastian Benavides	Austin	TX	78732 United States	8/13/2025
Genyses Sanyos	Austin	TX	78745 United States	8/13/2025
Paris Gomez	San Antonio	TX	78211 United States	8/13/2025
Bill Mason	San Antonio	TX	78245 United States	8/13/2025
greyson Hay	Round Rock	TX	78665 United States	8/14/2025
Tushaar Singh	Leander	TX	78641 United States	8/14/2025
Wynter Curtis	Seguin	TX	78155 United States	8/14/2025
Ava Moore	San marcos	TX	78666 United States	8/14/2025
Nanette Ochoa	San Antonio	TX	78251 United States	8/14/2025
Maria Hernandez	San Antonio	TX	78213 United States	8/14/2025
Tres Be	San Antonio	TX	78133 United States	8/14/2025
Heidj Hourihan	Brooklyn	NY	11212 United States	8/14/2025
Elisabeth Gamez	Converse	TX	78109 United States	8/14/2025
Daniel Henriquez	Kyle	TX	78640 United States	8/14/2025
Vervedex Zokwe	San Antonio	TX	78244 United States	8/14/2025
Glorimar Manker	Austin	TX	78748 United States	8/15/2025
Izzy George	Spring Branch	TX	78070 United States	8/15/2025
Kenneth Pittman	Converse	TX	78109 United States	8/15/2025
Priscilla Paesano	San Antonio	TX	78254 United States	8/15/2025
Trin Howard	Georgetown	TX	78628 United States	8/15/2025
Ericka Wynes	Bossier City	LA	71111 United States	8/15/2025
Emily Medina	New Braunfels	TX	78130 United States	8/16/2025
wyzetta backhus	San Antonio	TX	78237 United States	8/16/2025
Estefania Martinez	San Antonio	TX	78242 United States	8/16/2025
Andrue Hubbard	Fredericksburg	TX	78624 United States	8/16/2025
Keegan Lochte	Fredericksburg	TX	78624 United States	8/16/2025
Veronica Monreal	Bertram	TX	78605 United States	8/16/2025

Simon Sanchez	New Braunfels	TX	78130 United States	8/16/2025
Ruben Santillana	Pharr	TX	78577 United States	8/16/2025
Chrissy Sessler	Cedar park	TX	78613 United States	8/16/2025
Cruz Cruz Hilgemann	Austin	TX	78745 United States	8/16/2025
Maeli Hernandez	San Antonio	TX	78237 United States	8/16/2025
Noé Ramírez	Missouri City	TX	77459 United States	8/16/2025
Aubrey Leal	Cuero	TX	77954 United States	8/17/2025
Lacey Hodges	Elgin	TX	78621 United States	8/17/2025
Randi lu Stephens	San Antonio	TX	78251 United States	8/17/2025
Santoi wilcox	San Antonio	TX	78250 United States	8/17/2025
Abdiel Reyes	Bastrop	TX	78602 United States	8/17/2025
Willow Montague	Seguin	TX	78155 United States	8/17/2025
Arleth Garcia	Kerrville	TX	78028 United States	8/17/2025
Emma Martinez	San Antonio	TX	78247 United States	8/17/2025
Hassan Abdi	San Antonio	TX	78288 United States	8/18/2025
Jacinto Ortiz	San Antonio	TX	78253 United States	8/18/2025
Gracie Schaefer	Canyon Lake	TX	78133 United States	8/20/2025
Sandra Rockowitz	Canyon Lake	TX	78133 United States	8/20/2025
Robyn Cooke	Spring Branch	TX	78070 United States	8/27/2025
Colton Martin	Spring Branch	TX	78070 United States	8/27/2025
Carol Gessner	Navasota	TX	77868 United States	8/27/2025
Peggy Tomlinson	Canyon Lake	TX	78133 United States	8/29/2025
Holly Wright	San Antonio	TX	78209 United States	8/31/2025
Bram Shaner	New Braunfels	TX	78130 United States	9/1/2025
Kimberly Dross	San Antonio	TX	78201 United States	9/1/2025
Vivian Gonzalez	Austin	TX	78758 United States	9/3/2025
Alejandra Martinez	San Antonio	TX	78247 United States	9/4/2025
Maverick Wells	Wooster	OH	44691 United States	9/4/2025
Kylie Fernandez	Kerrville	TX	78028 United States	9/5/2025
Rahul Joshi	Dallas	TX	75211 United States	9/5/2025
Robin Tuzin	Canyon Lake	TX	78133 United States	9/5/2025
Jaxon Granny	Houston	TX	77052 United States	9/5/2025
George Sowersby	Spring Branch	TX	78070 United States	9/5/2025
Dian Razjouyan	San Antonio	TX	78260 United States	9/6/2025

Mady Carpenter	Houston	TX	77064 United States	9/6/2025
Jonathan Gibson	San Antonio	TX	78223 United States	9/6/2025
Hollie Harlow	Canyon Lake	TX	78133 United States	9/6/2025
stephanie olguin	Sulphur Springs	TX	75482 United States	9/6/2025
William Chapman	San Marcos	TX	78666 United States	9/6/2025
Jaelyn Dominguez	Austin	TX	78610 United States	9/7/2025
Stephen Kabanek	Schertz	TX	78154 United States	9/10/2025
Corina Perez	Corpus Christi	TX	78215 United States	9/10/2025
Charlie Bergstrom	Austin	TX	78702 United States	9/11/2025
Allen Sowersby	Canyon Lake	TX	78133 United States	9/11/2025
Dannie Thompson	Canyon Lake	TX	78133 United States	9/11/2025
Karen Jones	Canyon Lake	TX	78133 United States	9/11/2025
Ernest Lee	Canyon Lake	TX	78133 United States	9/11/2025
Kim Lewis	Canyon Lake	TX	78133 United States	9/11/2025
Dennis Davis	Canyon Lake	TX	78133 United States	9/11/2025
Dani Rae	San Antonio	TX	78251 United States	9/12/2025
Mike Archuleta	Canyon Lake	TX	78133 United States	9/12/2025
Abbie Kruse	Kerrville	TX	78028 United States	9/14/2025
Julie Estrada	San Antonio	TX	78218 United States	9/14/2025
Paxton Pearson	Jonesboro	AR	72401 United States	9/18/2025
Frank Rebolgar	Buda	TX	78610 United States	9/18/2025
Brianna Gonzalez	San Antonio	TX	78247 United States	9/18/2025
Vanessa Vasquez	San Antonio	TX	78228 United States	9/18/2025
Megan Sachitano	San Antonio	TX	78254 United States	9/19/2025
Isaac Devereaux	San Antonio	TX	78253 United States	9/19/2025
alisha ison	pompton plains	NJ	7444 United States	9/20/2025
Celeste Morris	Converse	TX	78109 United States	9/20/2025
Juan Rosado	San Antonio	TX	78218 United States	9/21/2025
Gerald Lopez	Canyon Lake	TX	78133 United States	9/21/2025

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on October 14, 2025, a true and correct copy of the foregoing document was served via electronic filing upon all parties receiving electronic notice in this case and by first Class U.S. Mail to creditor in this case.



Anthony Timmermeyer
706 Shadyview Dr.
Canyon Lake TX, 78133

Label Matrix for local noticing
 542-5
 Case 25-50385-cag
 Western District of Texas
 San Antonio
 Fri Mar 28 20:45:43 CDT 2025

Canyon Springs Resort Property Owner's
 691 Canyon Springs Dr.
 Canyon Lake, TX 78133-4300

U.S. BANKRUPTCY COURT
 615 E. HOUSTON STREET, ROOM 597
 SAN ANTONIO, TX 78205-2055

Qua
 PO Box Box 70279
 Philadelphia, PA 19176-0279

Dewayne Nelson
 Christopher J Weber LLC
 9150 Dietz Elkhorn Rd
 Fair Oaks Ranch TX 78015-4904

GVTC
 16101 FM 3159
 New Braunfels, TX 78132

Edernales Electric Cooperative Inc.
 PO Box Box 1
 Johnson City, TX 78636-0001

Philadelphia Insurance Company
 PO Box Box 786016
 Philadelphia, PA 19178-6016

The County of Comal, Texas
 c/o McCreary, Veselka, Bragg & Allen
 P.O. Box 1269
 Round Rock, TX 78680-1269

United States Trustee - SA12
 US Trustee's Office
 115 E Houston, Suite 533
 San Antonio, TX 78205-2055

(p)JOYCE W LINDAUER ATTORNEY PLLC
 1412 MAIN STREET
 SUITE 500
 DALLAS TX 75202-4042

Michael James O'Connor
 Law Office of Michael J. O'Connor
 The Spectrum Building
 613 NW Loop 410 #840
 San Antonio, TX 78216-5507

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
 by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Joyce W. Lindauer
 Joyce W. Lindauer Attorney, PLLC
 412 Main St, Suite 500
 Dallas, TX 75202

End of Label Matrix

Mailable recipients	11
Bypassed recipients	0
Total	11

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

IN RE:

**CANYON SPRINGS RESORT
PROPERTY OWNERS'
ASSOCIATION, INC.**

Debtor.

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§

**CASE NO. 25-50385-cag
Chapter 11**

**ORDER GRANTING MOTION FOR RECONSIDERATION
AND SETTING HEARING**

On this date came on for consideration the Motion to Reconsider filed by Anthony Timmermeyer ("Movant") requesting the Court to reconsider its Order Granting Motion to Dismiss [Docket No. 124] entered on October 6, 2025. The Court finds that the Motion should be granted as set forth below. It is, therefore,

ORDERED that a hearing on the Motion to Reconsider [Docket No. ____] will be held on the date and time listed above.

###

Submitted by:
Anthony Timmermeyer
[address]
[telephone number]


206 Shadyview Dr.
Canyon Lake, TX, 78133
(512) 825-8263



IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.

Dated: October 17, 2025.

A handwritten signature in cursive script that reads "Craig A. Gargotta".

**CRAIG A. GARGOTTA
CHIEF UNITED STATES BANKRUPTCY JUDGE**

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

IN RE:

**CANYON SPRINGS RESORT
PROPERTY OWNERS
ASSOCIATION, INC
a/k/a CSRPOA**

DEBTOR

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CASE NO. 25-50385-cag

Chapter 11

Subchapter V

**ORDER GRANTING
FIRST AND FINAL APPLICATION FOR COMPENSATION
AND REIMBURSEMENT OF EXPENSES OF
MICHAEL J. O'CONNOR AS SUBCHAPTER V TRUSTEE**

The court, upon proper notice as set forth herein has considered the *First and Final Application for Compensation and Reimbursement of Expenses of Michael J. O'Connor Subchapter V Trustee* (the "Application") filed by Michael J. O'Connor, Subchapter V Trustee ("Trustee") in the above referenced case (the "Case"), the Court finds that:

- (a) it has jurisdiction over the Application pursuant to 28 U.S.C. §§ 157 and 1334;
- (b) consideration of the Application is a core proceeding pursuant to 28 U.S.C. §157;

(c) notice of the Application was appropriate and no other or further notice of the Application need be given;

(d) no objections were filed against the Application;

(e) the Trustee's services were substantial, necessary and beneficial to the chapter 11 estate; and,

(f) the legal and factual basis set forth in the Application establish just cause to grant the relief requested in the Application. Accordingly, it is

ORDERED that the relief requested in the Application is GRANTED; and it is further

ORDERED that the Trustee is entitled to allowance on a final basis, of reasonable fees in the amount of \$10,012.50 and allowed expenses of \$90.40 for, a total of \$10,102.90 for services performed for the estate during the Compensation Period (as defined in the Application); and it is further;

ORDERED that the Trustee is authorized to apply the post-petition retainer in the amount of \$9,000.00 to the awarded fees and expenses; and it is further;

ORDERED that these amounts are approved and allowed on a final basis; and it is further

ORDERED that the Court shall retain exclusive jurisdiction over any dispute arising from or relating to the implementation of this Order.

###

Prepared by:

Michael J. O'Connor

Subchapter V Trustee

SBN: 15187400

Michael J. O'Connor Law Office

The Spectrum Building

613 NW Loop 410, Ste. 840

San Antonio, Texas 78216

(210) 729-6009

oconnorlaw@gmail.com



IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.

Dated: October 17, 2025.

A handwritten signature in black ink, reading "Craig A. Gargotta".

CRAIG A. GARGOTTA
CHIEF UNITED STATES BANKRUPTCY JUDGE

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

IN RE:

*

**CANYON SPRINGS RESORT
PROPERTY OWNERS
ASSOCIATION, INC
a/k/a CSRPOA**

*

CASE NO. 25-50385-cag

*

*

*

Chapter 11

*

*

DEBTOR

*

Subchapter V

**ORDER GRANTING
FIRST AND FINAL APPLICATION FOR COMPENSATION
AND REIMBURSEMENT OF EXPENSES OF
MICHAEL J. O'CONNOR AS SUBCHAPTER V TRUSTEE**

The court, upon proper notice as set forth herein has considered the *First and Final Application for Compensation and Reimbursement of Expenses of Michael J. O'Connor Subchapter V Trustee* (the "Application") filed by Michael J. O'Connor, Subchapter V Trustee ("Trustee") in the above referenced case (the "Case"), the Court finds that:

- (a) it has jurisdiction over the Application pursuant to 28 U.S.C. §§ 157 and 1334;
- (b) consideration of the Application is a core proceeding pursuant to 28 U.S.C. §157;

(c) notice of the Application was appropriate and no other or further notice of the Application need be given;

(d) no objections were filed against the Application;

(e) the Trustee's services were substantial, necessary and beneficial to the chapter 11 estate; and,

(f) the legal and factual basis set forth in the Application establish just cause to grant the relief requested in the Application. Accordingly, it is

ORDERED that the relief requested in the Application is GRANTED; and it is further

ORDERED that the Trustee is entitled to allowance on a final basis, of reasonable fees in the amount of \$10,012.50 and allowed expenses of \$90.40 for, a total of \$10,102.90 for services performed for the estate during the Compensation Period (as defined in the Application); and it is further;

ORDERED that the Trustee is authorized to apply the post-petition retainer in the amount of \$9,000.00 to the awarded fees and expenses; and it is further;

ORDERED that these amounts are approved and allowed on a final basis; and it is further

ORDERED that the Court shall retain exclusive jurisdiction over any dispute arising from or relating to the implementation of this Order.

###

Prepared by:

Michael J. O'Connor

Subchapter V Trustee

SBN: 15187400

Michael J. O'Connor Law Office

The Spectrum Building

613 NW Loop 410, Ste. 840

San Antonio, Texas 78216

(210) 729-6009

oconnorlaw@gmail.com

In re:
Canyon Springs Resort Property Owner
Debtor

Case No. 25-50385-cag
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0542-5
Date Rcvd: Oct 17, 2025

User: admin
Form ID: pdfintp

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 19, 2025:

Recip ID	Recipient Name and Address
db	+ Canyon Springs Resort Property Owner's Association, 691 Canyon Springs Dr, Canyon Lake, TX 78133-4300

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, 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 19, 2025

Signature: /s/Gustava Winters

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 17, 2025 at the address(es) listed below:

Name	Email Address
Christopher J. Weber	on behalf of Creditor Dewayne Nelson cweber@logcabinlaw.com
Jessica Lanoue Hanzlik	on behalf of U.S. Trustee United States Trustee - SA12 Jessica.L.Hanzlik@usdoj.gov omar.e.jones@usdoj.gov;adrian.duran@usdoj.gov
Joyce W. Lindauer	on behalf of Debtor Canyon Springs Resort Property Owner's Association Inc. joyce@joycelindauer.com, dian@joycelindauer.com;JoyceWLindauerAttorneyPLLC@jubileebk.net
Julie A. Parsons	on behalf of Creditor The County of Comal Texas jparsons@mvbalaw.com, vcovington@mvbalaw.com;kalexander@mvbalaw.com;julie.parsons@ecf.courtdrive.com
Kyle N Ryman	on behalf of Creditor James Stovall kryman@rymanlitigation.com

District/off: 0542-5

User: admin

Page 2 of 2

Date Rcvd: Oct 17, 2025

Form ID: pdfintp

Total Noticed: 1

Michael J. O'Connor

on behalf of Trustee Michael James O'Connor oconnorlaw@gmail.com mjoconnr@hotmail.com

Michael James O'Connor

on behalf of Trustee Michael James O'Connor subvtrusteesat@gmail.com MJOCONNOR@ECF.axosfs.com

Michael James O'Connor

subvtrusteesat@gmail.com MJOCONNOR@ECF.axosfs.com

Stephen Wayne Lemmon

on behalf of Creditor James Stovall lemmon@slollp.com winter@slollp.com

United States Trustee - SA12

USTPRegion07.SN.ECF@usdoj.gov

TOTAL: 10

UNITED STATES BANKRUPTCY COURT
Western District of Texas

Bankruptcy Case No.: 25-50385-cag

Chapter No.: 11

Judge: Craig A Gargotta

IN RE: Canyon Springs Resort Property
Owner's Associ , Debtor(s)

NOTICE OF HEARING

PLEASE TAKE NOTICE that a hearing will be held

at S.A. Courtroom 3, Hipolito F. Garcia Fed Bldg & Courthouse, 615 E. Houston St., San Antonio, TX
78205

on **11/10/25 at 10:00 AM**

Hearing to Consider and Act Upon the Following: (IF TIME ESTIMATE EXCEEDS 20 MINUTES,
PLEASE E-MAIL ROXANNE FLORES AT: roxanne_flores@txwb.uscourts.gov) (Related Document(s):
127 Motion to Reconsider Dismissal of Case filed by Interested Party Anthony Timmermeyer (Related
Document(s): 124 Order Granting (related document(s): 63 Motion to Dismiss Chapter 11 Bankruptcy Case
filed by Christopher J. Weber for Creditor Dewayne Nelson (Order entered on 10/7/2025))) Hearing
Scheduled For 11/10/2025 at 10:00 AM at SA Courtroom 3 (Flores, Roxanne)

Dated: 10/21/25

Barry D. Knight
Clerk, U. S. Bankruptcy Court