

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF ARKANSAS

Case number (if known) _____ Chapter 11 Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

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 case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>Village Venture Realty, Inc.</u>	
2. All other names debtor used in the last 8 years Include any assumed names, trade names and <i>doing business as</i> names	DBA ERA Equity Group DBA Village Ventures Realty	
3. Debtor's federal Employer Identification Number (EIN)	71-0785614	
4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	3303 Park Hot Springs National, AR 71901 Number, Street, City, State & ZIP Code	Po Box 8216 Hot Springs Village, AR 71910 P.O. Box, Number, Street, City, State & ZIP Code
	Garland County	Location of principal assets, if different from principal place of business _____ Number, Street, City, State & ZIP Code
5. Debtor's website (URL)	_____	
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	

Debtor **Village Venture Realty, Inc.**
Name

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.uscourts.gov/four-digit-national-association-naics-codes>.

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 \$2,566,050 (amount subject to adjustment on 4/01/19 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.

If more than 2 cases, attach a separate list.

District	Western District of Arkansas	When	9/14/16	Case number	6:16-bk-72187
District	Western District of Arkansas	When	2/08/16	Case number	6:16-bk-70284

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

- No
- Yes.

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

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Village Venture Realty, Inc.**
Name

Case number (if known)

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 to unsecured creditors.

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"/> 5001-10,000	<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 checked="" 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 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 checked="" 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 type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **Village Venture Realty, Inc.**
Name

Case number (if known)

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 **December 28, 2017**
MM / DD / YYYY

X /s/ Gary Coleman
Signature of authorized representative of debtor

Title **President**

Gary Coleman
Printed name

18. Signature of attorney

X /s/ Jennifer M. Lancaster
Signature of attorney for debtor

Date **December 28, 2017**
MM / DD / YYYY

Jennifer M. Lancaster 2011178
Printed name

The Lancaster Law Firm
Firm name

**P.O. Box 1295
Benton, AR 72018**
Number, Street, City, State & ZIP Code

Contact phone _____ Email address _____

2011178
Bar number and State

Fill in this information to identify the case:

Debtor name **Village Venture Realty, Inc.**
 United States Bankruptcy Court for the: **WESTERN DISTRICT OF ARKANSAS**
 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 claim 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 claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of 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
AR Commissioner of Lands 500 Woodbine St. Room 109 Little Rock, AR 72201		Delinquent Real Estate Taxes 2011-2014 001-13409-015				\$4,260.00
AR Commissioner of Lands 500 Woodbine St. Room 109 Little Rock, AR 72201		Delinquent Real Estate Taxes 2011-2014 001-13409-015				\$2,265.00
AR Commissioner of Lands 500 Woodbine St. Room 109 Little Rock, AR 72201		Delinquent Real Estate Taxes 2011-2014 99089 Garland Co.				\$1,490.00
AR Commissioner of Lands 500 Woodbine St. Room 109 Little Rock, AR 72201		Delinquent Real Estate Taxes 2011-2014 96836 Garland Co.				\$780.00
Bank of Commerce c/o Jonathan Jones 424 Ouachita Ave Hot Springs National, AR 71901		3.44 Acres Parcel No: 001-13409-016, Saline Co., AR		\$102,000.00	\$40,400.00	\$61,600.00
Beck Properties, Inc. 486 Hillvale Garden Trail Hot Springs National, AR 71901						\$743,500.00

Debtor **Village Venture Realty, Inc.**
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of 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
Developer Finance Corp. c/o US Bank N.A. 5056 Wooster Rd. Cincinnati, OH 45226		Deficiency Balance				\$56,189.82
Lammers & Associates 300 Exchange St. Hot Springs National, AR 71901		Tax work				\$1,535.00
NALCO Construction Inc. c/o Mike Nalley, Reg. Rt 5, Box 1086-A Benton, AR 72015		Construction work				\$17,740.00
Phillip Montgomery Legacy Law Firm 135 Section Line Rd. Hot Springs National, AR 71913		Legal Work				\$4,225.00
Russell Thomas, Quest IRA Inc. PO Box 3002 Hot Springs National, AR 71914		Real property located in Hot Springs		\$278,080.00	\$0.00	\$278,080.00
Therse Mahowald 5450 Subiaco Dr. Apt 105 Lisle, IL 60532		Unpaid interest on loan				\$86,666.00

AR Commissioner of Lands
500 Woodbine St.
Room 109
Little Rock, AR 72201

Arvest Bank
PO Box 11110
Fort Smith, AR 72917

Bank of Commerce
c/o Jonathan Jones
424 Ouachita Ave
Hot Springs National, AR 71901

Beck Properties, Inc.
486 Hillvale Garden Trail
Hot Springs National, AR 71901

Developer Finance Corp.
c/o US Bank N.A.
5056 Wooster Rd.
Cincinnati, OH 45226

James Dowden, P.A.
212 Center St. 10th Floor
Little Rock, AR 72201

Lammers & Associates
300 Exchange St.
Hot Springs National, AR 71901

NALCO
Construction Inc.
c/o Mike Nalley, Reg.
Rt 5, Box 1086-A
Benton, AR 72015

Phillip Montgomery
Legacy Law Firm
135 Section Line Rd.
Hot Springs National, AR 71913

Russell Thomas, Quest IRA Inc.
PO Box 3002
Hot Springs National, AR 71914

Susan Coleman
PO Box 8216
Hot Springs Village, AR 71910

Therse Mahowald
5450 Subiaco Dr.
Apt 105
Lisle, IL 60532

**United States Bankruptcy Court
Western District of Arkansas**

In re Village Venture Realty, Inc.

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Village Venture Realty, Inc. in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

December 28, 2017

Date

/s/ Jennifer M. Lancaster

Jennifer M. Lancaster 2011178

Signature of Attorney or Litigant

Counsel for Village Venture Realty, Inc.

The Lancaster Law Firm

P.O. Box 1295

Benton, AR 72018