

B1 (Official Form 1)(12/11)

United States Bankruptcy Court Southern District of Florida		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Thistle Downs Limited Partnership		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 65-1115999		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 631 U.S. Highway 1, Ste. 406 North Palm Beach, FL		Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 33408		ZIP Code
County of Residence or of the Principal Place of Business: Palm Beach		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):
ZIP Code		ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): 1815 Olde Thistle Club Road Sunset Beach, NC 28468		
Type of Debtor (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

<p>Voluntary Petition</p> <p><i>(This page must be completed and filed in every case)</i></p>		<p>Name of Debtor(s): Thistle Downs Limited Partnership</p>	
<p>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)</p>			
<p>Location Where Filed: - None -</p>		<p>Case Number:</p>	<p>Date Filed:</p>
<p>Location Where Filed:</p>		<p>Case Number:</p>	<p>Date Filed:</p>
<p>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)</p>			
<p>Name of Debtor: Walter J. Mackey, Jr.</p>		<p>Case Number: 11-41889-EPK</p>	<p>Date Filed: 11/17/11</p>
<p>District: U.S. Bkcy. Ct., Southern District of Florida</p>		<p>Relationship: Ltd. Partner; Pres. Corp. G.P.</p>	<p>Judge: Erik P. Kimball</p>
<p style="text-align: center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>		<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s) (Date)</p>	
<p>Exhibit C</p>			
<p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No.</p>			
<p>Exhibit D</p>			
<p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>			
<p>Information Regarding the Debtor - Venue</p> <p>(Check any applicable box)</p>			
<p><input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, 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.</p> <p><input checked="" type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.</p>			
<p>Certification by a Debtor Who Resides as a Tenant of Residential Property</p> <p>(Check all applicable boxes)</p>			
<p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p style="text-align: center;">_____ (Name of landlord that obtained judgment)</p> <p style="text-align: center;">_____ (Address of landlord)</p>			
<p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).</p>			

<p>Voluntary Petition</p> <p><i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): Thistle Downs Limited Partnership</p>
Signatures	
<p style="text-align: center;">Signature(s) of Debtor(s) (Individual/Joint)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Debtor</p> <p>X _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (If not represented by attorney)</p> <p>_____ Date</p>	<p style="text-align: center;">Signature of a Foreign Representative</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p>X _____ Signature of Foreign Representative</p> <p>_____ Printed Name of Foreign Representative</p> <p>_____ Date</p>
<p style="text-align: center;">Signature of Attorney*</p> <p>X <u>/s/ Michael J. Ryan</u> Signature of Attorney for Debtor(s)</p> <p><u>Michael J. Ryan 0120754</u> Printed Name of Attorney for Debtor(s)</p> <p><u>Michael J. Ryan, Esq.</u> Firm Name</p> <p><u>P.O. Box 14909</u> <u>North Palm Beach, FL 33408</u></p> <p>_____ Address</p> <p style="text-align: right;">Email: mikeryan32645@yahoo.com</p> <p><u>(561) 841-3420 Fax: (561) 841-3424</u> Telephone Number</p> <p><u>January 9, 2012</u> Date</p> <p><small>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</small></p>	<p style="text-align: center;">Signature of Non-Attorney Bankruptcy Petition Preparer</p> <p>I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)</p> <p>_____ Address</p> <p>X _____ Date</p> <p>Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.</p> <p>Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:</p> <p>_____ If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.</i></p>
<p style="text-align: center;">Signature of Debtor (Corporation/Partnership)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X <u>/s/ Walter J. Mackey, Jr.</u> Signature of Authorized Individual</p> <p><u>Walter J. Mackey, Jr.</u> Printed Name of Authorized Individual</p> <p><u>Ltd. Partner & Pres. Corp. G.P.</u> Title of Authorized Individual</p> <p><u>January 9, 2012</u> Date</p>	

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
Southern District of Florida

In re Thistle Downs Limited Partnership

Debtor(s)

Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Anthony Feilback 882 Great Egret Circle SW, Apt. 3 Sunset Beach, NC 28468	Anthony Feilback 882 Great Egret Circle SW, Apt. 3 Sunset Beach, NC 28468	Professional fees - architect		8,730.40
Barker Arch, Inc. 273 No. Front Street Wilmington, NC 28401	Barker Arch, Inc. 273 N. Front St. Wilmington, NC 28401 (910) 763-3155	Professional fees - architect		7,837.80
Brunswick Electric c/o Processing Center P.O. Box 580348 Charlotte, NC 28258	c/o Processing Center P.O. Box 580348 Charlotte, NC 28258 (910) 754-4391	Trade debt/electric service		22,728.55
Carolina Bank/TD Bank 2003 Oak Street Myrtle Beach, SC 29578	Douglas R. Ghidina, Esq. 100 No. Tyron Street, Ste. 4700 Charlotte, NC 28202-4003 (704) 331-3504	First lien Deed of Trust on subdivision lots - Bank loan		8,671,804.00 (4,844,405.00 secured)
Carolina Bank/TD Bank 2003 Oak Street Myrtle Beach, SC 29578	Douglas R. Ghindina, Esq. 100 No. Tyron Street, Ste. 4700 2003 Oak Street Charlotte, NC 28202-4003 (704) 331-3504	Bank has secured lien on golf course, club house with affiliate. It is undersecured. The loan is cross-collateralized.	Contingent Unliquidated Disputed	800,000.00
Cobel Trench Safety, Inc. 3137 Cedar Park Rd. Greensboro, NC 27405	Accounts Recievable 3137 Cedar Park Rd. Greensboro, NC 27405 (336) 398-3000			3,000.00
Corporation Service Co. 2711 Centerville Rd. Wilmington, DE 19808	Accounts Recievable 2711 Centerville Rd Wilmington, DE 19808 (302) 636-5401	Statutory representation		363.00
Freeman Curb & Gutter, Inc. 7770 U.S. Highway 1175 Rocky Point, NC 28457	Accounts Recievable 7770 U.S. Highway 1175 Rocky Point, NC 28457 (910) 802-3327	Curbs		6,753.00

B4 (Official Form 4) (12/07) - Cont.

In re Thistle Downs Limited Partnership

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Godwin Pumps of America, Inc. 84 Floodgate Rd. Bridgeport, NJ 08014	Accounts Recievable 84 Floodgate Rd. Bridgeport, NJ 08014 (856) 467-3636	Water system supplies		13,142.83
Nason Yeager Gerson White & Lioce, P.A. 1645 Palm Beach Lakes Blvd., Ste. 1200 West Palm Beach, FL 33401	Alan Armour, Esq. 1645 Palm Beach Lakes Blvd., Ste. 1200 West Palm Beach, FL 33401 (561) 686-3307	Legal services		761.02
Neff Rental, LLC 3813 U.S. Highway 421 No. Wilmington, NC 28401	Accounts Recievable 3813 U.S. Highway 421 N. Wilmington, NC 28401 (910) 763-9311			1,936.54
Southport Electrical Serv. 5559 Anchor Village Ln. Southport, NC 28461	Accounts Recievable 5559 Anchor Village Lane Southport, NC 28461 (910) 457-6193			4,162.00
Super Cast, Inc. 1104 U.S. Highway 117 Bypass Goldsboro, NC 27530	Accounts Recieveable 1104 U.S. Highway 117 Bypass J Goldsboro, NC 27530 (919) 736-9010			20,455.16

B4 (Official Form 4) (12/07) - Cont.

In re Thistle Downs Limited Partnership
Debtor(s)

Case No. _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS
(Continuation Sheet)

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Ltd. Partner & Pres. Corp. G.P. of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date January 9, 2012

Signature /s/ Walter J. Mackey, Jr.
Walter J. Mackey, Jr.
Ltd. Partner & Pres. Corp. G.P.

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

Anthony Feilback
882 Great Egret Circle SW, Apt. 3
Sunset Beach, NC 28468

Barker Arch, Inc.
273 No. Front Street
Wilmington, NC 28401

Brunswick County Revenue Dept.
30 Government Dr. NE
Bolivia, NC 28422

Brunswick Electric
c/o Processing Center
P.O. Box 580348
Charlotte, NC 28258

Carolina Bank/TD Bank
2003 Oak Street
Myrtle Beach, SC 29578

Cobel Trench Safety, Inc.
3137 Cedar Park Rd.
Greensboro, NC 27405

Corporation Service Co.
2711 Centerville Rd.
Wilmington, DE 19808

Freeman Curb & Gutter, Inc.
7770 U.S. Highway 1175
Rocky Point, NC 28457

Godwin Pumps of America, Inc.
84 Floodgate Rd.
Bridgeport, NJ 08014

Lois D. Mackey
772 Lagoon Drive
North Palm Beach, FL 33408

Nason Yeager Gerson White & Lioce, P.A.
1645 Palm Beach Lakes Blvd., Ste. 1200
West Palm Beach, FL 33401

Neff Rental, LLC
3813 U.S. Highway 421 No.
Wilmington, NC 28401

Southport Electrical Serv.
5559 Anchor Village Ln.
Southport, NC 28461

Super Cast, Inc.
1104 U.S. Highway 117 Bypass
Goldsboro, NC 27530

Thistle Golf Club Limited Partnership
631 U.S. Highway 1, Ste. 406
North Palm Beach, FL 33408

Town of Calabash
P.O. Box 4967
282 Persimion Rd.
Calabash, NC 28467

Walter J. Mackey, Jr.
631 U.S. Highway 1, Ste. 406
North Palm Beach, FL 33408