



**Voluntary Petition**

*(This page must be completed and filed in every case.)*

Case 12-30533-EPK Doc 1

Filed 08/28/12 Page 2 of 5

JP DEVELOPERS LLC

**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet.)

Location Where Filed:	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor** (If more than one, attach additional sheet.)

Name of Debtor:	Case Number:	Date Filed:
District:	Relationship:	Judge:

**Exhibit A**

(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.)

Exhibit A is attached and made a part of this petition.

**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

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 have delivered to the debtor the notice required by 11 U.S.C. § 342(b).

X \_\_\_\_\_  
Signature of Attorney for Debtor(s) (Date)

**Exhibit C**

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?

- Yes, and Exhibit C is attached and made a part of this petition.
- No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

- Exhibit D, completed and signed by the debtor, is attached and made a part of this petition.
- If this is a joint petition:
- Exhibit D, also completed and signed by the joint debtor, is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box.)

- 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.
- There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- 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.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes.)

- Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)  

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)
- 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
- Debtor has included with 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.
- Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition  
(This page must be completed and filed in every case.)

Name of Debtor(s):  
**JP DEVELOPERS, LLC**

**Signatures**

**Signature(s) of Debtor(s) (Individual/Joint)**

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).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_  
Signature of Debtor

X \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (if not represented by attorney)

\_\_\_\_\_  
Date

**Signature of a Foreign Representative**

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.

(Check only one box.)

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.

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.

X \_\_\_\_\_  
(Signature of Foreign Representative)

\_\_\_\_\_  
(Printed Name of Foreign Representative)

\_\_\_\_\_  
Date

**Signature of Attorney\***

X \_\_\_\_\_  
Signature of Attorney for Debtor(s)

\_\_\_\_\_  
Printed Name of Attorney for Debtor(s)

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date

\*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.

**Signature of Non-Attorney Bankruptcy Petition Preparer**

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.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
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.)

\_\_\_\_\_  
Address

X \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.

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.

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

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.

**Signature of Debtor (Corporation/Partnership)**

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.

The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_  
Signature of Authorized Individual

JEFFREY PHILLIPS  
Printed Name of Authorized Individual

MANAGING MEMBER, COMMERCIAL FIRST LLC  
Title of Authorized Individual

MANAGING MEMBER OF  
JP DEVELOPERS, LLC

\_\_\_\_\_  
Date

JP DEVELOPERS LLC

## ----- 20 LARGEST UNSECURED CLAIMS -----

(1) Name of Creditor complete mailing address	(2) Name, telephone # of Creditor contact	(3) Nature of Claim	(4) Contingent, Unliquidated or Disputed	(5) Amount of Claim
Sumter County Tax Assessor Sumter County CR 301 Bushnell, Fl		RE Taxes		\$7,500
Village Park Center Property Owners Assoc. 17272 67th Court North Loxahatchee, Fl 33470		Assessment		\$383,136
Springstead Engineering, Inc. 727 So. H Street Leesburg, Fl 34748		Engineering Surveying		\$35,000
Ansel & Miller LLP C/O Mr. Ronald Miller 601 So Ocean Drive Hollywood, Fl 33019		Legal fees		\$50,000
<del>Builtx, Inc.</del> 17272 67th Court North Loxahatchee, Fl 33470		<del>Sitework</del>		<del>\$20,000</del>
John Neal Appraisals 1301 Sardina Court Champions Gate, Fl 33896		Appraisal		\$5,000
Dave Dabria, Architect <del>P.O. Box 1419</del> Orlando Fl <del>32802</del>		Architectural services		\$ 6,099.72
Mr. Gerald Cantor Phillips, Cantor & Shalek, PA 4000 Hollywood, Blvd, Ste 500 N Hollywood, Fl 33021		Legal services		\$2,000
Mr. Jerome Schechter, Esq. 1995 E. Oakland Park Blvd, Ste 210 Ft. Lauderdale, Fl 33021		Legal services		\$5,000
Village Park Developers LLC 17272 67th Court North Loxahatchee, Fl 33470		Loans		\$15,000

Sumter County Tax Assessor  
Sumter County  
CR 301  
Bushnell, Fl

Village Park Center Property Owners Assoc.  
17272 67th Court North  
Loxahatchee, Fl 33470

Springstead Engineering, Inc.  
727 So. H Street  
Leesburg, Fl 34748

Ansel & Miller LLP  
C/O Mr. Ronald Miller  
601 So Ocean Drive  
Hollywood, Fl 33019

Builtx, Inc.  
17272 67th Court North  
Loxahatchee, Fl 33470

John Neal Appraisals  
1301 Sardina Court  
Champions Gate, Fl 33896

Dave Dabria, Architect  
P.O. BOX 1419  
Orlando Fl 32802

Mr. Gerald Cantor  
Phillips, Cantor & Shalek, PA  
4000 Hollywood, Blvd, Ste 500 N  
Hollywood, Fl 33021

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1995 E. Oakland Park Blvd, Ste 210  
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