

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF OHIO

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 TX Four Holdings 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)

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>545 Bristol Drive</u> Aurora, OH 44202 Number, Street, City, State & ZIP Code	<u>P.O. Box 928</u> Aurora, OH 44202 P.O. Box, Number, Street, City, State & ZIP Code
	Portage County	Location of principal assets, if different from principal place of business <u>See Schedule A Aurora, OH 44202</u> Number, Street, 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: _____

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	<u>Northern District of Ohio</u>	When	<u>5/17/14</u>	Case number	<u>14-51273</u>
District	_____	When	_____	Case number	_____

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	_____

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

1-49

50-99

100-199

200-999

1,000-5,000

5,001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

15. Estimated Assets

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

Debtor **TX Four Holdings LLC**
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 **April 13, 2016**
MM / DD / YYYY

X /s/ Louis Telerico
Signature of authorized representative of debtor

Title **Managing Member**

Louis Telerico
Printed name

18. Signature of attorney

X /s/ Robert Thomas, II & Michelle DiBartolo-Haglock
Signature of attorney for debtor

Date **April 13, 2016**
MM / DD / YYYY

Robert Thomas, II & Michelle DiBartolo-Haglock
Printed name

Thomas, Trattner & Malone, LLC
Firm name

**1653 Merriman Road, Suite 203
Akron, OH 44313**
Number, Street, City, State & ZIP Code

Contact phone **330-253-1500** Email address **rthomas@ttmlaw.com**

0067
Bar number and State

Fill in this information to identify the case:

Debtor name **TX Four Holdings LLC**
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF OHIO**
 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
Ciuni & Panichi 25201 Chagrin Blvd. Cleveland, OH 44112						\$1,673.00
Dennis Gehrish 8345 Harbor Drive Mentor, OH 44060		970 Mennonite, Aurora Ohio One Parcel: 03-041-00-00-005-000 Cross collateralized with other parcels owned by other entities.	Contingent Disputed	\$247,193.77	\$2,208,395.00	\$247,193.77
Dollar Bank 1301 East 9th Street 9th Floor Cleveland, OH 44114		Vacant Land - Bartlett Rd, Aurora Ohio, One Parcel: 03-042-00-00-001-000 1050 Mennonite Rd., Aurora Ohio, One Parcel: 03-041-00-00-003-000 Cross col	Disputed	\$3,643,237.35	\$2,208,395.00	\$1,441,434.89
First National Bank Successor to Park View Federal 116 Main Street Greenville, PA 16125		970 Mennonite, Aurora Ohio One Parcel: 03-041-00-00-005-000 Cross collateralized with other parcels owned by other entities.		\$1,520,363.02	\$2,208,395.00	\$1,520,363.02

Debtor **TX Four Holdings LLC**
 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
Robert Ranallo 9700 Hobart Road Willoughby, OH 44094		970 Mennonite, Aurora Ohio One Parcel: 03-041-00-00-005-000 Cross collateralized with other parcels owned by other entities.	Contingent Disputed	\$247,193.77	\$2,208,395.00	\$247,193.77

Ciuni & Panichi
25201 Chagrin Blvd.
Cleveland, OH 44112

Dennis Gehrisch
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Mentor, OH 44060

Dollar Bank
1301 East 9th Street
9th Floor
Cleveland, OH 44114

Evan Byron
The Tower at Erieview
1301 East 9th Street, Suite 3300
Cleveland, OH 44114

First National Bank
Successor to Park View Federal
116 Main Street
Greenville, PA 16125

Michael J. Occhionero, Esq.
12429 Cedar Rd., Suite 20
Cleveland, OH 44106

Portage County Prosecuting Attorney
449 S. Meridian Street, 1st Floor
Portage County Administrative Build
Ravenna, OH 44266

Portage County Treasurer,
203 West Main Street,
Ravenna, OH 44266

Robert Ranallo
9700 Hobart Road
Willoughby, OH 44094

Robert Weltman
323 Lakeside Ave
suite 200
Cleveland, OH 44113

**United States Bankruptcy Court
Northern District of Ohio**

In re TX Four Holdings LLC

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 TX Four Holdings LLC 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*]

April 13, 2016

Date

/s/ Robert Thomas, II & Michelle DiBartolo-Haglock

Robert Thomas, II & Michelle DiBartolo-Haglock 0067

Signature of Attorney or Litigant
Counsel for TX Four Holdings LLC

Thomas, Trattner & Malone, LLC

1653 Merriman Road, Suite 203

Akron, OH 44313

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rthomas@ttmlaw.com