

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

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>GS Holdings-Sunshine, Ltd.</b>	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) <b>31-1781953</b>	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): <b>6205 East U.S. Route 40 Tipp City, OH</b>	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code <b>45371</b>	ZIP Code
County of Residence or of the Principal Place of Business: <b>Miami</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>6104 Whiting Drive Mchenry, IL</b>	Mailing Address of Joint Debtor (if different from street address):
ZIP Code <b>60050</b>	ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above):

<p align="center"><b>Type of Debtor</b> (Form of Organization) (Check one box)</p> <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.)	<p align="center"><b>Nature of Business</b> (Check one box)</p> <input type="checkbox"/> Health Care Business <input checked="" 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 type="checkbox"/> Other <hr/> <p align="center"><b>Tax-Exempt Entity</b> (Check box, if applicable)</p> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<p align="center"><b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)</p> <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 <hr/> <p align="center"><b>Nature of Debts</b> (Check one box)</p> <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.
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<p align="center"><b>Filing Fee</b> (Check one box)</p> <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.	<p align="center"><b>Chapter 11 Debtors</b></p> <p>Check one box:</p> <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 \$2,190,000. <hr/> 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).
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**Statistical/Administrative Information**

Debtor estimates that funds will be available for distribution to unsecured creditors.  
 Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	OVER 100,000
Estimated Assets									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion
Estimated Liabilities									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>	Name of Debtor(s): <b>GS Holdings-Sunshine, Ltd.</b>
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**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location Where Filed: <b>- None -</b>	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: <b>- None -</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;"><b>Exhibit A</b></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;"><b>Exhibit B</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><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>
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**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 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.

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):  
**GS Holdings-Sunshine, Ltd.**

**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** /s/ Ira H. Thomsen  
Signature of Attorney for Debtor(s)

Ira H. Thomsen 0023965  
Printed Name of Attorney for Debtor(s)

Ira H. Thomsen  
Firm Name

140 North Main Street  
Suite A  
Springboro, OH 45066

\_\_\_\_\_  
Address

**Email: cornell76@aol.com**

937-748-5001 Fax: 937-748-5003  
Telephone Number

October 30, 2009  
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** \_\_\_\_\_

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

**X** /s/ Peter Stojich  
Signature of Authorized Individual

Peter Stojich  
Printed Name of Authorized Individual

Sole Member  
Title of Authorized Individual

October 30, 2009  
Date

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

In re GS Holdings-Sunshine, Ltd.

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>
<b>John R. Loughery, M.D. 105 East Fourth Street Suite 400 Cincinnati, OH 45202</b>	<b>John R. Loughery, M.D. 105 East Fourth Street Suite 400 Cincinnati, OH 45202</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>100,000.00 (2,410,000.00 secured) (8,903,440.08 senior lien)</b>
<b>Meghan M. Miller 13 Boxwood Court Cincinnati, OH 45246</b>	<b>Meghan M. Miller 13 Boxwood Court Cincinnati, OH 45246</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>65,000.00 (2,410,000.00 secured) (8,688,440.08 senior lien)</b>
<b>Ohio EPA/DSW Enforcement 401 East Fifth Street Dayton, OH 45402</b>	<b>Ohio EPA/DSW Enforcement 401 East Fifth Street Dayton, OH 45402</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>8,178.61 (2,410,000.00 secured) (9,003,440.08 senior lien)</b>
<b>Palm Harbor Homes 1530 Dallas Parkway Suite 800 Dallas, TX 75248</b>	<b>Palm Harbor Homes 1530 Dallas Parkway Suite 800 Dallas, TX 75248</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>Unknown (2,410,000.00 secured) (34,031.45 senior lien)</b>
<b>Peoples Community Bank 11 S Broadway St Lebanon, OH 45036</b>	<b>Peoples Community Bank 11 S Broadway St Lebanon, OH 45036</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>501,239.97 (2,410,000.00 secured) (2,201,066.93 senior lien)</b>
<b>Robert Jonas PO Box 218 Maineville, OH 45039</b>	<b>Robert Jonas PO Box 218 Maineville, OH 45039</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>20,000.00 (2,410,000.00 secured) (8,668,440.08 senior lien)</b>

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>
<b>Schalamar Creek Golf and Country Club 4500 US Highway 92 East Lakeland, FL 33801</b>	<b>Schalamar Creek Golf and Country Club 4500 US Highway 92 East Lakeland, FL 33801</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>Unknown (2,410,000.00 secured) (34,031.45 senior lien)</b>
<b>Susan Miller 7489 Buffalo Ridge Road Cleves, OH 45002</b>	<b>Susan Miller 7489 Buffalo Ridge Road Cleves, OH 45002</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>150,000.00 (2,410,000.00 secured) (8,753,440.08 senior lien)</b>
<b>Zeus Apartment Buildings, Inc. 1 South Limestone Street Springfield, OH 45502</b>	<b>Zeus Apartment Buildings, Inc. 1 South Limestone Street Springfield, OH 45502</b>	<b>Sunshine Mobile Home Park 6205 East U.S. Route 40 Tipp City, OH 45371</b>		<b>5,966,133.18 (2,410,000.00 secured) (2,702,306.90 senior lien)</b>

In re GS Holdings-Sunshine, Ltd.  
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 Sole Member 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 October 30, 2009

Signature /s/ Peter Stojich  
**Peter Stojich**  
**Sole Member**

*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.

Andrea M. Salimbene  
30 East Broad Street  
25th Floor  
Columbus, OH 43215

Anthony E. Kendall, Esq.  
201 West Main Street  
Troy, OH 45373

Anthony Wade  
1934 Charleston Place  
Lebanon, OH 45036

Brian Babb  
One East Fourth Street  
Suite 1400  
Cincinnati, OH 45202

Bridget C. Coontz  
30 East Broad Street  
25th Floor  
Columbus, OH 43215

C.T. Capital LTD (SSMHP)  
6300 N.E. First Avenue  
Fort Lauderdale, FL 33334

Charlene Brannon  
c/o Smart Choice Title  
10921 Reed Hartman Way, Suite 117-119  
Cincinnati, OH 45242

Gary and Diane Wade  
114 Hickory Lane  
Lebanon, OH 45036

Gregg H. Bachmann  
30 East Broad Street  
25th Floor  
Columbus, OH 43215

John R. Loughery, M.D.  
105 East Fourth Street  
Suite 400  
Cincinnati, OH 45202

Lawrence T. Burick  
2000 Courthouse Plaza, N.E.  
10 West Second Street  
Dayton, OH 45402

Margaret A. Malone  
30 East Broad Street  
25th Floor  
Columbus, OH 43215

Mark Florence, Esq.  
144 East Mulberry Street  
Lebanon, OH 45036

Meghan M. Miller  
13 Boxwood Court  
Cincinnati, OH 45246

Merlyn Knapp, Trustee and Donald Knapp  
1332 Deverly Drive  
Lakeland, FL 33801

Miami County Treasurer  
201 W. Main Street  
Troy, OH 45373

Ohio EPA/DSW Enforcement  
401 East Fifth Street  
Dayton, OH 45402

Palm Harbor Homes  
1530 Dallas Parkway  
Suite 800  
Dallas, TX 75248

Peoples Community Bank  
11 S Broadway St  
Lebanon, OH 45036

Robert J. Huffman, Jr., Esq.  
80 South Plum Street  
Troy, OH 45373

Robert Jonas  
PO Box 218  
Maineville, OH 45039

Schalamar Creek Golf and Country Club  
4500 US Highway 92 East  
Lakeland, FL 33801

Sumner Saeks  
4675 Cornell Road  
Suite 195  
Cincinnati, OH 45241

Susan Miller  
7489 Buffalo Ridge Road  
Cleves, OH 45002

Terri Schafer  
855 Arbor Run Drive  
Cincinnati, OH 45233



Thomas A. Wietholter, Esq.  
441 Vine Street  
3700 Carew Tower  
Cincinnati, OH 45202

Thomas Winemiller & Associates  
34 E National Rd  
Vandalia, OH 45377-2130

Zeus Apartment Buildings, Inc.  
1 South Limestone Street  
Springfield, OH 45502