

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:  
**SOUTHERN DISTRICT OF TEXAS**

Case number (if known): \_\_\_\_\_ Chapter 11

Check if this is an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/16

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

1. Debtor's name Sandbar Properties, Inc.

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) 5 9 - 3 6 6 6 2 9 5

4. Debtor's address

<p>Principal place of business</p> <p><u>3652 Coastal Highway</u>                  Number Street</p> <hr/> <p><u>Crawfordville FL 32327</u>                  City State ZIP Code</p> <p><u>WAKULLA</u>                  County</p>	<p>Mailing address, if different from principal place of business</p> <p><u>P.O. Box 3226</u>                  Number Street</p> <hr/> <p>P.O. Box</p> <hr/> <p><u>South Padre Islanc TX 78597</u>                  City State ZIP Code</p>	<p>Location of principal assets, if different from principal place of business</p> <p><u>0 State Park Road 100</u>                  Number Street</p> <hr/> <p><u>South Padre Islanc TX 78597</u>                  City State ZIP Code</p>
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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: \_\_\_\_\_

Debtor **Sandbar Properties, Inc.**

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>

2 3 7 2

**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. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY
- District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY
- District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_

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

No

Yes. Debtor American Land Development Corporati Relationship Paul M. Earnhart/Insic

District Southern District of Texas /Brownsville When \_\_\_\_\_

Case number, if known Pending MM / DD / YYYY

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

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_

Case number, if known \_\_\_\_\_ MM / DD / YYYY

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 for distribution to unsecured creditors.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_

- |  |  |   |  |
|--|--|---|--|
| <b>14. Estimated number of creditors</b> | <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"/> 5,001-10,000                         | <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               |   |  |
| <b>15. Estimated assets</b>              | <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
|  | <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" 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        |
| <b>16. Estimated liabilities</b>         | <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        |

**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 02/05/2018  
MM / DD / YYYY

**X /s/ Paul M. Earnhart** \_\_\_\_\_ **Paul M. Earnhart** \_\_\_\_\_  
Signature of authorized representative of debtor Printed name  
Title President \_\_\_\_\_

**18. Signature of attorney** **X /s/ Christopher L. Phillippe** \_\_\_\_\_ Date 02/05/2018  
Signature of attorney for debtor MM / DD / YYYY

**Christopher L. Phillippe** \_\_\_\_\_  
Printed name  
**Law Office of Christopher Phillippe** \_\_\_\_\_  
Firm name  
**248 Billiy Mitchell Blvd** \_\_\_\_\_  
Number Street

**Brownsville** \_\_\_\_\_ **TX** \_\_\_\_\_ **78520** \_\_\_\_\_  
City State ZIP Code

**(956) 544-6096** \_\_\_\_\_ **clphillippe@cameroncountylawyer.c** \_\_\_\_\_  
Contact phone Email address  
**15915400/0709** \_\_\_\_\_ State \_\_\_\_\_  
Bar number

**Fill in this information to identify the case**

Debtor name Sandbar Properties, Inc.  
 United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS  
 Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206A/B

**Schedule A/B: Assets -- Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand \_\_\_\_\_

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
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3.1. Wells Fargo account xxxx5789	Checking account	5 7 8 9	\$12,172.31
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4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

<b>\$12,172.31</b>
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**Part 2: Deposits and prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes. Fill in the information below.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

Current value of debtor's interest

**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. **Rio Grande Valley Abstract Title Company**  
**5800 Padre Boulevard Suite 115**  
**South Padre Island, Texas 78597**

**Earnest Money in the total amount of \$1000**  
**for**

**Contract between Sandbar Properties, Inc. and Lightspeed Entertainment** \$1,000.00

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

8.1. **Pre-Paid Interest -held by Titan Funding, LLC**  
**2701 NW Boca Raton Blvd, Ste 105**  
**Boca Raton, Florida 33431 a creditor listed on schedule D of this petition.**

\$24,000.00

**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$25,000.00**

**Part 3: Accounts receivable**

**10. Does the debtor have any accounts receivable?**

- No. Go to Part 4.
- Yes. Fill in the information below.

Current value of debtor's interest

**11. Accounts receivable**

11a. 90 days old or less: \$0.00 - \$0.00 = ..... → \$0.00  
 face amount doubtful or uncollectible accounts

11b. Over 90 days old: \$0.00 - \$0.00 = ..... → \$0.00  
 face amount doubtful or uncollectible accounts

**12. Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

**\$0.00**

**Part 4: Investments**

**13. Does the debtor own any investments?**

- No. Go to Part 5.
- Yes. Fill in the information below.

Valuation method used for current value

Current value of debtor's interest

**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity: \_\_\_\_\_ % of ownership: \_\_\_\_\_

**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

Describe: \_\_\_\_\_

**17. Total of Part 4**

Add lines 14 through 16. Copy the total to line 83.

<b>\$0.00</b>
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**Part 5: Inventory, excluding agriculture assets**

**18. Does the debtor own any inventory (excluding agriculture assets)?**

- No. Go to Part 6.  
 Yes. Fill in the information below.

General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				
<b>23. Total of Part 5</b>				

Add lines 19 through 22. Copy the total to line 84.

<b>\$0.00</b>
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**24. Is any of the property listed in Part 5 perishable?**

- No  
 Yes

**25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**

- No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

**26. Has any of the property listed in Part 5 been appraised by a professional within the last year?**

- No  
 Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

**27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?**

- No. Go to Part 7.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

**32. Other farming and fishing-related property not already listed in Part 6**

**33. Total of Part 6.** Add lines 28 through 32. Copy the total to line 85. **\$0.00**

**34. Is the debtor a member of an agricultural cooperative?**  
 No  
 Yes. Is any of the debtor's property stored at the cooperative?  
      No  
      Yes

**35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**  
 No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

**36. Is a depreciation schedule available for any of the property listed in Part 6?**  
 No  
 Yes

**37. Has any of the property listed in Part 6 been appraised by a professional within the last year?**  
 No  
 Yes

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

**38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**  
 No. Go to Part 8.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>39. Office furniture</b>			
<b>40. Office fixtures</b>			
<b>41. Office equipment, including all computer equipment and communication systems equipment and software</b>			
<b>Computer</b>			
<b>Office Supplies</b>			<b>\$4,000.00</b>

**42. Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

**43. Total of Part 7.** Add lines 39 through 42. Copy the total to line 86. **\$4,000.00**

**44. Is a depreciation schedule available for any of the property listed in Part 7?**  
 No  
 Yes

**45. Has any of the property listed in Part 7 been appraised by a professional within the last year?**  
 No  
 Yes

**Part 8: Machinery, equipment, and vehicles**

**46. Does the debtor own or lease any machinery, equipment, or vehicles?**  
 No. Go to Part 9.  
 Yes. Fill in the information below.



Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

<b>General description</b> Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	<b>Net book value of debtor's interest</b> (Where available)	<b>Valuation method used for current value</b>	<b>Current value of debtor's interest</b>
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**47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

**48. Watercraft, trailers, motors, and related accessories** Examples: Boats trailers, motors, floating homes, personal watercraft, and fishing vessels

**49. Aircraft and accessories**

**50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

**51. Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

<b>\$0.00</b>
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**52. Is a depreciation schedule available for any of the property listed in Part 8?**

- No
- Yes

**53. Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- No
- Yes

**Part 9: Real property**

**54. Does the debtor own or lease any real property?**

- No. Go to Part 10.
- Yes. Fill in the information below.

**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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55.1. **0 Texas State Park Road  
 South Padre Island, Cameron County  
 Texas 78597  
 77.413 Acres tract  
 Value as Built \$18,510,000.00  
 As is value: \$12,600,000.00**

<u>Exhibit "A"</u>	<u>Fee Simple</u>	<u>Appraisal 3/9/2017</u>	<u>\$12,600,000.00</u>
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**56. Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

<b>\$12,600,000.00</b>
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**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- No
- Yes

**58. Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
- Yes

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

**Part 10: Intangibles and Intellectual Property**

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.
- Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
61. Internet domain names and websites			
62. Licenses, franchises, and royalties			
63. Customer lists, mailing lists, or other compilations			
64. Other intangibles, or intellectual property			
65. Goodwill			
66. Total of Part 10. Add lines 60 through 65. Copy the total to line 89.			<b>\$0.00</b>

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- No
- Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- No
- Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- No
- Yes

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes. Fill in the information below.

Description	Current value of debtor's interest
71. Notes receivable Description (include name of obligor)	
72. Tax refunds and unused net operating losses (NOLs) Description (for example, federal, state, local)	
73. Interests in insurance policies or annuities	
74. Causes of action against third parties (whether or not a lawsuit has been filed)	

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

- 75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims
- 76. Trusts, equitable or future interests in property
- 77. Other property of any kind not already listed *Examples: Season tickets, country club membership*
- 78. Total of Part 11.  
 Add lines 71 through 77. Copy the total to line 90.
- 79. Has any of the property listed in Part 11 been appraised by a professional within the last year?  
 No  
 Yes

<b>\$0.00</b>
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**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property		
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$12,172.31</u>			
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$25,000.00</u>			
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>			
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>			
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>			
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>			
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$4,000.00</u>			
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>			
88. Real property. <i>Copy line 56, Part 9.....</i> →		<table border="1"><tr><td><b>\$12,600,000.00</b></td></tr></table>	<b>\$12,600,000.00</b>	
<b>\$12,600,000.00</b>				
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>			
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+\$0.00</u>			
91. Total. Add lines 80 through 90 for each column. 91a.	<table border="1"><tr><td><b>\$41,172.31</b></td></tr></table>	<b>\$41,172.31</b>	+ 91b. <table border="1"><tr><td><b>\$12,600,000.00</b></td></tr></table>	<b>\$12,600,000.00</b>
<b>\$41,172.31</b>				
<b>\$12,600,000.00</b>				
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<table border="1"><tr><td><b>\$12,641,172.31</b></td></tr></table>	<b>\$12,641,172.31</b>	
<b>\$12,641,172.31</b>				

**Fill in this information to identify the case:**

Debtor name Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
---	--

<p><b>2.1</b> Creditor's name <u>Billie Ellis</u></p> <p>Creditor's mailing address <u>C/O Ellis Management Company</u> <u>2825 Wilcrest #300</u> <u>Houston TX 77042</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred <u>8/10/2017</u></p> <p>Last 4 digits of account number _____</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. <b>1) II C.B., L.P.; 2) Titan Funding, LLC; 3) Billie Ellis.</b></p>	<p>Describe debtor's property that is subject to a lien <u>77.413 Acres tract</u></p> <p>Describe the lien <u>Agreement</u></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p><u>\$250,000.00</u></p>	<p><u>\$12,600,000.00</u></p>
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**3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**

\$3,824,257.00

Debtor Sandbar Properties, Inc.

Case number (if known) \_\_\_\_\_

**Part 1: Additional Page**

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
--	--

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

<p><b>2.2</b> Creditor's name <u>II C.B., L.P.</u></p> <p>Creditor's mailing address <u>2825 Wilcrest #300</u></p> <p><u>Houston TX 77042</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred <u>6/28/2015</u></p> <p>Last 4 digits of account number _____</p> <p>Do multiple creditors have an interest in the same property?  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.  <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u></p>	<p>Describe debtor's property that is subject to a lien <u>77.413 Acres tract</u></p> <p>Describe the lien <u>Agreement</u></p> <p>Is the creditor an insider or related party?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply.  <input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>	<p><u>\$3,170,257.00</u></p>	<p><u>\$12,600,000.00</u></p>
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<p><b>2.3</b> Creditor's name <u>Titan Funding, LLC</u></p> <p>Creditor's mailing address <u>2701 NW Boca Raton Blvd., Suite 105</u></p> <p><u>Boca Raton FL 33431</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred <u>1/16/2018</u></p> <p>Last 4 digits of account number _____</p> <p>Do multiple creditors have an interest in the same property?  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.  <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u></p>	<p>Describe debtor's property that is subject to a lien <u>77.413 Acres tract</u></p> <p>Describe the lien <u>Agreement</u></p> <p>Is the creditor an insider or related party?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply.  <input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>	<p><u>\$404,000.00</u></p>	<p><u>\$12,600,000.00</u></p>
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2nd Lien.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
<u>Ellis Management Company</u> <u>c/o Billie Ellis</u> <u>2825 Wilcrest, Suite 300</u> <hr/> <u>Houston TX 77042</u>	Line <u>2.2</u>	_____
<u>Kantack Alcantara Law Office, P.C.</u> <u>4113 Padre Blvd, South Padre Island, TX</u> <hr/> <u>South Padre Island TX 78597</u>	Line <u>2.2</u>	_____
<u>Michael G. Tapp</u> <u>Attorney and Counselor at Law</u> <u>12611 Jones Road -Suite 101</u> <hr/> <u>Houston TX 77070</u>	Line <u>2.2</u>	_____

**Fill in this information to identify the case:**

Debtor Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206E/F

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
- Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or part.

If more space is needed for priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim                      Priority amount

**2.1** Priority creditor's name and mailing address

As of the petition filing date, the claim is: *Check all that apply.*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Contingent
- Unliquidated
- Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

Last 4 digits of account number \_\_\_\_\_

- No
- Yes

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a)( \_\_\_\_\_ )

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If more space is needed for nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		<b>Amount of claim</b>
<b>3.1</b>	<b>Nonpriority creditor's name and mailing address</b>	
	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>	<u><b>\$42,000.00</b></u>
	<input type="checkbox"/> Contingent	
	<input type="checkbox"/> Unliquidated	
	<input type="checkbox"/> Disputed	
	<b>Basis for the claim:</b>	
	<b>Services rendered</b>	
	<b>Is the claim subject to offset?</b>	
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	
	<b>Brian Janus P.A.</b>	
	<b>777 E. Harrison, 2nd floor</b>	
	<b>Brownsville TX 78520</b>	
	<b>Date or dates debt was incurred</b> <u>1/01/2008</u>	
	<b>Last 4 digits of account number</b> _____	



Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	<b>Total of claim amounts</b>
5a. Total claims from Part 1	5a. _____ <b>\$0.00</b>
5b. Total claims from Part 2	5b. + _____ <b>\$42,000.00</b>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c. <span style="border: 2px solid black; padding: 2px;">_____ <b>\$42,000.00</b></span>

**Fill in this information to identify the case:**

Debtor name	<u>Sandbar Properties, Inc.</u>
United States Bankruptcy Court for the:	<u>SOUTHERN DISTRICT OF TEXAS</u>
Case number (if known)	_____ Chapter <u>11</u>

Check if this is an amended filing

Official Form 206G

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

- No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

**Fill in this information to identify the case:**

Debtor name Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

Case number \_\_\_\_\_  
(if known)

Check if this is an amended filing

Official Form 206H

**Schedule H: Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, **Schedules D-G**. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor*

*Column 2: Creditor*

Name	Mailing address	Name	<i>Check all schedules that apply:</i>
2.1 American Land and Development Corp	3652 Coastal Highway <small>Number Street</small> <hr/> Crawfordville FL 32327 <small>City State ZIP Code</small>	Titan Funding, LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2 American Land and Development Corp	3652 Coastal Highway <small>Number Street</small> <hr/> Crawfordville FL 32327 <small>City State ZIP Code</small>	II C.B., L.P.	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3 American Land and Development Corp	3652 Coastal Highway <small>Number Street</small> <hr/> Crawfordville FL 32327 <small>City State ZIP Code</small>	Billie Ellis	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

**Fill in this information to identify the case:**

Debtor Name Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

Official Form 206Sum

**Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

**1. Schedule A/B: Assets--Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b> Copy line 88 from Schedule A/B.....	<b>\$12,600,000.00</b>
<b>1b. Total personal property:</b> Copy line 91A from Schedule A/B.....	<b>\$41,172.31</b>
<b>1c. Total of all property</b> Copy line 92 from Schedule A/B.....	<b>\$12,641,172.31</b>

**Part 2: Summary of Liabilities**

**2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D..... **\$3,824,257.00**

**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

<b>3a. Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of Schedule E/F.....	<b>\$0.00</b>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....	<b>+ \$42,000.00</b>

**4. Total liabilities**

Lines 2 + 3a + 3b..... **\$3,866,257.00**

**Fill in this information to identify the case and this filing:**

Debtor Name Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

Case number \_\_\_\_\_  
(if known)

## Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- Amended Schedule \_\_\_\_\_
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 02/05/2018  
MM / DD / YYYY

**X /s/ Paul M. Earnhart** \_\_\_\_\_  
Signature of individual signing on behalf of debtor

**Paul M. Earnhart** \_\_\_\_\_  
Printed name  
**President** \_\_\_\_\_  
Position or relationship to debtor

**Fill in this information to identify the case:**Debtor name Sandbar Properties, Inc.United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXASCase number \_\_\_\_\_  
(if known) Check if this is an amended filingOfficial Form 207**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/16

The debtor must answer every question. 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).

**Part 1: Income****1. Gross revenue from business** None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply.Gross revenue  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 01/01/2018 to Filing date  
MM/DD/YYYY Operating a business  
 Other \_\_\_\_\_\$0.00

For prior year:

From 01/01/2017 to 12/31/2017  
MM/DD/YYYY MM/DD/YYYY Operating a business  
 Other \_\_\_\_\_\$0.00

For the year before that:

From 01/01/2016 to 12/31/2016  
MM/DD/YYYY MM/DD/YYYY Operating a business  
 Other \_\_\_\_\_(\$35,279.00)**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

 None**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

 None

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
Name

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. <u>Paul M. Earnhart</u> <small>Insider's name</small> <u>P.O. Box 3226</u> <small>Street</small> <hr/> <u>South Padre Island TX 78597</u> <small>City State ZIP Code</small>	<u>2017-2018</u>	<u>\$295,524.00</u>	<b>Pay of debt and operating expenses</b>
<b>Relationship to debtor</b>			
<u>President of Sandbar Properties, Inc.</u>			

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity--within 1 year before filing this case.

None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. <u>Sandbar Properties, Incorporated Vs. II C.B. ,L.P.</u>	<b>Foreclosure</b>	<u>Cameron County Texas</u> <small>Name</small> <u>835 E. Levee St.</u> <small>Street</small> <hr/> <u>Brownsville TX 78520</u> <small>City State ZIP Code</small>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
<b>Case number</b>			
_____			

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
Name

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

**Part 4: Certain Gifts and Charitable Contributions**

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

None

**Part 5: Certain Losses**

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

None

**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

Who was paid or who received the transfer?	If not money, describe the property transferred	Dates	Total amount or value
11.1. <u>Law Offices of Phillippe and Associates</u>		02/01/2018	<u>\$7,500.00</u>
<b>Address</b>			
<u>248 Billy Mitchell Blvd.</u>			
<small>Street</small>			
<hr/>			
<u>Brownsville</u>	<u>TX</u>	<u>78521</u>	
<small>City</small>	<small>State</small>	<small>ZIP Code</small>	
<b>Email or website address</b>			
<hr/>			
<b>Who made the payment, if not debtor?</b>			
<u>Paul M. Earnhart</u>			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device. Do not include transfers already listed on this statement.

None



Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

**13. Transfers not already listed on this statement**

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

No.

Yes. State the nature of the information collected and retained \_\_\_\_\_

Does the debtor have a privacy policy about that information?

No.

Yes.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

No. Go to Part 10.

Yes. Fill in below:

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
 Name

### Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

#### 18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

#### 19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

#### 20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

### Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

#### 21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

### Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

#### 22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?

Include settlements and orders.

No

Yes. Provide details below.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
Name

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No
- Yes. Provide details below.

24. Has the debtor notified any governmental unit of any release of hazardous material?

- No
- Yes. Provide details below.

**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

<b>Business name and address</b>	<b>Describe the nature of the business</b>	<b>Employer Identification number</b>
25.1. <u>American Land Development Inc.</u> <small>Name</small>	<u>Land Development</u>	Do not include Social Security number or ITIN.
<u>3652 Coastal Highway</u> <small>Street</small>		EIN: <u>5 9 - 3 5 8 6 6 5 3</u>
<u>Crawfordville</u> <u>FL</u> <u>32327</u> <small>City State ZIP Code</small>		<b>Dates business existed</b> From <u>01/06/1999</u> To <u>Current</u>

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

<b>Name and address</b>	<b>Dates of service</b>
26a.1. <u>Wadsworth, Humphress &amp; Hollar PA</u> <small>Name</small>	From <u>07/12/2000</u> To <u>Current</u>
<u>1040 E. Park Ave.</u> <small>Street</small>	
<u>Tallahassee</u> <u>FL</u> <u>32301-2677</u> <small>City State ZIP Code</small>	

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

<b>Name and address</b>	<b>If any books of account and records are unavailable, explain why</b>
26c.1. <u>Paul M. Earnhart</u> <small>Name</small>	
<u>P.O. Box 3226</u> <small>Street</small>	
<u>South Padre Island</u> <u>TX</u> <u>78597</u> <small>City State ZIP Code</small>	

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
Name

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No.  
 Yes. Give the details about the two most recent inventories.

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
Paul M. Earnhart	P.O. Box 3226 South Padre Island, TX 78597	President	100%

**29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?**

No  
 Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
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**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No  
 Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1. <u>Paul M. Earnhart</u> <small>Name</small> <u>P.O. Box</u> <small>Street</small> <hr/> <u>South Padre Islanc TX 78597</u> <small>City State ZIP Code</small>	Cash \$280,524.00		Pay of Debt and Operating Expenses

Relationship to debtor  
President of Sandbar Properties, Inc.

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

No  
 Yes. Identify below.

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

No  
 Yes. Identify below.

Debtor Sandbar Properties, Inc. Case number (if known) \_\_\_\_\_  
Name

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.

I have examined the information in this *Statement of Financial Affairs* and any attachments 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 02/05/2018  
MM / DD / YYYY

**X** /s/ Paul M. Earnhart Printed name Paul M. Earnhart

Signature of individual signing on behalf of the debtor

Position or relationship to debtor President

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No
- Yes

B2030 (Form 2030) (12/15)

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
BROWNSVILLE DIVISION**

In re **Sandbar Properties, Inc.**

Case No. \_\_\_\_\_

Chapter 11

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept.....Hourly: Estimated Total	<u>\$7,500.00</u>
Prior to the filing of this statement I have received.....	<u>\$7,500.00</u>
Balance Due.....Hourly: Approximately	<u>\$0.00</u>

2. The source of the compensation paid to me was:

- Debtor                       Other (specify)

3. The source of compensation to be paid to me is:

- Debtor                       Other (specify)  
**Paul M. Earnhart**

4.  I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with another person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

B2030 (Form 2030) (12/15)

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

**02/05/2018**

*Date*

**/s/ Christopher L. Phillippe**

*Christopher L. Phillippe*  
Law Office of Christopher Phillippe  
248 Billy Mitchell Blvd  
Brownsville Texas 78520  
Phone: (956) 544-6096

Bar No. 15915400/0709

**/s/ Paul M. Earnhart**

**Paul M. Earnhart**  
**President**

**Fill in this information to identify the case:**

Debtor name Sandbar Properties, Inc.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS

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 claims 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 the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
1	Brian Janus P.A. 777 E. Harrison, 2nd floor Brownsville, TX 78520		Services rendered				\$42,000.00



**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
BROWNSVILLE DIVISION**

IN RE: **Sandbar Properties, Inc.**

CASE NO

CHAPTER **11**

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 2/5/2018

Signature */s/ Paul M. Earnhart*  
*Paul M. Earnhart*  
*President*

Date \_\_\_\_\_

Signature \_\_\_\_\_

American Land and Development Corp  
3652 Coastal Highway  
Crawfordville, FL 32327

Billie Ellis  
C/O Ellis Management Company  
2825 Wilcrest #300  
Houston, TX 77042

Brian Janus P.A.  
777 E. Harrison, 2nd floor  
Brownsville, TX 78520

Ellis Management Company  
c/o Billie Ellis  
2825 Wilcrest, Suite 300  
Houston, Texas 77042

II C.B., L.P.  
2825 Wilcrest #300  
Houston, Texas 77042

Kantack Alcantara Law Office, P.C.  
4113 Padre Blvd, South Padre Island, TX  
South Padre Island, TX 78597

Michael G. Tapp  
Attorney and Counselor at Law  
12611 Jones Road -Suite 101  
Houston, Texas 77070

Titan Funding, LLC  
2701 NW Boca Raton Blvd., Suite 105  
Boca Raton, Florida 33431

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
BROWNSVILLE DIVISION**

IN RE:  
**Sandbar Properties, Inc.**

CHAPTER 11

DEBTOR(S)

CASE NO

**LIST OF EQUITY SECURITY HOLDERS**

Registered Name of Holder of Security Last Known Address or Place of Business	Class of Security	Number Registered	Kind of Interest Registered
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**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the President 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: 2/5/2018

Signature: /s/ Paul M. Earnhart  
**Paul M. Earnhart**  
**President**