

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

PROOF OF CLAIM



Your Claim is Scheduled As Follows:
Schedule/Claim ID: s12756
AMOUNT/CLASSIFICATION:
\$108,000.00 UNSECURED
(CONTINGENT)

Name of Debtor:
The Cliffs Valley Golf & Country Club, LLC

Case Number:
12-01236

NOTE: See reverse and attached for List of Debtors/Case Numbers/important details. Other than claims under 11 U.S.C. § 503(b)(9), this form should not be used to make a claim for Administrative Expenses arising after the commencement of the case. A "request" for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503(a).

The amounts reflected above constitute your claim as scheduled by the Debtor or pursuant to a filed claim. If you agree with the amounts set forth herein, and have no other claim against the Debtor, you do not need to file this proof of claim EXCEPT as stated below.

If the amounts shown above are listed as Contingent, Unliquidated or Disputed, a proof of claim must be filed except as provided in the accompanying bar date notice.

If you have already filed a proof of claim with the Bankruptcy Court or BMC, you do not need to file again.

THIS SPACE IS FOR COURT USE ONLY:

Check this box to indicate that this claim amends a previously filed claim.

Court Claim Number (if known):

Filed on:

Name of Creditor (the person or other entity to whom the debtor owes money or property) :

Name and address where notices should be sent:
29347866003008
Gibson, Greg
626 Terry Creek Rd
Travelers Rest, SC 29690

RECEIVED

MAY 29 2012

BMC GROUP

Creditor Telephone Number () email:

Name and address where payment should be sent (if different from above):

Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

Payment Telephone Number () email:

1. AMOUNT OF CLAIM AS OF DATE CASE FILED \$ 75,000

If all or part of your claim is secured, complete item 4.

If all or part of your claim is entitled to priority, complete item 5.

Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.

2. BASIS FOR CLAIM: CONTINGENT - MEMBERSHIP DEPOSIT
(See instruction #2)

3. LAST FOUR DIGITS OF ANY NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR:
N/A

3a. Debtor may have scheduled account as:
(See instruction #3a)

3b. Uniform Claim Identifier (optional):
(See instruction #3b)

4. SECURED CLAIM: (See instruction #4)

Check the appropriate box if your claim is secured by a lien on property or a right of set off, attach required redacted documents, and provide the requested information.

Nature of property or right of setoff:

Describe:

Real Estate Motor Vehicle Other _____

Value of Property: \$ _____

Annual Interest Rate: _____ % Fixed or Variable
(when case was filed)

Amount of arrearage and other charges, as of time case filed, included in secured claim, if any: \$ _____

Basis for Perfection: _____

Amount of Secured Claim: \$ _____

Amount Unsecured: \$ _____

5. Amount of Claim Entitled to Administrative Expense status under 11 U.S.C. § 503(b)(9) or Priority under 11 U.S.C. § 507(a). If any part of the claim falls into one of the following categories, check the box specifying the administrative expense or priority and state the amount.

Amount entitled to priority: \$ _____

Amount entitled to administrative expense under 11 U.S.C. § 503(b)(9): \$ _____

You MUST specify the priority of the claim:

Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).

Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7).

Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5).

Wages, salaries, or commissions (up to \$11,725*), earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(4).

Other - Specify applicable paragraph of 11 U.S.C. § 507(a) (_____).

Value of goods received by the debtor within 20 days before the date of the bankruptcy filing - 11 U.S.C. § 503(b)(9).

* Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

Cliffs POC



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6. CREDITS: The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #6)

7. DOCUMENTS: Attached are redacted copies of documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. If the claim is secured, box 4 has been completed, and redacted copies of documents providing evidence of perfection of a security interest are attached. (See instruction #7, and definition of "redacted"). DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.
If the documents are not available, please explain:

DATE-STAMPED COPY: To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.

The original of this completed proof of claim form must be sent by mail or hand delivered (FAXES OR EMAIL NOT ACCEPTED) so that it is actually received on or before 4:00 pm prevailing Eastern Time on May 31, 2012 for Non-Governmental Claimants OR on or before 4:00 pm prevailing Eastern Time on August 27, 2012 for Governmental Claimants.

BY MAIL TO:
BMC Group, Inc
Attn: Cliffs Claims Processing
PO Box 3020
Chanhassen, MN 55317-3020

BY MESSENGER OR OVERNIGHT DELIVERY TO:
BMC Group, Inc
Attn: Cliffs Claims Processing
18675 Lake Drive East
Chanhassen, MN 55317

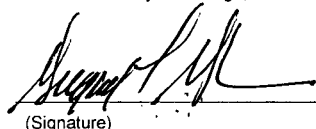
8. SIGNATURE: (See instruction #8)

Check the appropriate box.

- I am the creditor. I am the creditor's authorized agent. (Attach copy of power of attorney, if any.) I am the trustee, or the debtor, or their authorized agent. (See Bankruptcy Rule 3004.) I am a guarantor, surety, indorser, or other codebtor. (See Bankruptcy Rule 3005.)

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

Print Name: GREGORY GIBSON
Title: _____
Company: _____


(Signature)

5/25/2012
(Date)

Address and telephone number (if different from notice address above):

Telephone number: _____ email: _____

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

LIST OF DEBTORS:

Case Name	Case Nbr
The Cliffs Club & Hospitality Group, Inc.	12-01220
CCHG Holdings, Inc.	12-01223
The Cliffs at Mountain Park Golf & Country Club, LLC	12-01225
The Cliffs at Keowee Vineyards Golf & Country Club, LLC	12-01226
The Cliffs at Walnut Cove Golf & Country Club, LLC	12-01227
The Cliffs at Keowee Falls Golf & Country Club, LLC	12-01229
The Cliffs at Keowee Springs Golf & Country Club, LLC	12-01230
The Cliffs at High Carolina Golf & Country Club, LLC	12-01231
The Cliffs at Glassy Golf & Country Club, LLC	12-01234
The Cliffs Valley Golf & Country Club, LLC	12-01236
Cliffs Club & Hospitality Service Company, LLC	12-01237

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 05-629			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				


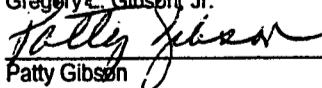
NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/88 (05-629/05-629/10)

D. NAME AND ADDRESS OF BUYER: Gregory L. Gibson, Jr. Patty Gibson 1009 Twining Road Dresher, PA 19025-1815	E. NAME AND ADDRESS OF SELLER: Trevor H. Joscelyne Justine M. Joscelyne 3422 Darby Road Keswick, VA 22947	F. NAME AND ADDRESS OF LENDER: _____ _____ _____
G. PROPERTY LOCATION: Lot D-27, Cliffs Valley, Section D Travelers Rest, SC 29585 Greenville County, South Carolina	H. SETTLEMENT AGENT: 56-2118702 Jeffrey H. Gray, Esq. PLACE OF SETTLEMENT 1710 Highway 11 Landrum, SC 29356	I. SETTLEMENT DATE: November 17, 2005

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	132,500.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	75,987.75
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/town Taxes	to
107. County Taxes	11/17/05 to 01/01/06 226.92
108. Homeowner's Dues	11/17/05 to 01/01/06 80.14
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	208,794.81
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	5,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/town Taxes	to
211. County Taxes	to
212. Homeowner's Dues	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	5,000.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	208,794.81
302. Less Amount Paid By/For Buyer (Line 220)	(5,000.00)
303. CASH (X FROM) (TO) BUYER	203,794.81

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	132,500.00
401. Contract Sales Price	132,500.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/town Taxes	to
407. County Taxes	to
408. Homeowner's Dues	11/17/05 to 01/01/06 80.14
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	132,580.14
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	16,735.25
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/town Taxes	to
511. County Taxes	01/01/05 to 11/17/05 1,613.68
512. Homeowner's Dues	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	18,348.93
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	132,580.14
602. Less Reductions Due Seller (Line 520)	(18,348.93)
603. CASH (X TO) (FROM) SELLER	114,231.21

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer 
 Gregory L. Gibson, Jr.

 Patty Gibson

Seller _____
 Trevor H. Joscelyne

 Justine M. Joscelyne

L. SETTLEMENT CHARGES

		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$ 132,500.00 @ 12.0000 % 15,900.00		
<i>Division of Commission (line 700) as Follows:</i>			
701. \$ 15,900.00	to Cliffs Real Estate, Inc.		
702. \$	to		
703. Commission Paid at Settlement			15,900.00
704.			
705.			
800. FEES PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	% to		
802. Loan Discount	% to		
803. Appraisal Fee	to		
804. Credit Report	to		
805. Lender's Inspection Fee	to		
806. Wire Fee	to		
807. Assumption Fee	to		
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day (days %)		
902. Mortgage Insurance Premium for	months to		
903. Hazard Insurance Premium for	1.0 years to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard Insurance	months @ \$ per month		
1002. Mortgage Insurance	months @ \$ per month		
1003. City/town Taxes	months @ \$ per month		
1004. County Taxes	months @ \$ per month		
1005. Homeowner's Dues	months @ \$ per month		
1006.	months @ \$ per month		
1007.	months @ \$ per month		
1008.	months @ \$ per month		
1100. TITLE CHARGES			
1101. Commercial Carrier	to Pinnacle Title Agency		50.00
1102. Postage, Copies, Fax	to Pinnacle Title Agency		
1103. Abstract or Title Search	to Pinnacle Title Agency		
1104. Title Insurance Binder	to Pinnacle Title Agency		
1105. Title Insurance Binder-Owners	to Pinnacle Title Agency	50.00	
1106. Document Preparation	to Pinnacle Title Agency		
1107. Attorney's Fees	to Jeffrey H. Gray, P.C.	595.00	295.00
<i>(includes above item numbers:)</i>			
1108. Title Insurance	to Pinnacle Title Agency	332.75	
<i>(includes above item numbers:)</i>			
1109. Lender's Coverage	\$		
1110. Owner's Coverage	\$ 132,500.00	332.75	
1111.			
1112. Utilities Installation Fee	Valley Water Escrow Fund		
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees: Deed \$ 10.00; Mortgage \$; Releases \$		10.00	
1202. City/County Tax/Stamps: Deed ; Mortgage			
1203. State Tax/Stamps: Revenue Stamps 490.25; Mortgage			490.25
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey	to		
1302. Pest Inspection	to		
1303. Full Golf Membership	to Cliffs Golf & Country Club	75,000.00	
1304.			
1305. Prepaid Club Credit	Cliffs Golf & Country Club		
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		75,987.75	16,735.25

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Jeffrey H. Gray, P.C.
Settlement Agent

Certified to be a true copy

May 25, 2012

Cliffs Claims Processing
BMC Group, Inc.
18675 Lake Drive East
P.O. Box 3020
Chanhassen, MN 55317-3020

Re: The Cliffs Valley Golf and Country Club, LLC.
Case Number: 12-01236

Gentlemen:

Enclosed please find our Claims Form for the referenced bankruptcy. It is being filed because the amount stated on the claims form is not accurate. The figure shown on the current schedule 1236 of \$108,000 is too high. I have shown the correct amount on the form and offer a copy of the settlement sheet highlighting on page two the amount charged for membership.

Please let me know if there are any questions.

Sincerely,



Gregory L. Gibson, Jr.
626 Terry Creek Road
Travelers Rest, SC 29690
Tel. 864-836-2104
Email: gregandpatty@att.net

GIBSON
626 Tenney Creek Rd.
Travelers Rest, SC 29690

GREENVILLE SC 296

LINE YOUR RETURN

W000001

26 MAY 2012 PM 4 L



BMC Group Inc.

P.O. Box 3020

Chauhansee, MN 55317-3020

RECEIVED

MAY 29 2012

BMC GROUP

ATTN: Cliffs Claim Processing

55317+3020

