

B1 (Official Form 1)(04/13)

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

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Grove Plaza D, L.L.C.	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)/Complete EIN (if more than one, state all) 20-0689849	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): 2295 NW Corporate Blvd, Suite 135 Boca Raton, FL <div style="text-align: right; font-size: small;">ZIP Code 33431</div>	Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; font-size: small;">ZIP Code</div>
County of Residence or of the Principal Place of Business: Palm Beach	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): 500 Northpoint Parkway, Suite 300 West Palm Beach, FL <div style="text-align: right; font-size: small;">ZIP Code 33407</div>	Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): 3924 Hypoluxo Blvd. Boynton Beach, FL 33472	

Type of Debtor (Form of Organization) (Check one box) <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.)	Nature of Business (Check one box) <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	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <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
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box) <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.

Filing Fee (Check one box) <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.	Chapter 11 Debtors Check one box: <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 \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years thereafter). 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 <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000	
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	

<p>Voluntary Petition</p> <p><i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): Grove Plaza D, L.L.C.</p>
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All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: - None -	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: Michael W. Rauch	Case Number: 14-33606-BKC-EPK	Date Filed: 10/24/14
District: Southern District of Florida	Relationship: indirect 12% member	Judge: Erik P. Kimball

<p style="text-align: center;">Exhibit A</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;">Exhibit 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>X _____ 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 with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

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

Name of Debtor(s):
Grove Plaza D, L.L.C.

Signatures

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

Signature of a Foreign Representative

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.

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 Debtor

X _____
Signature of Foreign Representative

X _____
Signature of Joint Debtor

Printed Name of Foreign Representative

Telephone Number (If not represented by attorney)

Date

Date

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 Attorney*

X /s/ Nathan G. Mancuso
Signature of Attorney for Debtor(s)

Nathan G. Mancuso 174254
Printed Name of Attorney for Debtor(s)

Mancuso Law, P.A.
Firm Name

7777 Glades Rd., Suite 100
Boca Raton, FL 33434

Address

Email: ngm@mancuso-law.com

561-245-4705 Fax: 561-245-4639
Telephone Number

December 1, 2014
Date

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 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/ Mr. Dale Goldstein
Signature of Authorized Individual

Mr. Dale Goldstein
Printed Name of Authorized Individual

Manager
Title of Authorized Individual

December 1, 2014
Date

Date

**Resolution of Members
of
Grove Plaza D, L.L.C.**

Whereas, it is in the best interest of this limited liability company ("LLC") to file a chapter 11 bankruptcy proceeding pursuant to chapter 11 of title 11 of the United States Code;


Be It Therefore Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to execute and deliver all documents necessary to effectuate the chapter 11 bankruptcy proceeding on behalf of the LLC; and

Be It Further Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to appear in all proceedings on behalf of the LLC, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the LLC in connection with such chapter 11 bankruptcy proceeding, and

Be It Further Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to employ attorney Nathan G. Mancuso and the law firm Mancuso Law, P.A. to represent the LLC in such chapter 11 bankruptcy proceeding consisted with the engagement agreement which has been accepted and acknowledged by each of the LLC members.

Dated: November 12, 2014

By:


Dale Goldstein
Manager Member

Dated: November __, 2014

By:

Jack Lupo
Manager Member

**Resolution of Members
of
Grove Plaza D, L.L.C.**

Whereas, it is in the best interest of this limited liability company ("LLC") to file a chapter 11 bankruptcy proceeding pursuant to chapter 11 of title 11 of the United States Code;

Be It Therefore Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to execute and deliver all documents necessary to effectuate the chapter 11 bankruptcy proceeding on behalf of the LLC; and

Be It Further Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to appear in all proceedings on behalf of the LLC, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the LLC in connection with such chapter 11 bankruptcy proceeding, and

Be It Further Resolved, that Dale Goldstein and Jack Lupo, each a Manager of this LLC, are authorized and directed to employ attorney Nathan G. Mancuso and the law firm Mancuso Law, P.A. to represent the LLC in such chapter 11 bankruptcy proceeding consisted with the engagement agreement which has been accepted and acknowledged by each of the LLC members.

Dated: November __, 2014

By:

Dale Goldstein
Manager Member

Dated: November 12, 2014

By:



Jack Lupo
Manager Member

B4 (Official Form 4) (12/07)

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

In re Grove Plaza D, L.L.C.

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>
Asher Conrad Properties, LLC c/o Phillip H. Ward, III, Esq. Ward Damon 4420 Beacon Circle West Palm Beach, FL 33407	Asher Conrad Properties, LLC c/o Phillip H. Ward, III, Esq. Ward Damon West Palm Beach, FL 33407	sale contract deposit		100,000.00
Florida Asset Resolution Group, LLC Attn.: John E. Abdo, Manager 401 E. Las Olas Blvd., Suite 800 Fort Lauderdale, FL 33301	John E. Abdo, Manager Florida Asset Resolution Group, LLC 401 East Las Olas Blvd., Suite 800 Fort Lauderdale, FL 33301	mortgage loan (secured by Debtor's real & personal property)	Disputed	5,016,491.08 (2,656,500.00 secured)
Greentone Irrigation 7157 Deer Point Lane West Palm Beach, FL 33411	Greentone Irrigation 7157 Deer Point Lane West Palm Beach, FL 33411	property irrigation services		434.00
Seiler, Sautter, Zaden, Rimes & Weihe Attn.: Richard J. Zaden, Esq. 2850 North Andrews Avenue Fort Lauderdale, FL 33311	Seiler, Sautter, Zaden, Rimes & Weihe Attn.: Richard J. Zaden, Esq. 2850 North Andrews Avenue Fort Lauderdale, FL 33311	November real estate tax escrow deposit		3,493.45
Strategic Realty Services, Inc. 500 Northpoint Parkway, Suite 300 West Palm Beach, FL 33407	Strategic Realty Services, Inc. 500 Northpoint Parkway, Suite 300 West Palm Beach, FL 33407	property management services		800.00
Tobin & Reyes, P.A. Attn.: Ricardo A. Reyes, Esq. 225 Mizner Park Blvd Mizner Park Office Tower, Suite 510 Boca Raton, FL 33432	Tobin & Reyes, P.A. Attn.: Ricardo A. Reyes, Esq. 225 Mizner Park Blvd Boca Raton, FL 33432	legal services		Unknown
Tree of Life Lawn Services, Inc. PO Box 542065 Greenacres, FL 33454	Tree of Life Lawn Services, Inc. PO Box 542065 Greenacres, FL 33454	property landscaping services		300.00

B4 (Official Form 4) (12/07) - Cont.
 In re **Grove Plaza D, L.L.C.**

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS
 (Continuation Sheet)

(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>

**DECLARATION UNDER PENALTY OF PERJURY
 ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Manager 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 December 1, 2014

Signature /s/ Mr. Dale Goldstein
Mr. Dale Goldstein
Manager

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.

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

In re Grove Plaza D, L.L.C.
Debtor

Case No. _____

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Boca Grove Plaza, LLC 2295 NW Corporate Blvd., Suite 135 Boca Raton, FL 33431		50%	50% member owned 50% by Mr. Dale Goldstein/50% by Mr. Jack Lupo
Boynton Grove Plaza, LLC 5300 N. Federal Hwy. Fort Lauderdale, FL 33308		50%	50% member owned 50% by Mr. Gary Axelrod/24% by Mr. Brian Horowitz/24% by Mr. Michael Rauch/2% by Mr. Jefferson Weaver

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date December 1, 2014

Signature /s/ Mr. Dale Goldstein
Mr. Dale Goldstein
Manager

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.

Asher Conrad Properties, LLC
c/o Phillip H. Ward, III, Esq.
Ward Damon
4420 Beacon Circle
West Palm Beach, FL 33407

Florida Asset Resolution Group, LLC
Attn.: John E. Abdo, Manager
401 E. Las Olas Blvd., Suite 800
Fort Lauderdale, FL 33301

Greentone Irrigation
7157 Deer Point Lane
West Palm Beach, FL 33411

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Palm Beach County Tax Collector
Attn.: Anne M. Gannon
PO Box 3715
West Palm Beach, FL 33402-3715

Richard J. Zaden, Esq.
Seiler, Sautter, Zaden, Rimes & Weihe
2850 North Andrews Avenue
Fort Lauderdale, FL 33311

Seiler, Sautter, Zaden, Rimes & Weihe
Attn.: Richard J. Zaden, Esq.
2850 North Andrews Avenue
Fort Lauderdale, FL 33311

Strategic Realty Services, Inc.
500 Northpoint Parkway, Suite 300
West Palm Beach, FL 33407

Tobin & Reyes, P.A.
Attn.: Ricardo A. Reyes, Esq.
225 Mizner Park Blvd
Mizner Park Office Tower, Suite 510
Boca Raton, FL 33432

Tree of Life Lawn Services, Inc.
PO Box 542065
Greenacres, FL 33454