

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name 546-548 Broadway Condo Association

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) 80-0751593

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 546 Broadway Bayonne, NJ 07002 Hudson County

5. Debtor's website (URL)

6. Type of debtor Corporation Partnership Other. Specify: Condominium Association

Debtor 546-548 Broadway Condo Association Case number (if known) _____
Name

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____
 District _____ When _____ Case number _____

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

- No
- Yes.

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

Debtor _____ Relationship _____
 District _____ When _____ Case number, if known _____

Debtor **546-548 Broadway Condo Association**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49

50-99

100-199

200-999

1,000-5,000

5001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

15. Estimated Assets

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

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

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

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

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

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

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

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

More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

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

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

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

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

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

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

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

More than \$50 billion

Debtor **546-548 Broadway Condo Association** Case number (if known) _____
Name

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 December 13, 2016
MM / DD / YYYY

X /s/ Daniel Wei
Signature of authorized representative of debtor
Title President

Daniel Wei
Printed name

18. Signature of attorney

X /s/ Melinda D. Middlebrooks, Esq.
Signature of attorney for debtor

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

Melinda D. Middlebrooks, Esq.
Printed name

Middlebrooks Shapiro, P.C.
Firm name

841 Mountain Avenue
First Floor
Springfield, NJ 07081
Number, Street, City, State & ZIP Code

Contact phone (973) 218-6877 Email address middlebrooks@middlebrooksshapiro.com

4186
Bar number and State

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

Check if this is an amended filing

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)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- 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 December 13, 2016

X /s/ Daniel Wei

Signature of individual signing on behalf of debtor

Daniel Wei

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association
 United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY
 Case number (if known): _____

Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

| Name of creditor and complete mailing address, including zip code | Name, telephone number and email address of creditor contact | Nature of claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|---|--|---|--|--|---|-----------------|
| | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| Capital Management Services, LP 726 Exchange Street Suite 700 Buffalo, NY 14210 | | Originally PNC Bank | | | | \$462.63 |
| Daniel Wei 546-548 Broadway Unit 546-C Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | | | | \$0.00 |
| Dr. Barry & Lowell Davis 546-548 Broadway Unit CU-548-1 Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Eddy Sierra Gonzalez 546-546 Broadway Unit CU-1C Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Emad Ghaly 546-548 Broadway Unit CU-2D Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Fannie Mae 546-548 Broadway Unit CU-2C Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| George's Hot Dogs c/o Margaret Howlett 546-548 Broadway Unit CU-546A Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |

Debtor **546-548 Broadway Condo Association**
Name

Case number (if known)

| Name of creditor and complete mailing address, including zip code | Name, telephone number and email address of creditor contact | Nature of claim (for example, trade debts, bank loans, professional services, | Indicate if claim is contingent, unliquidated, or disputed | Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|--|--|---|--|--|---|-----------------|
| | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| Isha, LLC d/b/a Pyramid Traders Vipul Pa 546-548 Broadway Unit CU-548-2 Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Karry J. McClellan 546-548 Broadway Unit CU-2A Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Michael Rodriquez 546-548 Broadway Unit CU-546B Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Mohamad E. Hamoudeh 546-548 Broadway Unit CU-1B Bayonne, NJ 07002 | | Unit Owner, For Noticing Purposes Only | Contingent Unliquidated Disputed | | | \$0.00 |
| Nissenbaum Law Group 2400 Morris Avenue, Suite 301 Union, NJ 07083 | | Legal Services | | | | \$1,563.47 |
| Peter J. Cresci, Esq. Cresci Law Firm, LLC P.O. Box 74 830 Avenue A Bayonne, NJ 07002 | | Legal Services | Contingent Unliquidated Disputed | | | \$5,546.50 |
| PSEG PO Box 14444 New Brunswick, NJ 08906 | | Utilities | | | | \$158.26 |
| Seneca Insurance 160 Water Street, 16th Floor New York, NY 10038 | | Insurance | | | | \$4,025.94 |
| State of New Jersey Division of Taxation Compliance Activity PO Box 245 Trenton, NJ 08695-0245 | | Annual Report Filing | | | | \$25.00 |
| Sucato & Associates 943 Broadway Bayonne, NJ 07002 | | | | | | \$400.00 |
| SUEZ 110 Oak Street, SE Foot Bayonne, NJ 07002 | | Utilities | | | | \$39,433.74 |

Debtor **546-548 Broadway Condo Association**
Name _____

Case number (if known) _____

| Name of creditor and complete mailing address, including zip code | Name, telephone number and email address of creditor contact | Nature of claim (for example, trade debts, bank loans, professional services, | Indicate if claim is contingent, unliquidated, or disputed | Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|--|--|---|--|--|---|-------------------|
| | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| SUEZ 110 Oak Street, SE Foot Bayonne, NJ 07002 | | Utilities | | | | \$3,197.26 |
| TD Bank North P.O. Box 1377 Lewiston, ME 04243-1377 | | Overdrawn checking account | | | | \$272.92 |

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

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)

| | |
|---|----------------------|
| 1a. Real property: Copy line 88 from <i>Schedule A/B</i> | \$ <u>0.00</u> |
| 1b. Total personal property: Copy line 91A from <i>Schedule A/B</i> | \$ <u>198,993.33</u> |
| 1c. Total of all property: Copy line 92 from <i>Schedule A/B</i> | \$ <u>198,993.33</u> |

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, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> | \$ <u>0.00</u> |
| 3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F) | |
| 3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> | \$ <u>25.00</u> |
| 3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> | +\$ <u>55,060.72</u> |
| 4. Total liabilities Lines 2 + 3a + 3b | \$ <u>55,085.72</u> |

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

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 |
|--|---|-------------------------|------------------------------------|
| 3. | Checking, savings, money market, or financial brokerage accounts (<i>Identify all</i>) | | |
| | Name of institution (bank or brokerage firm) | Type of account | Last 4 digits of account number |
| 3.1. | <u>TD Bank (unknown whether account is open, bank account was in control of previous HOA president)</u> | <u>Checking account</u> | <u>7766</u> |
| | | | <u>Unknown</u> |
| 3.2. | <u>Chase checking account</u> | <u>Checking account</u> | <u>1126</u> |
| | | | <u>\$600.00</u> |

4. **Other cash equivalents** (*Identify all*)

5. **Total of Part 1.**

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

\$600.00

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.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

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

11. **Accounts receivable**

Debtor 546-548 Broadway Condo Association Case number (If known) _____
Name

11a. 90 days old or less: 2,901.00 - 0.00 = \$2,901.00
face amount doubtful or uncollectible accounts

11b. Over 90 days old: 111,492.33 - 0.00 = \$111,492.33
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.

\$114,393.33

Part 4: Investments

13. Does the debtor own any investments?

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

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.

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

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

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

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.

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.

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.

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.

Debtor 546-548 Broadway Condo Association Case number (If known) _____
 Name

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.

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)**
Cause of action against former HOA President Emilio Medino for theft by deception (police report filed 7/6/2011) \$84,000.00

| | | |
|------------------|---------------|--|
| Nature of claim | <u>Theft</u> | |
| Amount requested | <u>\$0.00</u> | |

Cause of action against Peter Cresci, Esq. for potential malpractice claim Unknown

| | | |
|------------------|--------------------|--|
| Nature of claim | <u>Malpractice</u> | |
| Amount requested | <u>\$0.00</u> | |

Cause of action against former Treasurer Karen Hansen for unpaid dues, mismanaging funds and failure to file tax returns Unknown

| | | |
|------------------|---------------|--|
| Nature of claim | | |
| Amount requested | <u>\$0.00</u> | |

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.** \$84,000.00
 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

Debtor 546-548 Broadway Condo Association Case number (if known) _____
 Name

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>\$600.00</u> | |
| 81. Deposits and prepayments. <i>Copy line 9, Part 2.</i> | <u>\$0.00</u> | |
| 82. Accounts receivable. <i>Copy line 12, Part 3.</i> | <u>\$114,393.33</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>\$0.00</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> | | <u>\$0.00</u> |
| 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>\$84,000.00</u> | |
| 91. Total. Add lines 80 through 90 for each column | <u>\$198,993.33</u> | + 91b. <u>\$0.00</u> |
| 92. Total of all property on Schedule A/B. Add lines 91a+91b=92 | | <u>\$198,993.33</u> |

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

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.

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

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 in part. If the debtor has more than 3 creditors with 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 State of New Jersey Division of Taxation Compliance Activity PO Box 245 Trenton, NJ 08695-0245 Date or dates debt was incurred _____ Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8) _____ | As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Annual Report Filing Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | \$25.00 | \$25.00 |

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

| | | Amount of claim | |
|-----|---|--|-----------------|
| 3.1 | Nonpriority creditor's name and mailing address Capital Management Services, LP 726 Exchange Street Suite 700 Buffalo, NY 14210 Date(s) debt was incurred _____ Last 4 digits of account number <u>0655</u> | As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Originally PNC Bank</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | \$462.63 |
| 3.2 | Nonpriority creditor's name and mailing address Daniel Wei 546-548 Broadway Unit 546-C Bayonne, NJ 07002 Date(s) debt was incurred _____ Last 4 digits of account number _____ | As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Unit Owner, For Noticing Purposes Only</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | Unknown |

Debtor **546-548 Broadway Condo Association** Case number (if known) _____
Name

3.3 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Dr. Barry & Lowell Davis
546-548 Broadway
Unit CU-548-1
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.4 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Eddy Sierra Gonzalez
546-546 Broadway
Unit CU-1C
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.5 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Emad Ghaly
546-548 Broadway
Unit CU-2D
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.6 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Fannie Mae
546-548 Broadway
Unit CU-2C
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.7 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

George's Hot Dogs
c/o Margaret Howlett
546-548 Broadway
Unit CU-546A
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.8 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Isha, LLC
d/b/a Pyramid Traders Vipul Pa
546-548 Broadway
Unit CU-548-2
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

3.9 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**

Karry J. McClellan
546-548 Broadway
Unit CU-2A
Bayonne, NJ 07002

Date(s) debt was incurred _____
Last 4 digits of account number _____

Contingent
 Unliquidated
 Disputed

Basis for the claim: Unit Owner, For Noticing Purposes Only

Is the claim subject to offset? No Yes

Debtor 546-548 Broadway Condo Association Case number (if known) _____
Name

3.10 Nonpriority creditor's name and mailing address **Michael Rodriquez**
546-548 Broadway
Unit CU-546B
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Unit Owner, For Noticing Purposes Only**
 Is the claim subject to offset? No Yes

3.11 Nonpriority creditor's name and mailing address **Mohamad E. Hamoudeh**
546-548 Broadway
Unit CU-1B
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Unit Owner, For Noticing Purposes Only**
 Is the claim subject to offset? No Yes

3.12 Nonpriority creditor's name and mailing address **Nick D'Antuono**
546-548 Broadway
Unit CU-1D
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Unit Owner, For Noticing Purposes Only**
 Is the claim subject to offset? No Yes

3.13 Nonpriority creditor's name and mailing address **Nissenbaum Law Group**
2400 Morris Avenue, Suite 301
Union, NJ 07083
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **\$1,563.47**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Legal Services**
 Is the claim subject to offset? No Yes

3.14 Nonpriority creditor's name and mailing address **Paul & Katarina Balint**
546-548 Broadway
Unit CU-2C
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Unit Owner, For Noticing Purposes Only**
 Is the claim subject to offset? No Yes

3.15 Nonpriority creditor's name and mailing address **Peter J. Cresci, Esq.**
Cresci Law Firm, LLC
P.O. Box 74
830 Avenue A
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.* **\$5,546.50**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Legal Services**
 Is the claim subject to offset? No Yes

3.16 Nonpriority creditor's name and mailing address **PSEG**
PO Box 14444
New Brunswick, NJ 08906
 Date(s) debt was incurred _____
 Last 4 digits of account number **8406**

As of the petition filing date, the claim is: *Check all that apply.* **\$158.26**
 Contingent
 Unliquidated
 Disputed
 Basis for the claim: **Utilities**
 Is the claim subject to offset? No Yes

Debtor 546-548 Broadway Condo Association Case number (if known) _____
Name

3.17 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Robert Slavin
546-548 Broadway
Unit CU-2B
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Unit Owner, For Noticing Purposes Only
 Is the claim subject to offset? No Yes

3.18 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$4,025.94**
Seneca Insurance
160 Water Street, 16th Floor
New York, NY 10038
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Insurance
 Is the claim subject to offset? No Yes

3.19 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$400.00**
Sucato & Associates
943 Broadway
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
 Is the claim subject to offset? No Yes

3.20 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$39,433.74**
SUEZ
110 Oak Street, SE Foot
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Utilities
 Is the claim subject to offset? No Yes

3.21 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$3,197.26**
SUEZ
110 Oak Street, SE Foot
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Utilities
 Is the claim subject to offset? No Yes

3.22 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$272.92**
TD Bank North
P.O. Box 1377
Lewiston, ME 04243-1377
 Date(s) debt was incurred _____
 Last 4 digits of account number 7766
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Overdrawn checking account
 Is the claim subject to offset? No Yes

3.23 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Victor Mercado and Manual Riverios
546-548 Broadway
Unit CU-1A
Bayonne, NJ 07002
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Unit Owner, For Noticing Purposes Only
 Is the claim subject to offset? No Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

Debtor **546-548 Broadway Condo Association** Case number (if known) _____
Name

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

| Name and mailing address | On which line in Part1 or Part 2 is the related creditor (if any) listed? | Last 4 digits of account number, if any |
|--------------------------|---|---|
|--------------------------|---|---|

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

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

| | Total of claim amounts |
|--|------------------------|
| 5a. Total claims from Part 1 | \$ <u>25.00</u> |
| 5b. Total claims from Part 2 | + \$ <u>55,060.72</u> |
| 5c. Total of Parts 1 and 2 <small>Lines 5a + 5b = 5c.</small> | \$ <u>55,085.72</u> |

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

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, number the entries consecutively.

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

No. Check this box and file this form 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 contacts of 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

2.1. State what the contract or lease is for and the nature of the debtor's interest

**Insurance Policy
(Commercial General Liability)**

State the term remaining

List the contract number of any government contract _____

**Seneca Insurance
160 Water Street, 16th Floor
New York, NY 10038**

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

Check if this is an amended filing

**Official Form 206H
Schedule H: Your 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. Do you 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 | Check all schedules that apply: |
|-----|-------|--|-------|--|
| 2.1 | _____ | Street _____ City State Zip Code | _____ | <input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G |
| 2.2 | _____ | Street _____ City State Zip Code | _____ | <input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G |
| 2.3 | _____ | Street _____ City State Zip Code | _____ | <input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G |
| 2.4 | _____ | Street _____ City State Zip Code | _____ | <input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G |

Fill in this information to identify the case:

Debtor name 546-548 Broadway Condo Association
 United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY
 Case number (if known) _____

Check if this is an amended filing

Official 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

For prior year:
From 1/01/2015 to 12/31/2015

Sources of revenue
Check all that apply

Operating a business
 Other Condominium Association

Gross revenue
(before deductions and exclusions)

\$34,966.00

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.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

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.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

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 cosigned 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
Relationship to debtor

Dates

Total amount of value

Reasons for payment or transfer

5. Repossessions, foreclosures, and returns

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

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

| Creditor's name and address | Describe of the Property | Date | Value of property |
|-----------------------------|--------------------------|------|-------------------|
|-----------------------------|--------------------------|------|-------------------|

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

| Creditor's name and address | Description of the action creditor took | Date action was taken | Amount |
|-----------------------------|---|-----------------------|--------|
|-----------------------------|---|-----------------------|--------|

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 Case number | Nature of case | Court or agency's name and address | Status of case |
|---|-----------------------|--|---|
| 7.1. 546-548 Broadway Condo Association vs Dr. Barry & Lowell Davis | Lien on business | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.2. 546-548 Broadway Condo Association vs Eddy Sierra Gonzalez DJ 196519 16 | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.3. 546-548 Condo Association vs Emad Ghaly | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.4. 546-548 Broadway Association vs Fannie Mae | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.5. 546-548 Broadway Association vs Isha, LLC | Lien against business | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.6. 546-548 Broadway Condo Association vs Michael Rodriguez | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.7. 546-548 Condo Association vs Miriam Y. Alonzo | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

| Case title Case number | Nature of case | Court or agency's name and address | Status of case |
|--|---------------------------|---|---|
| 7.8. 546-548 Broadway Condo Association vs Paul & Katarina Balinit HUD-DC-006045-16 | Lien against condo | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.9. State vs 546-548 Broadway Condo Association DJ 147784 11 | Civil | Superior Court of New Jersey 175 S. Broad Street Trenton, NJ 08608 | <input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded |
| 7.10 546-548 Broadway Condo Association vs Peter J. Cresci, Esq. C-83-16 | Civil | Superior Court of New Jersey 595 Newark Avenue Jersey City, NJ 07306 | <input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded |

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

| Recipient's name and address | Description of the gifts or contributions | Dates given | Value |
|------------------------------|---|-------------|-------|
|------------------------------|---|-------------|-------|

Part 5: Certain Losses

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

None

| Description of the property lost and how the loss occurred | Amount of payments received for the loss | Dates of loss | Value of property lost |
|--|---|---------------|------------------------|
| | If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property). | | |

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.

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

| Who was paid or who received the transfer? Address | If not money, describe any property transferred | Dates | Total amount or value |
|---|---|-------|-----------------------|
| 11.1. Middlebrooks Shapiro, P.C. 841 Mountain Avenue First Floor Springfield, NJ 07081 | Attorney Fees | | \$5,000.00 |
| Email or website address middlebrooks@middlebrooksshapiro.com | | | |

Who made the payment, if not debtor?

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.

| Name of trust or device | Describe any property transferred | Dates transfers were made | Total amount or value |
|-------------------------|-----------------------------------|---------------------------|-----------------------|
|-------------------------|-----------------------------------|---------------------------|-----------------------|

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.

| Who received transfer? Address | Description of property transferred or payments received or debts paid in exchange | Date transfer was made | Total amount or value |
|-----------------------------------|--|------------------------|-----------------------|
|-----------------------------------|--|------------------------|-----------------------|

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

| Address | Dates of occupancy From-To |
|---------|-------------------------------|
|---------|-------------------------------|

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.

| Facility name and address | Nature of the business operation, including type of services the debtor provides | If debtor provides meals and housing, number of patients in debtor's care |
|---------------------------|--|---|
|---------------------------|--|---|

Part 9: Personally Identifiable Information

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

16. Does the debtor collect and retain personally identifiable information of customers?

- No.
- Yes. State the nature of the information collected and retained.

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?

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

| Financial Institution name and Address | Last 4 digits of account number | Type of account or instrument | Date account was closed, sold, moved, or transferred | Last balance before closing or transfer |
|--|---------------------------------|-------------------------------|--|---|
|--|---------------------------------|-------------------------------|--|---|

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

| Depository institution name and address | Names of anyone with access to it Address | Description of the contents | Do you still have it? |
|---|---|-----------------------------|-----------------------|
|---|---|-----------------------------|-----------------------|

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

| Facility name and address | Names of anyone with access to it | Description of the contents | Do you still have it? |
|---------------------------|-----------------------------------|-----------------------------|-----------------------|
|---------------------------|-----------------------------------|-----------------------------|-----------------------|

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 Environment 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.

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

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.

| Case title Case number | Court or agency name and address | Nature of the case | Status of case |
|---------------------------|-------------------------------------|--------------------|----------------|
|---------------------------|-------------------------------------|--------------------|----------------|

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.

| Site name and address | Governmental unit name and address | Environmental law, if known | Date of notice |
|-----------------------|---------------------------------------|-----------------------------|----------------|
|-----------------------|---------------------------------------|-----------------------------|----------------|

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

- No.
- Yes. Provide details below.

| Site name and address | Governmental unit name and address | Environmental law, if known | Date of notice |
|-----------------------|---------------------------------------|-----------------------------|----------------|
|-----------------------|---------------------------------------|-----------------------------|----------------|

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

| Business name address | Describe the nature of the business | Employer Identification number <small>Do not include Social Security number or ITIN.</small> | Dates business existed |
|-----------------------|-------------------------------------|---|------------------------|
|-----------------------|-------------------------------------|---|------------------------|

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

| Name and address | Date of service From-To |
|--|----------------------------|
| 26a.1. Sucato & Associates 943 Broadway Bayonne, NJ 07002 | April, 2016 |

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

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

Name and address **If any books of account and records are unavailable, explain why**

26c.1. **Sucato & Associates**
943 Broadway
Bayonne, NJ 07002

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

Name and address

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.

| Name of the person who supervised the taking of the inventory | Date of inventory | The dollar amount and basis (cost, market, or other basis) of each inventory |
|---|-------------------|--|
|---|-------------------|--|

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 |
|--------------------|---|-------------------------------------|-----------------------|
| Daniel Wei | 546-548 Broadway Unit 546C Bayonne, NJ 07002 | President | |
| Karry J. McClellan | 546-548 Broadway Unit CU-2A Bayonne, NJ 07002 | Treasurer/Secretary | |

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 |
|-------------------|--|-------------------------------------|---|
| Mihir Patel | 546-548 Broadway Unit CU-548-2 Bayonne, NJ 07002 | Vice President | |
| Michael Rodriguez | 546-548 Broadway Unit CU-546B Bayonne, NJ 07002 | President | |

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.

Debtor **546-548 Broadway Condo Association**

Case number (if known) _____

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

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.

Name of the parent corporation

Employer Identification number of the parent corporation

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.

Name of the parent corporation

Employer Identification number of the parent corporation

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 December 13, 2016/s/ Daniel Wei

Signature of individual signing on behalf of the debtor

Daniel Wei

Printed name

Position or relationship to debtor PresidentAre additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No
 Yes

United States Bankruptcy Court District of New Jersey

In re 546-548 Broadway Condo Association

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

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:

Table with 2 columns: Description of compensation and Amount. Rows include: For legal services, I have agreed to accept (\$ 5,000.00); Prior to the filing of this statement I have received (\$ 5,000.00); Balance Due (\$ 0.00).

2. \$ 1,717.00 of the filing fee has been paid.

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

Debtor [checked] Other (specify): [unchecked]

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

Debtor [checked] Other (specify): [unchecked]

5. 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 a 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.

6. 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, statement 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;
d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
e. [Other provisions as needed]

Representation of the Debtor at the Meeting of Creditors and Confirmation Hearing.

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

Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions, any other adversary proceeding, amendments, sale motions, motions relating to reaffirmation, negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; or motions to set aside liens and Amendments to the Petition.

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.

December 13, 2016

Date

/s/ Melinda D. Middlebrooks, Esq.

Melinda D. Middlebrooks, Esq.

Signature of Attorney

Middlebrooks Shapiro, P.C.

841 Mountain Avenue

First Floor

Springfield, NJ 07081

(973) 218-6877 Fax: (973) 218-6878

middlebrooks@middlebrooksshapiro.com

Name of law firm

**United States Bankruptcy Court
District of New Jersey**

In re 546-548 Broadway Condo Association

Debtor(s)

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 |
|--|----------------|----------------------|------------------|
|--|----------------|----------------------|------------------|

-NONE-

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President** of the Condominium Association 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 13, 2016

Signature /s/ Daniel Wei
Daniel Wei

Penalty for making a false statement of 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
District of New Jersey**

In re 546-548 Broadway Condo Association Debtor(s) Case No. _____
Chapter 11

VERIFICATION OF CREDITOR MATRIX

I, the President of the Condominium Association named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: December 13, 2016

/s/ Daniel Wei
Daniel Wei/President
Signer/Title

Capital Management Services, LP
726 Exchange Street
Suite 700
Buffalo, NY 14210

Daniel Wei
546-548 Broadway
Unit 546-C
Bayonne, NJ 07002

Dr. Barry & Lowell Davis
546-548 Broadway
Unit CU-548-1
Bayonne, NJ 07002

Eddy Sierra Gonzalez
546-546 Broadway
Unit CU-1C
Bayonne, NJ 07002

Emad Ghaly
546-548 Broadway
Unit CU-2D
Bayonne, NJ 07002

Fannie Mae
546-548 Broadway
Unit CU-2C
Bayonne, NJ 07002

George's Hot Dogs
c/o Margaret Howlett
546-548 Broadway
Unit CU-546A
Bayonne, NJ 07002

Isha, LLC
d/b/a Pyramid Traders Vipul Pa
546-548 Broadway
Unit CU-548-2
Bayonne, NJ 07002

Karry J. McClellan
546-548 Broadway
Unit CU-2A
Bayonne, NJ 07002

Michael Rodriguez
546-548 Broadway
Unit CU-546B
Bayonne, NJ 07002

Mohamad E. Hamoudeh
546-548 Broadway
Unit CU-1B
Bayonne, NJ 07002

Nick D'Antuono
546-548 Broadway
Unit CU-1D
Bayonne, NJ 07002

Nissenbaum Law Group
2400 Morris Avenue, Suite 301
Union, NJ 07083

Paul & Katarina Balint
546-548 Broadway
Unit CU-2C
Bayonne, NJ 07002

Peter J. Cresci, Esq.
Cresci Law Firm, LLC
P.O. Box 74
830 Avenue A
Bayonne, NJ 07002

PSEG
PO Box 14444
New Brunswick, NJ 08906

Robert Slavin
546-548 Broadway
Unit CU-2B
Bayonne, NJ 07002

Seneca Insurance
160 Water Street, 16th Floor
New York, NY 10038

State of New Jersey
Division of Taxation
Compliance Activity
PO Box 245
Trenton, NJ 08695-0245

Sucato & Associates
943 Broadway
Bayonne, NJ 07002

SUEZ
110 Oak Street, SE Foot
Bayonne, NJ 07002

TD Bank North
P.O. Box 1377
Lewiston, ME 04243-1377

Victor Mercado and Manual Riverios
546-548 Broadway
Unit CU-1A
Bayonne, NJ 07002