# B1 (Official Form 1) (4/10)

United States Bankruptcy Court Eastern District of New York				Vol	untary Petition			
Name of Debtor (if individual, enter Last, First, Middle): Grandsun Realty LLC			Name of J	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 EIN (if more than one, state all): <b>45-5285662</b>	I.D. (ITIN) No.	/Complete		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. & Street, City, State 720 Sunrise Highway Baldwin, NY	& Zip Code):		Street Add	lress of Jo	oint Deb	tor (No. & Stree	et, City, St	ate & Zip Code):
	ZIPCODE 1	1510					Γ	ZIPCODE
County of Residence or of the Principal Place of Bu Nassau	isiness:		County of	County of Residence or of the Principal Place of Business:				
Mailing Address of Debtor (if different from street	address)		Mailing A	Mailing Address of Joint Debtor (if different from street address):				
	ZIPCODE		_				Γ	ZIPCODE
Location of Principal Assets of Business Debtor (if	different from s	treet address a	bove):					
720 Sunrise Highway, Baldwin, NY							Γ	ZIPCODE <b>11510</b>
			Business ne box.)	usiness Chapter of Bankruptcy Code Under Which			Code Under Which	
(Check <b>one</b> box.) ☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ✓ Corporation (includes LLC and LLP) ☐ Partnership ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.)	U.S.C. Railroa Stockbr Commo Clearin V Other	ate as defined i pt Entity applicable.) t organization		Chapter 7     Chapter 7     Chapter 15 Petition for     Recognition of a Foreign     Main Proceeding     Chapter 11     Main Proceeding     Chapter 12     Chapter 15 Petition for     Chapter 13     Recognition of a Foreign     Nonmain Proceeding     Nature of Debts     (Check one box.)     Debts are primarily consumer     debts, defined in 11 U.S.C.     § 101(8) as "incurred by an     individual primarily for a			ognition of a Foreign n Proceeding pter 15 Petition for ognition of a Foreign imain Proceeding <b>Debts</b> e box.) er <b>V</b> Debts are primarily	
	Title 26		States Code (t		personal, family, or house- hold purpose."			
Filing Fee (Check one box) Chapter 11 Debtors Check one box:								
<ul> <li>✓ Full Filing Fee attached</li> <li>□ 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</li> <li>□ Debto</li> <li>○ Debto<td colspan="4">is a small business debtor as defined in 11 U.S.C. § 101(51D). is not a small business debtor as defined in 11 U.S.C. § 101(51D). s aggregate noncontingent liquidated debts owed to non-insiders or affiliates are less (343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).</td></li></ul>			is a small business debtor as defined in 11 U.S.C. § 101(51D). is not a small business debtor as defined in 11 U.S.C. § 101(51D). s aggregate noncontingent liquidated debts owed to non-insiders or affiliates are less (343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).					
				0		ustment on 4/01		5 5 5 7
only). Must attach signed application for the court's A plan is be consideration. See Official Form 3B.			is being filed wances of the pla	pplicable boxes: being filed with this petition ces of the plan were solicited prepetition from one or more classes of creditors, in ce with 11 U.S.C. § 1126(b).				
				THIS SPACE IS FOR COURT USE ONLY				
			] 0,001- 5,000	25,001- 50,000		50,001- 100,000	Over 100,000	
Estimated Assets           Estimated Assets           Structure	,000,001 to \$1	0,000,001 \$ \$50 million \$	50,000,001 to	\$100,00 to \$500		500,000,001 to \$1 billion	More tha \$1 billior	
Estimated Liabilities 50 to \$50,001 to \$100,001 to \$500,001 to \$1, \$50,000 \$100,000 \$500,000 \$1 million \$100,000 \$100,	,000,001 to $$10$		50,000,001 to 100 million	. ,	,	500,000,001 to \$1 billion	More tha \$1 billior	

B1 (Official Form 1) (4/10)	Name of Debtor(s):	Page 2
<b>Voluntary Petition</b> (This page must be completed and filed in every case)	Grandsun Realty LLC	
Prior Bankruptcy Case Filed Within Last 8	Years (If more than two, attach	additional sheet)
Location Where Filed: <b>None</b>	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner or	Affiliate of this Debtor (If me	ore than one, attach additional sheet)
Name of Debtor: None	Case Number:	Date Filed:
District:	Relationship:	Judge:
Exhibit A (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.)	whose debts are primarily consumer debts.)	
	X Signature of Attorney for Debtor(s)	Date
or safety? <ul> <li>Yes, and Exhibit C is attached and made a part of this petition.</li> <li>No</li> </ul>		
Exhill (To be completed by every individual debtor. If a joint petition is filed, ea Exhibit D completed and signed by the debtor is attached and ma If this is a joint petition: Exhibit D also completed and signed by the joint debtor is attached	ch spouse must complete and att de a part of this petition.	ach a separate Exhibit D.)
Information Regardir	g the Debtor - Venue	
(Check any ap	plicable box.) f business, or principal assets in t	his District for 180 days immediately
There is a bankruptcy case concerning debtor's affiliate, general p		
Debtor is a debtor in a foreign proceeding and has its principal place or has no principal place of business or assets in the United States b in this District, or the interests of the parties will be served in regardless.	out is a defendant in an action or p	roceeding [in a federal or state court]
Certification by a Debtor Who Reside		Property
(Check all app Landlord has a judgment against the debtor for possession of deb		complete the following.)
(Name of landlord or lesso	or that obtained judgment)	
(Address of lan	dlord or lessor)	
Debtor claims that under applicable nonbankruptcy law, there are the entire monetary default that gave rise to the judgment for poss		
Debtor has included in this petition the deposit with the court of a filing of the petition.	ny rent that would become due d	luring the 30-day period after the
Debtor certifies that he/she has served the Landlord with this cert	ification. (11 U.S.C. § 362(l)).	

1) (4/10)B1 (Official Ec

Page 3
Name of Debtor(s): Grandsun Realty LLC
atures
Signature of a Foreign Representative
I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.         (Check only one box.)       □         I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.         □       Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.         X
Signature of Non-Attorney 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); 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
Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.         Date         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.

B4 (Official Form 4) (12/07)

#### United States Bankruptcy Court Eastern District of New York

IN RE:

Case No.

Grandsun Realty LLC

Chapter 11

### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Debtor(s)

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 and Fed. R. Bankr. P. 1007(m).

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, government contract, etc.)	<ul> <li>(4)</li> <li>Indicate if claim</li> <li>is contingent,</li> <li>unliquidated,</li> <li>disputed or</li> <li>subject to setoff</li> </ul>	(5) Amount of claim (if secured also state value of security)
Home Loan Investment Bank FSB 1 Home Loan Plaza Warwick, RI 02886	Patrick J. Sweeney, Esq. Holland & Knight LLP 31 W. 52nd Street New York, NY 10019			757,629.07 Collateral: 550,000.00 Unsecured: 207,629.00
Beato Fuel And Appliance Corp 1901 Grand Ave Bethpage, NY 11510				12,000.00
Anthony J Galano Jr. Real Estate 233 Hallock Road Stony Brook, NY 11790				5,000.00
George Tsunis Real Estate 1174 Veterans Memorial Highway Hauppauge, NY 11788				5,000.00
Perrillo Bros 9 Murray Street Farmingdale, NY 11735				3,880.00

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

I, [the president *or* other officer *or* an authorized agent of the corporation][*or* a member *or* an authorized agent of the partnership] 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: May 16, 2012

Signature: /s/ Joseph J. Koch

Joseph J. Koch, Managing Member

(Print Name and Title)

#### United States Bankruptcy Court Eastern District of New York

IN RE:

Case No. \_\_\_\_\_\_
Chapter 11\_\_\_\_\_

Grandsun Realty LLC

# VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: May 16, 2012

/s/ Joseph J. Koch Debtor

Joint Debtor

Debtor(s)

/s/ Gerard Bambrick

Attorney for Debtor

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ANTHONY J GALANO JR REAL ESTATE 233 HALLOCK ROAD STONY BROOK NY 11790

BEATO FUEL AND APPLIANCE CORP 1901 GRAND AVE BETHPAGE NY 11510

GEORGE TSUNIS REAL ESTATE 1174 VETERANS MEMORIAL HIGHWAY HAUPPAUGE NY 11788

HOME LOAN INVESTMENT BANK FSB 1 HOME LOAN PLAZA WARWICK RI 02886

JEFFREY R KOCH 310 BROADWAY BETHPAGE NY 11714

JOSEPH C AND LINDA KOCH PO BOX 184 ADIRONDACK NY 12808

PATRICK J SWEENEY ESQ HOLLAND & KNIGHT LLP 31 W 52ND STREET NEW YORK NY 10019

PERRILLO BROS 9 MURRAY STREET FARMINGDALE NY 11735

TOWN OF HEMPSTEAD RECEIVER OF TAXES 200 NORTH FRANKLIN STREET HEMPSTEAD NY 11550

# United States Bankruptcy Court Eastern District of New York

Case No.

Grandsun Realty LLC		Chapter <u>11</u>				
~ <b>…</b> . <b>…</b>	Debtor(s)					
Pursuant to Local Bankruptcy	WENT PURSUANT TO LOCAL BANKE V Rule 1073-2(b), the debtor (or any other p he petitioner's best knowledge, information	etitioner) hereby makes the following disclosure				
pending at any time within six ye or ex-spouses; (iii) are affiliates, a and one or more of its general pa	ars before the filing of the new petition, and the of as defined in 11 U.S.C. § 101(2); (iv) are general rtners; (vi) are partnerships which share one or n f either of the Related Cases had, an intere st in pro-	073-1 and E.D.N.Y. LBR 1073-2 if the earlier case was debtors in such cases: (i) are the same; (ii) are spouses partners in the same partnership; (v) are a partnership nore common general partners; or (vii) have, or within operty that was or is included in the property of another				
□ NO RELATED CASE IS P	PENDING OR HAS BEEN PENDING AT A	NY TIME.				
THE FOLLOWING RELATED CASE(S) IS PENDING OR HAS BEEN PENDING:						
1. Case No.:	Judge:	District/Division:				
Case still pending (Y/N):	[ <i>If closed</i> ] Date of closing:	-				
Current status of related case:	(Discharged/awaiting discharge, confirmed, dismis	sed, etc.)				
Manner in which cases are rela	ated (Refer to NOTE above):					
Real property listed in debtor's	s Schedule "A" ("Real Property") which was	s also listed in Schedule "A" of related case:				
2. Case No.:	Judge:	_ District/Division:				
Case still pending (Y/N):	[If closed] Date of closing:	-				
Current status of related case:	(Discharged/awaiting discharge, confirmed, dismis	sed, etc.)				
Manner in which cases are rela	ated (Refer to NOTE above):					
Real property listed in debtor's	s Schedule "A" ("Real Property") which was	s also listed in Schedule "A" of related case:				

IN RE:

## DISCLOSURE OF RELATED CASES (cont'd)

3. Case No.:	Judge:	District/Division:	
Case still pending (Y/N): [ <i>If</i>	closed] Date of closing:		
Current status of related case:(D	Discharged/awaiting discharge, confirmed, dismisse	ed, etc.)	
Manner in which cases are related ( <i>Refer to NOTE above</i> ):			

Real property listed in debtor's Schedule "A" ("Real Property") which was also listed in Schedule "A" of related case:

NOTE: Pursuant to 11 U.S.C. § 109(g), certain individuals who have had prior cases dismissed within the preceding 180 days may not be eligible to be debtors. Such an individual will be required to file a statement in support of his/her eligibility to file.

TO BE COMPLETED BY DEBTOR/PETITIONER'S ATTORNEY, AS APPLICABLE:

I am admitted to practice in the Eastern District of New York (Y/N):  $\underline{N}$ 

CERTIFICATION (to be signed by pro se debtor/petitioner or debtor/petitioner's attorney, as applicable):

I certify under penalty of perjury that the within bankruptcy case is not related to any case now pending or pending at any time, except as indicated elsewhere on this form.

/s/ Gerard Bambrick	5/16/12	/s/ Joseph J. Koch	5/16/12
Signature of Debtor's Attorney		Signature of Pro Se Debtor/Petitioner	
		720 Sunrise Highway	
		Mailing Address of Debtor/Petitioner	
		Baldwin, NY 11510	
		City, State, Zip Code	

Area Code and Telephone Number

Failure to fully and truthfully provide all information required by the E.D.N.Y. LBR 1073-2 Statement may subject the debtor or any other petitioner and their attorney to appropriate sanctions, including without limitation conversion, the appointment of a trustee or the dismissal of the case with prejudice.

**<u>NOTE</u>**: Any change in address must be reported to the Court immediately IN WRITING. Dismissal of your petition may otherwise result.