

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

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 **Far Rockaway Blvd Realty Inc.**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) **47-2459968**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

PO Box 190313 Brooklyn, NY 11219

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

New York

County

Location of principal assets, if different from principal place of business

2514 Far Rockaway Blvd Far Rockaway, NY 11691-1924

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

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	EDNY	When	12/05/14	Case number	14-46152
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	_____

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 **Far Rockaway Blvd Realty Inc.**
Name

Case number (if known)

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 **July 21, 2016**
MM / DD / YYYY

X **/s/ Shandelle Solny**
Signature of authorized representative of debtor

Title

Shandelle Solny
Printed name

18. Signature of attorney X **/s/ Eric Horn**
Signature of attorney for debtor

Date **July 21, 2016**
MM / DD / YYYY

Eric Horn
Printed name

Vogel Bach & Horn LLP
Firm name

1441 Broadway 5th Floor
New York, NY 10018
Number, Street, City, State & ZIP Code

Contact phone **212-242-8350** Email address **ehorn@vogelbachpc.com**

Bar number and State

United States Bankruptcy Court
Eastern District of New York

IN RE:

Case No. _____

Far Rockaway Blvd Realty Inc.

Chapter 11

Debtor(s)

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: July 21, 2016

/s/ Shandelle Solny
Debtor

Joint Debtor

/s/ Eric Horn
Attorney for Debtor

**NYC Department of Finance
Tax, Audit and Enforcement Division
345 Adams Street, 10th Floor Brooklyn,
New York 11201-3719**

**New York City Water Board
Department of Environmental Protection
Andrew Rettig, Assistant Counsel
59-17 Junction Blvd, 13th Floor
Flushing NY 11373-5108**

**Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346**

**ConEd
Attn Bankruptcy Dep't
4 Irving Place, Room 700
New York, NY 10003**

**US Bank
SHELDON MAY & ASSOC
255 MERRICK RD.
ROCKVILLE CENTRE, NY**

**US Bank NA
800 Nicollet Mall
Minneapolis, Minnesota 55402**

**ACTION BY WRITTEN CONSENT
OF THE
BOARD OF DIRECTORS
OF
FAR ROCKAWAY BLVD REALTY INC.**

Dated: July 21, 2016

The undersigned, having full authority of the board of directors (the “**Board**”) of Far Rockaway Blvd Realty Inc. (the “**Company**”), hereby consents to the following actions and adopts the following resolutions as of the date hereof:

WHEREAS, the Board has reviewed and considered the financial and operational condition of the Company and the Company’s business on the date hereof; and

WHEREAS, the Board has received, reviewed, and considered the recommendations of the senior management of the Company and the Company’s legal, financial and other advisors as to the relative risks and benefits of pursuing a bankruptcy proceeding under the provisions of Chapter 11 of Title 11 of the United States Code (the “**Bankruptcy Code**”).

NOW, THEREFORE, IT IS:

RESOLVED that, in the judgment of the Board, having reviewed and considered the financial condition of the Company and the Company’s business on the date hereof, that it is desirable and in the best interests of the Company, and its creditors, and other interested parties, that a voluntary petition be filed by the Company under the provisions of Chapter 11 of the Bankruptcy Code (the “**Chapter 11 Case**”);

RESOLVED FURTHER that Shandelle Solny and such other officers or persons as as are authorized (each, an “**Officer**” and collectively, the “**Officers**”) be, and each are, authorized and directed to execute and file on behalf of the Company all petitions, schedules, lists, and other papers or documents with the appropriate court under the Bankruptcy Code and to take any and all action that they deem necessary, proper, or advisable to obtain such relief under the Bankruptcy Code, including, without limitation, any action necessary to maintain the ordinary course operation of the Company’s business;

RESOLVED FURTHER that the law firm of Vogel Bach & Horn, LLP be employed as counsel to the Company to represent and assist the Company in carrying out the Company’s duties under the Bankruptcy Code, and to take any and all actions to advance the Company’s rights, including, the preparation of pleadings and filings in connection with the Chapter 11 Case, the Officers of the Company are hereby authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon the filing of the Chapter 11 Case, and to cause to be filed an appropriate application for authority to retain services of Vogel Bach & Horn, LLP;

RESOLVED FURTHER, that the Officers are, and any one of them acting alone is, hereby authorized, empowered, and directed, in the name and on behalf of the Company, to take such additional actions, to perform all acts and deed, and to execute, ratify, certify, deliver, file, and record such additional agreements, notices, certificates, instruments, applications, payments, letters and documents as any of them may deem necessary or advisable to implement the provisions of the foregoing resolutions, and to appoint such agents on behalf of the Company as such Officers, and any of them, may deem necessary or advisable in connection with any financing arrangement or the sale of assets, and the transactions contemplated by any of the foregoing, the authority for the taking of such action to be conclusive evidence thereof;

RESOLVED FURTHER, that all of the acts and transactions taken by the Officers in the name and on behalf of the Company, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to the execution of these resolutions, are hereby in all respects confirmed, approved and ratified; and

RESOLVED FURTHER that this written consent may be executed in any number of counterparts and by facsimile, portable document format, or other reproduction, and such execution shall be considered valid, binding, and effective for all purposes.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this written consent as of the date first written above.

FAR ROCKAWAY BLVD REALTY INC.

By: /s/ Shandelle Solny
Name: Shandelle Solny

**CORPORATE OWNERSHIP STATEMENT
OF
FAR ROCKAWAY BLVD REALTY INC.**

No corporation directly or indirectly owns 10% or more of any class of the Debtor's equity interests.

Dated: July 21, 2016

By: /s/ Shandelle Solny
Shandelle Solny

VOGEL BACH & HORN, LLP

Eric H. Horn, Esq.
Heike Vogel, Esq.
Shirin Movahed, Esq.
1441 Broadway, 5th Floor
New York, New York 10018
Tel. (212) 242-8350
Fax (646) 607-2075

*Proposed Counsel to the Debtor and
Debtor-in-Possession*

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re:

Far Rockaway Blvd Realty Inc.,

Debtor.

Chapter 11

Case No. _____ (___)

**DECLARATION OF SHANDELLE SOLNY PURSUANT TO RULE
1007-4 OF THE LOCAL RULES FOR THE UNITED STATES
BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF NEW YORK**

1. I, Shandelle Solny, am an officer of the above debtor and debtor-in-possession (the “**Debtor**”), a New York Corporation with offices at PO Box 190313, Brooklyn, NY 11219. This declaration is submitted by the Debtor pursuant to the Local Rules of this Court, in connection with filing of a Chapter 11 case by the above Debtor.

2. The Debtor is in the business of owning a certain property located at 25-14 Far Rockaway Blvd., Queens, NY 11691 (the “**Property**”). The Property is a two (2) unit rental property.

3. The Property was purchased by the Debtor from Natasha Anglin in or around March of 2014. The mortgage currently held by U.S. National Bank Association is with

Natasha Anglin. The Property is the subject of a foreclosure action pending in the Queens County Supreme Court titled *U.S. National Bank Association v. Natasha Anglin*, Index No. 3008/2012, where a judgment was entered. The auction and sale of the Property was stayed by the Chapter 11 filing.

4. Currently the lender asserts that there is approximately \$500,000 owing to it on account of the Property. The Debtor disagrees with that amount. During the course of this chapter 11, the Debtor intends, among other things, work with the lender to propose a payment structure that reflects the correct amount owing.

5. There is no unsecured creditors' committee or other committee of creditors.

6. The Property was previously managed by Kings Realty where they collected rent. Just prior to the filing, A to Z Management, who has experience with managing properties in bankruptcy, took over management of the Property.

7. Other than the management company, no property is within the possession of any party other than the Debtor.

8. The Debtor's books and records are maintained by the Debtor with assistance of the management company.

9. The Debtor believes that it will be able to negotiate a settlement with its creditors and propose a viable and confirmable Plan of Reorganization.

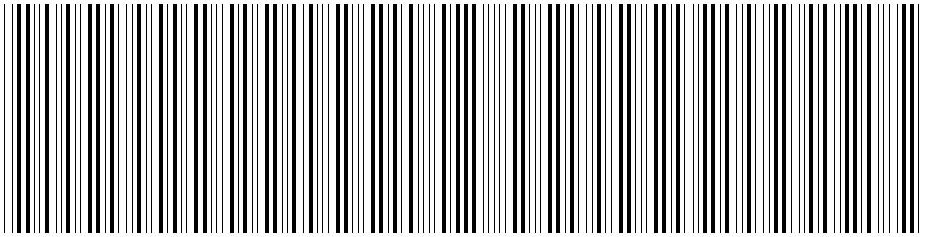
Dated: July 21, 2016

FAR ROCKAWAY BLVD REALTY INC.
Chapter 11 Debtor and Debtor-in-Possession

By: /s/ Shandelle Solny
Name: Shandelle Solny

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



RECORDING AND ENDORSEMENT COVER PAGE

Document ID:

Document Date:

Preparation Date:

Document Type:

Document Page Count:

PRESENTER:

FAR ROCKAWAY BLVD REALTY INC
POB 190313
BROOKLYN, NY 11219
ymanagementservices@gmail.com

RETURN TO:

FAR ROCKAWAY BLVD REALTY INC
POB 190313
BROOKLYN, NY 11219
ymanagementservices@gmail.com

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address

Property Type:

CROSS REFERENCE DATA

PARTIES

GRANTOR/SELLER:

NATASHA A. ANGLIN
25-14 FAR ROCKAWAY BLVD
QUEENS, NY 11691

GRANTEE/BUYER:

FAR ROCKWAY BLVD REALTY INC.
POB 190313
BROOKLYN, NY 11219

FEES AND TAXES

Mortgage :

Mortgage Amount:

Taxable Mortgage Amount:

Exemption:

TAXES: County (Basic):

City (Additional):

Spec (Additional):

TASF:

MTA:

NYCTA:

Additional MRT:

TOTAL:

Recording Fee:

Affidavit Fee:

Filing Fee:

NYC Real Property Transfer Tax:

NYS Real Estate Transfer Tax:

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 24 day of March, in the year 2014

BETWEEN Natash A Anglin, Residing at 2514 Far Rockaway Blvd Queens NY 11691

party of the first part, and FAR ROCKAWAY BLVD REALTY INC., a domestic Corporation with offices located
POB 190313 Brooklyn NY 11219

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

xxxxxxxxxxxxxxxxxxxx ten (\$10) dollars and other valuable consideration xxxxxxxx dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the

See Schedule "A" - Legal Description - attached hereto

For Informational Purposes Only: 2514 Far Rockaway Blvd Queens NY 11691
Block 15785 Lot 37

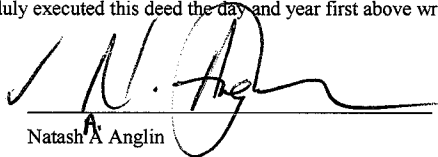
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be
applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of
the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as
if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

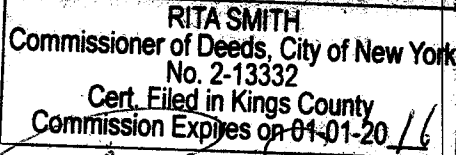

Natash A Anglin

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss:

On the 24th day of March in the year 2014, before me, the undersigned, personally appeared
Natash A Anglin

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No.

Natash A Anglin
TO
FAR ROCKAWAY BLVD REALTY INC

SECTION:

BLOCK: 3433

LOT: 51

COUNTY OR TOWN: Brooklyn

RETURN BY MAIL TO:



All Boro Realty Enterprises Inc.
5308-13th Avenue Suite 248
Brooklyn NY 11219

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Atlantic Avenue (now known as Far Rockaway Boulevard) distant 95 feet Westerly from the corner formed by the intersection of the Northerly side of Atlantic Avenue with the Westerly side of Cedar Avenue (now known as Bay 25th Street);

RUNNING THENCE Northerly along a line forming an exterior angle of 87 degrees 33 minutes 43 seconds with the Northerly side of Far Rockaway Boulevard, 99.71 feet;

THENCE Westerly along a line forming an interior angle with the last described course of 88 degrees 42 minutes 48 seconds, 33.67 feet;

THENCE Southerly at right angles to the Northerly side of Far Rockaway Boulevard and part of the distance through a party wall, 100.29 feet to the Northerly side of Far Rockaway Boulevard;

THENCE Easterly along the said side of Far Rockaway Boulevard, 29.42 feet to the point or place of BEGINNING.