

\$1717.00 paid
11683

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF NEW YORK

Case number (if known) 17-21325 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 Encore Property Management of Western New York, LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and doing business as names
DBA Blossom Business Center
DBA Imperial Manor Apartments
DBA Normandie Apartments

3. Debtor's federal Employer Identification Number (EIN) 17-0801319

4. Debtor's address
Principal place of business: 1773 Stone Road
Rochester, NY 14615
Number, Street, City, State & ZIP Code
Mailing address, if different from principal place of business: P.O. Box 274
Clinton, NY 13323
P.O. Box, Number, Street, City, State & ZIP Code
Location of principal assets, if different from principal place of business: _____
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: _____

FILED
2017 DEC 15 AM 8:10
U.S. BANKRUPTCY COURT
W.D.N.Y. - ROCHESTER

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>.

5311

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 _____

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input checked="" type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input checked="" type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

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 14, 2017
MM / DD / YYYY

X Jason Palmer, Trustee of member
Signature of authorized representative of debtor

Jason G. Palmer
Printed name

Title Trustee of Member Palmer Family Trust

18. Signature of attorney X _____
Signature of attorney for debtor

Date _____
MM / DD / YYYY

Printed name _____

Firm name _____

Number, Street, City, State & ZIP Code _____

Contact phone _____ Email address _____

Bar number and State _____

Fill in this information to identify the case:

Debtor name Encore Property Management of Western New York, LLC
United States Bankruptcy Court for the: WESTERN DISTRICT OF NEW YORK
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 14, 2017

x Jason Palmer, Trustee of member
Signature of individual signing on behalf of debtor

Jason G. Palmer
Printed name

Trustee of Member Palmer Family Trust
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Encore Property Management of Western New York, LLC
United States Bankruptcy Court for the: WESTERN DISTRICT OF NEW YORK
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>55,748,990.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>0.00</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>55,748,990.00</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>112,229,499.81</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>0.00</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>146,765.00</u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u>112,376,264.81</u>

Fill in this information to identify the case:

Debtor name Encore Property Management of Western New York, LLC
United States Bankruptcy Court for the: WESTERN DISTRICT OF NEW YORK
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

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.

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.

Debtor **Encore Property Management of Western New York, LLC**
 Name _____

Case number (if known) _____

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.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. Commercial building on .64 acre of land located at 2 Mt. Read Boulevard, City of Rochester, NY. Tax ID#: 120.38-1-18.002	Fee simple absolute	\$1,000,000.00	N/A	\$1,000,000.00
55.2. Commercial building on 2.28 acre of land located at 10 Mt. Read Boulevard, Rochester, NY. Tax ID#: 120.38-1-18.001	Fee simple absolute	\$1,500,000.00	N/A	\$1,500,000.00
55.3. Commercial building on 1.52 acre of land located at 465 Blossom Road, Rochester, NY. Tax ID#: 122.40-1-51	Fee simple absolute	\$4,000,000.00	N/A	\$4,000,000.00
55.4. Commercial building on 2.58 acre of land located at 591-599 Blossom Road, Rochester, NY. Tax ID#: 122.41-1-39	Fee simple absolute	\$5,000,000.00	N/A	\$5,000,000.00

Debtor **Encore Property Management of Western New York, LLC**
 Name _____

Case number (if known) _____

55.5.	Parking lot on 2.15 acres of land located at 590 Blossom Road, Rochester, NY. Tax ID#: 122.41-1-23.003	Fee simple absolute	\$111,000.00	Tax records	\$111,000.00
55.6.	Commercial building on 5.26 acres of land located at 565 Blossom Road, Rochester, NY. Tax ID#: 122.48-1-7.002	Fee simple absolute	\$3,400,000.00	N/A	\$3,400,000.00
55.7.	Apartment building on 1.8 acres of land located at 251-253 Alexander Street, Rochester, NY. Tax ID#: 121.41-1-2.001	Fee simple absolute	\$8,500,000.00	N/A	\$8,500,000.00
55.8.	Parking lot on 68.29' x 196.57' lot located at 243 Alexander Street, Rochester, NY. Tax ID #: 121.41-1-4.	Fee simple absolute	\$71,530.00	Tax records	\$71,530.00
55.9.	Apartment building on 68.33' x 317.20' lot located at 241 Alexander Street, Rochester, NY. Tax ID#: 121.41-1-5	Fee simple absolute	\$3,750,000.00	N/A	\$3,750,000.00
55.10	Parking lot located on 67.98' x 317.94' lot located at 237 Alexander Street, Rochester, NY. Tax ID#: 121.41-1-6.	Fee simple absolute	\$116,460.00	Tax records	\$116,460.00
55.11	Commercial building on 2.10 acre lot located at 465 West Commercial Street, East Rochester, NY. Tax ID#: 138.75-1-12	Fee simple absolute	\$1,600,000.00	N/A	\$1,600,000.00
55.12	Apartment building on 11.30 acres of land located at Stone Road, Greece, NY. Tax ID#: 075.13-3-11.	Fee simple absolute	\$14,700,000.00	N/A	\$14,700,000.00

Debtor **Encore Property Management of Western New York, LLC**
Name

Case number (if known)

55.13	Apartment building located on 9.10 acres of land located at Stone Road, Town of Greece, NY. Tax ID#: 075.13-4-13.	Fee simple absolute	\$12,000,000.00	N/A	\$12,000,000.00
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56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$55,748,990.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

No
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

No
 Yes

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.

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)

**Judgment in favor of debtor/plaintiff against a tenant
Tashara Rhodes**

Unknown

Nature of claim	Judgment against tenant for rent
Amount requested	<u>\$1,401.00</u>

Judgment in favor of debtor/tenant against Raford Odom

Unknown

Nature of claim	Judgment against tenant for rent
Amount requested	<u>\$1,220.00</u>

Debtor **Encore Property Management of Western New York, LLC**
Name

Case number (if known) _____

Judgment in favor of Debtor/plaintiff against Eric Peters.

Unknown

Nature of claim **Judgment against tenant for rent**

Amount requested **\$2,055.00**

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.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

No
 Yes

Debtor **Encore Property Management of Western New York, LLC**
 Name _____

Case number (if known) _____

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>\$0.00</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>\$0.00</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>\$55,748,990.00</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>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$0.00</u>	+ 91b. <u>\$55,748,990.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$55,748,990.00</u>

Fill in this information to identify the case:

Debtor name Encore Property Management of Western New York, LLC
 United States Bankruptcy Court for the: WESTERN DISTRICT OF NEW YORK
 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.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim <small>Do not deduct the value of collateral.</small>	Column B Value of collateral that supports this claim
<p>2.1</p> <p>200 Registered Mortgage Bond Holders</p> <p><small>Creditor's Name</small> c/o Wells Fargo Bank, N.A., as trustee 420 Montgomery Street San Francisco, CA 94104</p> <p><small>Creditor's mailing address</small></p> <p><small>Creditor's email address, if known</small></p> <p>Date debt was incurred July 25, 2007</p> <p>Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p>Describe debtor's property that is subject to a lien All real property owned by Debtor</p> <hr/> <p>Describe the lien 2004-2007 Mortgage Liens disputed by Debtors</p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	<p>\$112,000,000.00</p>	<p>\$0.00</p>

<p>2.2</p> <p>Earthline Paving & Development, Inc.</p> <p><small>Creditor's Name</small> 620 Seneca Parkway Rochester, NY 14613</p> <p><small>Creditor's mailing address</small></p> <p><small>Creditor's email address, if known</small></p> <p>Date debt was incurred Unknown</p> <p>Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p>Describe debtor's property that is subject to a lien All real property owned by Debtor - Judgment lien only</p> <hr/> <p>Describe the lien Judgment lien against grantor (Encore Properties of Rochester, LLC)</p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply</p>	<p>\$144,434.63</p>	<p>\$0.00</p>
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Debtor **Encore Property Management of Western New York, LLC**
Name

Case number (if know) _____

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Contingent
 Unliquidated
 Disputed

2.3 **Harleyville Insurance Co. of NY**
Creditor's Name

**355 Maple Avenue
Harleysville, PA 19438**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred
3/2/2009
Last 4 digits of account number

Do multiple creditors have an interest in the same property?
 No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien
All real property owned by Debtor

\$5,037.14

\$0.00

Describe the lien
Judgment lien against grantor (Encore Properties of Rochester, LLC)

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply

Contingent
 Unliquidated
 Disputed

2.4 **NYS Department of Taxation & Finance**
Creditor's Name

**Attn: Bankruptcy
Department
P.O. Box 5300
Albany, NY 12205**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred
7/31/2010
Last 4 digits of account number

Do multiple creditors have an interest in the same property?
 No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien
All real property owned by Debtor in Monroe County

\$710.60

Unknown

Describe the lien
NYS Income Tax withholding for employees.

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply

Contingent
 Unliquidated
 Disputed

2.5 **NYS Department of Taxation & Finance**
Creditor's Name

**Attn: Bankruptcy
Department
P.O. Box 5300
Albany, NY 12205**

Creditor's mailing address

Describe debtor's property that is subject to a lien
All real property owned by Debtor

\$1,719.15

\$0.00

Describe the lien

Debtor **Encore Property Management of Western New York, LLC**
Name

Case number (if know) _____

Statutory Lien

Is the creditor an insider or related party?

- No
 Yes

Is anyone else liable on this claim?

- No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known _____

Date debt was incurred
2008
Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

2.6 Paris-Kirwan Associates, Inc.

Creditor's Name

**1040 University Avenue
Rochester, NY 14607**

Creditor's mailing address

Creditor's email address, if known _____

Date debt was incurred
2008
Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$20,802.34

\$0.00

All real property owned by debtor

Describe the lien

Judgment Lien

Is the creditor an insider or related party?

- No
 Yes

Is anyone else liable on this claim?

- No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

2.7 Time Warner Cable

Creditor's Name

**2620 West Henrietta Road
Rochester, NY 14623**

Creditor's mailing address

Creditor's email address, if known _____

Date debt was incurred
2005 or 2006-unknown
Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$56,795.95

\$0.00

All real property owned by Debtor-judgment lien only

Describe the lien

Judgment Lien

Is the creditor an insider or related party?

- No
 Yes

Is anyone else liable on this claim?

- No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$112,229,499

Debtor **Encore Property Management of Western New York, LLC**
Name

Case number (if know) _____

.81

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

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

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

George H. Gray, Esq.
625 Panorama Trail
Rochester, NY 14625

Line 2.6

John K. McAndrew, Esq.
c/o Woods Oviatt Gilman, LLP
2 State Street, Suite #700
Rochester, NY 14614

Line 2.1

Melvin & Melvin, PLLC
217 S. Salina Street
Syracuse, NY 13202

Line 2.3

Wells Fargo Bank
P.O. Box 10347
Des Moines, IA 50306

Line 2.1

Fill in this information to identify the case:

Debtor name Encore Property Management of Western New York, LLC
 United States Bankruptcy Court for the: WESTERN DISTRICT OF NEW YORK
 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.

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
<p>3.1 Nonpriority creditor's name and mailing address Cellino & Barnes, P.C. 350 Main Street 2500 Main Place Tower Buffalo, NY 14202 Date(s) debt was incurred <u>2012?</u> Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>Personal Injury Claim</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><u>Unknown</u></p>
<p>3.2 Nonpriority creditor's name and mailing address Encore Properties of Rochester, LLC 1002 Mckinley Avenue Rome, NY 13440 Date(s) debt was incurred <u>8/2007</u> Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>Claim arising out of conveyance to Debtor by Deed dated July 25, 2007.</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><u>\$33,265.00</u></p>
<p>3.3 Nonpriority creditor's name and mailing address Kathleen Davis c/o Kammholtz, Messina, LLP 1501 Pittsford-Victor Rd Victor, NY 14564 Date(s) debt was incurred <u>2014?</u> Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>Personal Injury Claim</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><u>Unknown</u></p>
<p>3.4 Nonpriority creditor's name and mailing address Rochester Gas & Electric Corporation 89 East Avenue Rochester, NY 14649 Date(s) debt was incurred _ Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>Gas & Electric services/contract charges.</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><u>\$93,000.00</u></p>

Debtor **Encore Property Management of Western New York, LLC**
 Name

Case number (if known) _____

3.5 Nonpriority creditor's name and mailing address
Workers Compensation Board
Bureau of Compliance
20 Park Street
Albany, NY 12207
 Date(s) debt was incurred 2006?
 Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.* **\$20,500.00**

- Contingent
- Unliquidated
- Disputed

Basis for the claim: **Worker's Compensation Insurance (judgment recorded over 10 years ago).**

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.

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 Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Joseph Taddeo, Esq. 45 Exchange Street, Suite #608 Rochester, NY 14614	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	Patrick Loreto 1002 Mckinley Avenue Rome, NY 13440	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	Timothy Foster 45 East Avenue, 6th Floor Rochester, NY 14604	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____	—

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>0.00</u>
5b. Total claims from Part 2	\$ <u>146,765.00</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ <u>146,765.00</u>

**United States Bankruptcy Court
Western District of New York**

In re Encore Property Management of Western New York, LLC
Debtor(s)

Case No. _____
Chapter 11

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, **Jason G. Palmer**, declare under penalty of perjury that I am the **Trustee of Member Palmer Family Trust of Encore Property Management of Western New York, LLC**, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said corporation at a special meeting duly called and held on the 14th day of December, 2017.

"Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Jason G. Palmer, Trustee of Member Palmer Family Trust** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Jason G. Palmer, Trustee of Member Palmer Family Trust** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Date December 14, 2017

Signed



Jason G. Palmer

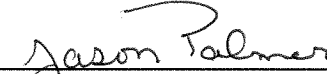
Resolution of Board of Directors
of
Encore Property Management of Western New York, LLC

Whereas, it is in the best interest of this corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Jason G. Palmer, Trustee of Member Palmer Family Trust** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Jason G. Palmer, Trustee of Member Palmer Family Trust** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Date December 14, 2017

Signed 

Date December 14, 2017

Signed 

**United States Bankruptcy Court
Western District of New York**

In re Encore Property Management of Western New York, LLC
Debtor(s)

Case No. _____
Chapter 11

VERIFICATION OF CREDITOR MATRIX

I, the Trustee of Member Palmer Family Trust of the corporation 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 14, 2017



Jason G. Palmer/Trustee of Member Palmer Family Trust
Signer/Title

Office of the US Trustee
100 State Street, Room 6090
Rochester, NY 14614

200 Registered Mortgage Bond Holders
c/o Wells Fargo Bank, N.A., as trustee
420 Montgomery Street
San Francisco, CA 94104

Blossom Business Center, Inc.
1773 Stone Road
Rochester, NY 14615

Cellino & Barnes, P.C.
350 Main Street
2500 Main Place Tower
Buffalo, NY 14202

Earthline Paving & Development, Inc.
620 Seneca Parkway
Rochester, NY 14613

Encore Properties of Rochester, LLC
1002 Mckinley Avenue
Rome, NY 13440

George H. Gray, Esq.
625 Panorama Trail
Rochester, NY 14625

Harleyville Insurance Co. of NY
355 Maple Avenue
Harleysville, PA 19438

Jason Palmer
1773 Stone Road
Rochester, NY 14615

John K. McAndrew, Esq.
c/o Woods Oviatt Gilman, LLP
2 State Street, Suite #700
Rochester, NY 14614

Joseph Taddeo, Esq.
45 Exchange Street, Suite #608
Rochester, NY 14614

Kathleen Davis
c/o Kammholtz, Messina, LLP
1501 Pittsford-Victor Rd
Victor, NY 14564

Melvin & Melvin, PLLC
217 S. Salina Street
Syracuse, NY 13202

NYS Department of Taxation & Finance
Attn: Bankruptcy Department
P.O. Box 5300
Albany, NY 12205

Paris-Kirwan Associates, Inc.
1040 University Avenue
Rochester, NY 14607

Patrick Loreto
1002 Mckinley Avenue
Rome, NY 13440

Platinum Development & Management Group
1773 Stone Road
Rochester, NY 14615

Rochester Gas & Electric Corporation
89 East Avenue
Rochester, NY 14649

Time Warner Cable
2620 West Henrietta Road
Rochester, NY 14623

Timothy Foster
45 East Avenue, 6th Floor
Rochester, NY 14604

Wells Fargo Bank
P.O. Box 10347
Des Moines, IA 50306

Workers Compensation Board
Bureau of Compliance
20 Park Street
Albany, NY 12207