

Information to identify the case:Debtor Broadway Realty I Co., LLC, et al
NameEIN 13-3975426United States Bankruptcy Court for the: Southern District of New York
(State)Date case filed for Chapter 11 05/21/2025Case number: 25-11050 (DSJ)

Official Form 309F (For Corporations or Partnerships)

Notice of Chapter 11 Bankruptcy Case

For each of the debtors listed below (the “Debtors”), a case has been filed under chapter 11 of the Bankruptcy Code. An order for relief has been entered. This notice has important information about each case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of each case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the Debtors or the Debtors’ property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the Debtors. Creditors cannot demand repayment from the Debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney’s fees.

Confirmation of a chapter 11 plan may result in a discharge of debt. A creditor who wants to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk’s office within the deadline specified in this notice. (See line 11 below for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk’s office at the address listed below or through PACER (Public Access to Court Electronic Records at www.pacer.gov).

In addition such documents can be viewed and/or obtained from the Debtors' proposed notice and claims agent, Stretto, Inc. at <https://cases.stretto.com/broadwayrealty> or by calling (866) 549-7058 (toll free) or (949) 608-7166 (International). Note that you need a PACER password and login to access documents on the Bankruptcy Court's website (a PACER password is obtained by accessing the PACER website, www.pacer.gov).

The staff of the bankruptcy clerk’s office cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

1. Debtors’ Full Names	Case Nos.	Employer ID Nos. (EIN)
Broadway Realty I Co., LLC	25-11050	13-3975426
193 Street Realty Co., LLC	25-11051	13-3975448
2 West 120 th Realty Co. LLC	25-11052	13-4108940
25/35 Hillside Associates LLC	25-11053	48-1301398
402-412 West 148 LLC	25-11054	20-2051339
Hillside Realty I Co., LLC	25-11055	13-3975445
1171 President LLC	25-11056	26-2762262
509 Realty Co. LLC	25-11057	13-4131707
1280 Realty NY LLC	25-11058	20-3955387
281/295 Wadsworth Associates, LLC	25-11059	48-1301213
241 Sherman LLC	25-11060	20-2051365
607 Rugby LLC	25-11061	26-2754335
West 50 th Street Realty Co., LLC	25-11062	13-3992393
1296 Realty LLC	25-11063	20-3955409
58 Elizabeth NY LLC	25-11064	81-1462303
18 Street Realty Co., LLC	25-11065	13-3975450
330 Realty NY LLC	25-11066	20-3955722
207 Realty LLC	25-11067	47-0913215
1362 Ocean LLC	25-11068	26-2754750

For more information, see pages 2-4

63-94 Austin Realty, LLC	25-11069	13-3992395
991 Carroll St LLC	25-11070	26-2762298
3301 Farragut LLC	25-11071	26-2756315
1820 Realty LLC	25-11072	20-3955554
Clinton Property Co., LLC	25-11073	13-3908353
147 Realty Co., LLC	25-11074	13-3897868
34 Seaman Associates, LLC	25-11075	48-1301388
2102 Realty LLC	25-11076	20-3955618
34 Avenue Realty Co., LLC	25-11077	13-3975422
Fieldstone NY LLC	25-11078	20-2571797
681 Ocean LLC	25-11079	26-2754714
1535 Ocean LLC	25-11080	26-2754778
222 Lenox Rd LLC	25-11081	26-2762414
233 Realty NY LLC	25-11082	20-3480325
3410 Kingsbridge LLC	25-11083	26-2762162
Forest Parkway Realty Co., LLC	25-11084	13-3975390
1554 Ocean LLC	25-11085	26-2754812
706 Realty NY LLC	25-11086	20-4003843
225 Parkside LLC	25-11087	26-2762397
Heath Realty LLC	25-11088	20-2571613
40-15 Hampton LLC	25-11089	47-0926201
Audobon Realty LLC	25-11090	47-0913212
1597 Realty LLC	25-11091	20-3955440
Kingston Place Realty Co., LLC	25-11092	13-3992386
2340 Valentine Avenue Realty Co., LLC	25-11093	13-3992388
85 Clarkson LLC	25-11094	26-2754656
405 Realty LLC	25-11095	20-3955801
Park Lane South Realty Co., LLC	25-11096	13-3975391
1601 Realty LLC	25-11097	20-3955460
536 Realty Co. LLC	25-11098	06-1696395
426 East 22 St LLC	25-11099	26-2762378
2400 Realty NY LLC	25-11100	20-4435517
Treger Management LLC	25-11101	13-4095386
85-05 35 Avenue Realty Co., LLC	25-11102	13-3975423
1617 Realty LLC	25-11103	20-2478842
43-60 Baychester, LLC	25-11104	46-2542369
237 Realty NY LLC	25-11105	20-3480317
2513 Newkirk LLC	25-11106	20-2481457
17 Realty LLC	25-11107	20-2481475
45-35 Realty LLC	25-11108	47-0926224
915 Realty LLC	25-11109	20-3959374
176 Clarkson Ave LLC	25-11110	26-2795241
28-30 Argyle LLC	25-11111	26-2754225
Manhattan Realty Co. LLC	25-11112	13-4054024
457 Schenectady LLC	25-11113	26-2762195
916 Carroll St LLC	25-11114	26-2762462
349 Realty NY LLC	25-11115	20-3480320
470 Realty NY LLC	25-11116	20-3956944
292 St. Johns LLC	25-11117	26-2756469
30 Road Realty Co., LLC	25-11118	13-3975389
932 Carroll LLC	25-11119	20-2051378
1023 Realty LLC	25-11120	20-3955232
481 Eastern LLC	25-11121	26-2756891
307 12 St LLC	25-11122	26-2754263
1038 Realty LLC	25-11123	20-3955278

94-06 34 th Avenue Realty Co., LLC	25-11124	13-3992390							
1042 Realty LLC	25-11125	20-3955303							
529 East 22 LLC	25-11126	26-2754918							
94-06 34 th Road Realty Co., LLC	25-11127	13-3992389							
1048 Realty LLC	25-11128	20-3955339							
990 Realty NY LLC	25-11129	20-3959607							
1060 Realty LLC	25-11130	20-3955364							
115 East 21 Realty Co., LLC	25-11131	13-4010876							
<p>2. All other names used in the last 8 years <u>N/A</u></p>									
3. Address	2 Grand Central Tower 140 East 4th Street, 12 th Floor New York, NY 10017								
4. Debtors' Attorneys	Weil, Gotshal, & Manges LLP Gary T. Holtzer Garrett A. Fail Matthew P. Goren Philip L. DiDonato 767 Fifth Avenue, New York, NY 10153 Telephone: (212) 310-8000 Fax: (212) 310-8007								
5. Bankruptcy Clerk's Office	<table> <tbody> <tr> <td>United States Bankruptcy Court Southern District of New York One Bowling Green New York, NY 10004</td> <td>Hours Open: 8:30 A.M. to 5:00 P.M. Contact phone: (212) 668-2870</td> </tr> </tbody> </table>		United States Bankruptcy Court Southern District of New York One Bowling Green New York, NY 10004	Hours Open: 8:30 A.M. to 5:00 P.M. Contact phone: (212) 668-2870					
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6. Meeting of Creditors	<table> <tbody> <tr> <td rowspan="4"> The debtors' representative must be present at the meeting to be questioned under oath. Creditors are welcome to attend, but are not required to do so. The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket. </td> <td>Date: July 23, 2025</td> </tr> <tr> <td>Time: 2:00 P.M. ET</td> </tr> <tr> <td>The meeting will be held telephonically.</td> </tr> <tr> <td>Dial-in Number: 877-709-3259</td> </tr> <tr> <td></td> <td>Passcode: 3578961#</td> </tr> </tbody> </table>		The debtors' representative must be present at the meeting to be questioned under oath. Creditors are welcome to attend, but are not required to do so. The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	Date: July 23, 2025	Time: 2:00 P.M. ET	The meeting will be held telephonically.	Dial-in Number: 877-709-3259		Passcode: 3578961#
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	Passcode: 3578961#								

<p>7. Proof of Claim Deadline</p> <p>www.cases.stretto.com/BroadwayRealty</p>	<p>Deadline for filing proof of claim: Not yet set. If deadline is set, the court will send you another notice.</p> <p>A proof of claim is a signed statement describing a creditor's claim. A proof of claim form may be obtained at www.uscourts.gov or any bankruptcy clerk's office or www.cases.stretto.com/BroadwayRealty</p> <p>Your claim will be allowed in the amount scheduled unless:</p> <ul style="list-style-type: none"> ■ your claim is designated as <i>disputed</i>, <i>contingent</i>, or <i>unliquidated</i>; ■ you file a proof of claim in a different amount; or ■ you receive another notice. <p>If your claim is not scheduled or if your claim is designated as <i>disputed</i>, <i>contingent</i>, or <i>unliquidated</i>, you must file a proof of claim or you might not be paid on your claim and you might be unable to vote on a plan. You may file a proof of claim even if your claim is scheduled.</p> <p>You may review the schedules at the Bankruptcy Clerk's office or online at www.pacer.gov.</p> <p>Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits a creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial.</p>
<p>8. Exception to Discharge Deadline The Bankruptcy Clerk's Office must receive a complaint and any required filing fee by the following deadline.</p>	<p>If § 523(c) applies to your claim and you seek to have it excepted from discharge, you must start a judicial proceeding by filing a complaint by the deadline stated below</p> <p>Deadline for filing the complaint: <u>To Be Determined.</u></p>
<p>9. Creditors with a Foreign Address</p>	<p>If you are a creditor receiving notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about right in this case.</p>
<p>10. Filing a Chapter 11 Bankruptcy Case</p>	<p>Bankruptcy cases under Chapter 11 of the Bankruptcy Code have been filed in this court by the Debtors listed on the first page, and orders for relief have been entered. Chapter 11 allows the Debtors to reorganize or liquidate pursuant to a plan. A plan is not effective unless confirmed by the court. You may receive a copy of a plan and a disclosure statement telling you about a plan, and you might have the opportunity to vote on a plan. You will receive notice of the date of a confirmation hearing, and you may object to confirmation of a plan and attend a confirmation hearing. Unless a trustee is serving, the Debtors will remain in possession of the Debtors' property and may continue to operate any business.</p>
<p>11. Discharge of Debts</p>	<p>Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See Bankruptcy Code § 1141(d). A discharge means that you may never try to collect the debt from the Debtor, except as provided in the plan. If you want to have a particular debt owed to you excepted from the discharge and § 523(c) applies to your claim, you must start a judicial proceeding by filing a complaint and paying the filing fee in the Bankruptcy Clerk's Office by the deadline.</p>