

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF FLORIDA

Case number (if known) _____ Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

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 the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name MV Realty Holdings, LLC

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) 85-0523483

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>851 Broken Sound Parkway</u> <u>Suite 140</u> <u>Boca Raton, FL 33487</u> Number, Street, City, State & ZIP Code	_____ P.O. Box, Number, Street, City, State & ZIP Code
	<u>Palm Beach</u> County	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: _____

Debtor MV Realty Holdings, LLC Case number (if known) _____
 Name

7. Describe debtor's business

A. Check one:

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

B. Check all that apply

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

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

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

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any 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 _____

Debtor MV Realty Holdings, LLC Case number (if known) _____
Name

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

Debtor **MV Realty Holdings, LLC** Case number (if known) _____
Name

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 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 |

Debtor **MV Realty Holdings, LLC** Case number (if known) _____
Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **September 21, 2023**
MM / DD / YYYY

X /s/ Antony Mitchell _____
 Signature of authorized representative of debtor

 Title **Authorized Party**

Antony Mitchell _____
 Printed name

18. Signature of attorney

X /s/ Michael D. Seese _____
 Signature of attorney for debtor

Date **September 21, 2023**
MM / DD / YYYY

Michael D. Seese _____
 Printed name

Seese, P.A. _____
 Firm name

101 N.E. 3rd Avenue
Suite 1500
Fort Lauderdale, FL 33301 _____
 Number, Street, City, State & ZIP Code

Contact phone **954-745-5897** Email address **mseese@seeselaw.com**

997323 FL _____
 Bar number and State

EXHIBIT "1"***Affiliated Debtor Filings***

<i>Affiliated Debtor</i>	FEIN	Case Number	Date Filed
MV Realty, PBC LLC (Florida)	47-1516755	Pending	September 21, 2023
MV Realty Holdings, LLC	85-0523483	Pending	September 21, 2023
MV Receivables II, LLC	86-3379368	Pending	September 21, 2023
MV Receivables III, LLC	88-0876793	Pending	September 21, 2023
MV Realty of Alabama, LLC	87-3916462	Pending	September 21, 2023
MV Realty of Arizona, LLC	85-1572725	Pending	September 21, 2023
MV Realty of California, a California corp.	87-3947499	Pending	September 21, 2023
MV Realty of Colorado, LLC	85-1551176	Pending	September 21, 2023
MV Realty of Connecticut, LLC	85-1598646	Pending	September 21, 2023
MV Realty PBC, LLC (Georgia)	85-1526796	Pending	September 21, 2023
MV Realty of Idaho, LLC	87-3998185	Pending	September 21, 2023
MV Realty of Illinois, LLC	85-1628814	Pending	September 21, 2023
MV Realty of Indiana, LLC	87-3453566	Pending	September 21, 2023
MV Realty of Kansas, LLC	87-4082304	Pending	September 21, 2023
MV Realty of Kentucky, LLC	87-4132302	Pending	September 21, 2023
MV Realty of Louisiana, LLC	87-4023120	Pending	September 21, 2023
MV Realty of Maryland, LLC	85-3499945	Pending	September 21, 2023

MV of Massachusetts, LLC	85-2270864	Pending	September 21, 2023
MV Realty of Michigan, LLC	85-2675280	Pending	September 21, 2023
MV Realty of Minnesota, LLC	85-2231678	Pending	September 21, 2023
MV Realty of Missouri, LLC	87-4066503	Pending	September 21, 2023
MV Realty of Nevada, LLC	85-1680799	Pending	September 21, 2023
MV Realty of New Jersey, LLC	85-1645008	Pending	September 21, 2023
MV Homes of New York, LLC	85-2732727	Pending	September 21, 2023
MV Realty of North Carolina, LLC	85-2173258	Pending	September 21, 2023
MV Realty of Ohio, LLC	85-2140728	Pending	September 21, 2023
MV Realty of Oklahoma, LLC,	87-3978174	Pending	September 21, 2023
MV Realty of Oregon, LLC	87-3643046	Pending	September 21, 2023
MV Realty PBC, LLC (Pennsylvania)	85-1707301	Pending	September 21, 2023
MV Realty of South Carolina, LLC	85-2297322	Pending	September 21, 2023
MV Realty of Tennessee, LLC	85-2247701	Pending	September 21, 2023
MV Realty of Texas, LLC	85-2637182	Pending	September 21, 2023
MV Realty of Utah, LLC	87-3824543	Pending	September 21, 2023
MV Realty of Virginia, LLC	85-2552129	Pending	September 21, 2023
MV Realty of Washington, LLC	85-3087621	Pending	September 21, 2023
MV Realty of Wisconsin, LLC	85-3532683	Pending	September 21, 2023

**ACTION BY THE DIRECTORS OF
MV REALTY HOLDINGS, LLC
BY WRITTEN CONSENT IN LIEU OF MEETING**

THE UNDERSIGNED, being the directors (the “Directors”) of MV REALTY HOLDINGS, LLC, a Florida limited liability company (the “Company”), take the following actions and adopt the following resolutions:

1) **RESOLVED:** That, in the judgment of the Directors, it is desirable and in the best interests of the Company and the Company’s direct and indirect subsidiaries listed on Schedule A hereto (collectively, the “Subsidiaries” and, together with the Company, the “Companies”), including their creditors, and other interested parties, that the Companies file voluntary petitions for relief under Chapter 11 with the United States Bankruptcy Court (the “Court”) for the Southern District of Florida (the “Bankruptcy Proceeding”); and it is further

2) **RESOLVED:** That, MV Realty PBC, a Florida limited liability company, in its capacity as the sole member of the remaining Subsidiaries, and the members of the boards of managers and/or directors, shall be permitted to take whatever actions may be necessary to give effect to such actions in accordance with the Subsidiaries’ governing documents; and it is further

3) **RESOLVED:** That, Antony Mitchell (“Responsible Party”), is hereby designated as the Responsible Party to act on behalf of the Company, and shall be authorized to execute and file all petitions, schedules, lists and other papers and to take any and all actions which he deems necessary or proper in connection with the Bankruptcy Proceeding; and it is further

4) **RESOLVED:** That, the Company, subject to the authorization of the Court, are authorized to employ the law firm of Seese, P.A. and Michael D. Seese, Esq. as their attorneys in the Bankruptcy Proceeding under such terms and conditions as agreed to by the Responsible Party and subject to approval of the Court; and it is further

5) **RESOLVED:** That, the Company, is authorized to retain any other professionals, including, without limitation, financial advisors, and accountants (collectively, “Other Professionals”), as may be necessary to represent or advise the Companies in the Bankruptcy Proceeding. The selection of Other Professionals shall be determined, and under such terms and conditions as agreed to, by the Responsible Party and subject to approval of the Court.

Effective this 19th day of September 2023.

Antony Mitchell, Director

Peter Puccetti, Director



James Terlizzi, Director

Effective this 17th day of September 2023.

Antony Mitchell, Director



Peter Puccetti, Director

James Terlizzi, Director

Effective this 19 day of September 2023.



Antony Mitchell, Director

Peter Puccetti, Director

James Terlizzi, Director

Schedule A

MV Realty PBC, LLC (Florida)
MV Receivables I, LLC
MV Receivables II, LLC
MV Receivables III, LLC
MV Realty PBC, LLC (Pennsylvania)
MV Realty of South Carolina, LLC
MV Realty of North Carolina, LLC
MV of Massachusetts, LLC
MV Realty of Illinois, LLC
MV Realty of Arizona, LLC
MV Realty of Connecticut, LLC
MV Realty of Georgia, LLC
MV Realty of New Jersey, LLC
MV Realty of Washington, LLC
MV Realty of Maryland, LLC
MV Realty of Virginia, LLC
MV Realty of Tennessee, LLC
MV Realty of Wisconsin, LLC
MV Realty of Nevada, LLC
MV Realty of Oregon, LLC
MV Realty of Utah, LLC
MV Realty of Minnesota, LLC
MV Realty of Indiana, LLC
MV Realty of Missouri, LLC
MV Homes of New York, LLC
MV Realty of Idaho, LLC
MV Realty of Alabama, LLC
MV Realty of Colorado, LLC
MV Realty of Oklahoma, LLC
MV Realty of Louisiana, LLC
MV Realty of Kansas, LLC
MV Realty of Kentucky, LLC
MV Realty of California, a California corporation
MV Realty of Texas, LLC
MV Realty of Ohio, LLC