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Bid Deadline: 11:59 p.m. on August 21, 2026
Sale Approval Hearing: August 26, 2026 at 11:30 a.m.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

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In re:

Chapter 7

2281 CHURCH AVENUE LLC,

Debtor.

Case No.: 24-43449-jmm

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NOTICE OF SALE

PLEASE TAKE NOTICE that Lori Lapin Jones is the Chapter 7 Trustee ("Trustee") of the bankruptcy estate of 2281 Church Avenue LLC ("Debtor"), which Debtor's Chapter 7 case is pending in the United States Bankruptcy Court for the Eastern District of New York ("Court") before the Honorable Jil Mazer-Marino, Chief Judge, United States Bankruptcy Court for the Eastern District of New York.

PLEASE TAKE FURTHER NOTICE that the Debtor owns the real property and improvements known as and located at 2281 Church Avenue, Brooklyn, New York 11226 (Kings County, Block 5089, Lot 48) ("Property"). The Property consists of a 6,288 square foot lot improved by approximately 11,828 square feet of commercial retail space. There are seven (7) retail occupants on the ground floor and one (1) commercial occupant on the 2nd floor.

PLEASE TAKE FURTHER NOTICE that, by Order entered on July 22, 2026 ("Authorization Order"), the Court approved, inter alia, certain Stalking Horse Terms and Conditions of Sale providing for the purchase of the Property by Arthur Koptiev, or an entity to be formed and owned solely by him ("Koptiev"), for the sum of \$4,550,000.00, subject to higher or better offers that may be tendered to the Trustee by any other entity or person. In accordance with the Authorization Order and the Stalking Horse Terms and Conditions of Sale, the Trustee is soliciting higher or better offers for the Property.

PLEASE TAKE FURTHER NOTICE that to bid on the Property, an offeror must **by 11:59 p.m. on August 21, 2026** ("Solicitation Period"): (a) sign and deliver to the Trustee or her professionals certain Competing Terms and Conditions of Sale; (b) bid not less than \$4,600,000.00 for the Property; and (c) deposit the sum of \$460,000.00 ("Deposit") with the Trustee by wire transfer from an account of such offeror, or counsel on such offeror's behalf, which Deposit will be maintained by the Trustee in a segregated estate account.

PLEASE TAKE FURTHER NOTICE that, to the extent the Trustee receives a higher or better offer for the Property before the expiration of the Solicitation Period, the Trustee, through her real estate broker MYC & Associates, Inc., shall conduct an auction sale of the Property on **August 25, 2026 at 1:00 p.m.** (“**Auction**”). The Auction will be conducted by Zoom, and instructions will be provided separately. For avoidance of doubt, Koptiev may bid at such Auction.

PLEASE TAKE FURTHER NOTICE that the successful bidder (which may be Koptiev) must close title to the Property within thirty (30) days from entry of an Order of the Bankruptcy Court authorizing and approving the sale of the Property (“**Closing Date**”), **TIME BEING OF THE ESSENCE** as to the successful bidder (which may be Koptiev), although such date may be extended solely by the Trustee.

PLEASE TAKE FURTHER NOTICE that the Property is being sold:

- (A) “**AS IS**” “**WHERE IS**”, “**WITH ALL FAULTS**,” without any representations, covenants, guarantees or warranties of any kind or nature whatsoever;
- (B) free and clear of any and all monetary interests of whatever kind or nature including, but not limited to, liens, claims, encumbrances, judgments and/or mortgages (collectively, “**Interests**”), with such Interests, if any, to attach to the proceeds of sale in such order and priority as they existed immediately prior to the entry of the Order for Relief against the Debtor; and
- (C) subject to, among other things:
 - (i) any and all occupancies and tenancies;
 - (ii) any state of facts that an accurate survey may show;
 - (iii) any state of facts a physical inspection may show;
 - (iv) any covenants, restrictions and easements of record;
 - (v) any building or zoning ordinances or other applicable municipal regulations and violations thereof;
 - (vi) environmental conditions; and
 - (vii) any and all non-monetary violations existing on the Property as of the date of the closing on the sale of the Property.

PLEASE TAKE FURTHER NOTICE that a hearing to confirm the sale of the Property shall be held before the Court on **August 26, 2026 at 11:30 a.m.** (“**Sale Approval Hearing**”) before the Honorable Judge Jil Mazer-Marino, Chief Judge, United States Bankruptcy Court for the Eastern District of New York, 271 Cadman Plaza East, Courtroom 3529, Brooklyn, New York 11201.

PLEASE TAKE FURTHER NOTICE that the Sale Approval Hearing shall be conducted by telephone, video or in person, as the Court deems appropriate. Whether the Sale Approval Hearing is in person or remote, to appear, parties must register through eCourt Appearances,¹ which can be accessed here:

<https://ecf.nyeb.uscourts.gov/cgi-bin/eCourtAppearances.pl>

PLEASE TAKE FURTHER NOTICE that any requests for additional information about the Property, and copies of the Competing Terms and Conditions of Sale, may be obtained by contacting the Trustee's real estate broker or the Trustee's counsel listed below.

MYC & Associates, Inc.

Marc P. Yaverbaum & Victor Money Penny

1110 South Avenue, Suite 22

Staten Island, New York 10313

Telephone: (347) 273-1258

Email: my@myccorp.com or vm@myccorp.com

Lori Lapin Jones, as Chapter 7 Trustee

c/o LaMonica Herbst & Maniscalco, LLP

Holly R. Holecek, Esq.

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Wantagh, New York 11793

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¹ If you have a CM/ECF account, you may access eCourt Appearances in the "Utilities" menu after logging into CM/ECF. Alternatively, you may access eCourt Appearances on the Court's website at <https://ecf.nyeb.uscourts.gov/cgi-bin/nyebAppearances.pl>. In the event that you are not able to register online, you may call or email Chief Judge Mazer-Marino's courtroom deputy for instructions at (347) 394-1840, JMM_Hearings@nyeb.uscourts.gov, at least two (2) business days prior to the hearing.