





Form B1, p.2 (04/13)

BlumbergExcelsior, Inc., Publisher, NYC 10013

<p><b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): 173 CORTLANDT STREET LLC</p>	
<b>All prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)</b>		
<p>Location Where Filed:</p>	<p>Case Number</p>	<p>Date Filed:</p>
<b>Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)</b>		
<p>Name of Debtor:</p>	<p>Case Number:</p>	<p>Date Filed:</p>
<p>District</p>	<p>Relationship:</p>	<p>Judge:</p>
<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by §342(b) of the Bankruptcy Code.</p> <p style="text-align: right;"> <u>George W. Echevarria</u>      <u>03/20/2015</u>                      Signature of Attorney for Debtor(s)      Date:                 </p>	
<p><b>Exhibit C</b></p> <p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No</p>		
<p><b>Exhibit D</b></p> <p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made part of this petition.</p>		
<p><b>Information Regarding the Debtor-Venue</b> (Check any applicable box)</p> <p><input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, 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.</p> <p><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business, or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this district.</p>		
<p><b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes)</p> <p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p style="text-align: center;">Name of landlord that obtained judgment:</p> <p style="text-align: center;">Address of landlord:</p> <p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. &amp; 362(1)).</p>		



Form B1, p.3 (04/13)

Blumberg Excelsior, Inc., Publisher, NYC 10013

<p><b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): 173 CORTLANDT STREET LLC</p>
<b>Signatures</b>	
<p><b>Signature(s) of Debtor(s) (Individual/Joint)</b> I declare under penalty of perjury that the information provided in this petition is true and correct.</p> <p>[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.</p> <p>[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by §342(b) of the Bankruptcy Code.</p> <p>I request relief in accordance with the chapter title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Debtor</p> <p>X _____ Signature of Joint Debtor</p> <p>Telephone Number (If not represented by attorney) _____</p> <p style="text-align: right;">Date <u>03/20/2015</u></p>	<p><b>Signature of a Foreign Representative</b> I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by §1515 of title 11 are attached.</p> <p><input type="checkbox"/> Pursuant to §1511 of title 11, United States Code, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p>X _____ (Signature of Foreign Representative)</p> <p>(Printed Name of Foreign Representative) _____</p> <p>Date <u>03/20/2015</u></p>
<p><b>Signature of Attorney</b></p> <p>X <u>George W. Echevarria</u> Signature of Attorney for Debtor(s)</p> <p>Printed Name of Attorney for Debtor(s) George W. Echevarria, Esq. (6614)</p> <p>Firm Name George W. Echevarria, Esq.</p> <p>Address 23-25 Spring Street Suite 204A Ossining, NY 10562</p> <p>Telephone Number (914) 923-3600</p> <p>Date 03/20/2015</p> <p><small>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</small></p>	<p><b>Signature of Non-Attorney Bankruptcy Petition Preparer</b> I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in U.S.C. §110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. §110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor as required in that section. Official Form 19B is attached.</p> <p>Printed Name and title, if any, of Bankruptcy Petition Preparer _____</p> <p>Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. §110.) Address _____</p> <p>X _____ Date 03/20/2015</p> <p>Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above. _____</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual: _____</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><small>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.</small></p>
<p><b>Signature of Debtor (Corporation/Partnership)</b> I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X <u>Cirilo Rodriguez</u> Signature of Authorized Individual</p> <p>Cirilo Rodriguez Printed Name of Authorized Individual</p> <p>Sole Member/Managing Member Title of Authorized Individual</p> <p>Date <u>03/20/2015</u></p>	



Form B6 SUM (12/14)

Blumberg Excelsior, Inc., Publisher, NYC 10013

UNITED STATES BANKRUPTCY COURT SOUTHERN

DISTRICT OF New York

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.  
Chapter 11

### SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

Name of Schedule	Attached (Yes/No)	Number of Sheets	Amounts Scheduled		
			Assets	Liabilities	Other
A - Real Property	x	1	1500000.00		
B - Personal Property	x	5	950.00		
C - Property Claimed as Exempt	x	1			
D - Creditors Holding Secured Claims	x	1		847000.00	
E - Creditors Holding Unsecured Priority Claims	x	1		0.00	
F - Creditors Holding Unsecured Nonpriority Claims	x	1		2,160.00	
G - Executory Contracts and Unexpired Leases	x	1			
H - Codebtors	x	1			
I - Current Income of Individual Debtor(s)	x	2			0.00
J - Current Expenditures of Individual Debtor(s)	x	3			0.00
Total Number of Sheets of All Schedules		17			
Total Assets			1500950.00		
			Total Liabilities	849160.00	



Form B6, S2, (12/14)

BlumbergExcelsior, Inc., Publisher, NYC 10013

**United States Bankruptcy Court**  
**District Of New York**

SOUTHERN  
In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.  
Chapter 11

**STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)**

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11, or 13, you must report all information requested below.

Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

**This information is for statistical purposes only under 28 U.S.C. § 159.**

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	\$ NA
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	\$ NA
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E)	\$ NA
Student Loan Obligations (from Schedule F)	\$ NA
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	\$ NA
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	\$ NA
TOTAL	\$ NA

**State the following:**

Average Income (from Schedule I Line 12)	\$ NA
Average Expences (from Schedule J, Line 22)	\$ NA
Current Monthly Income (from Form 22A Line 12; <b>OR</b> Form 22B Line 11; <b>OR</b> , Form 22C Line 20)	\$ NA

**State the following:**

1. Total from Schedule D, "Unsecured Portion, IF ANY" column		\$ NA
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY, IF ANY" column	\$ NA	
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		\$ NA
4. Total from Schedule F		\$ NA
5. Total from non-priority unsecured debt (sum of 1, 3, and 4)		\$ NA



Form B6 A (12/07)

BlumbergExcelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**SCHEDULE A - REAL PROPERTY**

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	H W J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
173 Cortlandt Street Sleepy Hollow, NY 10591	Fee simple		1,500,000.00	800,000.00
Total ->			\$1,500,000.00	(Report also on Summary of Schedules)



Form B6 B (12/07)

BlumbergExcelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**SCHEDULE B - PERSONAL PROPERTY**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	W H J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
01 Cash on hand	x			
02 Checking savings or other financial accounts certificates of deposit or shares in banks savings and loan thrift building and loan and homestead associations or credit unions brokerage houses or cooperatives.		Wells Fargo Bank		950.00
03 Security Deposits with public utilities telephone companies landlords and others.	x			
04 Household goods and furnishings including audio video and computer equipment.	x			
05 Books; pictures and other art objects; antiques; stamp coin record tape compact disc and other collections or collectibles.	x			
06 Wearing apparel.	x			
07 Furs and jewelry.	x			
08 Firearms and sports photographic and other hobby equipment.	x			
(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->				950.00

Continuation sheets attached



Form B6 B (12/07)

BlumbergExcelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**SCHEDULE B - PERSONAL PROPERTY**

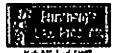
TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	W H J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
09 Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	x			
10 Annuities. Itemize and name each issuer.	x			
11 Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1) Give particulars. (file separately the record(s) of any such interest(s). 11 U.S.C. § 521(c); Rule 1007(b)).	x			
12 Interests in IRA ERISA Keogh or other pension or profit sharing plans. Give particulars.	x			
13 Stock and interest in incorporated and unincorporated businesses. Itemize.	x			
14 Interest in partnerships or joint ventures. Itemize.	x			
(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->				950.00

(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->

950.00

Continuation sheets attached





Form B6 B (12/07)

BlumbergExcelstor, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

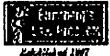
**SCHEDULE B - PERSONAL PROPERTY**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	W H J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
15 Government and corporate bonds and other negotiable and non-negotiable instruments.	x			
16 Accounts receivable.	x			
17 Alimony maintenance support and property settlements to which the debtor is or may be entitled. Give particulars.	x			
18 Other liquidated debts owing debtor including tax refunds. Give particulars.	x			
19 Equitable or future interests life estates and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A of Real Property.	x			
20 Contingent and non-contingent interests in estate of a decedent death benefit plan life insurance policy or trust.	x			
(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->				950.00

(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->

950.00

Continuation sheets attached



Form B6 B (12/07)

BlumbergExcelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

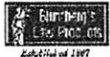
Debtor(s) Case No.

(if known)

**SCHEDULE B - PERSONAL PROPERTY**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	W H J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
21 Other contingent and unliquidated claims of every nature including tax refunds counterclaims of the debtor and rights to setoff claims. Give estimated value of each.	x			
22 Patents copyrights and other general intellectual property. Give particulars.	x			
23 Licenses franchises and other general intangible. Give particulars.	x			
24 Customer lists or compilations containing personally identifiable information (as defined in 11U.S.C. §101(41A)) provided by individuals connected with obtaining product or service from the debtor primarily for personal family or household purposes.	x			
25 Automobiles trucks trailers and other vehicles and accessories.	x			
(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->				950.00

Continuation sheets attached



Form B6 B (12/07)

Blumberg Excelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**SCHEDULE B - PERSONAL PROPERTY**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	W H J C	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
26 Boats motors and accessories.	x			
27 Aircraft and accessories.	x			
28 Office equipment furnishings and supplies.	x			
29 Machinery fixtures equipment and supplies used in business.	x			
30 Inventory.	x			
31 Animals.	x			
32 Crops-growing or harvested. Give particulars.	x			
33 Farming equipment and implements.	x			
34 Farm supplies chemicals and feed.	x			
35 Other personal property of any kind not already listed. Itemize.	x			
(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules) Total ->				950.00

Continuation sheets attached



Form B6 D (12/07)

Blumberg Excelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

Check this box if debtor has no creditors holding secured claims to report on this Schedule D

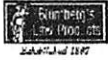
CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER (See Instructions)	C O D E B T	H W J C	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND MARKET VALUE OF PROPERTY SUBJECT OF LIEN	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION IF ANY	C U D *
A/C #			VALUE \$ 1,500,000.00	800,000.00		
Salpa Holdings LLP 601 Brook Street Mamaroneck, NY 10543			First and Second Mortgage			
A/C #			VALUE \$ 1,500,000.00	30,000.00		
Town of Mt. Pleasant One Town Plaza Valhalla, NY 10598			Property Taxes  173 Cortlandt Street			
A/C #			VALUE \$ 1,500,000.00	17,000.00		
Village of Sleepy Hollow 28 Beekman Avenue Sleepy Hollow, NY 10591			Property Taxes  173 Cortlandt Street			
A/C #			VALUE \$			
A/C #			VALUE \$			
A/C #			VALUE \$			
A/C #			VALUE \$			
Subtotal -> (Total of this page)				847,000.00	0.00	
Total ->				847,000.00	0.00	

Continuation Sheets attached. (use only on last page of the completed Schedule D.)

\*If contingent, enter C; if unliquidated, enter U; if disputed, enter D.

(Report total also on Summary of Schedules)

(If applicable, Report also on Statistical Summary of Certain Liabilities and Related Data.)



Form B6 E (04/13)

BlumbergExcelsior, Inc. . Publisher. NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

## SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

**TYPE OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

- Extensions of credit in an involuntary case**  
Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(2).
- Wages, salaries, and commissions**  
Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees, up to a maximum of \$12,475\* per employee, earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).
- Contributions to employee benefit plans**  
Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).
- Certain farmers and fishermen**  
Claims of certain farmers and fishermen, up to \$6150\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. §507(a)(6).
- Deposits by individuals**  
Claims of individuals up to \$2775\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).
- Alimony, Maintenance, or Support**  
Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such child, or a governmental unit whom such a domestic support claim was assigned to the extent provided in U.S.C. § 507(a)(7).
- Taxes and Certain Other Debts Owed to Governmental Units**  
Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(7).
- Commitments to Maintain the Capital of an Insured Depository Institution**  
Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(8).
- Claims for Death or Personal Injury While Debtor Was Intoxicated**  
Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance 11 U.S.C. § 507(a)(10).

\*Amounts are subject to adjustment on April 1, 2016, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NO. (See Instructions)	C O D E B T	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	TOTAL AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY		C U D *
					AMT NOT ENTITLED TO PRIORITY, IF ANY		
				Total ->		Total ->	
Continuation Sheets attached.				Subtotal -> (Total of this page)			
(Use only on last page of the completed Schedule E. (Report total also on Summary of Schedules.)				Total ->			
(Use only on last page of the completed Schedule E.) If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)				Total ->			



Form B6 F (12/07)

BlumbergExcelor, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s)

Case No.

(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

Check this box if debtor has no creditors holding unsecured nonpriority claims to report on this Schedule F.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER (See Instructions)	C O D E B T O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C U D	AMOUNT OF CLAIM
Consolidated Edison Attn: Bankruptcy Group 4 Irving Place-Room 1875S New York, NY 10003					1,400.00
Sleepy Hollow Water Depar 28 Beekman Avenue  Sleepy Hollow, NY 10591					760.00

----- continuation sheets attached.

Subtotal \$ 2,160.00

Total \$ 2,160.00

(Use only on last page of the completed Schedule F.)  
(Report total also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)



Form B6 G (12/07)

BlumbergExcelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST, STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY, STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
Yuberkis Diaz 173 Cortlandt Street Apt. #1 Sleepy Hollow, NY 10591	Residential lease-\$2,000.00/month
Gregorio Jiminian 173 Cortlandt Street Apt. #2 Sleepy Hollow, NY 10591	Residential lease-\$2,000.00/month
Rafael Gonzalez-Sosa 173 Cortlandt Street Apt. 3 Sleepy Hollow, NY 10591	Residential lease-\$2,000.00/month
Arleny DeJesus 173 Cortlandt Street Apt. 4 Sleepy Hollow, NY 10591	Residential lease-\$2,000.00/month



Form B6 H (12/07)

BlumbergExcelstor, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

### SCHEDULE H - CODEBTORS

Check this box if debtor has no codebtors

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR





Form B6 Cont. (12-07)

BlumbergExcelstor, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

(if known)

**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

**DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR**

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of \_\_\_\_\_ sheets, and that they are true and correct to the best of my knowledge, information, and belief. (Total shown on summary page plus 2.)

Date \_\_\_\_\_ Signature \_\_\_\_\_  
173 CORTLANDT STREET LLC Debtor

Date \_\_\_\_\_ Signature \_\_\_\_\_  
(Joint Debtor, if any)

(If joint case, both spouses must sign.)

**DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See U.S.C. §110.)**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. §110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§110(b), 110(h), and 342(b); and (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. §110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Print or Type Name and Title, if any, of Bankruptcy Petition Preparer Social Security No. (Required by 11 U.S.C. §110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs this document.

Address:

X \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Bankruptcy Petition Preparer

Names and Social Security Numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the Owner and Managing Member [the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership] of the LLC [corporation or partnership] named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 18 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

(Total shown on summary page plus 1.)

Date 03/16/2015 Signature s/Cirilo Rodriguez  
03/20/2015 Cirilo Rodriguez

(Print or type name of individual signing on behalf of debtor.)

Sole Member/Managing Member

(An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.)

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.



Form 7 Stmt of Financial Affairs (04/13) BlumbergExcelsior, Inc., Publisher, NYC 10013

**STATEMENT OF FINANCIAL AFFAIRS**  
UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF New York

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No.

**STATEMENT OF FINANCIAL AFFAIRS**

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. Sec. 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Questions 1-18 are to be completed by all debtors. Debtors that are or have been in business with in the last 6 years, as defined below, also must complete Questions 19-25. If the answer to any question is "None" or the question is not applicable, mark the box labeled "None". If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

**DEFINITIONS**

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within the six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner other than a limited partner, of a partnership, a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any persons in control of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(2), (31).

NONE

**01 INCOME FROM EMPLOYMENT OR OPERATION OF BUSINESS**

State the gross amount of income the debtor has received from employment trade or profession or from operation of the debtor's business including part-time activities either as an employee or in independent trade or business from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the two years immediately preceding this calendar year. (A debtor that maintains or has maintained financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCES
24000.00	2015 YTD
96000.00	2014
8000.00	2013

NONE  
**02 INCOME OTHER THAN FROM EMPLOYMENT OR OPERATION OF BUSINESS**

State the amount of income received by the debtor other than from employment trade profession operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCES
24000.00	2015

NONE  
**03A PAYMENTS TO CREDITORS**

List all payments on loans installment purchases of goods or services and other debts to any creditor made within 90 days immediately preceding the commencement of this case if the aggregate value of all property that constitutes or is affected by such transfer is not less than \$600. Indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and creditor counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
**03B PAYMENTS TO CREDITORS**

List each payment or other transfer to any creditor made within 90 days immediately preceding the commencement of the case if the aggregate value of all property that constitutes or is affected by such transfer is not less than \$6,225\*. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
**03C PAYMENTS TO CREDITORS**

List all payments made within one year immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
X T**04A SUITS AND ADMINISTRATIVE PROCEEDINGS EXECUTION GARNISHMENTS AND ATTACHMENTS**

List all suits and administrative proceedings to which the debtor is or was a party within one year immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT	NATURE OF PROCEEDING	COURT & LOCATION	STATUS OR DISPOSITION
Salpa Holdings LLC v. 173 Cortlandt Street LLC, et al. Index No. 52399/2015	Foreclosure	Supreme Court of the State of New York, Westchester County	Pending

NONE  
X T**04B SUITS AND ADMINISTRATIVE PROCEEDINGS EXECUTION GARNISHMENTS AND ATTACHMENTS**

Describe all property that has been attached garnished or seized under any legal or equitable process within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
X T**05 REPOSSESSIONS FORECLOSURES AND RETURNS**

List all property that has been repossessed by a creditor sold at a foreclosure sale transferred through a deed in lieu of foreclosure or returned to the seller within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
X T**06A ASSIGNMENTS AND RECEIVERSHIPS**

Describe any assignment of property for the benefit of creditors made within 120 days immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
 T

**06B ASSIGNMENTS AND RECEIVERSHIPS**

List all property which has been in the hands of a custodian receiver or court-appointed official within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed unless spouses are separated and a joint petition is not filed.)

NONE  
 T

**07 GIFTS**

List all gifts or charitable contributions made within one year immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
 T

**08 LOSSES**

List all losses from fire theft other casualty or gambling within one year immediately preceding the commencement of this case or since the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE  
 T

**09 PAYMENTS RELATED TO DEBT COUNSELING OR BANKRUPTCY**

List all payments made or property transferred by or on behalf of the debtor to any persons including attorneys for consultation concerning debt consolidation relief under the bankruptcy law or preparation of a petition in bankruptcy within one year immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
George W. Echevarria, Esq. 23-25 Spring Street Suite 204A Ossining, NY 10562	March 13, 2015, Payor: Consorcio Rodriguez, LLC	\$9,250.00, inclusive of Chapter 11 Filing Fee

NONE

**10A OTHER TRANSFERS**

List all other property other than property transferred in the ordinary course of the business or financial affairs of the debtor transferred either absolutely or as security within two years immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE

**10B OTHER TRANSFERS**

List all property transferred by the debtor within ten years immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NONE

**11 CLOSED FINANCIAL ACCOUNTS**

List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed sold or otherwise transferred within one year immediately preceding the commencement of this case. Include checking savings or other financial accounts certificates of deposit or other instruments; shares and share accounts held in banks credit unions pension funds cooperatives associations brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE

**12 SAFE DEPOSIT BOX**

List each safe deposit or other box or depository in which the debtor has or had securities, cash or other valuables within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed unless the spouses are separated and a joint petition is not filed.)

NONE

**13 SETOFFS**

List all setoffs made by any creditor including a bank against a debt or deposit of the debtor within 90 days preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NONE

**14 PROPERTY HELD FOR ANOTHER PERSON**

List all property owned by another person that the debtor holds or controls.

NONE

**15 PRIOR ADDRESS OF DEBTOR**

If debtor has moved within three years immediately preceding the commencement of this case list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed report also any separate address of either spouse.

NONE

**16 SPOUSES AND FORMER SPOUSES**

If the debtor resides or resided in a community property state commonwealth or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within eight years immediately preceding the commencement of the case identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NONE

**17A ENVIRONMENTAL INFORMATION**

List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice and if known the Environmental Law.

NONE

**17B ENVIRONMENTAL INFORMATION**

List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

NONE  
X

17C ENVIRONMENTAL INFORMATION

List all judicial or administrative proceedings including settlements or orders under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding and the docket number.

NONE

X

18A NATURE LOCATION AND NAME OF BUSINESS

If the debtor is an individual, list the names, addresses, taxpayer identification numbers, nature of the businesses and beginning and ending dates of all businesses in which the debtor was an officer, director, partner or managing executive of a corporation, partner in a partnership, sole proprietor or was self-employed in a trade, profession or other activity either full-or part-time within six years immediately preceding the commencement of this case or in which the debtor owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case. List the names addresses taxpayer identification numbers nature of the businesses and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case. List the names addresses taxpayer identification numbers nature of the businesses and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the business, and beginning and ending dates of all business in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within six years immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the busiinesses and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case.

NONE  
X

18B NATURE LOCATION AND NAME OF BUSINESS

Identify any business listed in response to subdivision a. , above, that is "single asset real estate" as defined in 11 U.S.C. Sec. 101.

NONE  
X

19A BOOKS RECORDS AND FINANCIAL STATEMENTS

List all bookkeepers and accountants who within two years immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS

DATE SERVICES  
RENDERED

Jeffrey Thomas, CPA  
37 Saw Mill River Road  
Hawthorne, NY 10532



NONE  
X

**19B BOOKS RECORDS AND FINANCIAL STATEMENTS**

b. List all firms or individuals who within two years immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NONE  
X

**19C BOOKS RECORDS AND FINANCIAL STATEMENTS**

c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

**NAME**

**ADDRESS**

Jeffrey Thomas, CPA

37 Saw Mill River  
Road  
Hawthorne, NY 10532

NONE  
X

**19D BOOKS RECORDS AND FINANCIAL STATEMENTS**

List all financial institutions creditors and other parties including mercantile and trade agencies to whom a financial statement was issued by the debtor within two years immediately preceding the commencement of this case.

NONE  
X

**20A INVENTORIES**

List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

NONE  
 **20B INVENTORIES**

List the name and address of the person having possession of the records of each of the inventories reported in a., above.

NONE  
 **21A CURRENT PARTNERS OFFICERS DIRECTORS AND SHAREHOLDERS**

If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS	NATURE OF INTEREST	PERCENTAGE OF INTEREST
Cirilo Rodriguez 145 Cortlandt Street Sleepy Hollow, NY 10591	Sole Member	Sole Member

NONE  
 **21B CURRENT PARTNERS OFFICERS DIRECTORS AND SHAREHOLDERS**

If the debtor is a corporation, list all officers and directors of the corporation and, each stockholder, who directly or indirectly owns controls or holds 5 percent or more of the voting or equity securities of the corporation.

NONE  
 **22A FORMER PARTNERS OFFICERS DIRECTORS AND SHAREHOLDERS**

If the debtor is a partnership, list each member who withdrew from the partnership within one year immediately preceding the commencement of this case..

NONE  
 **22B FORMER PARTNERS OFFICERS DIRECTORS AND SHAREHOLDERS**

If the debtor is a corporation list all officers or directors whose relationship with the corporation terminated within one year immediately preceding the commencement of this case.

NONE

**23 WITHDRAWALS FROM A PARTNERSHIP OR DISTRIBUTIONS BY A CORPORATION**

If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form bonuses, loans, stock redemptions, options exercised and any other perquisite during one year immediately preceding the commencement of this case.

NONE

**24 TAX CONSOLIDATION GROUP**

If the debtor is a corporation list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within six years immediately preceding the commencement of the case.

NONE

**25 PENSION FUNDS**

If the debtor is not an individual list the name and federal taxpayer identification number of any pension fund to which the debtor as an employer has been responsible for contributing at any time within the six-year period immediately preceding the commencement of this case.



Unsworn Declaration SFA (04/13) Blumberg Excelsior, Inc., Publisher, NYC 10013

In re: 173 CORTLANDT STREET LL

Debtor(s) Case No.

(if known)

DECLARATION CONCERNING DEBTOR'S STATEMENT OF FINANCIAL AFFAIRS

DECLARATION UNDER PENALTY OF PERJURY

(If completed by an individual or individual and spouse) I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct.

Date

Signature \_\_\_\_\_ 173 CORTLANDT STREET LLC

Date

Signature \_\_\_\_\_

(if joint case, both spouses must sign.)

CERTIFICATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. §110)

Printed or Typed Name of Bankruptcy Petition Preparer

Social Security Number (Required by U.S.C. §110(c)).

Address

Names and Social Security Numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional signed sheets confirming to the appropriate Official Form for each person.

X \_\_\_\_\_  
Signature of Bankruptcy Petition Preparer

03/16/2015  
Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the corporation (the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership) of the LLC (corporation or partnership) named as debtor in this case, declare under penalty of perjury that I have read the foregoing statement of financial affairs, consisting of 10 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Continuation sheets attached

Date 03/20/2015

Signature s/Cirilo Rodriguez  
Cirilo Rodriguez  
Managing Member

(Print or type name of individual signing on behalf of debtor.)

(An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.)

PENALTY FOR MAKING A FALSE STATEMENT OR CONCEALING PROPERTY  
Fine of up to \$500,000 or imprisonment for up to 5 years or both, 18 U.S.C. §152 and 3571.



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3085W Stmt of Comp.:  
Rule 2016(b) (12-95)

**UNITED STATES BANKRUPTCY COURT** SOUTHERN DISTRICT OF New York

In re: 173 CORTLANDT STREET LLC

Debtor(s) Case No. (if known)

**STATEMENT**  
Pursuant to Rule 2016(b)

The undersigned, pursuant to Rule 2016(b) Bankruptcy Rules, states that:

- (1) The undersigned is the attorney for the debtor(s) in this Case.
- (2) The compensation paid or agreed to be paid by the debtor(s) to the undersigned is:
 

(a) for legal services rendered or to be rendered in contemplation of and in connection with this case	\$	9250.00
(b) prior to filing this statement, debtor(s) have paid	\$	9250.00
(c) the unpaid balance due and payable is	\$	0.00
- (3) \$ 1717.00 of the filing fee in this case has been paid.
- (4) The services rendered or to be rendered include the following:
  - (a) analysis of the financial situation, and rendering advice and assistance to the debtor(s) in determining whether to file a petition under title 11 of the United States Code.
  - (b) preparation and filing of the petition, schedules, statement of affairs and other documents required by the court.
  - (c) representation of the debtor(s) at the meeting of creditors.
- (5) The source of payments made by the debtor(s) to the undersigned was from earnings, wages and compensation for services performed, and  
The source of the compensation paid to me was: Consorcio Rodriguez LLC
- (6) The source of payments made by the debtor(s) to the undersigned for the unpaid balance remaining, if any, will be from earnings, wages and compensation for services performed, and
- (7) The undersigned has received no transfer, assignment or pledge of property except the following for the value stated:
- (8) The undersigned has not shared or agreed to share with any other entity, other than with members of undersigned's law firm, any compensation paid or to be paid except as follows:

Dated: 03/20/2014  
Attorney's name and address  
George W. Echevarria, Esq.

Respectfully submitted,  
George W. Echevarria

Attorney for Petitioner  
George W. Echevarria, E

GEORGE W. ECHEVARRIA, ESQ.  
Proposed Attorney for the Debtor  
23-25 Spring Street Suite 204A  
Ossining, NY 105652  
(914) 923-3600

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

Chapter 11

In re:

Case No.

173 Cortlandt Street LLC,

Debtor.

---

**DECLARATION OF CIRILO RODRIGUEZ  
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-2**

State of New York)  
County of Westchester) ss.:

Cirilo Rodriguez, being duly sworn, deposes and says:

1. I am the Sole Member and Managing Member of 173 Cortlandt Street LLC (“Debtor”). As such, I am fully familiar with the Debtor’s operations, business and financial affairs.
2. I submit this Declaration pursuant to Rule 1007(d) of the Federal Rules of Bankruptcy Procedure (“Bankruptcy Rules”) and Rule 1007-2 of the Local Rules for the United States Bankruptcy Court for the Southern District of New York (“Local Rules”).  
**Local Rule 1007-2(a)(1)**
3. The Debtor is a single asset real estate entity that owns and operates a multi-family building located at 173 Cortlandt Street, Sleepy Hollow, New York 10591 (“Property”). The building consists of a 3 story apartment building with

2 commercial units, one of which is currently rented and the other is not and 4 residential units all of which are currently rented.

4. The Property has an approximate fair market value of \$1,500,000.00 and has a first secured mortgage in the approximate outstanding amount of \$500,000.00 and a second mortgage in the approximate outstanding amount of \$300,000.00 both held by Salpa Holdings LLC.
5. The Debtor has properly and consistently insured, maintained and managed the Property. The Debtor has a substantial rent roll from tenants and has the ability to continue to service the mortgage debt pending a refinance, sale or confirmation of a Plan of Reorganization within a reasonable amount of time.
6. The Debtor's bankruptcy filing was necessitated by the imminent appointment and qualification of a receiver of the Property in a foreclosure action titled *Salpa Holdings LLC v. 173 Cortlandt Street, LLC, et al.*, New York Supreme Court, Westchester County, Index No. 52399/2015 ("Foreclosure Action"). The Foreclosure Action was precipitated primarily by the Debtor's inability to refinance the mortgage which was itself occasioned by the failure of a new lender with whom it had negotiated for months deciding at the last minute (the day of the closing in late October 2014) to not fund the loan. By then, the Debtor had spent tens of thousands of dollars to obtain a loan to refinance the mortgages encumbering the Property.
7. The Debtor intends within 60 days to be able to refinance the Property which will result in the payment of its obligations to Salpa Holdings LLC in full.

**Local Rule 1007-2(a)(2)**

8. This case was not originally commenced under Chapter 7 or 13 of Title 11 of the United States Code, 11 U.S.C. §§, et seq. (“Bankruptcy Code”).

**Local Rule 1007-2(a)(3)**

9. Upon information and belief, no committee was organized prior to the order for relief in this Chapter 11 case.

**Local Rule 1007-2(a)(4)**

10. A list of the names and addresses of the Debtor’s 20 largest unsecured claims, excluding “insiders” as that term is defined in §101(31) of the Bankruptcy Code is annexed hereto as **Schedule I**.

**Local Rule 1007-2(a)(5)**

11. A list of the names and addresses of the five largest secured creditors is annexed hereto as **Schedule II**.

**Local Rule 1007-2(a)(6)**

12. A summary of the Debtor’s assets and liabilities is annexed as **Schedule III**.

**Local Rule 1007-2(a)(7)**

13. There are no publicly held securities of the Debtor.

**Local Rule 1007-2(a)(8)**

14. None of the Debtor’s property is in the possession of any custodian, public officer, mortgagee, pledge, assignee of rents, or secured creditor, or any agent for such entity.

**Local Rule 1007-2(a)(9)**

15. The Debtor operates from and maintains its books and records at 150 Cortlandt Street, Sleepy Hollow, New York 10591.



**Local Rule 1007-2(a)(10)**

16. The Debtor's substantial assets are located at 173 Cortlandt Street, Sleepy Hollow, New York 10591.

**Local Rule 1007-2(a)(11)**

17. The only pending actions against the Debtor is *Salpa Holdings LLC v. 173 Cortlandt Street LLC, et al.* New York Supreme Court, Westchester County, Index No. 52399/2015.

**Local Rule 1007-2(a)(12)**

18. The Debtor's senior management consists of Cirilo Rodriguez, Sole Member and Managing Member.

**Local Rule 1007-2(b)(1)**

19. Debtor has no employees (exclusive of officers and directors).

**Local Rule 1007-2(b)(3)**

20. The estimated schedule of cash receipts and disbursements for the thirty (30) day period following the filing of the Chapter 11 petition, net cash gain or loss, obligations and receivables expected to accrue but remaining unpaid, other than professional fees is annexed as **Schedule IV**.

**CONCLUSION**

21. The Debtor believes it is in the best interests of all of its creditors that it be afforded an opportunity to refinance and reorganize its obligations in Chapter 11.
22. The needs and interests of the Debtor and its creditors will best be served by the Debtor's possession of its assets and management of its affairs as a

Debtor-in-Possession under Chapter 11 until confirmation of a reorganization  
plan.

Pursuant to 18 U.S.C. § 1746, I declare under the penalty of perjury that  
the foregoing is true and correct.

Dated: Ossining, New York  
March 20, 2015

/s/ Cirilo Rodriguez  
Cirilo Rodriguez, Managing Member

Sworn to before me this 20<sup>th</sup> day of  
March, 2015  
/s/ George W. Echevarria  
George W. Echevarria  
Notary Public, State of New York  
No. 4946421  
Qualified in Westchester County  
Commission Expires February 6, 2019

**Schedule I**

**List of Debtor's 20 Largest Unsecured Creditors**

Con Edison Attn: Bankruptcy Group 4 Irving Place-Room 1875-S New York, NY 10003	\$1,400.00
Sleepy Hollow Water Dept. 28 Beekman Avenue Sleepy Hollow, NY 10591	\$760.00

**Schedule II**

**List of Debtor's 5 Largest Secured Creditors**

Salpa Holdings LLC 601 Brook Street Mamaroneck, NY 10543	\$800,000.00 (approx.) (liquidated)
Village of Sleepy Hollow 28 Beekman Avenue Sleepy Hollow, NY 10591	\$17,000.00 (approx.) (disputed)
Town of Mt. Pleasant One Town Hall Plaza Valhalla, NY 10595	\$30,000.00 (approx.) (disputed)

**Schedule III**

**Debtor's Balance Sheet as of March 1, 2015**

**ASSETS:**

Land and Buildings	\$1,500,000.00
TOTAL ASSETS:	<u>\$1,500,000.00</u>

**LIABILITIES:**

First & Second Mortgages	\$800,000.00
Village of Sleepy Hollow	17,000.00
Town of Mt. Pleasant	30,000.00
Water	760.00
Con Edison	<u>1,400.00</u>
TOTAL LIABILITIES:	<u>\$849,160.00</u>

**Schedule IV**

**30 Day Budget**

**CASH RECEIPTS:**

Rental Income \$8,000.00

**TOTAL RECEIPTS:** \$8,000.00

**EXPENSES:**

Insurance \$266.00

Electric \$200.00

Water \$125.00

RE Mortgage, Escrow & Taxes \$8,000.00

**TOTAL EXPENSES:** \$8,591.00

**TOTAL NET CASH AVAILABLE:** (\$591.00)



Form B4W (12/07)

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UNITED STATES BANKRUPTCY COURT  
173 CORTLANDT STREET LLC

SOUTHE DISTRICT OF New York  
Debtor(s) Case No.

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P.1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C.§101(30) or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

(1) NAME OF CREDITOR AND COMPLETE MAILING ADDRESS INCLUDING ZIP CODE	(2) NAME, TELEPHONE NUMBER AND COMPLETE MAILING ADDRESS, INCLUDING ZIP CODE OF EMPLOYEE, AGENT, OR DEPARTMENT OF CREDITOR FAMILIAR WITH CLAIM.	(3) NATURE OF CLAIM (trade debt, bank loan, government contract, etc)	(4) C U S D	(5) AMOUNT OF CLAIM (If secured also state value of security)
Consolidated Edison Attn: Bankruptcy Group 4 Irving Place-Room 1875S New York, NY 10003				1,400.00
Sleepy Hollow Water Depart. 28 Beekman Avenue  Sleepy Hollow, NY 10591				760.00

"(4) C U D S" If contingent, enter C; if unliquidated, enter U; if disputed, enter D; if subject to setoff, enter S. \* Value of secured portion of claim



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173 CORTLANDT STREET LLC

Debtor(s) Case No.

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS  
SIGNATURE PAGE**

Date: 03/20/2015

S/Cirilo Roddriquez

Debtor Cirilo Rodriguez Sole Member/Managing  
Member

Date: 03/20/2015

Co-debtor





3092 - Verification of Creditor Matrix. 12/95 **Blumberg**Excelsior, Inc., Publisher. NYC 10013

**UNITED STATES BANKRUPTCY COURT**

SOUTHERN **DISTRICT OF** New York

In re: 173 CORTLANDT STREET LLC

Case No.  
Debtor(s)  
Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

The above-named debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Dated: 03/20/15

Debtor s/Cirilo Rodriguez  
173 CORTLANDT STREET LLC  
Cirilo Rodriguez Sole Member/Managing Member

Debtor \_\_\_\_\_

Arleny DeJesus  
173 Cortlandt Street Apt. #4  
Sleepy Hollow, NY 10591

Yuberkis Diaz  
173 Cortlandt Street Apt. #1  
Sleepy Hollow, NY 10591

Rafael Gonzalez-Sosa  
173 Cortlandt Street Apt. #3  
Sleepy Hollow, NY 10591

Gregorio Jiminian  
173 Cortlandt Street Apt. #2  
Sleepy Hollow, NY 10591

Consolidated Edison  
Attn: Bankruptcy Group  
4 Irving Place-Room 1875S  
New York, NY 10003

Salpa Holdings LLP  
c/o Greenberg Traurig, LLP  
200 Park Avenue  
New York, NY 10166

Sleepy Hollow Water Dept.  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Town of Mt. Pleasant  
One Town Plaza  
Valhalla, NY 10598

Village of Sleepy Hollow  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

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

United States Attorney Office  
86 Chambers Street-3<sup>rd</sup> Floor  
Attn: Tax & Bankruptcy Unit  
New York, NY 10007

**United States Trustee's Office  
Southern District of New York  
201 Varick Street-Room 1006  
New York, NY 10004**

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

**IN RE** )  
 ) Case No.  
173 CORTLANDT STREET, LLC )  
 Debtor ) Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of debtor	Security Class	Number of Securities	Kind of Interest
Cirilo Rodriguez 150 Cortlandt Street Sleepy Hollow, NY 10591			100% Ownership

**DECLARATION UNDER PENALTY OF PEERJURY ON BEHALF OF LLC**

I, the sole owner and Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Security Holders and that it is true and correct of my information and belief.

Date: March 20, 2015

Signature /s/ Cirilo Rodriguez  
Sole Owner and Managing Member

*Penalty for making a false statement or concealing property:* Fine up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

UNITED STATES BANKRUPTCY COURT  
Southern District of New York

In re:

173 Cortlandt Street LLC

Case No.:

Debtor

Chapter 11

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, Cirilo Rodriguez, declare under penalty of perjury that I am the Managing Member of 173 Cortlandt Street LLC and that on March 20, 2015, the following resolution was duly adopted by the LLC:

“Whereas, it is in the best interest of this LLC 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 Cirilo Rodriguez, Managing Member of this LLC 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 LLC; and

Be It Further Resolved, that Cirilo Rodriguez, Managing Member of this LLC is authorized and directed to appear in all bankruptcy proceedings on behalf of the LLC, and to otherwise do and perform all acts and deeds and to execute and deliver all documents on behalf of the LLC in connection with such bankruptcy case; and

Be It Further Resolved, that Cirilo Rodriguez, Managing Member of this LLC, is authorized and directed to employ George W. Echevarria, Esq., to represent the LLC in such bankruptcy case.”

Date: March 20, 2015

Signed: /s/ Cirilo Rodriguez  
Cirilo Rodriguez

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

<b>IN RE</b>	)	
	)	Case No.
173 CORTLANDT STREET, LLC	)	
Debtor	)	Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rules of Bankruptcy Procedure 7007.1 and to enable Judges to evaluate possible disqualification or recusal, the undersigned counsel for 173 Cortlandt Street LLC in the above-captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s), equity interests, or states that there are no entities to report under FRBP 7007.1:

NONE

Date: March 20, 2015

/s/ George W. Echevarria  
George W. Echevarria (6614)  
Signature of Attorney or Litigant  
Counsel for 173 Cortlandt Street LLC  
George W. Echevarria, Esq.  
23-25 Spring Street Suite 204A  
Ossining, NY10562  
(914) 923-3600 Fax: (914) 923-2556  
echevarrialaw@verizon.net