



## WESTCHESTER

### Bankruptcies

*The following petitions were filed in the U.S. Bankruptcy Court for the Southern District of New York in White Plains. Chapter 11 indicates the filer intends to submit a plan of reorganization to the court. Chapter 7 indicates a liquidation of assets.*

### Manhattan

**QuickSuites L.L.C.**, 79 Madison Ave., Seventh floor, New York City 10016. Chapter 11, voluntary. Attorney: Gabriel Del Virginia, New York City. Filed Oct. 2. Case no. 12-14116.

**Ridgewood Realty of L.I. Inc.**, 6 Grace Drive, Old Westbury 11568. Chapter 11, voluntary. Attorney: David Carlebach, New York City. Filed Sept. 28. Case no. 12-14085.

**Taylor Management**, 31 W. 89 St., New York City 10024. Chapter 11, voluntary. Attorney: Dennis Houdek, New York City. Filed Sept. 29. Case no. 12-14097.

### Court Cases

*The following cases appear on the docket of the U.S. District Court for the county of Westchester in White Plains.*

### U.S. District Court

**13<sup>th</sup> Street Entertainment L.L.C.** Filed by Raegan Pierce-Chausky. Action: job discrimination claim. Attorney for plaintiff: Dino J. Lombardi. Filed Sept. 26. Case no. 12-07253.

**2799 Broadway Grocery L.L.C., et al.** Filed by Gustavo Savaria. Action: unpaid wages claim. Attorneys for plaintiff: Bryan Arbeit, Jeffrey Brown and Daniel Markowitz. Filed Sept. 28. Case no. 12-07310.



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**8000 Inc., et al.** Filed by Securities and Exchange Commission. Action: claim filed under the Securities and Exchange Act of 1934. Attorney for plaintiff: Valerie Ann Szczepanik. Filed Sept. 27. Case no. 12-07261.

**American Plaster Inc.** Filed by General Building Laborers Local 66. Action: claim filed under the Labor Management Relations Act of 1947. Attorneys for plaintiff: Tamir W. Rosenblum and Haluk Savci. Filed Sept. 26. Case no. 12-07254.

**Chartis Specialty Insurance Co.** Filed by Merrick Bank Corp. Action: diversity-insurance contract claim. Attorneys for plaintiff: Daniel Gurfein and James J. Regan. Filed Sept. 28. Case no. 12-07315.

**Cool Gear International L.L.C.** Filed by PKOH NYC L.L.C. Action: patent infringement claim. Attorney for plaintiff: Roger Thompson. Filed Oct. 1. Case no. 12-07334.

**Doodle Doo's Inc., et al.** Filed by Jamie McGovern. Action: denial of overtime compensation claim. Attorney for plaintiff: Rachel Paster. Filed Sept. 27. Case no. 12-07269.

**EMI April Music Inc., et al.** Filed by Ole Media Management L.P. Action: diversity-breach of contract claim. Attorney for plaintiff: Richard Busch. Filed Sept. 26. Case no. 12-07249.

**Empire Healthchoice Assurance Inc., et al.** Filed by The Loft Chiropractic P.C. Action: employee benefits claim. Attorney for plaintiff: Rachel Quadrino. Filed Sept. 27. Case no. 12-07272.

**Equate Petrochemical Co.** Filed by Continental Industries Group Inc. Action: diversity-breach of contract claim. Attorneys for plaintiff: Michael Conway and Nicole Sullivan. Filed Sept. 28. Case no. 12-07307.

**Executive Risk Specialty Co. Inc.** Filed by National Artists Management Co. Inc. Action: diversity-insurance contract claim. Attorney for plaintiff: Judd Bernstein. Filed Sept. 27. Case no. 12-07287.



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**Fedex Trade Networks Transport & Brokerage Inc., et al.** Filed by Haband Co. L.L.C. Action: admiralty claim. Attorney for plaintiff: Thomas Grasso. Filed Sept. 26. Case no. 12-07255.

**Gilford Securities Inc.** Filed by Craig M. Siegler. Action: diversity-other contract claim. Attorney for plaintiff: Robert N. Michaelson. Filed Sept. 27. Case no. 12-07268.

**The Great Atlantic and Pacific Tea Co. Inc., et al.** Filed by United Food and Commercial Workers Union 342. Action: claim filed under the Labor Management Relations Act of 1947. Attorney for plaintiff: Ira D. Wincott. Filed Oct. 2. Case no. 12-07428.

**Heat Sports & Entertainment Group L.L.C., et al.** Filed by J&J Productions Inc. Action: claim filed under the Cable Communications Policy Act of 1984. Attorney for plaintiff: Paul Hooten. Filed Sept. 26. Case no. 12-07257.

**HDV-Manhattan L.L.C., et al.** Filed by Robert Simonton. Action: claim filed under the Fair Labor Standards Act of 1938. Attorney for plaintiff: Michael Treybich. Filed Sept. 26. Case no. 12-07244.

**Hobbico Inc., et al.** Filed by June Kessler. Action: diversity-other contract claim. Attorney for plaintiff: Marc Lebowitz. Filed Sept. 28. Case no. 12-07314.

**Iplay Inc.** Filed by Safka Holdings L.L.C. Action: diversity-account receivable claim. Attorneys for plaintiff: Thomas Cardulli, Jennifer Huang and Lawrence Mentz. Filed Sept. 28. Case no. 12-07301.

**Le Bernardin Inc., et al.** Filed by Alessandro Fagorzi. Action: unpaid wages claim. Attorneys for plaintiff: Charles Joseph, Daniel Kirschenbaum and Denise Andrea Schulman. Filed Sept. 27. Case no. 12-07274.

**The Putnam Advisory Company L.L.C.** Filed by Financial Guaranty Insurance Co. Action: diversity-fraud claim. Attorney for plaintiff: Sean Baldwin. Filed Oct. 1. Case no. 12-07372.



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**Roc-A-Fella Records L.L.C., et al.** Filed by Tufamerica Inc. Action: trademark infringement claim. Attorney for plaintiff: Kelly Talcott. Filed Sept. 28. Case no. 12-07291.

**Saachi Inc., et al.** Filed by Supreme Premium Products Inc. Action: trademark infringement claim. Attorneys for plaintiff: Frank Colucci and Richard Jacobson. Filed Sept. 28. Case no. 12-07312.

**Sand Canyon Corp.** Filed by Homeward Residential Inc. Action: diversity-other contract claim. Attorneys for plaintiff: Stephen Blacklocks, Michael Kruse and Brian V. Otero. Filed Sept. 28. Case no. 12-07319.

**Seven Arts Entertainment Inc., et al.** Filed by The Tripod Group L.L.C. Action: diversity-other contracts claim. Attorney for plaintiff: Kenneth A. Zitter. Filed Sept. 27. Case no. 12-07285.

**Stile's Farmers Market Inc., et al.** Filed by Rosalia Sarabia. Action: denial of overtime compensation claim. Attorneys for plaintiff: Justin Cilenti and Peter Hans Cooper. Filed Sept. 28. Case no. 12-07318.

**Stone Mountain Accessories Inc., et al.** Filed by Sunchang Interfashion Co. Ltd. Action: diversity-other contract claim. Attorneys for plaintiff: Elizabeth Ann Chew and Richard Cohen. Filed Sept. 27. Case no. 12-07280.

**Target Corp., et al.** Filed by MPD Accessories B.V. Action: copyright infringement claim. Attorneys for plaintiff: Martin Frederik and Matthew Weldon. Filed Sept. 26. Case no. 12-07259.

**Tian Yu Inc., et al.** Filed by Lai Yoong Low, et al. Action: claim filed under the Fair Labor Standards Act of 1938. Attorney for plaintiff: John Troy. Filed Sept. 26. Case no. 12-07237.

**Travel ATT Inc., et al.** Filed by MB Travel Corp. Action: diversity-other contract claim. Attorney for plaintiff: Richard Yeskoo. Filed Sept. 27. Case no. 12-07266.



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**United Structural Works Inc.** Filed by Thomas Gesualdi, et al. Action: employee benefits claim. Attorneys for plaintiff: Jonathan Bardavid and James Grisi. Filed Sept. 26. Case no. 12-07251.

**Wells Fargo Securities L.L.C., et al.** Filed by LBBW Luxemburg S.A. Action: diversity-other contract claim. Attorney for plaintiff: Sharad Samy. Filed Sept. 28. Case no. 12-07311.

Deeds

Above \$1 million

**10530 Spring Street Holdings L.L.C.**, New York City. Seller: 73 Spring Street Development Group L.L.C., Locust Valley. Property: 73 Spring St., 1X, Ossining. Amount: \$4.3 million. Filed Sept. 25.

**2 Greenleaf Associates L.L.C.**, Ardsley. Seller: Milan D. Hajder, et al, Rye. Property: 2 Greenleaf St., Rye. Amount: \$1.4 million. Filed Sept. 27.

**257 South 3<sup>rd</sup> Realty L.L.C.**, Bronx. Seller: Golden Bear Realty Inc., Mount Vernon. Property: 257 S. Third Ave., Mount Vernon. Amount: \$1.6 million. Filed Sept. 26.

**AFS Real Property L.L.C.**, Philadelphia, Penn. Seller: Thomas J. Fogarty, et al, South Salem. Property: 9 Oscaleta Road, Lewisboro. Amount: \$1.2 million. Filed Oct. 1.

**LTF Real Estate Company Inc.**, Minneapolis, Minn. Seller: Gannett Satellite Information Network Inc., McLean, Va. Property: 1 Gannett Drive, Harrison. Amount: \$12 million. Filed Sept. 28.

**The Board of Fire Commissioners of the Bedford Village Fire District**, Bedford. Seller: Brian Pennington, et al, Greenwich, Conn. Property: Route 22, Bedford. Amount: \$1 million. Filed Sept. 28.

**The Hearth at Mount Kisco L.L.C.**, Binghamton. Seller: Town and Country Adult Living Inc., Mount Kisco. Property: 53 Mountain Ave., Mount Kisco. Amount: \$1.7 million. Filed Sept. 28.

**White Plains Project L.L.C.**, Stamford, Conn. Seller: Croters Properties L.L.C., White Plains. Property: 139 Westmoreland Ave., White Plains. Amount: \$2 million. Filed Sept. 28.



Below \$1 million

**27 Grand Boulevard L.L.C.**, Scarsdale. Seller: Peter Bridgman, New Canaan, Conn. Property: 27 Grand Blvd., Eastchester. Amount: \$675,000. Filed Sept. 28.

**9 Reymont Avenue Associates L.L.C.**, Ardsley. Seller: Joseph W. Nigro, et al, Rye. Property: 9 Reymont Ave., Rye. Amount: \$925,000. Filed Sept. 27.

**Academic Federal Credit Union**, Pleasantville. Seller: 425 North State Road L.L.C., Briarcliff Manor. Property: 425 N. State Road, Ossining. Amount: \$920,000. Filed Sept. 27.

**Acqua Capital 401 (k)**, White Plains. Seller: Anthony Keogh, White Plains. Property: 20 Highland Place, Yonkers. Amount: \$50,000. Filed Sept. 25.

**Bicycle Partners L.L.C.**, Briarcliff Manor. Seller: Matthew N. Contino, Winter Garden, Fla. Property: 44 Huntington Circle, 18-2D, Peekskill. Amount: \$283,000. Filed Oct. 1.

**Carland Realty L.L.C.**, Yonkers. Seller: Theodore J. Brundage, Harrison. Property: 189 Saratoga Ave., Yonkers. Amount: \$351,902. Filed Sept. 25.

**Deutsche Bank National Trust Co.** Seller: Thomas Simeti, Nanuet. Property: 37 Barnwell Drive, Greenburgh. Amount: \$371,120. Filed Sept. 28.

**ENC Management and Development Inc.**, Bronx. Seller: CYTL 2009, White Plains. Property: 39 Groshon Ave., Yonkers. Amount: \$67,500. Filed Sept. 25.

**Federal National Mortgage Association.** Seller: Anthony Centone, White Plains. Property: 903 Second St., Peekskill 10566. Amount: \$326,509. Filed Sept. 25.

**Grace Baptist Church of Mount Vernon**, Mount Vernon. Seller: Michael Realty Corp., Putnam Valley. Property: 11 W. Sidney Ave., Mount Vernon. Amount: \$180,000. Filed Sept. 26.

**Grace Baptist Church of Mount Vernon**, Mount Vernon. Seller: Michael Realty Corp., Putnam Valley. Property: 111 N. Fifth Ave., Mount Vernon. Amount: \$260,000. Filed Sept. 26.

**Hudson Valley Bank N.A., et al**, Yonkers. Seller: Robert F. DeCecco, et al, Pleasantville. Property: 460 Washington Ave., Mount Pleasant. Amount: \$354,500. Filed Sept. 27.

**Illenaf L.L.C.**, Larchmont. Seller: James L. Fannan, New Rochelle. Property: 112 Kingsbury Road, New Rochelle. Amount: \$460,000. Filed Sept. 28.



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**LKM Realty Corp.**, Bronx. Seller: Steel Capital Steel L.L.C., Miamisburg, Ohio.  
Property: 17 Hildreth Place, Yonkers. Amount: \$201,500. Filed Sept. 25.

**Maphyan Holding L.L.C.**, Mount Kisco. Seller: Trudy B. Neuhof, Riverdale. Property:  
529 Weaver St., Mamaroneck. Amount: \$975,000. Filed Sept. 28.

**Neri Kids L.L.C.**, Port Chester. Seller: Jaime Sacta, Port Chester. Property: 475 Franklin  
St., Rye. Amount: \$250,000. Filed Sept. 27.

**Previct Realty L.L.C.**, Shrub Oak. Seller: J. Calderon Enterprise Inc., New Rochelle.  
Property: 250 Pelham Road 6, New Rochelle. Amount: \$450,000. Filed Sept. 28.

**REO Properties Two LP**, San Diego, Calif. Seller: Apex Inc., Portland, Maine.  
Property: 180 N. Riverside Ave., Cortlandt. Amount: \$984,782. Filed Sept. 28.

**S and S Properties 51 Inc.**, Yonkers. Seller: Andre Dahdal, Pelham. Property: 51 Van  
Cortlandt Park Ave., Yonkers. Amount: \$362,500. Filed Oct. 1.

**The County of Westchester**, White Plains. Seller: 445 North State Road Partners L.L.C.,  
Briarcliff Manor. Property: 445 N. State Road, Ossining. Amount: \$910,000. Filed Sept.  
28.

**Weichert Relocation Resources Inc.**, Morris Plains, N.J. Seller: David Galluzzi, et al,  
Eastchester. Property: 106 Ridge St., Eastchester. Amount: \$600,000. Filed Oct. 1.

#### Judgments

**1-800 NY Bulbs Ltd.**, Mamaroneck. \$20,500 in favor of the Workers' Compensation  
Board of the State of New York, Albany. Filed Jan. 12.

**2034 Petroleum Corp.**, Yorktown Heights. \$36,000 in favor of the Workers'  
Compensation Board of the State of New York, Albany. Filed Jan. 12.

**All County Electrical Contracting Inc.**, Mount Vernon. \$4,562 in favor of Swift  
Electrical Supply Co., Elmsford. Filed Jan. 13.

**Astoria Marketing Corp.**, Astoria. \$39,491 in favor of JPMorgan Chase Bank N.A.,  
Phoenix, Ariz. Filed Jan. 17.

**Bedford Sports Marketing L.L.C.**, Bedford. \$100,000 in favor of the Workers'  
Compensation Board of the State of New York, Albany. Filed Jan. 12.



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**Bob the Builder and Sons Carpentry Corp.**, West Harrison. \$283,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Body Wise-Pilates Studio Inc.**, Chappaqua. \$68,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Bread Fast Inc.**, Somers. \$156,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Cargo Tank Concepts Ltd.**, Dix Hills. \$83,020 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Caring Hands of Yonkers Inc.**, Yonkers. \$6,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Circulation Experti Ltd.**, White Plains. \$212,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Cleaning By Fredericks Ltd.**, Armonk. \$169,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Conica Management Company Inc.**, Hartsdale. \$38,377 in favor of Conica Management Company Inc., Hartsdale. Filed Jan. 17.

**Cosmos Data Group Inc.**, Astoria. \$37,797 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 17.

**Cosmos Financial Services Inc.**, Astoria. \$51,718 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 17.

**County Plumbing and Heating Inc.**, Mohegan Lake. \$6,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**DNA Foods Inc.**, Sleepy Hollow. \$261,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Emkay Trading Corp.**, White Plains. \$1,239 in favor of A.T.N.M. Corp., Briarcliff. Filed Jan. 17.

**Guaranteed Realty Inc.**, Bronx. \$58,337 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Henry Djonbulaj Real Estate L.L.C.**, Yonkers. \$252,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.





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**Hunter Street Properties L.L.C.**, Purchase. \$6,745 in favor of Meenan Oil, Melville. Filed Jan. 12.

**IES USA Inc.**, Eastchester. \$4,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**KST Enterprises Ltd.**, Thornwood. \$4,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**M and R Construction of NY Inc.**, Mount Vernon. \$5,260 in favor of Pay O Matic Check Cashing Corp., White Plains. Filed Jan. 17.

**Marone's Gourmet Foods Inc.**, Massapequa. \$52,786 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Mexican Antojitos Corp.**, Yonkers. \$14,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Mosia Brothers North Inc.**, Larchmont. \$27,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**NYC Computing Inc.**, Bronx. \$54,504 in favor of Hudson Valley Bank N.A., Yonkers. Filed Jan. 13.

**P3 Day Spa Inc.**, Peekskill. \$82,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Paramount Security L.L.C.**, Scarsdale. \$248,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Patty and Sal's Hair Styling**, New Rochelle. \$299,250 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Peekskill Real State L.L.C.**, Purchase. \$7,881 in favor of Meenan Oil, Melville. Filed Jan. 12.

**Pegasus Restaurant Group Inc.**, d.b.a. **97 Lake Sports Cafe and Restaurant**, Purchase. \$36,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Purple Passage L.L.C.**, White Plains. \$76,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.



**Red Wing Electric of New York Inc.**, Floral Park. \$82,927 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Rogers Furniture Inc.**, Yonkers. \$74,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Sophisticomp Inc.**, Montrose. \$40,760 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Spirit and Truth International Ministries Inc.**, d.b.a. **Family Christian Center Inc.**, New Rochelle. \$26,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Spring Training Baseball Academy Inc.**, Huntington Statttion. \$93,472 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Station Number Seven Inc.**, Cortlandt Manor. \$82,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**Strategic Management Group L.L.C.**, Woodhavern. \$43,489 in favor of JPMorgan Chase Bank N.A., Phoenix, Ariz. Filed Jan. 13.

**Turco Brothers Inc.**, Ossining. \$74,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**WA Ornamental Iron Inc.**, White Plains. \$208,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

**William A. Murphy Inc.**, Irvington. \$14,000 in favor of the Workers' Compensation Board of the State of New York, Albany. Filed Jan. 12.

Lis Pendens

*The following filings indicated a legal action has been initiated, the outcome of which may affect the title to the property listed.*

**Amaya, Noe, et al.** Filed by OneWest Bank F.S.B. Action: seeks to foreclose on a mortgage to secure \$155,325 affecting property located at 108 Oak St., Yonkers. Filed Aug. 29.



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**Araya, Jose Patrick, et al.** Filed by The Bank of New York Mellon. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 229 Granite Springs Road, Yorktown Heights 10598. Filed Aug. 27.

**Balko, Christine, et al.** Filed by Ukrainian National Federal Credit Union. Action: seeks to foreclose on a mortgage to secure \$475,000 affecting property located at 52 University Ave., Yonkers. Filed Aug. 29.

**Bojovic, Sinisa, et al.** Filed by Suntrust Mortgage Inc. Action: seeks to foreclose on a mortgage to secure \$360,000 affecting property located at 2 Requa St., Briarcliff Manor 10510. Filed Aug. 28.

**Byfield, Lorraine, et al.** Filed by Bayview Loan Servicing L.L.C. Action: seeks to foreclose on a mortgage to secure \$482,400 affecting property located at 186 Ashburton Ave., Yonkers 10701. Filed Aug. 27.

**Cangianni, Nicholas, et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure \$230,000 affecting property located at 120 Bradford Ave., Mamaroneck 10543. Filed Aug. 28.

**Carriere, Joseph J., et al.** Filed by OneWest Bank F.S.B. Action: seeks to foreclose on a mortgage to secure \$530,000 affecting property located at 50 Cottage St., Port Chester 10573. Filed Aug. 27.

**Forsberg, Alfred, et al.** Filed by OneWest Bank F.S.B. Action: seeks to foreclose on a mortgage to secure \$457,553 affecting property located at 82 Grassy Sprain Road, Yonkers. Filed Aug. 27.

**Franco, Javier, et al.** Filed by The Bank of New York Mellon. Action: seeks to foreclose on a mortgage to secure \$449,080 affecting property located at 67 Crotty Ave., Yonkers 10704. Filed Aug. 29.

**Gibson, Yvette M., et al.** Filed by GMAC Mortgage L.L.C. Action: seeks to foreclose on a mortgage to secure \$382,500 affecting property located at 7 River Parkway, Ossining 10562. Filed Aug. 31.

**Hamilton, Arthur, et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure \$468,000 affecting property located at 106 N. Lawn Ave., Elmsford 10523. Filed Aug. 31.

**Herzner, Daniel L., et al.** Filed by OneWest Bank F.S.B. Action: seeks to foreclose on a mortgage to secure \$429,000 affecting property located at 90 Seneca Ave., White Plains. Filed Aug. 27.



**Huynh, Dung Uy, et al.** Filed by Citimortgage Inc. Action: seeks to foreclose on a mortgage to secure \$359,000 affecting property located at 5 Jeffrey Way, White Plains. Filed Aug. 29.

**Ihenachor, Kenneth, et al.** Filed by Bank of America N.A. Action: seeks to foreclose on a mortgage to secure \$417,000 affecting property located at 149 Remington Place, New Rochelle 10801. Filed Aug. 29.

**Kingsley, Beth**, individually and as heir to the estate of Donald W. Kingsley, et al. Filed by Hudson City Savings Bank. Action: seeks to foreclose on a mortgage to secure \$240,000 affecting property located at 164 Somerston Road, Yorktown Heights. Filed Aug. 27.

**Kirkpatrick, Michael A., et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 41 Pinebrook Road, New Rochelle 10801. Filed Aug. 29.

**Rodriguez, Rosa, et al.** Filed by OneWest Bank F.S.B. Action: seeks to foreclose on a mortgage to secure \$500,000 affecting property located at 86 Landscape Ave., Yonkers 10705. Filed Aug. 31.

**Rojas, Sofia, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure \$405,000 affecting property located at 190 Grand St., Croton-on-Hudson 10520. Filed Aug. 27.

**Segarra, Lucas E., et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure \$270,750 affecting property located at 3 Lincoln Place, Cortlandt Manor 10567. Filed Aug. 27.

**Spencer, Mernel, et al.** Filed by Aurora Loan Services L.L.C. Action: seeks to foreclose on a mortgage to secure \$464,000 affecting property located at 142 S. 13<sup>th</sup> Ave., Mount Vernon 10550. Filed Aug. 31.

**Tahir, Mohammed Ayub, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 34 Morris St., New Rochelle 10801. Filed Aug. 29.

**Zhinin, Maria E., et al.** Filed by JPMorgan Chase Bank N.A. Action: seeks to foreclose on a mortgage to secure \$267,750 affecting property located at 31 Cayuga Drive, Peekskill 10566. Filed Aug. 28.

Mechanic's Liens



**901 Properties L.L.C.**, as owner. \$27,265 as claimed by D and D Elevator Maintenance Inc., Elmsford. Property: in North Castle. Filed Sept. 21.

**Ames, Anne T., et al**, as owner. \$4,366 as claimed by Mr. Design Inc., Pelham. Property: in Rye. Filed Sept. 25.

**Battacharia, Kathy, et al**, as owner. \$20,841 as claimed by Galant Home Improvements and Remodeling, New Rochelle. Property: in Ossining. Filed Sept. 26.

**Burton, Ena**, as owner. \$90,000 as claimed by Northeast Renovations Co., New York City. Property: in Greenburgh. Filed Sept. 21.

**CVS Albany L.L.C.**, as owner. \$1.4 million as claimed by Crossroads Enterprise, Stormville. Property: in Mount Vernon. Filed Sept. 24.

**FC Yonkers Commercial L.L.C.**, as owner. \$13,745 as claimed by MCI Interiors Inc., Jefferson Valley. Property: in Yonkers. Filed Sept. 24.

**Howe Ave Nursing Home Inc.**, as owner. \$30,823 as claimed by D and D Elevator Maintenance Inc., Elmsford. Property: in New Rochelle. Filed Sept. 21.

**Kan. Antonio**, as owner. \$20,000 as claimed by Escaladas Associates. Property: in Greenburgh. Filed Sept. 26.

**Mariner Port Chester L.L.C.**, as owner. \$4,043 as claimed by United Rentals Inc., Charlotte, N.C. Property: in Rye. Filed Sept. 21.

**Mount Vernon Hospital**, as owner. \$50,302 as claimed by D and D Elevator Maintenance Inc., Elmsford. Property: in Mount Vernon. Filed Sept. 21.

**Parys, Michael**, as owner. \$1,608 as claimed by JDC Restoration Services Inc., Peekskill. Property: in Ossining. Filed Sept. 25.

**Pinsker, Margaret C., et al**, as owner. \$3,462 as claimed by Prisma Hardwood Flooring. Property: in Rye. Filed Sept. 25.

**Sound Shore Medical Center of Westchester**, as owner. \$525,880 as claimed by D and D Elevator Maintenance Inc., Elmsford. Property: in New Rochelle. Filed Sept. 21.

New Businesses

*This paper is not responsible for typographical errors contained in the original filings.*



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#### Partnerships

**Basta**, 27 Campwoods Road, Ossining 10562, c/o Roger Mason and Leah DiSisto. Filed Feb. 22.

**Stars Karate**, P.O. Box 2340, Mount Vernon 10551, c/o Curtis Styles and Randall Jones. Filed Feb. 22.

#### Sole Proprietorships

**Artayo**, 41 Rome Ave., Suite 11a, Bedford Hills 10507, c/o Evol A. Graham Jr. Filed Feb. 22.

**Azaleu Project**, 535 Kissam Road, Peekskill 10566, c/o Karen Louise Edmond. Filed Feb. 22.

**Chance 4 Life**, 1155 Warburton Ave., Yonkers 10701, c/o Quinton Brown. Filed Feb. 23.

**Einstein Tutoring**, 14 S. 10<sup>th</sup> Ave., Apt. 1C, Mount Vernon 10550, c/o Jacqueline Diaz. Filed Feb. 22.

**Gallery Botanica**, 250 Highridge Court, Yorktown Heights 10598, c/o Denise Robinson. Filed Feb. 22.

**Glass House Records**, 14 Sweetfield Circle, No. 4F, Yonkers 10704, c/o Vincent Deragon. Filed Feb. 24.

**Kiki's Sweet Treats**, 5 W. 4<sup>th</sup> St., Apt. 24, Mount Vernon 10550, c/o Shakia Watkins. Filed Feb. 22.

**Legacy Advocates**, P.O. Box 317, Bedford 10506, c/o Leonard Buddington Jr. Filed Feb. 23.

**Lighthouse Professional Services and Sales**, 324 Woodworth Ave., Yonkers, c/o Tito E. Baez. Filed Feb. 23.

**Little Giants**, 4 Clark Place, Port Chester 10801, c/o Nancy Alvarado. Filed Feb. 22.

**MLC Consultants**, 100 Riverdale Ave., Apt. 166, Yonkers 10701, c/o Frank Claro. Filed Feb. 24.

**New York Nails and Spa**, 227 McLean Ave., Yonkers 10705, c/o Thao Le. Filed Feb. 23.



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**Nomamidobo Ventures**, 230 S. Seventh Ave., Mount Vernon 10550, c/o Greg Davidson. Filed Feb. 22.

**Oh Darling Films**, 7 Saward Lane, Katonah 10536, c/o David Matthew Orr. Filed Feb. 22.

**One Down Five Up Mobile Car Wash and Detailing**, 54 Greenwood Lane, White Plains 10607, c/o Kent D. Green. Filed Feb. 22.

**Styles By Elle**, 137 Wolfs Lane, Pelham 10803, c/o Elvira Serini. Filed Feb. 23.

**Wernsing Co.**, 8 Bonnie Hill Lane, Armonk 10504, c/o Robert A. Wernsing. Filed Feb. 22.

Patents

*The following patents were issued by the U.S. Patent and Trademark Office in Washington, D.C.*

**Avatar aggregation in a virtual universe.** Patent no. 8,281,240 issued to Peter G. Finn, Brampton, Calif.; Rick A. Hamilton II, Charlottesville, Va.; Clifford A. Pickover, Yorktown Heights; and James W. Seaman, Falls Church, Va. Assigned to **International Business Machines Corp.**, Armonk.

**Creating scan chain definition from high-level model using high-level model simulation.** Patent no. 8,281,279 issued to William B. Maloney, Austin, Texas; and Timothy M. Skergan, Austin, Texas. Assigned to **International Business Machines Corp.**, Armonk.

**Encrypting data in volatile memory.** Patent no. 8,281,154 issued to Benjamin Donie, Tucson, Ariz.; Andreas Koster, Tucson, Ariz.; and Nicole Velasquez, Tucson, Ariz. Assigned to **International Business Machines Corp.**, Armonk.

**Evaluating computer driver update compliance.** Patent no. 8,281,298 issued to Julianne Bielski, Durham, N.C. Assigned to **International Business Machines Corp.**, Armonk.



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**Executing a distributed software application on a plurality of compute nodes according to a compilation history.** Patent no. 8,281,311 issued to Eric L. Barsness, Pine Island, Minn.; David L. Darrington, Rochester, Minn.; Amanda Peters, Rochester, Minn.; and John M. Santosuosso, Rochester, Minn. Assigned to *International Business Machines Corp.*, Armonk.

**Hypervisor page-fault processing in a shared-memory partition data processing system.** Patent no. 8,281,082 issued to David A. Larson, Rochester, Minn.; Edward C. Prosser, Rochester, Minn.; and Kenneth C. Vossen, Rochester, Minn. Assigned to *International Business Machines Corp.*, Armonk.

**Managing assignment of partition services to virtual input/output adapters.** Patent no. 8,281,306 issued to Bryan M. Logan, Rochester, Minn.; Kyle A. Lucke, Oronoco, Minn.; Amartey S. Pearson, Austin, Texas; and Steven E. Royer, Rochester, Minn. Assigned to *International Business Machines Corp.*, Armonk.

**Propagating design tolerances to shape tolerances for lithography.** Patent no. 8,281,263 issued to Kanak Agarwal, Austin, Texas; Shayak Banerjee, Austin, Texas; Sani Nassif, Austin, Texas; and Chin Sze, Austin, Texas. Assigned to *International Business Machines Corp.*, Armonk.

**Specifying an addressing relationship in an operand data structure.** Patent no. 8,281,106 issued to Ravi K. Arimilli, Austin, Texas; and Balaram Sinharoy, Poughkeepsie. Assigned to *International Business Machines Corp.*, Armonk.

**System and method for embedded java memory footprint performance improvement.** Patent no. 8,281,291 issued to Janet Dmitrovich, Round Rock, Texas; Philip Lee Langdale, Austin, Texas; James Robbins, Austin, Texas; and William J. Tracey, Round Rock, Texas. Assigned to *International Business Machines Corp.*, Armonk.

**Virtual solution composition and deployment system and method.** Patent no. 8,281,307 issued to William C. Arnold, Newburgh; Tamar Eilam, New York City; Michael H. Kalantar, Chapel Hill, N.C.; Alexander V. Konstantinou, New York City; John A. Pershing, Cortlandt Manor; Edward C. Snible, Bronx; and Alexander A. Totok, New York City. Assigned to *International Business Machines Corp.*, Armonk.