**U.S. Bankruptcy Court,**

**White Plains & Poughkeepsie,**

**Local business cases, Oct. 13 – 19**

**A and M Heating & Air Conditioning Inc., Carmel, Alexander Mancone, president,**

21-35755-CGM: Chapter 7, assets $16,800, liabilities $505,590.

Attorney: Carlos J. Cuevas.

**Statewide Ambulette Service Inc., Mount Vernon, Alan Hebel, president,**

21-22586-RDD: Chapter 11, assets $360,000, liabilities $1,464,869.

Attorney: Charles A. Higgs.

**U.S. District Court,**

**White Plains,**

**Local business cases, Oct. 13 – 19**

**Kulwinder & Birkamjit Singh, Queens vs. Meadow Hill Mobil Mart, Newburgh,**

21-cv-8499-CS: Fair Labor Standards Act, collective action.

Attorney: John Troy.

**Kristin Martinez, Poughkeepsie vs. Adams Fairacre Farms Inc., Poughkeepsie,**

21-cv-8514-VB: Americans with Disabilities Act.

Attorney: Marc O. Sheridan.

**Anna Belchikov, Westchester vs. XTP Implementation Services Inc., New Rochelle, et al,**

21-cv-8559-PMH: Employment discrimination.

Attorneys: Brian C. Dunning, Petek G. Balatsas.

**Estate of Jose Daniel deJesus Chavez Ramos vs. United States of America re. Ezras Choilim Health Center, Kiryas Joel, et al,**

21-cv-8582: Medical malpractice.

Attorney: Theodore M. Thornton.

**USA vs. Alex Thompson,**

21-cr-638: Wire fraud re. unidentified Purchase construction company as victim.

Attorneys: Stephanie Simon, Damian Williams.

Deeds

Above $1 million

**97 Walnut Street LLC,** Scarsdale. Seller: Mateo B LLC, Rye. Property: 97 Walnut St., New Rochelle. Amount: $1 million. Filed Oct. 14.

**640 VCP Partners LLC,** Yonkers. Seller: Tudulla Inc., Mineola. Property: 640 Van Cortlandt Park Ave., Yonkers. Amount: $1.8 million. Filed Oct. 14.

**C&L Tuckahoe LLC**, Glen Rock, New Jersey. Seller: Ridgecroft Realty Inc., Brandford, Connecticut. Property: 140 Marbledale Road, Eastchester. Amount: $1.2 million. Filed Oct. 13.

**CRP/Post Bedford Hills Owner LLC,** New York City. Seller: Emnex Corp., Bedford Hills. Property: 415 Adams St., Bedford. Amount: $1.7 million. Filed Oct. 13.

**Fidelity Bank,** Pooler, Georgia. Seller: Viju Joseph and Ramya Joseph, Westbrookville. Property: 862 Fenimore Drive, Mamaroneck. Amount: 3.9 million. Filed Oct. 14.

**Schmeizer Management LLC**, Vero Beach, Florida. Seller: Linda Fleisher, Chappaqua. Property: 1 Ridge Drive, New Castle. Amount: $1.5 million. Filed Oct. 15.

**Sherogan, Timothy J.** and **Diana L. Wege-Sherogan**, New York City. Seller: Thurloe LLC, New York City. Property: 91 Upper Hook Road, Bedford. Amount: $5.6 million. Filed Oct. 13.

**Three Central LLC**, Hartsdale. Seller: JPMorgan Chase Bank National Association, New York City. Property: 2 S. Central Ave., Greenburgh. Amount: $1.4 million. Filed Oct. 14.

**Wang, Peter N.** and **Dale R. Wang,** Delray Beach, Florida. Seller: OPRA III LLC, Harrison. Property 10 Old Post Road, Rye. Amount: $2.5 million. Filed Oct. 12.

**Westport Tarrytown Self Storage LLC**, Irvine, California. Seller: Tarrytown Self Storage LLC, Pleasantville. Property: 160 Wildey St., Greenburgh. Amount: $12.7 million. Filed Oct. 12.

**Whitehall Holdings LLC,** New Paltz and **Jemzo-Hudson Development Corp.**, New Paltz. Seller: Rex Realty of Connecticut Inc., Greenwich, Connecticut. Property: 2791 Route 35, Somers. Amount: $3.7 million. Filed Oct. 15.

**Zhang, Kai** and **Mian Guan, Harrison,** New Jersey. Seller: 3 Valley LLC, Scarsdale. Property: 3 Valley Road, Scarsdale. Amount: $1.3 million. Filed Oct. 13.

Below $1 million

**4 Garden Road Realty LLC,** Harrison. Seller: Wendy Gay Barletta, Harrison. Property: 4 Garden Road, Harrison. Amount: $925,000. Filed Oct. 13.

**110 Sutton Manor LLC,** Armonk, Seller: John K. Busby, Ridgefield, Connecticut. Property: 110 Sutton Manor Drive, Mount Kisco. Filed Oct. 15.

**623 Murro Avenue LLC**, Mamaroneck. Seller: Eleanore Weiss McCaffery, Mamaroneck. Property: 623 Munro Ave., Mamaroneck. Amount: $535,000. Filed Oct. 12.

**Avail Holding LLC**, Coral Gables, Florida. Seller: Pauline M. Galvin, Yonkers. Property: 13-4 Granada Crescent, Greenburgh. Amount: $305,000. Filed Oct. 13.

**Baba Real Estate Group LLC**, Dobbs Ferry. Seller: Helen Anderson, New Rochelle. Property: 30 Mount Tom Road, New Rochelle. Amount: $420,000. Filed Oct. 13.

**Beverly Road Build LLC,** Somers. Seller: John Palumbo and Joanne Palumbo, Cortlandt Manor. Property: Beverly Road, Cortlandt. Amount: $110,000. Filed Oct. 12.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: Luis Javier Azcona Guerra and Coro Paisan-Ruiz, Mamaroneck. Property: 104 Florence Road, Rye. Amount: $845,000. Filed Oct. 13.

**Cat Hill Associates LLC,** Chappaqua. Seller: Hilltop Hanover Farms, Darien, Connecticut. Property: 234 Croton Heights Road, Yorktown. Amount: $585,000. Filed Oct. 12.

**CH Home Seven LLC,** New York City. Seller: Gerald C. Rittenberg, Spring Lake, New Jersey. Property: 16 Carey Drive, North Castle. Amount: $395,000. Filed Oct. 14.

**Dasos Capital LLC**, Pelham. Seller: Rhonda Laufer, Chappaqua. Property: 15 Highview Road, Pound Ridge. Amount: $755,000. Filed Oct. 13.

**Davis, Sorin** and **Claire Levitt Davis**, Scarsdale. Seller: Toll Land VI Limited Partnership, Fort Washington, Pennsylvania. Property: 14 Bonham Lane, Cortlandt. Amount: $999,436. Filed Oct. 14.

**Foster, Benjamin Robert,** Mamaroneck. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 104 Florence St., Rye. Amount: $845,000. Filed Oct. 13.

**Orez High Street LLC**, Mount Vernon. Seller: Beverly Beeston, Mount Vernon. Property: 223 N. High St., Mount Vernon. Amount: $575,000. Filed Oct. 14.

**Morris, Junior C.** and Sandra **Mitchell-Moris,** Bronx. Seller: Bronx Bethany Church of the Nazarene, Bronx. Property: 94 Sycamore Ave., Mount Vernon. Amount: $480,000. Filed Oct. 14.

**Myzg LLC,** New York City. Seller: HLGE LLC, Armonk. Property: 462 Bedford Road, North Castle. Amount: $835,000. Filed Oct. 12.

**National Residential Nominee Services Inc.,** Frisco, Texas. Seller: Michael Villafane and Valerie Miller Villafane, White Plains. Property: 5 Orchard Parkway, White Plains. Amount: $720,000. Filed Oct. 12.

**Ngiaa LLC**, Scarsdale. Seller: William O. Brewer and Andrianne A. Brewer, Scarsdale. Property: 153 Plymouth Drive, New Rochelle. Amount: $625,000. Filed Oct. 13.

**Real Estate Peekskill Inc.,** White Plains. Seller: Linet A. Ojwang, Yonkers. Property: 609 Homestead Ave., Peekskill. Amount: $310,000. Filed Oct. 14.

**Singh, Amanjot,** Brooklyn. Seller: U.S. Bank Trust National Association, Dallas, Texas. Property: 305 Union Ave., New Rochelle. Amount: $500,000. Filed Oct. 12.

**SM Chestnut LLC**, Dobbs Ferry. Seller: Rajesh D. Nakum and Punita R. Nakum, Irvington. Property: 50 Chestnut St., Greenburgh. Amount: $850,000. Filed Oct. 12.

**SVC 36 Holdings LLC**, Monsey. Seller: Hugo A. Taveras and Elizabeth Taveras, Ossining. Property: 36 Narragansett Ave., Ossining. Amount: $595,000. Filed Oct. 13.

**Titan Holdings LLC**, Stamford, Connecticut. Seller: Robert Schwalb and Suzanne Schwalb, Pleasantville. Property: 15 Elm St., Mount Pleasant. Amount: $348,000. Filed Oct. 14.

Judgments

**Aponte, Rafael,** Pamona. $53,296.98 in favor of the People of the State of New York, White Plains. Filed Oct. 14.

**Bradshaw, Olante,** White Plains. $4,000 in favor of the People of the State of New York, White Plains. Filed Oct. 12.

**Bravo, Vladimir,** Yonkers. $18,180.6 in favor of the People of the State of New York, White Plains. Filed Oct. 12.

**Melendez, Angelo,** Bronx. $36,170.13 in favor of the People of the State of New York, White Plains. Filed Oct. 14.

Lis Pendens

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

**Abrams, Susan,** as owner. Filed by Federal National Mortgage Association. Action: Foreclosure of a mortgage in the principal amount of $543,750 affecting property located at 212 Alpine Place, Tuckahoe. Filed Oct. 13.

**Baena, Leonard** and **Yadira Baena**, as owners. Filed by Paper Profits LLC. Action: Foreclosure of a mortgage in the principal amount of $87,500 affecting property located at 406 N. Broadway, White Plains. Filed Oct. 14.

**Brown, Linval,** as owner. Filed by New Rez LLC. Action: Foreclosure of a mortgage in the principal amount of $363,000 affecting property located at 118-120 S. Fourth Ave., Mount Vernon. Filed Oct. 13.

**Chacko, Koshy,** as owner. Filed by Yakte Properties LLC. Action: Foreclosure of a mortgage in the principal amount of $285,000 affecting property located at 5 Bryram Brook Place, Armonk. Filed Oct. 13.

**Cipriano, Paula,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $495,000 affecting property located at 41 Webster Road, Scarsdale. Filed Oct. 12.

**Civitano, Geraldine C.** and **Frank T. Civitano**, as owners. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $247,000 affecting property located at 61 Northfield Road, New Rochelle. Filed Oct. 12.

**Feld, Lloyd D.,** as owner. Filed by The Bank of New York Melon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of $1,230,700 affecting property located at 15 Trudy Lane, Armonk. Filed Oct. 13.

**Gerola, Robert Joseph** and **Julie Marie Gerola**, as owners. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $640,024.84 affecting property located at 79 Pinebrook Drive, Larchmont. Filed Oct. 12.

**Jones, Lary** and **Emma Jones,** as owners. Filed by Riverside Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of $487,500 affecting property located at 52 Oak St., Port Chester. Filed Oct. 13.

**Mora, Margarita, Try Ravello, Oequidia Mora** and **Alison Ravello**, as owners. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $298,000 affecting property located at 55 Claremont Ave., Mount Vernon. Filed Oct. 12.

**Smith, Janet, Amy Salerno, Katherine Salerno, Brian Salerno, Martin Salerno** and **Russel Salerno,** as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $594,000 affecting property located at 2 Wagon Wheel Road, Mamaroneck. Filed Oct. 12.

**Tapia, Alberto** and **Kevin Tapia**, as owners. Filed by Wilmington Trust National Association. Action: Foreclosure of a mortgage in the principal amount of $600,000 affecting property located at 119 Florence St., Mamaroneck. Filed Oct. 12.

**Yarn, Steven**, as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $290,000 affecting property located at 45 Duell Road, White Plains. Filed Oct. 12.

Mechanic’s Liens

**Bridge Street Commercial LLC**, as owner. $5,137.86 in favor of Active Air Cooling & Heating Inc. Property: 1 Bridge St., Irvington. Filed Oct. 12.

**Okpaku, Samuel,** as owner. $30,473 in favor of Be Something Great LLC. Property: 222 Forest Ave., New Rochelle. Filed Oct. 12.

**WBLM 14 LE Count Owner LLC,** as owner. $837,986 in favor of JMC Drywall Corp. Property: 14 Le Count Place, New Rochelle. Filed Pct. 13.

**WORKERS’ COMPENSATION BOARD JUDGMENTS**

Failure to carry insurance or for work-related injuries and illnesses, Oct. 14 to Oct. 20, 2021.

**Trishcourt LLC**, Hawthorne. Amount: $22,000.

**853 Macy Place Owners Corp.**, Yonkers. Amount: $19,500.

**Portico Paint Inc.**, Mamaroneck. Amount: $20,000.

**Montgomery J Delaney PC**, White Plains. Amount: $7,500.

**Double Barrel LLC** d.b.a. **Yonkers Whiskey House**, Yonkers. Amount: $20,000.

New Businesses

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

Partnerships

Sole Proprietorships

**Angels Fashion Boutique,** 3 Church St., Suite 843, New Rochelle 10801, c/o Llelleyn Angelo Williams. Filed Oct15.

**Babatunde Soleye,** 5 Skytop Drive, Apt. H, Croton-on-Hudson 10520, c/o Babatunde Soleye. Filed Oct 12.

**Blooming Rose Events**, 54 Park Hill Terrace, Yonkers 10705, c/o Marie Constance A. Brice. Filed Oct. 14.

**Calipigeon Music Co.,** 15 Brookline Road, Scarsdale 10583, c/o Michel Crowley. Filed Oct 15.

**Cariangellis Montes**, 6 Hall Place, Eastchester 10709, c/o Carlangellis Montes. Filed Oct. 15.

**Cynful Beauty,** 60 Ridgeview Terrace, Elmsford 10523, c/o Lauren McFarlane. Filed Oct. 12.

**Djukic Estate Law,** 412 Munro Ave., Apt. AA, Mamaroneck 10543, c/o Artem Djukie. Filed Oct. 15.

**Eden Place Establishment,** 27 Claremont Ave., No. 4e, Mount Vernon 10550, c/o Yan Agyekum-Hene. Filed Oct. 13.

**Empowered Fit Moms,** 119 Washington Ave., New Rochelle 10801, c/o Motaina T. Brian. Filed Oct. 14.

**Eric One Stowe Auto,** 25 Ehrbar Ave., Apt. 2e, Mount Vernon 10552, c/o Eric Dapaah Mensah. Filed Oct. 14.

**Extravaganze,** 111 New St., First floor, Mamaroneck 10543, c/o Haydee Mendoza. Filed Oct. 15.

**Industrial Sales Appliances,** 7 Hathaway Lane, White Plains 10605, c/o Howard Jacobs. Filed Oct. 15.

**Jaime Master Barber,** 578 Nepperhan Ave., Yonkers 10701, c/o Jaime Vaque. Filed Oct. 15.

**Lavnder,** 105 Deepwood Road, Bedford 10506, c/o Ryan Witz. Filed Oct. 13.

**MA Trip Service,** 1Barker St., Mount Kisco 10549, c/o Mohammed Askou. Filed Oct. 13.

**Moses Restoration & Painting,** 57 49 Albany Post Road, Cortlandt Manor 10567, c/o Segundo Moses Loja. Filed Oct. 12.

**Nanny Professional**, 205 Kemeys Cove, Briarcliff Manor 10510, c/o Evelyn Alaros. Filed Oct. 15.

**Olimpia Wood Flooring,** 660 Bellevue Ave., Yonkers 10703, c/o Renato Oscar Paciello Ibarra. Filed Oct. 12.

**Remnent KRT,** 263 Rich Ave., Mount Vernon 10552, c/o Melissa Thomas. Filed Oct. 12.

**Roxx Boxx**, 22 Grove St., Mount Vernon 10550, c/o Roxanne Byfield. Filed Oct. 12.

**Sleek Bold Beauty**, 1109 Brown St., Apt. 1H, Peekskill 10566, c/o Mikeisha Jones. Filed Oct. 14.

**Smartshop**, 165 Waverly St., 1B, Yonkers 10701, c/o Yoel Comacho. Filed Oct. 12.

**WorthyMind**, 48 Hillcrest Ave., Yonkers 10705, c/o Chineze I. Worthington. Filed Oct. 12.

**Patents**

**Methods and systems for improving beaconing detection algorithms.** Patent no. 11,153,337 issued to Xin Hu, et al. Assigned to ***IBM,*** Armonk.

**Specifying a disaggregated compute system.** Patent no. 11,153,223 issued to Valentina Salapura, et al. Assigned to ***IBM,*** Armonk.

**Electrolessly formed high-resistivity magnetic materials.** Patent no. 11,152,144 issued to Hariklia Deligianni, et al. Assigned to ***IBM,*** Armonk.

**Method and system for crop type identification using satellite observation and weather data.** Patent no. 11,151,379 issued to Marcus Freitag, et al. Assigned to ***IBM,*** Armonk.

**Identifying webpages accessible by unauthorized users via URL guessing or network sniffing.** Patent no. 11,151,215 issued to Michael Bender, et al. Assigned to ***IBM,*** Armonk.

**Dynamic automation of DevOps pipeline vulnerability detecting and testing.** Patent no. 11,151,024 issued to Jinho Hwang, et al. Assigned to ***IBM,*** Armonk.

**Dynamic fusion of derived value creation and prediction of derived values in a subroutine branch sequence.** Patent no. 11,150,908 issued to Michael Gschwind, et al. Assigned to ***IBM,*** Armonk.

**Concurrent prediction of branch addresses and update of register contents.** Patent no. 11,150,904 issued to Michael Gschwind, et al. Assigned to ***IBM,*** Armonk.

**Smart controller with phantom inductor current sensing for switched-mode power supplies.** Patent no. 11,150,712 issued to Xin Zhang, et al. Assigned to ***IBM,*** Armonk.

**Collection vessel for collecting, measuring and aggregrating precipitation accumulation data.** Patent no. 11,150,382 issued to Levente Klein, et al. Assigned to ***IBM,*** Armonk.

**Plasmonic nondispersive infrared gas sensors.** Patent no. 11,150,184 issued to Abram Falk, et al. Assigned to ***IBM,*** Armonk.

**Semiconductor manufactured nano-structures for microbe or virus trapping or destruction.** Patent no. 11,150,168 issued to Yann Astier, et al. Assigned to ***IBM,*** Armonk.

**System and method for dynamic camouflaging.** Patent no. 11,150,056 issued to Michael Bender, et al. Assigned to ***IBM,*** Armonk.

**Detection of nucleic acid sequences using deterministic lateral displacement arrays.** Patent no. 11,149,298 issued to Stacey Gifford, et al. Assigned to ***IBM,*** Armonk.

**Plastic neck outsert for metal beverage container.** Patent no. 11,148,847 issued to Girolama Bueti, et al. Assigned to ***PepsiCo,*** Purchase.

**Method and system for issuer-defined prompts and data collection.** Patent no. 11,151,560 issued to Enda Rice, et al. Assigned to ***Mastercard,*** Purchase.