Deeds

Above $1 million

**1030 Louise LLC,** Dix Hills. Seller: Irma Montane and Jose Montane, Mamaroneck. Property: 1030 Louise Ave., Mamaroneck. Amount: $1 million. Filed Oct. 27.

**Airport Campus III LLC,** New York City. Seller: Eurwen A. Takeda, Armonk. Property: 3 Cooney Hill Road, North Castle. Amount: $1.5 million. Filed Oct. 28.

**Dares Lane Realty Corp.,** Mohegan Lake. Seller: Transitional Properties LLC, Shrub Oak. Property: 3668 Barger St., Yorktown. Amount: $1.3 million. Filed Oct. 28.

**Elm Street Realty LLC**, Brooklyn. Seller: Jan Realty Corp., Yonkers. Property: 89 Elm St., Yonkers. Amount: $1.3 million. Filed Oct. 27.

**Ferriter, Kenneth** and **Katherine Ferriter,** Ramsey, New Jersey. Seller: The Nibbs Group LLC, Scarsdale. Property: 183 Griffen Ave., Mamaroneck. Amount: $1.2 million. Filed Oct. 26.

**Greene, Meryl,** Scarsdale. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, PH-C402, Rye. Amount: $3.5 million. Filed Oct. 25.

**Huckleberry Barrens LLC,** New York City. Seller: Emily Bushnell, Bedford Hills. Property: 369 Guard Hill Road, Bedford. Amount: $3.7 million. Filed Oct. 27.

**K&G West Street LLC,** West Harrison. Seller: James A. Thompson and Nancy S. Rand, New York City. Property: 450 West St., Rye. Amount: $765,000. Filed Oct. 26.

**Keay, John I.** and **Suzanne G. Keay**, Chappaqua. Seller: SC Rye Brook Partners LP, Pawling. Property: 12 Primrose Lane, Rye. Amount: $1.4 million. Filed Oct. 28.

**New York Covenant Church Inc.,** Bronxville. Seller: Philip Knoll and Ariella Knoll, New Rochelle. Property: 30 Ramona Court, New Rochelle. Amount: $1.4 million. Filed Oct. 27.

**North Castle 40 LLC,** New York City. Seller: Marc Mayhew and Karen Levin, Armonk. Property: 42 Sarles St., North Castle. Amount: $2.9 million. Filed Oct. 27.

**Robbins, John E.,** and **Jennifer J. Haney,** Dobbs Ferry. Seller: Oceana Partners II LLC, Dobbs Ferry. Property: 50 Chestnut St., Greenburgh. Amount: $1.5 million. Filed Oct. 25

**Rodriguez, Max J.** and **Yerika M. Abreu,** Bronx. Seller: VNB Development LLC, Yonkers. Property: 282 Morsemere Ave., Yonkers. Amount: $1 million. Filed Oct. 25.

**Rozansky, Gregg** and **Blaire Cahn,** New York City. Seller: Goran John Nikic LLC,

Croton-on-Hudson. Property: 10 Cynthia Court, New Castle. Amount: $1.7 million. Filed Oct. 27.

**Liebster, Jeffrey R.,** Greenwich, Connecticut. Seller: SC Rye Brook Partners LLC, Pawling. Property: 7 Primrose Lane, Rye. Amount: $1.4 million. Filed Oct. 28.

**Sheikh, Saima** and **Naved Sheikh,** New York city. Seller: Double D Holdings LLC, Bronxville. Property: 446 N. Barry Ave., Rye. Amount: $1.3 million. Filed Oct. 28.

**SMRR Nepperhan Realty LLC,** Mount Vernon. Seller: M.T.S. Realty Corp., Bronx. Property: 229-231-231 SawMill River Road, Greenburgh. Amount: $2.3 million. Filed Oct. 27.

**Studio NR LLC,** Pelham. Seller: Patchen Holding Company Inc., New Rochelle. Property: 72 Centre Ave., New Rochelle. Amount: $1.3 million. Filed Oct. 28.

**Talley, Thomas N.,** Amagansett. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road PHC-405, Rye. Amount: $1.9 million. Filed Oct. 27.

**Waisburg, Adrian** and **Andrea Cryzewski,** Rye. Seller: 4 Kenilworth Road LLC, Phoenix, Arizona. Property: 4 Kenilworth Road, Harrison. Amount; $1.8 Million. Filed Oct. 26.

**Westchester Land Trust Inc.,** Bedford Hills. Seller: Vito Errico and Robin Errico, Armonk. Property: Byram Lake Road, North Castle. Amount: $1.2 million. Filed Oct. 27.

Below $1 million

**26 North Street LLC,** Bedford Hills. Seller: Dany Gonzalez, Bedford Hills. Property: 26 North St., Bedford. Amount: $435,000. Filed Oct. 26

**184 North Columbus Avenue LLC,** Norwalk, Connecticut. Seller: U.S. Bank National Association, Armonk. Property: 27 Woodside Ave., Greenburgh. Amount: $380,000. Filed Oct. 26.

**Becker, Yahili** and **Benjamin Pasternack,** East Hampton. Seller: Westview Homes Ltd., Scarsdale. Property: 10 Harvest Drive, Scarsdale. Amount: $3.8 million. Filed Oct. 27.

**Bieber, Edward** and **Jayne Bieber,** Palm Beach, Florida. Seller: Opra II LLC, Harrison. Property: 120 Old Post Road, Unit C207, Rye. Amount: $2.6 million. Filed Oct. 27.

**Brand, Janet Hillary,** Ossining. Seller: The Ossining Children’s Center Inc., Ossining. Property: 90 S. Highland Ave., Ossining. Amount: $605,000. Filed Oct. 27.

**Burley, Benjamin** and **Emily Burley**, Irvington. Seller: 26 North Dutcher LLC, Irvington. Property: 28 N. Dutcher St., Greenburgh. Amount: $600,000. Filed Oct. 25.

**Piazzetta Mia LLC,** Katonah. Seller: Hair Ward LLC, Katonah. Property: 18-24 Valley Road, Bedford. Amount: $850,000. Filed Oct. 26.

**Pieren Developments Corp.**, Larchmont. Seller: Jacqueline Diana Friedman, Mamaroneck. Property: 7 Forest Lane, Mamaroneck. Amount: $640,000. Filed Oct. 25.

**RAS Closing Services LLC,** Glen Ellyn. Seller: Nicholas J. Wells and Abigail Wells, Mount Vernon. Property: 143 Ridgeway St., Mount Vernon. Mount: $620,000. Filed Oct. 27.

**Rosales, Pablo** and **Elvin Rosales**, Bronx. Seller: MV 438 LLC, Brooklyn. Property: 438 Seneca Ave., Mount Vernon. Amount: $650,000. Filed Oct. 28.

**Souza, Amanda** and **Nicholas Souza**, Yorktown Heights. Seller: 87 North Avenue Realty Corp., Bedford Corners. Property: 87 N. Moger Ave., Mount Kisco. Amount: $800,000. Filed Oct 28.

**Team Huxta LLC**, Greenwich, Connecticut. Seller: Tammy Ross, Larchmont. Property: 2028 Palmer Ave., Mamaroneck. Amount: $770,000. Filed Oct. 28.

**Thomas, Ross** and **Schuyler Vreeland,** Brooklyn. Seler: 156 Old Stone Hill LLC, Pound Ridge. Property: 156 Old Stone Hill Road, Pound Ridge. Amount: $ 1.3 Million. Filed Oct.  26.

**VH 50 Legion Drive LLC**, Old Greenwich, Connecticut. Seller: 50 Legion Drive LLC, Dobbs Ferry. Property: 50 Legion Drive, Mount Pleasant. Amount: $780,000. Filed Oct. 27.

**YY Waterfront Properties LLC,** Yonkers. Seller: John Barca, Yonkers. Property: 783B Warburton Ave., Yonkers. Amount: $460,000. Filed Oct. 25.

Judgments

**211 Highland Cleaners Corp.,** Ossining. $48,440.05 in favor of Eastern Funding LLC, New York City. Filed Oct. 28.

**A-1 Automotive Works Inc.,** Mount Vernon. $33,037.10 in favor of Farmers Insurance Group, Hartford, Connecticut. Filed Oct. 28.

**Ace Cabinets and Appliances Corp.,** Bronx. $17,5309.40 in favor of Fabuwood Cabinetry Corp., Newark, New Jersey. Filed Oct. 29.

**Acosta, Edward,** Yonkers. $3,191.38 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 26.

**B.L.O. Costs Construction Company LLC,** Yonkers. $33,229.82 in favor of the State of New York Insurance Fund, New York City. Filed Oct. 27.

**Beval Saddlery Ltd. Inc.,** North Salem. $8,788.33 in favor of Petro Inc., Woodbury. Filed Oct 26.

**Campisi, Danielle,** Tarrytown. $11,123.11 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 26.

**Campos, Genaro,** Yonkers. $1,384 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed Oct. 28.

**Castano, Jorge,** White Plains. $10,860.53 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 29.

**Cedarcroft LLC**, South Ozone Park. $5,910.17 in favor of DelBello Donnellan Weingarten Wise & Wiederkehr LLP, White Plains. Filed Oct. 27.

**Celli, Monica L.,** Yonkers. $4,743.13 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Oct. 28.

**Cornerstone Concrete and More LLC**, Alachua, Florida. $16,684.82 in favor of Prosperum Capital LLC, New York City. Filed Oct. 29.

**Dejesus, Cindy,** New Rochelle. $7,341.26 in favor of Unifund CCR LLC, Cincinati, Ohio. Filed Oct. 28.

**Delacruz, Claudio,** Yonkers. $6,099.48 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 29.

**Empire Construction LLC,** Thornwood. $16,033.84 in favor of Advanced Flooring LLC, Monsey. Filed Oct. 28.

**Fabian, Giuseppe R.,** Yonkers. $3,476.13 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Oct. 29.

**Forthill Construction Corp.,** White Plains. $2,611.36 in favor of Engineered Devices Corp., Ridgefield Park, New Jersey. Filed Oct 28.

**Frost, Katharyn,** Cortlandt Manor. $2,908.25 in favor of University Radiology Associates LLP, Syracuse. Filed Oct. 29.

**Gabalones, Michelle,** Tarrytown. $6,745.38 in favor of JPMorgan Chase Bank National Association. Filed Oct. 27.

Lis Pendens

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

**Carozza, Angela M.,** as owner. Filed by Bank of New York Mellon Trust Company. Action: Foreclosure of a mortgage in the principal amount of $572,330 affecting property located at 224 Park Hill Ave., Yonkers. Filed Oct. 28.

**Carmano, Helen,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $690,000 affecting property located at 536 Park Ave., Yonkers. Filed Oct. 27.

**Cote, Syllvian** and **Tisa Cote**, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $1,312,500 affecting property located at 33 Truesdale Lake Drive, South Salem. Filed Oct. 29.

**Grant, Irene,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $370,000 affecting property located at 69 Church St., Tarrytown. Filed Oct. 25.

**Imbrogno, Mary,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $375,000 affecting property located at 33 Orchard St., Mount Vernon. Filed Oct. 29.

**Monique, Taylor** and **Leonard Taylor**, as owners. Filed by Aurora Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of $600,000 affecting property located at 31 Pasadena Place, Mount Vernon. Filed Oct. 27.

**Wilson, Patricia,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $569,832 affecting property located at 160 Buena Vista Ave., Yonkers. Filed Oct. 27.

Mechanic’s Liens

**3521 Property LLC,** as owner. $43,662.50 in favor of KNR Construction LLC. Property: in Pound Ridge. Filed Oct. 26.

**Hughes, David,** as owner. $5,804 in favor of Prime Building Services Inc. Property: 10 Summer Ave., Yonkers. Filed Oct. 25.

**LMV II MMP Holdings L.P.,** as owner. $81,103.16 in favor of Feldman-Lumber-U.S. LBM LLC. Property: in White
Plains. Filed Oct. 29.

**MJ Gardens LLC,** as owner. $25,967.80 in favor of Sunbelt Rentals Inc. Region 11. Property: in New Rochelle. Filed Oct. 28.

New Businesses

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

Partnerships

**Dabble Hot Sauce,** 20 Sammis Lane, White Plains 10605, c/o Ryan Santolo and Gregory Egan. Filed Oct. 29.

**Posh Styles,** 60 Marrow Ave., Apt. LMS, Scarsdale 10583, c/o Share Walsh and Renee Bascoe. Filed Oct. 25.

Sole Proprietorships

**131 Palisade** RE, 20 S. Broadway, Yonkers 10701, c/o Abdullah Fersen. Filed Oct. 28.

**American Treasure Exchange,** 60 Windmill Road, Armonk 10504, c/o Ireneusz Josef Wisniewski. Filed Oct. 29.

**Caggie Bradford Practice,** 19 South Road, Katonah 10536, c/o Caroline S. Bradford. Filed Oct. 28.

**Casa Construction New York**, 93 Fisher Ave., Apt. 2B, White Plains 10606, c/o Cristian Hernandez. Filed Oct. 28.

**Danyko Testing Services,** 30 Glenn St., Suite 305, White Plains 10603, c/o Stephen Danuko. Filed Oct. 26.

**Design With Woof,** 3 Campus Place, Scarsdale 10583, c/o Xiaohan Wang. Filed Oct. 29.

**Dunga Yard Services,** 383 Warburton Ave., Yonkers 10701, c/o Alain Thompson. Filed Oct. 26.

**E & M Landscaping,** 6 Woodland St., Mount Kisco 10549, c/o Elias Auguste Morales Salazar. Filed Oct. 26.

**Flooring & Carpet Design Center,** 2455 Central Park Ave., Yonkers 10710, c/o Francisco Santana. Filed Oct. 28.

**Get Ready To Smile,** 1 Martine Ave., No. 518, White Plains 10606, c/o Spencer Cohen. Filed Oct. 29.

**Global Emerge,** 8 Jane St., Hartsdale 10530, c/o Leonie Gordon. Filed Oct. 26.

**Happy Venture Kids Club,** 21 Howard St., Mount Vernon 10550, c/o Jacqueline Stephens Hurst. Filed Oct. 28.

**J V Services,** 113 Main St., Ossining 10562, c/o Juan Vera. Filed Oct. 25.

**JD Construction,** 46 Jesmeral Circle, Mohegan Lake 10547, c/o Joseph Deaton. Filed Oct. 29.

**Killer Weave,** 325 Larchmont Acres, Apt. 5C, Larchmont 10538, c/o Cynthia Otero. Filed Oct. 29.

**Little G&Co.,** 3784 Wildwood St., Yorktown Heights 10598, c/o Giulio Eliseo. Filed Oct 26.

**LT General Contracting,** 43 N. Malcom St., Ossining 10562, c/o Luis A. Tenelanda Villa. Filed Oct. 28.

**One Engineering,** 770 Bronx River Road, Bronxville 10708, c/o Kwang Yi. Filed Oct. 29.

**Perfection Heating & Cooling,** 15 Lincoln Ave., Somers 10589, c/o Wilguen Sipprien. Filed Oct. 29.

**RocNroad2**, 63 Hartley Ave., Mount Vernon 10550, c/o Robin Berry. Filed Oct. 29.

**Salcedos Landscaping,** P.O. Box 1167, Port Chester 10573, c/o Anais G. Cevallos. Filed Oct. 26.

**Self Care By Indera P,** 39 Hudson Terrace, Apt. 203, Yonkers 10701, c/o Indera Prooley. Filed Oct. 28.

**Think Counseling & Mental Wellness,** 18 Gramercy Ave., Yonkers 10701, c/o Lashanta Thomas. Filed Oct. 28.

**Westchester Bathtub Refinishing,** 220 Gainsborough Ave., West Harrison 10604, c/o Antonio Avera. Filed Oct. 26.

**You Can Sleep Well,** 360 Huguenot St., No. 2209, New Rochelle 10801, c/o Romana Ciobany. Filed Oct. 26.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

*Failure to carry insurance or for work-related injuries and illnesses, Oct. 28 to Nov. 3, 2021.*

**201 Yonkers Rest Inc.**, New Rochelle. Amount: $2,000.

**D’Erricos Platinum Corp.**, Scarsdale and Bronx. Amount: $13,000.

**El Michoacano Corp.**, Scarsdale and New Rochelle. Amount: $20,000.

**Empire State Trucking Inc.**, Mount Vernon. Amount: $3,921.50.

**Millenium Stone LTD**, Port Chester. Amount: $40,000.

**Mobile Pro New York LLC**, New Rochelle. Amount: $29,250.

**R&S Laundromat Inc.**, Scarsdale. Amount: $9,750.

**SHD Landscaping Company Inc.**, Port Chester. Amount: $33,500.

**The Diner Guys Group Corp** d.b.a. **Roxy’s Diner**, Port Chester. Amount: $9,750.

**Tina’s House Daycare LLC**, Rye. Amount: $1,000.

**Travelers Club Restaurant Inc.** d.b.a. **Winglady**, White Plains. Amount: $15,000.

**Patents**

**Cognitive messaging with dynamically changing inputs.** Patent no. 11,165,722 issued to Gregory Boland, et al. Assigned to ***IBM,*** Armonk.

**Network architecture with locally enhanced bandwidth.** Patent no. 11,165,719 issued to Philip Heidelberger, et al. Assigned to ***IBM,*** Armonk.

**Switch-connected Dragonfly network.** Patent no. 11,165,686 issued to Philip Heidelberger, et al. Assigned to ***IBM,*** Armonk.

**Air-gap metal-tip electrostatic discharge protection.** Patent no. 11,165,248 issued to Qianwen Chen, et al. Assigned to ***IBM,*** Armonk.

**Cold-welded flip chip interconnect structure.** Patent no. 11,165,010 issued to Eric Peter Lewandowski, et al. Assigned to ***IBM,*** Armonk.

**Device with integration of light-emitting diode, light sensor and bio-electrode sensors on a substrate.** Patent no. 11,164,992 issued to Steve Holmes, et al. Assigned to ***IBM,*** Armonk.

**Silicon photonics integration method and structure.** Patent no. 11,164,980 issued to Solomon Assefa, et al. Assigned to ***IBM,*** Armonk.

**Finding precise causal multidrug-drug interactions for adverse drug reaction analysis.** Patent no. 11,164,678 issued to Sanjoy Dey, et al. Assigned to ***IBM,*** Armonk.

**Method and system for crop recognition and boundary delineation.** Patent no. 11,164,310 issued to Conrad Albrecht, et al. Assigned to ***IBM,*** Armonk.

**Compartment rental in an autonomous ride source and delivery road vehicle.** Patent no. 11,164,241 issued to Jeremy Greenberger, et al. Assigned to ***IBM,*** Armonk.

**Method for product authentication using a microfluidic reader.** Patent no. 11,164,190 issued to Dirk Pfeiffer, et al. Assigned to ***IBM,*** Armonk.

**Recommending personalized job recommendations from automated review of writing samples and resumes.** Patent no. 11,164,136 issued to Yi-Min Chee, et al. Assigned to ***IBM,*** Armonk.

**Aggregating similarity metrics.** Patent no. 11,164,098 issued to Achille Fokoue-Nkoutche, et al. Assigned to ***IBM,*** Armonk.

**Interactive feedback and assessment experience.** Patent no. 11,164,088 issued to Srirupa Chakraborty, et al. Assigned to ***IBM,*** Armonk.

**Configurable conversational agent generator.** Patent no. 11,163,964 issued to Anup Kalia, et al. Assigned to ***IBM,*** Armonk.

**Integrity, theft protection and cyber deception using a deception-based filesystem.** Patent no. 11,163,878 issued to Frederico Araujo, et al. Assigned to ***IBM,*** Armonk.

**Building and querying hash tables on processors.** Patent no. 11,163,828 issued to Rajesh Bordawekar, et al. Assigned to ***IBM,*** Armonk.

**Decision-support application and system for medical differential-diagnosis and treatment using a question-answering system.** Patent no. 11,163,763 issued to Sugato Bagchi, et al. Assigned to ***IBM,*** Armonk.

**Efficient component communication through protocol switching in disaggregated datacenters.** Patent no. 11,163,713 issued to Min Li, et al. Assigned to ***IBM,*** Armonk.

**Systems and methods for performing payment transactions using messaging service.** Patent no. 11,164,173 issued to Prashanna Tiwaree, et al. Assigned to ***Mastercard,*** Purchase.