**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Nov. 3 - 9**

**White Plains Healthcare Properties I, Peabody, Massachusetts vs. Epic Rehabilitation and Nursing at White Plains, et al,** 21-70967-SHL: Adversary proceeding in Epic Chapter 11 (21-22623), removal from Westchester Supreme Court.

Attorneys: Alfred E. Donnellan, Robert A. Spolzino, Tracy L. Klestadt.

**Juan Rodriguez, Fishkill, re. JR Toolworks LLC,** 21-35812-CGM: Chapter 13, assets $458,418, liabilities $508,265.

Attorney: Thomas J. Minotti.

**U.S. District Court, White Plains**

**Local business cases, Nov. 3-9**

**Michael V. Bleyzer DDS, Thiells vs. Great West Life & Annuity Insurance Co., Greenwood Village, Colorado,**

21-cv-9069-VB: Insurance, breach of contract.

Attorney: Michael E. Quiat.

**Donna Halpin, Wappingers Falls vs. Royal Carting of Dutchess County Inc., Hopewell Junction, et al,**

21-cv-9081-KMK: Age discrimination.

Attorneys: Daniel M. Kirschenbaum, Lucas C. Buzzard.

**Trustees of the Operating Engineers funds, Briarcliff Manor vs. Casabella Contracting of New York Inc., Buchanan, et al,**

21-cv-9212-VB: Enforcement of employee benefits.

Attorney: Michele J. Harari.

**Bonhac World Corp., Monsey vs. Mellin Works LLC, Simi Valley, California,** 21-cv-9239-NSR: Deceptive trade practices.

Attorney: Jason F. Lowe.

**Social Positioning Input Systems, Fort Lauderdale, Florida vs. Nexcelerate LLC,** d.b.a. **Btracking.com, Yorktown Heights,** 21-cv-9247: Patent infringement.

Attorney: Jay B. Johnson.

**Trustees of Structural Steel and Bridge Painters of Greater New York funds, White Plains vs. Casabella Contracting of New York Inc., Buchanan, et al,** 21-cv-9249: Enforcement of employee benefits.

Attorney: Dana L. Henke.

Deeds

Above $1 million

**12 Wakefield Realty LLC,** Bronxville. Seller: Chun Hee Lee, Scarsdale. Property: 12 Wakefield Road, Scarsdale. Amount: $1 million. Filed Nov. 1.

**19 East 14th Street MV LLC**, Bronxville. Seller: 19 E. 14th LLC, Scarsdale. Property: 19 Fourth St., Mount Vernon. Amount: $1.3 million. Filed Nov. 5.

**200 SBW LLC,** Tarrytown. Seller: Tarrytown Professional Center Inc., Tarrytown. Property: 200 S. Broadway, Greenburgh. Amount: $2.9 million. Filed Nov. 5.

**Cherry Sterling LLC,** New York City. Seller: Sterling Road LLC, Armonk. Property: 20 Sterling Road, North Castle. Amount: $5.6 million. Filed Nov. 1.

**KRE Hip HPTN Tarrytown Owner LLC,** New York City. Seller: IHP Elmsford Owner LLC, West Palm Beach, Florida. Property: 200 W. Main St., Greenburgh. Amount: $20.7 million. Filed Nov. 1.

**Marsden, Helena M.,** Smithtown. Seller: Opra III LLC, Harrison. Property: 120 Old Road, Rye. Amount: $1.6 million. Filed Nov. 3.

**Slinkard, Lee Ann** and **Maria Morris,** Oakland, California. Seller: LL Parcel E LLC, Washington, Pennsylvania. Property: 214 Legend Drive, Mount Pleasant. Amount: $1.1 million. Filed Nov. 5.

Below $1 million

**37 Heminway LLC,** New York City. Seller: Gary Alexander, New Rochelle. Property: 37 Hemingway Ave., New Rochelle. Amount: $400,000. Filed Nov. 5.

**168 Rockne Road LLC,** Dobbs Ferry. Seller: John E. Riley, Yonkers. Property: 168 Rockne Road, Yonkers. Amount: $375,000. Filed Nov. 4.

**207 Ashburton LLC,** Tuckahoe. Seller: G&M Pineda Corp., Yonkers. Property: 205 Ashburton Ave., Yonkers. Amount: $200,000. Filed Nov. 4.

**340 SMRR LLC,** Yonkers. Seller: Maintenance Asset Management Inc., Yonkers. Property: 340 SawMill River Road, Yonkers. Amount: $500,000. Filed Nov. 1.

**Equity Ventures Group LLC,** Cornelius, North Carolina. Seller: Robert Wainwright and Alexandra A. Wainwright, New Rochelle. Property: 12 Longvue Ave., New Rochelle. Amount: $672,614. Filed Nov. 4.

**Friedman, Howard** and **Robin Friedman**, Croton-on-Hudson. Seller: Design Builders Group Inc., Purchase. Property: 608 Half Moon Bay Drive, Cortlandt. Amount: $995,000. Filed Nov. 1.

**Illy Holdings LLC,** White Plains. Seller: Elm Associates, Pleasantville. Property: 60-62 Wheeler Ave., Mount Pleasant. Amount: $965,000. Filed Nov. 4.

**Jones, Femi O.,** Bronx. Seller: Fleet Security Inc., Yonkers. Property: 96 Hart Ave., Yonkers. Amount: $781,000. Filed Nov. 1.

**Malik, Intisar,** Hartsdale. Seller: Profound Holdings LLC, Bronx. Property: 12 Shelley Ave., Greenburgh. Amount: $265,000. Filed Nov. 3.

**Maria, Nicholas,** Yonkers. Seller: 21 VBY LLC, Brooklyn. Property: 21 Van Buren St., Yonkers. Amount: $515,000. Filed Nov. 5.

**McLean, Syreen M.,** Bronx. Seller: 28 Woodrow Avenue Corp., Yonkers. Property: 16 Drake Place, Yonkers. Amount: $779,000. Filed Nov. 4.

**MCS Investment LOC LLC,** Franklin Lakes, New Jersey. Seller: Michael Kearney and Amanda Rohan, White Plains. Property: 2 Mayflower Road, Scarsdale. Amount: $950,000. Filed Nov. 4.

**Mora, Victor Nunez,** Yonkers. Seller: 118 Buckingham Road Corp., Yonkers. Property: 118 Buckingham, Road, Yonkers. Amount: $554,000. Filed Nov. 4.

**NJ Grace LLC,** Yonkers. Seller: Ocean Fish Key Inc., Yonkers. Property: 5 N. Broadway, Yonkers. Amount: $880,000. Filed Nov. 1.

**Nori Contracting Inc.,** South Salem. Seller: Michael David Pfau and Barbara Sydell Martins, New Milford, Connecticut. Property: 23 Lower Salem Road, Lewisboro. Amount: $290,000. Filed Nov. 3.

**Onyx New York Holdings LLC**, White Plains. Seller: Miller Family Trust, Port Chester. Property: 125 Breckenridge Ave., Rye. Amount: $230,000. Filed Nov. 4.

**Parolisi, Mark,** Yonkers. Seller: Bennett Realty East Inc., Scarsdale. Property: 2 Winans Drive, Yonkers. Amount: $75,000. Filed Nov. 4.

**Piazza, Anthony,** New Rochelle. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Blvd., Yonkers. Amount: $360,000. Filed Nov. 1.

**Reyes, Carmen,** Yonkers. Seller: Rochester Funding LLC, Rochester. Property: 150 Ravine Ave., Yonkers. Amount: $69,500. Filed Nov. 1.

**TLC Contractors Corp.,** Rockville Centre. Seller: Ellen Fuchel, Port Chester. Property: 108 Breckenridge Ave., Rye. Amount: $405,000. Filed Nov. 3.

**ZF SPV LLC,** Woodland Hills, California. Seller: Christine R. MacDonald, Yonkers. Property: 82 Kingston Ave., Yonkers. Amount: $374,250. Filed Nov. 3.

Judgments

**Barnett, Krystal**, Yonkers. $4,762.61 in favor of Midland Funding LLC, San Diego, California. Filed Nov. 4.

**Blades, Kimberly,** Yonkers. $1,834.13 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Bowman, David D.,** Yonkers. $4,079.62 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 5.

**Calle, Romulo A.,** New Rochelle. $9,723.54 in favor of Discover Bank Co-Executor, New Albany, Ohio. Filed Nov. 1.

**Chang, Eboni,** Yonkers. $2,668.75 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 1.

**MJC Mason Construction Corp.,** Cortlandt. $53,060.35 in favor of Trustees of the Bricklayers Union, Newburgh. Filed Nov. 3.

**Cortes, Erik,** Yonkers. $10,871.96 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 1.

**Duncan, Rohan,** Yonkers. $1,936.54 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Gates, Shaw,** Yonkers. $1,026.38 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Hill, Beverly,** Yonkers. $2,917.33 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Illames, Jonathan,** Yonkers. $4,870.48 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 5.

**Kouluris, Spiro,** Yonkers. $3,268.50 in favor of Midland Funding LLC, San Diego, California. Filed Nov. 5.

**Laing, Emancia**, Yonkers. $14,513.14 in favor of Midland Funding LLC, San Diego, California. Filed Nov. 4.

**Leipa, Maya T.,** White Plains. $2,516.38 in favor of TD Bank National Association, Minneapolis, Minnesota. Filed Nov. 3.

**Maldonado, Carmen,** Yonkers. $1,480.61 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 5.

**Mariduena, Angel,** Yonkers. $4,157.86 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Montes, Alfredo,** Yonkers. $1,078.69 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 5.

**New Era Mechanical Corp.,** White Plains. $249,782.06 in favor of Bruce Supply Corp., Brooklyn. Filed Nov. 4.

**New Era Mechanical Corp.,** White Plains. $13,714.48 in favor of Gotham Pipe Supply LLC, Ridgewood. Filed Nov. 4.

**Ponce, Hugo E.,** Yonkers. $2,343.35 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Ramos, Andres,** Yonkers. $3,118.91 in favor of Midland Funding LLC, San Diego, California. Filed Nov. 4.

**Ramsey, Courtney,** Mount Vernon. $8,688.25 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 4.

**Ray, Keith,** Yonkers. $1,989.38 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Rogers, Kevin M.,** New Rochelle. $1,360.59 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Romera, Fredis A.,** Yonkers. $4,306.02 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 5.

**Ruiz, Silva,** New Rochelle. $4,786.99 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 1.

**Samuels, Keith,** Mount Vernon. $3,250.47 in favor of Cavalry Portfolio Services LLC, Hawthorne. Filed Nov. 3.

**Ujka, Meri,** Yonkers. $1,636.98 in favor of Midland Credit Management LLC, San Diego, California. Filed Nov. 4.

**Warren, Geneva,** Yonkers. $886.02 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 5.

**Yang, Min,** White Plains. $6,339.49 in favor of Cavalry Portfolio Services LLC, Hawthorne. Filed Nov. 3.

Lis Pendens

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

**Lowney, Jeffrey,** as owner. Filed by Hudson Valley Credit Union. Action: Foreclosure of a mortgage in the principal amount of $202,500 affecting property located at 210 Martine Ave., Unit 5F, White Plains. Filed Nov. 4.

**Lucas, Calotta,** as owner. Filed by PHH Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of $648,000 affecting property located at 125 Fort Hill Ave., Unit 27, Yonkers. Filed Nov. 1.

**Nunez, Ana,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $386,000 affecting property located at 523 Colony Drive, Hartsdale. Filed Nov. 1.

Mechanic’s Liens

**14 LE Count Place LLC,** New Rochelle. $21,542.75 in favor of Colony Hardware Corp., Orange, Connecticut. Property: 14 LeCount Place, New Rochelle. Filed Nov. 1.

**42 West Board Developers LLC,** Mount Vernon. $7,196.70 in favor of Sunbelt Rentals – Region 11, Islip. Property: 42 W. Broad St., Mount Vernon. Filed Nov. 5.

**Bronx Ville Gardens Cooperative,** Yonkers. $2,199.28 in favor of Heat Inc., New Hyde Park. Property: 1 Georgia Ave., Yonkers. Filed Nov. 1.

**LMV II MMP Holdings LP,** White Plains. $56,747.11 in favor of Tiffany Lumber Co., Bronx. Property: 131 Mamaroneck Ave., White Plains. Filed Nov. 4.

**WBLM 14 LeCount Owner LLC**, New Rochelle. $205,063.06 in favor of Tiffany Lumber Co., Bronx. Property: 14 LeCount Place, New Rochelle. Filed Nov. 4.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

*Failure to carry insurance or for work-related injuries and illnesses, Nov. 4 to Nov. 10, 2021.*

**• Amare Beauty Corp.**, Yonkers. Amount: $2,000.

**• Data Consumed LLC**, Yonkers. Amount: $20,000.

**• Kingdom Ridge Capital LLC**, White Plains. Amount: $34,500.

**• Phoenix’s United Agency Inc.** d.b.a. **Start One Homecare & Medical Staffing**, Tuckahoe. Amount: $37,500.

**• Real Thai Rolled Ice Cream LLC**, Yonkers. Amount: $20,000.

**• Top Hill Construction Inc.**, Ossining. Amount: $1,500.

**• Vista Data Services LLC**, Larchmont. Amount: $20,500.

New Businesses

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

Partnerships

**617 Wea 5a Partners,** 628 Orienta Ave., Mamaroneck 10543, c/o Jamie Beck Gordon and Cathy Beck. Filed Nov. 5.

**E&ML Construction,** 31 Emmalon Ave., White Plains 10603, c/o Miguel E. Lagos and Ernesto Lagos. Filed Nov. 3.

**Gifts of Love Party Store,** 340 Pelham Road, New Rochelle 10805, c/o Veronica Ruiz and George Ruiz. Filed Nov. 4.

**Rock Out Wear Team Rock Out,** 39 Hudson Terrace, No. 314, Yonkers 10701, c/o Daniell N. Luker and William A. Glenn. Filed Nov. 3.

Sole Proprietorships

**Amare Simply Means Love,** 1C Dassern Drive, Dobbs Ferry 10522, c/o Samantha Daniels. Field Nov. 4.

**Eleven11creations,** 45 Old Army Road, Scarsdale 10583, c/o Aubrey Graf-Daniels. Filed Nov. 3.

**Fred Bartasek Training,** 109 Cedar Road, Unit A4, Katonah 10536, c/o Frederick Otto Bartasek. Filed Nov. 4.

**Fun Bunch Line Dance,** 1115 Elm St., Peekskill 10566, c/o Lewis Steven Dillard. Filed Nov. 1.

**High Touch Home Improvement,** 149 N. Broadway, Apt. 4, Yonkers 10701, c/o Raul Fernando Garzon Montoya. Filed Nov. 5.

**J LO Consulting,** 12 Parent Road, Katonah 10536, c/o Mary-John Harkins. Filed Nov. 5.

**Let’s Take a Picture,** 415 Columbus Ave., Apt. C, Tuckahoe 10707, c/o Martina De Marchena. Filed Nov. 5.

**Monique Michaels Photography**, 922 Main St., No. 310, Peekskill 10566, c/o Monique Michaels. Filed Nov. 4.

**MSC Ventures,** 157 Griffen Ave., Scarsdale 10583, c/o Erica B. Broff. Filed Nov. 5.

**Quicktrip.com,** 31 Harrison St., Mount Vernon 10550, c/o Mahlon Zamani Goma. Filed Nov. 3.

**Raymond Lips Electrical Services Etc.**, 802 Pines Bridge Road, Ossining 10562, c/o Raymond I. Lips. Filed Nov. 5.

**Simply Vintage Collectables**, 3173 Wharton Drive, Yorktown Height 10598, c/o Nancy Butterfield. Filed Nov. 5.

**Sylva Pate Photography,** 81 Loomis Ave., Yonkers 10704, c/o Sylvia Pate. Filed Nov. 5.

**Tarrytown Real Estate Now,** 80 S. Broadway, Tarrytown 10591, c/o Owen Davia Leggio. Filed Nov. 3.

**Train SGS,** 66 Main St., Yonkers 10701, c/o Stephanie Gonzales. Filed Nov. 5.

**Travis Thomas,** 2514 Crompond Road, Yorktown Heights 10598, c/o Travis Thomas. Filed Nov. 5.

**Vibe,** 260 Valentine Lane, Unit 1G, Yonkers 10705, c/o Sylvester Hendris. Filed Nov. 1.

**Patents**

**Automatic generation of content using multimedia.** Patent no. 11,170,270 issued to Michele Merler, et al. Assigned to ***IBM,*** Armonk.

**Emulation latch to capture state.** Patent no. 11,169,895 issued to Michael Becht, et al. Assigned to ***IBM,*** Armonk.

**Enhanced adhesive materials and processes for 3D applications.** Patent no. 11,168,234 issued to James Hendrick, et al. Assigned to ***IBM,*** Armonk.

**Generating and managing group reservations of travel resources.** Patent no. 11,170,323 issued to Jennifer Lowe, et al. Assigned to ***Mastercard,*** Purchase.

**Lean vending machine.** Patent no. 11,170,599 issued to Emad Jafa, et al. Assigned to ***IBM,*** Armonk.

**Method for the characterization and monitoring of integrated circuits.** Patent no. 11,169,200 issued to Raphael Robertazzi, et al. Assigned to ***IBM,*** Armonk.

**Methods for treating severe atopic dermatitis by administering an IL-4R inhibitor.** Patent no. 11,167,004 issued to Allen Radin, et al. Assigned to ***Regeneron,*** Tarrytown and ***Sanofi,*** Paris.

**Modified double-magnetic tunnel junction structure suitable for BEOL integration.** Patent no. 11,171,283 issued to Jonathan Sun, et al. Assigned to ***IBM,*** Armonk.

**Readily isolated bispecific antibodies with native immunoglobulin format.** Patent no. 11,168,111 issued to Samuel Davis, et al. Assigned to ***Regeneron,*** Tarrytown.

**SLA-based backup power management during utility power interruption in disaggregated datacenters.** Patent no. 11,169,592 issued to Ruchi Mahindru, et al. Assigned to ***IBM,*** Armonk.

**Stress management scheme for fabricating thick magnetic films of an inductor yoke arrangement.** Patent no. 11,170,933 issued to Hariklia Deligianni, et al. Assigned to ***IBM,*** Armonk.

**System kernel error identification and reporting.** Patent no. 11,169,869 issued to Michael Kasper, et al. Assigned to ***IBM,*** Armonk.

**Two-level sequence learning for analyzing, metering, generating and cracking passwords.** Patent no. 11,171,946 issued to Suresh Chari, et al. Assigned to ***IBM,*** Armonk.