**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Dec. 15 - 21**

**IBEC Language Institute Inc., Airmont vs. Citibank, San Antonio, Texas,** 21-7097-RDD: Adversary proceeding in IBEC Chapter 11 (21-22455), recovery of preferential transfers.

Attorney: Dawn Kirby.

**Highland Operating Ltd., Washingtonville, Anna Jane Biagini, president,** 21-35896-CGM: Chapter 7, assets $0, liabilities $3.

Attorney: Andrew N. Greher.

**Hello Living Developer Nostrand LLC, Monsey, Eli Karp, manager,**

21-22696-SHL: Chapter 11, assets undetermined, liabilities approximately $60.2 million.

Attorney: Leo Fox.

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

**Local business cases, Dec. 15 - 21**

**Santander Consumer USA Inc., et al, vs. Donglo Towing, Yonkers, et al,**

21-cv-10715-PMH: Civil rights, unreasonable seizure.

Attorney: Nicholas A. Duston.

**Peapack-Gladstone Bank, Bedminster, New Jersey vs. Anvil Mechanical Inc., Mount Vernon, et al,** 21-cv-10834-NSR: Breach of contract.

Attorney: Sheila E. Calello.

**Streamlined Consultants, Suffern, et al vs. Forward Financing, Boston, et al,**

21-cv-10838-NSR: Breach of contract.

Attorney: Christopher R. Murray.

**City of Oconomowoc, Wisconsin Wastewater Treatment Utility vs. Dynax Corp., Elmsford, et al,**

21-cv-10906-PMH: Product liability, removal from Westchester Supreme Court.

Attorney: Pro se.

**Greenburgh Shopping Center Associates vs. Debrich Cleaners, Greenburgh,** 21-cv-10921-PMH: Environmental cleanup.

Attorney: Robert B. Weissman.

Deeds

Above $1 million

**154-160 Lockwood LLC,** Yonkers. Seller: Mousa Naber, Yonkers. Property: 154 Lockwood Ave., Yonkers. Amount: $1 million. Filed Dec. 16.

**178 Brady LLC,** Garden City Park. Seller: Brookline Property Corp., Hawthorne. Property: 178 Brady Ave., Mount Pleasant. Amount: $1.5 million. Filed Dec. 16.

**197 Mamaroneck Road LLC,** Yonkers. Seller: Gerald E. Sneider and Claudia H. Sneider, Yonkers. Property: 197 Mamaroneck Road, Scarsdale. Amount: $2 million. Filed Dec. 13.

**555 Pleasantville Road LLC,** Armonk. Seller: Briarway Inc., Waco, Texas. Property: 555 Pleasantville Road, Mount Pleasant. Amount: $5 million. Filed Dec. 13.

**536542 NH LLC,** New York City. Seller: Hillside View Realty LLC, Pleasantville. Property: 540-542 N. High St., Mount Vernon. Amount: $2.2 million. Filed Dec. 13.

**Burack, Daniel A.** and **Carole Burack,** Harrison. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $4.4 million. Filed Dec. 13.

**ELK Parkview LLC,** Rye. Seller: Parkview Equities LLC, Fort Lee, New Jersey. Property: 1 Garrett Place, Yonkers. Amount: $5.8 million. Filed Dec. 14.

**Mariani, Rosario** and **Roseann Mariani,** Harrison. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.6 million. Filed Dec. 15.

**Oestreich, David A.** and **Brenda J. Oestreich**, Scarsdale. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $3.1 million. Filed Dec. 14.

**SCF APEG Holdings LLC,** Greenwich, Connecticut. Seller: Denardo Capital II LLC, Irvington. Property: 30 S. Broadway, Greenburgh. Amount: $8 million. Filed Dec. 14.

**Seawards LLC,** Norwalk, Connecticut. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1 million. Filed Dec. 16.

**SM Westchester LLC,** Irvington. Seller: Cindy Kief and Steven Kief, Irvington. Property: 3 Riverview Court, Greenburgh. Amount: $5.8 million. Dec. 16.

Below $1 million

**2 Shoemaker LCC,** Port Chester. Seller: Valerie Graff, James Williams, Cheryl Blair and Kathleen Bardua, Cortlandt Manor. Property: 40 School St., Cortlandt. Amount: $229,000. Filed Dec. 16.

**4 Quaker Road LLC,** North Salem. Seller: Kate Levy LLC, North Salem. Property: 4 Quaker Road, North Salem. Amount: $799,000. Filed Dec. 13.

**5 AIF Sycamore 2 LLC,** Irvine, California. Seller: Christopher B. Meagher, White Plains. Property: 22 Monroe St., Mount Vernon. Amount: $540,688.45. Filed Dec. 15.

**38 ND LLC,** Peekskill. Seller: City of Peekskill. Property: Central Avenue, Peekskill. Amount: $10,000. Filed Dec. 13.

**110 North Fifth Avenue LLC,** Brooklyn. Seller: Tina Caputo, Danbury, Connecticut. Property: 110 N. Fifth Ave., Mount Vernon. Amount: $999,999. Filed Dec. 16.

**129 Prospect Avenue Owners LLC**, Port Chester. Seller: Dawn M. Sileo and Jodi L. D’Agostinis, Mamaroneck. Property: 129 Prospect Ave., Mamaroneck. Amount: $820,00. Filed Dec. 14.

**318 Fifth Avenue Realty LLC,** Bronx. Seller: 35 Sunset LLC, Thornwood. Property: 318 Fifth Ave., Pelham. Amount: $900,000. Filed Dec. 16.

**325 North Broadway Associates LLC,** Yonkers. Seller: 325 Broadway LLC, New City. Property: 325 N. Broadway, Yonkers. Amount: $740,000. Filed Dec. 13.

**423 Central LLC,** Peekskill. Seller: City of Peekskill. Property: South Street, Peekskill. Amount: $22,000. Filed Dec. 13.

**436 East Fifth East Corp.,** Mount Vernon. Seller: East Fifth Development Group LLC, Mount Vernon. Property: 436 E. Fifth St., Mount Vernon. Amount: $272,000. Filed Dec. 14.

**722 Frost Avenue LLC**,

Croton-on-Hudson. Seller: Anthony Ciani, Cortlandt Manor. Property: 722 Frost Ave., Peekskill. Amount: $485,000. Filed Dec. 13.

**78 NB LLC,** Yonkers. Seller: Jerry Sachar and Pauline M. Sachar, Yonkers. Property: 78 N. Broadway, Yonkers. Amount: $750,000. Filed Dec. 13.

**Bellview Avenue No. 1 Builder LLC,** Rye. Seller: Osvaldo Panetta, Thornwood. Property: Bellview Avenue, Mount Pleasant. Amount: $100,000. Filed Dec. 14.

**Bellomo, Liborio S.** and **Nancy Rossi,** Pelham. Seller: Chittenden Construction Corp., New Rochelle. Property: 23 Christine Ave., Yonkers. Amount: $310,000. Filed Dec. 14.

**BQ Home Improvement Inc.,** Crompond. Seller: Dares Lane Realty Corp., Mohegan Lake. Property: 12 Dares Lane, Cortlandt. Amount: $400,000. Filed Dec. 15.

**Bustamante, Alexis A.,** Bronx. Seller: 24 Woodrow Avenue Corp., Yonkers. Property: 15 Potomac St., Yonkers. Amount: $160,000. Filed Dec. 14.

**Cogitandum Inc.,** Briarcliff Manor. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73-2D Spring St., Ossining. Amount: $310,000. Filed Dec. 13.

**Cyroproperties Corp.,** Yonkers. Seller: Johanna Harris, College Park, Georgia. Property: 4 Oliver Ave., Greenburgh. Amount: $339,225. Filed Dec. 16.

**Dorgan, William J.,** and **Eileen Dorgan,** Pound Ridge. Property: 119 Barnegat Road, Pound Ridge. Amount: $50,000. Filed Dec. 15.

**East Fifth Development Group LLC,** Hicksville. Seller: Irvin Taylor, Freeport. Property: 436 E. Fifth St., Mount Vernon. Property: $60,000. Filed Dec. 13.

**Ferdinand Properties Management LLC,** New Rochelle. Seller: Lynelle Griffin and Christopher Griffin, Scarsdale. Property: 759 Wilmot Road, New Rochelle. Amount: $535,000. Filed Dec. 14.

**George, Sajan,** Congers. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73 Spring St., Unit 2E, Ossining. Amount: $3110,000. Filed Dec. 16.

**Gilda Development Realty Corp.,** Pelham Manor. Seller: Peter Zambernardi, Pelham. Property: 442 Sixth Ave., Pelham. Amount: $725,000. Filed Dec. 14.

**HCM Dolma LLC,** Scarsdale. Seller: William C. Bohn and Jaclyn Bohn, White Plains. Property: 21 Hazelton Road, White Plains. Amount: $799,000. Filed Dec. 16.

**IREP-CG 16 Hollow LLC,** New York City. Seller: 16HRR LLC, Mount Kisco. Property: 16 Hollow Ridge Road, New Castle. Amount: $650,000. Filed Dec. 14.

**Lockwood, Justin** and **Erica Lockwood,** Yonkers. Seller: 4 West Street LLC, Valhalla. Property: 192 Albany Ave., Mount Pleasant. Amount: $890,000. Filed Dec. 13.

**Melo, Lisbeth** and **Ignacio Jaview Gomez Santiago,** Bronx. Seller: 451 North Terrace Avenue LLC, Mount Vernon. Property: 451 N. Terrace Ave., Mount Vernon. Amount: $885,000. Dec. 14.

**Meriweather, Tiara,** New York City. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Blvd., Yonkers. Amount: $597,750. Filed Dec. 15.

**Moore Vernon LLC**, Bronx. Seller: Charmaine Miles, Bronx. Property: 136 N. High St., Mount Vernon. Amount: $425,000. Filed Dec. 17.

**P and B Yonkers LLC,** Yonkers. Seller: Anthony Milicia and Antonina Coraci, Franklin Square. Property: 43 Post St., Yonkers. Amount: $125,000. Filed Dec. 13.

**Polls Property Inc.,** Bronxville. Seller: Craig Stevens, Mount Vernon. Property: 23 Orchard St., Mount Vernon. Amount: $765,000. Filed Dec. 13.

**RLIF East 5 LLC,** Annapolis, Maryland. Seller: Ijan-B Realty LLC, Armonk. Property: 215 Business Park Drive, North Castle. Amount: 36 million. Filed Dec. 16.

**Roa Hook Group LLC,** New York City. Seller: Route 9 Cortlandt LLC, Armonk. Property: 87 Hook Road, Cortlandt. Amount: $185,000. Filed Dec. 13.

**Silva, Raul J.** and **Matilde C. Silva,** Greenwich, Connecticut. Seller: 83 Webster Road LLC, Harrison. Property: 83-85 Webster Ave., Harrison. Amount: $1.6 million. Filed Dec. 14.

**Victoria and Bonsu LLC,** Bronx. Seller: RMJ Developers LLC, Yorktown Heights. Property: 2 Bretton Road, Yonkers. Amount: $880,000. Filed Dec. 14.

**WL Homes LLC,** Scarsdale. Seller: Antoinette DeSantis, Scarsdale. Property: 31 Weaver St., Scarsdale. Amount: $705,000. Filed Dec. 16.

Judgments

**Abdelqader, Amir,** New Rochelle. $9,007.84 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 13.

**Agid, Samantha,** Yonkers. $3,005.33 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed Dec. 14.

**Alacron, Riveros,** Mount Vernon. $3,091.08 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Dec. 14.

**Albert, Mauricia,** Pelham. $3,031.70 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 14.

**Alejos, Jennifer,** Mount Kisco. $9,472.11 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

**Alexander, Howard C.,** Thornwood. $9,456.72 in favor of San Diego, California. Filed Dec. 14.

**Alexis, Roosevelt,** White Plains. $1,580.94 in favor of Unifund CCR LLC, Cincinati, Ohio. Filed Dec. 17.

**Alfano, Yamira M.,** Pleasantville. $4,147.13 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 17.

**Allen, Kristen L.,** Hartsdale. $18,748.56 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

**Allen, Pauline,** Mount Vernon. $4,523 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

**Allrozamo, Wazim S.,** Yonkers. $7,512.13 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Dec. 14.

**Alper, David,** White Plains. $14,483.35 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 13.

**Cola, Thomas E.,** Armonk. $4,138.84 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 16.

**Cooper, Violet,** Mount Vernon. $6,644.65b in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

**Cordero, Javi,** Sleepy Hollow. $7,417.87 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 17.

**Cordejo, Gladys,** Cortlandt Manor. $7,885.49 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 16.

**Corsino, Maria D.,** Yonkers. $10,726.42 in favor of JPMorgan Chase Bank National Association, Wilmington. Filed Dec. 16.

**Cote, Sylvian M.,** South Salem. $42,336.41 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

**Czarniecki, Stephen J.,** Cortlandt Manor. $20,512.39 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 16.

**Davis, Damian E.,** Yonkers. $6,319.39 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 13.

**Wright, Corey A.,** Pelham. $6,825.54 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

**Xolocotzi, Maricela,** Yonkers. $7,437.34 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 14.

**Yi, Thomas,** Katonah. $6,646.26 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

*Failure to carry insurance or for work-related injuries and illnesses, Dec. 16 to Dec. 22, 2021.*

**18 Chatsworth Ltd.** d.b.a **Anna Maria’s Social**, Larchmont. Amount: $4,500.

**295 Yonkers Associates LLC**, Yonkers. Amount: $29,500.

**Cayley Barrett Associates Ltd.**, White Plains. Amount: $20,000.

**Hosh Yoga Inc.**, Mamaroneck. Amount: $3,500.

**JJGC LLC**, Goldens Bridge. Amount: $1,500.

**Navina Charles Certified Registered Nurse Anesthetist PC**, Mohegan Lake. Amount: $20,500.

**Rothman’s of Westchester** d.b.a **Rothmans**, Scarsdale. Amount: $4,950.

**Stake LLC**, Pound Ridge. Amount: $25,000.

**The Grayson Company LLC**, Mamaroneck. Amount: $2,000.

**Westchester Seal & Repair LLC**, White Plains. Amount: $2,500.

Lis Pendens

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

**Ahmad, Alta** and **Kaiser Ahmad,** as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $500,000 affecting property located at 91 Paulding Drive, Chappaqua. Filed Dec. 16.

**Casper, Deirdre M.,** as owner. Filed by New Residential Mortgage Loan Trust. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 9 Main St., South Salem. Filed Dec. 13.

**Fay, Carolyn S.**, as owner. Filed. By Bank of America Funding Corp. Action: Foreclosure of a mortgage in the principal amount of $350,000 affecting property located at 41 Linwood Road, New Rochelle. Filed Dec. 16.

**Jalca, Felix** and **Johanna Jalca**, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 285 Ravencrest Road, Yorktown. Filed Dec. 14.

**Manuel, Seijas,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $290,000 affecting property located at 139 Park Ave., Yonkers. Filed Dec. 14.

Mechanic’s Liens

**1 Ridge Hill LLC,** Yonkers. $106,088 in favor of NYS Construction Corp., Matawan, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Filed Dec. 14.

**235-245 Delaware Realty Association LLC,** White Plains. $25,000 in favor of Herman Stewart Construction and Development Inc., Lanham, Maryland. Property: 235 Main St., White Plains. Filed Dec. 15.

**629 Fifth Avenue Realty LLC**, Pelham. $12,816.45 in favor of Luxor Kitchens, Brooklyn. Property: 629 Fifth Ave., Pelham. Filed Dec. 13.

**LMV II MMP Holdings LP,** White Plains. $63,331.79 in favor of AV Design and Integration Inc., Valhalla. Filed Dec. 16.

**Rayford Deverne and Sons Inc.,** Peekskill. $45,432 in favor of Corrado Contracting and Maintenance, Katonah. Property: 1564 E. Boulevard, Peekskill. Filed Dec. 15.

**Santiago, Steven,** Ossining. $78,350 in favor of New Wave Construction Corp., Danbury, Connecticut. Property: 57 N. Malcolm St., Ossining. Filed Dec. 15.

**Tuckahoe Kids Ventures LLC,** Eastchester. $13,000 in favor of Danny’s General Contracting Inc., Cortlandt Manor. Filed Dec. 16.

**White Plains Hospital Center Foundation,** White Plains. $368,834.91 in favor of U.S.A Hoist Company Inc., Chicago, Illinois. Filed Dec. 16.

New Businesses

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

Partnerships

**Ad 55 N Malcolm,** 55 N. Malcolm St., Ossining 10562, c/o Dwight S. Walker and Alton W. Walker. Filed Dec. 18.

**Pink & Pretty Relevant,** 155 W. Second St., Mount Vernon 10550, c/o Simone Berdoe and Bennae Rodgers. Filed Dec. 16.

Sole Proprietorships

**Alizetis Best Personal Products,** 22 Donald Lane, Ossining 10562, c/o Judith Phyllis Abe. Filed Dec. 16.

**Christopher Ciara,** 18 Gramercy Ave., Yonkers 10701, c/o Radcliffe Lawrence. Filed Dec. 15.

**Cupcake Cutie Creations,** 455 Tarrytown, No.1318, White Plains 10607, c/o Montika Day-Jones. Filed Dec. 13.

**Eve Artisanal Jewelry & More,** 113 N. Seventh Ave., No. 2, Mount Vernon 10550, c/o Elvia A. Nunez Ramirez. Filed Dec. 16.

**Jetpack Design Co.,** 921 Diven St. No. 209, Peekskill 10566, c/o Daniel P. Cerrato. Filed Dec. 16.

**Juice Time,** 17 Adams St., Bedford Hills 10507, c/o Nuo Camaj. Filed Dec. 13.

**Just Sew Suzie,** 523 Larchmont Acres, Apt. C, Larchmont 10538, c/o Susan Granata. Filed Dec. 13.

**Maven Media Management,** 19 High St., Croton-on-Hudson 10520, c/o Camila P. Maturana. Filed Dec. 16.

**Pizzuti Realty,** 46 Glen Road, Eastchester 10709, c/o Michele Pizzuti. Filed Dec. 14.

**Simply Sterling,** 351 Old Kensico Road, White Plains 10603, c/o Frances Correa. Filed Dec. 16.

**That Saturday,** 51 Dell St., Sleepy Hollow 10591, c/o Lili Zegri. Filed Dec. 16.

**World Scents,** 60 Snowden Ave., Ossining 10562, c/o Barbara E. Robinson. Filed Dec. 14.

**Patents**

**WEST**

**Apparatus and method for policy-driven business process exception handling.** Patent no. 11,205,150 issued to Jun-Jang Jeng, et al. Assigned to ***IBM,*** Armonk.

**Bump connection placement in quantum devices in a flip-chip configuration.** Patent no. 11,205,035 issued to Dongbing Shao, et al. Assigned to ***IBM,*** Armonk.

**Coalescing global completion table entries in an out-of-order processor.** Patent no. 11,204,772 issued to Joe Silberman, et al. Assigned to ***IBM,*** Armonk.

**Edge-based adaptive machine learning for object recognition.** Patent no. 11,205,100 issued to Nirmit Desai, et al. Assigned to ***IBM,*** Armonk.

**Facilitating mitigation of dangerous activities.** Patent no. 11,205,208 issued to Michael Gordon, et al. Assigned to ***IBM,*** Armonk.

**Formation of carbon nanotube-containing devices.** Patent no. 11,205,754 issued to Ali Afzali-Ardakani, et al. Assigned to ***IBM,*** Armonk.

**Handshake to establish agreement between two parties in virtual reality.** Patent no. 11,204,648 issued to Michael Friedman, et al. Assigned to ***Mastercard,*** Purchase.

**IoT-driven proprioceptive analytics with automated performer feedback.** Patent no. 11,205,350 issued to Craig Trim, et al. Assigned to ***IBM,*** Armonk.

**Method for fabricating a magnetic material stack.** Patent no. 11,205,541 issued to Hariklia Deligianni, et al. Assigned to ***IBM,*** Armonk.

**Polymer and molten-ion conductive salt and silicon interface for decreased interfacial resistance.** Patent no. 11,205,800 issued to John Collins, et al. Assigned to ***IBM,*** Armonk.

**Real-time data-quality analysis.** Patent no. 11,204,851 issued to Arun Iyengar, et al. Assigned to ***IBM,*** Armonk.

**Scalable space-time density data fusion.** Patent no. 11,204,896 issued to Conrad Albrecht, et al. Assigned to ***IBM,*** Armonk.

**Switched fabric network routing-mode selection.** Patent no. 11,206,226 issued to Pasquale Catalano, et al. Assigned to ***IBM,*** Armonk.

**Thin cathode for micro-battery.** Patent no. 11,205,777 issued to Esin Akca, et al. Assigned to ***IBM,*** Armonk.