WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, January 12 - 18**

**Findlay Estates LLC, Suffern vs. PFSS 2020 Holding Co., Chicago, et al,** 22-7006-RDD: Adversary proceeding in Findlay Estates Chapter 11 (21-22647).

Attorney: Leo Fox.

**ESA BBQ LLC, White Plains, managing member James Goldman,** 22-22012-SHL: Chapter 11, assets and liabilities $100,000 to $500,000.

Attorney: Anne J. Penachio.

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

**Local business cases, January 12 - 18**

**The Lalo Group Inc., New Paltz, et al, vs. United States of America,**

22-cv-3376-KMK: Unlawful detention.

Attorney: Paul O'Dwyer.

**Erodita Xiomara Perez Salguero vs. Luigi O'Grady's Deli and Catering, Pearl River, et al,**

22-cv-411-VB: Fair Labor Standards Act, collective action.

Attorney: Lina Stillman.

**Liberty Mutual Insurance Co., Boston vs. Communications Specialists Inc, Fishkill, et al,**

22-cv-429: Insurance.

Attorney: Brian R. Biggie.

**Francesca Sotanski, Ulster County vs. Standback General Contractors, New Windsor, et al,**

22-cv-444: Job discrimination.

Attorneys: Stefanie L. Shmil, Steven J. Fingerhut.

Deeds

Above $1 million

**34 Courtlandt LLC** and **RAL South LLC,** Yonkers. Seller: D. Magnan and Company Inc., Mount Vernon. Property: 34 Cortlandt St., Mount Kisco. Amount: $3 million. Filed Jan. 11.

**130 Elm Holdings LLC,** Brooklyn. Seller: 130 Elm LLC, Brooklyn. Property: 130 Elm St., Yonkers. Amount: $1.6 million. Filed Jan. 12.

**Cohen Purchase Building Company LLC,** New York City. Seller: Joseph A. Maria, White Plains. Property: 975 Anderson Hill Road, Rye. Amount: $26.1 million. Filed Jan. 13.

**Cortlandt Depeyster LLC,** Mount Vernon. Seller: Cortlandt Court LLC, White Plains. Property: 151 Cortlandt St., Mount Pleasant. Amount: $1.8 million. Filed Jan. 10.

**Finger, Sean Nils,** Briarcliff Manor. Seller: Acadia Enterprises LLC, Palm Beach Gardens, Florida. Property: 63 Cottonwood Lane, Ossining. Amount: $1.8 million. Filed Jan. 13.

**Katonah Firehouse LLC,** Katonah. Seller: 156 Katonah Avenue LLC, Pound Ridge. Property: 156 Katonah Ave., Bedford. Amount: $2.3 million. Filed Jan. 10.

**Layla Apartments LLC,** White Plains. Seller: Harborview Properties I LLC, Larchmont. Property: 100 Tarryhill Way, Greenburgh. Amount: $19.1 million. Filed Jan. 11.

**Livanos, John** and **Katrina Livanos,** Scarsdale. Seller: 5 Split Tree Realty LLC, Bronx. Property: 5 Split Tree Road, Mamaroneck. Amount: $2.7 million. Filed Jan. 14.

**Liv Will Purdy 7 LLC,** Harrison. Seller: Mount Pleasant Avenue Associates LLC, Harrison. Property: 7-9 Purdy St., Harrison. Amount: $1.4 million. Filed Jan. 11.

**Maloney, Mathew** and **Kathryn Maloney**, Southampton. Seller: ATMJ LLC, Bronxville. Property: 44 Masterton Road, Eastchester. Amount: $5 million. Filed Jan. 12.

**Muehlhauser, Robert** and **Regina Liang Muehlhauser,** Pleasanton, California. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.1 million. Filed Jan. 10.

**NW Plains Venture LLC,** New York City. Seller: ABT Kids Inc., Scarsdale. Property: 27 Holland Ave., White Plains. Amount: $6 million. Filed Jan. 10.

**Pellicano, Lous** and **Marcella Pellicano,** Naples, Florida. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $3.1 million. Filed Jan. 10.

Below $1 million

**14-16 Chauncey Avenue LLC,** New Rochelle. Seller: F.L. Hunter Ltd., Scarsdale. Property: 14-16 Chauncey Ave., New Rochelle. Amount: $700,000. Filed Jan. 10.

**24 Spring LLC,** New York City. Seller: Barbara Brewer Kuhl Mair, Valhalla. Property: 24 Spring, Mount Pleasant. Amount: $500,000. Filed Jan. 13.

**34 Graham Road LLC**, Hartsdale. Seller: Susan Borrows, Scarsdale. Property: 27-29 Fremont St., Harrison. Amount: $726,500. Filed Jan. 12.

4**8 Pelham Property LLC,** New York City. Seller: 48 Pelham Property LLC, New York City. Property: 48 First St., Pelham. Amount: $345,228. Filed Jan. 12.

**97 Way LLC,** Yonkers. Seller: Kristi L. Larson, Yonkers. Property: 97 Winfred Ave., Yonkers. Amount: $550,000. Filed Jan. 11.

**153 Broadway Associates HW LLC,** Hawthorne. Seller: Broadway 15 Associates LLC, Goshen. Property: 153 Broadway, Mount Pleasant. Amount: $925,000. Filed Jan. 11.

**215 EPY LLC,** Brooklyn. Seller: GF Ternopil Properties Inc., Yonkers. Property: 213 Edwards, Yonkers. Amount: $525,000. Filed Jan. 10.

**Arroyo, Christopher,** Elmhurst. Seller: Vanta Holdings Corp., Yonkers. Property: 163 Shonnard Terrace, Yonkers. Amount: $685,000. Filed Jan. 10.

**Daoud Realty LLC**, White Plains. Seller: Catherine Gunther, Hastings-on-Hudson. Property: 21 Greystone Terrace, Yonkers. Amount: $410,000. Filed Jan. 10.

**Deal House Capital Fund LLC,** Mamaroneck. Seller: Jean Ricci, White Plains. Property: 111 Trenton Ave., White Plains. Amount: $390,000. Filed Jan. 10.

**Essar Group LLC,** Pleasantville. Seller: Gerd S. Alexander, New York City. Property: 10 City Place, White Plains. Amount: $1.4 million. Filed Jan. 11.

**GS River LLC,** Brooklyn. Seller: Payel Banerjee, Bedford. Property: 49 Rock Hill Road, Bedford. Amount: $750,000. Filed Jan. 12.

**IM Eastern Parkway LLC**, New York City. Seller: Deal House Capital Fund I LLC, Mamaroneck. Property: 111 Trenton Ave., White Plains. Amount: $430,000. Filed Jan. 10.

**Justiniano, Fernando** and **Patrice Justiniano,** Bronx. Seller: LAO Realty LLC, Chappaqua. Property: 45 Shirley Lane, Greenburgh. Amount: $572,500. Filed Jan. 13.

**Lady Carter Holdings LLC,** Yorktown Heights. Seller: Alan A. Morrison and Sharon M. Morrison, Poughquag. Property: 116 Seventh St., Cortlandt. Amount: $235,000. Filed Jan. 11.

**Mitra, Joydev** and **Michelle Lopez**, New Rochelle. Seller: PTM Capital LLC, New Rochelle. Property: 108 Pengilly Drive, New Rochelle. Amount: $993,200. Filed Jan. 12.

**Madison Bay LLC,** Great Neck. Seller: Cheryl Elin-Smith, Yonkers. Property: 10 Gibson Place, Yonkers. Amount: $336,000. Filed Jan. 10.

**Moffatt, Yoka,** Bronx. Seller: Zion 126 Inc., Flushing. Property: 516 Sixth Ave., Mount Vernon. Amount: $540,000. Filed Jan. 10.

**Munroe, Tanya,** Maiden, Massachusetts. Seller: CEBR Properties LLC, Briarcliff Manor. Property: 313 Kemeys Cove, Ossining. Amount: $420,000. Filed Jan. 12.

**New Millenium Development LLC**, Mahopac. Seller: Peter A. Korn and Marian B. Korn, New Rochelle. Property: 28 Kewanee, New Rochelle. Amount: $450,000. Filed Jan. 11.

**Nigro, Steven A.** and **Eileen P. Nigro,** Mamaroneck. Seller: Acqua Capital LLC, White Plains. Property: 459 S. Lexington Ave., White Plains. Amount: $704,000. Filed Jan. 10.

**Trid LLC**, Pleasantville. Seller: Essar Group LLC, Pleasantville. Property: 86 Farm Lake Crescent, New Castle. Amount: $750,000. Filed Jan. 10.

Judgments

**Alcantara, Manuel,** Ossining. $9,785.48 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

**Ayers, Allen,** Mount Vernon. $19,802.84 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Castillo, Jessica,** New Rochelle. $14,419.58 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**DBD Electronics Inc.,** Cortlandt Manor. $20,936.53 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

**Depina, Gina D.,** White Plains. $3,468.04 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Dimitrion, Anastasia,**

Hastings- on-Hudson. $11,869.10 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Garcia, Chelsea N.,** New Rochelle. $8,644.52 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 10.

**Giewat, Meri,** Bedford Hills. $18,161.90 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

**Gouglin, Tra,** Dobbs Ferry. $5,915.67 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 10.

**Keita, Bamory,** Yonkers. $50,796.81 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Kelly, Christopher,** Waccabuc. $57,457.32 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Klinegalkin, Jen,** White Plains. $16,779.85 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 10.

**Luca, Edlira,** Hastings-on-Hudson. $12,095.48 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Lutar, Zoe,** North Salem. $17,862.61 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Fitwoman LLC,** Mamaroneck. $323,457.71 in favor of 1100 East Boston Post Road LLC, Briarcliff Manor. Filed Jan. 10.

**Mays, Irene,** Irvington. $14,200.68 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

**McKnight, Andrew,** Mount Vernon. $4,723.98 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 10.

**Soler, Daniel,** Cortland Manor. $20,936.53 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

**Tuano, Rainier S.,** Pound Ridge. $4,363 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

**Williams, Richard,** Yonkers. $5,937.80 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 12.

JUDGMENTS

WORKERS’ COMPENSATION BOARD

*Failure to carry insurance or for work-related injuries and illnesses, Jan. 13 to Jan. 19, 2022.*

**A2A Pharmaceuticals Inc.**, Chappaqua. Amount: $3,000.

**Austin Plumbing & Heating Company Inc.**, Briarcliff Manor. Amount: $4,500.

**Carroll, John K.** and **Elizabeth Carroll**, Mount Kisco. Amount: $7,000.

**Dip-In Car Wash Corp.**, Mamaroneck. Amount: $11,000.

**K.J.O. Construction Inc.**, Ossining. Amount: $117,710.88.

**Kapatid Inc.**, Pleasantville. Amount: $20,000.

**Nisa Enterprises LLC**, Chappaqua. Amount: $82,879.26.

**Odutayo, Kolawole** and **Mirella Odutayo**, Mount Vernon. Amount: $182,541.64.

**Proform Tennis LLC**, Rye Brook. Amount: $25,000.

**Triple D Auto Body Corp.**, Mount Vernon. 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.*

**Gilbert, David,** as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of $682,500 affecting property located at 50 E. Hartsdale Ave., Hartsdale. Filed Jan. 12.

**Wintich, Janet B.,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $350,000 affecting property located at 26 Bretton Road, Scarsdale. Filed Jan. 12.

**Vanderhorst, Donna,** as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of $400,000 affecting property located at 11 Deerhaunt Drive, Croton-on-Hudson. Filed Jan. 14.

Mechanic’s Liens

**48-50 Saratoga Realty Group**, as owner. $7,450 in favor of David Bueso Ramos, Yonkers. Filed Jan. 13.

**901 Properties LLC,** White Plains. $62,400 in favor of Bear Glass Inc., Queens. Property: 901 N. Broadway, White Plains. Filed Jan. 11.

**131-151 Purchase Street Investor 1 LLC,** as owner. $776,153.62 in favor of Emergency Service Group Inc., Boynton Beach, Florida. Filed Jan. 14.

**1133 Westchester Avenue LLC,** as owner. $907,145.47 in favor of DC Plumbing and Heating Inc., Babylon. Filed Jan. 3.

**Cl-S Chappaqua Fee Owner I-A LLC,** as owner. $7,853.99 in favor of Sunbelt Rentals Inc., Columbus, Ohio. Filed Jan. 13.

New Businesses

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

Partnerships

**Moore-Defurio Partnership,** 465 Columbus Ave., Valhalla 10595, c/o Nicholas Moore and Edward De Furio. Filed Jan. 12.

Sole Proprietorships

**22 Woodway Road Funding Associates,** 133 Parkway Road, Bronxville 10708, c/o Alan Snider Profit Sharing Plan. Filed Jan. 10.

**Ayira Candle Co.,** 33 Fisher Court, Apt. 4A, White Plains 10601, c/o Leonard Lo’Chena. Filed Jan. 13.

**Booked By Stef,** 2249 Sultana Drive, Yorktown Heights 10598, c/o Stefani Ruth DiBuona. Filed Jan. 14.

**Cherish Forever,** 33 Barker Ave., Apt. 5D, White Plains 10601, c/o Annette Birgit Bunnell. Filed Jan. 14.

**Doloboy Productions**, 3 Greenburgh Commons, White Plains 10603, c/o Kahmel Hill. Filed Jan. 14.

**Elle Doula Services,** 386 Sommerville Place, Yonkers 10703, c/o Elise Alahakoon. Filed Jan. 13.

**Failed Opportunities Learned Longevity N Hgrubneev,** 3 Greenburgh Commons, White Plains 10603, c/o Khaleek Hill. Filed Jan. 14.

**Fame Candles,** 118 Cooper Drive, Apt. 1A, New Rochelle 10801, c/o Mandalena Deda. Filed Jan. 11.

**Genre Eventz,** 39 Maple St., White Plains 10603, c/o Michelle Grant. Filed Jan. 10.

**Just Curious,** 1 Hillside Ave., Goldens Bridge 10526, c/o Zingisani A. Mkefa. Filed Jan. 11.

**Ketina’s Cleaning Services,** 226 Fifth Ave., New Rochelle 10801, c/o Ketina Ramos. Filed Jan. 10.

**Laboys Real Estate Construction,** 525 Westbrook Drive, Cortlandt Manor 10567, c/o Edgar Laboy. Filed Jan. 13.

**Linda’s Books & Goods,** 1681 Amazon Road, Mohegan Lake 10547, c/o Diego Ortiz. Filed Jan. 12.

**NY Vending1,** 19 North Lane, Katonah 10536, c/o Mark Lasar. Filed Jan. 10.

**Omimbi Cleaning Service,** 80 Harding Ave., White Plains 10606, c/o Johnny Daniel Moren Zhini. Filed Jan. 13.

**Pridetech Entertainment,** 56 Sheridan Ave., Apt. G, Mount Vernon 10552, c/o James Chaliz. Filed Jan. 13.

**Robert Liggio Music,** 510 Carroll Ave., Mamaroneck 10543, c/o Robert Victor Liggio. Filed Jan. 10.

**RZ Creative,** 2 Louisiana Ave., Bronxville 10708, c/o Robert Zengotita. Filed Jan. 13.

**Sweetgreen,** 696 White Plains Road, Scarsdale 10583, c/o Jonathan Neman. Filed. Filed Jan. 14.

**Zaninetti General Construction,** 512 N. High St., Apt. 1C, Mount Vernon 10552, c/o Elder Janinetti. Filed Jan. 14.

Patents

**Compact dipole antenna design.** Patent no. 11,228,111 issued to Duixian Liu, et al. Assigned to ***IBM,*** Armonk.

**Computational efficiency in symbolic sequence analytics using random sequence embeddings.** Patent no. 11,227,231 issued to Lingfei Wu, et al. Assigned to ***IBM,*** Armonk.

**Cost-effective delivery of network connectivity to remote areas.** Patent no. 11,228,961 issued to Dinesh Verma, et al. Assigned to ***IBM,*** Armonk.

**Dynamic eye-condition self-diagnosis.** Patent no. 11,224,339 issued to Raghav Batta, et al. Assigned to ***IBM,*** Armonk.

**Genetically modified major histocompatibility complex mice.** Patent no. 11,224,208 issued to Lynn MacDonald, et al. Assigned to ***Regeneron,*** Tarrytown.

**Information and data collaboration among multiple artificial intelligence (AI) systems.** Patent no. 11,227,224 issued to Craig Trim, et al. Assigned to ***IBM,*** Armonk.

**Method and apparatus for identifying semantically related records.** Patent no. 11,227,002 issued to Oktie Hassanzadeh, et al. Assigned to ***IBM,*** Armonk.

**Method and system for consumer-initiated transactions using encrypted tokens.** Patent no. 11,227,284 issued to Ilgin Safak, et al. Assigned to ***Mastercard,*** Purchase.

**Nonhuman animals expressing pH-sensitive immunoglobulin sequences.** Patent no. 11,224,207 issued to John McWhirter, et al. Assigned to ***IBM,*** Armonk.

**Transmon qubit flip-chip structures for quantum computing devices.** Patent no. 11,227,229 issued to Jerry Chow, et al. Assigned to ***IBM,*** Armonk.