WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Jan. 19-25**

**Carnation Home Fashions Inc., Newburgh, Richard Bloomer, president,** 22-35018-CGM: Chapter 11, assets $323,378, liabilities $957,467.

Attorney: Michelle L. Trier.

**U.S. Trustee vs. 29-31 Clinton St. LLC, Monsey, et al,** 22-7007-RDD: Fraudulent transfer, adversarial proceeding in Shaje Wasserman Chapter 7 (20-22146).

Attorney: William Macreery.

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

**Local business cases, Jan. 19-25**

**Den Outdoors Inc., Rhinecliff vs. Den Construction LLC, Phoenix, Arizona,** 22-cv-484-PMH: Trademark infringement.

Attorney: Nicholas R. Ranallo.

**Nikeia Williams, Dutchess County vs. Cabrini of Westchester, Dobbs Ferry, et al,** 22-cv-491-PMH: Job discrimination.

Attorneys: Hannah Kucine, Dorina Cela.

**NYenvironcom, New Paltz, et al, vs. Dragon Springs Buddhist Inc., Cuddeybackville,**

22-cv-513-VB: Clean Water Act,

Attorney: Christopher E. Murray.

**Latoya Snowden, Monticello vs. Sullivan County Adult Care Center, Liberty, et al,** 22-cv-514-VB: Job discrimination.

Attorney: Michael C. Anderson.

**Stephen Strocchia-Rivera, Rhinebeck vs. Ramapo for Children Inc., Rhinebeck,** 22-cv-526-NSR: Job discrimination.

Attorney: Raymond Nardo.

**RW 175 Realty LLC, New City vs. Westchester Surplus Lines Insurance Co., Philadelphia,**

22-cv-573-NSR: Breach of contract, insurance, removal from Rockland Supreme Court.

Attorney: Matthew S. Aboulafia.

**London Luxury LLC, New Rochelle vs. Walmart Inc., Bentonville, Arizona,** 22-cv-599-CS: Contract dispute, removal from Westchester Supreme Court.

Attorney: Stephen R. Neuwirth.

**Kimberly Estrada, Bronx vs. Sedgwick Hotel Corp., New Rochelle, et al,** 22-cv-645: Fair Labor Standards Act.

Attorney: Mohammed A. Gangat.

Deeds

Above $1 million

**58 Bruce Avenue Realty LLC,** Yonkers. Seller: 58 Bruce Avenue Corp., Yonkers. Property: 58 Bruce Ave., Yonkers. Amount: $2.1 million. Filed Jan. 19.

**67 Grant Avenue Associates LLC,** Harrison. Seller: 67 Grant Avenue Inc., Harrison. Property: 67 Grant Ave., Harrison. Amount: $6.5 million. Filed Jan. 21.

**Alice Realty LLC,** Pelham. Seller: Ferris Hill LLC, New York City. Property: 59 Ferris Place, Ossining. Amount: $2.3 million. Filed Jan. 18.

**Carey, David Franklin** and **Lauri Friedman Carey**, White Plains. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $3.1 million. Filed Jan. 21.

**Diaz-Albertini, Antonio** and **Mary Diaz-Albertini,** Harrison. Seller: 5 Kids LLC, Harrison. Property: 3 Central Trail, Harrison. Amount: $3.2 million. Filed Jan. 18.

**Homola, Edward** and **Kelly Homola**, Bronx. Seller: LAM Investment Co., New Rochelle. Property: 116 Overlook Road, New Rochelle. Amount: $1.1 million. Filed Jan. 18.

**HVP IV Chappaqua LLC,** Chicago, Illinois. Seller: SGP USPF V Chappaqua Retail Owner LP, Madison, New Jersey. Property: 480 Bedford Road, New Castle. Amount: $79.5 million. Filed Jan. 21.

**L’Immortale LLC,** Scarsdale. Seller: Robert D. Cromwell and Sarit L. Rozycki, Scarsdale. Property: 54 Sheldrake Road, Scarsdale. Amount: $3.5 million. Filed Jan. 21.

**Marengo Farms LLC,** Bedford Hills. Seller: Kent Farrington LLC, Wellington, Florida. Property: 263 Banksville Road, North Castle. Amount: $2.1 million. Filed Jan. 21.

**Pins, Ashley Brooke** and **Samuel Edward Matalon,** New York City. Seller: Westchester Land Development Group LLC, Montrose. Property: 27 Orchard Drive, North Castle. Amount: $1.8 million. Filed Jan. 19.

**Panetta, Cosimo**, Mamaroneck. Seller: 80-82 Second Street Inc., Harrison. Property: 80-82 Second St., Harrison. Amount: $1.6 million. Filed Jan. 21.

**Patel, Arpita Suresh** and **Yatrik Shah,** Secaucus, New Jersey. Seller: 8 Bush LLC, Elmhurst. Property: 112-114 Crotona Ave, Harrison. Amount: $1.6 million. Filed Jan. 19.

**Price, Davis S.** and **Sara R. Price,** Katonah. Seller: 189 Beaver Dam Road LLC, Darien, Connecticut. Property:189 Beaver Dam Road, Bedford. Amount: $2.5 million. Filed Jan. 21.

**Thrall, Thalia A.** and **John M. Zizzo,** New York City. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.9 million. Filed Jan. 21.

**Tomaino, Michael T.,** Rye. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit D105, Rye. Amount: $1.6 million. Filed Jan. 19.

**Westchester AM Properties LLC,** Monsey. Seller: 143 School Street Realty Corp., Pleasantville. Property: 143 School St., Yonkers. Amount: $1.2 million. Filed Jan. 21.

**The County of Westchester,** White Plains. Seller: Westhab Inc., Yonkers. Property: 76 Locust Hill Ave., Yonkers. Amount: $1.4 million. Filed Jan. 19.

Below $1 million

**16 Hardy LLC,** Dobbs Ferry. Seller: Kevin Charles Thompson, Hartsdale. Property: 24 Whitter St., Greenburgh. Amount: $415,000. Filed Jan. 20.

**20 North Bleeker Street LLC,** Bronx. Seller: 3646 Pub Inc., Yonkers. Property: 20 Bleeker St., Mount Vernon. Amount: $500,000. Filed Jan. 18.

**21 Portland LLC,** Brooklyn. Seller: 21 Portland Place LLC, Yonkers. Property: 21 Portland Place, Yonkers. Amount: $790,000. Filed Jan. 18.

**56 Linden Avenue LLC,** Monsey. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 56 Linden Ave., Ossining. Amount: $350,000. Filed Jan. 19.

**164 Broadway Hawthorne LLC**, Hawthorne. Seller: Repetti Service Station Inc., Hawthorne. Property: 146 Broadway, Mount Pleasant. Amount: $450,000. Filed Jan. 21.

**451 North Terrace Avenue LLC,** Yonkers. Seller: Mary F. Lacoff, Somerset, New Jersey. Property: 58 Nelson Ave., Harrison. Amount: $650,000. Filed Jan. 19.

**A&A Development and Holding LLC,** Putnam Valley. Seller: Joyce H. Dopkeen, Ossining. Property: 11 Liberty St., Ossining. Amount: $435,000. Filed Jan. 20.

**Alfaro, Romel A.** and **Rudy Quintanilla,** Peekskill. Seller: Monhan Estates Inc., Peekskill. Property: 632 Ridge St., Peekskill. Amount: $490,000. Filed Jan. 19.

**Anchor Estates LLC,** Eastchester. Seller: Margaret Fitzgerald, Yonkers. Property: 164 Bretton Road, Yonkers. Amount: $445,000. Filed Jan. 19.

**Baby Realty LLC,** Rye. Seller: Charles R. Lane, Rye. Property: 11 Boxwood Lane, Harrison. Amount: $950,000. Filed Jan. 20.

**Barajas, Francisco Javier,** New Rochelle. Seller: JJ Home Developers LLC, White Plains. Property: 19 Winnetou Road, Greenburgh. Amount: $565,000. Filed Jan. 19.

**Bedford Development Group LLC,** Yonkers. Seller: Terino Holding LLC, Yonkers. Property: 201 Babbit Road, Bedford. Amount: $500,000. Filed Jan. 21.

**BHNVN1 LLC,** Bronx. Seller: Quintino Ciuffeteli, Calverton. Property: 81 Vineyard Ave., Yonkers. Amount: $35,000. Filed Jan. 19.

**Cornerstone Capital Lending LLC,** Port Chester. Seller: Town of Rye, Port Chester. Property: 12 Touraine Ave., Rye. Amount: $393,750. Filed Jan. 20.

**Dejesus, Henlee,** New York City. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Boulevard, Yonkers. Amount: $410,000. Filed Jan. 20.

**Ferguson, Terence** and **Aaron King**, Mount Vernon. Seller: RPG Properties Inc., Brewster. Property: 85 William St., Yonkers. Amount: $380,000. Filed Jan. 21.

**Gulotta, Elizabeth**, New York City. Seller: High Ridge Developers LLC, Hartsdale. Property: 60 Woodside Ave., Harrison. Amount: $960,000. Filed Jan. 21.

**Hamptons Oaks Inc.,** Short Hills, New Jersey. Seller: Constantino DiPaterio and Lisa Ann DiPaterio, Cortlandt Manor. Property: 860 Oakwood Drive, Peekskill. Amount: $50,000. Filed Jan. 19.

**Herrick, Alexander C.** and **Melissa J. Herrick**, New York City. Seller: 1015 West Boston Post Road LLC, Rye. Property: 27 Tulip Tree Lane, Rye. Amount: $725,000. Filed Jan. 18.

**King EZ 21 LLC,** Yonkers. Seller: Congregation Kneses Tifereth Israel, Port Chester. Property: 575 King St., Rye. Amount: $118,750. Filed Jan. 21.

**Lawrence, Shaylyn** and **Brian Leonard,** White Plains. Seller: Toll Land VI Limited Partnership, Fort Washington, Pennsylvania. Property: 13 Langeloth Drive, Cortlandt. Amount: $918,320. Filed Jan. 18.

**Leonas Construction LLC,** Peekskill. Seller: Stella M. Bolden, Peekskill. Property: 115 Armstrong Ave., Peekskill. Amount: $270,000. Filed Jan. 21.

**Long, Angelica,** Brooklyn. Seller: Toll New York V L.P., Fort Washington, Pennsylvania. Property: 53 Dennis Lane, Mount Pleasant. Amount: $230,000. Filed Jan. 19.

**MEM Flip Corp.,** Bronxville. Seller: Joseph Marra, Yonkers. Property: 34 Kenneth Road, Greenburgh. Amount: $505,000. Filed Jan. 21.

**Miller, Stephen Alaine** and **Falon Miller,** Briarwood. Seller: D3 Homes Inc., Yonkers. Property: 32 Locust Ave., Cortlandt. Amount: $520,000. Filed Jan. 21.

**Navas, Mario A.** and **Tony Navas,** Niantie, Connecticut. Seller: 9 Jefferson Street LLC, Bedford. Property: 230 Gainsborg Ave., Harrison. Amount: $845,000. Filed Jan. 21.

**Partidge, Vincent R.,** Westport, Connecticut. Seller: Shanan Properties LLC, New Rochelle. Property: 1270 North Ave., New Rochelle. Amount: $710,000. Filed Jan. 21.

**PAT61E LLC,** New Rochelle. Seller: Mary J. Ruffin and Willie Ruffin, Mount Vernon. Property: 61 E. Second St., Mount Vernon. Amount: $340,000. Filed Jan. 21.

**Peekskill White Plains LLC,** Brooklyn. Seller: Fabjola Mezini-Gogo, Peekskill. Property: 425 Highland Ave., Peekskill. Amount: $820,000. Filed Jan. 20.

**Pierroz, Sabrina,** Harrison. Seller: Baldino Realty LLC, Scarsdale. Property: 17 Broadway, Harrison. Amount: $260,000. Filed Jan. 20.

**Productive Realty LLC,** Bronx. Seller: William A. Unis, Eastchester. Property: 69 Pondfield Road, Eastchester. Amount: $535,000. Filed Jan. 19.

**SGB Realty Group LLC,** Monroe. Seller: Peter Sestito, Yorktown Heights. Property: 818 Oakside Road, Yorktown. Amount: $375,000. Filed Jan. 19.

**Thomas, Caren,** Bronx. Seller: Edson Avenue Development Group LLC, Mount Vernon. Property: 134 S. Eighth Ave., Mount Vernon. Amount: $545,000. Filed Jan. 18.

**Touchi International Corp.,** Minatoku, Tokya. Seller: Hideyuki Inoue, Kanagawa, Tokyo. Property: 10 Brookside Lane, Harrison. Amount: $795,000. Filed Jan. 21.

**Westchester Holding Company LLC,** Yonkers. Seller: Walter S. Dolphin, Bedford. Property: 126 Oliver Road, Bedford. Amount: $400,000. Filed Jan. 20.

Judgments

**Z to Z Group Pro Inc.,** Hawthorne. $5,233.57 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 21.

**Abdulwahed, Mohsen M.,** Yonkers. $4,565 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 21.

**Abraham, Elva,** Mount Vernon. $122,045.89 in favor of MS Acquisitions I LLC, Mount Vernon. Filed Jan. 21.

**Addicts Rehabilitation Center,** New York City. $13,690.87 in favor of A&P Coat Apron and Linen Supply LLC, Mount Vernon. Filed Jan. 21.

**Alejos, Jennifer**, Bronxville. $8,718.48 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 18.

**Alonzo, Angelica M.,** Yonkers. $2,285.70 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 18.

**Amor, Ana M.,** Yonkers. $1,985.15 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 18.

**Amper Marketing LLC,** Dobbs Ferry. $8,525.95 in favor of Trinet HR III Inc., Dublin, California. Filed Jan. 21.

**Anderson, Val,** New Rochelle. $3,066.50 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 21.

**APO Food Wholesale,** Staten Island. $89,274.29 in favor of Euler Hermes North America Insurance Co., Owning Mill, Maryland. Filed Jan. 21.

**Arena, Anthony,** Mount Vernon. $3,003.95 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Ayers, Allen,** Mount Vernon. $7,073.01 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 18.

**Barbour, Erik Z.,** Mount Vernon. $13,484.29 in favor of Well Fargo Bank National Association, Iowa. Filed Jan. 19.

**Barnes James** and **Verletta Barnes,** Brooklyn. $16,732.89 in favor of Ivory 1150 Concourse Corp., Brooklyn. Filed Jan. 21.

**Bavosa, Timothy,** New Rochelle. $2,077.16 in favor of Cavalry SPV I LLC, Valhalla. Filed Jan. 19.

**Baxter, Gail,** Yonkers. $4,213.60 in favor of Synchrony Bank, Drapper, Utah. Filed Jan. 20.

**Bella, Patricia,** Tarrytown. $10,854.57 in favor of Whisper Hill on the Hudson Condo Board of Managers, Tarrytown. Filed Jan. 20.

**Bibb, Claudia,** White Plains. $12,606.63 in favor of Capital One Bank U.S.A. National Association. Filed Jan. 19.

**Brice, Karen A.,** Mount Kisco. $6,519.37 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Jan. 19.

**Butt, Sajad,** Yonkers. $11,448.95 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Jan. 21.

**Calenda, Rosemarie,** Yonkers. $8,152.65 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Jan. 18.

**Calzolaio, Michael,** Pelham. $10,182.44 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Jan. 20.

**Carroll, Kevin,** Yorktown Heights. $12,023.34 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 21.

**JUDGMENTS**

**Workers’ Compensation Board**

*Failure to carry insurance or for work-related injuries and illnesses, Jan. 20 to Jan. 26, 2022.*

**Aamer Deli & Grocery Inc.**, Yonkers. Amount: $2,500.

**Cathy Schlecter Design Inc.**, White Plains. Amount: $26,500.

**Dillon Foley**, White Plains. Amount: $19,000.

**French Finish Wall Upholstery LLC**, Yonkers. Amount: $1,375.

**Homestyle at Westchester County Center Inc.**, White Plains. Amount: $3,000.

**Sarah James**, Yonkers. Amount: $33,500.

**Sirenita Lounge Inc.**, Ossining. Amount: $9,000.

Lis Pendens

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

**Abbruzzio, Barbara Grippo,** as owner. Filed by Farverse LLC. Action: Foreclosure of a mortgage in the principal amount of $745,500 affecting property located at 150 Park Hill Ave., Yonkers. Filed Jan. 19.

**Felder, Marvin** and **Mark Felder**, as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $71,300 affecting property located at 147 Bay St., Peekskill. Filed Jan. 18.

**Goldman, Sandra** and **Harvey Goldman**, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of $525,000 affecting property located at 79 Arthur Court, Port Chester. Filed Jan. 21.

**Healy, Donald J.,** as owner. Filed by Bank of America National Association. Action: Foreclosure of a mortgage in the principal amount of $597,000 affecting property located at 319 N. Salem Road, North Salem. Filed Jan. 19.

**Smith, Raymond Daniel** and **Alicia Smith**, as owners. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of $780,000 affecting property located at 69 Lynton Place, White Plains. Filed Jan. 20.

Mechanic’s Liens

**333 Bronx River Tenants Corp.,** as owner. $126,870 in favor of AM Restoration and Painting Inc., Valley Stream. Property: in Yonkers. Filed Jan. 19.

**629 Fifth Avenue Realty LLC,** as owner. $15,804.60 in favor of Visual Acoustics LLC, Ridgewood. Property: in Pelham. Filed Jan. 20.

 New Businesses

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

 Sole Proprietorships

**American Style Limousine,** 611 Palmer Road, Apt. 2X, Yonkers 10701, c/o Berhold Shparthi. Filed Jan. 19.

**Bluest Sky Wine,** 1077 Warburton Ave., Yonkers 10701, c/o Michael Yurch. Filed Jan. 19.

**Cruz & Sons Construction,** 12 Riverview Place, Apt. 3S, Yonkers 10701, c/o Juan M. Cruz. Fled Jan. 18.

**Gamez Landscaping,** 570 Fifth Ave., Apt. J1, New Rochelle 10801, c/o Jose Antonio Games. Filed Jan. 21.

**Hotaling Associates,** 600 Warburton Ave.,

Hastings-on-Hudson 10706, c/o Ann Caroline Hotaling. Filed Jan. 19.

**J Landscape Service,** 25 Remsen Circle, Yonkers 10710, c/o Joseph A. Gerorer. Filed Jan. 18.

**Joan Emanuel Salon,** 255 Dr. Martin L. King Blvd., White Plains 10601, c/o Toy-Joan Gilliam. Filed Jan. 21.

**Lil Explorers Preschool,** 39 Trenton Ave., White Plains 10606, c/o Hope Pierce. Filed Jan. 19.

**Mabra Consulting,** 565 Broadway, Apt. 3J,

Hastings-on-Hudson 10706, c/o Marcelo Antunes Braga. Filed Jan. 20.

**Mariachi Bohemio De NYC**, 611 N. Broadway, Yonkers 10701, c/o Leopoloo Juarez Molina. Filed Jan. 19.

**Northeastern Underrated,** 40 Crosby Place, New Rochelle 10801, c/o Shawn Smalls. Filed Jan. 21.

**Phantom Auto Works,** 145 N. Saw Mill River Road, Elmsford 10523, c/o Kevin Stockton. Filed Jan. 19.

**PHC Pretty Healthy Confident,** 255 Dr. Martin L. King Blvd., White Plains 10601, c/o Toy-Juan Gilliam. Filed Jan. 21.

**Precious Moments Preschool & Playhouse,** 16 Burhans Ave., Yonkers 10701, c/o Lea Martelly. Filed Jan. 18.

**U.S.A. Construction,** 1122 Yonkers Ave., Apt. 3F, Yonkers 10704, c/o Diego Douglas Naves. Filed Jan. 18.

**Patents**

**Concealed object detection.** Patent no. 11,231,498 issued to Alberto Valdes Garcia, et al. Assigned to ***IBM,*** Armonk.

**Focused energy photovoltaic cell.** Patent no. 11,233,161 issued to Talia Gershon, et al. Assigned to ***IBM,*** Armonk.

**Method and system to purchase from posts in social media sues.** Patent no. 11,232,421 issued to Pia Maenpaa, et al. Assigned to ***Mastercard,*** Purchase.

**Nonvolatile analog resistive memory cells implementing ferroelectric select transistors.** Patent no. 11,232,824 issued to Nanbo Gong, et al. Assigned to ***IBM,*** Armonk.

**Parallel technique for computing problem functions in solving optimal power flow.** Patent no. 11,231,734 issued to Gary Ditlow, et al. Assigned to ***Utopis Insights,*** Valhalla.

**Producing spike-timing dependent plasticity in a neuromorphic network utilizing phase change synaptic devices.** Patent no. 11,232,345 issued to Daniel Friedman, et al. Assigned to ***IBM,*** Armonk.

**System and method to measure optimal productivity of a person engaged in a task.** Patent no. 11,232,385 issued to Michael Bender, et al. Assigned to ***IBM,*** Armonk.

**Systems and methods for use in facilitating network transactions.** Patent no. 11,232,435 issued to Aimee Musil, et al. Assigned to ***Mastercard,*** Purchase.

**Vending machine.** Patent no. D941,922 issued to Martin Broen, et al. Assigned to ***PepsiCo,*** Purchase.