**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, January 5 - 11**

**New Jersey Lawyers' Fund for Client Protection vs. Paul Speziale, Nyack,** 22-7001-RDD: Adversary proceeding in Speziale Chapter 7 (21-22564).

Attorney: Ruby D. Cochran.

**Charlotte Equities LLC, Monsey, Menachem Flohr, president,**

22-22007-SHL: Chapter 11, assets $800,000, liabilities $500,000.

Attorney: Todd S. Cushner.

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

**Local business cases, January 5 - 11**

**American Zurich Insurance Co., Schaumburg, Illinois vs. Inter County Alarm Systems, Valley Cottage, et al,**

22-cv-76-PMH: Negligence.

Attorney: Robert W. Phelan.

**Lancelot Swaby, Poughkeepsie vs. Vassar Brothers Medical Center, Poughkeepsie,** 22-cv-110-KMK: Job discrimination, race.

Attorney: Paul N. Cisternino.

**Artisan Pizza & Wine LLC, Eastchester vs. Burrata Pizza Corp., Manhattan,** 22-cv-189-PMH: Trademark infringement.

Attorney: Yuval H. Marcus.

**Laura Minnerly, Dutchess County vs. Vassar Brothers Medical Center, Poughkeepsie,**

22-cv-216-PMH: Americans with Disabilities Act.

Attorney: Eric Broutman.

Deeds

Above $1 million

**13 Bent LLC,** Port Chester. Seller: Art Realty LLC, Port Chester. Property: 13 Bent Ave., Rye. Amount: $1.2 million. Filed Jan. 6.

**65 Westchester LLC,** North Salem. Seller: JA II LLC, Armonk. Property: 65 Westchester Ave., Pound Ridge. Amount: $1.3 million. Filed Jan. 6.

**485 LT Realty LLC,** Hawthorne. Seller: G.H. Kerry LTD, Hawthorne. Property: 485 Commerce St., Mount Pleasant. Amount: $1 million. Filed Jan. 3.

**689 McLean LLC,** Yonkers. Seller: Denis Amoruso, Yonkers and Russell Amoruso, Westerly, Rhode Island. Property: 689 McLean Ave., Yonkers. Amount: $1.1 million. Filed Jan. 6.

**Belfast 12 LLC**, Bronx. Seller: Ben-Stone Holding Corp., Yonkers. Property: 618 Mill River Road, Yonkers. Amount: $2.9 million. Filed Jan. 3.

**Belkin, Betsey** and **Keith Belkin**, Pepper Pike, Ohio. Seller: SC Rye Brook Partners LLC, Pawling. Property: 7 Lavender Lane, Rye. Amount: $1.4 million. Filed Jan. 6.

**CH Realty IX/CG New York Stallion LP,** Springfield, Virginia. Seller: New York Dealer Stations Management LLC, White Plains. Property: 3190 Albany Post Road, Cortlandt. Amount: $2.9 million. Filed Jan. 6.

**Donath, Eric** and **Mariel O. Donath**, Highland Beach, Florida. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $2.6. Filed Jan. 6.

**Eliopoulos, Roubi S.** and **Elias Eliopoulos,** Dobbs Ferry. Seller: Dobbs Ferry Women’s Club Inc., Dobbs Ferry. Property: 54 Clinton Ave., Greenburgh. Amount: $1.3 million. Filed Jan. 4.

**Emmer, Edward** and **Ferne Emmer,** Eastport. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, No. D303, Rye. Amount: $1.1 million. Filed Jan. 5.

**High Rock Six LLC,** Brewster. Seller: New York State Electric and Gas Corp., Rochester. Property: 5-27 Fields Lane, North Salem. Amount: $2.2 million. Filed Jan. 5.

**Kagy, Gail,** Lafayette, Colorado. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.5 million. Filed Jan. 6.

**NYIP Owner I LLC,** New York City. Seller: Clearbrook Cross LLC, New York City. Property: 100 Clearbrook Road, Greenburgh. Amount: $138.3 million. Filed Jan. 6.

**NYIP Owner I LLC,** New York City. Seller: Clearbrook Cross LLC, New York City. Property: 77 Executive Blvd., Greenburgh. Amount: $152 million. Filed Jan. 6.

**NYIP Owner I LLC,** New York City. Seller: Clearbrook Cross LLC, New York City. Property: 1-3-5 Westchester Place, Greenburgh. Amount: $36.5 million. Filed Jan. 6.

**NYIP Owner I LLC,** New York City. Seller: Clearbrook MID LLC, New York City. Property: 200 Saw Mill River Road, Mount Pleasant. Amount: $102.3 million. Filed Jan. 6.

**NYIP Owner I LLC,** New York City. Seller: Clearbrook South LLC, New York City. Property:1 Executive Blvd., Yonkers. Amount: $142.7 million. Filed Jan. 6.

**Rottura, Lilian** and **Gianluca Rottura**, New York City. Seller: Johnson DB LLC, Scarsdale. Property: 100 Johnson Road, Eastchester. Amount: $1.4 million. Filed Jan. 4.

**Spectrum Designs Foundation LTD**, Port Washington. Seller: M.W.V. Realty New York Corp., Brookfield, Connecticut. Property: 199 Tompkins Ave., Mount Pleasant. Amount: $1.7 million. Filed Jan. 7.

**Stratis, Salvatore** and **Evelyne Stratis,** New York City. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.6 million. Filed Jan. 7.

**Tan, San Yen,** Eastchester. Seller: General Enterprise Inc., Minato-Ku, Tokyo. Property: 34 Tuckahoe Ave., Eastchester. Amount: $1.1 million. Filed Jan. 4.

Below $1 million

**8 Wainwright LLC,** Rye. Seller: Marlon Cohen Pirinea, Rye. Property: 8 Wainwright St., Rye. Amount: $675,000. Filed Jan. 3.

**11 Whippoorwill Lane LLC**, New Fairfield, Connecticut. Seller: Priscilla Ventura Vasconcellos, Armonk. Property: 11 Whippoorwill Lane, North Castle. Amount: $110,000. Filed Jan. 4.

**18 North Washington LLC,** Maspeth. Seller: Kaldenber LLC, Tarrytown. Property: 18 N. Washington St., Greenburgh. Amount: $725,000. Filed Jan. 6.

**178 Wyndcliff LLC,** Yonkers. Seller: Anderotti Family Trust, Massapequa. Property: 178 Wyncliff Road, Yonkers. Amount: $530,000. Filed Dec. 6.

**225 Edgewood LLC,** Brooklyn. Seller: Sol M. Elosegui, Yonkers. Property: 223 Edgewood Ave., Yonkers. Amount: $775,000. Filed Jan. 3.

**838 McLean Ave.,** Yonkers. Seller: Mcgimic Inc., Pleasanton, California. Property: 838 McLean Ave., Yonkers. Amount: $875,000. Filed Jan. 3.

**2140 Albany Post Road LLC**, Montrose. Seller: Lulu Properties New York Inc, Cortlandt Manor. Property: Travis Avenue, Cortlandt. Amount: $150,000. Filed Jan. 5.

**BHNVN1 LLC,** Bronx. Seller: Judith Diaz-Miranda, Garden City. Property: 83 Vineyard Ave., Yonkers. Amount: $185,000. Filed Jan. 3.

**Brunelli, Paula,** Thornwood. Seller: Bedford Properties Associates LP, Bedford Hills. Property: 1275 Park Lane, Yorktown. Amount: $725,000. Filed Jan. 6.

**Buckner, Sven A.,** Running Springs, California. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73 Spring St., No. 2C, Ossining. Amount: $285,000. Filed Jan. 6.

**Cheng, Kin Shing** and **Ting Ting Pan,** Yonkers. Seller: Anjan Holding Corp., Yonkers. Property: 100 Morningside Ave., Yonkers. Amount: $710,000. Filed Jan. 3.

**Cymerman, Barry** and **Mira H. Cymerman**, Chappaqua. Seller: Laurel Ridge Development Inc., South Salem. Property: 319 Overlook Court, Lewisboro. Amount: $995,000. Filed Jan. 6.

**Drumcon Realty LLC,** Mount Vernon. Seller: Linda Higgins and Ann Marie O’Sullivan, Yonkers. Property: 117 Maple Place, Yonkers. Amount: $335,000. Filed Jan. 6.

**Dugan, Sean** and **Lianne Dugan**, Cortlandt Manor. Seller: BGRS LLC, Burr Ridge, Illinois. Property: 47 Bonham Lane, Cortlandt. Amount: $925,000. Filed Jan. 3.

**Envision Management Inc.,** East Irvington. Seller: Gerard Grande and Kathryn Grande, Dobbs Ferry. Property: 135 Palisade St., Greenburgh. Amount: $769,000. Filed Jan. 4.

**FADE Individual Design LLC,** Pelham. Seller: Vincent Chung Yu Ng and Elsa Ng, Little Neck. Property: 52 Webster Ave., New Rochelle. Amount: $497,000. Filed Jan. 7.

**Hallenbeck, Robert M.,** Peekskill. Seller: Var Properties New York LLC, Brewster. Property: 98 Walnut Road, Cortlandt. Amount: $346,900. Filed Jan. 6.

**Long, Daryl** and **Samantha Samuels,** Escondido, California. Seller: Propel Development Inc., Hollis. Property: 474 Bedford Road, North Castle. Amount: $900,000. Filed Jan. 6.

**Mamaroneck Capital I LLC**, Mamaroneck. Seller: Ernest P. Poccia, Portchester. Property: Derman Avenue, Mamaroneck. Amount: $202,125. Filed Jan. 5.

**O’Sullivan, Jacqueline** and **Neil O’Sullivan,** Central Valley. Seller: Drago Family Construction LLC, Middletown. Property: 14 Drago Way, Greenburgh. Amount: $450,000. Filed Jan. 6.

**Sansotta, Joseph** and **Jessica Lynn Sansotta**, Closter, New Jersey. Seller: Lamp Light Realty Inc., New Rochelle. Property: 102 Woodland Ave., New Rochelle. Amount: $400,000. Filed Jan. 5.

**Sciacca Associates LLC,** Rye. Seller: Peter A. Moesel and Starr R. Moesel, Rye. Property: 32 Waters Edge, Rye. Amount: $868,000. Filed Jan. 7.

**Tennenhaus, Yochanan,** Brooklyn. Seller: Gibraltar Inc., Peekskill. Property: 1420-1422 Main St., Peekskill. Amount: $590,000. Filed Jan. 6.

**Tirone, Nancy** and **Anthony Tirone**, White Plains. Seller: 321 North Main Street Holding Corp., Stamford, Connecticut. Property: 319 N. Main St., Rye. Amount: $750,000. Filed Jan. 7.

**Tunacat Construction LLC**, New Rochelle. Seller: 209 Prospect Avenue LLC, Elmsford. Property: 209 Prospect Ave., Greenburgh. Amount: $137,500. Filed Jan. 3.

**Vallo, Mathew** and **Annie Vallo,** Brooklyn. Seller: MEM Flipp Corp., Bronxville. Property: 78 Melrose Ave., Cortlandt. Amount: $775,000. Filed Jan. 6.

Judgments

**Amaris, Norma A.,** White Plains. $11,651.37 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Aviles, Sheila,** Yonkers. $4,116.96 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Barden, Catherine T.,** Harrison. $1,506.41 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Campbell, Jacquelyn,** Mount Vernon. $17,615.59 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Cavaluzzi, Celina,** Yonkers. $3,683.57 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Collins, John D.,** White Plains. $11,292.03 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Correia, Pinto Sonia,** Yonkers. $6,288.54 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 6.

**Corsa, William M.,** Larchmont. $10,360.85 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Cortes, Diosa,** Ardsley. $4,656,86 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Djurasevic, Elizabeth**, Irvington. $2,273.04 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Ferringo, James,** Elmsford. $3,292.40 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Foster, John,** Mount Vernon. $5,269.25 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Giancaspro, John,** Pelham. $7,116.54 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 7.

**Gomez, Campos Mario,** Mamaroneck. $5,160.80 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Griffin, Coleen,** Valhalla. $5,727.27 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Hall, Alicia R.,** Yonkers. $6,142.36 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 5.

**Hernandez, Victor M.,** Yonkers. $5,770.57 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Kenny, Thomas,** Valhalla. $3,600.40 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 7.

**Luke, Lissa,** Morrisville, North Carolina. $25,502.33 in favor of Arden Realty Corp., Bronxville. Filed Jan. 7.

**Luongo, Gerardina,** West Harrison. $16,624.42 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 6.

**Malone, Jason T.,** Peekskill. $7,533.78 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 7.

**Meza, Milton E.,** Valhalla. $5,094.36 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 5.

**Naranjo, Roberto R.,** Yonkers. $11,705.17 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Perez, Julie C.,** Mount Vernon. $11,658.01 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 4.

**Ramos, Niurka A.,** Tarrytown. $12,331.98 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Sheppard, Donisha L.,** Mount Vernon. $9,643.24 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Solares, Vanessa,** Yonkers. $8,992.48 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 6.

**Solis, Diana R.,** West Harrison. $5,280.54 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Jan. 5.

**Witt, William M.,** Briarcliff Manor. $17,807.64 in favor of Bank of America National Association, Newark, Delaware. Filed Jan. 7.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

*Failure to carry insurance or for work-related injuries and illnesses, Jan. 6 to Jan. 12, 2021.*

**4W4 Ownership Group LLC**, Mount Vernon. Amount: $20,000.

**Firetec Systems Inc.**, White Plains. Amount: $23,000.

**Jeffrey Deskovic Foundation for Justice**, Rye Brook. Amount: $19,500.

**Martinez Building Maintenance Services Inc.**, Yonkers. Amount: $20,000.

**TSI East 59 Inc.**, Elmsford. Amount: $20,500.

Lis Pendens

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

**Anker, Judy,** as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $488,250 affecting property located at 27 Hickory Hill Drive, Dobbs Ferry. Filed Jan. 7.

**Raiskums, Peggy Ann,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $720,000 affecting property located at 173 Elwood Ave., Hawthorne. Filed Jan. 5.

**Slade, William,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $167,640 affecting property located at 6207 Villa at the Woods, Unit B507, Peekskill. Filed Jan. 7.

Mechanic’s Liens

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

New Businesses

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

Partnerships

**Granisada Arcoiris,** 46 Park Place, Apt. 7A, New Rochelle 10801, c/o Anibel Vasquez and Reginaldo Vasquez. Filed Jan. 4.

Sole Proprietorships

**Adina Works Productions,** 1 City Place, No. 1902, White Plains 10601, c/o Adina Li Williams. Filed Jan. 7.

**American Super Heros,** 650 Warburton Ave., Yonkers 10701, c/o Joaquin Thatcher. Filed Jan. 3.

**AXDN,** 1 Topland Road, White Plains 10605, c/o Catherine Monee Plummer. Filed Jan. 6.

**BITLAB,** 10 Jasmine Lane, Rye Brook 10573, c/o Jonah Schwam. Filed Jan. 6.

**Bregom,** 123 Valentine Lane, Unit 2C, Yonkers 10705, c/o Olga L. Cruz De Pozo. Filed Jan. 7.

**Brows By Kara,** 25 Lake St., Unit 25, White Plains 10603, c/o Kara Anne Righter. Filed Jan. 5.

**Green Hills Landscaping,** 47 Old Albany Post Road, Ossining 10562, c/o Wildon E. Rumipulla Garcia. Filed Jan. 4.

**Harold Williams**, 39 Riverview Place, Yonkers 10701, c/o Harold Williams. Filed Jan. 3.

**Haus & Home,** 107 Ralph Ave., White Plains 10606, c/o Elizabeth Bourke Havser. Filed Jan. 4.

**Isonel Beauty** **Lab**, 24 Mulberry St., Apt. 1F, Yonkers 10701, c/o Isonel Hiero. Filed Jan. 7.

**Kingsley Realty**, 99 Beekman Ave., Mount Vernon 10553, c/o Mary Kingsley. Filed Jan. 4.

**Miguel Ramos Home Improvement,** 7 Hadden Ave., Apt. 1D, White Plains 10601, c/o Miguel Ramos Martinez. Filed Jan. 5.

**Muncheez By Bradee,** 31 Yonkers Terrace, Yonkers 10704, c/o Eduardo Morales. Filed Jan. 3.

**Oceanna Internet Marketing,** 130 Station Road, Irvington 10533, c/o Chrisitan Paul Picon. Filed Jan. 4.

**Primrose & Ruby,** 29210 Town Green Drive, Elmsford 10523, c/o Naomi Hall. Filed Jan. 4.

**Pure Joy Montessori,** 24 Mulberry St., Apt. 1F, Yonkers 10701, c/o Tomas Hierro. Filed Jan. 7.

**Redefined**, 1 Topland Road, White Plains 10605, c/o Catherine Monee Plummer. Filed Jan. 6.

**Rgrefen Music,** 180 E Boston Post Road, Mamaroneck 10543, c/o Mark Ferguson. Filed Jan. 3.

**RHD Actuarial Consulting,** 54 Whippoorwill Road, Armonk 10504, c/o Richard H. Daillak. Filed Jan. 6.

**Sonias Cakes & Natural Juice,** 251 W. First St., Mount Vernon 10550, c/o Sonia Chambers. Filed Jan. 3.

**We North Arrow,** 1 Vincent Road, Apt. 2k, Bronxville 10708, c/o Wellington Espinal. Filed Jan. 3.

**Zuno Construction,** 43 Third St., Apt. 1, New Rochelle 10801, c/o Elvia Godinez. Filed Jan. 4.

**Patents**

**WEST**

**Assessing technical risk in information technology service management using visual pattern recognition.** Patent no. 11,223,642 issued to Hongtan Sun, et al. Assigned to ***IBM,*** Armonk.

**Cognitive user interface for technical issue detection by process behavior analysis for information technology service workloads.** Patent no. 11,222,296 issued to Hongtan Sun, et al. Assigned to ***IBM,*** Armonk.

**Counter-based resistive processing unit for programmable and reconfigurable artificial-neural-networks.** Patent no. 11,222,259 issued to Siyuranga Koswatta, et al. Assigned to ***IBM,*** Armonk.

**Data linkage across multiple participants.** Patent no. 11,222,292 issued to Yichong Yu, et al. Assigned to ***IBM,*** Armonk.

**Determining when to perform and performing runtime binary slimming.** Patent no. 11,221,835 issued to Michael Le, et al. Assigned to ***IBM,*** Armonk.

**Genetically modified major histocompatibility complex mice.** Patent no. 11,219,195 issued to Lynn MacDonald, et al. Assigned to ***Regeneron,*** Tarrytown.

**Gradiometric parallel superconducting quantum interface device.** Patent no. 11,223,005 issued to Martin Sandberg, et al. Assigned to ***IBM,*** Armonk.

**High-speed handling of ultra-small chips by selective laser bonding and debonding.** Patent no. 11,222,862 issued to Qianwen Chen, et al. Assigned to ***IBM,*** Armonk.

**Magnetic inductor with shape anisotrophy.** Patent no. 11,222,742 issued to Hariklia Deligianni, et al. Assigned to ***IBM,*** Armonk.

**Manufacturing process control based on multimodality and**

**multiresolution time series data.** Patent no. 11,221,592 issued to Yada Zhu, et al. Assigned to ***IBM,*** Armonk.

**Matrix factorization with approximate computing.** Patent no. 11,222,395 issued to Shiyu Chang, et al. Assigned to ***IBM,*** Armonk.

**Method for forming a planar solenoid inductor.** Patent no. 11,222,746 issued to Guohan Hu, et al. Assigned to ***IBM,*** Armonk.

**Optimizing dynamical resource allocations for cache-friendly workloads in disaggregated data centers.** Patent no. 11,221,886 issued to John Bivens, et al. Assigned to ***IBM,*** Armonk.

**Reproducible and manufacturable nanogaps for embedded transverse electrode pairs in nanochannels.** Patent no. 11,221,310 issued to Adam Pyzyna, et al. Assigned to ***IBM,*** Armonk.

**System and method for software allocation based on forecasts and calendars.** Patent no. 11,222,323 issued to Vijay Aggarwal, et al. Assigned to ***IBM,*** Armonk.

**Systems and methods for use in verifying users to service providers.** Patent no. 11,222,321 issued to Manoneet Kohli, et al. Assigned to ***Mastercard,*** Purchase.

**Thin reference layer for STT MRAM.** Patent no. 11,223,010 issued to Guohan Hu, et al. Assigned to ***IBM,*** Armonk.