WESTCHESTER

Deeds

Above $1 million

**2 Elm Associates LLC,** Ardsley. Seller: Gisondi Associates, White Plains. Property: 2 Elm St., Greenburgh. Amount: $1.2 million. Filed Dec. 21.

**36 Victor Yonkers LLC,** Pomona. Seller: 36 Victor Street LLC, Pomona. Property: 36 Victor St., Yonkers. Amount: $1.4 million. Filed Dec. 23.

**61 Halls Lane LLC,** Rye. Seller: Alexander Kerr and Macaulay Kerr, Rye. Property: 61 Hallis Lane, Rye. Amount: $3.1 million. Filed Dec. 22.

**156 Woodworth Properties LLC,** New York City. Seller: 156 Woodworth LLC, Scarsdale. Property: 156-158 Woodworth Ave., Yonkers. Amount: $4 million. Filed Dec. 20.

**530 Milton Road LLC,** Rye. Seller: JPL LLC, Rye. Property: 500 Milton Road, Rye. Property: 530 Milton Road, Rye. Amount: $2.3 million. Filed Dec. 22.

**4855 Baldin Street Industrial LLC,** Liberty. Seller: Dimifini-Yonkers LLC, Liberty. Property: 151 S. MacQuesten Parkway, Mount Vernon. Amount: $1.9 million. Filed Dec. 20.

**Becher, Loren** and **Oren Becher,** Evanston, Illinois. Seller: SC Rye Brook Partners LP, Pawling. Property: 15 Primrose Lane, Rye. Amount: $1.4 million. Filed Dec. 20.

**Cane, Jacob** and **Yvonne Cane**, Pleasantville. Seller: Bedford and Clark LLC, Pleasantville. Property: 245 Bedford Road, Mount Pleasant. Amount: $1.4 million. Filed Dec. 23.

**CAQS Realty LLC,** Hawthorne. Seller: Seacor Realty LLC, Hawthorne. Property: 161 Brady Ave., Mount Pleasant. Amount: $2.7 million. Filed Dec. 22.

**CH Realty IX/CG New York Stallion LP,** Springfield, Virginia. Seller: NY Dealer Stations LLC, White Plains. Property: 395 Central Ave., White Plains. Amount: $4.1 million. Filed Dec. 20.

**Cohen, Deborah,** White Plains. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.7 million. Filed Dec. 23.

**Cohodes, David** and **Joanne Polott,** Brooklyn. Seller: 84 Weaver Street Realty LLC, Harrison. Property: 84 Weaver St., Mamaroneck. Amount: $2.2 million. Filed Dec. 21.

**Duggan, Daniel J.** and **Kaya J. Duggan**, Eastchester. Seller: Pleasant Ridge Road Realty LLC, Bronx. Property: 81 Pleasant Ridge Road, Harrison. Amount: $2.9 million. Filed Dec. 23.

**Extravega Real Estate LLC,** New York City. Seller: Chipley Realty Corp., Mayfield. Property: 100 Main St., Greenburgh. Amount: $1.2 million. Filed Dec. 23.

**Fleishman, Stanley** and **Martine Fleishman,** Harrison. Seller: Zuko Holdings LLC, Boca Raton, Florida. Property: 1209 Greacen Point Road, Mamaroneck. Amount: $9.2 million. Filed Dec. 22.

**Mettam, Jeffrey Robertson** and **Jennifer Ann Bowden Mettam**, New York City. Seller: Gila Development Realty Corp., Pelham. Property: 970 Edgewood Ave., Pelham. Amount: $2.7 million. Filed Dec. 2.

**Mr. Kyoto LLC,** New York City. Seller: 810 Main Street LLC, New York City. Property: 810 Main St., New Rochelle. Amount: $15.3 million. Filed Dec. 22.

**O’Connor, James P.** and **Candice O’Connor,** Scarsdale. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1 million. Filed Dec. 21.

**Osada, Kuminko,** West Harrison. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit D101, Rye. Amount: $1.4 million. Filed Dec. 22.

**R&F 420 Realty LLC,** White Plains. Seller: Jackson 420 Corp., Mamaroneck. Property: 420 Center Ave., Mamaroneck. Amount: $1.2 million. Filed Dec. 22.

**Reinstein, Harold** and **Wenche Reinstein,** Mount Kisco. Seller: Brothers Four Building Corp., Katonah. Property: 10 Fallon Ridge Drive, Lewisboro. Amount: $2 million. Filed Dec. 22.

**Rich, Jeffrey** and **Rebecca Rich**, Scarsdale. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $2.5 million. Filed Dec. 22.

**Savasta Marital LLC,** Newark, Delaware. Seller: David S. Chao and Marianne Chao, Scarsdale. Property: 155 Underhill Road, Greenburgh. Amount: $2.3 million. Filed Dec. 21.

**Shoneman, Merle Gordon** and **Charles H. Shoneman**, Nantucket, Massachusetts. Seller: SC Rye Brook Partners L.P., Pawling. Property: 23 Jasmine Lane, Rye. Amount: $1.1 million. Filed Dec. 22.

**Spann, Holly** and **Sarah Soann,** Whitehouse, Ohio. Seller: 95 Riverview Road Corp., Irvington. Property: 95 Riverview Road, Greenburgh. Amount: $1.9 million. Filed Dec. 22.

**Westport Bedford Hills Self Storage LLC,** Irvine, California. Seller: YB Storage Properties LLC, Pleasantville. Property: In Bedford. Amount: $42.9 million. Filed Dec. 22.

**Zoe LB LLC,** Armonk. Seller: Xiaolian Wang, Mission Viejo, California. Property: 27 Miller Circle, North Castle. Amount: $1.2 million. Filed Dec. 21.

Below $1 million

**21 Bulkley Manor LLC,** Rye. Seller: 9 Kirby Lane North LLC, Rye. Property: 9 N. Kirby Lane, Rye. Amount: $918,000. Filed Dec. 23.

**28 Vineyard LLC,** Brooklyn. Seller: Ruth Sullivan, Yonkers. Property: 28 Vineyard Ave., Yonkers. Amount: $100,000. Filed Dec. 21.

**46 North Fulton LLC,** Mount Vernon. Seller: Clinton Quamily, New Rochelle. Property: 46 N. Fulton Ave., Mount Vernon. Amount: $710,000. Filed Dec. 20.

**82 Pearl Street 2 LLC**, Greenwich, Connecticut. Seller: Raney V. Nelson and Hyoncha Nelson, Port Chester. Property: 82 Pearl St., Rye. Amount: $490,870. Filed Dec. 20.

**86 Seminary LLC,** Mount Vernon. Seller: Sharon Courtney, Yonkers. Property: 86 Seminary Ave., Yonkers. Amount: $600,000. Filed Dec. 21.

**119 Railroad LLC,** Spring Valley. Seller: Bruce Edward Wells and Sheila R. Wells, Leominster, Massachusetts. Property: 191-193 Woodworth Ave., Yonkers. Amount: $650,000. Filed Dec. 21.

**136 Longview LLC,** Brooklyn. Seller: Audrey L. Baehr, Trumbull, Connecticut. Property: 136 Longview Ave., White Plains. Amount: $525,000. Filed Dec. 22.

**151 Cottage Realty LLC,** Scarsdale. Seller: Jose Pestana, Mount Vernon. Property: 151 Cottage Ave., Mount Vernon. Amount: $500,000. Filed Dec. 23.

**170 Berrian LLC,** New Rochelle. Seller: Mac J. Gollub, New York City. Property: 170 Berrian Road, New Rochelle. Amount: $620,000. Filed Dec. 22.

**208 Highbrook LLC,** White Plains. Seller: Gerda Rosenstock-Michori, Pelham. Property: 208 Highbrook Ave., Pelham. Amount: $650,000. Filed Dec. 21.

**3210 Deerfield Avenue LLC,** Carmel. Seller: Anthony Corrado, Carmel. Property: 3210 N. Deerfield Ave., Yorktown. Amount: $400,000. Filed Dec. 20.

**Alston Holdings LLC**, Elmsford. Seller: Raul R. Coelho and Annabell Bowles, Yonkers. Property: 71 Alta Ave., Yonkers. Amount: $40,000. Filed Dec. 23.

**Blackenship, Jessica M.** and **Stephen D. Olson,** San Francisco, California. Property: 27 Hillside Ave., Mount Pleasant. Amount: $927,500. Filed Dec. 22.

**Brown, Trudy Ann G.,** Bronx. Seller: 359 S. 10th Avenue Corp., Mount Vernon. Property: 359 S. 10th Ave., Mount Vernon. Amount: $825,000. Filed Dec. 21.

**Castellanos, Jose,** New York City. Seller: 171 Remsen LLC, White Plains. Property: 171 Remsen Road, Yonkers. Amount: $540,000. Filed Dec. 22.

**Chefalo Contracting LLC,** Pleasant Valley. Seller: U.S. Bank Trust National Association, Irving, Texas. Property: 23 Hillcrest Drive, Cortlandt. Amount: $200,000. Filed Dec. 21.

**Georgiev, Mark,** Mount Vernon. Seller: ZF SPV LLC, Woodland Hills, California. Property: 82 Kingston Ave., Yonkers. Amount: $560,000. Filed Dec. 22.

**Harvey, Melissa** and **Andrew Fondak,** Yonkers. Seller: LNI Industries Inc., Croton-on-Hudson. Property: 63 Thompson Ave., Cortlandt. Amount: $920,000. Filed Dec. 21.

**Heon, Dennis** and **Amy L. Heon,** New York City. Seller: Laurel Ridge Development Inc., South Salem. Property: 320 Overlook Court, Lewisboro. Amount: $995,000. Filed Dec. 22.

**Ivanhoe Little John LLC,** Albany. Seller: Diana Dru Botsford and Anthony Ricky Castellano, Norwalk, Connecticut. Property: 33 Robin Hood Road, Pound Ridge. Amount: $875,000. Filed Dec. 21.

**Malhotra, Andrew,** Rye Brook. Seller: JJPE LLC, Rye Brook. Property: 13 Loch Lane, Rye. Amount: $815,000. Filed Dec. 21.

**Mazie Real Estate LLC,** Harrison. Seller: Richard Rozell and Deanna Rozell, Harrison. Property: 59 Congress St., Harrison. Amount: $652,000. Filed Dec. 23.

**MJM Land Development Corp.,** Somers. Seller: Adrienne Minassian, Dresher, Pennsylvania. Property: 3232 Gomer St., Yorktown. Amount: $825,000. Filed Dec. 21.

**National Residential Nominee Services Inc.,** Frisco, Texas. Seller: Ksenia Y. Portnoy and Benjamin L. Portnoy, Pleasantville. Property: 27 Hillside Ave., Mount Pleasant. Amount: $927,500. Filed Dec. 22.

**Panthers Partners LLC**, Brewster. Seller: Lowell A. Renstrom, Fairfield, Connecticut. Property: 537A Heritage Hills, Somers. Amount: $395,000. Filed Dec. 21.

**Pootrakul, Fatima,** Woodside. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 11 Deshon Ave., Yonkers. Amount: $665,000. Filed Dec. 21.

**Sylvan Place LLC,** Scarsdale. Seller: Zachary Smith, Lantana, Florida. Property: 47 Sylvan Place, New Rochelle. Amount: $665,000. Filed Dec. 22.

**Waddell, Adam** and **Yimin Zhang,** Avon, Connecticut. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 150 Webster Road, Scarsdale. Amount: $1 million. Filed Dec. 20.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

***Failure to carry insurance or for work-related injuries and illnesses, Dec. 23 to Dec. 29, 2021.***

**1201 Pleasantville Road Restaurant Holding Group LLC**, Briarcliff. Amount: $3,500.

**All County Cleaners Inc.**, Ossining and Yonkers. Amount: $20,000.

**Aziz A Soomro Physician PC** d.b.a. **Chappaqua Behavioral Medicine**, Chappaqua. Amount: $19,500.

**Chef United Corp.** d.b.a. **Tijuana Mexican Grill**, Sleepy Hollow. Amount: $20,000.

**Due Cugino LLC**, Peekskill. Amount: $20,000.

**Erin Shea**, Pleasantville. Amount: $2,500.

**Five Stars Flooring Inc.**, White Plains. Amount: $23,500.

**Good Life BK LLC**, Ossining. Amount: $13,500.

**Knox & Associates LLC**, Ossining. Amount: $30,000.

**LBBBB** d.b.a **Skratch**, Thornwood. Amount: $20,000.

**Miracle Wigs & Hair Inc.**, Yonkers. Amount: $25,500.

**Oui Oui LLC**, Pelham. Amount: $11,000.

**R Flores Landscaping Inc.**, Valhalla. Amount: $20,000.

**Patents**

**Authenticating a hardware chip using an intrinsic chip identifier.** Patent no. 11,210,373 issued to Srivatsan Chellappa, et al. Assigned to ***IBM,*** Armonk.

**Compositions and methods for internalizing enzymes.** Patent no. 11,208,458 issued to Andrew Baik, et al. Assigned to ***Regeneron,*** Tarrytown.

**Cryogenic refrigeration for**

**low-temperature devices.** Patent no. 11,211,542 issued to Steven Holmes, et al. Assigned to ***IBM,*** Armonk.

**Debugging quantum circuits by circuit rewriting.** Patent no. 11,210,603 issued to Lev Bishop, et al. Assigned to ***IBM,*** Armonk.

**Detection and prevention of attempts to access sensitive information in real-time.** Patent no. 11,212,288 issued to Ashish Kundu, et al. Assigned to ***IBM,*** Armonk.

**Distributed platform for computation and trusted validation.** Patent no. 11,212,076 issued to Ravi Raman, et al. Assigned to ***IBM,*** Armonk.

**Fabrication of field-effect transistors with different threshold voltages through modified channel interfaces.** Patent no. 11,211,379 issued to Takashi Ando, et al. Assigned to ***IBM,*** Armonk.

**Finding precise causal multidrug drug interactions for adverse drug reaction analysis.** Patent no. 11,211,169 issued to Sanjoy Dey, et al. Assigned to ***IBM,*** Armonk.

**Learning transcription errors in speech recognition tasks.** Patent no. 11,211,046 issued to Andrew Aaron, et al. Assigned to ***IBM,*** Armonk.

**Scalable space-time density data fusion.** Patent no. 11,210,268 issued to Conrad Albrecht, et al. Assigned to ***IBM,*** Armonk.

**Self-assembly of nanostructures.** Patent no. 11,211,560 issued to Shu-Jen Han. Assigned to ***IBM,*** Armonk.

**Time-series phylogenetic tumor evolution trees.** Patent no. 11,211,148 issued to Kahn Rhissorrakai, et al. Assigned to ***IBM,*** Armonk.

**Transmit optical power adjustment based on receive optical power measurements.** Patent no. 11,212,001 issued to Pasquale Catalano, et al. Assigned to ***IBM,*** Armonk.

**Unattended beverage dispensing systems and methods.** Patent no. 11,208,315 issued to Robert Crawford, et al. Assigned to ***Pepsico,*** Purchase.