**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Feb. 16 - 22**

**Trustee vs. Finger Lakes Holding Corp., Mount Kisco, et al,**

22-7017-RDD: Adversary proceeding, fraudulent transfer in Finger Lakes Chapter 7 (20-22275).

Attorney: Howard P. Magaliff.

**Trustee vs. Erica Simone Agency Inc., West Harrison, et al,**

22-7018-RDD: Adversary proceeding, recovery of property in Erica Simone Chapter 7 (20-22374).

Attorney: William F. Macreery.

**B&H Ventures LLC, Stony Point, Benjamin Sherr, sole member,**

22-22084-SHL: Chapter 11, assets $0, liabilities $6,528,500.

Attorney: Michael A. Koplen.

**2 South Realty Corp., Nanuet, owner Ahmed Imtiaz,**

22-22086-SHL: Chapter 11, assets $503,000, liabilities $465,928.

Attorney: Robert S. Lewis.

**6 Turtle Knoll LLC, Blooming Grove, Pamela Lee, managing member,**

22-35095-CGM: Chapter 11, assets $473,622, liabilities $508,655.

Attorney: James J. Rufo.

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

**Local business cases, Feb. 16 - 22**

**Elizabeth Rodriguez, Bergen County, New Jersey vs. Action Nissan Inc., Nyack,**

22-cv-1344-CS: Telephone Consumer Protection Act.

Attorney: Rachel Dapeer.

**Joseph Vivanco, Manhattan vs. Fifth Avenue Appliance Service Inc., Eastchester, et al,**

22-cv-1376-PMH: Class action, Fair Labor Standards Act.

Attorney: Michael Taubenfeld.

**Joshua Epps, Klamath Falls, OR vs. Pepsico Inc., Purchase, et al,**

22-cv-1389-NSR: Class action, Telephone Consumer Protection Act.

Attorney: Joshua D. Arisohn.

**Zena Dobryakov, Orange County vs. Brickhouse Food LLC, Nyack, et al,**

22-cv-1390-NSR: Job discrimination.

Attorney: Seamus Barrett.

**Carlos Sanchez, Manhattan vs. UMDC Property Management, Yonkers, et al,**

22-cv-1392-KMK: Fair Labor Standards Act.

Attorney: Raymond Nardo.

**Unlimited Cellular Inc., Newburgh vs. Copper Compression, Manhattan, et al,** 22-cv-1400-VB: Trademark infringement.

Attorney: Jason B. Lattimore.

**Cap 111 Enterprises LLC, Grahamsville vs. Manhattan Beer Distributors, Bronx, et al,**

22-cv-1408-CS: Class action, fraud.

Attorney: Steven L. Wittels.

**Jennifer Feltenstein, Westchester County vs. Silwis LLC, New Rochelle, et al,** 22-cv-1443: Americans with Disabilities Act.

Attorney: Glen H. Parker.

Deeds

Above $1 million

**90-96 Gramatan Avenue LLC,** Mount Vernon. Seller: Veronica Realty Corp., Mount Vernon. Property: 96 Gramatan Ave., Mount Vernon. Amount: $1.7 million. Filed Feb. 17.

**353 North Bedford Road LLC,** Mount Kisco. Seller: William T. Martabano, Pawling. Property: 353 N. Bedford Road, Mount Kisco. Amount: 1.9 million. Filed Feb. 16.

**3966 Parking Inc.,** Reading, Pennsylvania. Seller: 1 Holland Hillside LLC, Brooklyn. Property: 133 Hillside Place, Eastchester. Amount: $4 million. Filed Feb. 15.

**3966 Parking Inc.,** Reading, Pennsylvania. Seller: Revivo Realty Co., Yonkers. Property: 19 Hall Place, Eastchester. Amount: $4.9 million. Filed Feb. 16.

**Barnard, Mathew** and **Lee Ramsey**, Irvington. Seller: Elk Homes Partners LP, Rye. Property: 2 Zinsser Way, Greenburgh. Amount: $1.4 million. Filed Feb. 15.

**Carden, Joseph** and **Sangeeta Khemani,** Denver, Colorado. Seller: Constable Properties LLC, Scarsdale. Property: 1012 Constable Drive, Mamaroneck. Amount: $1.4 million. Filed Feb. 16.

**Cortlandt Crossing Owner LLC,** Dallas, Texas. Seller: Acadia Cortlandt Crossing LLC, Rye. Property: 3144 E. Main St., Cortlandt. Amount: $65.5 million. Filed Feb. 16.

**Fogliano, Tony,** New York City. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.1 million. Filed Feb. 17.

**Fols LLC,** Mount Kisco. Seller: Cassidy-Flynn Funeral Home Inc., Mount Kisco. Property: 288 Main St., Mount Kisco. Amount: $2.9 million. Filed Feb. 16.

**Inselberg, Maria** and **Brian Inselberg**, Boca Raton, Florida. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 316 Horeseman Blvd., Mount Pleasant. Amount: $1.4 million. Filed Feb. 16.

**Khemani, Sangeeta** and **Joseph Garden**, Denver, Colorado. Seller: Constable Properties LLC, Scarsdale. Property: 1012 Constable Drive, Mamaroneck. Amount: $1.4 million. Filed Feb. 16.

**Mortgage Asset Management LLC,** Washington, District of Columbia. Seller: Michael F. Sirignano, Cross River. Property: 4 Albro Lane, White Plains. Amount: $1 million. Filed Feb. 18.

**Novatt, Sara Lillian** and **Mark Christopher Schulz,** New York City. Seller: WCJJMJ LLC, Briarcliff Manor. Property: 60 Sleepy Hollow Road, Ossining. Amount: $1.5 million. Filed Feb. 17.

**OE 776 South Columbus Avenue LLC,** New York City. Seller: Urban-Sers Mount Vernon LLC, Chicago, Illinois. Property: 750 S. Fulton Ave., Mount Vernon. Amount: $26.2 million. Filed Feb. 16.

**P Leigh Properties LLC,** Scarsdale. Seller: SC Rye Brook Partners L.P., Pawling. Property: 11 Primrose Lane, Rye. Amount: $1.5 million. Filed Feb. 18.

**Shah, Denise** and **Kunal Shah,** Rye. Seller: SJR Anchor 1 LLC, Rye. Property: 1 Anchor Drive, Rye. Amount: $4 million. Filed Feb. 17.

**Stefano, DePasquale** and **Marique E. Schimmel**, Bedford Hills. Seller: 125 David’s Hill Road LLC, New York City. Property: 125 David’s Hill Road, Bedford. Amount: $3.6 million. Filed Feb. 15.

**Wong, Yubin** and **Cory Wong,** N/A/ Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 111 Evandale Road, Greenburgh. Amount: $1.5 million. Filed Feb. 15.

Below $1 million

**10 Stonington Heights LLC**, Ossining. Seller: Deborah Molinari Lomio, Briarcliff Manor. Property: 10 Stonington Heights, Mount Pleasant. Amount: $735,000. Filed Feb. 15.

**31 State Street Management LLC,** New Rochelle. Seller: Digico LLC, New Rochelle. Property: 31 State St., New Rochelle. Amount: $550,000. Filed Feb. 15.

**65 Lay LLC,** Brooklyn. Seller: Yshaura M. Brinsfield, Yonkers. Property: 65 Livingston Ave., Yonkers. Amount: $500,000. Filed Feb. 16.

**111 Real Estate Holding LLC**, West Nyack. Seller: Anil Patel and Reshma Patel, Yonkers. Property: 107 Crescent Place, Yonkers. Amount: $550,000. Filed Feb. 17.

**280 Ferris Avenue LLC**, Bronxville and **MIB 1031 LLC,** White Plains. Seller: Westchester County, White Plains. Property: Ferris Ave., White Plains. Amount: $260,000. Filed Feb. 15.

**327 South 5th Avenue Inc.,** Mount Vernon. Seller: Lola Poku and Jamal Okwabie, Bronx. Property: 31 S. 14th Ave., Mount Vernon. Amount: $375,000. Filed Feb. 16.

**520 First Avenue LLC,** Bronx. Seller: Salvatore Molluzo, Pelham. Property: 520 First Ave., Pelham. Amount: $970,000. Filed Feb. 17.

**526 4th Avenue LLC,** Forest Hill. Seller: Rakhi Mukerji, Dobbs Ferry. Property: 526 Fourth Ave., Pelham. Amount: $969,900. Filed Feb. 17.

**1776 Randall Avenue LLC,** Bronx. Seller: Ruth C. Cooper, Bronxville. Property: 142 Highland Ave., Eastchester. Amount: $350,000. Filed Feb. 15.

**Andiamo 8 LLC,** Ridgefield, Connecticut. Seller: Jose S. Romano, Portchester. Property: 29 Cesario Place, Rye. Amount: $550,000. Filed Feb. 15.

**BNYC Modular Ventures Corp.,** Queens. Seller: 408-414 South 7th Avenue LLC, Mount Vernon. Property: 408 S. Seventh Ave., Mount Vernon. Amount: $540,000. Filed Feb. 17.

**Brae Willow Enterprises LLC,** Bedford. Seller: Catherine O’Sullivan and John O'Sullivan, South Salem. Property: 129 Stone Meadow, Lewisboro. Amount: $255,000. Filed Feb. 15.

**Buzhiqi, Agron,** Yorktown Heights. Seller: D&D Properties Inc., Ossining. Property: 273 N. State Road, Ossining. Amount: $562,500. Filed Feb. 14.

**Cacciola, Michael,** Tuckahoe. Seller: 30 Young Place LLC, Eastchester. Property: 30 Young Place, Eastchester. Amount: $600,000. Filed Feb. 16.

**Chibuko, Chinenye** and **Gregory Chibuko,** Bronx. Seller: Safeguard Homes LLC, Northport. Property: 74 Kingsbridge Road, Mount Vernon. Amount: $573,000. Filed Feb. 14.

**Dannic LLC,** Briarcliff Manor. Seller: Matthew I. Falber and Emily Laura Falber, Tarrytown. Property: 422 Carrollwood Drive, Unit 422, Greenburgh. Amount: $625,000. Filed Feb. 16.

**Drubin, Laura B.** and **Daniel T. Drubin**, Oro Valley, Arizona. Seller: Toll Land VI L.P., Fort Washington, Pennsylvania. Property: 15 Langeloth Drive, Cortlandt. Amount: $905,160. Filed Feb. 16.

**Gaja Terra LLC,** Bronx. Seller: Ileana Rivera Rodriguez and James Rodriguez, Ardsley. Property: 45 Euclid Ave., Greenburgh. Amount: $495,000. Filed Feb. 15.

**Hutaj Realty LLC,** Yonkers. Seller: Eric Oppenheimer and Laura Oppenheimer, Hartsdale. Property: 15 Club Way, Greenburgh. Amount: $650,000. Filed Feb. 18.

**JAH LLC,** Goshen. Seller: Deutsche Bank National Trust Co., Mount Laurel, New Jersey. Property: 106 Dalmeny Road, Ossining. Amount: $424,000. Filed Feb. 16.

**Jamal, Michael,** Yonkers. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Boulevard, Unit 10D, Yonkers. Amount: $617,000. Filed Feb. 14.

**Main Street 60 LLC**, Spring Valley. Seller: Michael Aziz and Christine Aziz, Irvington. Property: 60 Main St., Greenburgh. Amount: $908,500. Filed Feb. 16.

**Makedonia 1595 LLC,** Yorktown Heights. Seller: John J. Donnelly, Yorktown Heights. Property: 1595 Baptist Church Road, Yorktown. Amount: $700,000. Filed Feb. 15.

**MIB 1031 LLC,** White Plains and **280 Ferris Avenue LLC,** Bronxville. Seller: County of Westchester, White Plains. Property: Ferris Ave., White Plains. Amount: $260,000. Filed Feb. 15.

**My Helga Inc.,** Pleasantville. Seller: Lilaur Associates LLC, Millwood. Property: 199 Marble Ave., Mount Pleasant. Amount: $875,000. Filed Feb. 14.

**NFM Realty LLC,** Yonkers. Seller: Ruby Azzaro and Maria Roberts, Yonkers. Property: 169 Lockwood Ave., Yonkers. Amount: $485,000. Filed Feb. 15.

**Ninzatti, Kara Ann** and **Vincent Dean Ninzatti,** Irvington. Seller: 15 Dogwood Road LLC, Lincolndale. Property: 15 Dogwood Road, Somers. Amount: $607,500. Filed Feb. 16.

**Poggloreale, Vincent** and **Christina Poggloreale**, Yorktown Heights. Seller: Arthur Street Inc., Putnam Valley. Property: 2 Arthur St., Yonkers. Amount: $964,000. Filed Feb. 14.

**Provost, Michael J.,** Ardsley. Seller: Mohawk Management 1 LLC, Ardsley. Property: 20 Abington Ave., Greenburgh. Amount: $420,000. Filed Feb. 18.

**Rajak, Laxmi** and **Uddhav Sharma,** Stamford, Connecticut. Seller: Keylian New York Properties LLC, White Plains. Property: 58 Prospect Ave., Greenburgh. Amount: $640,000. Filed Feb. 15.

**Rose Grace LLC,** Yonkers. Seller: Amandio Carvalho and Maria Carvalho, Mount Vernon. Property: 535 Locust St., Mount Vernon. Amount: $800,000. Filed Feb. 14.

**Salvatore, Michael**, Bronxville. Seller: Retained Realty Inc., New York City. Property: 22 Warwick Road, Yonkers. Amount: $705,000. Filed Feb. 16.

**Zodda, Geoffrey** and **Alison Zodda,** Hawthorne. Seller: 360 Concord Corp., Hawthorne. Property: 236 Myrtle Ave., Mount Pleasant. Amount: $999,000. Filed Feb. 16.

Judgments

**30th Street Entertainment LLC,** New York City. $992,714 in favor of Connect One Bank, Englewood, New Jersey. Filed Feb. 17.

**Abbondanza, Doroteia,** Rye. $10,490.77 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed Feb. 17.

**Abe, Achi,** Hawthorne. $8,234.60 in favor of Velocity investments LLC, Wall, New Jersey. Filed Feb. 18.

**Abraham, Jerrell D.,** Bronx. $7,365.03 in favor of Geico General Insurance Co., Woodbury. Filed Feb. 16.

**AEBB of Greenwich Corp.,** Greenwich, Connecticut. $12,581.52 in favor of Andrew Adams Inc., Scarsdale. Filed Feb. 17.

**Aguilera, Luis,** Harrison. $7,930.72 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 16.

**Ahmad, Shajar,** Yonkers. $23,121.14 in favor of John E. Andrus Memorial Inc., Hastings-on-Hudson. Filed Feb. 17.

**Alacron, Byron,** Mount Kisco. $3,048.52 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 17.

**Aliberti, Antonio S.,** Pleasantville. $16,397.19 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Feb. 17.

**Alryan Lubricants Recycle & Wholesale Inc.,** Yonkers. $40,837.96 in favor of Reladyne Northeast LLC, Bay Shore. Filed Feb. 17.

**Augustus, Connor,** Yonkers. $11,961.18 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 15.

**Barcenas, Araceli,** Yonkers. $6,177.02 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed Feb. 14.

**Barnes, Prince,** Rochester. $34,136.73 in favor of Amur Equipment Finance Inc., White Plains. Filed Feb. 18.

**Behler, Jamis C.,** Ossining. $8,208.74 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 17.

**Bergin, Helen,** Mamaroneck. $24,326.88 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 17.

**CA Rochelle Logistic,** Yonkers. $11,531.94 in favor of American Express Bank, Sandy, Utah. Filed Feb. 18.

**Camillo, Albert,** New Rochelle. $6,281.17 in favor of Cavalry SPV I LLC, Valhalla. Filed Feb. 17.

**Coleman, Thomas,** Westerly, Rhode Island. $15,324.33 in favor of 31 Cedar Place Associates LLC, Armonk. Filed Feb. 16.

**Costa, Damian J.,** Mamaroneck. $7,930.25 in favor of TD Bank U.S.A. National Association, Brooklyn. Filed Feb. 15.

**Culver Electric LLC,** Brooklyn. $32,703.80 in favor of Juan Ayaso, Elmsford. Filed Feb. 14.

**Custom Construction Group Inc.,** Yonkers. $13,804.51 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed Feb. 17.

**Dedvukaj, Katrina, Y**orktown Heights. $11,369.20 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 17.

**Demichele, Ryan,** Sleepy Hollow. $7,584.89 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 17.

**Dipaola, Peter M.,** Pelham. $13,819.08 in favor of Capital One Bank U.S.A. National Bank. Filed Feb. 17.

**Weintraub, Brent** and **Lisa Weintraub,** Rye Brook. $10,876.72 in favor of Arbors Homeowners Association Inc., Rye Brook. Filed Feb. 15.

**Williams, Josanne,** Yonkers. $8,797.68 in favor of Jefferson Capital Systems LLC, Saint Cloud, Minnesota. Filed Feb. 17.

**WP Burger Inc.,** West Harrison. $47,123.18 in favor of Gordon Food Service Inc., Wyoming, Minnesota. Filed Feb. 14.

**Yonkers Auto Outlet Inc.,** Yonkers. $8,650.15 in favor of Geico Indemnity Co., Woodbury. Filed Feb. 16.

Lis Pendens

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

**Bailey, David S.,** as owner. Filed by Nationstar HECM Acquisition Trust 2018-2. Action: Foreclosure of a mortgage in the principal amount of $435,000 affecting property located at 6 Alan Place, White Plains. Filed Feb. 18.

**Coye, Travis,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $625,500 affecting property located at 46 Buena Vista Ave., Yonkers. Filed Feb. 14.

**Hurlman, Patricia,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $615,000 affecting property located at 13 Meadow Road, Montrose. Filed Feb. 15.

**Garcia, Clever** and **Liliana Quespe**, as owners. Filed by BCMB1 Trust. Action: Foreclosure of a mortgage in the principal amount of $74,310 affecting property located at 75 Ridgway, White Plains. Filed Feb. 17.

**McLemore, Lawrence** and **Deborah Green.** Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $255,367.20 affecting property located at 357-22 N. Broadway, Apt. 1H, Yonkers. Filed Feb. 14.

Mechanic’s Liens

**8 Alden Place LLC,** Eastchester. $78,950 in favor of Louie Scopelliti Inc., Fairfield, Connecticut. Filed Feb. 18.

**Point and Ravine LLC,** Yonkers. $22,932 in favor of Rooster Construction Company Corp., Kearny, New Jersey. Filed Feb. 18.

**SGH Realty Inc.,** Harrison. $1 million in favor of ISG Risk Management Inc., Yonkers. Property: 195C-195D Park Ave., West Harrison. Filed Feb. 14.

New Businesses

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

Partnerships

**Phat Traxx Production,** P.O. Box 281, White Plains 10602, c/o Paul Bennett and Ancil Cox. Filed Feb. 17.

**Roger & Harris Studio,** 83 Central Ave., Tarrytown 10591, c/o Young Kahng and Harris Bank. Filed Feb. 17.

**Stargirl Events,** 227 S. Fifth Ave., Mount Vernon 10550, c/o Latoya Wright, Nyeisha Coley and Khallia Powell-Morgan. Filed Feb. 18.

Sole Proprietorships

**Angie Kor Bargon,** 465 Tuckahoe Road, Unit 122, Yonkers 10710, c/o Angie Kar Bargon. Filed Feb. 15.

**Ayanna Joni Music**, 15 Calvi Lane, Yonkers 10701, c/o Ayanna Joni Collazo. Filed Feb. 16.

**Bimfavour Kreative Concepts Events & Catering Services,** 120 N. Columbus Ave., Mount Vernon 10553, c/o Bimbola Komolafe. Filed Feb. 15.

**Briana’s Beauty Salon,** 325-NY 100, Somers 10589, c/o Briana Borean. Filed Feb. 15.

**FG Business Programming Consulting,** 12 Coronet Road, Yonkers 10710, c/o Francisco Guzman. Filed Feb. 17.

**J F Bookkeeping**, 12 Ormonde Place, New Rochelle 10801, c/o John R. Fernando. Filed Feb. 15.

**Janine Le Literary Agency,** 3 Lee Road, Croton Falls 10519, c/o Janine Hauber Le. Filed Feb. 15.

**LFDA Art,** 380 Wilmot Road, New Rochelle 10804, c/o Larissa V. Damato, New Rochelle. Filed Feb. 14.

**Nana’s Green House,** 79 Davis Ave., Apt. 1, New Rochelle 10805, c/o Marivi Perdomo-Caba. Filed Feb. 16.

**Peekskill Fishing Supplies,** 1000 Orchard St., Peekskill 10566, c/o Erika C. Vele Figueroa. Filed Feb. 15.

**Pemetic Properties,** 931 Greacen Point Road, Mamaroneck 10543, c/o David Nenfeld. Filed Feb. 17.

**Planet Hollywood**, 33 N. Third Ave., Mount Vernon 10550, c/o Natalie L. Talbot Roberts. Filed Feb. 15.

**Sierra Oswald Wielmer,** 1214 W. Boston Post Road, Mamaroneck 10543, c/o Wiel Harlem Bay Trust. Filed by Feb. 18.

**Skin Logic Esthetics,** 443 Tarrytown Road, White Plains 10607, c/o Susana Boling. Filed Feb. 15.

**TM Paracord Ship,** 3333 Crompond Road, Yorktown 10598, c/o Anthony David Mendez. Field Feb. 16.

**TOC Cleaning Service,** 4 Martine Ave., Apt. 415, White Plains 10606, c/o Steven Obrien Montez. Field Feb. 18.

**True Colors Painting,** 195 Cook Ave., Yonkers 10701, c/o Sebastiano F. Dacuaba. Filed Feb. 18.

**Yonkers Kids Group Family Day Care,** 96 Linden St., Yonkers 10701, c/o Janitza Jiminez. Filed Feb. 18.