WESTCHESTER

 COURT RECORDS

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, March 16 - 22**

**Westchester Stucco Inc., Mount Vernon vs. Sam Borrelli Jr., Yonkers,**

22-7021-CGM: Adversary proceeding, fraud, in Borrelli Chapter 13 (22-22067).

Attorney: Carlos J. Cuevas.

**Asmel Gonzalez, New Windsor, re. Petroleum Kings LLC, et al,**

22-35158: Chapter 7, assets $20,860, liabilities $2,282,749.

Attorney: Anne J. Penachio.

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

**Local business cases, March 16 - 22**

**Mary Loverde, Westchester vs. Brown & Brown of New York Inc., White Plains, et al,** 22-cv-2234-PMH: Job discrimination.

Attorney: Casimir J. Wolnowski.

**Benjamin Barreto, Westchester vs. R&F Surplus & Salvage, Yonkers, et al,** 22-cv-2333-VB: Fair Labor Standards Act.

Attorney: Robert P. Valletti.

Deeds

Above $1 million

**50 Overhill Road LLC**, Brooklyn. Seller: Amy Rand, New Rochelle. Property: 50 Overhill Road, New Rochelle. Amount: $1.3 million. Filed March 17.

**81-95 Vineyard LLC,** Suffern. Seller: Morris M. Sarway, Bronx. Property: 150 Ridge Ave., Yonkers. Amount: $1.2 million. Filed March 17.

**83 Morningside LLC,** Suffern. Seller: Westchester Partners 3 LLC, Bronx. Property: 152 Ridge Ave., Yonkers. Amount: $2.1 million. Filed March 17.

**118-12- South 12th Avenue LLC,** Lakewood, New Jersey. Seller: JPR South 12th Avenue LLC, Mount Vernon. Property: 118 S. 12th Ave., Mount Vernon. Amount: $2.7 million. Filed March 17.

**135-137 Hawthorne LLC,** Suffern. Seller: BHNVN1 LLC, Bronx. Property: 135 Hawthorne Ave., Yonkers. Amount: $3.7 million. Filed March 17.

**160 Ridge Avenue LLC,** Bronx. Seller: Westchester Partners 3 LLC, Bronx. Property: 154 Ridge Ave., Yonkers. Amount: $2.1 million. Filed March 17.

**Becker, Daniel** and **Kerry-Ann Becker,** Croton-on-Hudson. Seller: 2 Birch Court LLC, Croton-on-Hudson. Property: 2 Birch Court, Cortlandt. Amount: $1.3 million. Filed March 17.

**Byram Brook Enterprises LLC,** Scarsdale. Seller: KRL Properties LLC, Rye. Property: 1 Byram Brook Place, North Castle. Amount: $2.9 million. Filed March 14.

**Chase, Victoria** and **Mathew Chase,** Forest Hill. Seller: Townsend Holdings LLC, New Rochelle. Property: 119 Townsend Ave., Pelham. Amount: $2.9 million. Filed March 14.

**Covey, William Carlos** and **Cynthia Macapagal Covey**, Southampton. Seller: ZF SPV LLC, Woodland Hills, California. Property: 2 The Lane, North Castle. Amount: $1.3 million. Filed March 16.

**Forman, Marcia** and **Wayne Forman**, Carmel. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 337 Palisades Blvd., Mount Pleasant. Amount: $1.1 million. Filed March 14.

**Killingsworth, Silvia, John Dziuban** and **Yolanda Gonzalez**, White Plains. Seller: 9 Century Ridge Road LLC, Yonkers. Property: 9 Century Ridge Road, Harrison. Amount: $1.4 million. Filed March 16.

**Orga-Spice LLC**, Scarsdale. Seller: JPMorgan Chase Bank National Association, New York City. Property: 535 E. Boston Post Road, Rye. Amount: $1.4 million. Filed March 16.

**Rian Build Inc.**, Scarsdale. Seller: Keith Perry Turkei, New York City. Property: 10 Mayflower Road, Scarsdale. Amount: $1.3 million. Filed March 16.

**Royal 370 LLC,** Yonkers. Seller: 370 Mamaroneck Avenue LLC, White House, Tennessee. Property: 370 Mamaroneck Ave., Mamaroneck. Amount: $1.1 million. Filed March 17.

**Rubin, Todd** and **Alexandra Rubin,** New York City. Seller: American Building Technologies Inc., New York City. Property: 9 E. Seymour Place, North Castle. Amount: $3.3 million. Filed March 14.

**Shea, Michael** and **Emily Shea**, Montrose. Seller: Steve Giordano Builders Inc., Yorktown Heights. Property: 5 Flanders Lane, Cortlandt. Amount: $1.2 million. Filed March 18.

**Shinar, Ori,** Greenwich, Connecticut. Seller: Leroy Street Builders LLC, Pleasantville. Property: 40 Leroy St., Mount Pleasant. Amount: $1.2 million. Filed March 17.

**TDJ Contracting Corp.,** Scarsdale. Seller: 40 Mamaroneck Road Partners LLC, New York City. Property: 40 Mamaroneck Road, Scarsdale. Amount: $3 million. Filed March 17.

**Weinberg 22CT Holdings LLC,** Tarrytown. Seller: River Towns Estates LLC, Huntington. Property: 22 Carriage Trail, Greenburgh. Amount: $1.7 million. Filed March 15.

**Weis, Jodee** and **Seth Weis**, Rye. Seller: Elk Homes Partners II L.P., Rye. Property: 28 Colby Ave., Rye. Amount: $2.2 million. Filed March 16.

**Westchester Parks Foundation Inc.,** White Plains. Seller: Mathias Family Corp., Mount Kisco. Property: 104 Smith Ave., Mount Kisco. Amount: $1.3 million. Filed March 15.

**White Plains 610 LLC,** Englewood, New Jersey. Seller: 610 Mamaroneck LLC, Cresskill, New Jersey. Property: 610 Mamaroneck Ave., White Plains. Amount: $5.9 million. Filed March 15.

Below $1 million

**24 Ross Drive LLC,** Katonah. Seller: Joanne Costanza, Yorktown Heights. Property: 24 Ross Drive, Somers. Amount: $90,000. Filed March 16.

**26 Hill and Dale LLC,** Pleasantville. Seller: First Hill LLC, New York City. Property: 26 Hill and Dale Road, Cortlandt. Amount: $165,000. Filed March 18.

**49 Conklin LLC,** Cortlandt Manor. Seller: Conklin Pointe LLC, Mohegan Lake. Property: 49 Conklin Ave., Cortlandt. Amount: $265,000. Filed March 17.

**51 Purdy Avenue LLC,** Port Chester. Seller: 51 Purdy Avenue Partners LLC, White Plains. Property: 51 Purdy Ave., Rye. Amount: $950,000. Filed March 14.

**55 Purdy Avenue LLC,** Port Chester. Seller: 55 Port Chester Partners LLC, White Plains. Property: 55 Purdy Ave., Rye. Amount: $212,500. Filed March 14.

**108 Park Lane LLC,** Bronxville. Seller: Maria Colabella, West Harrison. Property: 108 Park Lane, Harrison. Amount: $534,000. Filed March 17.

**114 6AMV LLC,** Brooklyn. Seller: 114 South 6 Avenue LLC, Mount Vernon. Property: 114 S. Sixth Ave., Mount Vernon. Amount: $640,000. Filed March 18.

**127 Rumsey Road Corp.,** New York City. Seller: Mohammad A. Razzak and Aisha Razzak, Yonkers. Property: 127 Rumsey Road, Yonkers. Amount: $700,000. Filed March 15.

**131 West Group LLC,** Brooklyn. Seller: Pauline Larmond, White Plains. Property: 27 Tibbetts Ave., White Plains. Amount: $550,000. Filed March 17.

**Bichon LLC,** Cross River. Seller: Barbara Georgetti, Katonah. Property: 876 Route 35, Lewisboro. Amount: $230,000. Filed March 14.

**Bindela Construction LLC,** Bronx. Seller: Michael J. Murtha, Katonah. Property: 53 Orchard Hill Road, Somers. Amount: $510,000. Filed March 18.

**Bronx West Rock Fund I LLC,** Bronxville. Seller: Thirty-Six Oneida Avenue Co., Croton-on-Hudson. Property: 321 S. Riverside Ave., Cortlandt. Amount: $620,000. Filed March 14.

**Buckley, Melissa T., Lorna T. Fleming** and **Richard J. Buckley**, Bronx. Seller: 217 South 12th Avenue LLC, New York City. Property: 217 S. 12th Ave., Mount Vernon. Amount: $575,000. Filed March 16.

**Ciniglio, Salvatore,** Middle Village. Seller: 113 Capital-609 Saw Mill River Road, Bedford Corners. Property: 609 Saw Mill River Road, Greenburgh. Amount: $995,000. Filed March 15.

**Cullen, Blair** and **Samantha Cullen,** Brewster. Seller: Cobbling Rock Estates LLC, Katonah. Property: 27 Cobbling Rock Drive, Somers. Amount: $450,000. Filed March 14.

**D&P Lozano Properties LLC,** Ossining. Seller: 913 South LLC, Buchanan. Property: 913 South St., Peekskill. Amount: $310,000. Filed March 16.

**D&P Lozano Properties LLC,** Ossining. Seller: 923 South Street LLC, Buchanan. Property: 923 South St., Peekskill. Amount: $315,000. Filed March 16.

**Gedney Associates LLC,** White Plains. Seller: Oak Tree Drive Associates LLC, Palm Beach, Florida. Property: 18 Hotel Drive, White Plains. Amount: $400,000. Filed March 17.

**Helping Les Amis LLC,** White Plains. Seller: Anthony Yargaitis, New York City. Property: 75 Worthington Road, Greenburgh. Amount: $800,000. Filed March 15.

**Infinity Holdings Group Inc.,** Croton on Hudson. Seller: Donald R. Jorgensen and Lori Jorgensen, Brookfield, Connecticut. Property: Route 9, Hudson River, Cortlandt. Amount: $15,000. Filed March 15.

**Irizarry, Melody,** Long Island City. Seller: Alecia Garcia Acquisitions LLC, Pleasantville. Property: 2 Hunt Ave., Yonkers. Amount: $515,000. Filed March 17.

**J&J 869 McLean LLC,** Yonkers. Seller: 869 McLean Avenue LLC, Yonkers. Property: 869 McLean Ave., Yonkers. Amount: $700,000. Filed March 17.

**KBJB Temp LLC,** Mount Vernon. Seller: New Hope Cornerstone Apostolic Assembly of the World Inc., Mount Vernon. Property: 161 S. Fourth Ave., Mount Vernon. Amount: $190,000. Filed March 15.

**Krusekoff, Beth** and **Kusha Mohammadi,** Hartsdale. Seller: 58 Halstead LLC, Greenwich, Connecticut. Property: 58 Halstead Ave., Rye. Amount: $680,000. Filed March 16.

**Luo, Lingqi** and **Huiqing Si,** Chappaqua. Seller: Deal House Capital Fund I LLC, Mamaroneck. Property: 33 Glenwood Road, New Castle. Amount: $680,000. Filed March 15.

**Malloy, Peter T.,** Port Chester. Seller: 25-28 Broadway LLC, Rye. Property: 1 Landmark Square, Rye. Amount: $325,000. Filed March 16.

**Mile Square Realty LLC,** Yonkers. Seller: Edward O’Dowd, Yonkers. Property: 725 Kimball Ave., Yonkers. Amount: $551,000. Filed March 17.

**Muhammad Properties LLC,** Yonkers. Seller: Valerie A Mucha, Yonkers. Property: 23 Centre St., Yonkers. Amount: $322,000. Filed March 15.

**Nezza Ventures LLC**, New York City. Seller: Larry Zimmerman and Adrianna Zimmerman, Ardsley. Property: 544 Ashford Ave., Greenburgh. Amount: $410,000. Filed March 14.

**Pappalardi, Frank,** Port Chester. Seller: 60-64 Munson St., LLC, White Plains. Property: 606 King St., Rye. Amount: $975,000. Filed March 15.

**Proven KP LLC,** Carmel. Seller: P.J. Edgemont Inc., Katonah. Property: 3-5 Edgemont Road, Bedford. Amount: $635,000. Filed March 17.

**Sevilla, Julius A.,** Yonkers. Seller: Pale Horse Realty LLC, New York City. Property: 130 Glenwood Ave., Yonkers. Amount: $305,000. Filed March 16.

**Tola, Herman** and **Luz Tola,** White Plains. Seller: Qin Qin Corp., Hawthorne. Property: 1794 Amazon Road, Yorktown. Amount: $150,000. Filed March 16.

**VG Development LLC,** Hartsdale. Seller: Lance E. Goldman, Yonkers. Property: 88 Bajart Place, Yonkers. Amount: $425,000. Filed March 15.

**WHD LLC,** Yonkers. Seller: Piermont Diner LLC, Yonkers. Property: 120 Herriot St., Yonkers. Amount: $390,000. Filed March 17.

**Yami 2 LLC,** Atlantic Beach. Seller: Myles Sokolof, Pleasantville. Property: 344 Palmer Lane, Mount Pleasant. Amount: $501,000. Filed March 17.

FEDERAL TAX LIENS

**Federal Tax Liens, $10,000 or greater,**

**Westchester County, March 14 - 18**

**(***Name, town, type tax, tax period, amount)*

**Bukov, Vasilka:** Bedford, personal income, 2016 - 2018, $65,349.

**Duncan, Pamela:** Hartsdale, personal income, 2017 - 2020, $90,280.

**Greig, Christopher:** Scarsdale, personal income, 2009, 2011 - 2014, 2017, $48,409.

**Kalathara, Simson M.:** White Plains, personal income, 2015, 2017, $53,090.

**Sood, Loveleen:** Scarsdale, personal income, 2018, $18,149.

JUDGMENTS

**Augustine, Grantly,** Mount Vernon. $2,406.77 in favor of Midland Funding LLC, San Diego, California. Filed March 16.

**Berdoe, Simone P.,** Mount Vernon. $4,629.91 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 14.

**Casabella Contracting of New York Inc.,** Croton-on-Hudson. $100,168.43 in favor of Belway Electrical Contracting Co., Elmsford. Filed March 17.

**Drain Plumbing Masters Inc.,** New Rochelle. $19,637.25 in favor of Intercounty Supply Inc., Port Chester. Filed March 15.

**Direct Kitchen and Bath LLC,** Yonkers. $6,930.89 in favor of Ferguson Enterprises Inc., Rochester. Filed March 17.

**Graziosa, Palma,** Scarsdale. $10,362.84 in favor of Goldman Sachs Bank U.S.A., Richardson, Texas. Filed March 18.

**Joseph, Gregory P.**, Elmsford. $9,491.18 in favor of Forty Four Windemere LLC, West Bridgewater, Massachusetts, Filed March 15.

**Lam, Adrienne,** Yonkers. $18,608.95 in favor of Goldman Sachs Bank U.S.A., New York City. Filed March 16.

**Mutihig, Rhiannon M.,** Newburgh. $95,382.27 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

**Nwaohuocha, Chiemela J.,** Pelham. $5,898.16 in favor of Midland Credit Management Inc., San Diego, California. Filed March 14.

**Ostachi, Linca,** Yonkers. $5,078.22 in favor of Synchrony Bank, Draper, Utah. Filed March 17.

**Penn, Jessica,** Elmsford. $37,204.97 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

**Reid, Rhia,** Bronx. $2,673.34 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

**Rosoli, Andrew,** Mount Vernon. $6,432.48 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 17.

**Rodriguez, Victor,** Yonkers. $39,114.50 in favor of Brill Hygienic Products Inc., Delray Beach, Florida. Field March 15.

**Soliz, Allyson,** Shrub Oak. $47,756.12 in favor of National Collegiate Student Loan Trust, Boston, Massachusetts. Filed March 16.

**Stewart, Crystal,** Copake. $40,549.45 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

**Tauthong, Burin,** Harrison. $14,803.67 in favor of Goldman Sachs Bank U.S.A., New York City. Filed March 16.

**Taylor, Victor E.,** White Plains. $90,680.29 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

**Turner, David H.,** Bedford Corners. $159,338.97 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

**Vasquez, Carmen,** East Chester. $15,754.73 in favor of Goldman Sachs Bank U.S.A., Richmond, Texas. Filed March 18.

**Williams, Omar,** Yonkers. $93,397.25 in favor of Neuroaxis Neurosurgical Associates P.C., New Gardens. Filed March 16.

**Witherspoon, Keith,** Bronx. $14,904.66 in favor of Geico General Insurance Co., Woodbury. Filed March 14.

**Zelaya, Katheryne,** White Plains. $11,069.34 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

Lis Pendens

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

**Brauner, William J.,** as owner. Filed by Board of Managers of the Willows Condominium. Action: Foreclosure of a mortgage in the principal amount of $12,843.32 affecting property located at 11 Jackson Ave., Unit 60, Scarsdale. Filed March 17.

**Tejada, Maxine** and **Alejandro Tejada,** as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $143,100 affecting property located at 94 Jervis Road, Yonkers. Filed March 15.

**Tirado, Hiram** and **Veronica Tirado,** as owners. Filed by Flagstar Bank. Action: Foreclosure of a mortgage in the principal amount of $434,981 affecting property located at 1734 Strawberry Road, Mohegan Lake. Filed March 16.

**Venuti, Robert** and **Angela Venuti,** as owners. Filed by JPMorgan Chase Bank. Action: Foreclosure of a mortgage in the principal amount of $2.4 million affecting property located at 15 Stratton Road, Purchase. Filed March 18.

Mechanic’s Liens

**Defreitas, Joanne** and **Martin Defreitas,** Mount Vernon. $12,921.93 in favor of HBJ Construction, Mount Vernon. Filed March 18.

**Dimasi, Dominick** and **Maria Dimasi,** Harrison. $895.95 in favor of Marjam Supply Co., Kearny, New Jersey. Property: 41 Blind Brook, Harrison. Filed March 17.

**Fayad, Rabih,** Yonkers. $107,000 in favor of IP Innovations LLC, Bayonne, New Jersey. Property: 57 Halladay Ave., Yonkers. Field March 16.

**Syla, Shkelzen,** Scarsdale. $56,392.10 in favor of East Haven Builders Supply, Eats Haven, Connecticut. Property: 4 Hanfling Road, Scarsdale. Filed March 15.

NEW BUSINESSES

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

Partnerships

**Guild & Grange,** 105 Millertown Road, Bedford 10506, c/o Kenneth R Carter and Julie Creech. Filed March 16.

**Samuel & Oneil Enterprise Kleaning Service,** 62 Warburton Ave., Yonkers 10701, c/o Nessia Douglas and Junior Lawrence. Filed March 16.

**ST Elegancy,** 166 Meadow Lane, Apt. 3, New Rochelle 10805, c/o Sara M. Barbosa and Talita S. Reche. Filed March 18.

Sole Proprietorships

**4elsnyrans Hair Salon,** 50 Bleeker St., Apt. 5, Mount Vernon 10550, c/o Nickeshe Plummer. Filed March 16.

**Alejandras Cleaning,** 50 Meadow Sweet Road, Cortlandt Manor 10567, c/o Alejandra D. Prolo Sanchez. Filed March 17.

**Alexander Francis Jones,** 32 Stonegate Road, Ossining 10562, c/o Alexandrer Jones. Filed March 15.

**Alphas Enterprise,** 76 Chestnut St., Yonkers 10701, c/o Ibeliz Ortiz. Filed March 16.

**Amazing Emilia Decor & Events,** 19 Tibbits Ave., White Plains 10606, c/o Marilene Ramirez Valencia. Filed March 16.

**Aurora Art & Antiques,** 325 King St., Apt. LB, Port Chester 10573, c/o Victoria Hernandez. Filed March 14.

**Bobby’s Cleaning Co.,** 300 Hayward Ave., Mount Vernon 10552, c/o Bobby Clark. Filed March 18.

**CDM Westchester Car Service,** 11 Myrtle St., Yonkers 10703, c/o Conrad D. Martin. Filed March 18.

**CR It Services,** 509 Sixth Ave., Pelham 10803, c/o Dalia M. Ruiz. Filed March 15.

**Creatively Lost Mind,** 38 Locust Ave., Apt. B4, New Rochelle 10801, c/o Gabriela Guerra. Filed March 18.

**E J Travel Health Crypto Kingdom,** 21 Hemlock Circle, Peekskill 10566, c/o Elaine Jones. Filed March 18.

**GL Trucking,** 139 Cortlandt St., Apt. 5, Sleepy Hollow 10591, c/o Julio Cesar Germosen. Filed March 18.

**Glen’s Tavern & Restaurant,** 2150 Albany Post Road, Montrose 10548, c/o Tbett P. Castano. Filed March 18.

**John W. Robinson** CPA, 290 Collins Ave., Apt. 3B, Mount Vernon 10552, c/o John W. Robinson. Filed March 14.

**Josefina’s House Cleaning,** 270 Guard Hill Road, Mount Kisco 10549, c/o Josefina Lopez. Filed March 15.

**K&A Green Landscaping,** 1 Charles St., Apt. B1, White Plains 10606, c/o Domingo Quintero. Filed March 17.

**Kingdom Apparel 4U,** P.O. Box 2072, Mount Vernon 10551, c/o Katina Noland-Ricketts. Filed March 18.

**Live Love Life 24/7,** 21 Hemlock Circle, Peekskill 10566, c/o Shilleen Jones. Filed March 18.

**M&B Network Solutions**, 77 Elliott Ave., Apt. 4, Yonkers 10705, c/o Modesto Contreras Polaneo. Filed March 15.

**Mannysclippers,** 445 Hamilton Ave., White Plains 10601, c/o Manuel Martinez. Filed March 14.

**Mark’s Sprinkler Repair,** 345 Florence St., Mamaroneck 10543, c/o Marco A. Ferraro. Filed March 14.

**Matute Care,** 1218 Lincoln Terrace, Peekskill 10566, c/o Julia S. Matute. Filed March 17.

**New Look Renovation,** 2 Urban Place, Yonkers 10701, c/o Richard Arotsky. Filed March 16.

**Rich Minded,** 5 Delia Court, Yonkers 10710, c/o Bryan Savage. Filed March 16.

**Salon DD,** 77 Quaker Ridge Road, New Rochelle 10804, c/o Russell Di Benedetto. Filed March 15.

**SM Cargo Delivery,** 35 Hillandale Ave., White Plains 10603, c/o Joan S. Marin Roa. Filed March 15.

**Today Health Care & Transportation Services,** 15 Field St., Peekskill 10566, c/o Karen Edmond. Filed March 16.

**Willis Doggie Spa,**15 Croton Ave., Ossining 10562, c/o Angel Wilmer Campoverde. Filed March 17.

**Yunus K. Saiyed,** 698 Yonkers Ave., Suite 1J, Yonkers10704, c/o Yunus K. Saiyed. Filed March 18.