WESTCHESTER

Court Cases

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, March 23 - 29**

**K.B. Properties LLC, Hopewell Junction, managing member Kenneth Beheran,**

22-35166-CGM: Chapter 11, assets $1,000,100, liabilities $952,753.

Attorney: Michelle L. Trier.

**Kenwood Commons LLC, Hyde Park, manager Jacob Frydman,**

22-35169-SHL: Chapter 11, assets $103 million, liabilities $14 million.

Attorney: Wayne M. Greenwald.

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

**Local business cases, March 23 - 29**

**Estate of Jerry Mitchell, et al, vs. Westchester Center for Rehabilitation & Nursing, Mount Vernon,**

22-cv-2357-NSR: Removal from Westchester Supreme Court, medical malpractice.

Attorney: Joseph Ciaccio.

**Laborers International Union Local 235, Elmsford, et al vs. B&B Concrete Enterprises, Nanuet, et al,**

22-cv-2365-VB: Civil enforcement of employee benefits.

Attorney: Michele J. Harari.

**Tovia Goldstein, Orange County vs. Mid-Hudson Valley Federal Credit Union, Kingston, et al,**

22-cv-2368-NSR: Fair Credit Reporting Act.

Attorney: Christofer Merritt.

**Seth Marshall, Allentown, Pennsylvania vs. PepsiCo Inc., Harrison, et al,**

22-cv-2370-PMH: Class action, Fair Labor Standards Act.

Attorneys: Christopher M. Timmel, Seth R. Lesser.

**Golden Building Company Inc., Hyde Park vs. 3M Company, Wilmington, Delaware, et al,**

22-cv-2539: Removal from Dutchess County Supreme Court, product liability.

Attorney: Patrick Lanciotti.

**International Union of Operating Engineers Local 825, Springfield, New Jersey vs. Speyside Holdings, Highland Mills,** 22-mc-95: Registration of foreign judgment.

Attorney: Vipin P. Varghese.

**Endico Potatoes Inc., Mount Vernon vs. Zina's Salads Inc., East Hanover, New Jersey, et al,** 22-cv-2548-VB: Agriculture Commodities Act.

Attorney: Leonard Kreinces.

**Executive Park Partners LLC, Suffern vs. Benicci Inc., Miami, Florida,**

22-cv-2560-PMH: Trademark infringement.

Attorney: Jason B. Lattimore.

Deeds

Above $1 million

**225 Park Drive LLC,** White Plains. Seller: Selvi Sinanaj, Eastchester. Property: 225 Park Drive, Eastchester. Amount: $1.1 million. Filed March 21.

**994 Linden Boulevard 123 LLC,** Mount Vernon. Seller: C&C Realty Holdings LLC. Property: 738 Third Ave., Mount Vernon. Amount: $1.4 million. Filed March 21.

**Abdoullaeva, Giouliar** and **Mikhail Topr,** Rye. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $2.8 million. Filed March 23.

**Bama, Eric Shaun,** New York City. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 335 Palisades Blvd., Mount Pleasant. Amount: $1.2 million. Filed March 24.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: Dennis Lee and Rachelynn Lee, Rye Brook. Property: 15 Candy Lane, Rye. Amount: $1.1 million. Filed March 21.

**Chalik, Gary** and **Marina Chalik,** Staten Island. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 15 Candy Lane, Rye. Amount: $1.1 million. Filed March 21.

**Foulkes, Catherine P.,** Milton, Massachusetts. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.4 million. Filed March 23.

**Hudoing LLC**, Yorktown Heights. Seller: Leonard H. Mark and Allan Spivak, Stamford, Connecticut. Property: 1929 Commerce St., Yorktown. Amount: $2.2 million. Filed March 21.

**HZST LLC**, Granite Springs. Seller: Paradox Properties LLC, Granite Springs. Property: 93 Mahopac Ave., Somers. Amount: $1.2 million. Filed March 24.

**Levy, Arthur** and **Joyce Levy,** New City. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $2.7 million. Filed March 23.

**Lisberger, Charles S.** and **Marilyn J. Lisberger,** Thousand Oaks, California. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $3.5 million. Filed March 23.

**Sawaya, Issam N.** and **Maricruz P. Sawaya**, Greenwich, Connecticut. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $4.1 million. Filed March 21.

**TH Tarrytown LLC**, Norwalk, Connecticut. Seller: ACRC WM Owner LLC, Tarrytown. Property: 670 White Plains Road, Tarrytown. Amount: $29 million. Filed March 23.

**Wallach, Ginger Price** and **Keith N. Wallach**, New York City. Seller: 59 Parks LLC, White Plains. Property: 59 Park Drive South, Harrison. Amount: $4.8 million. Filed March 24.

Below $1 million

**3 Woodland Road LLC,** Hawthorne. Seller: Laura Servello, Elmsford. Property: 7 Woodlands Ave., Greenburgh. Amount: $700,000. Filed March 21.

**6 Tunis Avenue LLC,** Bronxville. Seller: Robert & Mathew LLC, Yonkers. Property: 6 Tunis Ave., Yonkers. Amount: $550,000. Filed March 23.

**31 Currans LLC,** Yonkers. Seller: Investors 2 Investors LLC, Woodbury. Property: 31 Currans Lane, Yonkers. Amount: $250,000. Filed March 21.

**71 Saratoga Avenue LLC,** Bayside. Seller: U.S. Bank Trust National Association, Eureka, California. Property: 71 Saratoga Ave., Yonkers. Amount: $335,000. Filed March 22.

**149 Highland LLC,** Port Chester. Seller: 149 Highland Street Holding Company LLC, Port Chester. Property: 149 Highland St., Rye. Amount: $770,000. Filed March 22.

**230 Hillside Avenue LLC,** Chewy Chase, Maryland. Seller: Pauline Galvin, Yonkers. Property: 230 Hillside Ave., Greenburgh. Amount: $337,000. Filed March 24.

**Abreu, Francisco**, Bronx. Seller: Mem Flipp Corp., Bronxville. Property: 2214 Saw Mill River Road, Greenburgh. Amount: $625,000. Filed March 24.

**Adegbite, Afolabi,** Bronx. Seller: Lincoln Terrace Holdings LLC, Monsey. Property: 316 S. Fourth Ave., Mount Vernon. Amount: $865,000. Filed March 23.

**Aegis Derma LLC**, Cliffside Park, New Jersey. Seller: Drago Family Construction LLC, Middletown. Property: 27 Drago Way, Greenburgh, Amount: $500,000. Filed March 24.

**Agovino Armonk Estates LLC,** Eastchester. Seller: East Coast Development Corp., Yonkers. Property: 4 Armonk Heights Road, North Castle. Amount: $200,000. Filed March 24.

**Amin, Mithaq,** Yonkers. Seller: Vito Fasciglione Holdings 24 Inc., Yonkers. Property: 33 Fairview St., Yonkers. Amount: $680,000. Filed March 24.

**Ashford Avenue 357 LLC,** Dobbs Ferry. Seller: 357 Ashford Avenue LLC, Mount Kisco. Property: 357 Ashford Ave., Greenburgh. Amount: $755,000. Filed March 23.

**Bama Holdings LLC**, Mount Kisco. Seller: Stanislaud Anil Ferris Prabhu, Hartsdale. Property: 285 S. Central Ave., Greenburgh. Amount: $175,000. Filed March 21.

**Berk, Adam** and **Claudia Weger,** White Plains. Seller: Supreme Homes LLC, Ossining. Property: 2 Narcissus Drive, Somers. Amount: $600,000. Filed March 21.

**Black, Michael** and **Kristin Spink,** Rye Brook. Seller: 35 West Glen Avenue LLC, New Rochelle. Property: 35 W. Glen Ave., Rye. Amount: $840,000. Filed March 24.

**Brito-Casanova, Maria** and **Bruno Casanova,** White Plains. Seller: Drago Family Construction LLC, Middletown. Property: 6 Drago Way, Greenburgh. Amount: $500,000. Filed March 2.

**Chaykin-Mirer, Charlotte** and **Frederic Mirer,** Brooklyn. Seller: 304A Heritage LLC, Yorktown Heights. Property: 304A Heritage Hills, Unit 304A, Somers. Amount: $645,000. Filed March 21.

**Clark, Ruth,** Chappaqua. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73 Spring St., Ossining. Amount: $320,000. Filed March 23.

**Cornerstone Properties 2016 LLC,** Hawthorne. Seller: Holy Spirit Association for the Unification of World Christianity, New York City. Property: Gracemere Avenue, Greenburgh. Amount: $100,000. Filed March 23.

**DQ Central Realty LLC,** White Plains. Seller: 367 Central Realty LLC, White Plains. Property: 267 Central Ave., White Plains. Amount: $834,888. Filed March 21.

**Duong, Jimmy,** Bronx. Seller: 75 Laurel Place LLC, Yonkers. Property: 73 Laurel Place, Yonkers. Amount: $689,000. Filed March 24.

**Eboh, Mary,** Mount Vernon. Seller: 10411 214 Street Partners LLC, Brooklyn. Property: 443 Nuber Ave., Mount Vernon. Amount: $545,000. Filed March 23.

**Gracemere Partners LLC,** Hawthorne. Seller: Holy Spirit Association for the Unification of World Christianity, New York City. Property: Gracemere Avenue, Greenburgh. Amount: $300,000. Filed March 21.

**Mejia, Angel,** Bronx. Seller: United 18 LLC, Brooklyn. Property: 80 Morris St., Yonkers. Amount: $740,000. Filed March 23.

**Pemart Holdings LLC,** Brooklyn. Seller: Kimberly E. Purdy, Peekskill. Property: 994 Pemart Ave., Peekskill. Amount: $925,000. Filed March 24.

**Pena, Richard** and **Florangel Pena,** Mount Vernon. Seller: O’Connors Dream LLC, Bronx. Property: 151 Elm Ave., Mount Vernon. Amount: $629,000. Filed March 22.

**Perez, Elisaul Genao** and **Edward Cabrera,** Bronx. Seller: Enc Management and Development Inc., Yonkers. Property: 10 Sedgwick Ave., Yonkers. Amount: $595,000. Filed March 23.

**Perryco Homes of Westchester Inc.,** Hawthorne. Seller: Holy Spirit Assn for the Unification of World Christianity, New York City. Property: Gracemere Avenue, Greenburgh. Amount: $430,000. File March 21.

**Riverview Property Holding LLC,** New York City. Seller: Gloria G. Iannucci, New Rochelle. Property: 46 Union St., New Rochelle. Amount: $242,000. Filed March 23.

**Zetula, Alexander J.** and **Stephanie Zetula,** Mount Vernon. Seller: U.S. Bank National Association, Mount Laurel, New Jersey. Property: 6 Pataki Firm Drive, Peekskill. Amount: $333,900. Filed March 25.

Federal Tax Liens

**$10,000 or greater,**

**filed in Westchester County, March 14 - 18**

**Hernandez, Angel Maria:** Yonkers, excise tax, 2011 - 2020, $218,158.

**Under My Wings Day Care Inc.:** Peekskill, corporate income, 2017, 2220, $43,306.

Judgments

**Ahmad, Isaiah S.,** Pleasantville. $12,239.32 in favor of Discover Bank, New Albany, Ohio. Filed March 21.

**Alfonso, Michelle,** New Rochelle. $11,786.92 in favor of Discover Bank, New Albany, Ohio. Filed March 21.

**Alpha Construction Group Inc.,** Yonkers. $4,300.89 in favor of American Builders and Contractors Supply Company Inc., Avenel, New Jersey. Filed March 22.

**AMG Design and Contracting LLC,** White Plains. $20,150.09 in favor of State Farm Fire and Casualty, Wilmington, Delaware. Filed March 24.

**Arcila, Carlos G.,** Ossining. $9,435.72 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed March 24.

**ARQ HT Design Group Inc.,** Ossining. $47,909.22 in favor of Last Chance Funding Inc., Lake Success. Filed March 24.

**Badillo, Sadie A.,** Mohegan Lake. $31,229.18 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed March 23.

**Barnes, John,** Yonkers. $9,271.28 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed March 21.

**Barragan, Baltazar** and **Kenia A. Barragan,** Yonkers. $29,334.93 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed March 24.

**Bombart, Jonathan,** New York City. $46,025.34 in favor of DelBello Donnellan Weingarten Wise & Wiederkehr LLP, White Plains. Filed March 25.

**Bronco Bus Corp.,** Yonkers. $85,538.20 in favor of Service New York Tours Corp., Yonkers. Filed March 24.

**Calabrese, Michelle,** Mount Kisco. $8,441.55 in favor of Discover Bank, New Albany, Ohio. Filed March 21.

**Capirles, Maria A.,** White Plains. $17,450.49 in favor of Discover Bank, New Albany, Ohio. Filed March 21.

**Coleman, Judy,** Yorktown Heights. $12,537.72 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 25.

**Coleman, Timonthy,** White Plains. $8,989.55 in favor of Accelerated Inventory Management LLC, Austin, Texas. Filed March 24.

**Crisp, Doug,** Elmsford. $46,668.83 in favor of Bethel Springvale Nursing Home Inc., Lake Success. Filed March 22.

**Delitta, Laureanne,** Briarcliff. $17,610.69 in favor of 3020 Philip Holding LLC, Valhalla. Filed March 21.

**Double A Contracting Inc.,** White Plains. $74,363.32 in favor of De Lage Landen Financial Services Inc., Wayne, Pennsylvania. Filed March 24.

**Duah, Akwasi B.,** Yonkers. $6,440.92 in favor of Synchrony Bank, Draper, Utah. Filed March 21.

**Elemental HVAC Solutions Inc.,** Yonkers. $7,566.97 in favor of Trane U.S. Inc., Lacrosse, Wisconsin. Filed March 24.

**Elezaj, Roza,** Yonkers. $7,507.18 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 24.

**Employers Network Association Inc.,** Valhalla. $4,360,628.78 in favor of TRI Health Solutions LLC, Hawthorne, New Jersey. Filed March 22.

**FTE Networks Inc.,** Naples, Florida. $34,553.22 in favor of Benfield Electric Supply Company Inc., Mount Vernon. Filed March 24.

**Goldman, Harvey**, Port Chester. $25,023.43 in favor of American Express National Bank, Sandy, Utah. Filed March 22.

**Gomez, Paul B.,** Tarrytown. $10,880.55 in favor of Discover Bank, West Valley, Utah. Filed March 22.

**Green, Sherica,** Mount Vernon. $15,755.54 in favor of M&T Bank, Getzville. Filed March 23.

**H Plaza Pharmacy Inc.,** Little Neck. $13,131.62 in favor of Dockside Partners LLC, Scottsville. Filed March 24.

**Hefferman, Annemarie,** Yonkers. $15,440.56 in favor of Con Edison Company of New York Inc., New York City. Filed March 24.

**Henderson, Ideania,** Bronxville. $160,008.84 in favor of Municipal Credit Union, New York City. Filed March 24.

**Homestyle Hospitality LLC,** New Rochelle. $100,802.47 in favor of Stuart Dornfeld, New York City Filed March 24.

Lis Pendens

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

**Harris, Sara,** as owner. Filed by Citi Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $469,342.20 affecting property located at 314 S. Second Ave., Mount Vernon. Filed March 22.

**Luiso, Joseph,** as owner. Filed by Deutsche Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $568,250 affecting property located at 35 Harrison Ave., Harrison. Filed March 23.

**Mehta, Saurin P.** and **Priti S. Mehta,** as owners. Filed by McCormick 105 LLC. Action: Foreclosure of a mortgage in the principal amount of $500,000 affecting property located at 5 Copper Beach Lane, Scarsdale. Filed March 23.

**Rosenberg, Frank,** as owner. Field by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $925,000 affecting property located at 25 Northway, Bronxville. Filed March 21.

Mechanic’s Liens

**BRP 10 Commerce LLC**, New Rochelle. $527,381.32 in favor of Stamford Industrial Co., Stamford, Connecticut. Filed March 22.

**Dylan Gannett LLC,** Harrison. $5,827.20 in favor of Ferguson Enterprises LLC, Lakewood. Filed March 25.

**French Speaking Baptist Church of New Rochelle,** New Rochelle. $8,401.76 in favor of Ferguson Enterprises LLC, Lakewood. Filed March 25.

**Harrison Playhouse Loft LLC,** Harrison. $16,435 in favor of Kone Inc., Lisle, Illinois. Filed March 21.

**Tac GC Mount Vernon LLC,** Mount Vernon. $26,632.90 in favor of Ferguson Enterprises LLC, Lakewood. Filed March 24.

**White Plains Hospital,** White Plains. $513,491.88 in favor of S&L Plumbing and Heating Corp., New York City. Filed March 25.

New Businesses

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

Partnerships

**Caterpillars 2 Butterflies Childcare,** 75 Lockwood Ave., Apt. 2R, Yonkers 10701, c/o Jayquan Woodham and Jamairiz Amparo. Filed March 21.

**Juneteenth Council,** 77 State St., Apt. 5B, Ossining 10562, c/o Althena Goodson and Joycle Cole. Filed March 24.

**Luz & Lucia Cleaning Services,** 183 Chatterton Ave., White Plains 10606, c/o Luz M. Gordillo and Lucia Andieo Roldon. Filed March 22.

Sole Proprietorships

**1 Highwood Avenue,** 603 Fairway Green, Mamaroneck 10543, c/o Marla W. Frankle. Filed March 24.

**Ana D. Massage Therapist,** 17 Edward St., West Harrison 10604, c/o Ana Delgado. Filed March 23.

**Anna 4 Contracting,** 51 Highland Ave., Apt. 2, New Rochelle 10801, c/o Brittany Howell. Filed March 23.

**Ava-Grace Collection,** 14 Westminster Court, New Rochelle 10801, c/o Ava A. Williams. Filed March 23.

**B.L.I.S.S.,** 327 10th Ave., Mount Vernon 10550, c/o Schimond Foote. Filed March 21.

**Benjamin Malek Arbitration,** 10 Applegate Way, Ossining 10562, c/o Benjamin I. Malek. Filed March 25.

**Big House Therapy**, 250 W. Post Road, White Plains 10606, c/o Jermal Carlton. Filed March 22.

**Billy Barber Shop,** 29 Marble Ave., Pleasantville 10570, c/o Billy Hernandez. Filed March 22.

**Blocks & Beyond,** 37 Carlton Drive, Mount Kisco 10549, c/o Pang Voong Har. Filed March 24.

**Cangana Cleaning Services,** 13 Laurel St., Hartsdale 10530, c/o Luz Marina Cangana. Filed March 24.

**Chimi Lovers,** 100 Caryl Ave., Yonkers 10705, c/o Wilfred De Jesus Paulino. Filed March 23.

**CM Contractor,** 51 North Everts, Elmsford 10523, c/o Carlos A. Mendoza Rojas. Filed March 23.

**Digi Investigations,** 34 College Place, Yonkers 10704, c/o Michele Digiansante. Filed March 21.

**Fresh & Clean Service,** 66 Mount Vernon Ave., Mount Vernon 10550, c/o Kenneth Allen. Filed March 24.

**Global Certification Consultants,** 37 Carlton Drive, Mount Kisco 10549, c/o Pang Voong Har. Filed March 24.

**Globol Spin Estates Group,** 23 S. Montgomery Ave., Elmsford 10523, c/o Marc Esannason. Filed March 24.

**JKV Landscaping,** 38 William St., Ossining 10562, c/o Manuel Villa. Filed March 25

**JR Irrigation Plus,** 455 Willett Ave., Port Chester 10573, c/o Ismael Magallion Ayala. Filed March 23.

**Leadership Untouched,** 55 Hartley Ave., Mount Vernon 10550, c/o Ian Gray. Filed March 24.

**LMCR Realty,** 253 Tree Top Lane, Yorktown Height 10598, c/o Leia Rodman. Filed March 22.

**Main Street Media**, 34 Lincoln Ave., Tarrytown 10591, c/o Danielle Davidson. Filed March 21.

**Majanos Jewelry**, 72 Convent Place, Yonkers 10703, c/o Karla Patricia Majano. Filled March 25.

**Marisols Beauty Salon,** 177 Lexington Ave., Mount Kisco 10549, c/o Elda Marisol Martinez Agosot. Filed March 21.

**Marquez Painting,** 48 Leonard St., Port Chester 10573, c/o Jhony Marquez Reyes. Filed March 23.

**Melanie Paci**, Psy.D., 923 Saw Mill River Road, Ardsley 10502, c/o Melanie Paci. Filed March 21.

**Psilogenix,** 25 Rockledge Ave., White Plains 10601, c/o Jeremy Burr. Filed March 25.

**Smiling Shine,** 74 Cardoza Ave., Mohegan Lake 10547, c/o Shella Yap. Filed March 23.

**Sommnights With Abby,** 25 Gramercy Ave., Rye 10580, c/o Abigail Cifarelli. Filed March 24.

**Stella & Nate Boutique,** 463 Pelham Road, New Rochelle 10805, c/o Kayla Romanelli. Filed March 25.

**Tanak’s Healthy Food,** 757 Westchester Ave., Port Chester 10573, c/o Nancy Paola Tanaka Sanchez. Filed March 24.

**Teacher Burnout Box,** 7 The Oval, Cortlandt Manor 10567, c/o Krystie Fargione. Filed March 23.

**Well-baked Books**, 10 Creemer Road, Armonk 10504, c/o Jeffrey Baker. Filed March 23.

**Westchester Blogger Productions,** 25 Poplar St, Elmsford 10523, c/o Itzel Aguilerer. Filed March 23.