WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, April 6 - 12**

**James Goldman, Pleasant Valley, re. Brother Jimmy's BBQ,**

22-35204-CGM: Chapter 11, assets $969,500, liabilities $3,591,000.

Attorney: Anne Penachio.

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

**Local business cases, April 6 - 12**

**Cyndy Broas, Walton County, Florida vs. Hudson Valley Hospital Center, Cortlandt Manor,**

22-cv-2837-KMK: Americans with Disabilities Act.

Attorney: April L. Forbes.

**Juul Labs Inc., San Francisco vs. Yorktown Fuel Service Inc., Fishkill,** 22-cv-2884-VB: Trademark infringement.

Attorney: Robert T. Parker.

**Donna Dennison, Port Jervis, et al, vs. Bon Secours Charity Health System Medical Group, Suffern, et al,** 22-cv-2929-CS: Job discrimination.

Attorney: Steven M. Warshawsky.

**Blue Elephant Financing, Irvington vs. Citadel Recovery Services, Covington, Lousiana,**

22-cv-2937-NSR: Breach of contract.

Attorney: Jerome Reisman.

**Miguel Martinez, Nyack vs. State Line Family Restaurant Inc., Tappan, et al,** 22-cv-2953-NSR. Fair Labor Standards Act.

Attorney: Daniel Schlade.

**Lynda and Richard Edwards, Ringwood, New Jersey vs. Cybex International Inc., Harrison,**

22-cv-2985-KMK: Personal injury, removal from Westchester Supreme Court.

Attorney: David Eltringham.

**Seth Eisenberger, Aventura, Florida vs. Lawrence Plaza Associates LLC, Monsey, et al,**

22-cv-3025: Fraud.

Attorney: Elliot Hahn.

Deeds

Above $1 million

**62-66 Theodore Frend LLC,** Armonk. Seller: Karen R. Shanes, Property: 62-66 Theodore Fremd Ave., Rye. Amount: $1.1 million. Filed April 4.

**365 Warburton Avenue LLC,** New Rochelle. Seller: Cesarano Realty LLC, Yonkers. Property: 57 Belmont Ave., Yonkers. Amount: $1.2 million. Filed April 4.

**Chai Center Inc.,** Bronxville. Seller: Caligiuri Family Realty LLC, Somers. Property: 455 White Plains Road, Eastchester. Amount: $3.6 million. Filed April 6.

**Diamond, Olivia** and **Shane Guineau**, Watertown, Massachusetts. Seller: BNB Tech LLC, Windermere, Florida. Property: 937 Post Road, Scarsdale. Amount: $1.3 million. Filed April 5.

**Dyer, Gregory** and **Eleanor Rothman,** Katonah. Seller: Wheeler Road LLC, North Salem. Property: 20 Wheeler Road, North Salem. Amount: $1.7 million. Filed April 8.

**E102-104 LLC,** Rye. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $2.7 million. Filed April 8.

**KL Toll Fort AIV LLC,** Fort Washington, Pennsylvania. Seller: CL-S Chappaqua Fee Owner I-A LLC, Southport, Connecticut. Property: 480 Bedford Road, New Castle. Amount: $21.2 million. Filed April 6.

**Main Enterprises 400 LLC,** Tarrytown. Seller: 400 Main Street Corp., Peekskill. Property: 400 Main St., Peekskill. Amount: $1 million. Filed April 5.

**Nikolov, Alexander** and **Mackenzie Nikolov**, Jersey City, New Jersey. Seller: Elk Homes Partners LP, Rye. Property: 144 Osborn Road, Rye. Amount: $1.5 million. Filed April 8.

**Ossining Union Free School District,** Ossining. Seller: New York Annual Conference of the United Methodist Church, White Plains. Property: 1 Emwilton Place, Ossining. Amount: $1.9 million. FiledApril 8.

**Red Barn New York II LLC,** Dallas, Texas. Seller: 510 Commons LLC, Mount Kisco. Property: 510 N. State Road, Ossining. Amount: $1.4 million. Filed April 6.

**Rutkowski RE Properties LLC,** White Plains. Seller: Ciarletta Westchester Properties LLC, Eastchester. Property: 84 Howard St., Mount Pleasant. Amount: $1 million. Filed April 8.

**Sunrise of Tarrytown Group LLC,** McLean, Virginia. Seller: 99 Realty Group LLC, Bronx. Property: 99 White Plains Road, Greenburgh. Amount: $9.5 million. Filed April 5.

**TKT Property Group Corp.,** Thornwood. Seller: Lockwood Associates LP, New York City. Property: 428 Central Park Ave., Greenburgh. Amount: $3.1 million. Filed April 4.

**Van Dyke, Steven A.** and **Anne C. Van Dyke**, Naples, Florida. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit E106, Rye. Amount: $3.7 million. Filed April 7.

**Weichert Workforce Mobility Inc.,** Morris Plains, New Jersey. Seller: Jean-Luc Fischer and Valerie Fischer, Harrison. Property: 139 Sterling Road, Harrison. Amount: $1.2 million. Filed April 6.

Below $1 million

**13 Porach LLC,** Brooklyn. Seller: Krystyna Bagan, Yonkers. Property: 13 Porach St., Yonkers. Amount: $980,000. Filed April 4.

**66 PSY LLC,** Brooklyn. Seller: Liseann F. Reid, Yonkers. Property: 66 Post St., Yonkers. Amount: $525,000. Filed April 6.

**Benerjee, Samprit** and **Debipriya Chatterjee,** New York City. Seller: 245 Secor Road Realty Corp., Brooklyn. Property: 1 Ivy Place, Greenburgh. Amount: $999,999. Filed April 7.

**Dalmore Realty LLC,** Pleasantville. Seller: 45 Gibson LLC, Pleasantville. Property: 45 Gibson Ave., Greenburgh. Amount: $320,000. Filed April 8.

**Degollado, Angel** and **Jeannette A. Romera**, Riverside, Connecticut. Seller: SC Rye Brook Partners LP, Pawling. Property: 3 Gardena Lane, Rye. Amount: $200,000. Filed April 8.

**Eatough, Anna** and **Mathew Eatough,** Mamaroneck. Seller: 184 North Columbus Avenue LLC, Bronx. Property: 725 Prospect Ave., Mamaroneck. Amount: $675,000. Filed April 8.

**Forty Mill Realty LLC,** Yonkers. Seller: Anthony Tarricone, Hasting-on-Hudson, Joseph Tarricone, Hartsdale and Claire Podolski, Dobbs Ferry. Property: Saw Mill River Road, Greenburgh. Amount: $325,000. Filed April 5.

**Glazer, Sara** and **Sean Heikkila,** New York City. Seller: Westchester Property Development Inc., Nyack. Property: 376 Bear Ridge Road, Mount Pleasant. Amount: $910,000. Filed April 6.

**Main Street Towers LLC,** Tarrytown. Seller: Marco J. Reali, Cortlandt Manor. Property: 51 Main St., Greenburgh. Amount: $550,000. Filed April 6.

**MAPAE107 Group Corp,** Richmond Hill. Seller: HSBC Bank U.S.A., Ewing, New Jersey. Property: 47 Maple Ave., Yonkers. Amount: $356,500. Filed April 4.

**Marinovic, Oliver,** Bedford. Seller: 505 5th LLC, Pelham. Property: 505 Fifth Ave., Pelham. Amount: $725,000. Filed April 5.

**Minaya, German W.,** New Rochelle. Seller: 6 Villus LLC, Mahopac. Property: 6 Villus Ave., New Rochelle. Amount: $771,800. Filed April 8.

**Subinprara LLC,** Yonkers. Seller: Eszak Professional Property LLC, Yonkers. Property: 970 N. Broadway, Yonkers. Amount: $475,000. Filed April 8.

**Tennis Indoors of New York Inc.,** Mahopac. Seller: Jaime Vasquez Urena, Yonkers. Property: 14 NorthWind Road, Yonkers. Amount: $605,000. Filed April 8.

**Weichert Workforce Mobility Inc.,** Morris Plains, New Jersey. Seller: Thomas Whitwell, White Plains. Property: 55 McKinley Ave., Unit D1-9. Amount: $279,900. Filed April 6.

**Yang, Din Qi,** White Plains. Seller: Wichert Workforce Mobility Inc., Morris Plains, New Jersey. Property: 55 McKinley Ave., Unit D1-9, White Plains. Amount: $290,000. Filed April 6.

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

**filed in Westchester County, April 4 - 8**

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

**Cecil, Charles** and **Janis Cecil**: North Salem, personal income, 2018 & 2020, $160,388.

**Colbourne, Colin:** Mount Vernon, personal income, 2019 - 2020, $50,314.

**Grasso, John Jr.:** Hawthorne, failure to collect employment taxes, 2005 - 2006, 2009 - 2010, $756,601.

**Hatono, Hiroshi:** White Plains: personal income and retirement plan, 2017, 2019 - 2020, $237,854.

**Leiva, Andre:** Yonkers, personal income, 2012- 2015, 2017, $298,224.

**Machuca, Edgar:** Yonkers, personal income, 2019 - 2020, $75,937.

**Rooney, Reta:** New Rochelle, personal income, 2014, 2019, $11,714.

**S&L Plumbing & Heating Corp.:** Armonk: employer quarterly tax, 2019- 2020, $363,596.

**Z&A Carpentry Inc.:** Mohegan Lake, employee quarterly tax and S corporation income, 2017, 2019 - 2020, $11,694.

Judgments

**Akwaa, Linda A.,** Yonkers. $8,226.39 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

**AP Diagnostic Imaging Inc.,** Edison, New Jersey. $9,831.98 in favor of A&P Coat Apron and Linen Supply LLC, Mount Vernon. Filed April 5.

**Byron Place Associates LLC,** Katonah. $6,063.72 in favor of Onekey LLC, Hackensack, New Jersey. Filed April 7.

**Fernandez, Krystle,** Mohegan Lake. $8,567.97 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed April 4.

**Fletcher, John J.,** Chappaqua. $27,201.86 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

**Fonseca, Samuel M.,** Cortlandt Manor. $7,991.72 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

**Gateway II LLC,** Elmsford. $13,556.70 in favor of Braxton Engineering PC, Bronxville. Filed April 8.

**Grealy, Caitlin K.,** Bronxville. $13,528.36 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed April 4.

**GS Utah Wind Acquisition LLC,** New York City. $1,142,248.56 in favor of CNB Contracting Corp., Bronx. Filed April 7.

**Gustavo Auto Repair,** White Plains. $9,877.23 in favor of Genuine Parts Co., Atlanta, Georgia. Filed April 6.

**Heights 163 LLC,** Port Washington. $6,152.55 in favor of Braxton Engineering PC, Bronxville. Filed April 8.

**Kunar, Andrew,** Hartsdale. $33,347.13 in favor of American Express Centurion Bank, Sandy, Utah. Filed April 4.

**Lauer, Sharon,** Tarrytown. $13,284.76 in favor of Parker Jewish Institute for Healthcare & Rehabilitation, New Hyde Park. Filed April 8.

**Martin, Gerald,** White Plains. $15,627.44 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

**McBridge, Nicole,** Yonkers. $9,330.94 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

**Mejia, Rodolfo C.,** Monroe. $8,370.73 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

**Mora, Cesar A.,** Peekskill. $5,059.01 in favor of Southern Glazers Wine and Spirits of New York LLC, Syosset. Filed April 5.

**Paese, Jonanthony,** Croton-on-Hudson. $40,963.19 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

**PG Advisers LLC,** Hartsdale. $37,301.24 in favor of American Express Centurion Bank. Filed April 4.

**Tanis Management & Company Inc.,** New York City. $15,962.34 in favor of 360 Equipment Finance LLC, Austin, Texas. Filed April 8.

**Wynn, Lauren J.,** Mount Vernon. $16,753.64 in favor of Bruce Pinker DPM P.C., Nanuet. Filed April 4.

**Yobak, Nicholas,** Verbank. $85,204.77 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed April 4.

Judgments

WORKERS’ COMPENSATION BOARD

*Failure to carry insurance or for work-related injuries and illnesses.*

**BNG Associates Inc.** d.b.a. **George White Restaurant**, White Plains. Amount: $1000.

**Frost Frozen Yogurt Company LLC**, Larchmont. Amount: $15,000.

**John S. Auricchio DPM PC**, Yonkers. Amount: $21,500.

**JSRN Management LLC** d.b.a. **JSRN**, Mount Vernon. Amount: $4,500.

**Kings Auto Repair & Collision Inc.,** White Plains. Amount: $20,500.

**Macas Landscaping LLC,** Peekskill. Amount: $13,500.

**Remedy Sales Consulting Corp.,** White Plains. Amount: $18,500.

Lis Pendens

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

**Cannizzaro, Rosemarie,** as owner. Filed by PNC Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $92,288 affecting property located at 2 Woods End Circle, Apt. 2L, Peekskill. Filed April 5.

**Goodman, Fredric,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $228,487 affecting property located at 5 Devonshire Drive, White Plains. Filed April 4.

**Lopez, Jose,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $504,000 affecting property located at 184 Mayflower Ave., New Rochelle. Filed April 7.

**Mangi, Joseph M.** and **Helen Maher,** as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $1.5 million affecting property located at 11 Stony Brook Place, Armonk. Filed April 4.

**Sullivan, Margaret I.,** as owner. Filed by Wells Fargo Bank. Action: Foreclosure of a mortgage in the principal amount of $544,185 affecting property located at 1608 Hyatt Ave., Peekskill. Filed April 6.

Mechanic’s Liens

**120 Bloomingdale Road LLC,** White Plains. $1.7 million in favor of ASA Development LLC, Brooklyn. Filed April 4.

**770 South Columbus Avenue Realty LLC,** Mount Vernon. $198,358.22 in favor of KJA Group LLC, Tappan. Filed April 7.

**Opra III LLC,** Rye. $439,968 in

favor of A&E Surfaces Co., Roslyn Heights. Field April 8.

New Businesses

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

Partnerships

**HCH Investment Club**, 14 Rye Road, Rye 10580, c/o Todd Cress, Darin Hinkel and Douglas Hinkel. Filed April 6.

J&D Home & Business Repair Services, 99 Elm St., Yonkers 10701, c/o Evelyn Ruiz and Jose Duran. Filed April 5.

**La Casa De Las Flores,** 8 W. Sidney Ave., Mount Vernon 10550, c/o Jaidy Castro Flores and Juan Carlos Mata Carna. Filed April 4.

**S&A Cleaning Services,** 131 Crary Ave, Second floor, Mount Vernon 10550, c/o Aparecida De Fatima Pereira and Samantha Monteiro Colbert. Filed April 7.

Sole Proprietorships

**Admissions Laboratory,** 120 Cliff Ave., Pelham 10803, c/o Robert Vail Moderelli. Filed April 5.

**Alexandre Marques U.S.A.,** 23 Washington St., Port Chester 10573, c/o Alexander Marques. Filed April 7.

**Baiser Noire Intimates,** 15 Davenport Ave., Apt. 4C, New Rochelle 10805, c/o Lakiesha Coram. Filed April 5.

**Bookkeepers Scale,** 35 Lenox Ave., White Plains 10603, c/o Shunta Speet. Filed April 7.

**Bunkmate Pet Sitting,** 342 Westchester Ave., Port Chester 10573, c/o Emily Slagton. Filed April 5.

**Carhuachin Landscaping,** 9 Roosevelt St., White Plains 10606, c/o Cesar Carhuachin. Filed April 6.

**Carmel’s Lip Blush & Smiles,** 50 Ritchie Drive, Yonkers 10705, c/o Marie C. Fitzgerald. Filed April 7.

**Champion Fire & Safety,** 40 Indian Road, Port Chester 10573, c/o Daniel Delisa. Filed April 4.

**Da Costa Interiors,** 449 Manville Road, Apt. 2, Pleasantville 10570, c/o Winton B. Da Costa. Filed April 7.

**Deveaux Distribution,** 39 Wildwood Ave., Mount Vernon 10550, c/o Adhim DeVeaux. Filed April 6.

**Emily H. Day,** Ph.D., 923 Saw Mill River Road, Ardsley 10502, c/o Emily Hudson Day. Filed April 6.

**Enfuego Catering,** P.O. Box 1232, Yonkers 10702, c/o Gina Contreras. Filed April 6.

**Ginger Cares,** 106 Colgate Ave., Yonkers 10703, c/o Gyongyi Jacobs. Filed April 4.

**Goldtech Depot,** 67 Winfred Ave., Yonkers 10704, c/o Steven Rinaldi. Filed April 4.

**Hilary Bakery,** 33 Elmont Ave., Port Chester 10573, c/o Lidia Katherine Parina Aguilar. Filed April 5.

**HL Best Service,** 41 Ehrbar Ave., Apt. 3G, Mount Vernon 10552, c/o Hicham Larifa. Filed April 7.

**House of M Trust,** 212 W. Third St., Apt. 3C, Mount Vernon 10550, c/o Aziim Ashah’El Bey. Filed April 5.

**Joasilus Home Care,** 45 May St., Apt. 6B, New Rochelle 10801, c/o Robert Joasilus. Filed April 6.

**Lifica,** 27 Shoreview Drive, Apt. 4, Yonkers 10710, c/o Lejean Chang. Filed April 4.

**Peoples Club of Nigeria International,** 38 Old Mamaroneck Road, White Plains, 10605, c/o Godfrey Ajoku. Filed April 5.

**Quality Star Services**, 13 Montgomery St., Apt. 2, Ossining 10562, c/o Sandra Rios. Filed April 4.

**Raw Mind Body,** 9 Orchard Drive, Yorktown Height 10598, c/o Stephanie Scavelli. Filed April 5.

**Select Portfolio Servicing,** 161 E. Main St., Mount Kisco 10549, c/o Priscilla Santana. Filed April 4.

**Stefania Cedra,** 9 Orchard Drive, Yorktown Height 10598, c/o Stephanie Scavelli. Filed April 4.

**Susanne Lad,** 2185 Brookside Ave., Yorktown Height 10598, c/o Susanne Lad. Filed April 7.

**Wielmer O. Sierra,** 1214 W. Boston Post Road, Mamaroneck 10543, c/o Wiel Harlem Bey Trust. Filed April 4.