WESTCHESTER

Court Records

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, March 30 - April 5**

**North Shore Financial 1 Inc., Tarrytown, Richard Banach, president,** 22-22166-SHL: Chapter 7, assets $1.5 million, liabilities $3 million.

Attorney: pro se.

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

**Local business cases, March 30 - April 5**

**Yehuda Listokin, Greenwich, Connecticut vs. Miller Zeiderman LLP, White Plains, et al,**

22-cv-2605-PMH: Legal malpractice.

Attorney: Eric E. Rothstein.

**M&K Imports, Mount Vernon vs. Rejuveneda Medical Group, Chicago, et al,** 22-cv-2606-VB: Breach of contract.

Attorney: Richard A. DePalma.

**Awilda Aviles, Manhattan, et al, vs. Middletown Park Rehabilitation and Health Care Center,** 22-cv-2779-NSR: Job discrimination.

Attorney: Michael Taubenfeld.

**Headsup Penny Inc., Newburgh vs. City of Newburgh, et al,**

22-cv-2796: Civil rights.

Attorney: Alex J. Smith.

**June E. Adams Irrevocable Trust vs. IBM, Armonk, et al,**

22-cv-2831: Class action, Securities Exchange Act.

Attorney: Mitchell M. Breit.

Deeds

Above $1 million

**15 Woodlawn Avenue Asset LLC,** Yonkers. Seller: Linda Mazzo, Margaret Salierno, Connie Simone and Frank Frieri, Yonkers. Property: 15 Woodlawn Ave., Yonkers. Amount: $1.1 million. Filed March 31.

**56 Conant Valley Road LLC**, Pound Ridge. Seller: Jeffrey Scott Sugar and Lauren Abbey Sugar, Pound Ridge. Property: 56 Conant Valley Road, Pound Ridge. Amount: $2

**123 Elm Street Yonkers LLC**, Jamaica. Seller: Teller Avenue Real Property LLC, Brooklyn. Property: 123 Elm St., Yonkers. Amount: $460,000. Filed April 1.

**140 Warburton LLC,** Yonkers. Seller: Yulia Kushnir, Yonkers. Property: 140 Warburton Ave., Yonkers. Property: 140 Warburton Ave., Yonkers. Amount: $1.2 million. Filed April 1.

**236 Central Avenue LLC,** Harrison. Seller: Stanley M. Grossman and Nancy Grossman, New York City. Property: 34 Sterling Road, Harrison. Amount: $1 million. Filed March 28.

**Doyle, Elaine** and **Patrick J. Walsh,** Rye. Seller: 39 Brookdale LLC, Larchmont. Property: 39 Brookdale Place, Rye. Amount: $2.1 million. Filed March 30.

**JDS Properties LLC,** Rye. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, E202, Rye. Amount: $2.4 million. Filed March 29.

**Kiyomura, Dana** and **Richard Tilles,** White Plains. Seller: Opra II LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: $1.8. Filed March 29.

**Neiterman, Joel** and **Debra Neiterman**, Boca Raton, Florida. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit E205, Rye. Amount: $1.8 million. Filed April 1.

**Opar, John L.** and **Mary Catherine Olsen,** Mamaroneck. Seller: Crestview Associates LP, Los Angeles, California. Property: 10 Beech Hill Lane, Pound Ridge. Amount: $3.4 million. Filed March 31.

**Property 266 LLC,** New Rochelle. Seller: 266 South Lexington Avenue LLC, Armonk. Property: 266 S. Lexington Ave., White Plains. Amount: $5 million. Filed March 28.

**Resnick, Joelle** and **Jonathan Resnick,** Rye. Seller: ASBC LLC, Hillsboro Beach, Florida. Property: 21 Stratford Road, Harrison. Amount: $8.8 million. Filed March 31.

**Vintage 600 Albany Post Road LLC,** New York City. Seller: T5@New York LLC, Washington, District of Columbia. Property: 600 Albany Post Road, Ossining, Amount: $4.2 million. Filed March 30.

**Yonkers Management New York LLC,** Brooklyn. Seller: Promise 371 LLC, Brooklyn. Property: 179 Elm St., Yonkers. Amount: $4.5 million. Filed March 28.

Below $1 million

**19 New Street LLC,** Eastchester. Seller: Larry O. Saunders, Purchase. Property: 19 New St., Harrison. Amount: $661,000. Filed March 30.

**2103 Albany Post Road Inc.,** Ossining. Seller: Maria C. Quizhipi, Montrose. Property: 2103 Albany Post Road, Cortlandt. Amount: $730,000. Filed March 31.

**Asrar, Subhanna** and **Adam Khan**, Richmond Hill. Seller: Deof II 257 Central Avenue LLC, Douglaston. Property: 257 Central Ave., Unit 3A, White Plains. Amount: $460,000. Filed March 28.

**Elmira Place LLC,** Bronx. Seller: Rafael E. Marcial and Keli C. Marcial, White Plains. Property: 14 Cloverdale Ave., White Plains. Amount: $410,000. Filed April 1.

**Feder, Beverly,** Ossining. Seller: MRE I LLC, Katonah. Property: 158B Heritage Hills, Somers. Amount: $575,000. Filed March 29.

**Garcia, Kenny, Kevin Garcia** and **Maria D. Salazar,** Yonkers. Seller: 191 Endicott LLC, Elmsford. Property:191 Endicott Ave., Greenburgh. Amount: $550,000. Filed April 1.

**Garden Lane Development LLC**, Eastchester. Seller: Hoffman Construction and Real Estate LLC, Cortlandt Manor. Property: Old Crompond Road, Yorktown. Amount: $900,000. Filed March 29.

**Grand Sky LLC,** Flushing. Seller: Parvati Patel and Ambu Patel, Scarsdale. Property: 61 Sprain Road, Greenburgh. Amount: $790,000. Filed March 29.

**Hastings, Sean I.** and **Seanora D. Young,** Bronx. Seller: U.S. Bank Trust National Association, Dallas, Texas. Property: 109 Miller Place, Mount Vernon. Amount: $334,500. Filed March 29.

**Hogan, Shane P.,** North Salem. Seller: KCL Holdings LLC, North Salem. Property: 683 Titicus Road, North Salem. Amount: $250,000. Filed March 28.

**Leibowitz, David** and **Diana Leibowitz**, Bronxville. Seller: TB Underhill Realty LLC, Yonkers. Property: 8 Parkway Road, Eastchester. Amount: $999,000. Filed March 31.

**Lewis, Nikeisha N.,** Mount Vernon. Seller: 31 South 8 LLC, Wellston Park. Property: 31 S. Eighth Ave., Mount Vernon. Amount: $550,000. Filed March 29.

**LVM Grand LLC,** Mamaroneck. Seller: Susan Westbrook, Glenford. Property: 111 Grand St., Mamaroneck. Amount: $340,000. Filed March 28.

**Pellegrini, Christopher** and **Laura Pellegrini,** Rye. Seller: Rye Postal Inc., Rye. Property: 95 Maple Ave., Rye. Amount: $700,000. Filed March 29.

**Samonte, Dan J.,** Hopewell Junction. Seller: Infinity Holdings Group Inc., Newburgh. Property: Route 9, Hudson River, A-30, Cortlandt. Amount: $38,000. Filed March 29.

**Sanguino, Stivens A.,** Montrose. Seller: Wells Fargo Bank National Association, Des Moines, Iowa. Property: 21 Overton Road, Ossining. Amount: $285,000. Filed March 29.

**Saviram Properties LLC,** Scarsdale. Seller: Greta Meirson, New York City. Property: 185 Warburton Ave., Yonkers. Amount: $918,000. Filed March 30.

**Sharma, Christine** and **Nikhil Sharma,** New York City. Seller: K&S Investing LLC, Bedford. Property: 63 Entrance Way, Somers. Amount: $662,000. Filed March 30.

**Terilli, Angela,** Eastchester. Seller: SGB Realty Group LLC, Monroe. Property: 818 Oakside Drive, Yorktown. Amount: $549,900. Filed March 29.

**Weinstein, Terry M.** and **Tina H. Weinstein**, New York City. Seller: Laurel Ridge Development Inc., South Salem. Property: 317 Overlook Court, Lewisboro. Amount: $995,000. Filed March 29.

**Yale Avenue Properties LLC,** Airmont. Seller: 45-47 Yale Avenue LLC, Tarrytown. Property: 45 Yale Ave., Ossining. Amount: $25,000. Filed March 28.

**Yousefian, Mehrnaz** and **Hamid Yousefian**, Scarsdale. Seller: Orb Property Management LLC, Bronxville. Property: 3 Consulate Drive, Eastchester. Amount: $205,00. Filed April 1.

**Ziemba, Lauren** and **Michael Ziemba,** Yonkers. Seller: Citibank National Association, Greenwood Village, Colorado. Filed April 1.

Judgments

**Agudelo, Danny,** Yonkers. $7,789.81 in favor of NCB Management Services Inc., Trevose, Pennsylvania. Filed March 30.

**Ajoy Painting Corp.,** Shrub Oaks. $25,581.65 in favor of State Insurance Fund, White Plains. Filed March 30.

**Alvaro Construction Group Corp.,** Staten Island. $34,445.55 in favor of State Insurance Fund, White Plains. Filed March 29.

**Bazzo, Anthony J.,** Shrub Oak. $10,860.96 in favor of Discover Bank, New Albany, Ohio. Filed March 28.

**Bimozi, Karen A.,** Peekskill. $2,344.09 in favor of Capital One Bank National Association, Glen Allen, Virginia. Filed March 30.

**Brijlall, Seeta,** Larchmont. $12,515 in favor of 1801 Westchester Avenue LLC, West Harrison. Filed March 31.

**Castro Construction and Home Improvement Corp.,** Spring Valley. $6,459.70 in favor of State Insurance Fund, White Plains. Filed March 30.

**Cresco Construction Corp.,** Staten Island. $34,393.54 in favor of State Insurance Fund, White Plains. Filed March 30.

**DCJ Cleaning Inc.,** Flushing. $37,726.03 in favor of State Insurance Fund, White Plains. Filed March 30.

**Demelo, Evelyn,** North Salem. $8,108.77 in favor of Bibimed Inc., Mineola. Filed March 31.

**Garcia, Adrian,** White Plains. $9,780.83 in favor of Bibimed Inc., Mineola. Filed March 30.

**Gomez, Paul,** Tarrytown. $10,880.55 in favor of American Express National Bank, Sandy, Utah. Filed March 29.

**Grant Brothers LLC,** Brooklyn. $55,951.31 in favor of State Insurance Fund, White Plains. Filed March 30.

**Gueits, Crystal,** Yonkers. $30,221 in favor of Hofstra University, Hempstead. Filed March 29.

**GYS Renovation Inc.,** South Ozone Park. $26,791.73 in favor of State Insurance Fund, White Plains. Filed March 30.

**HSM Corp.,** Nyack. $11,341.50 in favor of American Express National Bank, Sandy, Utah. Filed March 29.

**HSS Corp.,** Spring Valley. $18,849.34 in favor of State Insurance Fund, White Plains. Filed March 30.

**JAV Construction Corp.,** College Point. $60,103.42 in favor of State Insurance Fund, White Plains. Filed March 30.

**Jones, Hope,** Mount Vernon. $162,366.54 in favor of High Speed Capital LLC, New York City. Filed March 31.

**Lackawanna Halal Inc.,** Lackawanna. $54,509.02 in favor of State Insurance Fund, White Plains. Filed March 30.

**Lee, Choongsun,** Jericho. $32,180 in favor of Fay Realty LLC, Great Neck. Filed March 28.

**Lempira Interiors New York LLC,** New York City. $28,987.23 in favor of State Insurance Fund, White Plains. Filed March 30.

**Maddox Group LLC,** Scarsdale. $11,046.05 in favor of LCF Group Inc., Lake Success. Filed March 29.

**Manhattan Information System Inc.,** New York City. $319,272.29 in favor of IBM Credit LLC, Armonk. Filed April 1.

**Masterson, Carolina,** Bronxville. $5,275.51 in favor of Absolute Resolutions Investments LLC, Bloomington, Massachusetts. Filed March 30.

**Mois S. Sagastume Construction Corp.,** Brewster. $124,727.33 in favor of State Insurance Fund, White Plains. Filed March 30.

**National Development Construction Corp.,** Brooklyn. $33,918.28 in favor of State Insurance Fund, White Plains. Filed March 30.

**Salon Fancy Spa Inc.,** Jericho. $44,040 in favor of Fay Realty LLC, Great Neck. Filed March 28.

**Simon, Roger L.,** Peekskill. $12,652.53 in favor of Bank of America National Association, Charlotte, North Carolina. Filed March 28.

**Smith, Felicia,** Cortlandt Manor. $5,911.51 in favor of Absolute Resolutions Investments LLC, Bloomington, Massachusetts. Filed March 30.

**Top Grade Excavating New York Inc.,** Yonkers. $7,765 in favor of Scottsdale Insurance Co., Scottsdale, Arizona. Filed March 31.

**Turansky, Janet,** Armonk. $10,093.01 in favor of Dowling Financial Services Inc., Riverside, Connecticut. Filed March 29.

**Vargas, Jennifer B.,** Port Chester. $14,026.23 in favor of Allstate Fire & Casualty Insurance Co., Tarrytown. Filed March 30.

Lis Pendens

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

**D’Iorio, Thomas** and **Lisa D’Iorio,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $239,000 affecting property located at 4 Emerson Court, Katonah. Filed March 28.

**Fraiser, Carol,** as owner. Filed by Onewest Bank. Action: Foreclosure of a mortgage in the principal amount of $343,000 affecting property located at 4 Schultz Court, Peekskill. Filed March 29.

**James, Rita M.** and **Winston James**, as owners. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of $720,000 affecting property located at 18 Elm Ave., Mount Vernon. Filed March 28.

**Latty, Michelle,** as owner. Filed by Deutche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $1,000,000 affecting property located at 35 Atilda Ave., Dobbs Ferry. Filed March 28.

**Maniscalco, Luis,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $346,000 affecting property located at 216 White Plains Road, Tuckahoe. Filed March 30.

**Mendon, Assumption**, as owner. Filed by Capital One National Association. Action: Foreclosure of a mortgage in the principal amount of $1,250,000 affecting property located at 16 Paula Place, Chappaqua. Filed March 28.

**Papa, Dennis**, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $280,000 affecting property located at 13 Timber Ridge, Mount Kisco. Filed March 30.

Mechanic’s Liens

**Charming Charlie Markets Inc.**, Yonkers. $127,167.26 in favor of U.S. Builders, Houston, Texas. Filed March 31.

**Franklin-Plains Corp.,** White Plains. $19,033 in favor of B&B Pro Trading LLC, Passaic, New Jersey. Filed March 31.

**Harrison Playhouse Lofts LLC,** Harrison. $78,654.28 in favor of Perfect Wall Systems Inc., Peekskill. Filed March 28.

**McIntyre, Paul.** Yonkers. $37,772.24 in favor of B&B Pro Trading LLC, Passaic, New Jersey. Filed March 31.

**Orlando, Jill,** Pelham. $11,400 in favor of George’s Seamless Gutters Inc., Elmsford. Filed March 29.

New Businesses

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

Partnerships

**C&J Grease Monkies,** 138 Edgecliff Terrace, Yonkers 10705, c/o Charlene Ramirez and Jose Luis Diaz Soriano. Filed March 28.

**Lopez Professional Landscaping,** P.O. Box 142, Mount Kisco 10549, c/o Klixman Lopez Quiijada and Eddy Canales Reyes. Filed April 1.

**O&J Repair Shop,** 2986 Navajo St., Yorktown Heights 10598, c/o Oscar Hernandez and Joel Hernandez. Filed March 30.

Sole Proprietorships

**A&E Landscaping,** 3 Hardscrabble Road, North Salem 10560, c/o Eliza Elizardi Arriaga. Filed March 30.

**Arbor Electric Services,** 211 Schroeder St., Yonkers 10705, c/o James Rubinson-Twyne. Filed April 1.

**Aroma Nails,** 392 Central Park Ave., Scarsdale 10583, c/o Maria Bermejo. Filed April 1.

**Beyond Compassion,** 40 Roanoke Ave., Rye Brook 10573, c/o Gary Atsy. Filed March 29.

**Body Knowz,** 3414 Villa at the Woods, Peekskill 10566, c/o Larissa M. Diaz. Filed April 1.

**Carlos Handyman,** 30 Calam Ave., Ossining 10562, c/o Carlos Patricio Tenelanda. Filed April 1.

**Clean Candle Co.,** 65 Winchester Ave., Peekskill 10566, c/o Marie Estelle LaBoy. Filed April 1.

**Dominican Softly,** 43 Saint Andrews Place, Yonkers 10705, c/o Wilking R. Dela Cruz Bocio. Filed March 28.

**Erika’s Defensive Driver Course,** 733 Yonkers Ave., Suite 101, Yonkers 10704, c/o Erika Carosone. Filed March 28.

**Healthie-charlie,** 138 Edgecliff Terrace, Yonkers 10705, c/o Charlene Ramirez. Filed March 28.

**Issadesigns,** 22 Arlington St., Apt 2B, Yonkers 10710, c/o Junisa Pierre. Filed March 29.

**JB Magic Co.,** P.O. Box 101, Bedford 10507, c/o Jeffrey Bentson. Filed March 30.

**JF Construction & Restoration,** 123 Linden St., Apt 3, Yonkers 10701, c/o Jose L. Facundo. Filed March 31.

**Lipshtick Pictures,** 189 Colonial Hill Road, Mount Kisco 10549, c/o Serena Schuler. Filed March 31.

**Lush General Construction,** 44 Berkeley Ave., Yonkers 10705, c/o Lush Ndov. Filed March 29.

**Make A Sale,** 403 S. Ninth Ave., Apt. 3C, Mount Vernon 10550, c/o Mathew Caeron Ortiz. Filed March 31.

**Nick Roy,** 78 Cordwood Road, Cortlandt Manor 10567, c/o Nicholas Raymond Kwietniak. Filed March 31.

**Rr-ecom,** 52 William St., Apt. 2, Yonkers 10701, c/o Jayro Neptaly Reyes Mejia. Filed March 28.

**Saul & Sons Home Improvement,** 107 Tibetts Road, Apt. 1, Yonkers 10705, c/o Eloy Saul Rocha Lapa. Filed April 1.

**Signature Touch Barber & Beauty Salon,** 23 E. Third St., Mount Vernon 10550, c/o Rohan Gordon. Filed March 28.

**WF YS Moving,** 428 Highland Ave., Peekskill 10566, c/o Willson Giovanny Castillo Luna. Filed March 28.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

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

**­**

**238 Green Corp.,** Mount Kisco. Amount: $7,000.

**ArtXercise LLC** d.b.a **Art XO Studio**, Irvington. Amount: $21,000.

**Carib Fish Market and Grill LLC**, Mount Vernon. Amount: $3,500.

**Carsario, Joseph,** Dobbs Ferry. Amount: $19,930.83. Lincoln Park Funeral Home Inc.

**Chatsworth Advisors LLC** d.b.a. **Chatsworth Advisors**, Larchmont. Amount: $3,000.

**Danis Deli Grocery Corp.,** Mamaroneck. Amount: $5,500.

**El Trigal Bakery Inc.,** Scarsdale. Amount: $4,000.

**Eve Bunting-Smith** d.b.a. **Eve Bunting-Smith Attorney at Law**, White Plains. Amount: $20,000.

**Falcon Smoke Shop**, Yonkers. Amount: $33,500.

**Four Seasons Landscape Services Inc.,** New Rochelle. Amount: $20,000.

**GTI Construction Services Inc.,** Scarsdale. Amount: $1,000.

**Inclusive Links Inc.,** Yonkers. Amount: $20,000.

**La Ferris Barbershop Corp.,** White Plains. Amount: $9,500.

**La Gladys Restaurant II Inc.,** Mamaroneck. Amount: $3,000.

**Maxwell, Clauda,** Hartsdale. Amount: $8,750.Top Level Pest Control Inc.

**Mid Atlantic Capital Management LLC**, Rye Brook. Amount: $20,500.

**Nusrat Chagtai,** New Rochelle. Amount: $8,500.

**Oscaleta Partners LLC** d.b.a **The Heights**, South Salem. Amount: $31,500.

**Panda Technology Group Inc.,** Harrison. Amount: $21,000.

**Patricia Gillin**, Rye. Amount: $10,500.

**Sage & The Flying Buddha LLC**, Armonk. Amount: $6,000.

**Woodstone Projects LLC**, Mount Kisco. Amount: $2,500.