WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, May 10 - 24**

**Wayne Greenwald PC, Manhattan vs. Kenwood Commons, Hyde Park, et al,**22-9009-SHL: Adversary proceeding in Kenwood Commons Chapter 11 (22-35169).

Attorney: pro se.

**Sinai USA Corp., Rye, George Nisanov, representative,**

22-22267-SHL: Chapter 7, assets and liabilities $1 million to $10 million.

Attorney: pro se.

**New Mount Vernon Rising Management Corp., Mount Vernon, Maureen Assoumou, president,** 22-22268-SHL: Chapter 7, assets up to $50,000, liabilities $100,000 to $500,000.

Attorney: pro se.

**Laura M. Pignataro,**

**Croton-on- Hudson, re. Casabella Contracting of NY Inc., and 2111 Albany Post Road Corp.,**

22-22276-SHL: Chapter 11, assets and liabilities up to $50,000.

Attorney: Anne J. Penachio.

**The Crystal Spoon Corp., Elmsford, Paul Ghiron, president,**

22-22277-SHL: Chapter 11, assets $532,500, liabilities $508,810.

Attorney: Anne J. Penachio.

**4 Raven Court Corp., New Rochelle, Scott Forcino, president,**

22-22279-SHL: Chapter 11, assets up to $50,000, liabilities $1 million to $10 million.

Attorney: pro se.

**Yonkers Rising Acquisition Corp., Yonkers, Maureen Assoumou, president,** 22-22286-SHL: Chapter 7, assets up to $50,000, liabilities $500,000 to $1 million.

Attorney: pro se.

**CKI LLC, Greenwood Lake, Anthony Ingrassia, managing member,** 22-35339-CGM: Chapter 11, assets and liabilities $100,000 to $500,000.

Attorney: Michael D. Pinsky.

**Ralston - Lippincott - Hasbrouck - Ingrassia Funeral Home, Inc., Middletown, Anthony Ingrassia, president,** 22-35340-CGM: Chapter 11, assets and liabilities $1 million to $10 million.

Attorney: Michael D. Pinsky.

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

**Local business cases, May 10 - 24**

**E. & J. Gallo Winery, Modesto, California. vs. Freixent Mionetto USA, White Plains, et al,**

22-cv-3878-CS: Trademark infringement.

Attorney: Kelly J. Garrone.

**Vaughn Pitt, Charleston, South Carolina, et al vs. Detail Pros Inc., Newburgh, et al,**22-cv-3918-KMK: Civil rights, jobs.

Attorneys: Stefanie L. Shmil, Steven J. Fingerhut.

**Hartford Fire Insurance Co., Hartford, Connecticut vs. 455 Hospitality LLC, Tarrytown,**

22-cv-3994-NSR: Breach of contract.

Attorneys: Marc J. Gross, Mark G. Ledwin.

**Gina L. Meritil vs. Jawonio Inc., New City,** 22-cv-4034-KMK: Employment discrimination.

Attorney: Russell S. Moriarty.

**Ramapo Valley Ambulance Corps Inc., et al vs. town of Ramapo,**

22-cv-4047-PMH: Civil rights.

Attorneys: Adam Love, Kristen K. Wilson.

**Endico Potatoes Inc., Mount Vernon vs. James G. Koutsodontis, Brooklyn,** 22-cv-4068-PMH: Agricultural Commodities Act.

Attorney: Leonard Kreinces.

**Air Techniques Inc., Melville vs Tree USA Inc., Valley Cottage,**

22-cv-4185-PMH: Copyright infringement.

Attorney: Jessica H. Zafonte.

Deeds

Above $1 million

**24 Aspen LLC,** Hong Kong. Seller: 24 Aspen Road, Scarsdale. Property: 24 Aspen Road, Scarsdale. Amount: $2.4 million. Filed May 20.

**30 Bellevue Avenue LLC,** White Plains. Seller: Peter M. Sisitsky and Aviva W Sisitsky, Rye. Property: 30 Bellevue Ave., Harrison. Amount: $5.2 million. Filed May 18.

**514 Union Corp.,** Mount Vernon. Seller: Conti Properties LLC, Mount Vernon. Property: 514 Union Ave., Mount Vernon. Amount: $2.7 million. Filed May 18.

**American International Relocation Solutions LLC,** Pittsburgh, Pennsylvania. Seller: David Piancenti and Stephanie Romick, Larchmont. Property: 445 Weaver St., Mamaroneck. Amount: $1.6 million. Filed May 19.

**Baron, Guy** and **Keren Baron,** Scarsdale. Seller: Brookby Holdings LLC, Irvington. Property: 37 Brookby Road, Scarsdale. Amount: $4.9 million. Filed May 18.

**Bishop, Emily** and **Margaret Runeari,** Brooklyn. Seller: 46 Red Oak LLC, Mamaroneck. Property: 46 Red Oak Lane, New Castle. Amount: $1.7 million. Filed May 17.

**Carey, Jeffrey E.** and **Jennifer Jia,** San Jose, California. Seller: 158 Brite Avenue LLC, Scarsdale. Property: 158 Brite Ave., Scarsdale. Amount: $2.6 million. Filed May 16.

**CPRR Greenwich LLC,** Greenwich, Connecticut. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit E103, Rye. Amount: $1.2 million. Filed May 18.

**Ferluga, Robert** and **Natalia Ferluga**, Scarsdale. Seller: Nayakkar LLC, Scarsdale. Property: 33 Weaver St., Scarsdale. Amount: $1.9 million. Filed May 17.

**Garfield, Carol A.** and **Theodore F. Garfield,** Purchase. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, unit PH-B306, Rye. Amount: $3.5 million. Filed May 20.

**Gila Development Realty Corp.,** Pelham. Seller: 75 Lincoln Ave., Pelham. Property: 75 Lincoln Ave., Pelham. Amount: $1 million. Filed May 18.

**Mullin, Kathleen B.** and **James Sallada,** Bronxville. Seller: ELK Homes Partners LP, Rye. Property: 50 Summit Ave., Eastchester. Amount: $1.8 million. Filed May 20.

**Nicoll, Maxwell** and **Lauren Palette Nicoll,** Mineola. Seller: Nast Construction Two LLC, Somers. Property: 230 E. Middle Patent Road, North Castle. Amount: $2.1 million. Filed May 16.

**Regency SNF Realty LLC,** Lakewood, New Jersey. Seller: HVNH Realty LLC, Brooklyn. Property: 65 Ashburton Ave., Yonkers. Amount: $80.3 million. Filed May 18.

**Rivinghills Management LLC,** Scarsdale. Seller: Holly Management Inc., Scarsdale. Property: 826 Scarsdale Ave., Eastchester. Amount: $2.4 million. Filed May 16.

**Sultan, Raymond** and **Catherine Snapp**, Brooklyn. Seller: American International Relocation Solutions LLC, Pittsburgh, Pennsylvania. Property: 446 Weaver St., Mamaroneck. Amount: $1.8 million. Filed May 19.

**Weiss, Andrew** and **Sharon Weiss**, Hartsdale. Seller: Somers Crossings LLC, Goldens Bridge. Property: 15 Amber Lane, Somers. Amount: $1 million. Filed May 17.

**Xiao, Angran** and **Sai Zeng,** Yorktown Heights. Seller: Amalgamated Business Corp., New York City. Property: 2 Ironwood Lane, Harrison. Amount: $1.4 million. Filed May 18.

**Yonkers SNF Realty LLC,** Lakewood, New Jersey. Seller: Adamah LLC, Brooklyn. Property: 115 S. Broadway, Yonkers. Amount: $47.8 million. Filed May 18.

Below $1 million

**21 HSMV LLC,** Brooklyn. Seller: Nicholas Cicchetti, Hawthorne. Property: 21 High St., Mount Vernon. Amount: $450,000. Filed May 17.

**136 Wells Street LLC,** Harrison. Seller: Akram Wassef, Peekskill. Property: 136 Wells St., Peekskill. Amount: $465,000. Filed May 17.

**159 BHC LLC,** Rye Brook. Seller: Marcia Tazbin, Rye. Property: 159 Brush Hollow Crescent, Rye. Amount: $573,000. Filed May 20.

**260 Spring Street Realty LLC**, West Harrison. Seller: 260 Spring Street LLC, Maryknoll. Property: 260 Spring St., Ossining. Amount: $400,000. Filed May 18.

**521 Manhattan Avenue LLC,** Yonkers. Seller: John T. Cucchiarella and Daniela T. Cucchiarella, Yorktown Heights. Property: 521 Manhattan Ave., Mount Pleasant. Amount: $850,000. Filed May 16.

**747 WB Yonkers LLC,** Kew Gardens. Seller: Andrew J. Balint, Rye Brook. Property: 751 Warburton Ave., Yonkers. Amount: $185,000. Filed May 16.

**747 WB Yonkers LLC,** Kew Gardens. Seller: Andrew J. Balint, Rye Brook. Property: 747 Warburton Ave., Yonkers. Amount: $583,000. Filed May 16.

**AJM Family Property Group,** White Plains. Seller: Sharon Ann Bonovitch, White Plains. Property: 6 Van Wart Ave., White Plains. Amount: $275,000. Filed May 17.

**AMVEL LLC,** Yonkers. Seller: 74 Gregory LLC, Mount Kisco. Property: 76 Gregory Ave., Mount Kisco. Amount: $490,000. Filed May 18.

**Askin, Richard M.** and **Sushmita Roy,** White Plain. Property: 533 Weaver St., Mamaroneck. Amount: $900,000. Filed May 19.

**Begun, Alain** and **Alisa Dror,** Pound Ridge. Seller: 210 Home Avenue LLC, New Rochelle. Property: 77 Cross Pond Road, Pound Ridge. Amount: $950,000. Filed May 16.

**Cruz, Brenda,** Bronx. Seller: Cerebral Palsy of Westchester Inc., Rye Brook. Property: 55 McKinley Ave., Unit D-E8, White Plains. Amount: $250,000. Filed May 19.

**Curtis, Derek** and **Colleen Fell,** Yonkers. Seller: Joseph S. Borges Contracting Inc., Yorktown Heights. Property: 145 Scarborough Road, Ossining. Amount: $700,000. Filed May 19.

**Deutsche Bank National Trust Company,** Anaheim, California. Seller: Michael Stephans, Yorktown. Property: 1107 Stonegate Road, Yorktown. Amount: $447,098.95. Filed May 18.

**Disla, Roman** and **Raymond Disla,** Bronx. Seller: Lakeview Property LLC, New York City. Property: 18 Jones Place, Yonkers. Amount: $640,000. Filed May 20.

**Fettuccini LLC,** Eastchester. Seller: Dominick DeVito and Lisa DeVito, Tuckahoe. Property: 77 Lake Ave., Eastchester. Amount: $700,000. Filed May 18.

**Hibbert, Karen,** Brooklyn. Seller: Pines Bridge Road LLC, Ossining. Property: 650 Pines Bridge Road, Yorktown. Amount: $985,000. Filed May 18.

**JA Pelham LLC,** Pelham. Seller: Daniel Ratki, New York City. Property: 57 Seventh Ave., Pelham. Amount: $779,000. Filed May 19.

**Kurland, Yaakov,** Brooklyn. Seller: AJP BH LLC, Briarcliff Manor. Property: 112 Fremont St., Peekskill. Amount: $660,000. Filed May 17.

**Reyes, Carmen Del R.,** Brewster. Seller: County of Westchester, White Plains. Property: 280 Bleakley Ave., Cortlandt. Amount: $355,000. Filed May 18.

**Simplistic Holdings LLC,** White Plains. Seller: Joseph Spedaliere, Old Greenwich, Connecticut. Property: 32 Summer St., Rye. Amount: $410,000. Filed May 18.

**Wang, Jun,** Rye. Seller: 113 Capital-44F Cottage Street LLC, Bedford Corners. Property: 44F Cottage St., Rye. Amount: $426,600. Filed May 16.

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

**filed in Westchester County, May 10 - 24**

**B&S Wireless Inc.,** d.b.a. **Tracfone**: Mount Vernon, employer quarterly tax, 2020, $42,853.

**Carr, Glenn & Stacy L.:** Katonah, personal income, 2019, 2021, $86,405.

**Fugazy, Deborah F.**: Eastchester, personal income, 2019 - 2020, $63,180.

**Laurel Oak Landscaping of New York Inc.**: North Salem, employer quarterly tax, 2021, $10,593.

**Simmons, Don W.** and **Sylvia**: White Plains, personal income, 2017 - 2021, $39,818.

Judgments

**Blurock LLC,** Georgetown, Kentucky. $209,298.63 in favor of Greenwich Capital Management L.P., White Plains. Filed May 17.

**Carino, Guadalipe,** Yonkers. $10,688.39 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 16.

**Deangelis, Donna,** West Harrison. $5,730.30 in favor of Capital One Bank U.S.A. National Association, Westbury. Filed May 16.

**Green, Monica,** New Rochelle. $10,837.34 in favor of American Express National Bank, Sandy, Utah. Filed May 16.

**MVM Construction LLC,** Mount Vernon. $956,972.29 in favor of NGM Insurance Co., Keene, New Hampshire. Filed May 17.

**Kontargyris, Eustrafio J.,** White Plains. $6,619.42 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 17.

**Marji, Luke,** Yonkers. $8,153.50 in favor of Friedman and Friedman PLLC, White Plains. Filed May 16.

**Petrosa, Richard,** Mount Kisco. $137,030.23 in favor of FCS Concrete Corp., Congers. Filed May 20.

**Raimondo, Angela,** Tarrytown. $23,064.05 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 16.

**Schmidt, Joseph M.,** Yorktown Heights. $11,274.46 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 16.

**Torres, Rafael,** Yorktown Heights. $7,071.84 in favor of Midland Credit Management Inc., San Diego, California. Filled May 16.

**JUDGMENTS**

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***Workers’ Compensation Board***

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

**2 Boys Laundry Mount Vernon LLC**, Mount Vernon. Amount: $20,500.

**E R Friberg Enterprises LTD** d.b.a. **The Snuff Mill**, Mount Kisco. Amount: $5,500.

**Environmental Construction Solutions LLC**, Pelham. Amount: $25,000.

**GDC Equities LLC**, Scarsdale. Amount: $24,000.

**John Malone Architect PLLC** d.b.a. **Ferguson Malone Architecture**, Irvington. Amount: $6,000.

**MJ Best Landscaping Inc.,** Mount Kisco. Amount: $3,500.

**New Look General Construction Inc.,** Yonkers. Amount: $20,000.

**Tokiwa Holdings America Inc.,** White Plains. Amount: $500.

**Tonianne McGinley PT PC**,

Croton-on-Hudson. Amount: $9,000.

**Twin Oaks Venture LLC**, North Salem. Amount: $22,000.

Lis Pendens

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

**Balla, Ernst,** as owner. Filed by Mill City Mortgage Loan Trust. Action: Foreclosure of a mortgage in the principal amount of $164,537.15 affecting property located at 43 Coachlight Square, Montrose. Filed May 18.

**Ballard, Robert** and **Roberta Ballard,** as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $437,750 affecting property located at 15 Greendale Ave., Mount Vernon. Filed May 19.

**Brois, Theodore** and **Ted Brois,** as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $1.4 million affecting property located at 3 Tallwoods Toad, Armonk. Filed May 17.

**Bronx County Public Administration,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $625,500 affecting property located at 19 Beverly Road, New Rochelle. Filed May 17.

**Chure, Luis** and **Corina Ortiz,** as owners. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $764,164.05 affecting property located at 46 Pinesbridge Road, Ossining. Filed May 16.

**Franco-Ruiz, Gouglas,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $432,000 affecting property located at 87 William St., Yonkers. Filed May 17.

**Walsh, Wayneworth A.** and **Carol Walsh,** as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $500,000 affecting property located at 2516 Ridge St., Yorktown Heights. Filed May 19.

Mechanic’s Liens

**Opra III LLC,** Rye. $71,787.11 in favor of Archmills LLC, New York City. Filed May 17.

New Businesses

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

Partnerships

**Lopez Construction Co.,** 819 Midland Ave., Apt. 1, Yonkers 10704, c/o Artemio Lopez Reyes and Maria Del Carmen Castulo Cruz. Filed Mau 16.

Sole Proprietorships

**Agapi Candles,** 118 Cooper Drive, Apt. 1A, New Rochelle 10801, c/o Mandalena Deda. Filed May 17.

**Amy Lydia Arts,** 9 Stuart Lane, Katonah 10536, c/o Amy Lydia Gignesi. Filed May 19.

**Empire Cleaning Solutions,** 365 Bronx River Road, Apt. 1F, Yonkers 10704, c/o Miriam Rodriguez. Filed May 17.

**Empire E-waste,** 67 Winfred Ave., Yonkers 10704, c/o Steven Rinaldi. Filed May 16.

**EN Trading,** 1 Renaissance Square, Apt. 17G, White Plains 10601, c/o Nidhi Agarwal. Filed May 18.

**Facelogic,** 3721 Marcy St., Mohegan Lake 10547, c/o Allen Shtelmakher. Filed May 20.

**Galenos Landscaping Services,** 44 Rathbun Ave., Apt. 1, White Plains 10606, c/o Delfino Galeno Cabrera. Filed May 18.

**Get Right 24/7 Live Love Life,** 21 Hemlock Circle, Peekskill 10566, c/o Kenneth L. Jones. Filed May 17.

**Ibarra Handyman,** 57 Park Hill Ave., Apt. 2, Yonkers 10701, c/o Juan Manuel Hernandez Ibarra. Fled May 18.

**Jackie & Dean Over Top Cuisine,** 115 Burhans Ave., Yonkers 10701, c/o Jacqueline Craft. Filed May 19.

**JR Landscapes Design,** 215 Park Ave., Harrison 10528, c/o William R. Uranga Martinez. Filed May 18.

**Legendary Empanadaz,** 1 Halcyon Place, Yonkers 10701, c/o Lionel C. Thomas. Filed May 17.

**Long Term Wellness,** P.O. Box 44, Thornwood 10594, c/o Latanya Wilson. Filed May 17.

**Making It Mega,** 13 Park Ave., Harrison 10528, c/o Frank Civitelia. Filed May 20.

**MRH Auto Sales,** 288 Nepperhan Ave., Yonkers 10701, c/o Hashem Dasan. Filed May 20.

**Reginas Love & Companionship Care,** 139 S. 7th Ave., Apt. 102, Mount Vernon 10550, c/o Regina Butter. Filed May 16.

**Ritzy Eventz,** 1841 Central Ave., Apt. 9D, Yonkers 10710, c/o Lisette Acevedo. Filed May 18.

**RSH3 Events,** 2 W. Prospect Ave., Apt. 7A, Mount Vernon 10550, c/o Ray S. Harris. Filed May 16.

**Tradegate Capital,** 11 W. Prospect Ave., Mount Vernon 10550, c/o Dawn Gloson. Filed May 18.

**U & Me 93 Live Love Life,** 21 Hemlock Circle, Peekskill 10566, c/o Kenneth L. Jones. Filed May 17.

**Unlimited Handyman Services,** 41 Greenridge Ave., White Plains 10605, c/o Eduardo Pacheco. Filed May 18.

**Yunque Enterprises,** P.O. Box 97, Tarrytown 10591, c/o Donald Kendrick. Filed May 15.