WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, June 1 - 7**

**William Harrington as U.S. Trustee vs. Mark Warner, Middletown,** d.b.a. **Warner Construction, et al,**

22-9011-CGM: Adversary proceeding in Warner Chapter 7 (21-35364).

Attorney: Amy J. Ginsberg.

**Mount Vernon Rising Acquisitions Corp., Maureen Assoumou, president,** 22- 22320-SHL: Chapter 7, assets up to $50,000, liabilities $100,000 - $500,000.

Attorney: pro se.

**Multiple Bless Ziad Family LLC, Yonkers, Ziad Nassradine,**

22-22322-SHL: Chapter 11, assets $1,258,000, liabilities $562,462.

Attorney: Farva Jafri.

**Green Bird Ventures LLC, Monsey, managing member Yosef Rothman,**

22-22340-SHL: Chapter 11, assets and liabilities $0 to $50,000.

Attorney: Allen A. Kolber.

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

**Local business cases, June 1 - 7**

**Paramount Visuals Company Inc., Port Jervis vs. Bakers' Signs & Manufacturing Inc., Conroe, Texas,**

22-cv-4524-PMH: Removal from Orange Supreme Court, breach of contract, demand $400,000.

Attorneys: Matthew M. Denson, Peter J. Lamont.

**Kenneth Mitchell, Duval, Florida vs. PepsiCo, Purchase,**

22-cv-4555-NSR: Class action, Fair Labor Standards Act.

Attorneys: Mathew S. Parmet, C. Ryan Morgan, Kimberly DeArcangelis.

**Joshua Knight, Mohegan Lake vs. IBM, Armonk,** 22-cv-4592-NSR: Class action, Employment Retirement Security Act.

Attorney: Michael B. Eisenkraft.

**Great Normandy LLC, Miami Beach, Florida, vs. 37 Hevelyn LLC, Elmsford, et al,**

22-cv-4597-CS: Real property foreclosure.

Attorney: Alan H. Weinreb.

**Veronica Luna, Yonkers vs. Dollar Variety LLC, Yonkers, et al,**

22-cv-4636-PMH: Fair Labor Standards Act.

Attorney: Colin J. Mulholland.

**Ashley Francis vs. Ridge Hill Property Owner LLC, Yonkers,**

22-cv-4706-KMK: Americans with Disabilities Act.

Attorney: Glen H. Parker.

**Windward Bora LLC, Miami Beach, Florida, vs. Sterling National Bank, Montebello, et al,**

22-cv-4743: Real property foreclosure.

Attorney: Alan W. Weinreb.

**Angela Staley, Milan, New York vs. Village Pizza III Red Hook, et al,**

22-cv-4768: Employment discrimination.

Attorney: Richard Cardinale.

Deeds

Above $1 million

4 Concord Avenue LLC, Larchmont. Seller: Charles Coplin and Leslie Coplin, Larchmont. Property: 4 Concord Ave., Mamaroneck. Amount: $1.3 million. Filed June 1.

**119 NBR LLC,** Mount Kisco. Seller: 118 North Bedford Road Associates LLC, White Plains. Property: 118 N. Bedford Road, Mount Kisco. Amount: $5.6 million. Filed May 31.

**280 DFR-NY LLC**, Bronx. Seller: Dobbs Ferry Road Acquisitions LLC, Purchase. Property: 280 Dobbs Ferry Road, Greenburgh. Amount: $7.1 Million. Filed June 3.

**BD 112 LLC**, Brooklyn. Seller: 112 Maple Holdings LLC, Yonkers. Property: 112 Maple St., Yonkers. Amount: $1.5 million. Filed June 2.

**Bukhari, Syed Haseeb, Amana Bukhari** and **Mohammed Yousuf Ismail,** Jamaica. Seller: Kerry Realty LLC, Oradell, New Jersey. Property:151 Lewis St., Yonkers. Amount: $1.1 million. Filed June 2.

**Cortlandt Manor Realty LLC,** Englewood Cliffs, New Jersey. Seller: Westchester Realty Associate LLC, Newton Center, Massachusetts. Property: 24 Pump House Road, Cortlandt. Amount: $18 million. Filed June 2.

**DRJ West LLC,** Rye Brook. Seller: Clark Corp., West Harrison. Property: 32 Lincoln Ave., Rye. Amount: $1.9 million. Filed May 31.

**Family J. Holding LLC,** Larchmont. Seller: 2138 Boston Post Road Realty Corp., Lido Beach. Property: 2136-38 Boston Post Road, Mamaroneck. Amount: $1.6 million. Filed June 2.

**Golaszewski, Richard** and **Shannon Westfall,** Brooklyn. Seller: 61 Grandview Avenue Development LLC, Purchase. Property: 212 Central Ave., Rye. Amount: $2.7 million. Filed June 1.

**Golden, Owen** and **Susan Golden**, Rye Brook. Seller: SC Rye Brook Partners LP, Pawling. Property: 8 Rose Lane, Rye. Amount: $1.9 million. Filed June 1.

**JPV Commercial Realty LLC,** White Plains. Seller: 191 WT Mamaroneck LLC, Greenwich, Connecticut. Property: 191 Mamaroneck Ave., White Plains. Amount: $1.9 million. Filed May 31.

**Kim, Sharon H.** and **Oscar S. Mak,** New York City. Seller: Gateway Kensington LLC, Greenwich, Connecticut. Property: 15 Kensington Road, Eastchester. Amount: $2.2 million. Filed June 3.

**Lifton, Robert K.** and **Loretta S. Lifton**, White Plains. Seller: L. Weisman Management LLC, New York City. Property: 1 Renaissance Square, White Plains. Amount: $1.8 million. Filed May 31.

**Presbyterian Church in the town of Rye,** Rye. Seller: Presbyterian Church of Port Chester, Port Chester. Property: 55 Parkway Drive, Rye. Amount: $1.7 million. Filed June 2.

**Rye 99 LLC,** Larchmont. Seller: Chagares Holding Corp., Wyckoff, New Jersey. Property: 99 Theodore Fremd Ave., Rye. Amount: $1.9 million. Filed May 31.

**Tarrytown Holdings DE LLC,** New York City. Seller: BASF Corp., Florham Park, New Jersey. Property: 500 White Plains Road, Greenburgh. Amount: $26 million. Filed May 31.

**Watsek, Li** and **Randall Watsek,** Mount Kisco. Seller: Fox Meadow Castle LLC, Scarsdale. Property: 219 Fox Meadow Road, Scarsdale. Amount: $1.8 million. Filed June 2.

Below $1 million

**39-41 Palisade Avenue LLC**, New York City. Seller: MJDS Realty LLC, Yonkers. Property: 33 Palisade Ave., Yonkers. Amount: $950,000. Filed June 1.

**173 Union Avenue LLC,** Harrison. Seller: Paul Hurditt and Antoinette Hurditt, Peekskill. Property: 173 Union Ave., Peekskill. Amount: $551,000. Filed June 2.

**Barnes, Dwayne, Clasbert Barnes** and **Carlene Gilchrist,** Mount Vernon. Seller: CJD Holdings LLC, Smithtown. Property: 261 S. Fulton Ave., Mount Vernon. Amount: $710,000. Filed May 31.

**Duchitanga, Fausto R. Lojano** and **Melida N. Espinoza Remache,** Ossining. Seller: 24 William Street LLC, Ossining. Property: 24 William St., Ossining. Amount: $300,000. Filed June 3.

**Fernandez, Luis A.,** Bronx. Seller: ADLR Investment Family Limited Partnership, Yonkers. Property: 128 Livingston Ave., Yonkers. Amount: $715,000. Filed June 3.

**Hudson, Rita C.,** Mamaroneck. Seller: BTD Holding LLC, West Nyack. Property: 1035 E. Boston Post Road, Rye. Amount: $390,000. Filed May 31.

**Jaicole Seven LLC,** Elmsford. Seller: Drago Family Construction LLC, Middletown. Property: 2 Drago Way, Greenburgh. Amount: $550,000. Filed June 2.

**LW Premier Development Realty Corp.,** Bronx. Seller: Michael Jaffe and Jessica Houston Jaffe, Pelham. Property: 129 Third Ave., Pelham. Amount: $602,000. Filed June 1.

**Minaya, Ashley** and **Jean Parra,** Mount Vernon. Seller: 198818 Inc., Flushing. Property: 50 S. Seventh Ave., Mount Vernon. Amount: $765,000. Filed June 1.

**Neary, Mathew** and **Elena Neary**, Saint James. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 88 Brundage Ridge Road, Bedford. Amount: $958,000. Filed June 3.

**Palmisani, Diana,** Mount Kisco. Seller: Creative Global Solutions LLC, Staten Island. Property: 226 Croton Ave., New Castle. Amount: $800,000. Filed June 2.

**Pondfield 2F3 LLC,** Yonkers. Seller: Armbruster Properties LLC, Baltimore, Maryland. Property: 69-77 Pondfield Road, Eastchester. Amount: $750,000. Filed June 3.

**Presbyterian Church in the Town of Rye,** Rye. Seller: Presbyterian Church of Port Chester, Port Chester. Property: 45 Parkway Drive, Rye. Amount: $560,000. Filed June 2.

**Willemite, Stephen** and **Rachel Welburn,** Bronxville. Seller: 609 and 801 Midland LLC, Yonkers. Property: 1376 Midland Ave., Yonkers. Amount: $490,000. Filed June 3.

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

**Westchester County, June 1- 7**

**Apollo Company Investors VIII LP**: Purchase, annual withholding for U.S. income of foreign persons, 2020, $17,832.

**Ferguson, Andrew B**: Mount Vernon, personal income, 2017 - 2019, $321,398.

**Hayes, E. Patrice**: Bronxville, personal income, 2020, $11,784.

**Jamaica Apple LLC**: Harrison, employer quarterly tax, 2019, $10,354.

**Parkway Medical Services PC**: Bronxville, employer quarterly tax, 2019, $10,227.

**Plateau Painting Company Inc.**: Tarrytown, employer quarterly tax, 2019 - 2020, $526,532.

**Springer, Matthew:** Mount Vernon, personal income, 2013 - 2014, 2016 - 2017, $17,158.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

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

**214 Brother 1 Inc.** d.b.a. **Storming**

**Crab**, Yonkers. Amount: $4,000.

**2830 Briggs Avenue Owners Inc.,** Mamaroneck. Amount: $9,500.

**454 C&C Grocery Inc.,** Yonkers. Amount: $11,000.

**Beer Noggin Mount Kisco LLC**, Mount Kisco. Amount: $20,000.

**Christian Funding Center Inc.,** Tarrytown. Amount: $6,500.

**Gaelic Athletic Association of Greater New York Inc.,** Yonkers. Amount: $9,000.

**The Hartes’ Club LLC**, Scarsdale. Amount: $20,000.

 **Kadior Corp.,** Mount Vernon. Amount: $9,000.

**New Rochelle Food Corp.,** New Rochelle. Amount: $1,500.

**Park Hill Produce Inc.,** Yonkers. Amount: $9,000.

Judgments

**Andreaggi, James,** Cortlandt Manor. $4,629 in favor of Citibank National Association. Filed June 1.

**AV Design and Integration Inc.,** Elmsford. $20,773.35 in favor of Aaron June, Camarillo, California. Filed June 3.

**Berretta, Robert A.,** Yonkers. $10,762.05 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed June 2.

**Byrne, Jay V.,** Mamaroneck. $13,813.21 in favor of Discover Bank, New Albany, Ohio. Filed June 1.

**Cappola, Robert,** Eastchester. $21,954.36 in favor of 132 Larchmont LLC, Briarcliff Manor. Filed June 3.

**Derenzis, Lynda,** Harrison. $11,874 in favor of American Express National Bank, Sany, Utah. Filed June 1.

**Dupuy, Thierry,** Hartsdale. $16,088.14 in favor of Discover Bank, West Valley, Utah. Filed June 3.

**Exclusive Eye Wear LLC,** Rye. $15,401.77 in favor of Univest Capital Inc., Warminster, Pennsylvania. Filed June 3.

**Fortis Travlaz Enterprise Inc.,** Bronx. $14,134.22 in favor of Hartford Underwriters Insurance Co., Hartford, Connecticut. Filed June 1.

**Giordano, Justine E.,** Mohegan Lake. $10,638.86 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed June 2.

**Gluberman, Frank.** Congers. $176,475 in favor of Greenburgh Teachers Federation Welfare Fund, White Plains. Filed June 2.

**HDR Contracting Inc.,** Yonkers. $55,303.50 in favor of Hao Huang, Atlanta, Georgia. Filed June 3.

**Homestyle Hospitality LLC,** Mount Kisco. $22,225.54 in favor of Joseph Piccirilli, White Plains. Filed May 31.

**Liabana, Lance,** Ardsley. $15,936.43 in favor of Grove at Valhalla Rehabilitation & Healing Center, Valhalla. Filed June 1.

**Myke, Jeanette,** Peekskill. $7,808.23 in favor of Cardo Windows Inc., Mount Lauren, New Jersey. Filed June 3.

**O’Brien, Excavation LLC,** Pound Ridge. $33,697.99 in favor of Bloomingdale Road Recovery LLC, New York City. Filed May 31.

**Orjuela, Evelyn,** Valhalla $7,697.51 in favor of JPMorgan Chase Bank National Association. Filed June 1.

**Ourem Steel Inc.,** Yonkers. $22,061.54 in favor of IPFS of New York LLC, Jersey City, New Jersey. Filed June 3.

**Parkview Operations Company LLC,** Mount Vernon. $22,727.22 in favor of Lexington Insurance Co., Boston, Massachusetts. Filed June 3.

**Restiano, Liana,** Mount Vernon. $28,213.08 in favor of New York Central Mutual Fire Insurance Co., Edmeston. Filed June 2.

**Exclusive Eye Wear LLC,** Rye. $15,401.77 in favor of Univest Capital Inc., Warminster, Pennsylvania. Filed June 3.

**Schliman, Michael J.,** Thornwood. $45,268.43 in favor of Skyfi Capital Partners Inc., New York City. Filed June 3.

**Schuster, Renee W.,** Scarsdale. $11,66648.81 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed June 2.

**Shugar, Olivia K.,** New Rochelle. $15,179.43 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed June 2.

**Sifuentes, Katherine,** New Rochelle. $6,029.28 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed June 2.

**Spano, Cori,** Bronxville. $8,795 in favor of American Express National Bank, Sandy, Utah. Filed June 1.

Lis Pendens

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

**Caleo, Nicholas, Richard Powell** and **Alexa Caleo**, as owners. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $417,000 affecting property located at 71 Parkway Circle, Tarrytown. Filed June 2.

**Jackson, Brian M.** and **Marilyn S. Jackson,** as owner. Filed by HSBC Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $513,000 affecting property located at 11 Beck Ave., Rye. Filed May 31.

**Murphy, Marta,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $250,000 affecting property located at 88 Parkway North, Yonkers. Filed May 31.

**Qualles, Eulia** and **Gregory Qualles,** as owners. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of $120,000 affecting property located at 403 E. Fourth St., Mount Vernon. Filed May 31.

**Troiano, Dorothy,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $518,000 affecting property located at 851 James St., Pelham. Filed May 31.

Mechanic’s Liens

**182 North Street LLC,** Rye. $9,600 in favor of Frank Castelli Inc., Yorktown Heights. Property: 182 North St., Rye. Filed June 1.

**Westchester County Industrial Development Agency,** White Plains. $792,347.30 in favor of Trane YOU.S. Inc., Syosset, New Jersey. Property: 333 Westchester Ave., White Plains. Filed June 2.

New Businesses

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

Partnerships

**B&E Cleaning,** 169 Sickles Ave., New Rochelle 10801, c/o Kendra Calvo and Elvia Mora. Filed May 31.

Sole Proprietorships

**Brian G. Lett,** 681 Sharon Lane, Yorktown Heights 10598, c/o Brian Gerard Lett. Filed May 31.

**EM Paving Masonry,** 4 N.10th Ave., Mount Vernon 10550, c/o Elmer Miranda. Filed June 2.

**Emily Bicht,** 304 Walnut St., Peekskill 10566, c/o Emily Bicht. Filed June 1.

**Gabi Did That**, 15 Northwind Road, Yonkers 10710, c/o Gabriela A. Soto. Filed June 3.

**Hadassah CPA,** 2 Greenridge Ave., Apt. 2B, White Plains 10605, c/o Eshba Hadassah Kirubakaran. Filed June 1.

**HDB Construction**, 6 Eliot Road, Cortlandt Manor 10567, c/o Phillip Bardua. Filed June 1.

**Laseraway**, 715 White Plains Road, Scarsdale 10583, c/o Jason McKenna. Filed June 1.

**Luis Alberto Taxi,** 242 Fremont St., Apt. 1S, Harrison 10528, c/o Luis A. Gomez. Filed June 2.

**Matricaink,** 1 Old Mamaroneck Road, White Plains 10605, c/o Ilona K. Tizedes. Filed June 1.

**Nogueras Landscaping,** 3219 E. Main St., Mohegan Lake 10547, c/o Marvin Noguera. Filed June 3.

**Oshun Emporium**, 242 1/2 S. Third Ave., Apt. 2, Mount Vernon 10550, c/o Chantal Nicola Wilson. Filed May 31.

**Siomy’s Nail & Barber Shop Unisex,** 36 Marble Ave., Pleasantville 10570, c/o Siomara Monroy. Filed May 31.

**Sneakers Rental,** 100 Waring Place, Apt. 1, Yonkers 10703, c/o Konan Jean Remy Athacou. Filed June 2.

**Top Dog Catering,** 16 Hazelton Drive, White Plains 10605, c/o Randall S. Holden. Filed June 1.

**Yayas Waffles & Ice Cream,** 232 Fifth Ave., Pelham 10803, c/o Bernardo Mendoza. Filed June 1.

**Yoga With Peggy H.,** 66 Milton Road, Rye 10580, c/o Peggy M. Hill. Filed June 3.