WESTCHESTER

 COURT CASES

**U.S. Bankruptcy Court**

**White Plains and Poughkeepsie**

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

**Celane Industries LLC, Suffern, representative Celane Brown,**

22-22414-SHL: Chapter 7, assets $325,000, liabilities $635,191.

Attorney: pro se.

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

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

**TH Remodeling & Renovations Inc., New Windsor, et al, vs. ABC Supply Co., Beloit, Wisconsin,**

22-cv-5773-PMH: Vacate confession of judgment, removal from Orange Supreme Court.

Attorney: Neal D. Frishberg.

**USA v. Phillip Liu** and **Ellen Chan-Liu, Yorktown Heights,**

22-cv-5776-KMK: Collection of unpaid tax liability.

Attorney: Assistant prosecutor Mollie Kornreich.

**Vincent Cruz, Connelly, New York vs. Parkview House Restaurant & Tavern, Wallkill,** 22-cv-5795-VB: Fair Labor Standards Act.

Attorney: Lina Stillman.

**Octave Yedioussigue vs. Adams Fairacre Farms, Poughkeepsie, et al,** 22-cv-5809-CS: Job discrimination.

Attorney: Ryanne G. Konan.

**Carldani Enterprises LLC, Cortlandt vs. ShelterLogic Group Inc., Watertown, Connecticut,**

22-cv-5876-NSR: Patent, declaratory judgment.

Attorney: John C. Re.

**Luis Rosas, Yonkers vs. Trion Real Estate Management LLC, Yonkers, et al,** 22-cv-5881-KMK: Fair Labor Standards Act.

Attorneys: James P.P O'Donnell and Roman M. Avshalumov.

**John Doe, Seattle, Washington vs. Sarah Lawrence College, Yonkers,**

22-cv-5905-NSR: Discrimination.

Attorney: Andrew T. Miltenberg.

Deeds

Above $1 million

**214 Washington Realty LLC,** Monsey. Seller: 214 Washington LLC, New Rochelle. Property: 214 Washington Ave., New Rochelle. Amount: $1 million. Filed July 6.

**684 LLC,** Yonkers. Seller: 684 SMRR Corp., Carmel. Property: 684 Saw Mill River Road, Yonkers. Amount: $1 million. Filed July 6.

**976 McLean Avenue Inc.,** Yonkers. Seller: 976 McLean Avenue Holding Co., Yonkers. Property: $976-980 McLean Ave., Yonkers. Amount: $1.5 million. Filed July 7.

**Bodner, Lori** and **Michael Korzyk,** Larchmont. Seller: 85 Colonial LLC, Scarsdale. Property: 151 Rockingstone Ave., Mamaroneck. Amount: $3.5 million. Filed July 5.

**Brokaw, Ashley** and **Jordan Shapiro,** Beacon. Seller: KJJ RE LLC, Dobbs Ferry. Property: 55 Calumet Ave., Greenburgh. Amount: $1.1 million. Filed July 6.

**Crosby, Brian** and **Margaret Crosby**, Port Chester. Seller: 111 Old Lake Street LLC, Yonkers. Property: 111 Old Lake St., Harrison. Amount: $1.1 million. Filed July 5.

**Donnelly, John L.** and **Nancy S. Donnelly,** Rye. Seller: Locust Lot 4 LLC, Rye. Property: 40 Locust Ave., Rye. Amount: $3.3 million. Filed July 5.

**FAC Prop New York 1 LLC,** Tuckahoe. Seller: BKP Harrison LLC, New York City. Property: 260 Halstead Ave., Harrison. Amount: $2.8 million. Filed July 7.

**JK 13 Corp.,** Briarcliff Manor. Seller: Felice Associates LLC, Yorktown. Property: 536 N. State Road, Ossining. Amount: $1.3 million. Filed July 7.

**Khoo, Wei En John** and **Bao Zhu Joyce Koh,** Teaneck, New Jersey. Seller: WL Homes LLC, Scarsdale. Property: 31 Weaver St., Scarsdale. Amount: $1 million. Filed July 5.

**LHD LLC,** Bryn Mawr, Pennsylvania. Seller: Howlin Equities LLC, Marion, Illinois. Property: 38 Jan Drive, New Castle. Amount: $1.2 million. Filed July 5.

**Nathanson, Sarah M.** and **Kevin M. Seaman,** Roslyn. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $1.2 million. Filed July 6.

**Prosserman, Maria** and **Jeffrey Prosserman,** Brooklyn. Seller: 41 Coolidge Avenue LLC, Rye. Property: 41 Coolidge Ave., Rye. Amount: $2.3 million. Filed July 7.

**Wagner, Kerstin,** Elmsford. Seller: LL Parcel R LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $1.5 million. Filed July 5.

**Zhang, Jason Leland** and **Susanna Wang Zhang,** Morris Plains, New Jersey. Seller: BAP Capital LLC, Scarsdale. Property: 11 Broadmoor Road, Scarsdale. Amount: $2.2 million. Filed July 7.

Below $1 million

**7 North James LLC,** Tarrytown. Seller: Keisha Letsinger, Peekskill. Property: 7 North James St., Peekskill. Amount: $115,000. Filed July 7.

**71 Holland Corp.,** Harrison. Seller: Joseph Bilotto, Fairfield, Connecticut. Property: 71 Holland St., Harrison. Amount: $680,000. Filed July 8.

**73 Sterling Development LLC,** Mamaroneck. Seller: Sterling WP LLC, White Plains. Property: 73 Sterling Ave., White Plains. Amount: $675,000. Filed July 7.

**178 Wyndcliff LLC,** Yonkers. Seller: Urick Mathurin, Athens, Georgia. Property: 21 Middlesex Lane, Yonkers. Amount: $400,000. Filed July 7.

**322 Saw Mill River Road LLC,** Yonkers. Seller: Ronald J. Garan, Yonkers. Property: 322 Saw Mill River Road, Yonkers. Amount: $850,000. Filed July 7.

**1250 North Avenue 309 LLC,** Bronx. Seller: John G. Molloy Esq., Somers. Property: 1250 North Ave., New Rochelle. Amount: $347,550. Filed July 5.

**Cohen, Kathryn** and **Bryan Cohen,** Bedford Corners. Seller: Xios Management LLC< Pelham Manor. Property: 1140 Washington Ave., Pelham. Amount: $875,000. Filed July 5.

**Burling Associates LLC**, White Plains. Seller: Sunita Kaura, Bloomingfield Hills, Michigan. Property: 5 Renaissance Square, Unit 12C, White Plains. Amount: $674,000. Filed July 8.

**Casa Cerrada LLC,** Port Chester. Seller: George J. Piro, Port Chester. Property: 88 Grant St., Rye. Amount: $450,000. Filed July 7.

**Cruz, Victor** and **Krizia Moreno-Cruz,** Yonkers. Seller: Maasai Properties LLC, New York City. Property: 136 Jennifer Lane, Yonkers. Amount: $669,000. Filed July 6.

**Delacruz, Yesenia F.** and **Michael J. Silvestre,** Bronx. Seller: 39 Old Albany Port LLC, Ossining. Property: 39 Old Albany Post Road, Ossining. Amount: $850,000. Filed July 5.

**Dixie Inn Partners LLC,** Middle Village. Seller: 3 Linden Place Realty LLC, White Plains. Property: 3 Linden Place, Greenburgh. Amount: $880,000. Filed July 6.

**DLKL Holdings LLC,** White Plains. Seller: 253 Waverly Properties LLC, Mamaroneck. Property: 253 Waverly Ave., Mamaroneck. Amount: $829,000. Filed July 5.

**Dodge, Ellise,** Cortlandt Manor. Seller: P.G.A. Properties Inc., Delray Beach, Florida. Property: 135 East Main St., Yorktown. Amount: $375,000. Filed July 6.

**Eurog LLC,** White Plains. Seller: Ronnie M. Lieberman, Sea Cliff. Property: 4 Susan Court, White Plains. Amount: $737,500. Filed July 7.

**Fiume Consulting LLC,** Rye. Seller: GV Realty LC, Mamaroneck. Property: 1050-52 Mamaroneck Ave., Mamaroneck. Amount: $925,000. Filed July 6.

**Freemont Partners LLC,** Austin, Texas. Seller: Zachary D. Sawyer and Nicole Odoardi, Mahopac. Property: 225 Waterside Close, Peekskill. Amount: $485,000. Filed July 6.

**Halstead Valley Partners LLC,** Pleasantville. Seller: VP Investors LLC, Armonk. Property: 245-51 Halstead Ave., Mamaroneck. Amount: $424,360. Filed July 6.

**Hudson Harbor Station LLC,** Greenwich, Connecticut. Seller: Tarrytown Seld Storage II LLC, Pleasantville. Property: 28 South Depot Plaza, Greenburgh. Amount: $4.8 million. Filed July 7.

**Jiman Holdings LLC,** White Plains. Seller: Caitlin Buffa and Michelle Buffa, White Plains. Property: 1003 Pondside Drive, Greenburgh. Amount: $615,000. Filed July 6.

**Katz, Leah M.,** Beacon. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $786,580. Filed July 7.

**LMB Management LLC,** Melville. Seller: Shannon Manigo, Coconut Creek, Florida. Property: 336 South Second Ave., Mount Vernon. Amount: $225,000. Filed July 6.

**MA-AA Properties Corp.,** Harrison. Seller: 74 Twin Brooks Lane, Fairfield, Connecticut. Property: 38 Post Place, Harrison. Amount: $550,000. Filed July 8.

**New Roc Asset Management LLC,** Brooklyn. Seller: Augustine Silvestro, Carmel. Property: 147 Florence St., Yonkers. Amount: $250,000 Filed July 7.

**Union MV LLC,** Mount Vernon. Seller: PSF REO LLC, El Segundo, California. Property: 315 South Seventh Ave., Mount Vernon. Amount: $358,000. Filed July 5.

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

**Westchester County, July 6 - 12**

**Baleiron, Florentino** and **Leonor Baleiton**: Peekskill, 2018 personal income, $60,831.

**Camacho, Juan** and **D. Endres**: Tarrytown, 2006, 2011, 2013-2016, 2018-2019 personal income, $145,467.

**Collazos, Alex**: Port Chester, 2005, 2007-2008, 2010-2011, 2016-2020 personal income, $10,786.

**Conaty-Lapitino, Patricia**: Pleasantville, 2013-2015, 2017-2020 personal income, $47,584.

**Dubuisson, Donald B.**: Irvington: 2012-2018 personal income, $16,655.

**Figueroa, James** and **Michele Figueroa**: White Plains, 2009-2010 personal income, $71,264.

**Gerard, William** and **Virginia Gerard**: North Salem, 2016-2017, 2020 personal income, $28,822.

**Lacava, James D.**: Pelham, 2016-2017, 2019 personal income, $12,965.

**Mejia, Carlos** and **Erika**: White Plains, 2018 personal income, $12,255.

**Thombs, Bernard B.** and **Petra J. Thombs**: Valhalla, 2014-2020 personal income, $170,510.

**Warren, Scott A.** and **Beth M. Warren**: Scarsdale, 2020 personal income, $62,822.

Judgments

**WORKERS’ COMPENSATION BOARD**

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

**A Guaman Construction Corp.,** Yonkers. Amount: $3,500.

**Ademir Meat Market Inc.,** Mount Vernon. Amount: $6,149.89.

**Casamigos Spirits Company LLC,** White Plains. Amount: $43,000.

**Elite Stone Fabricators Inc.,** Scarsdale. Amount: $33,500.

**Global Renovations Inc.,** Yonkers. Amount: $3,000.

**Hastings Deli & Market Inc.,** Hastings-on-Hudson. Amount: $1,000.

**Jacky Cervantes,** New Rochelle. Amount: $5,800.

**Palm Contracting Corp.,** Harrison. Amount: $3,500.

**Superior Design Associates Inc.,** Croton-on-Hudson. Amount: $6,500.

**West-Put Realtor Inc.,** Cortlandt Manor. Amount: $26,000.

JUDGMENTS

**Baig, Khuram M.,** Bronx. $4,344.64 in favor of Geico Indemnity Co., Woodbury. Filed July 7.

**Brother Jimmy’s BBQ White Plains,** White Plains. $20,000 in favor of Gerardo, Ganzalez, Tenafly, New Jersey. Filed July 6.

**Faley, Darice A.,** Yorktown Heights. $9,942.73 in favor of Wells Fargo Bank National Association, Des Moines, Iowa. Filed July 6.

**Jones LLP,** Scarsdale. $70,885.76 in favor of Se Lange Landen Financial Services Inc., Wayne, Pennsylvania. Filed July 6.

**Loor, Andrea,** Yonkers. $2,446.20 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed July 7.

**Obzud, Michael C.,** Bedford. $2,135.27 in favor of Capital One Bank U.S.A. National Association, Islandia. Filed July 7.

**Pearson, Robert,** Mount Vernon. $15,251.55 in favor of Midland Credit Management Inc., San Diego, California. Filed July 7.

**Podolski, Lori,** Yonkers. $18,266.49 in favor of American Express National Bank, Sandy, Utah. Filed July 6.

**Seccia, Mercedes M.,** Balwin Place. $14,310.65 in favor of LVNV Funding LLC, Greensville, South Carolina. Filed July 6.

**Tyrel, Nigel,** Scarsdale. $15,807.80 in favor of Jefferson Capital Systems LLC, Saint Cloud, Minnesota. Filed July 6.

**Velez, Tara,** Shrub Oak. $18,550 in favor of Citibank National Association, Sioux Falls. Filed July 7.

Lis Pendens

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

**Bausk, Ruth,** as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $938,250 affecting property located at 136 Barton Road, White Plains. Filed July 6.

**Costoso, Ernest** and **Evelyn Costoso**, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $217,000 affecting property located at 306 Mallard Way, Unit C6, Peekskill. Filed July 7.

**Culver, Ann M.,** as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $351,200 affecting property located at 85 Sherman Ave., Mount Vernon. Filed July 7.

**Duffy, Amy** and **Joseph Duffy,** as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $620,000 affecting property located at 3 Spruce Hill Road, Armonk. Filed July 5.

**Harris, Magdaline,** as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $628,000 affecting property located at 20 Coventry Lane, New Rochelle. Filed July 7.

**Sarr, Amadou Laye,** as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $572,202 affecting property located at 66 Shadow Lane, New Rochelle. Filed July 8.

Mechanic’s Liens

**403 East Third LLC,** Mount Vernon. $169,165.79 in favor of Construction Science Corp., Garden City. Filed July 6.

**Johnson, Clarence** and **Sabrina Johnson,** Mount Vernon. $6,012.53 in favor of KPS Plumbing and Heating LLC, Yonkers. Filed July 6.

**Nunez, Elvira** and **Jose Nunez,** Mount Vernon. $11,735.39 in favor of D&D Woodworking Inc., Chestnut Ridge. Filed July 8.

**Opra III LLC,** Rye. $328,270 in favor of Plateau Painting Co. Inc., Tarrytown. Filed July 5.

**TAC Elmsford LLC,** Greenburgh. $188,000 in favor of Allegro Homes LLC, Toms River, New Jersey. Filed July 6.

**TAC New Rochelle LLC,** New Rochelle. $1 million in favor of Allegro Homes LLC, Toms River, New Jersey. Filed July 6.

**White Plains Hospital Center Inc.,** White Plains. $3,355 in favor of City Shore Gates Manufacturing Inc., College Point. Filed July 5.

New Businesses

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

Partnerships

Sole Proprietorships

**Ane Photography,** P.O. Box 115, Buchanan 10511, c/o Ariane Singleton. Filed July 7.

**Believers Trust Kerwin/Eric**, 70 Church St., New Rochelle 10805, c/o Eric Wade Clark. Filed July 5.

**Daniel F. Coughlan,** 10 Cottage Place, White Plains 10601, c/o Daniel F. Coughlan. Filed July 8.

**FJAL Enterprises,** 1327 Ethan Court, Yorktown Height 10598, c/o Don Alie Sayegh. Filed July 8.

**G & M Glass & Mirror,** 91 Yonkers Ave., Yonkers 10701, c/o Mitchell P. Hrynko. Filed July 6.

**Humbless Auto Detailing,** 249 East 3rd St., Mount Vernon, Ny 10553, c/o Rosen McGregor. Filed July 7.

**Jemonay Trinkets,** 3314 Tamarac St., Mohegan Lake 10547, c/o Providence DeRosa. Filed July 8.

**Mi Jacalito Chapin,** 476 North Ave., New Rochelle 10801, c/o Silvia Maldanado. Filed July 8.

**Nettburn Advisors,** 64 Farm Road, Briarcliff Manor 10510, c/o Malcolm Netburn. Filed July 5.

**NMP Healthcare Services,** 720 Pelham Road, Apt. 5F, New Rochelle 10805, c/o Nadine M. Pabon. Filed July 6.

**Panis Drywall Contractor,** 15 Terrace Ave., Ossining 10562, c/o Segundo Pani. Filed July 5.

**Rih Rih Day Care,** 116 Rich Ave., Mount Vernon 10550, c/o Sharon Nembhard. Filed July 5.

**Uppercutz TV,** 177A East Main St., New Rochelle 10801, c/o Anthony Francese. Filed July 8.

**Vital Center Spa**, 109 Croton Ave., Ossining 10562, c/o Sandra Sierra. Filed July 8.