WESTCHESTER

Court Cases

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, June 29 - July 5**

**Fire Ground Technologies LLC, Union County, New Jersey, et al, vs. Hometown Restoration LLC, New Rochelle, et al,** 22-7031-SHL: Adversary proceeding in Hometown Chapter 11 (21-22213).

Attorneys: Joseph V. Meyers and S. Robert Schrager.

**JBD Development Corp., Mamaroneck, president Jordan Dubbs,** 22-22401-SHL: Chapter 7, assets $2,509, liabilities $9.5 million.

Attorney: Robert L. Rattet.

**69 Mamaroneck Road Corp., Mamaroneck, president Jordan Dubbs,** 22-22402-SHL: Chapter 7, assets $0 liabilities $9.5 million.

Attorney: Robert L. Rattet.

**Buckingham Tower Condominium Inc., Yonkers, president Jose Guerrero,** 22-22403-SHL: Chapter 11, assets and liabilities $1 million - $10 million.

Attorney: Anne J. Penachio.

**QHC Upstate Medical P.C., Spring Valley, president Seth Kurtz,**

22-22410: Chapter 11, assets $366,049, liabilities $2,289,588,

Attorneys: Jonathan S. Pasternak. Robert L. Rattet.

**G.L.A.D. Enterprises LLC, Highland Mills, member Glenn L. Manigault,** 22-35425-CGM: Chapter 7, assets $1 million - $10 million, liabilities $10 million - $50 million.

Attorney: Kenneth A. Beck.

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

**Local business cases, June 29 - July 5**

**Central Avenue Hyundai, Hartsdale vs. Hyundai Motor America Corp., Fountain Valley, California,**

22-cv-5529: Fraud, removal from Westchester Supreme Court.

Attorney: Russell P. McRory.

**Paraco Gas Corp., Rye Brook, et al, vs. Ironshore Indemnity Inc., Boston,** 22-cv-5557-CS: Insurance.

Attorneys: Jan A. Marcus and Patrick V. DeIorio.

**Julio Mayen, Westchester vs. Prelude Painting Corp., Port Chester, et al,**

22-cv-5572-CS: Fair Labor Standards Act,

Attorney: David D. Barnhorn.

**Shadeo Singh, Ozone Park, New York vs. All Safe Fire Sprinkler Systems, Elmsford,** 22-cv-5619-CS: Fair Labor Standards Act.

Attorney: Abdul K. Hassan.

**Byron Smith, Westtown, New York vs. Law Office of Richard St. Paul, White Plains,** 22-cv-5648-VB: Copyright infringement.

Attorney: Taryn R. Murray.

**Jose Hernandez-Ramirez, Yonkers vs. El Cazador Restaurant, Yonkers, et al,** 22-cv-5690-KMK: Fair Labor Standards Act, denial of overtime compensation.

Attorney: Peter H. Cooper.

**June Kepler, Hopewell Junction vs. Pavestone LLC, Montgomery, New York, et al,** 22-cv-5713: Americans with Disabilities Act,

Attorney: Chandan Panigrahi.

Deeds

Above $1 million

**1 Brook View Rye LLC**, Rye. Seller: Mariano Rivera and Ciara Rivera, White Plains. Property: 1 Brook View Lane, Harrison. Amount: $3.7 million. Filed July 1.

**11 Park Lane LLC,** West Harrison. Seller: Mad Real Properties LLC, Yonkers. Property: 11 Park Lane, Harrison. Amount: $1.4 million. Filed June 27.

**32 Pound Ridge LLC,** North Salem. Seller: Vintime LLC, Pound Ridge. Property: 32 Westchester Ave., Pound Ridge. Amount: $1.1 million. Filed June 27.

**73 Spring Street LLC,** New York City. Seller: 48 Pelham Property LLC, New York City. Property: 48 First St., Pelham. Amount: $1.5 million. Filed July 1.

**84** and **92 South CP Davewroc LLC**, Hartsdale. Seller: 112 South CP HStone LLC, Hartsdale. Property: 98-114 S. Central Ave., Greenburgh. Amount: $1.6 million. Filed June 27.

**112 South CP HStone LLC,** Hartsdale. Seller: 84 South CP Davewroc LLC, Hartsdale. Property: 84 S. Central Ave., Greenburgh. Amount: $1 million. Filed June 27.

**128-130 North Main Owners LLC**, Port Chester. Seller: Calf Island Associates LLC, Port Chester. Property: 128-130 N. Main St., Rye. Amount: $2.4 million. Filed June 28.

**456 Main Street Realty LLC**, New York City. Seller: Caterina Dechiara and Sergio Dechiara, Pelham. Property: 456 Main St., New Rochelle. Amount: $2.2 million. Filed June 29.

**Ardagna, Roberto** and **Maria McClay,** Scarsdale. Seller: 3 Richbell LLC, Scarsdale. Property: 3 Richbell Road, Scarsdale. Amount: $3.6 million. Filed June 30.

**BXRRD Davidwroc LLC**, Hartsdale. Seller: 731CP HSTone LLC, Hartsdale. Property: 751 Central Park Ave., Greenburgh. Amount: $2.7 million. Filed June 27.

**Doci Management LLC,** Eastchester. Seller: UIA LLC, Eastchester. Property: 229 Main St., Eastchester. Amount: $1 million. Filed July 1.

**Goralcsyk, Magdalena,** Long Island City. Seller: V.S. Construction Corp., Ossining. Property: 73 Fee Court, Ossining. Amount: $1.9 million. Filed June 30.

**Kirtikar, Nikil** and **Dimple Kirtikar,** Elmsford. Seller: Hudson Valley Estates LLC, Millwood. Property: 12 Baldwin Hill Road, New Castle. Amount: $1.1 million. Filed June 27.

**Markley, Alena** and **Garrett Markley,** Scarsdale. Seller: ELK Homes Partners L.P., Rye. Property: 24 Ridgedale Road, Scarsdale. Amount: $1.6 million. Filed June 30.

**O, Jongim J.** and **Jennifer H.O, Pelham.** Seller: Gila Development Realty Corp., Pelham. Property: 1007 Esplanade, Pelham. Amount: $2.8 million. Filed July 1.

**Pinkus, Scott M.,** Greenwich, Connecticut. Seller: Conyers Lake Holdings LLC, New York City. Property: 11 Cowdray Park Drive, North Castle. Amount: $2.5 million. Filed July 1.

**ZF SPV LLC,** Woodland Hills, California. Seller: Joseph Saulnier and Raysa Toribio-Saulnier, Somers. Property: 1 Whitelock Court, Somers. Amount: $1.2 million. Filed June 28.

Below $1 million

**47 Lockwood Realty Corp.,** Yonkers. Seller: Angel Acosta, Greer, South Carolina. Property: 47 Lockwood Ave., Yonkers. Amount: $730,000. Filed Jun 29.

**99 Croton Avenue LLC,** Ossining. Seller: Francine A. Minadeo and Dawn M. Turco, Ossining. Property: 99 Croton Ave., Ossining. Amount: $450,000. Filed June 29.

**210 Howe Avenue LLC,** New Rochelle. Seller: Denise Trice, Pelham. Property: 523 Seventh Ave., Pelham. Amount: $455,000. Filed June 28.

**347 Prescott LLC,** Yonkers. Seller: Chester Perrone and Jean Perrone, Yonkers. Property: 343 Prescott St., Yonkers. Amount: $760,000. Filed July 1.

**ANB Holdings GCCM LLC**, New Rochelle. Seller: Umbert Merolle, New Windsor. Property: 33 Cypress Lane, Somers. Amount: $39,500. Filed June 30.

**Athena 1433 LLC,** Bronx. Seller: Anastasios Fragos and Marie Fragos, Astoria. Property: 1433 Roosevelt Ave., Pelham. Amount: $999,995. Filed June 29.

**Bollengier Property Management LLC,** Dobbs Ferry. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 79 Odgen Ave., Greenburgh. Amount: $456,000. Filed June 30.

**Chung, Franklin** and **Justine Lin,** New York City. Seller: 50 Mulligan LLC, Yonkers. Property: 50 Mulligan Lane, Greenburgh. Amount: $925,000. Filed June 29.

**Ciccone, Phillip** and **Michelle Ederer,** New Rochelle. Seller: The Didona Family LP, Mount Kisco. Property: 36 Lawrence St., Mount Kisco. Amount: $480,000. Filed July 1.

**DeLuca, Peter J., Peter V. DeLuca** and **Diana C. DeLuca**, Putnam Valley. Seller: Aspen Court Holdings LLC, Yorktown Heights. Property: 6 Aspen Court, Ossining. Amount: $710,000. Filed June 29.

**Devonia Green LLC,** Springfield Gardens. Seller: John Gherardi, Hillsdale. Property: Douglas Place, Mount Vernon. Amount: $825,000. Filed June 28.

**Esteves, Maria,** Cypress, Texas. Seller: RFP Properties Corp., Ossining. Property: 3 Waterview Drive, Ossining. Amount: $829,000. Filed July 27.

**Ginin, Manuel P.** and **Carmen M. Morocho,** Ossining. Seller: SH Properties 1 LLC, White Plains. Property: 38 N. Malcolm St., Ossining. Amount: $455,000. Filed Jun 27.

**Glad Enterprises LLC**, Briarcliff Manor. Seller: Jessica Higgins, Elmsford. Property: 20 S. Lawn Ave., Greenburgh. Amount: $400,000. Filed July 1.

**Goldberg, Alex,** Larchmont. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $916,556. Filed June 29.

**Islam, Samiha** and **Mostafa Kamal,** Yonkers. Seller: 28 Woodrow Avenue Corp., Yonkers. Property: 23 Potomac St., Yonkers. Amount: $240,000. Filed June 27.

**KBJB Temp LLC,** Mount Vernon. Seller: Markland 14 LLC, Bronx. Property: 14 E. First St., Mount Vernon. Amount: $372,631. Filed June 28.

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**Malik, Nayeemul,** Queens Village. Seller: BC 901 LLC, Monsey. Property: 901 Second St., Peekskill. Amount: $615,000. Filed June 27.

**Manocherian, Robert,** Ossining. Seller: Kitchawan Farm LLC, Ossining. Property: 600 Kitchawan Road, Yorktown. Amount: $290,000. Filed July 1.

**MJD Contracting Corp.,** Yorktown Heights. Seller: Gary M. Rikoon, Yorktown Heights. Property: 1941 Longvue St., Yorktown. Amount: $403,000. Filed June 30.

**Nazar, Henry V.** and **Annette Rozon**, Yonkers. Seller: Upland Development Corp., Pelham. Property: 115 Lewis St., Yonkers. Amount: $973,500. Filed June 29.

**Mew Beginning REI LLC,** Yonkers. Seller: Peter J. Manos, Mamaroneck. Property: 720 Meadow St., Rye. Amount: $445,000. Filed June 27.

**OFL Properties LLC,** Chappaqua. Seller: Grace Bennett, Chappaqua. Property: 9 Deer Run, New Castle. Amount: $850,000. Filed June 28.

**Ramos, Jephenie** and **Akbar Rizvi,** Mount Pleasantville. Seller: Aidan Brownstone LLC, Pocantico. Property: 1215 Bedford Road, Mount Pleasant. Amount: $967,500. Filed. June 27.

**Scenic Settings LLC**, Rye Brook. Seller: 33 Highclere Lane LLC, Carmel. Property: 33 Highclere Lane, Mount Pleasant. Amount: $589,000. Filed June 27.

**Sit, Poyi Ginny,** Whitestone. Seller: 3 Jeff LLC, Bronx. Property: 300 Mamaroneck Ave., White Plains. Amount: $484,000. Filed June 27.

**Sophia’s Property Management LLC,** Mahopac. Seller: 117 Convent Place Corp., Yonkers. Property: 117 Convent Place, Yonkers. Amount: $605,000. Filed July 1.

**Wong, John,** Larchmont. Seller: Benedict Realty Group, Garden City. Property: 2 Washington Square, Mamaroneck. Amount: $562,500. Filed June 28.

**Z&C Properties Group LLC,** Yorktown Heights. Seller: 44 Broadway Corp., Saint Augustine, Florida. Property: 44 Broadway, Ossining. Amount: $295,000. Filed June 27.

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

**Westchester County, June 29 - July 5**

**Espinal, Maribel**: Hartsdale, 2018 - 2020 personal income, $38,976.

**Jackson, Arimont**: Yonkers, 2018 personal income, $12,510.

**Respectable Security Inc.**, Mount Vernon: 2009 - 2014 and 2016 - 2019, corporate income, employer's unemployment, employer's quarterly taxes, $209,258.

**Stetler, Andrew**: Hartsdale, 2017, 2019 - 2020 personal income, $40,861.

**JUDGMENTS**

WORKERS’ COMPENSATION BOARD

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

**11 Five Enterprise Corp.,** Peekskill. Amount: $20,000.

**172 Myrtle Boulevard Apartment Corp.,** Scarsdale. Amount: $3,000.

**430 W. 46th Street HDFC,** Mount Vernon. Amount: $20,500.

**4th and 4th Mini Mart Corp.,** Mount Vernon. Amount: $20,500.

**AG Crew Inc.,** Port Chester. Amount: $20,000.

**Amna Beauty Salon Corp.,** Scarsdale. Amount: $1,500.

**Applegreen Management US LLC,** Shrub Oak. Amount: $5,500.

**Aquatech Engineering PC,** Mount Vernon. Amount: $20,500.

**Beltran Painting Inc.,** Yonkers. Amount: $6,000.

**Carbone Brothers Kitchen Cabinets LTD,** Croton-on-Hudson. Amount: $3,000.

**DJ and Deli Corp.,** Yonkers. Amount: $2,500.

**Exel Transmission and Total Car Care LLC,** Yonkers. Amount: $3,000.

**Fred and GB Home Improvements Inc.,** White Plains. Amount: $20,500.

**Heather Rich,** Rye. Amount: $20,500.

**Igor Gracie Inc.** d.b.a. **Gracie Jiu-Jitsu,** New Rochelle. Amount: $20,500.

**Integrative Medicine of Midtown PC,** Yorktown Heights. Amount: $33,500.

**J-One Auto Leasing Inc.,** Mount Vernon. Amount: $23,000.

**Kathi L. Rotondo** d.b.a. **KL Rotondo and Associates**, Rye. Amount: $20,000.

**Las Antillas Produce Meat Market Inc.,** Mount Vernon. Amount: $1,000.

**LDC Electric Inc.,** Yonkers. Amount: $20,500.

**Liramar Wireless Inc.,** White Plains. Amount: $30,000.

**Maggies I Touch Inc.,** Yonkers. Amount: $20,000.

**Navis Wealth Advisors LLC,** Rye Brook. Amount: $21,000.

**Nepaul Music Inc.,** Mount Vernon. Amount: $21,000.

**NY Diamond Trucking Corp.,** White Plains. Amount: $21,000.

**P. Carino Landscape LLC,** New Rochelle. Amount: $20,000.

**Platinum Fire Corp.,** Yonkers. Amount: $20,000.

**Pro Tech Benz Inc.,** Pelham. Amount: $89,000.

**Salsa and Soul LLC,** Mount Vernon. Amount: $8,000.

**Silvy Realty Corp.,** White Plains. Amount: $20,500.

**Somnipro LLC,** Port Chester. Amount: $13,000.

**Teodoro Chavez** d.b.a. **Ted Chavez Complete Landscape**, New Rochelle. Amount: $3,500.

**VP Tires Inc.,** Yonkers. Amount: $33,500.

**White Plains Bakery Inc.,** White Plains. Amount: $20,000.

Judgments

**Alcantar, Javier,** New Rochelle. $4,437.51 in favor of Bibimed Inc., Mineola. Filed July 1.

**Capriglione, Salvatore M.,** Bronxville. $12,523.75 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Contrada, Joseph M.,** Harrison. $6,550.62 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 29.

**Cornerstone Restoration Corp.,** Yonkers. $23,230.18 in favor of 850 Southern Boulevard HDFC, Bronx. Filed June 29.

**Esposito, Elizabeth A.,** Thornwood. $3,862 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed June 29.

**Hall, Danielle L.,** Elmsford. $5,411 in favor of Sunmark Credit Union, Latham. Filed July 1.

**Jahncke, Amanda D.,** Port Chester. $7,254.26 in favor of Cavalry SPV I LLC, Valhalla. Filed June 29.

**Ortiz, Diana,** Yonkers. $5,242.06 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Rodriguez, Andrea P.,** Ossining. $5,317.88 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Siano, Sally,** Chappaqua. $36,538.94 in favor of Somers Manor Nursing Home, Somers. Filed June 30.

**Tappan Zee Constructors LLC,** Tarrytown. $1,699,435.55 in favor of James McNall, Troy. Filed June 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.*

**Boccanfuso, Diane** and **Frank M. Boccanfuso**, as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $2 million affecting property located at 1 Cedar Lane, Purchase. Filed June 28.

**Braaten, Karsten Eric,** as owner. Filed by CitiMortgage Inc. Action: Foreclosure of a mortgage in the principal amount of $620,000 affecting property located at 403 Columbus Ave., West Harrison. Filed June 30.

**Davies, Heather T.,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $950,000 affecting property located at 51 Palisade Road, Rye. Filed June 27.

**Lamont, Beth K.,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $938,250 affecting property located at 116 Hawkes Ave., Ossining. Filed June 28.

**Morales, Joaquin** and **Sandy Rodriguez,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $328,000 affecting property located at 3384 Midget Lane, Mohegan Lake. Filed June 27.

**Pepperman, Michael** and **Jennifer Pepperman,** as owners. Filed by Bank United National Association. Action: Foreclosure of a mortgage in the principal amount of $544,947 affecting property located at 126 Parkview Drive, Eastchester. Filed July 11.

Mechanic’s Liens

**Opra III LLC,** Rye. $77,613.61 in favor of Colony Hardware Corp., Orange, Connecticut. Filed June 30.

**Verizon New York,** Yonkers. $7,800 in favor of ARK Contracting Group Inc., Oak Ridge, New Jersey. Filed July 1.

**Westchester County Industrial Development,** White Plains. $137,006.98 in favor of Michael’s Electric Supply Corp., Lynbrook.

**Woodhouse, Donna C.,** Lewisboro. $30,901 in favor of J and B Contracting New York Inc., Cortlandt. Filed June 29.

New Businesses

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

Partnerships

Sole Proprietorships

**147 Mallory Road Funding Associates,** 133 Parkway Road, Bronxville 10708, c/o Lynch and Associates PSP. Filed June 28.

**AM Interiors**, 104 Prospect St., White Plains 10606, c/o Amy Melissa Magnotta. Filed June 28.

**Aprils Vintage Boutique,** 12 Wellesley Ave., Yonkers 10705, c/o April Black. Filed June 27.

**Carmona's Constructio**n, 9 N. High St., Mount Vernon 10550, c/o Israel Carmona Reyes. Filed June 29.

**Dearly Browloved,** 75 S. Riverside Ave., Croton-on-Hudson 10520, c/o Mary Luisa Lempe. Filed June 28.

**Echelon Culture,** 36 Hamilton Ave., New Rochelle 10801, c/o Sean Creighton. Filed June 28.

**Edge To Edge Sealcoating,** 346 Memorial Drive, Hawthorne 10532, c/o Joseph Remo. Filed June 27.

**Elmer Hinckley Fishing Tackle,** 77 Sarles Lane, Pleasantville 10570, c/o Peter D’Urso. Filed June 27.

**GLJ Consulting,** 17 Pinebrook Drive, White Plains 10605, c/o Gerald Joseph. Filed July 1.

**GM Home Improvement,** 25 Waller Ave., Ossining 10562, c/o Jorge Zhinin. Filed June 27.

**Hector Connects**, P.O. Box 1260, Yonkers 10701, c/o Hector Santiago. Filed June 28.

**Helber Peluqueria,** 111 Concord Ave., White Plains 10606, c/o Jesus Vaquero Idarraga. Filed June 28.

**Homes by Georgie,** 103 Ralph Ave., White Plains 10606, c/o Georgette Frugburg. Filed June 28.

**Incaica Jewelry School,** 50 White St., Apt. 63, Tarrytown 10591, c/o Bianca Medina De La Cruz. Filed June 30.

**JJS Painting,** 121 N. Riverside Ave., Croton-on-Hudson 10520, c/o Jorge Jardon. Filed June 27.

**Joyce Brooks Glass Art,** 1105 Washington St., Peekskill 10566, c/o Joyce V. Brooks. Filed June 29.

**Julian The Builder**, 50 Fountain Place, New Rochelle 10801, c/o Julia Hernandez. Filed June 27.

**Krystalline Flow Wellness**, 120 Kisco Ave., Suite Q, Mount Kisco 10549, c/o Chrizza Aberry Toledo Venturino. Filed June 28.

**Lisa Hamilton LCSW,** 7 Magnolia Drive, Rye Brook 10573, c/o Lisa Hamilton. Filed June 28.

**Mission Property Pros,** 62 Main St., Tuckahoe 10707, c/o Robert J. Alberico. Filed June 30.

**Peligro Landscaping,** 1 Campus Road, Apt. 9, Peekskill 10566, c/o Jorge A Sanchez Lopez. Filed June 29.

**Pro Elect Notary Public Services,** P.O. Box 192, Tarrytown 10591, c/o Jose L. Ortiz. Filed June 29.

**Reincarnating Spaces,** 18 Anderson Ave., Sleepy Hollow 10591, c/o Kersten Harries. Filed June 27.

**Revital Wanerman Marketing**, 84 Mountain Road, Irvington 10533, c/o Revital Wanerman. Filed June 28.

**Richard J. Scheuer Archive,** 55 Beachfront Lane, New Rochelle 10805, c/o Daniel Philip Scheuer. Filed June 27.

**Sanchez Valdovinos,** 46 Park Place, Apt. 2B, New Rochelle 10801, c/o Roberto Valdarinos Diaz. Filed June 27.

**Security Services of New York,** 100 Weaver St., Larchmont 10538, c/o John M. Fitzpatrick. Filed June 27.

**Snowmaam Brand,** 360 Huguenot St., Apt. 1310, New Rochelle 10801, c/o Rahsaan Rousseau. Filed June 29.

**Storkey Studios**, 16 Valley Pond Road, Katonah 10536, c/o Jessica Wintergurst. Filed June 30.

**Tallman Convenient Products,** 145 Valentine Lane, Yonkers 10705, c/o Jeffrey Luther. Filed July 1.