WESTCHESTER

 COURT CASES

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, July 20 - 26**

**Gerardo DiMatteo Jr., Yorktown Heights, re. Stony Ford Farm Ltd.,**

22-22469-SHL: Chapter 7, assets $1,840,772, liabilities $1,328,658.

Attorney: Wendy M. Weathers.

**Helen Marie Simonsen Inc., Walden, New York,** d.b.a. **Saddle Brook Farm, president Helen King,**

22-35460: Chapter 11, assets $18,770, liabilities $562,770.

Attorney: Michael D. Pinsky.

**Sanford L. Kane, New City, re. Real Sourcing Network LLC,**

22-22475-CGM: Chapter 13, assets $716,300, liabilities $1,332,711.

Attorney: Rachel S. Blumenfeld.

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

**Local business cases, July 20 - 26**

**Belsito Communications Inc.,** d.b.a. **The Legal Advocate, New Windsor vs. West Coast Trial Lawyers, Los Angeles,** 22-cv-6166-KMK: Copyright infringement.

Attorney: Daniel C. Stafford.

**Emily Barbosa, Rockland County vs. ShopRite of West Nyack, et al,**

22-cv-6169-PMH: Personal injury, removal from Rockland Supreme Court.

Attorney: Ira H. Lapp.

**A.S., infant, by mother Taraa Moccio, Dutchess County vs. Britos Martial Arts LLC, Wingdale, et al,**

22-cv-6223-VB: Personal injury.

Attorney: Levi Lipton.

**Israel Klein, Rockland County vs. Collection Bureau of the Hudson Valley Inc., Newburg, et al,**

22-cv-6224-NSR: Fair Debt Collection Act, removal from Rockland Supreme Court.

Attorneys: Alain Cesar, Craig B. Sanders, Nicola C. Richards.

**Shah Gasoline Inc., Dutchess County vs. USA,**

22-cv-6260-KMK: Judicial review of food stamp disqualification, removal from Dutchess Supreme Court.

Attorney: Leo W. Fraser III.

**Orlando Facundo San Martin, Westchester County vs. F&M Scarsdale Pizza Corp., et al,**

22-cv-6346-KMK: Fair Labor Standards Act.

Attorney: Daniel Schlade.

**U.S. Department of Labor vs. Black Quarry Millwork LLC, Mount Vernon, et al,**

22-mc-189-CS: Motion to compel enforcement of subpoena.

Attorney: Susan B. Jacobs.

Deeds

Above $1 million

**3Y Croton LLC,** New York City. Seller: Oak Mountain Properties Inc., Croton-on-Hudson. Property: 20-22 Baltic Place, Cortlandt. Amount: $18 million. Filed July 18.

**213-215 GV LLC,** New York City. Seller: 213215 West Third LLC, New York City. Property: 213 W. Third St., Mount Vernon. Amount: $2.3 million. Filed July 19.

**219 Westchester Hill LLC,** White Plains. Seller: 219 Westchester Avenue LLC, Port Chester. 219 Westchester Ave., Rye. Amount: $1.3 million. Filed July 21.

**Fireman, Jonathan** and **Lauren Fireman,** Reisterstown, Maryland. Seller: Mad Real Properties LLC, Yonkers. Property: 79 Grandview Ave., Mount Pleasant. Amount: $1.2 million. Filed July 20.

**Frankle, Zoe** and **James Frankle**, New York City. Seller: 431 Rushmore Avenue LLC, White Plains. Property: 431 Rushmore Ave., Mamaroneck. Amount: $1.2 million. Filed July 19.

**Greenwich Realty Group LLC,** Bedford. Seller: Banmonk Realty LLC, White Plains. Property: 17 Bedford Banksville Road, North Castle. Amount: 1.7 million. Filed July 20.

**NMS LLC,** Port Chester. Seller: 468 West Putnam Corp., Stamford, Connecticut. Property: 530 N. Main St., Rye. Amount: $3.1 million. Filed July 19.

**219 Westchester Hill LLC, Basha Capital LLC** and **King Street Views LLC,** White Plains. Seller: 219 Westchester Avenue LLC, Port Chester. Property: 219 Westchester Ave., Rye. Amount: $1.4 million. Filed July 21.

**KMA Limited Partnership**, Nashville, Tennessee. Seller: Lawrence Biondi and Marisa Biondi, Purchase. Property: 5 Fairway Drive, Harrison. Amount: $3.9 million. Filed July 22.

**Marques, Sergio Fontenelle** and **Flavia Fontenelle Marques,** Rye. Seller: Elk Homes Partners II L.P., Rye. Property: 15 Dearborn Ave., Rye. Amount: $2.5 million. Filed July 19.

**Patriots Investment LLC,** Reno, Nevada. Seller: Yo Han Hwang and Ahrim Lee, Armonk. Property: 16 Patriots Farm Place, North Castle. Amount: $3.2 million. Filed July 20.

**RMC 100 Clearbrook LLC,** Elmsford. Seller: NYIP Owner 1 LLC, New York City. Property: 100 Clearbrook Road, Greenburgh. Amount: $6.1 million. Filed July 20.

**Sadore Lane Gardens Inc.,** Yonkers. Seller: Sador Tower LLC, Bronx. Property: 70 Salisbury Road, Yonkers. Amount: $2.8 million. Filed July 22.

**SHP VI Mount Pleasant SPE LLC,** Wayne, Pennsylvania. Seller: SHDG Mount Pleasant LLC, Wayne, Pennsylvania. Property: 2 Zeiss Drive, Mount Pleasant. Amount: $3.5 million. Filed July 20.

**Tootle, Chelsea** and **Joseph Tootle,** New York City. Seller: ELK Homes Partners LP, Rye. Property: 2 Beacon Court, Eastchester. Amount: $1.8 million. Filed July 20.

Below $1 million

**1702 Wallace Avenue LLC**, Bronx. Seller: Epifanio Garcia and Lorenza Garcia, Yonkers. Property: 4 Bayley Ave., Yonkers. Amount: $917,500. Filed July 21.

**Beekman Street Development LLC,** Yonkers. Seller: Lloyd M. Rodriguez and Angie Rodriguez, Sleepy Hollow. Property: 185 Beekman Ave., Mount Pleasant. Amount: $750,000. Filed July 22.

**Behl, Marshall,** Hartsdale. Seller: Mortgage Assets Management LLC, Houston, Texas. Property: 68 North Road, Greenburgh. Amount: $360,000. Filed July 19.

**Diago Properties LLC,** Yorktown Heights. Seller: Karen Lynch, Yonkers. Property: 298 Beloch Ave., Peekskill. Amount: $375,000. Filed July 20.

**Donnelly, Patrick,** Elmsford. Seller: Saw Mill Realty Associates LLC, Elmsford. Property: 25 S. Stone Ave., Greenburgh. Amount: $530,000. Filed July 19.

**Duchitanga, Edgar** and **Jenny C. Guaman,** East Elmhurst. Seller: JAM Presidents Corp., New Rochelle. Property: 15 President St., New Rochelle. Amount: $745,500. Filed July 22.

**Edison Avenue Development Group LLC,** Mount Vernon. Seller: Innovation One Realty Corp., Mount Vernon. Property: 25 Sandford Blvd., Mount Vernon. Amount: $455,000. Filed July 18.

**Erickson, Adam, Len Lampert** and **Claire Lampert,**

Croton-on-Hudson. Seller: Mahlab Family Realty LLC, Great Neck. Property: 126 Teatown Road, Cortlandt. Amount: $300,000. Filed July 20.

**Ferrandi, Brian** and **Jausalit Ferrandi,** Yonkers. Seller: Scopelliti Properties LLC, Fairfield, Connecticut. Property: 145 Park View Road, Pound Ridge. Amount: $750,000. Filed July 22.

**Geary, Timothy** and **Stephanie Geary,** Dobbs Ferry. Seller: American Custom Builders Inc., Yorktown Heights. Property: 2678 Gregory St., Yorktown. Amount: $825,000. Filed July 18.

**Iron Built Capital LLC,** New Rochelle. Seller: Carmen Sanchez, West Harrison. Property: 21 White Plains Ave., Harrison. Amount: $450,000. Filed July 21.

**Kaytoy Realty Corp.,** Armonk. Seller: Eugene Pendergast, Tarrytown. Property: 416 Benedict Ave., Greenburgh. Property: 416 Benedict Ave., Greenburgh. Amount: $399,999. Filed July 19.

**MD South Stone LLC,** Elmsford. Seller: Patrick Donnelly, Elmsford. Property: 25 S. Stone Ave., Greenburgh. Amount: $265,000. Filed July 19.

**Millings, Troy** and **Danielle Millings,** North White Plains. Seller: Drago Family Construction LLC, Middletown. Property: 15 Drago Way, Greenburgh. Amount: $850,000. Filed July 22.

**MID Contracting Corp.,** Yorktown Heights. Seller: Andrew Szezsniak, White Plains. Property: 3 Red Mill Road, Cortlandt. Amount: $357,400. Filed July 18.

**Morris Deals LLC,** Brooklyn. Seller: Gonzalo E. Flores, Yonkers. Property: 90 Morris St., Yonkers. Amount: $950,000. Filed July 21.

**Nawrocki, William** and **Alyson Nawrocki,** Sleepy Hollow. Seller: Rayford Deverne and Sons Inc., Peekskill. Property: 1564 East Blvd., Peekskill. Amount: $625,470. Filed July 18.

**Sanchez, Augustine,** Bronx. Seller: 21 Brae Burn LLC, Scarsdale. Property: 21 Brae Burn Drive, Harrison. Amount: $800,000. Filed July 18.

**Schutzman, Jasona** and **Lauren Schutzman,** Brewster. Seller: Hidden Meadow at Somers LLC, Baldwin Place. Property: 7 Muscoot River Road, Somers. Amount: $652,496. Filed July 22.

**Sirna, Gaetano** and **Susanna Sirna,** Eastchester. Seller: General Enterprise Inc., Tokyo, Japan. Property: 17 Lee Ave., Eastchester. Amount: $695,000. Filed July 20.

**TLC Contractors Corp.,** East Meadow. Seller: Micaella G. Zygman, Port Chester. Property: 94 Munson St., Rye. Amount: $425,000. Filed July 18.

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

**Westchester County, July 13 - 26**

**Alma, Ayoush H.S** and **Manassra, Illayyan**: Hartsdale, 2019 - 2021 personal income, $11,536.

**Bradshaw, Kathleen**: Ardsley, 2000 - 2001 & 2009 - 2010 personal income, $65,914.

**Jones, Peter D.** and **Annie L.**: Scarsdale, 2018 - 2020 personal income, $53,269.

**Maloney, W.**: Scarsdale, 2014 personal income, $36,407.

**Manzay, Jeremy K.**: New Rochelle, 2019 - 2020 personal income, $55,613.

**Philipps, Nancy Lee**, 2018 - 2019 estates and trusts, $25,725.

**Wagstaff, William III**: Mount Vernon, 2015 - 2020 personal income, $189,112.

 Judgments

**Acosta, Luis,** Yonkers. $11,109.70 in favor of Yonkers Avenue LLC, Brooklyn. Filed July 18.

**Barnes, Devora,** New Rochelle. $512,382.81 in favor of Solly’s Building Center Inc., Mount Vernon. Filed July 19.

**Bonfiglio, Paul,** Yonkers. $18,812.29 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 22.

**Boyd, Jean,** New Rochelle. $9,271.31 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 22.

**Carlos Excavation LLC,** Goshen. $23,917.11 in favor of Newburgh Winwater Co., Walden. Filed July 22.

**Cuccia, Dympna,** Briarcliff Manor. $3,218.05 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed July 21.

**Cuevas, Evelyn,** Bronx. $6,765.50 in favor of NCB Management Services Inc., Trevose, Pennsylvania. Filed July 18.

**European Delicatessen Food Inc.,** Far Rockaway. $23,602.04 in favor of Philrock Company LLC, New Rochelle. Filed July 21.

**Flintlock Construction Services LLC,** Mamaroneck. $51,5184 66 in favor of Cybercoders Inc., Irvine, California. Filed July 20.

**Frieberg, Jennifer,** Armonk. $47,700 in favor of 43 Agnew Farm Road Corp., New Rochelle. Filed July 18.

**Goldstein, Mitchell,** Chappaqua. $7,565.39 in favor of 150 Amsterdam Avenue Holdings LLC, New York City. Filed July 19.

**Great City Contracting Inc.,** New York City. $22,355.51 in favor of State Insurance Fund, White Plains. Filed July 20.

**Home Town Media Group LLC,** White Plains. $10,769.57 in favor of Deadline Printing, White Plains. Filed July 18.

**Luxor Limo Inc..,** Brooklyn. $26,094.60 in favor of State Insurance Fund, White Plains. Filed July 20.

**McDermott, Margaret A.**, Larchmont. $15,763.39 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 22.

**Patera, Anthony,** Pelham. $11,905.78 in favor of Con Edison Company of New York Inc., New York City. Filed July 22.

**Pollard Disposal Service Inc.,** Altamont. $35,837.86 in favor of State Insurance Fund, White Plains. Filed July 21.

**Quizhpi, Jorge G.,** Sleepy Hollow. $9,995.77 in favor of Usco Inc., Plainfield, New Jersey. Filed July 18.

**Torjelli, Kelly A.,** Eastchester. $10,120.50 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed July 21.

**Trade Contracting Corp.,** Carmel. $16,431.23 in favor of Colony Insurance Co., Richmond, Virginia. Filed July 18.

Lis Pendens

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

**Burke, Lincoln,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $547,136.69 affecting property located at 143 Chester St., Mount Vernon. Filed July 19.

**Candreva, George,** as owner. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of $454,827 affecting property located at 6 Clara Court, Cortlandt Manor. Filed July 22.

**Glennon, Ann,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $660,000 affecting property located at 3 Oakridge Drive, Port Chester. Filed July 18.

**Johnstone, Gregory K.** and **Farah Amjadi,** as owners. Filed by Orange Bank and Trust Company. Action: Foreclosure of a mortgage in the principal amount of $584,000 affecting property located at 178 Underhill Ave., West Harrison. Filed July 20.

**Kim, Young,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $435,478 affecting property located at 122 Coolidge St., Larchmont. Filed July 18.

**Mathews, Deborah** and **David Mathews**, as owners. Filed by Citibank National Association. Action: Foreclosure of a mortgage in the principal amount of $93,000 affecting property located at 12 Greyrock Road, Port Chester. Filed July 19.

**Maxwell, Wayne,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $412,000 affecting property located at 133 Haven Ave., Mount Vernon. Filed July 22.

**Villa, Gladys** and **Manuel H. Villa**, as owners. Filed by EAAI Equity LLC. Action: Foreclosure of a mortgage in the principal amount of $535,000 affecting property located at 108 Croton Ave., Ossining. Filed July 21.

**Wheeler, Geofrey S.** and **Karla J. Wheeler**, as owners. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $116,350 affecting property located at 2669 Windmill Drive, Yorktown Heights. Filed July 20.

Mechanic’s Liens

**1-41 Edison Avenue Corp.,** Mount Vernon. $39,202.34 in favor of Atlantic Coast Energy Group LTD., Bronx. Filed July19.

**500 Commerce LLC,** Mount Pleasant. $7,440 in favor of Connolly and Son Construction Inc., Port Chester. Filed July 19.

**Axelrod, Charles,** Ossining. $11,730.70 in favor of Fresh Maintenance LLC, Valhalla. Filed July 22.

**Extra Space Properties Thirty Four LLC,** Mount Vernon. $9,000 in favor of ASAP Restoration Water Fire and Mold Inc., Woodmere. Filed July 18.

**Nastat, Peggy,** Eastchester. $5,500 in favor of Design Lighting by Marks Inc., Waccabuc. Filed July 19.

New Businesses

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

Sole Proprietorships

**A & M Prints,** 58 Askins Place, New Rochelle 10801, c/o Marisa Kellard. Filed July 20.

**A Lil Bit,** 68 N. Malcolm St., Ossining 10562, c/o Erwin Ridgway. Filed July 22.

**After Lunch Vending,** 470 N. Broadway, Apt. B27, Yonkers 10701, c/o Alonzo Wilson. Filed July 19.

**Classic Hairstyle,** 140 Mamaroneck Ave., White Plains 10601, c/o Brigida I. Carmagnola. Filed July 22.

**D.M.C. Construction Co.,** 22 Berry Bush Lane,

Hastings-on-Hudson 10706, c/o Dennis Carrasco. Filed July 20.

**Elmo Marine Detailer,** 52 Treno St., New Rochelle 10801, c/o Ismael Fernandez Tome. Filed July 18.

**Get It Girl,** 68 N. Malcolm St., Ossining 10562, c/o Erwin Ridgway. Filed July 18.

**Islands Fence**, 50 Sterling Ave., White Plains 10606, c/o Javier Islas Barbon. Filed July 19.

**Jus Whipped by Savina,** 48 Hutchinson Blvd., Mount Vernon 10552, c/o Savina Wiltshire. Filed July 18.

**Kamyo Artistry,** 7 E. Hill Road, Cortlandt Manor 10567, c/o Kamyna Oluwole. Filed July 21.

**Kelasel Visuals,** 1 Glenwood Ave., No. 17l, Yonkers 10701, c/o Donell Keith McCall. Filed July 21.

**Kosti,** 266 S. Second Ave., Mount Vernon, 10550, c/o Reyna Jeanette Suozo. Filed July 18.

**Leslie Dock Farms & Gardens,** 276 Cherry St., Katonah 10536, c/o Leslie Dock. Filed July 20.

**Merritt Sports Academy,** 52 Stevens St., White Plains 10606, c/o Rasheen Merritt. Filed July 18.

**Moon Luxe Lashes,** 177A E. Main St., No.155, New Rochelle 10801, c/o Mouna L. Maes. Filed July 21.

**Nekte,** 68 Florence Ave., White Plains 10607, c/o Juliana Flores. Filed July 19.

**Oxa Construction,** 9 Van Wart Ave., White Plains 10606, c/o Elias Oxa. Filed July 18.

**Praytera Photography & Art,** 575 Scarsdale Road, Yonkers 10707, c/o Andrew Allen Prather. Filed July 22.

**Rawlins Realty,** 777 Westchester Ave., White Plains 10604, c/o Gary Rawling. Filed July 20.

**Reemix Beauty,** 88 Gramatan Ave., Mount Vernon 10550, c/o Nyree Fleming. Filed July 18.

**Romana Kirac Hair Stylist,** 39 Prospect Ave., Apt. 2, Ossining 10562, c/o Estefania Kirac. Filed July 19.

**S & B Painting,** 970 Warren Ave., Peekskill 10566, c/o Luis Ortiz Perez. Filed July 21.

**Tallman Products,** 145 Valentine Lane, Suite 8F, Yonkers 10705, c/o Jeffery Luther. Filed July 20.

**United Africa,** 50 Guion Place, New Rochelle 10801, c/o Dorian Manson. Filed July 18.

**World Whyd,** 115 N. Kensico Ave., White Plains 10604, c/o Victor Morales. Filed July 20.