**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Aug. 10 – 16**

**Alder Associates LLC, Spring Valley, by David Rosen,** 22-22528-SHL: Chapter 7, assets and liabilities $100,000 - $500,000.

Attorney: pro se.

**CGSRE Acquisition Corp., New Rochelle, James Harte, president,**

22-22536-SHL: Chapter 11, assets and liabilities $1 million - $10 million.

Attorney: Joel Shafferman.

**Edward D. McKay IV,** d.b.a. **Ed McKay Fitness Systems LLC, Central Valley,** 22-35506-CGM: Chapter 7, assets $32,608, liabilities $210,682.

Attorney: Richard Shisano.

**Gateway IV LLC, Mount Kisco, by Michael Gaetano,** 22-22538-SHL: Chapter 7, assets $0, liabilities $4 million.

Attorney: James H. Shenwick.

**22 Elm Rye Inc., Rye, Alan Schoening, president,** 22-22544-SHL: Chapter 11, assets $1,318,000, liabilities $2,938,497.

Attorney: H. Bruce Bronson Jr.

**Phar Pharmaceutical Inc., Chestnut Ridge, et al, Mark T. Bradley, CFO,**

22-22546 to 22-22621-JLG: Chapter 11, assets and liabilities $1 billion to $10 billion, consolidated at Endo International PLC (22-22549).

Attorney: Paul D. Leake.

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

**Local business cases, August 10 – 16**

**Terri Nichols, Santa Clara, California vs. Lumico Life Insurance Co., Armonk,** 22-cv-6830-CS: Telephone Consumer Protection Act, class action.

Attorney: Yitchak Kopel.

**Sterilumen Inc., Mount Vernon vs. Aeroclean Technologies Inc, Palm Beach Gardens, Florida,** 22-cv-6842-PMH: Trademark infringement.

Attorney: Robert B. Golden.

**Riverkeeper Inc, Ossining vs. State Contracting Corp of New York, Yonkers,** 22-cv-6911-CS: Clean Water Act.

Attorney: Julia K. Muench.

**Tahi Gilliam, White Plains vs. Clear Choice Management Services, White Plains, et al,** 22-cv-6914-KMK: Americans with Disabilities Act.

Attorney: Chandan Panigrahi.

**The Rivervue Condominium, Tuckahoe vs. Metropolitan Property & Casualty Insurance Co., Warwick, Rhode Island,**

22-cv-6987-NSR: Breach of contract re. flood insurance.

Attorney: Anne M. Bossart.

Deeds

Above $1 million

**1 Aqueduct Properties LLC,** White Plains. Seller: Ross Realty Associates LLC, White Plains. Property: 1 Aqueduct Road, White Plains. Amount: $10.6 million. Filed Aug. 11.

**40 Warren Street Realty Corp.,** New Rochelle. Seller: Stonelea NR LLC, Scarsdale. Property: 2 Stonelea Place, New Rochelle. Amount: $5.6 million. Filed Aug. 9.

**110-114 South Fourth Avenue LLC,** Mineola. Seller: Denyse Tevis, Stamford, Connecticut. Property: 110-114 S. Fourth Ave., Mount Vernon. Amount: $1.1 million. Filed Aug. 11.

**143 MS LLC,** Monsey. Seller: Westchester AM Properties LLC, Monsey. Property: 143 School St., Yonkers. Amount: $1.9 million. Filed Aug. 11.

**200 Gramatan Partners LLC,** Clifton, New Jersey. Seller: Mooncrest Properties LLC, West Nyack and Tova Management LLC, Mount Vernon. Property: 200 Gramatan Ave., Mount Vernon. Amount: $4.7 million. Filed Aug. 11.

**989 Main Street Realty LLC**, New Rochelle. Seller: Main New Rochelle Realty LLC, New Rochelle. Property: 981 Main St., New Rochelle. Amount: $1 million. Filed Aug. 15.

**Bank of America,** Jacksonville, Florida. Seller: Steven I. Lubowitz, Scarsdale. Property: 39 Penny Lane, Greenburgh. Amount: $1.2 million. Filed Aug. 8.

**Bassuk, Jonathan,** Scarsdale. Seller: 33 Penny Lane LLC, Scarsdale. Property: 33 Penny Lane, Greenburgh. Amount: $1.4 million. Filed Aug. 11.

**Bos, Michael F.** and **Maria T. Shephard**, New York City. Seller: Gilbert Farm LLC, New York City. Property: 38 Bouton Road, Lewisboro. Amount: $2.9 million. Filed Aug. 12.

**Burks, Alec M.,** Loch Lloyd, Missouri. Seller: 97 Oakland Beach LLC, Rye. Property: 95 Oakland Beach Ave., Rye. Amount: $4.3 million. Filed Aug. 8.

**Carter, Lee,** New Rochelle. Seller: Center NV LLC, Mamaroneck. Property: 616 Shore Acres Drive, Rye. Amount: $2.1 million. Filed Aug. 10.

**Cheget LLC,** New York City. Seller: Brian P. Cassidy and Dawn Cassidy, Bedford Corners. Property: 24 Oregon Road, Bedford. Amount: $8.9 million. Filed Aug. 11.

**Fayette Carthage Homes LLC,** Scarsdale. Seller: Linda Susan Martocci, Scarsdale. Property: 44 Fayette Road, Scarsdale. Amount: $1.7 million. Filed Aug. 11.

**Goller, Jason,** Oakland, New Jersey. Seller: 411 Lookout North LLC, Tarrytown. Property: 18 Rivers Edge Drive, Unit 411, Greenburgh. Amount: $1.3 million. Filed Aug. 8.

**Mohawk JA LLC,** Greenwich, Connecticut. Seller: 33 Mohawk LLC, Greenwich, Connecticut. Property: 33 Mohawk St., Rye. Amount: $1.9 million. Filed Aug. 10.

**Nutmeg Manor LLC,** Rye. Seller: Anna Batarina, Larchmont. Property: 55 Chestnut Ave., Mamaroneck. Amount: $2.6 million. Filed Aug. 8.

**Pacific Proving LLC,** Phoenix, Arizona. Seller: TPG Central Park Avenue LLC, New York City. Property: 2205 Central Park Ave., Yonkers. Amount: $8.9 million. Filed Aug. 11.

**Richardson, Gordon Lan** and **Chelsea Erin Richardson,** White Plains. Seller: SC Rye Brook Partners LP, Pawling. Property: 17 Jasmine Lane, Rye. Amount: $1.5 million. Filed Aug. 9.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: KL Toll Fort AIV LLC, New York City. Property: 6 Wallace Way, New Castle. Amount: $1.6 million. Filed Aug. 8.

**Tunis, Brent M.** and **Stephanie F. Tunis,** White Plains. Seller: Martha Place Development Inc., Valhalla. Property: 40 Martha Place, New Castle. Amount: $1.2 million. Filed Aug. 8.

Below $1 million

**18 Garden Drive LLC,** Rye. Seller: Barbara Sirani, Rye. Property: 18 Garden Drive, Rye. Amount: $640,000. Filed Aug. 15.

**20 Mallard Lake Road LLC,** Pound Ridge. Seller: Geoffrey A. Drucker and Janine Gordon, Pound Ridge. Property: 20 Mallard Lake Road, Pound Ridge. Amount: $1.4 million. Filed Aug. 12.

**33 Judson Avenue LLC,** Garden City. Seller: JLT Team LLC, Woodbury. Property: 33 Judson Ave., Greenburgh. Amount: $400,000. Filed Aug. 11.

**33 Mohawk LLC,** Greenwich, Connecticut. Seller: Jeremy Chase and Christine Chase, Rye. Property: 33 Mohawk St., Rye. Amount: $1.2 million. Filed Aug. 10.

**121 New Street LLC,** Mamaroneck. Seller: Anna M. Balsamo, Greenville, Pennsylvania. Property: 121 New St., Mamaroneck. Amount: $330,000. Filed Aug. 12.

**136 Bradley LLC**, Scarsdale. Seller: Lisa Tomanelli, Scarsdale. Property: 136 Bradley Road, Scarsdale. Amount: $760,000. Filed Aug. 15.

**612 Ridge LLC**, Floral Park. Seller: Rasheem Williams, Peekskill. Property: 612 Ridge St., Peekskill. Amount: $170,000. Filed Aug. 11.

**Babfam LLC,** White Plains. Seller: Mark Berez, Dix Hills. Property: 21 Lake St., White Plains. Amount: $312,500. Filed Aug. 8.

**Buccieri, Vincent** and **Assunta Buccieri,** Bronxville. Seller: Legend Construction LLC, Eastchester. Property: 20 Greystone Circle, Eastchester. Amount: $875,000. Filed Aug. 8.

**Buchter, Christina** and **Daniel McNena,** Winchester, Massachusetts. Seller:

Bindela Construction LLC, Katonah. Property: 53 Orchard Hill Road, Somers. Amount: $949,000. Filed Aug. 12.

**Burns, Anthony,** Yonkers. Seller: Midland Development Partners LLC, Yonkers. Property: 510 Midland Ave., Yonkers. Amount: $175,000. Filed Aug. 15.

**Bussing Holding Corp.**, Bronx. Seller: Clement Subryan and Loraine Subryan, Mount Vernon. Property: 444 Fourth Ave., Mount Vernon. Amount: $395,000. Filed Aug. 15.

**Caputo, Alyssa N.** and **Zachary R. Vanderkall**, Greenwich, Connecticut. Seller: 16 Hardy LLC, Dobbs Ferry. Property: 72 Woodruff Ave., Eastchester. Amount: $800,000. Filed Aug. 15.

**Cassels, John,** Yonkers. Seller: CSAR Holdings LLC, Bronxville. Property: 782 N. Broadway, Yonkers. Amount: $450,000. Filed Aug. 11.

**Echeverria, Hernan R.** and **Denice J. Pepen Gil,** Yonkers. Seller: 184 North Columbus Avenue LLC, Bronx. Property: 27 Woodside Ave., Greenburgh. Amount: $725,000. Filed Aug. 10.

**Edson Avenue Development Group LLC,** Mount Vernon. Seller: Roombob Holdgins LLC, Garden City. Property: 137 S. 14th Ave., Mount Vernon. Amount: $205,000. Filed Aug. 10.

**Fernandez, Angel M. Morocho** and **Ana Lucia Leon Roldan**, White Plains. Seller: Shelburne Road Realty LLC, Tuckahoe. Property: 157 Finmore Dirve, Greenburgh. Amount: $525,000. Filed Aug. 10.

**Glauber, Steven** and **Michelle Glauber,** New Rochelle. Seller: Close Hill Properties LLC, Croton Falls. Property:

**Iodice, Sean** and **Tara Iodice**, White Plains. Seller: Sciullo Construction Corp., White Plains. Property: 308-314 Hall Ave., White Plains. Amount: $300,000. Filed Aug. 8.

**JJM Summit Realty LLC,** Hopewell Junction. Seller: Arnold Schomberg, White Plains. Property: 1 Jerome Drive, Cortlandt. Amount: $520,000. Filed Aug. 9.

**Loredo, Mario A.** and **Mirza I. Loredo,** Bronx. Seller: RWP Realty LLC, White Plains. Property: 300 Main St., Unit 1A, White Plains. Amount: $429,000. Filed Aug. 11.

**Mastrogiacomo, Michael** and **Dominick Mastrogiacomo**, Mount Kisco. Property: 11 Nelson Ave., Harrison. Amount: $700,000. Filed Aug. 9.

**Mathew, Alvin A.,** Yonkers. Seller: Valley Close Realty Corp., Scarsdale. Property: 47 Albemarble Place, Yonkers. Amount: $195,000. Filed Aug. 8.

**MMFM Holdings Corp.,** Rye Brook. Seller: 29 Merritt Owner LLC, Port Chester. Property: 29 Merritt St., Rye. Amount: $850,000. Filed Aug. 9.

**Mortage Assets Management LLC,** Mount Laurel, New Jersey. Seller: Barbara Lerman, Larchmont. Property: 800 Syska Road, Yorktown. Amount: $537,119. Filed Aug. 9.

**Tavo Crest LLC,** Chappaqua. Seller: Scott B. Dubin, Fairfield, Connecticut. Property: 9 Skywood Road, New Castle. Amount: $800,000. Filed Aug. 9.

**Tulip Lane Inc.,** New Rochelle. Seller: James E. Reichler and Paula Sue Parker, New Rochelle. Property: 6 Tulip Lane, New Rochelle. Amount: $630,000. Filed Aug. 9.

**Villarreal, Armando,** Pittsford. Seller: NRWJP-NY LLC, Mount Vernon. Property: 327 Claremont Ave., Mount Vernon. Amount: $779,000. Filed Aug. 9.

**Webber, Donald** and **Danielle Webber,** Mount Vernon. Seller: FureP3 LLC, Brooklyn. Property: 216 Magnolia Ave., Mount Vernon. Amount: $720,000. Filed Aug. 11.

**ZLD Realty LLC**, Bronx. Seller: Karl Scully, Mount Vernon. Property: 55 W. Fifth St., Mount Vernon. Amount: $560,000. Filed Aug. 11.

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

**Westchester County, Aug. 10 - 16**

**Fornuto, Anthony:** Tarrytown, 2020 personal income, $131,965.

**Hanisch, John L. Jr.** and **Marina Hanisch:** Scarsdale, 2020 personal income, $94,835.

**Mandell, Mitchell** and **Monica Mandell:** Harrison, 2009, 2020 personal income, $144,594.

**Quezada, Carlos:** Hopewell Junction, 2012 - 2016 personal income, $235,972.

**Sachs, David R.** and **Nora Y. Sachs:** Cortlandt Manor, 2021 personal income, $65,872.

**JUDGMENTS**

*Workers’ Compensation Board*

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

**Chicken Masters of Port Chester LLC**, Purchase. Amount: $10,250.

**Emity Corp.,** Port Chester. Amount: $30,750.

**Goldfein, Stanley F.,** Katonah. Amount: $4,500.

**RC Group Inc.,** Rye. Amount: $2,500.

Judgments

**AEI Consultants,** Walnut Creek, California. $ 11,681 in favor of Black Line Properties LLC, Peekskill. Filed Aug. 8.

**Brown-Jiminez, Tina,** New Rochelle $58,148 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed Aug. 8.

**Concrete Superstructures Inc.,** Seymour, Connecticut. $201,540.15 in favor of Peckham Materials Corp., Brewster. Filed Aug. 10.

**Diaz, Angel,** Yorktown Heights. $15,982 in favor of Auto Factors Inc., Valley Stream. Filed Aug. 9.

**Hall, Jamila,** New Rochelle. $13,312.45 in favor of Usalliance Federal Credit union, Rye. Filed Aug. 11.

**Laurence C. Miller M.D., PLLC,** Ardsley. $144,335.35 in favor of Balboa Capital Corp., Costa Mesa, California. Filed Aug. 10.

**Levister Redevelopment Co. LLC,** Garden City. $331,211.90 in favor of Foster Suni, Easton, Pennsylvania. Filed Aug. 10.

**Mangino, Sal,** Waccabuc. $24,508.68 in favor of Taconic Heating & Cooling Corp., Cortlandt Manor. Filed Aug. 8.

**Murphy, Maria,** New Rochelle. $14,315 in favor of Sofi Lending Corp., Reston, Virginia. Filed Aug. 10.

**Natural Organix LLC,** Brooklyn. $196,407 in favor of FedEx Corp. Services LLC, Memphis, Tennessee. Filed Aug. 11.

**Oduyemi, Ibi,** Yonkers. $9,766 in favor of 134 North Ave., New Rochelle LC, Briarcliff Manor. Filed Aug. 12.

**Phipps, Ayisha,** Bronx. $13,281 in favor of Long Island Minimally Invasive Surgery P.C., Roslyn Heights. Filed Aug. 11.

**Rehman, Mirza H.,** Yonkers. $8,130 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Aug. 10.

**Reis, Rui,** Yonkers. $7,711 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 11.

**Sorhaindo, Kevin,** New Rochelle. $21,888 in favor of Oliphant Financial LLC, Sarasota, Florida. Filed Aug. 10.

Lis Pendens

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

**Adams, Ralph,** as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of $645,000 affecting property located at 400 Gramatan Ave., Mount Vernon. Filed Aug. 9.

**Florencio, Enmanuel A.,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $139,496 affecting property located at 4 Consulate Drive, Unit 4-2M, Tuckahoe. Filed Aug. 8.

**Guiracocha, Luis,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $594,000 affecting property located at 61-63 Armett St., Port Chester. Filed Aug. 9.

**Lobdell, Joy R.,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $780,000 affecting property located at in Rye. Filed Aug. 9.

**Pitter, Anne E.** and **Dean C. Pitter,** as owners. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of $450,000 affecting property located at 129 Meadow Hill Road, Armonk. Filed Aug. 9.

**Schullere, Elvina** and **Karen Schullere**, as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $160,000 affecting property located at 18 Philipse Place, Yonkers. Filed Aug.10.

**Spiegel, Irving,** as owner. Filed by Blue Castle LTD. Action: Foreclosure of a mortgage in the principal amount of $938,250 affecting property located at 97 Wilmot Circle, Scarsdale. Filed Aug. 10.

Mechanic’s Liens

**Bien LLC,** Rye. $5,900 in favor of ADR Pro Builders Corp., Mount Vernon. Filed Aug. 11.

**EJK 4 Kingston LLC,** Scarsdale. $2,501 in favor of DHD Windows and Doors LLC, Monroe. Filed Aug. 12.

**Opra III LLC,** Rye. $203,203 in favor of EP Construction LLC, Bethel, Connecticut. Filed Aug. 12.

**Opra III LLC,** Rye. $33,282 in favor of Ferguson Enterprises LLC, Long Island City. Filed Aug. 10.

**Plant Powerhouse LLC,** Yonkers. $546,664 in favor of Platt Byard Dovell White Architect. Filed Aug. 11.

**White Plains Hospital Center Inc.,** White Plains. $372,584 in favor of United Structural Works Inc., Filed Aug. 9.

New Businesses

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

Partnerships

**Ladies Settlement,** 202 Mamaroneck Ave., White Plains 10601, c/o Nicole A. Flamino and Donna M. Kelly. Filed Aug. 10.

Sole Proprietorships

**914 Tutoring,** P.O. Box 709, White Plains 10602, c/o David Jones. Filed Aug. 12.

**Chakra Acupunture Wellness & Beauty,** 44 Fleetwood Ave., Mount Vernon 10552, c/o Mini Wang. Filed Aug. 9.

**Chambers,** 10 Applegate Way, Ossining 10562, c/o Benjamin Malek. Filed Aug. 10.

**Create Joy,** 2 Tappan Landing Road, Tarrytown 10591, c/o Amy E. Flemming. Filed Aug. 11.

**Edward Sirota Physical Therapy,** 214 Seton Drive, New Rochelle 10804, c/o Edward Sirota. Filed Aug. 10.

**Erstwhile Modern,** 20 Maple St., Dobbs Ferry 10522, c/o Jeffrey Conway. Filed Aug. 11.

**Exclusive VIP Properties,** 199 Winding Brook Road, New Rochelle 10804, c/o Anabelle Shahabuddin. Filed Aug. 10.

**GDS Landscaping Services,** 364 Country Center Reoad, White Plains 10603, c/o German De Santiago Ramirez. Filed Aug. 12.

**Gotorey All Stars,** 39 Rathbun Ave., White Plains 10606, c/o Torey Thomes. Filed Aug. 9.

**Happy Healthy & Healing,** 35 Burhans Ave., Yonkers 10701, c/o Nichola Wyllie. Filed Aug. 10.

**Hernandez Towing Service,** 2986 Navajo St., Yorktown 10598, c/o Oscar Armadno Rivas. Filed Aug. 8.

**Japer Handyman,** 43 Independence St., White Plains 10601, c/o Alberto Mendez Garcia. Filed Aug. 12.

**Law Office of Jeffrey W. Gasbarro,** 420 S. Riverside Ave., Croton-on-Hudson 10520, c/o Jeffrey W. Gasbarro. Filed Aug. 8.

**Maynor Landscaping,** 87 N. Moger Ave., Mount Kisco 10549, c/o Maynor Ariaz Cruz. Filed Aug. 8.

**Nails by Twinisha,** 9 Stevens Ave., Mount Vernon 10550, c/o Shakon Brown. Filed Aug. 11.

**Organic Cleaning Limousine, 3**7 Woodcrest Ave., White Plains 10604, c/o Jonathan Losa. Filed Aug. 11.

**Parkbench,** 322 Waterside Close, Peekskill 10566, c/o Nina S. Idnani. Filed Aug. 10.

**Pink Love Nutrition,** 118 1/2 Lake Ave., Yonkers 10703, c/o Annette Martinez Mejia. Filed Aug. 8.

**Rosemary Adomah Beeds,** 30 Lake St., Apt. 5J, White Plains 10603, c/o Rosemary Williams. Filed Aug. 11.

**S&M Construction,** 6 E. Sidney Ave., Mount Vernon 10550, c/o Silas Aparecido Mendes. Filed Aug. 9.

**ST Entertainment,** 1415 Christine Road, Mohegan Lake 10547, c/o David Tilman. Filed Aug. 8.

**SK Creative,** 10 Alden Court, Scarsdale 10583, c/o Shawna Kalish. Filed Aug. 8.

**Sonias Services,** 18 Palace Place, Port Chester 10573, c/o Sonia Chavez. Filed Aug. 10.

**Stevens Paving & General Construction,** 33 Bentay Drive, Harrison 10528, c/o Karol Mejia. Filed Aug. 10.

**Summit Associates 1,** 403 Main St., Unit 503, Armonk 10504, c/o.Bina Khan. Filed Aug. 11.

**Wazabu Trading Co.,** 245 Corona Ave., Pelham 10803, c/o William Daniel Felgner. Filed Aug. 12.