**WESTCHESTER**

 COURT CASES

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Aug. 17 - 23**

**9-11 Wellesley LLC, Mount Vernon, by Sajid Mahmood,**

22-22627-SHL: Chapter 7, assets $0 to $50,000, liabilities $100,000 to $500,000.

Attorney: pro se.

**DW Trump Inc., Monsey, by Ephriam Weissmandl, treasurer,**

22-22628-SHL: Chapter 11, assets and liabilities $1 million to $10 million.

Attorney: Barry D. Haberman.

**Yehya M. Al-Saidi, Yonkers re. cigarette tax penalties,**

22-22633-SHL: Chapter 7, assets $2,720, liabilities $1,370,174.

Attorney: Mark E. Cohen.

**Eastgate Waterhouse LLC, Harrison, William W. Koeppel, president,** 22-22635-SHL: Chapter 11, assets and liabilities $10 million to $50 million.

Attorney: Joel Shafferman.

**D Mart Nanuet LLC, Nanuet, Dipal Panchal, managing member,**

22-22639-SHL: Chapter 11, assets $0 to $50,000, liabilities $50,000 to $100,000.

Attorney: Mitchell J. Canter.

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

**Local business cases, Aug. 17 - 23**

**Corporate Drive Apartments LLC, West Harrison, et al, vs. Travelers Indemnity Co., Hartford, et al,**

22-cv-7043-PMH: Insurance.

Attorney: Joanna L. Young.

**Rocco Tarantino, Dutchess County vs. Bethel Nursing & Rehabilitation Center, Croton-on-Hudson, et al,**

22-cv-7152-CS: Personal injury, removal from Westchester Supreme Court.

Attorney: Michael E. Duffy.

**Emelina Webber, Westchester County vs. Ascolillo Inc., Eastchester, et al,**

22-cv-7165-NSR: Fair Labor Standards Act, collective action.

Attorney: William P. Wilson.

**Advanced Cluster Systems Inc., Newport Beach, California vs. IBM, Armonk,** 22-mc-225-NSR: Motion to compel production of documents.

Attorney: Marko Zoretic.

Deeds

Above $1 million

**273 West LLC,** Bronx. Seller: 273 WL LLC, Scarsdale. Property: 273 W. Lincoln Ave., Mount Vernon. Amount: $1.3 million. Filed Aug. 15.

**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.

**303S Broadway LLC,** Yonkers. Seller: 303S Broadway LLC, Yonkers. Property: 303 S. Broadway, Yonkers. Amount: $1.8 million. Filed Aug. 15.

**Abreu, Yerika A.** and **Max J. Martinez Rodriguez,** Bronx. Property: 46 Chase Ave., Yonkers. Amount: $1.3 million. Filed Aug. 18.

**Beaconsfield II LLC,** Larchmont. Seller: Christopher J. Perriello and Dana U. Perriello, Rye. Property: 35 Halsted Place, Rye. Amount: $4.6 million. Filed Aug. 18.

**Broad Howard LLC,** Yonkers. Seller: The Platz Properties LLC, Peekskill. Amount: $1132 Main St., Peekskill. Amount: $1.6 million. Filed Aug. 19.

**Hackley School,** Tarrytown. Seller: Wilmington Savings Fund Society, Anaheim, California. Property: 143 Midland Ave., Greenburgh. Amount: $1.2 million. Filed Aug. 17.

**KQS of Port Chester LLC,** Katonah. Seller: King EZ 21 LLC, Hartsdale. Property: 565 King St., Rye. Amount: $1 million. Filed Aug. 15.

**Malik, Waleed** and **Sabine Khan**, Hawthorne. Seller: Great Homes LLC. Property: 85 Atlantic Ave., Mount Pleasant. Amount: $1.1 million. Filed Aug. 17.

**Sci New Jersey Funeral Services LLC,** Houston, Texas. Seller: Croton Properties Inc., Croton-on-Hudson. Property: 170 Kings Ferry Road, Cortlandt. Amount: $1.1 million. Filed Aug. 18.

**Tonaj Properties LLC,** Scarsdale. Seller: Ellen S. Cohen, Scarsdale. Property: 22 Paddington Road, Scarsdale. Amount: $1.1 million. Filed Aug. 18.

**TwoGee Realty LLC,** Great Neck. Seller: Nancy C. Levitan, Rye. Property: 60 Fulton Ave., Rye. Amount: $1.1 million. Filed Aug. 17.

**Yitz Apartments LLC,** White Plains. Seller: 33 Huguenot Street LLC, New Rochelle. Property: 33 Huguenot St., New Rochelle. Amount: $1.2 million Filed Aug. 18.

Below $1 million

**3 Hageman LLC,** Katonah. Seller: AOG Management LLC, Brewster. Property: 3 Hageman Court, Somers. Amount: $415,000. Filed Aug. 18.

**15 Holly Place Realty LLC,** Harrison. Seller: Jeffrey Porter and Amy Jane Porter, Larchmont. Property: 15 Holly Place, Mamaroneck. Amount: $650,000. Filed Aug. 19.

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

**36 Culver LLC,** New City. Seller: AOG Management LLC, Brewster. Property: 2 Hageman Court, Somers. Amount: $178,888. Filed Aug. 18.

**62 Yonkers Avenue LLC,** Brooklyn. Seller: Scott C. Lomoriello and Bryan T. Lomoriello, Yonkers. Property: 62A Yonkers Ave., Yonkers. Amount: $412,500. Filed Aug. 17.

**73 Crotona LLC,** East Elmsford. Seller: David Cristiano, Harrison. Property: 73 Crotona Ave., Harrison. Amount: $600,000. Filed Aug. 19.

**127 Hale Avenue LLC,** Astoria. Seller: Bunce D. Atkinson, Spring Lake, New Jersey. Property: 127 Hale Ave., White Plains. Amount: $560,000. Filed Aug. 17.

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

**361 Rags Holdings Inc.,** Mamaroneck. Seller: Michael P. Amodio, White Plains. Property: 361 Route 202, Somers. Amount: $824,186. Filed Aug. 16.

**Alchris LLC,** Ossining. Seller: Francine A. Minadeo and Dawn M. Turco, Ossining. Property: 8 Garden St., Ossining. Amount: $225,000. Filed Aug. 16.

**Amojoh Productions Inc.,** Bronxville. Seller: Shirley Moore and Dorothy McKoy, Mount Vernon. Property: 323 Seventh Ave., Mount Vernon. Amount: $700,000. Filed Aug. 18.

**Arana, Manuel Cruz,** Sleepy Hollow. Seller: 5 Maurice Avenue LLC, Ossining. Property: 5 Maurice Ave., Ossining. Amount: $700,000. Filed Aug. 18.

**Barmore, Joseff** and **Sheila Barmore,** Englewood, New Jersey. Seller: Fortfield LLC, Yonkers. Property: 6 Fortfield, Yonkers. Amount: $760,000. Filed Aug. 16.

**Brass, Richard F.** and **Ann M. Brass,** Pleasantville. Seller: H.H.S. Management LLC, East Atlantic Beach. Property: 691 Heritage Hills, Somers. Amount: $650,000. Filed Aug. 19.

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

**Diaz, Simei,** Monroe. Seller: L.V. Acquisitions Unlimited LLC, Tuckahoe. Property: 53 Henderson Ave., Yonkers. Amount: $999,999. Filed Aug. 16.

**Greenway Close LLC,** Rye Brook. Seller: Brent T. Weintraub, Rye Brook. Property: 78 Greenway Close, Rye. Amount: $785,000. Filed Aug. 18.

**Home Makers New York LLC,** Scarsdale. Seller: Eva Miller, White Plains. Property: 58 Surrey Way, Greenburgh. Amount: $457,000. Filed Aug. 15.

**Ihejirika, Samuel,** Mount Vernon. Seller: 465 S. Ninth Avenue LLC, Mount Vernon. Property: 465 S. Ninth Ave., Mount Vernon. Amount: $960,000. Filed Aug. 17.

**Khan, Khalid M.,** New York City. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $779,399. Filed Aug. 17.

**Mad Real Properties LLC,** Yonkers. Seller: Barry Salman, New Rochelle. Property: 100 Eleanoras Lane, Yonkers. Amount: $500,000. Filed Aug. 17.

**Made, Siwy** and **Shirley Baez Mejia,** Bronxville. Seller: MTGLQ Investors L.P., Dallas, Texas. Property: 47 Forest Lane, Cortlandt. Amount: $400,000. Filed Aug. 18.

**Martinez, Esteban,** New York City. Seller: 31 New York LLC, New York City. Property: 31 W. Prospect Ave., Greenburgh. Amount: $560,000. Filed Aug. 18.

**ML26 LLC,** Goldens Bridge. Seller: Charles Lesnick, Yonkers. Property: 26 Mandia Lane, Lewisboro. Amount: $595,000. Filed Aug. 17.

**Okada Denki Sangyo Company Ltd.,** Fukushima, Japan. Seller: Koishiro Yamaguchi, Yokyo, Japan. Property: 160 Johnson Road, Scarsdale. Amount: $970,000. Filed Aug. 18.

**RAM Enterprizes LLC,** New Rochelle. Seller: Marie Forcone, Anaheim, California, and Ralph Montesione, New Rochelle. Property: 76 Franklin Ave., New Rochelle. Amount: $500,000. Filed Aug. 17.

**Rohs, Robert G.** and **Mary Lynne Rohs,** Cincinnati, Ohio. Seller: North County Homes Inc., Yorktown Heights. Property: 1 Greenbriar Drive, Somers. Amount: $679,000. Filed Aug. 19.

**SCI New Jersey Funeral Services LLC,** Houston, Texas. Seller: Croton Properties Inc., Croton-on-Hudson. Property: 41 Grand St., Croton-on-Hudson. Amount: $580,000. Filed Aug. 18.

**Slamanthas Renos Inc.,** Harrison. Seller: Symphony Holdings Inc., Yorktown Heights. Property: 79 Knapp Road, Lewisboro. Amount: $577,500. Filed Aug. 18.

**Taneja Realty LLC,** Yonkers. Seller: Collinstown Realty Inc., Yonkers. Property: 608 Nepperhan Ave., Yonkers. Amount: $350,000. Filed Aug. 17.

**Upman, Peter M.,** New Rochelle. Seller: General Enterprise Inc., Tokyo, Japan. Property: 53 Lee Ave., Eastchester. Amount: $849,000. Filed Aug. 17.

**Yamin, Bianca,** Ossining. Seller: Chefalo Contracting LLC, Pleasant Valley. Property: 23 Hillcrest Drive, Cortlandt. Amount: $348,900. Filed Aug. 18.

**Zhu, Xiu Qing,** Yonkers. Seller: 145-171 Frederic Street Corp., Yonkers. Property: 171 Frederic St., Yonkers. Amount: $999,000. Filed Aug. 18.

**JUDGMENTS**

*WORKERS’ COMPENSATION BOARD*

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

**Building Your Dreams Inc.,** New Rochelle. Amount: $165,794.51.

**Global Iron Works Inc.,** Ossining. Amount: $1,971.64.

**Kensico Plumbing and Heating LLC,** White Plains. Amount: $96,500.

**Yonkers Auto Detailers LLC,** Yonkers. Amount: $20,000.

Judgments

**Aguirre, Benjamin,** New Rochelle. $7,458.2 2in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 18.

**Alapour, Shahed,** Mount Kisco. $4,093 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Aug. 19.

**Arace, Keith A.**, West Harrison. $9,027 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 15.

**Bautista, Wilfredo,** Yonkers. $27,214 in favor of Ceballo, Johanny, Yonkers. Filed Aug. 15.

**Broderickm Lois M.,** Mamaroneck. $16,568.75 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 19.

**Caamaj, Kolja,** Tuckahoe. $9,408 in favor or LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 19.

**Campo, Philip,** South Salem. $6,706 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 19.

**Castillo, Yenchy,** Harrison. $8,669 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 17.

**Eimicke, Lauren F.,** Yorktown Heights. $6,887.98 in favor of Capital One Bank U.S.A. National Association. Filed Aug. 19.

**Fernandez, Krystle R.,** Mohegan Lake. $5,806.81 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 19.

**Frazier, Tawan,** White Plains. $11,097 in favor of U.S. Alliance FCU, Rye. Filed Aug. 19.

**Gabel, Patricia S.,** White Plains. $7,440.81 in favor of Capital One Bank U.S.A., Richmond, Virginia. Filed Aug. 19.

**Ginnis, Maria,** Scarsdale. $5,847 in favor of Bank of America National Association. Filed Aug. 18.

**Giordano, Justin E.**, Mohegan Lake. $19,442 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 19.

**Maher, Jennifer,** Elmsford. $12,256 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 19.

**Mezquida, Chris,** Yorktown Heights. $7,035 in favor of Citibank National Association. Filed Aug. 19.

**Next Omega Inc.,** Mount Vernon. $18,807 in favor of LCF Group Inc., Lake Success. Filed Aug. 16.

**Nieves, Cornelio,** Tarrytown. $7,139 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 19.

**Nunziato, Frank,** Rye Brook. $15,637 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 17.

**Pinkney, Phillio,** Yorktown Heights. $8,306 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 19.

**Smith, Alvenia,** Peekskill. $5,659 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 17.

**Valentin, Heather E.,** Dobbs Ferry. $5,935 in favor of Wells Fargo Bank National Association. Filed Aug. 19.

**VN and MN Product Group Inc.**, Hartsdale. $5,346 in favor of LCF Group Inc., Lake Success. Filed Aug. 15.

**Wilson, Derrick,** Yonkers. $19,248 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 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.*

**Assoumou, Maureen C.,** as owner. Filed by 5AIF Nutmeg LLC. Action: Foreclosure of a mortgage in the principal amount of $482,700 affecting property located at 7 Brook St., New Rochelle. Filed Aug. 19.

**Bilzerian, Lana** and **Michael Flanagan**, as owners. Filed by TIAA FSB. Action: Foreclosure of a mortgage in the principal amount of $1,050,000 affecting property located at 29 Old Snake Hill Road, Pound Ridge. Filed Aug. 17.

**Carrier, Brent L.** and **Kristina L. Carrier,** as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $194,182 affecting property located at 45 Carleon Ave., Larchmont. Filed Aug. 19.

**Cilento, Pietro** and **Pina Laura Cilento,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $500,400 affecting property located at 769 N. White Plains Road, White Plains. Filed Aug. 17.

**Dinapoli, Joseph** and **Rebecca Dinapoli,** as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $500,000 affecting property located at 48 Farquhar Ave., Yonkers. Filed Aug. 18.

**Gover, Melissa Jane** and **Emily Leatrice Gover,** as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $170,000 affecting property located at 9 Robin Lane, Uni 6D, Croto-on-Hudson. Filed Aug. 16.

**Higham, Walter S.,** as owner. Filed by Genworth Financial Home Equity Access Inc. Action: Foreclosure of a mortgage in the principal amount of $787,500 affecting property located at 15 Lakeview Road, North Salem. Filed Aug. 15.

**Marks, Rita D.,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $420,000 affecting property located at 33 Rich Ave., Mount Vernon. Filed Aug. 19.

**Retacco, Luke J.,** as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $76,500 affecting property located at 38 Johnson Road, Scarsdale. Filed Aug. 18.

**Reynolds, Lillian** and **Rodney Reynolds,** as owners. Filed by Ameriquest Mortgage Co. Action: Foreclosure of a mortgage in the principal amount of $574,000 affecting property located at 41 Del Rey Drive, Mount Vernon. Filed Aug. 17.

**Soboredo, Nazaria** and **Gladys D. Rodas,** as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $499,900 affecting property located at 20 Alexander Ave., White Plains. Filed Aug. 18.

**Steele, Jaimey L.,** as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $64,837 affecting property located at 120 Croton Park Road, Cortlandt Manor. Filed Aug. 15.

**Tovar, Vital,** as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $672,592 affecting property located at 839 Palisade Ave., Yonkers. Filed Aug. 16.

**Vines, Jennifer,** as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $367,765 affecting property located at 1327 Lincoln Terrace, Peekskill. Filed Aug. 15.

Mechanic’s Liens

**Gateway Apartment Owners Corp.,** as owner. $648,932 in favor of J&M Strongwater LLC, Harrison. Filed Aug. 19.

**Hibbler, Laura** and **Robert A. Hibbler,** as owners. $11,236 in favor of Ivory and Oak Inc., Armonk. Filed Aug. 19.

**Midland Gardens Owners Inc.,** Easchester. $53,000 in favor of Thomas E. Bimonte LLC, Clinton, Connecticut. Filed Aug. 19.

**Opra III LLC,** Rye. $197,445 in favor of Nobilis Construction LLC, Long Island. Filed Aug. 19.

**Opra III LLC,** Rye. $42,581 in favor of Countrywide Stone and Marble Inc., Brooklyn. Filed Aug. 17.

New Businesses

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

Partnerships

**Cultured Kickz,** 1767 Central Park Ave., Yonkers 10704, c/o Ahmed Asmal and Kirwan Walsh. Filed Aug. 17.

Sole Proprietorships 

**A Space for Men,** 164-A Heritage Hills, Somers 10589, c/o Reginald L. Hudson. Filed Aug. 18.

**Brendan J. Contant,** 10 Croft Terrace, New Rochelle 10804, c/o Brendan J. Contant. Filed Aug. 16.

**Deonra,** 411 S. Second Ave., Mount Vernon 10550, c/o Brittney Murdock. Filed Aug. 17.

**Derek’s Soccer Coaching,** 2772 Old Yorktown Road, Yorktown Height 10598, c/o Derek Reid. Filed Aug. 15.

**Knowing Your Why?,** 164-A Heritage Hills, Somers 10589, c/o Reginald L. Hudson. Filed Aug. 18.

**Maksuti Realty,** 81 Pondfield, Suite 1, Bronxville 10708, c/o Anton Makuti. Filed Aug. 16.

**Martinez Food**, 210 Helena Ave., Yonkers 10710, c/o Hugo Martinez. Filed Aug. 17.

**Mogul Boxing,** 1 City Place-2606, White Plains 10601, c/o David L. Lewis. Filed Aug. 16.

**North Shore Components,** 22 Denman Place, Mount Vernon 10552, c/o Chrissant James. Filed Aug. 16.

**Perla Nails & Beauty,** 192 Main St., Mount Kisco 10549, c/o Perla J. Guerra. Filed Aug. 16.

**Puffs Plus,** 146 Ralph Ave., White Plains 10606, c/o Luke Vincent Puff. Filed Aug. 16.

**Silver Lines Construction Cost Engineering,** 1020 Warburton Ave., Yonkers 10701, c/o Dayana Parra. Filed Aug. 18.

**Smart Pick,** 22 Denman Place, Mount Vernon 10552, c/o Jermaine Owens. Filed Aug. 17.

**Soft Wash Solutions**, 85 Birch St., Port Chester 10573, c/o Kenneth Errigo. Filed Aug. 18.

**Straight Up**, 35 Summit Ave., Apt. 1M, Port Chester 10573, c/oIvan F. Maita. Filed Aug. 15.

**Ted X Irvington,** 3 Eunice Court, Tarrytown 10591, c/o Michel Alcee. Filed Aug. 18.