WESTCHESTER

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, July 27 – Aug. 2**

**South Land Properties Inc., Haverstraw,** 22-22492-SHL: Chapter 7, assets $240,000, liabilities $75,000.

Attorney: Irving Kigler.

**Shem Olam LLC, Monsey, Rabbi Aryeh Zaks, manager,**

22-22493-SHL: Chapter 11, assets and liabilities $1 million to $10 million.

Attorney: Arnold M. Greene.

**The Ostreicher Family Irrevocable Trust, Spring Valley, Etta Ostreicher, trustee,**

22-22495-SHL: Chapter 11, assets and liabilities $0 to $50,000.

Attorney: Robert S. Lewis.

**Gerasimos Stefanitsis, Harrison, business not disclosed,**

22-22507-SHL: Chapter 11, assets $0 to $50,000, liabilities $100,000 to $500,000.

Attorney: Lawrence Morrison.

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

**Local business cases, July 27 – Aug. 2**

**Maritza Manzano, Sullivan County et al vs. Stagedoor Enterprises Inc., Loch Sheldrake, New York, et al,**

22-cv-6397-KMK: Job discrimination.

Attorney: Shawn R. Clark.

**Ann P. Rodriguez, New Rochelle vs. Palmer Square LLC, New Rochelle, et al,** 22-cv-6412-NSR: Personal injury, removal from Westchester Supreme Court.

Attorney: Peter May.

**Trevor Palmer, Mount Vernon vs. Regent Hospitality Linen Service, Mount Vernon,** 22-cv-6478-CS: Fair Labor Standards Act.

Attorney: Abdul K. Hassan.

**Eduardo I. Alvarado, Mamaroneck vs. Juan De La Cruz doing business as United Landscaping Pro, Mamaroneck,** 22-cv-6509-PMH: Fair Labor Standards Act.

Attorneys: Alexander T. Coleman, Michael J. Borrelli and Danielle Petretta.

**Tannesha Rassoules, Yonkers vs. Ferncliff Manor Inc., Yonkers,**

22-cv-6532: Job discrimination,

Attorney: pro se. **Jennifer Feltenstein, New Rochelle vs. A&F East Main Inc., New Rochelle,**

22-cv-6574-CS: Americans with Disabilities Act.

Attorney: Glen H. Parker.

**Yeshiva Chofetz Chaim Inc., Ramapo, et al, vs. Shem Olam LLC, Monsey, et al,** 22-cv-6579-CS: Fraudulent transfer of property, removal from Rockland Supreme Court.

Attorney: Joseph A. Churgin.

Deeds

Above $1 million

**5 Cornell LLC,** New York City. Seller: Andrew Moss, Cortlandt Manor. Property: 16 Butler Road, Scarsdale. Amount: $1.7 million. Filed July 27.

**12 Orchard LLC**, Suffern. Seller: 20-138 Orchard Realty Partners LLC, Scarsdale. Property: 20 Orchard Place, Yonkers. Amount: $1.9 million. Filed July 26.

**12 Orchard LLC**, Suffern. Seller: 20-138 Orchard Realty Partners LLC, Scarsdale. Property: 138 Orchard St., Yonkers. Amount: $1.4 million. Filed July 27.

**12 Orchard LLC,** Suffern. Seller: Orchard 1228 LLC, Scarsdale. Property: 12 Orchard Place, Yonkers. Amount: $1.5 million. Filed July 26.

**12 Orchard LLC,** Suffern. Seller: Orchard 1228 LLC, Scarsdale. Property: 28 Orchard Place, Yonkers. Amount: $1.9 million. Filed July 26.

**12 Orchard LLC,** Suffern. Seller: Park Hill Enterprises Inc., Yonkers. Property: 39 Park Hill Ave., Yonkers. Amount: $1.2 million. Filed July 25.

**424 Main Street Apartments LLC,** Mount Vernon. Seller: 424 Main Street Corp., East Quogue. Property: 424 Main St., New Rochelle. Amount: $3.3 million. Filed July 26.

**Alvarez, Jose Antonio Martin** and **Marcela Gutierrez Monclon De Silva,** Scarsdale. Seller: P. Boulevard Capital LLC, Scarsdale. Property: 6 Penn Blvd., Scarsdale. Amount: $1.9 million. Filed July 25.

**Arons, Andrew** and **Ashley Arons,** New York City. Seller: Bradford Properties LLC, Scarsdale. Property: 34 Bradford Road, Scarsdale. Amount: $4.3 million. Filed July 25.

**Boxer, Jason** and **Lucia Boxer,** New York City. Seller: Buckout Developers LLC, New Rochelle. Property: 38 Buckout Road, Harrison. Amount: $2.2 million. Filed July 26.

**Fass, Jarret Scott** and **Carly Meredith Miller,** Larchmont. Seller: Cooper Lane LLC, Larchmont. Property: 32 Colonial Lane, Mamaroneck. Amount: $2.8 million. Filed July 25.

**Gecaj Associates Holding LLC,** Cross River and **Swertfager Realty LLC,** Katonah. Seller: Ghi Real Estate Corp., Katonah. Property: 873 Route 35, Lewisboro. Amount: $1.4 million. Filed July 25.

**Highland Broadleaf LLC,** Rye. Seller: 225 Highland Road LLC, Rye. Property: 225 Highland Road, Harrison. Amount: $4.7 million. Filed July 27.

**North Avenue L/Cal LLC,** New York City. Seller: 247 North Avenue Associates LLC, White Plains. Property: 247 North Ave., New Rochelle. Amount: $9 million. Filed July 25.

**Qwest 33 LLC,** Bronx. Seller: 40 North Mac Realty Corp., Mount Vernon. Property: 33 MacQuesten Parkway, Mount Vernon. Amount: $3.5 million. Filed July 25.

**Shapiro, Sandy,** Staten Island. Seller: J&M Carthage Road LLC, Scarsdale. Property: 67 Carthage Road, Scarsdale. Amount: $1.3 million. Filed July 25.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: KL Toll Fort AIV LLC, New York City. Property: 1 Wallace Way, New Castle. Amount: $1.6 million. Filed July 25.

**White Plains 450 Realty LLC,** Blauvelt. Seller: NMAC Real Estate Management Company LLC, Franklin, Tennessee. Property: 450 and 460 Tarrytown Road, Greenburgh. Amount: $8.2 million. Filed July 26.

Below $1 million

**7 Saxon Wood Park LLC**, Port Chester. Seller: Sally A. Fisher and LaVonn T. Gilbert, Rye Brook. Property: 7 Saxon Wood Park Drive, White Plains. Amount: $350,000. Filed July 26.

**10 Stewart Taitz LLC,** Edgartown, Massachusetts. Seller: Jonathan Fromme and Alison Botkin, White Plains. Property: 10 Stewart Place, Unit 6BE, White Plains. Amount: $548,000. Filed July 27.

**152 Cottage LLC**, Great Neck. Seller: U.S. Bank National Association, Mount Laurel, New Jersey. Property: 152 Cottage Ave., Mount Vernon. Amount: $457,000. Filed July 25.

**189 Cantre Avenue LLC**, New Rochelle. Seller: Vito Luongo and Maria Luongo, New Rochelle. Property: 189 Centre Ave., New Rochelle. Amount: $505,000. Filed July 26.

**788 Warren Avenue LLC,** Monsey. Seller: Yale LLC, Briarcliff Manor. Property: 11 Tompkins Ave., Ossining. Amount: $300,000. Filed July 27.

**920 Old Nepperhan Corp.,** Ardsley. Seller: Fred Eisner and 75 Lockwood Realty Inc., Yonkers. Property: 920 Old Nepperhan Ave., Yonkers. Amount: $780,000. Filed July 27.

**Barzilai, Tal** and **Adi Barzilai,** Pleasantville. Seller: Toll New York LP, Fort Washington, Pennsylvania. Property: 11 Dennis Lane, Mount Pleasant. Amount: $230,000. Filed July 26.

**Baxter Entities LLC,** South Salem. Seller: Reidun Rafoss, South Salem. Property: Cross River Crafts Corner Road, Lewisboro. Amount: $160,000. Filed July 25.

**Bedford Hills Fire District,** Bedford Hills. Seller: 352 Bedford Road LLC, New York City. Property: 352 Bedford Road, Bedford. Amount: $940,000. Filed July 26.

**Bogtown Holdings LLC,** Peekskill. Seller: David M. Rosoff, White Plains. Property: 32 Bogtown Road, North Salem. Amount: $373,000. Filed July 25.

**Cataldo, Dorinda**, Holmes. Seller: U.S. Bank Trust National Association, Eureka, California. Property: 232B Heritage Hills, Somers. Amount: $276,000. Filed July 25.

**Duche, Nelson** and **Sonia Duche,** Port Chester. Seller: 244 William Street Owner LLC, Port Chester. Property: 244 William St., Rye. Amount: $815,000. Filed July 25.

**Estrella, Karina** and **Jason Gasper,** Mount Vernon. Seller: 243 Stone Avenue LLC, Dobbs Ferry. Property: 243 Stone Ave., Yonkers. Amount: $580,000. Filed July 28.

**Green Gateway Holding LLC,** Peekskill. Seller: Edward J. Flynn and Carol V. Flynn, Montrose. Property: 14 Frances Drive, Cortlandt. Amount: $300,000. Filed July 25.

**Higgins, John W.** and **Robyn E. Lang,** Chicago, Illinois. Seller: Viera Properties LLC, Bedford Hills. Property: 338 Cherry St., Bedford Hills. Amount: $850,000. Filed July 27.

**Iona College,** New Rochelle. Seller: JAM Hubert Corp., New Rochelle. Property: 24 Hubert Place, New Rochelle. Amount: $850,000. Filed July 26.

**Jordanmerr LLC,** New Rochelle. Seller: Michael Vecchiolla, Cortlandt Manor. Property: 50 Clinton St., Rye. Amount: $438,000. Filed July 25.

**JSN of New York LLC,** Mahopac. Seller: Crompond Holding Corp., Ardsley. Property: 1 Cardinal Court, Peekskill. Amount: $700,000. Filed July 26.

**Nast Construction Five LLC,** Somers. Seller: Steven Pasvankias and Arlene Pasvankias, Mount Kisco. Property: 22 Hickory Pass, North Castle. Amount: $ 930,000. Filed July 27.

**P and G 2 LLC,** Yorktown Heights. Seller: Paula Brunelli, Thornwood. Property: 343 Saint Johns Ave., Yonkers. Amount: $975,000. Filed July 27.

**Pun Sukhad,** Elmhurst. Seller: 176 Elm Avenue LLC, Mount Vernon. Property: 546 Third St., Mount Vernon. Amount: $720,000. Filed July 26.

**Statewide Design Inc.,** West Hempstead. Seller: George T. Winn, Scarsdale. Property: 148 Locust Ave., Eastchester. Amount: $580,000. Filed July 28.

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

**Westchester County, July 27 – Aug. 2**

**Cappelli, Stephanie**: New Rochelle, 2020 personal income, $72,017.

**Fabian, Eva M.**: New Rochelle, 2018 - 2019 personal income, $16,727.

**Mouravskiy, Alexandre**: Pound Ridge, 2015 - 2016, 2020 personal income, $19,620.

**Peters, Jennifer** and **Robert, Maurice**: Rye, 2019 personal income, $167,087.

**Pinkland International Inc.**: Tarrytown, employer quarterly tax, $15,608.

**Rivera, George**: Bronxville, 2014 personal income, $14,348.

**Sanders, Ivelisse**: Scarsdale, 2013 personal income, $56,374.

**Schofield, Joanne M.**: Elmsford, 2014 - 2021 personal income, $54,014.

**Siegle, Eric W. & Amy R**.: Pleasantville, 2019 personal income, $90,237.

**Walsh, David & Gia**: Bronxville, 2010 personal income, $1,287,130.

**Williams, Nicola**: Mohegan Lake, 2017 - 2021 personal income, $71,435.

JUDGMENTS

**WORKERS’ COMPENSATION BOARD**

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

**Citironics Security Group Inc**., Yonkers. Amount: $22,500.

**Day and Night Shading Solutions Inc**., Mamaroneck. Amount: $22,500.

**Elite Development LLC**, Elmsford. Amount: $25,500.

**Grand City INTL Inc**., Briarcliff. Amount: $9,000.

**Monarch at Ridge Hill Condominium Inc**., Yonkers. Amount: $9,450.

**Oakgrove Construction-Ren Inc**., Yonkers. Amount: $15,000.

**JUDGMENTS**

**Arias, Angela,** Hartsdale. $6,119.65 in favor of Discover Bank, Garden City. Filed July 27.

**Bagan-Battocchio, Maria,** Mount Vernon. $12,644.95 in favor of Long Island Minimally Invasive Surgery P.C., Roslyn Heights. Filed July 27.

**Black Quarry Millwork LLC,** Mount Vernon. $83,259.71 in favor of Getlan Family Partnership LLC, New Rochelle. Filed July 29.

**Buchanan Marble & Stone LLC,** Peekskill. $14,608.30 in favor of Harlan Check Cashing Inc., White Plains. Filed July 25.

**Casado, Juan,** Yonkers. $5,819.57 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 26.

**Chung, Steve,** Larchmont. $7,574.50 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed July 27.

**Construction Directions LLC,** Elmsford. $374,571.89 in favor of Herc Rentals Inc., Bonita Springs, Florida. Filed July 29.

**Croma Tech Construction Inc.,** Bronx. $128,057.24 in favor of State Insurance Fund, White Plains. Filed July 25.

**Davy, Damion,** Mount Vernon. $5,845.33 in favor of Bibimen Inc., Mineola. Filed July 25.

**Ellis, Richard,** Eden. $11,288.65 in favor of State Insurance Fund, Bayside. Filed July 25.

**Epic Pharma LLC,** Laurelton. $6,072.84 in favor of A&P Coat Apron and Linen Supply LLC, Mount Vernon. Filed July 25.

**Ferant Restoration Inc.,** Elmhurst. $13,123.07 in favor of State Insurance Fund, White Plains. Filed July 25.

**Gallicano, Judy,** New Rochelle. $7,254.80 in favor of Jill P. Altman M.D. P.C., New Rochelle. Filed July 27.

**Hernandez, Johaira,** Yonkers. $19,166.97 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

**Island Breeze Mechanical Service Inc.,** Brooklyn. $14,438.65 in favor of State Insurance Fund, White Plains. Filed July 25.

**Khang, Yuehong,** White Plains. $22,543.18 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed July 27.

**L&D Drywall Services Corp.,** Woodside. $43,233.31 in favor of State Insurance Fund, White Plains. Filed July 25.

**Liriano, Joshua,** Yorktown Heights. $17,196 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

**Love Construction Corp.,** South Richmond Hill. $13,515 in favor of State Insurance Fund, White Plains. Filed July 25.

**Nadib, Tondar,** Flushing. $13,448 in favor of State Insurance Fund, White Plains. Filed July 25.

**Nyahay, Rebecca,** Yonkers. $15,993.46 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

**Otomg Enterprise Inc.,** Brooklyn. $10,287 in favor of State Insurance Fund, White Plains. Filed July 25.

**Perez, Johanna,** Yonkers. $8,708 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed July 27.

**Port Chester Home Improvement LLC**, Port Chester. $70,541 in favor of State Insurance Fund, White Plains. Filed July 25.

**Ray Padula Holdings LLC,** Melville. $62,252 in favor of FedEx Corporate Services Inc., Memphis, Tennessee. Filed July 25.

**Ricci, Anthony,** Portland. $61,005.59 in favor of Anthony Ricci, Portland, Oregon. Filed July 26.

**Rockland Wholesale Kitchens & Baths Inc.,** Staten Island. $17,562.77 in favor of Amur Equipment Finance Inc., White Plains. Filed July 25.

**Satya Grace Group Inc.,** Brooklyn. $8,308.63 in favor of State Insurance Fund, White Plains. Filed July 25.

Lis Pendens

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

**Annunziato, Frank, Danielle Annunziato** and **John Magnotta,** as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $345,000 affecting property located at 433 Westchester Ave., West Harrison. Filed July 28.

**Baxter, Katheirne** and **Donnie Wilson,** as owners. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $462,634 affecting property located at 14 Russell Ave., New Rochelle. Filed July 28.

**Bell, John E.**, as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $140,000 affecting property located at 3148 Hearthstone Court, Yorktown Heights. Filed July 27.

**Bell, Shane** and **Angela Bell,** as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $230,017 affecting property located at 236 W. Third St., Mount Vernon. Filed July 28.

**Cappelli, Michael A.** and **Janice A. Cappelli,** as owners. Filed by KeyBank National Association. Action: Foreclosure of a mortgage in the principal amount of $1,480,000 affecting property located at I Parkside Court, Purchase. Filed July 26.

**Cavallo, Lorena Navarette,** as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $790,000 affecting property located at 9 Aviemore Drive, New Rochelle. Filed July 25.

**Green, Melvin** and **Agnes Green,** as owners. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $574,750 affecting property located at 30 Ridgeview Ave., Yonkers. Filed July 26.

**Harte, James R.** and **Joyce M. Harte**, as owners. Filed by Dynasty LLC. Action: Foreclosure of a mortgage in the principal amount of $850,000 affecting property located at 129 Lyncroft Road, New Rochelle. Filed July 17.

**Mathew, Bobby J.,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $308,506 affecting property located at 324 Tecumseh Ave., Mount Vernon. Filed July 28.

**Segal, Richard K.** and **Colleen Segal,** as owners. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $444,301 affecting property located at 110 Hickory Road, Katonah. Filed July 27.

**Ward, Matilda,** as owner. Filed by U.S. National Association. Action: Foreclosure of a mortgage in the principal amount of $381,644.94 affecting property located at 29 S. Bleeker Ave., Mount Vernon. Filed July 28.

Mechanic’s Liens

**BRP 10 Commerce LLC,** New Rochelle. $20,940 in favor of Ferguson Enterprises LLC, Lakewood. Filed July 27.

**Gentry Tenants Corp.,** Eastchester. $17,717.27 in favor of Colgate Enterprise Corp., Bronx. Filed July 27.

**Illescas, Alba** and **Rene Vele,** Yorktown. $9,809.31 in favor of Prime Rebar LLC, Bridgewater, New Jersey. Filed July 26.

**Kufferath, Jeanna M.** and **Scott B. Kufferath,** Yonkers. $5,000 in favor of Rich Air HVAC LLC, Yonkers. Filed July 26.

**Shebar Realty LLC,** Mount Vernon. $19,225.28 in favor of East Coast Petroleum Inc., Bronx. Filed July 26.

New Businesses

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

Partnerships

**Sweet Padd,** 240 Valentine Lane, Yonkers 10705, c/o Jayla Collins and Ashanti Collins. Filed July 26.

Sole Proprietorships 

**Blackboard Plays,** 71 First St., Harrison 10528, c/o Garlia C. Jones. Filed July 28.

**Carina Co.,** 71 Winfred Ave., Yonkers 10704, c/o Joseph Carinha. Filed July 25.

**Cross River Dental,** 19 North Salem Road, Cross River 10518, c/o Barbara A. Lynch. Filed July 28.

**Delluna Landscaping**, 9 Wallace Place, Apt. 1F, White Plains 10606, c/o Juan E. Deloral-Luna. Filed July 28.

**Heavens Helpers Movers,** 2 Sherwood Terrace, Yonkers 10704, c/o Anthony Terenzio. Filed July 26.

**JJ Avelar Flooring,** 44 Franklin Ave., Apt. A3, New Rochelle 10805, c/o Alvaro Antonio Avelar Marroquin. Filed July 25.

**Marinespeak,** 76 Cove Road, South Salem 10590, c/o Donald Vernon Gale. Filed July 27.

**Milteer Environmental Consulting Co.,** 104 Benefield Blvd., Peekskill 10566, c/o Fred C. Milteer. Filed July 28.

**N4N Ventures,** 113 S. 13th Ave., Mount Vernon 10550, c/o Rene Vasquez. Filed July 26.

**Overall Appearance,** 5 Hemlock Circle, Peekskill 10566, c/o Cynthia Torres. Filed July 28.

**Power Kids Occupational Therapy,** 174 Beekman Ave., Sleepy Hollow 10591, c/o Estefania Mercedes. Filed July 26.

**RJF Trains,** 81 Allison Road, Katonah 10536, c/o Robert Jack Browenfeld. Filed July 27.

**Rocio La Rosa,** 2125 Albany Post Road, Montrose 10548, c/o Rocio Leonor La Rosa. Filed July 27.

**Saint Phalle Designs,** 455 Bedford Center Road, Bedford Hills 10507, c/o Anni M. De Saint Phalle. Filed July 27.

**Star Goddess Essentials,** 473 E. Fifth St., Mount Vernon, Ny 10553, c/o Tara Michelle Council. Filed July 25.

**Stus Collectibles,** 1 City Place, Apt. 1110, White Plains 10601, c/o Stuart Bishop. Filed July 27.

**Ulexus Visions,** 18 Moquette Row South, Yonkers 10703, c/o Ulexus Stevenson. Filed July 27.