**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Sept. 21 - 27**

**Shem Olam LLC, Monsey vs. town of Ramapo,**22-7040-SHL: Adversary proceeding re. property taxes in Shem Olam. Chapter 11 (22-22493).

Attorney: Steven B. Eichel.

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

**Local business cases, Sept. 21 - 27**

**April Henry, Westchester vs. Pelham Childrens Center Inc.,**

22-cv-8081-PHM: Fair Labor Standards Act.

Attorney: Lawrence Spasojevich.

**John Finn vs. Empress Ambulance Services Inc., Yonkers, et al,**

22-cv-8101-KMK: Data breach.

Attorney: Tina Wolfson.

**Alexander King, Putnam County vs. Don's Automotive and Towing Inc., Brewster, et al,**

22-cv-8105-VB: Prisoner civil rights, removal from Putnam County Supreme Court.

Attorney: John V. Tait for plaintiff, Kimberly Hunt Lee for defendant.

**Santiago Zetula, Mount Vernon vs. Padaminas Brazilian Bakery Inc., Mount Vernon, et al,**

22-cv-8116-VB: Fair Labor Standards Act.

Attorney: Jason M. Kaufer.

**James W. Rhoda Jr., Pleasant Valley vs. Central Hudson Gas & Electric Corp., Poughkeepsie, et al,**

22-cv-8135-NSR: Americans with Disabilities Act.

Attorney: pro se.

**Karen Berens, Stamford, Connecticut vs. Southern Westchester BOCES, Rye Brook, et al,** 22-cv-8183-KMK: Americans with Disabilities Act.

Attorney: Dwayne C. Mason.

**Yong Biao Ji, Flushing, Queens vs. New Aily Foot Relax Station Inc., Yonkers, et al,** 22-cv-8196: Fair Labor Standards Act, class action.

Attorney: John Troy.

**Michael R. Tyskowski, Broadlands, Virginia vs. IBM, Armonk,**

22-cv-8207-NSR: Petition to vacate arbitration award.

Attorney: Shannon Liss-Riordan.

**Nicole Molling, New York City vs. Cochecton Pump House, Sullivan County, et al,** 22-cv-8225-PMH: Fair Labor Standards Act, overtime,

Attorney: Marc W. Garbar.

**The ProImmune Co., Rhinebeck, et al, vs. Three Aminos LLC, Franklin, Tennessee, et al,**

22-cv-8227: Breach of contract.

Attorney: Ryan Abbott and Kete Barnes for plaintiff, Frank T. Spano for defendant.

**District Council No. 9 Painting Industry Insurance Fund, White Plains, et al, vs. Reliable Services Corp., East Setauket, New York, et al,** 22-cv-8258: Labor, E.R.I.S.A.,

Attorney: Dana L. Henke.

Deeds

Above $1 million

**8 Sherwood Lane LLC,** New York City. Seller: Patrick W. Dennis and Kara N. Dennis, New York City. Property: 8 Sherwood Lane, Bedford. Amount: $1.6 million. Filed Sept. 20.

**128 Mead Street LLC,** New York City. Seller: Teresa E. Harder, Waccabuc. Property: 128 Mead St., Lewisboro. Amount: $5.2 million. Filed Sept. 22.

**Carissimo, Alessandro** and **Melissa Carissimo,** Ossining. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 203 Palisades Blvd., Mount Pleasant. Amount: $1.5 million. Filed Sept. 16.

**Cho, InSung** and **Andrew Park,** New York City. Seller: Chelsea Land Company LLC, New York City. Property: 18 Rock Shelter Road, Lewisboro. Amount: $2.4 million. Filed Sept. 20.

**Coast Point Holdings LLC,** Los Angeles, California. Seller: International Scarsdale Holdings Inc., New York City. Property: 12 Fairview Road, Scarsdale. Amount: $3.4 million. Filed Sept. 22.

**Felder, Alan** and **Mara Felder,** Scarsdale. Seller: Frederick S. Fish Investment Company No. 32-Scarsdale LLC and Stephen Oder Scarsdale LLC, Englewood, New Jersey. Property: 2-4 Weaver St., Scarsdale. Amount: $2.7 million. Filed Sept. 20. Filed Sept. 20.

**Konidaris, Nicholas** and **Stavroula Konidaris,** New Rochelle. Seller: Pete Jacov LLC, New York City. Property: 780 Davenport Ave., New Rochelle. Amount: $2.8 million. Filed Sept. 21.

**Memon, Ali** and **Hafsa Rahman,** New York City. Seller: 208 Highbrook LLC, White Plains. Property: 280 Highbrook Ave., Pelham. Amount: $2 million. Filed Sept. 20.

**Nelson, Susan** and **Gregg Nelson,** Somers. Seller: Somers Crossings LLC, Goldens Bridge. Property: 14 Amber Lane, Somers. Amount: $1.2 million. Filed Sept. 20.

**Park Avenue Gardens LLC**, Yonkers. Seller: Tomal Realty Corp., Rye Brook. Property: 9 Rochelle Terrace, Mount Vernon. Amount: $3.9 million. Filed Sept. 19.

**Pereira, Katherine** and **Isaac Shapiro**, Santa Monica, California. Seller: Buckout Developers LLC, New Rochelle. Amount: $2.5 million. Filed Sept. 19.

**Renee Apartments LLC,** White Plains. Seller: Roselli Family Trust Holding LLC, White Plains. Property: 18 Terrace Ave., White Plains. Amount: $1 million. Filed Sept. 22.

**Spadini, Alessandro L.** and **Rosanna V. Spadini,** West Harrison. Seller: SDK Properties Corp., Bardonia. Property: 13 Logins Road, Somers. Amount: $1.7 million. Filed Sept. 20.

Below $1 million

**5 High Street Restoration LLC,** Port Chester. Seller: NYA Partners Inc., Tarrytown. Property: 5 High St., Greenburgh. Amount: $287,595. Filed Sept. 22.

**45 Beechwood Avenue LLC,** New Rochelle. Seller: Mario Lofaro and Nancy Lofaro, New Rochelle. Property: 45 Beechwood Ave., New Rochelle. Amount: $665,000. Filed Sept. 20.

**50 Wheeler LLC,** Briarcliff Manor. Seller: Laszlo C. Szollosi and Denise E. Szollosi, Glenwood, New Jersey. Property: 50 Wheeler Ave., Mount Pleasant. Amount: $800,000. Filed Sept. 20.

**211 Halstead MM LLC,** Larchmont. Seller: 211 Halstead Avenue LLC, Mamaroneck. Property: 211 Halstead Ave., Mamaroneck. Amount: $850,000. Filed Sept. 19.

**558-560 Halstead Avenue LLC**, Mamaroneck. Seller: 558 Fourfamily LLC, Mamaroneck. Property: 558-560 Halstead Ave., Rye. Amount: $630,000. Filed Sept. 19.

**Beatos Properties LLC,** Yonkers. Seller: Dilip K. Shiwdin, Yonkers. Property: 14 Alder St., Yonkers. Amount: $585,000. Filed Sept. 21.

**Carvi Properties Inc.,** New York City. Seller: Mathew A. Harblin and Ellen Harblin, Bronxville. Property: 30 Locust Lane, Mount Vernon. Amount: $1.9 million. Filed Sept. 19.

**Chester WP II LLC,** White Plains. Seller: Chester WP LLC, White Plains. Property: 6 Chester Ave., White Plains. Amount: $308,000. Filed Sept. 22.

**Clinton Street Management LLC,** Irvington. Seller: Alan Straub, Dobbs Ferry. Property: 20 Clinton St., Mount Pleasant. Amount: $740,000. Filed Sept. 19.

**CMGBSW Corp.,** Scarsdale. Seller: Christopher B. Meagher, White Plains. Property: 75 W. Kingsbridge Road, Mount Vernon. Mount: $176,000. Filed Sept. 23.

**Cole Enterprises 15 Stewart Unit 1J LL**C, New York City. Seller: Ankur Varshney and Krati Agrawal, White Plains. Property: 15 Stewart Place, Unit 1J, White Plains. Amount: $309,950. Filed Sept. 20.

**Debidayal, Sumeeta** and **Ryan Debidayal,** Yonkers. Seller: Acqua Capital LLC, White Plains. Property: 15 Kingston Ave., Yonkers. Amount: $580,000. Filed Sept. 21.

**Franco, Luisa Mendieta,** Brooklyn. Seller: Carrington Mortgage Services LLC, Anaheim, California. Property: 170 Cordial Road, Yorktown. Amount: $494,000. Filed Sept. 19.

**Guzman, Pedro N. Arche** and **Yeril Marte Baez,** Yonkers. Seller: CM Investors LLC, Farmingdale. Property: 263 Westchester Ave., Yonkers. Amount: $860,000. Filed Sept. 20.

**Hospendales, Amadika B.** and **Charles S. Giles,** Yonkers. Seller: Southeast Property Acquisitions LLC, Tampa, Florida. Property: 4 Orchard St., Yonkers. Amount: $57,000. Filed Sept. 19.

**Kapoor, Vishal,** Bronxville. Seller: 59-61 Nelson LLC, Harrison. Property: 63 Nelson Ave., Harrison. Amount: $865,000. Filed Sept. 22.

**Lalumia, Francine** and **Joseph Lalumia**, Bronx. Seller: Hidden Meadow at Somers LLC, New York City. Property: 13 Muscoot River Road, Somers. Amount: $717,938. Filed Sept. 22.

**Lewin, Lebert, Evadne Lewin** and **Lavern Lewin-Burton**, Mount Vernon. Seller: URSA Industries LLC, Mount Vernon. Property: 236 Langdon Ave., Mount Vernon. Amount: $825,000. Filed Sept. 22.

**Los Castillos Realty LLC,** Yonkers. Seller: Wash and Dry Laundry Mat, Yonkers. Property: 34 Morningside Ave., Yonkers. Amount: $900,000. Filed Sept. 20.

**New Age Realtors Inc.,** Bronx. Seller: Brittani Ducos, Peekskill. Property: 223 Saw Mill River Road, New Castle. Amount: $425,000. Filed Sept. 19.

**Panthers Partners LLC,** Pleasantville. Seller: William J. Lyons, Somers. Property: 570F Heritage Hills, Somers. Amount: $426,000. Filed Sept. 19.

**Rose Gold Management LLC,** White Plains. Seller: Jan Realty Corp., Yonkers. Property: 216 New Main St., Yonkers. Amount: $450,000. Filed Sept. 20.

**Roviezzo, Debra Ann** and **Mario Roviezzo,** Yorktown Heights. Seller: Hidden Meadow at Somers LLC, Baldwin Place. Property: 4 Muscoot River Road, Somers. Amount: $670,000. Filed Sept. 21.

**SPNY1 LLC,** Tokyo,Japan. Seller: Koichiro Yamaguchi, Tokyo, Japan. Property: 33 Parker Drive, Eastchester. Amount: $810,000. Filed Sept. 21.

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

**Westchester County, Sept. 21 - 27**

**Alexander, Jane E.**: Hartsdale, 2018 personal income, $272,659.

**Antonioli, Frank A.**: New Rochelle, 2017 - 2018 personal income, $47,422.

**Campbell, Charlotte**: Port Chester, 2016 personal income, $10,946.

**Cortes, Gilberto Barrera**: Yonkers, 2003 - 2004, 2018 - 2019 personal income, $26,565.

**DBJC Inc. (UFC Gym Mamaroneck)**: Harrison, 2019 employer's unemployment and quarterly taxes, $36,541.

**DiMeglio, Silvio**: Yonkers, 2016 - 2017 failure to collect employment taxes, $80,806.

**Dub, Eitan** and **Frieda S.**: Hartsdale, 2019 - 2021 personal income, $38,238.

**Emery, Rana A.**: Ossining, 2015 - 2018 personal income, $12,272.

**Firth, David A.**: Hartsdale, 2018 personal income, $272,659.

**Martinez, Kelvin**: Yonkers, 2018 personal income, $17,012.

**McCarthy, Eugene**: Yonkers, 2017 - 2020 failure to collect employment taxes, $249,338.

**Ming, Robert** and **Kettia Ming**: Yonkers, 2010 personal income, $351,024.

**Mollin, Michael E.**: Larchmont, 2018 - 2020 personal income, $108,066.

**Ogirala, Raja**: Mount Kisco, 2019 personal income, $27,534.

**Pennella, Danny**: Port Chester, 2016 personal income, $10,946.

**Quinde, Virgilio**: Ossining, 2014, 2016 - 2020 personal income, $115,056.

**Sicuranza, James** and **Donna Sicuranza**: Pelham, 2019 - 2020 personal income, $39,169.

**Tuapante, Julia**: Ossining, 2014, 2016 - 2020 personal income, $115,056.

Judgments

**Cross-Cultural Solutions,** New Rochelle. $212,355.41 in favor of Danielle Zeolla, Stamford, Connecticut. Filed Sept. 22.

**Grandstand Inc.**, Croton-on-Hudson. $1 million in favor of Robert Fahey Croton-on-Hudson. Filed Sept. 21.

**JUDGMENTS**

**WORKERS’ COMPENSATION BOARD**

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

**Dominguez, Isabel**, Dobbs Ferry. Amount: $4,500.

**J&L Masonry LLC**, New Rochelle. Amount: $3,000.

**Mamaroneck Coffee Roasters Inc.** d.b.a. **The Roaster Café**, Mamaroneck. Amount: $3,000.

**Nepperhan Community Center Inc.,** Yonkers. Amount: $15,000.

**New York Liberty Dental Lab Inc.,** Yonkers. Amount: $2,000.

Lis Pendens

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

**114 Birchall Drive LLC,** as owner. Filed by FMF 114 Birchall Drive LLC. Action: Foreclosure of a mortgage in the principal amount of $2.6 million affecting property located at 114 Birchall Drive, Scarsdale. Filed Sept. 21.

**Baksh, Amid,** as owner. Filed by MTGLQ Investors L.P. Action: Foreclosure of a mortgage in the principal amount of $404,000 affecting property located at 48 Prince St., New Rochelle. Filed Sept. 23.

**Benitez, Jorge G.** and **Mayra S. Onate**, as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $442,000 affecting property located at 28 Trenton Ave., White Plains. Filed Sept. 20.

**Campbell, Shurland,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $372,000 affecting property located at 14 Rolling Way, New Rochelle. Filed Sept. 19.

**Culhane, John P.** and **Eva S. Culhane,** as owners. Filed by Manufacturers and Traders Trust Company. Action: Foreclosure of a mortgage in the principal amount of $490,000 affecting property located at 16 Ria Drive, White Plains. Filed Sept. 22.

**Earl, LeShawn** and **Rebecca Pratt,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $279,919 affecting property located at 145 Union Ave., Mount Vernon. Filed Sept. 19.

**Hunter, Charles W.,** as owner. Filed by MTGLQ Investors L.P. Action: Foreclosure of a mortgage in the principal amount of $125,000 affecting property located at 141 Beachwood Ave., Mount Vernon. Filed Sept. 21.

**Laurenzano, Lisa** and **Anthony Laurenzano**, as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $390,000 affecting property located at 160 Arbor Crest, Somers. Filed Sept. 21.

**Peters, Maurice** and **Jennifer Peters,** as owners. Filed by J.P. Morgan Mortgage Trust. Action: Foreclosure of a mortgage in the principal amount of $1,105,000 affecting property located at 2 Indian Hill Road, Rye. Filed Sept. 20.

**Vargas, Diomerys** and **Nersy Ventura,** as owners. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $343,660 affecting property located at 130 Frederick St., Yonkers. Filed Sept. 21.

Mechanic’s Liens

**ETA Fargo LLC,** Greenburgh. $15,955 in favor of Builder Services Group Inc., Bohemia. Filed Sept. 21.

**Finn, Christopher B.,** Somers. $391,197 in favor of North County Homes Inc., Yorktown. Property: 5 Cardinal Way, Yorktown Heights. Filed Sept. 19.

**Mary L Conte Family LP,** Bedford. $17,591 in favor of Plitnick Home Fuel and Service Co., Dobbs Ferry. Filed Sept. 23.

**Opra III LLC,** Rye. $126,954 in favor of J. Suss Industries Inc., Montreal, Quebec. Filed Sept. 21.

**Shahrestani, Alireza S.,** Yonkers. $32,004 in favor of IP Innovations LLC, Bayonne, New Jersey. Filed Sept. 23.

**Truehart, Michael** and **Patricia Truehart,** White Plains. $46,808 in favor of Vasis Plumbing & Heating Inc., Mount Kisco. Filed Sept. 21.

New Businesses

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

Partnerships

**Hastings Patriots Youth Basketball,** P.O. Box 143, Hastings-on-Hudson 10706, c/o Ye Tian and Michael Lapson. Filed Sept. 22.

**Plaza,** 1016 Park St., Peekskill 10566, c/o Ronni F. Guzman and Yunior De La Rosa. Filed Sept. 21.

**S&S Transportation,** 60 Morrow Ave., Apt. LMS, Scarsdale 10583, c/o Selwin Edwards and Shane Walsh. Filed Sept. 19.

**Tanihas Clean House**, 272 Union Ave., New Rochelle 10801, c/o Gabriel Madriz and Alma T. Ayala. Filed Sept. 19.

Sole Proprietorships 

**24 Hours Exterminators,** 58 Benedict Blvd., Croton-on-Hudson 10520, c/o Halil Odabas. Filed Sept. 21.

**Better Made Choice,** 9 Crugers Station Road, Croton-on-Hudson 10520, c/o Juan Ramos. Filed Sept. 22.

**Car Sales Supreme,** 39 Rathbun Ave., White Plains 10606, c/o Torey Thomas. Filed Sept. 19.

**Code Bytes,** 160 High St., Hasings-on-Hudson 10706, c/o Aarthi Muthukrishnan. Filed Sept. 22.

**Dawnie Cakes & Brews,** 513 S. 10th Ave., Mount Vernon 10550, c/o Heather Miller. Filed Sept. 19.

**Day by Day Painting & Contracting,** 3 Lisa Place, Pleasantville 10570, c/o Mathew Day. Filed Sept. 22.

**Environ-trade,** 67 Winfred Ave., Yonkers 10704, c/o Steven Rinaldi. Filed Sept. 21.

**Haile Selassie,** 2 Lorraine Ave., Apt. 2C, Mount Vernon 10553, c/o Devin Brown. Filed Sept. 22.

**Isabellavfashion,** 42 Welcher Ave., Peekskill 10566, c/o Adan Chitacapa. Filed Sept. 22.

**JLS Professional Services,** 50 S. Lawn Ave., Elmsford 10523, c/o Jessi Lanza. Filed Sept. 19.

**K2 Spa,** 762 Main St., New Rochelle 10805, c/o Chung W. Lee. Filed Sept. 22.

**Kacey Kaufman Psychotherapy,** 1 Greenlawn Road, Cortlandt Manor 10567, c/o Kacey Kaufman. Filed Sept. 22.

**Mama Coco Daycare Family Group**, 508 McLean Ave., Apt. 3, Yonkers 10705, c/o Mercedes Perez. Filed Sept. 22.

**Mason Madison,** 75 Bruce Ave., Apt. 1J, Yonkers 10705, c/o Anais E. Slockbower. Filed Sept. 21.

**Max Finsmith,** 1501 Old Country Road, Elmsford 10523, c/o Max Finsmith. Filed Sept. 19.

**MDS Cleaning Services,** 47 Exchange Place, Portchester 10573, c/o Maria Sanchee. Filed Sept. 21.

**Musa Steam Cleaning,** 60 Wayne Ave., White Plains 10606, c/o Michael Dubson. Filed Sept. 23.

**Precious Metals Recovery Exchange Pmrex**, 67 Winfred Ave., Yonkers 10704, c/o Steven Rinaldi. Filed Sept. 21.

**S&C Trading Co.,** 67 Winfred Ave,, Yonkers 10704, c/o Steven Rinaldi. Filed Sept. 21.

**Spotless,** 102 Summit Ave., Mount Vernon 10550, c/o Larissa Aives. Filed Sept. 19.

**TG Martinez Painting,** 9 Pine St., Pleasanville 10570, c/o Tomas Martinez. Filed Sept. 22.

**Vain Necessity,** 434 Union Ave., Mount Vernon 10550, c/o Asha Moore. Filed Sept. 21.