**WESTCHESTER**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Oct. 19 - 25**

**Ari Pons Pons,** aka **West Publishing, et al, Orangeburg,**

22-22801-SHL: Chapter 7, assets $500,000 - $1 million, liabilities $100,000 - $500,000.

Attorney: Pro se.

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

**Local business cases, Oct. 19 - 25**

**148-158 Ludlow Street Corp., Yonkers vs. Travelers Casualty Insurance Co., Hartford, Connecticut,**

22-cv-8900-KMK: Insurance, removal from Westchester Supreme Court.

Attorneys: Scott E. Agulnick for Ludlow, Yale H. Glazer for Travelers.

**Emil Zapata Pimental, Bronx vs. Dylan Joseph Motors, West Nyack, et al,** 22-cv-8908-KMK: Truth in Lending.

Attorney: Robert J. Nahoum.

**Nellie Harris, White Plains vs. Whole Foods Market, White Plains store,** 22-cv-8940-CS: personal injury.

Attorney: Mitchell B. Levine.

**Brain & Spine Surgeons of New York, Harrison vs. Blue Cross Blue Shield of Puerto Rico, et al,**

22-cv-8951-PMH: Unjust enrichment.

Attorney: Michael F. Fried.

**Brandon Blit, Garden City, New York vs. White Plains Performing Arts Center Inc.,** 22-cv-8964-NSR: Americans with Disabilities Act.

Attorney: Erik M. Bashian.

**William Ross, New York, et al, vs. Artisan Stone of New York, Monroe, et al,** 22-cv-8974-CS: Fair Labor Standards Act.

Attorney: Keith E. Williams.

**104 S. Division Street LLC, Peekskill, et al, vs. city of Peekskill, et al,** 22-cv-9009-NSR: Civil rights, denial of due process.

Attorney: Daniel W. Isaacs.

**Nicole Richards, Madison, North Carolina vs. Kane Socks Co., Ossining, et al,**

22-cv-9095-CS: Patent.

Attorney: Michael G. Santangelo.

**Cristian Lopez vs. JGR Services Inc., New Rochelle, et al,**

22-cv-9155-NSR: Fair Labor Standards Act, class action.

Attorney: Lina Stillman.

**NES Baseball & Softball Facility Inc., Chestnut Ridge vs. Northeast Angels Softball LLC, Orangeburg,**

22-cv-9158: Trademark infringement.

Attorney: Paul S. Grossman.

Deeds

Above $1 million

**20 Cambridge Holdings Ltd.,** Scarsdale. Seller: Shaw Fu Hwang and Sue-Mei Hwang, Scarsdale. Property: 20 Cambridge Road, Scarsdale. Amount: $1.4 million. Filed Oct. 20.

**31 Beekman LLC,** New York City. Seller: Rodney Rodriguez and Nilda Rodriguez, Mahopac. Property: 31 Beekman Ave., Mount Pleasant. Amount: $1.1 million. Filed Oct. 19.

**Aldrighe-Henry, Nicole** and **Lenford Henry**, Newburgh. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 47 Autumn Ridge Road, Pound Ridge. Amount: $1.4 million. Filed Oct. 19.

**Brunson, Jalem M.,** New Rochelle. Seller: WN Weaver Street LLC, Stamford, Connecticut. Property: 1 Maid Stone Court, New Rochelle. Amount: $2.4 million. Filed Oct. 21.

**Cardona, Arbesu** and **Nicole Neira,** Coral Gables, Florida. Seller: SC Rye Brook Partners LP, Pawling. Property: 3 Jasmine Lane, Rye. Amount: $1.2 million. Filed Oct. 20.

**National Residential Nominee Service Inc.,** Frisco, Texas. Seller: Mark Brooks and John Weinberg, Pound Ridge. Property: 47 Autumn Ridge Road, Pound Ridge. Amount: $1.4 million. Filed Oct. 17.

**National Residential Nominee Service Inc.,** Frisco, Texas. Seller: Leonard Singh and Chitra Singh, Elmsford. Property: 26 Rumbrook Road, Greenburgh. Amount: $611,000. Filed Oct. 18.

**Russell, Mathew** and **Lindsay Russell,** Larchmont. Seller: Team Mountain LLC, Larchmont. Property:18 Mountain Ave., Mamaroneck. Amount: $2.6 million. Filed Oct. 18.

**Schiele, Eric,** White Plains. Seller: 61 Grandview Development LLC, Purchase. Property: 3 Guion Road, Rye. Amount: $6.4 million. Filed Oct. 18.

**Selione Realty LLC,** Elmsford. Seller: Simar Realty Corp., Mamaroneck. Property: 551 Halstead Ave., Rye. Amount: $1.8 million. Filed Oct. 20.

**Smith, Francine M.** and **David M. Yarnold,** Tarrytown. Seller: 18-207 Lockout North LLC, Tarrytown. Property: 18 Rivers Edge Drive, Unit 207, Greenburgh. Amount: $1.3 million. Filed Oct. 18.

**Splash Car Wash Inc.,** Milford, Connecticut. Seller: 3525 Crompond Road LLC, Cortlandt Manor. Property: 3525 Crompond Road, Yorktown. Amount: $2.3 million. Filed Oct. 18.

Below $1 million

**5 Bryant Street Realty Corp.,** Hartsdale. Seller: Gerald McGovern and Noeleen Jackson, Hartsdale. Property: 5 Bryant St., Greenburgh. Amount: $750,000. Filed Oct. 20.

**9-11 Horton Avenue LLC,** New Rochelle. Seller: Philip J. Patouhas, Rye. Property: 11 Horton Ave., New Rochelle. Amount: $700,000. Filed Oct. 18.

**11 Hill Lane LLC,** White Plains. Seller: Richard Cercena, Katonah. Property: 11 Hill Lane, North Salem. Amount: $170,000. Filed Oct. 18.

**23 Street Charles Corp.,** Thornwood. Seller: A&E Property Management Corp., White Plains. Property: 23 Saint Charles St., Mount Pleasant. Amount: $900,000. Filed Oct. 18.

**53 Villa Avenue LLC,** Yonkers. Seller: Silvana McAllen, Yonkers. Property: 53 Villa Ave., Yonkers. Amount: $482,500. Filed Oct. 17.

**56 Rock LLC,** Mamaroneck. Seller: Myriam Ortiz, New Rochelle. Property: 56 Dewey Ave., New Rochelle. Amount: $450,000. Filed Oct. 20.

**62 Cedar Place LLC,** Harrison. Seller: Janet K. Yip, Rye. Property: 62 Cedar Place, Rye. Amount: $587,500. Filed Oct. 18.

**281 Milton LLC,** Rye. Seller: Susan j. Geist, Malden, Massachusetts. Property: 40 Country Ridge Drive, Rye. Amount: $700,000. Filed Oct. 20.

**421 Wagner Avenue LLC,** Mamaroneck. Seller: Maura Gabriele and Ian Gabriele, Mamaroneck. Property: 421 Wagner Ave., Rye. Amount: $675,000. Filed Oct. 18.

**Abuassi, Hatim** and **Ammar Ali,** Bronx. Seller: 419 Palisade LLC, Southampton. Property: 419 Palisade Ave., Yonkers. Amount: $780,000. Filed Oct. 19.

**Carlos, Thiago Carlomangno** and **Ana Claudia Silva Consolo**, Harrison. Seller: 61 Nelson Ave., Harrison. Amount: $875,000. Filed Oct. 17.

**CBLS Revamp LLC,** Katonah. Seller: William F. Donohue, Port Chester. Property: 3555 Katrina Drive, Yorktown. Amount: $415,000. Filed Oct. 18.

**Douglas, Dill** and **Warren Dill,** Yorktown Heights. Seller: 1450 East Main Street LLC, Yorktown Heights. Property: 1836 Hanover St., Yorktown. Amount: $590,000. Filed Oct. 17.

**Equity Ventures Group LLC,** Stamford, Connecticut. Seller: Michael P. Roushion and Nicole Roushion, Cortlandt. Property: 120 Lockwood Road, Cortlandt. Amount: $605,000. Filed Oct. 18.

**Florent-Samuel, Roslyn** and **Rene M. Samuel,** Yonkers. Seller: 111 S. Ninth Avenue LLC, New York City. Property: 111 S. Ninth Ave., Mount Vernon. Amount: $829,000. Filed Oct. 19.

**Hedgerow Properties LLC,** Weston, Connecticut. Seller: Daniel Brand and Yi-Hsin Chen, Millwood. Property: 6 Gregory Lane, New Castle. Amount: $605,000. Filed Oct. 17.

**Hill, Luis A.,** Yonkers. Seller: Bronxstone LLC, Bronx. Property: 437 Palisade Ave., Yonkers. Amount: $260,000. Filed Oct. 18.

**Lotus Rose LLC,** Bronx. Seller: John C. Armstrong, White Plains. Property: 46 Lawrence Ave., Greenburgh. Amount: $200,000. Filed Oct. 18.

**Martineau, Madison** and **Cori Martineau**, Pleasantville. Seller: United Family Real Estate LLC, Ossining. Property: 588 Washington Ave., Mount Pleasant. Amount: $705,000. Filed Oct. 17.

**Martinez, Carlos H.** and **Stephanie Romero**, Brooklyn. Seller: Safeguard Homes II LLC, Northport. Property: 538 N. James St., Peekskill. Amount: $490,000. Filed Oct. 20.

**Momma Pearl LLC,** Yonkers. Seller: city of Yonkers. Property: Pearl Street, Yonkers. Amount: $350,000. Filed Oct. 20.

**Mountanos, Gus,** White Plains. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 10 City Place, Unit 30C, White Plains. Amount: $670,000. Filed Oct. 20.

**Najjar, Jad** and **Curtis Hartman,** Sleepy Hollow. Seller: Tarrytown River Condos LLC, Brooklyn. Property: 11 River St., Unit 312, Mount Pleasant. Amount: $875,000. Filed Oct. 19.

**National Residential Nominee Service Inc.,** Frisco, Texas. Seller: Leonard Singh and Chitra Singh, Elmsford. Property: 26 Rumbrook Road, Greenburgh. Amount: $611,000. Filed Oct. 18.

**National Residential Nominee Service Inc.,** Frisco, Texas. Seller: Pengfei Liu and Jihua Gan, White Plains. Property: 10 City Place, Unit 10C, White Plains. Amount: $670,000. Filed Oct. 20.

**NYG Horizon LLC,** Scarsdale. Seller: Deutsche Bank National Trust Company, West Palm Beach, Florida. Property; 13 Colonial Road, Scarsdale. Amount: $755,000. Filed Oct. 16.

**P.C. Rashad and Sons Inc.,** Kew Gardens. Seller: Darcy A. Krasne, New York City. Property: 68 Berkley Ave., Yonkers. Amount: $850,000. Filed Oct. 19.

**Pirrone, Carmelo** and **Mark Rodgers,** New York City. Seller: Makco Realty LLC, Forest Hills. Property: 117 E. Cedar St., Mount Vernon. Amount: $720,000. Filed Oct. 19.

**Sorhaindo, Adam** and **Ashley Sorhaindo,** Mount Vernon. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 26 Rumbrook Road, Greenburgh. Amount: $611,000. Filed Oct. 18.

**Vig, Matthew** and **Karen Vig,** White Plains. Seller: Larchmont Unit LLC, Garden City. Property: 2 Washington Square, Unit 4B, Mamaroneck. Amount: $740,000. Filed Oct. 19.

**Violet Avenue Enterprises LLC,** Staatsburg. Seller: Franck Vinh, White Plains. Property: 4 Martine Ave., White Plains. Amount: $375,000. Filed Oct. 17.

**Westchester Design Team LLC,** Chappaqua. Seller: Monique N. Salnikow, Chappaqua. Property: 18 Brandson Drive, New Castle. Amount: $450,000. Filed Oct. 20.

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

**filed in Westchester County, Oct. 19 - 25**

**Kasarda, Steven**: Hartsdale, 2020 personal income, $19,003.

**Olavarria, Antonio**: Yonkers, 2022 personal income, $21,364.

**Thompson, Richard**: Mount Vernon, 2019 civil penalty, $17,322.

Judgments

**WORKERS’ COMPENSATION BOARD**

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

**600 White Plains Road Gas & Mart Inc.**, Eastchester. Amount: $21,000.

**Blue Tipico Dominicano Inc.,** Yonkers. Amount: $22,000.

**E&T Contruction-Ren Inc.,** Yonkers. Amount: $21,000.

**Hal Perriott Consulting LLC**, Ossining. Amount: $6,000.

**Sabrosura Peruana Inc.,** New Rochelle. Amount: $500.

JUDGMENTS

**Amoabeng, Victoria A.** and **Godfred K. Boateng**, Yonkers. $20,059 in favor of Milio Brothers Inc., Yonkers. Filed Oct. 17.

**Blach, Karen,** White Plains. $5,727 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 18.

**Cataldo, Dominic,** Massapequa. $24,040 in favor of Newburgh Windustrial Supply Co., Newburgh. Filed Oct. 18.

**Cissie, Fatou,** Ossining. $26,973 in favor of New York Institute of Technology. Filed Oct. 17.

**DeFilippis, Victoria,** Dobbs Ferry. $20,509 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 18.

**Jose Grocery Corp.,** New York City. $75,070 in favor of Stanson Automated LLC, Yonkers. Filed Oct. 17.

**Luna, Pablo M.,** Mohegan Lake. $5,393 in favor of Capital One National Association, Glen Allen, Virginia. Filed Oct. 18.

**Passiatore, Rosalie E.,** Ossining. $9,104 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Oct. 18.

**Pinkney, Philip,** Yorktown Heights. $9,216 in favor of Bureaus Investment Group Portfolio No. 15 LLC, Northbrook, Illinois. Filed Oct. 18.

**Rodriguez, Raul G.,** Yonkers. $30,100 in favor of GM Personal LLC, Yonkers. Filed Oct. 19.

Lis Pendens

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

**Cognato, Nicole** and **Kenneth J. Fuina,** as owners. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $960,000 affecting property located at 20 Devonshire Drive, White Plains. Filed Oct. 20.

**Del Valle, Maria Torres,** as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $100,000 affecting property located at 20 Whippoorwill Road, Apt. 1B, Armonk. Filed Oct. 17.

**Gonzalez, Angela,** as owner. Filed by Mortgage Electronic Registration Systems Inc. Action: Foreclosure of a mortgage in the principal amount of $922,992 affecting property located at 525 King St., Port Chester. Filed Oct.19.

**Jones, Alfred C.,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $382,500 affecting property located at 265 Coligni Ave., New Rochelle. Filed Oct. 17.

**Jones, Shirley A.** and **Charles W. Jones,** as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $150,000 affecting property located at 102 S. Broad St., Peekskill. Filed Oct. 18.

**Monetta, Abraham,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $290,319 affecting property located at 39 Rathbun Ave., White Plains. Filed Oct. 17.

**Perrella, Vincent N.,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $742,500 affecting property located at 11 Brookdell Drive, Hartsdale. Filed Oct. 18.

**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 Oct. 17.

**Smithwick, Lisa** and **Fred Smithwick,** as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $355,000 affecting property located at 316 Bay St., Peekskill. Filed Oct. 21.

Mechanic’s Liens

**244 Gramatan LLC,** Mount Vernon. $994,633 in favor of Global Iron Workers Inc., Putnam Valley. Filed Oct. 18.

**Delmonte, Claudio** and **Dominique Surah,** Yonkers. $84,527 in favor of Diwane Custom Woodwork Inc., Richmond Hill. Filed Oct. 18.

**Hoffman, Richard D.,** Mamaroneck. $25,000 in favor of Anthony Zavaglia Inc., Larchmont. Filed Oct. 18.

New Businesses

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

Sole Proprietorships

**914 Fashion-week,** P.O. Box 322, Yonkers 10703, c/o Bredna Fiellee. Filed Oct. 19.

**Angels Fine Finishes**, 98 Horton Ave., Apt. 2, New Rochelle 10801, c/o Angel Garcia-Silbes. Filed Oct. 19.

**Bedford Lock & Key,** P.O. Box 100, Bedford Hills 10507, c/o Anthony Armistead. Filed Oct. 18.

**Cruz Collaborative Consulting,** 3 Palma Road, Somers 10589, c/o Ariel Cruz. Filed Oct. 17.

**Diana Leahy Wellness,** 457 Warburton Ave.,

Hastings-on-Hudson 10706, c/o Diana Leaky. Filed Oct. 17.

**Fashiondrawlove,** 1133 Warburton Ave., Yonkers 10701, c/o Elina Nathanson. Filed Oct. 19.

**Giancarlo Conte,** 110 Gallows Hill Road, Cortlandt Manor 10567, c/o Giancarlo Conte. Filed Oct. 21.

**Integrevida,** 55 Fieldstone Drive, Harstdale 10530, c/o Katerina Quinones. Filed Oct. 20.

**Macara Express NY**, 241 S. Broadway, Yonkers 10705, c/o Gissela Rubio. filed Oct. 20.

**More International,** 1 A Louis Pascone Lane, Ardsley 10502, c/o Yoshie Susukita. Filed Oct. 19.

**Ramirez Cosmeticos,** 21 Manning Ave., Yonkers 10701, c/o Claudia Ramirez. Filed Oct. 18.

**Rebeca Cleaning Services,** 158 Drake Ave., Apt. 10, New Rochelle 10805, c/o Rebeca Contreras-Euyoque. Filed Oct. 19.

**Sheryl Jackson Unlimited,** 9 Granada Crescent, Unit 4, White Plains 10601, c/o Sheryl Jacksoin Coz. Filed Oct. 19.

**Stacy Pisani LVT,** 11 N. Eckar St., Irvington 10533, c/o Stacy Pisani. Filed Oct. 20.

**Uniquely Designed Creations,** 20 Ann St., Ossining 10562, c/o Ornella Pyne. Filed Oct. 20.