**WESTCHESTER**

COURT CASES

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Nov. 2 - 8**

**411 Group LLC, Somers, Lisa A. Wilson, member,**

22-22837-SHL: Chapter 7, assets $880, liabilities $89,455,

Attorney: David L. Stevens.

**TKP New York Inc., Rye, Ria Yohoiwa, president,**

22-22842-SHL: Chapter 7, assets $21,890, liabilities $11,808,897,

Attorney: Steven Wilamowsky.

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

**Local business cases, Nov. 2 - 8**

**Eric Sabatini vs. Atlas Air Worldwide Holdings, Purchase,**

22-cv-9389-VB: Securities Exchange Act.

Attorney: Richard A. Acocelli Jr.

**Benjamin Halberstam, New York City vs. Atlas Air Worldwide Holdings, Purchase,**

22-cv-9408-VB: Stockholder suit.

Attorney: Marc Edelson.

**Jamey Stillings, Santa Fe, New Mexico vs. 925 LLC,** d.b.a. **Elektrek Co., Croton-on-Hudson,**

22-cv-9443-PMH: Copyright infringement.

Attorney: Joseph A. Dunne.

**Armando Carrasco, El Paso, Texas vs. Somnia Inc., Harrison,**

22-cv-9535: Negligence, data breach, class action.

Attorney: Todd S. Garber.

**Randy Polk,** **Los Angeles, California,** **et al vs. Somnia Inc., Harrison,** 22-cv-9549: Negligence, data breach, class action.

Attorneys: Benjamin Y. Kaufman, Mark C. Rifkin.

**Thomas Booth Harris, Ventura, California vs. Somnia Inc., Harrison, et al,**

22-cv-9550: Negligence, data breach, class action.

Attorney: James J. Bilsborrow.

Deeds

Above $1 million

**9 Hunts Lane Capital Corp.,** Briarcliff Manor. Seller: Chappaqua Property Group LLC, Briarcliff Manor. Property: 9 Hunts Lane, New Castle. Amount: $1.6 million. Filed Nov. 3.

**11 McKenna Place LLC,** Mamaroneck. Seller: David Bader and Devra Bader, Mamaroneck. Property: 11 McKenna Place, Mamaroneck. Amount: $1.2 million. Filed Nov. 3.

**238 South 2 Realty LLC,** Great Neck. Seller: South Third Avenue Apartments LLC, Mount Vernon. Property: 238 S. Third Ave., Mount Vernon. Amount: $1.2 million. Filed Nov. 2.

**636 South Broadway Partners LLC,** Pelham. Seller: 632 South Broadway LLC, Brooklyn. Property: 632 S. Broadway, Yonkers. Amount: $4.9 million. Filed Nov. 4.

**Abendroth Green LLC,** New York City. Seller: Human Development Services of Westchester Inc., Port Chester. Property: 29 Adee St., Rye. Amount: $2 million. Filed Nov. 3.

**Abendroth Green LLC,** New York City. Seller: Port Chester Holdings I LLC, Montvale, New Jersey. Property: 25-27 N. Main St., Rye. Amount: $18 million. Filed Nov. 4.

**Ardisana, John Bernard** and **Ling Yan,** Farmington Hills, Massachusetts. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 352 Horseman Blvd., Mount Pleasant. Amount: $2.3 million. Filed Nov. 1.

**BRM Realty Holdings LLC,** Mamaroneck. Seller: Marianne T. O’Toole, Wantagh. Property: 351 Orienta Ave., Mamaroneck. Amount: $1 million. Filed Nov. 2.

**Disiena, Devon** and **Brian Lobel,** Purchase. Seller: Somers Crossings LLC, Goldens Bridge. Property: 5 Amber Lane, Somers. Amount: $1.2 million. Filed Nov. 1.

**EK Cross River LLC** and **KH Cross River LLC**, New York City. Seller: EK Cross River LLC, New York City. Property: 20 N. Salem Road, Lewisboro. Amount: $2 million. Filed Nov. 1.

**Holt, Laurence** and **Cathleen Holt,** Neuilly-sur-Siene, France. Seller: DAANCE LLC, Rye. Property: 315 Brevoort Lane, Rye. Amount: $10.2 million. Filed Nov. 2.

**JJS 17 Acquisitions LLC,** Boca Raton, Florida. Seller: Konstantinos Doukas and Lisa Doukas, Bronxville. Property: 12 Greenfield Ave., Eastchester. Amount: $2.6 million. Filed Nov. 1.

**Kuo, Martin** and **Jennifer Kuo,** Irvington. Seller: Mad Real Properties LLC, Yonkers. Property: 30 Country Club Lane, Mount Pleasant. Amount: $1.2 million. Filed Nov. 2.

**Martinez, Mariana** and **Yerald Perez,** Larchmont. Seller: JHNL Enterprises LLC, Pelham. Property: 24 Weaver St., Mamaroneck. Amount: $1 million. Filed Nov. 1.

**Ossining Development LLC,** Rutherford, New Jersey. Seller: JAD LLC, Saint Lucie, Florida. Property: 142-144 S. Highland Ave., Ossining. Amount: $1.3 million. Filed Nov. 3.

**Reich, Lisa B.,** Atlanta, Georgia. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 209 Palisades Boulevard, Mount Pleasant. Amount: $1.6 million. Filed Nov. 1.

**Shashank, AMT,** White Plains. Seller: 3 Ligi Lane LLC, New Rochelle. Property: 265 Worthington Road, Greenburgh. Amount: $1.3 million. Filed Nov. 2.

**Verizon New York Inc.,** New York City. Seller: Mount Vernon Trap Rock Corp., Eastchester. Property: 40 Washington Ave., Greenburgh. Amount: $6.1 million. Filed Nov. 1.

**Vicbea Ventures LLC,** New York City. Seller: Christopher C. Kunhardt, Bedford. Property: 82 Mianus River Road, North Castle. Amount: $2.3 million. Filed Nov. 1.

Below $1 million

**16 Hardy LLC,** Dobbs Ferry. Seller: Kathryn Graziano, Hawthorne. Property: 153 Fairfax Ave., Mount Pleasant. Amount: $405,000. Filed Nov. 4.

**74 Thopson Avenue LLC,** Croton-on-Hudson. Seller: Edward C. Walsh and Noreen Walsh, Croton-on-Hudson. Property: 74 Thompson Ave., Cortlandt. Amount: $252,500. Filed Nov. 1.

**481 Mamaroneck Avenue LLC,** White Plains. Seller: 481 Kayak LLC, White Plains. Property: 481 Mamaroneck Ave., White Plains. Amount: $875,000. Filed Oct. 31.

**513 Simpson Place LLC,** Croton- on-Hudson. Seller: William R. Conklin and Rose V. Conklin, Clearwater, Florida. Property: 513 Simpson Place, Peekskill. Amount: $425,000. Filed Nov. 1.

**898 Nepperhan Holding LLC,** Yonkers. Seller: Joseph Amicone, Saratoga Springs. Property: 212 Voss Ave., Yonkers. Amount: $500,000. Filed Nov. 1.

**998 McLean LLC,** Garden City. Seller: Jeffrey Rosenberg and Tina Rosenberg, Hawley, Pennsylvania. Property: 998 McLean Ave., Yonkers. Amount: $900,000. Filed Nov. 3.

**A&F Echo Bay Place LLC,** White Plains. Seller: Teodora Spadaro and Antonio Spadaro, New Rochelle. Property: 1 Echo Bay Place, New Rochelle. Amount: $650,000. Filed Nov. 2.

**Abbate, Nicole and Brandon Seidenberg,** Bronx. Seller: WNW Holdings LLC, Dorado Hills, California. Property: 25 Whippoorwill Road, North Castle. Amount: $765,000. Filed Nov. 3.

**AFL Reo LLC,** New York City. Seller: William G. Bennett and Rosa P. Bennett, South Salem. Property: 464 Smith Ridge Road, Lewisboro. Amount: $499,000. Filed Oct. 31.

**AVE 91 LLC,** Yonkers. Seller: Guy Hrynko and Mitchell Hrynko, Yonkers. Property: 91 Yonkers Ave., Yonkers. Amount: $310,000. Filed Nov. 1.

**Bathija Brothers LLC,** Mohegan Lake. Seller: Joao Dos Anjos, Ossining. Property: Lexington Avenue, Cortlandt. Amount: $90,000. Filed Nov. 1.

**Cardinal Property Holdings Ltd.,** West Islip. Seller: Deborah Wenger, West Islip. Property: 1445 Baptist Church Road, Yorktown. Amount: $230,000. Filed Nov. 3.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: Christopher Lawrence and Ann Lawrence, Cortlandt Manor. Property: 42 Park Drive, Cortlandt. Amount: $536,900. Filed Nov. 2.

**Cloud 9 Realty LLC,** Garfield, New Jersey. Seller: Rose Gold Management LLC, White Plains. Property: 216 N. Main St., Yonkers. Amount: $600,000. Filed Nov. 4.

**Croton Properties Inc.,** Verplanck. Seller: James W. Kelly and Susan Kelly, Harrington, Delaware. Property: 22 Aberdeen Road, Cortlandt. Amount: $560,000. Filed Nov. 4.

**Guitano, Eileen,** Somers. Seller: Somers Crossings LLC, Goldens Bridge. Property: 6 Amber Lane, Somers. Amount: $999,000. Filed Nov. 3.

**Kurkowski, Ellen** and ***Brendan Smith,*** New York City. Seller: Stillwater Westchester Inc., Harrison. Property: 85 Lincoln Ave., Greenburgh. Amount: $867,300. Filed Nov. 4.

**Lucaj Brothers Realty LTD.,** Millwood. Seller: Mary DeVito, Pleasantville. Property: 30 Clinton Ave., Mount Pleasant. Amount: $847,000. Filed Dec. 31.

**MJD Contracting Corp.,** Mahopac. Seller: Anthony S. Colavita, Eastchester. Property: 219 Westchester Ave., Cortlandt. Amount: $385,000. Filed Nov. 4.

**New Rochelle Development Ventures LLC,** New Rochelle. Seller: Florence Scott, New Rochelle. Property: 46 Silver Birch Road, New Rochelle. Amount: $522,500. Filed Nov. 1.

**Q West LLC,** Bronx. Seller: city of Mount Vernon. Property: 7-11

McQuesten Parkway, Mount Vernon. Amount: $942,000. Filed Nov. 2.

**Sarles Drive U.S.A. LLC,** Bronx. Seller: Jane Pullman, Yorktown Heights. Property: 2800 Sarles Drive, Yorktown. Amount: $215,000. Filed Oct. 31.

**Spaghetti The Cat LLC,** New Rochelle. Seller: Albert G. Young and Mailu Tahan, Pelham. Property: 480 Esplanade, Pelham. Amount: $900,000. Filed Nov. 1.

**Westchester Estates N7 LLC,** Tallman. Seller: William Herzfeld, Mount Vernon. Property: 214 N. Eight Ave., Mount Vernon. Amount: $675,000. Filed Oct. 31.

**JUDGMENTS**

*WORKERS’ COMPENSATION BOARD*

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

**Hudson Valley Land Management Show Services Corp.,** Cortlandt Manor. Amount: $3,500.

**L&L Interior Renovations LLC,** Mount Vernon. Amount: $7,288.35.

**Marlon Smith Basketball Camp Inc**., Yonkers. Amount: $21,000.

**Maximum Medical Management LLC**, Mount Vernon. Amount: $2,500.

**Nanny Solutions Inc.,** Armonk. Amount: $16,500.

**Precision General Maintenance Inc.,** Yonkers. Amount: $21,000.

**TechX LLC**, Mount Vernon. Amount: $19,500.

**Valuesetters Inc.,** White Plains. Amount: $2,500.

Judgments

**A&I General Construction LLC,** Ossining. $33,406 in favor of Wesco insurance Co., Dover, Delaware. Filed Nov. 4.

**Adderly, Beatrice,** New Rochelle. $8,772 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 2.

**Alvarado, Kevin G.,** Port Chester. $8,324 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 1.

**Awawdeh, Hammad B.,** Yonkers. $25,212 in favor of Bank of America National Association. Filed Nov. 2.

**Blake, Rose,** New Rochelle. $10,812 in favor of Bank of America National Association. Filed Nov. 2.

**Brown, Leroy E.,** Mount Vernon. $8,450 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

**Burgess, Darrell,** Yonkers. $33,597 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

**Canlas, Cristine,** Yonkers. $12,172 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

**Carotenuto, Scott F.,** Long Branch City, New Jersey. $167,966 in favor of HT Amerigreen Partners LLC, White Plains. Filed Nov. 2.

**Cubelo, Gracemary,** New Rochelle. $12,460 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota filed Nov. 4.

**Edwards, Marquis A.,** Mount Vernon. $8,995 in favor of Capital one Bank U.S.A. National Association. Filed Nov. 2.

**Ellis, Richard,** Valhalla. $29,822 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

**Feller, Susan,** Mahopac. $33,004 in favor of Waterview Acquisition LLC, Purdys. Filed Nov. 4.

**Frederick, Lilith A.,** White Plains. $5,672 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Nov. 1.

**Gidron, Bridgett,** Scarsdale. $20,488 in favor of Citizens Bank National Association, Johnston, Rhode Island. Filed Nov. 1.

**Gonzalez, Erla,** Peekskill. $9,022 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Nov. 1.

**Hernandez, Bryant,** Montrose. $19,926 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 1.

**Horsman, Susan,** Rye. $5,189 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 2.

**Hubbs, Anna,** Yonkers. $9,199 in favor of Credit Acceptance Corp., Southfield, Minnesota. Filed Nov. 4.

**Johnson, David E.,** Mount Vernon. $11,732 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Nov. 1.

**Majestic Oceans Pets Inc.,** Mount Vernon. $11,753 in favor of LCF Group Inc., Lake Success. Filed Nov. 3.

**Okyere, Claudia,** Scarsdale. $14,905 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

**Olumhense, Sonala,** Cortlandt Manor. $18,658 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

**Reyes, Nadia R.,** New Rochelle. $25,971 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

**Shoreline Contracts Inc.,** Pearl River. $74,163 in favor of All-Tex Inc., Sylmar, California. Filed Nov. 3.

**Stambuk, Nilda,** Hastings-on-Hudson. $235,120 in favor of JDRMDBPP SM SKP & JD IRA LLC-PMB 163, Boonton, New Jersey. Filed Nov. 3.

**Vinci, Heide,** Peekskill. $20,829 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 2.

**Wildilski, Elizabeth,** Scarsdale. $6,717 in favor of Bank of America National Association. Filed Nov. 1.

**Zekaj, Roland,** Yonkers. $21,391 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

Lis Pendens

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

**Henry Fair,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $481,950 affecting property located at 345 Langdon Ave., Mount Vernon. Filed Oct. 31.

**Horsa, Debbie,** as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $160,707 affecting property located at 162 Kitchawan Road, South Salem. Filed Oct. 31.

**Lopes, Anthony,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $616,000 affecting property located at 18 Kent Drive, Cortlandt Manor. Filed Oct. 31.

**Mastoianni, Doreen,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $438,750 affecting property located at 183 Waller Ave., White Plains. Filed Oct. 31.

**Richardson, Timothy P.,** as owner. Filed by Plaza Home Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of $333,000 affecting property located at 54 East St., South Salem. Filed Oct. 31.

**Rock, Cleotielde,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $455,000 affecting property located at 57 Cliff Ave., Yonkers. Filed Oct. 31.

Mechanic’s Liens

**BRP 10 Commerce LLC,** new Rochelle. $249,605 in favor of 9345-1524 Quebec Inc., Quebec, Canada. Filed Nov. 4.

**Butler, David M.,** Rye. $30,047 in favor of Drake Builders LLC, Bedford. Filed Nov. 4.

**Ho-Sing, Elizabeth D.,** New Rochelle. $12,793 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 4.

**Iona Preparatory School,** New Rochelle. $10,725 in favor of Connolly & Son Construction Inc., Port Chester. Filed Dec. 31.

**Northway Medical Condominium Association,** Yonkers. $11,1500 in favor of Xinos Construction Corp., College Point. Filed Nov. 3.

**SGFH Realty Inc.,** Harrison. $1 million in favor of JLS 195CD Park LLC, New Rochelle. Filed Nov. 3.

**Splatt-Nugent, Juliet,** Mount Vernon. $55,271 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 3.

New Businesses

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

Sole Proprietorships

**77 Market Street,** 27 Claremont Ave., Apt. 3E, Mount Vernon 10550, c/o Unique Browne-Jacobs. Filed Oct. 31.

**Authenticallyou,** 271 Parkview Ave., Yonkers 10710, c/o Martha Magrina. Filed Oct. 31.

**Botox Studio NP,** 369 Concord Road, Yonkers 10710, c/o Vivian Aponte. Filed Nov. 4.

**Dream Drive Rentals,** 44 N. Evarts Ave., Elmsford 10523, c/o Kevin Torres. Filed Nov. 1.

**Elana Shneyer Strategies,** 19 Hillside Ave., Goldens Bridge 10526, c/o Elana Shneyer. Filed Oct. 31.

**EVI,** 301 Quarropas St., White Plains 10601, c/o Iveline Turner. Filed Oct. 31.

**Express Delights,** 116 Spring St., Peekskill 10566, c/o Ayavaco Rosa Rocio. Filed Nov. 1.

**Jerkysortiz,** 3000 Westchester Ave., Purchase 10577, c/o Raul Clements. Filed Oct. 31.

**Lecia’s Hair Care Studio,** 186 Beechwood Ave., Mount Vernon 10553, c/o Tasha Alecia Turner Carter. Filed Nov. 3.

**LM Painting Services,** 328 William St., Apt. 3, Portchester 10573, c/o Luis Bolivar Cuji Calle. Filed Nov. 1.

**MJM Fashion Colombian Jeans,** 1008 Park St., Peekskill 10566, c/o Wilson P. Machuca Pulla. Filed Nov. 1.

**Nassimos Home Improvement,** 11 Waller Ave., Apt. 1, Ossining 10562, c/o Daniel Nassimos. Filed Nov. 1.

**Paolas Cleaning Services,** 11 Dewey Ave., New Rochelle 10801, c/o Paola Pajares. Filed Nov. 2.

**Pinecrest Creative,** 203 Legend Drive, Sleepy Hollow 10591, c/o Daniel Tracy. Filed Oct. 31.

**Plasencia’s Holdings,** 118 Gavin St., Yonkers 10701, c/o Jorge Luis Plasencia. Filed Nov. 3.

**RD Hair Salon,** 132 W. Post Road, White Plains 10601, c/o Raquel Dias. Filed Oct. 31.

**Selah Services,** 128 N. Evarts Ave., Elmsford 10523, c/o Sabina Cotte Baez. Filed Nov. 2.

**Sixto Towing Service Co.,** 43 Broad Ave., Suite 1, Ossining 10562, c/o Sixto Morel. Filed Nov. 4.

**Transitional Healing**, 157 Park Drive, Eastchester 10709, c/o Jennifer Tormo. Filed Nov. 2.

**Tray Lavon,** 2 Schroeder St., Apt. 221, Yonkers 10701, c/o Tracey Lavon Alford. Filed Nov. 2.

**Two Men One Squeegee,** 401 Ashford Ave., Dobbs Ferry 10522, c/o Luis M. Alava Molina. Filed Nov. 4.

**Vask Financial Awareness Group,** 2 Sadore Lane, Yonkers 10710, c/o Aureo C. Pinto. Filed Nov. 4.

**Volps Painting,** 96 Bradford St., Harrison 10528, c/o Robson M. Volpani. Filed Nov. 2.

**Zachary F.I.X,** 678 Warburton Ave., Apt. 5K, Yonkers 10701, c/o Zachariah Keith Polk. Filed Oct. 31.