**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Oct. 26 - Nov. 1**

**AD Futra Limited, Mount Kisco,** d.b.a. **Automotive Elegance, et al, Andrew Perry president,**

22-22814-SHL: Chapter 7, assets $0 - $50,000, liabilities $100,000 - $500,000.

Attorney: pro se.

**Ounce Water LLC, Mount Kisco, Meghan Rossi president,**

22-22829-SHL: Chapter 7, assets $1,433,372, liabilities $592,334,

Attorney: Alex Spizz.

**Ounce Water Inc., Mount Kisco, Meghan Rossi president,**

22-22830-SHL: Chapter 7, assets $N/A, liabilities $100,000.

Attorney: Alex Spizz.

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

**Local business cases, Oct. 26 - Nov. 1**

**Hub Pen Company, Braintree, Massachusetts vs. Creative Services, Mount Kisco, et al,**

22-cv-9176-VB: Patent infringement.

Attorney: John H. Choi.

**Jeffrey Rocque, Greensboro, North Carolina, et al, vs. VNS Westchester, White Plains, et al,**

22-cv-9196-VB: Americans with Disabilities Act.

Attorney: Clara R. Smit.

**Pine Bush Construction Corp., Spring Valley, et al, vs. town of Crawford, Orange County,**

22-cv-9228-VB: Fair Housing Act.

Attorney: Robert S. Rosborough.

**Pelham 1130 LLC, New Rochelle, et al, vs. Kyle Bragg as president of Local 32BJ Service Employees International Union, Manhattan,**

22-cv-9237-PMH: Labor - management eelations, removal from Westchester Supreme Court.

Attorneys: Michael R. Koenig for plaintiffs, Lyle D. Rowen for defendants.

**Parkview Station Condominium II, Mamaroneck vs. Metropolitan Property & Casualty Insurance Co., Warwick, Rhode Island, et al,**

22-cv-9240-PMH: Flood insurance.

Attorneys: Frank P. Winston, Anne M. Bossart.

**Westchester County Fair Housing Board vs. Kearney Realty & Development Group, Baldwin Place, et al,**

22-cv-9241-VB: Civil rights, accommodations.

Attorney: Karen Beltran.

**Sanofi Consumer Healthcare, Bridgewater Township, New Jersey vs. Hey Pharma Inc., Bardonia,**

22-cv-9282-VB: Trademark infringement.

Attorney: Priya Chadha.

**Diane Lombardi, Orange County vs. Oxygen XL, Spring Valley,**

22-cv-9294-NSR: Fair Debt Collection Act, class action.

Attorney: Robert Yusko.

**Triumph IP LLC, Austin, Texas vs. U.E. Systems Inc., Elmsford,**

22-cv-9298-KMK: Patent infringement.

Attorney: Nicholas N. Loaknauth.

**Salvatore J. Contristano, Manhattan vs. Empress Ambulance Service, Yonkers,**

22-cv-9318: Fraud, data breach, class action, removal from Westchester Supreme Court.

Attorney: Jeremiah Frei-Pearson for plaintiff, Robyn M. Feldstein for defendant.

**Josh Colon, Bronx vs. Empress Ambulance Service, Yonkers,**

22-cv-9322: Fraud, data breach, class action, removal from Bronx Supreme Court.

Attorney: Brian P. Murray for plaintiff, Robyn M. Feldstein for defendant.

**Super Equities Holding LLC, Monsey, et al, vs. Etekcity Corp., Anaheim, California et al,**

22-cv-9323-CS: Trademark infringement.

Attorney: Tuvia Rotberg.

**Irene Chabak, El Paso, Texas vs. Somnia Inc., Harrison,**

22-cv-9341-PMH: Negligence, data breach, class action.

Attorney: James J. Bilsborrow.

Deeds

Above $1 million

**1 West Red Oak Lane LLC,** New York City. Seller: Baker Companies Inc., White Plains. Property: 1 W. Red Oak Lane Small, Harrison. Amount: $4.4 million. Filed Oct. 1.

**2SM Development LLC,** New York City. Seller: 10 South Main LLC, White Plains and Two Hearts Partners LP, Brewster. Property: 10 S. Main St., Rye. Amount: $1.5 million. Filed Oct. 25.

**Burlison, Jack** and **Sarah Frohman,** Brooklyn. Seller: Remus LLC, Ossining. Property: 257 Sleepy Hollow Road, Ossining. Amount: $1.3 million. Filed Oct. 24.

**MAW 131 Boston Post Road Realty LLC,** New Rochelle. Seller: BJB Realty LLC, Port Chester. Property: 1311 Boston Post Road, Mamaroneck. Amount: $1.8 million. Filed Oct. 25.

**Renaissance Harrison LLC,** Short Hills, New Jersey. Seller: 80 West Red Oak Owner LLC, Port Chester. Property: 80 W. Red Oak Lane, Harrison. Amount: $71 million. Filed Oct. 26.

**Westchester Industrial Complex LLC,** Buchanan. Seller: JE.S. Land Developers LLC, Poughkeepsie. Property: 3735 Crompond, Yorktown. Amount: $1.5 million. Filed Oct. 28.

**Silver Ridge Development LLC,** Hartsdale. Seller: Hnin Khine, Pelham. Property: 18 Stonehouse Road, Scarsdale. Amount: $1.5 million. Filed Oct. 24.

Below $1 million

**15 Wickes Avenue Realty Inc.,** Yonkers. Seller: AMS Estates LLC, Yonkers. Property: 15 Wokes Ave., Yonkers. Amount: $850,000. Filed Oct. 24.

**70 Millwood Road Inc.,** Millwood. Seller: Millrose Properties LLC, Millwood. Property: 70 Millwood Road, New Castle. Amount: $730,000. Filed Oct. 25.

**75 Murray Avenue LLC,** Larchmont. Seller: Albert F. Codino, Mount Kisco. Property: 75 Murray Ave., Mamaroneck. Amount: $752,500. Filed Oct. 28.

**118 Grand Avenue LLC,** Tarrytown. Seller: Richard Capellazzi and Robert Capellazzi, Croton-on-Hudson. Property: 120 Grand St., Cortlandt. Amount: $975,000. Filed Oct. 27.

**136 North Fifth Avenue Realty Co.,** Mount Vernon. Seller: Manuel F. Lopes, Mount Vernon. Property: 136 N. Fifth Ave., Mount Vernon. Amount: $630,000. Filed Oct. 27.

**1507 Stratford LLC,** White Plains. Seller: Robert C. Stillman, White Plains. Property: 18 Miller Terrace, Greenburgh. Amount: $475,000. Filed Oct. 26.

**482 Fourth Avenue LLC**, Mahopac. Seller: Melissa Bilen Bora, Pelham. Property: 482 Fourth Ave., Pelham. Amount: $665,000. Filed Oct. 27.

**Banot 3 Realty LLC**, New Rochelle. Seller: Marc Seth Arkowitz and Michal Arkovitz, New Rochelle. Property: 65 Disbrow Circle, New Rochelle. Amount: $955,000. Filed Oct. 27.

**Bonilla, Catherine,** Port Chester. Seller: 25-28 Broadway LLC, Rye. Property: 10 Soundview St., Rye. Amount: $330,000. Filed Oct. 24.

**CBRD Holdings LLC,** Bronx. Seller: George Maskara, Bolivia, North Carolina. Property: 58 Amackassin Terrace, Yonkers. Amount: $432,000. Filed Oct. 25.

**Delgrosso, Anthony** and **Orsola Delgrosso,** Bronx. Seller: TC 727 Fifth LLC, Hopewell Junction. Property: 682 Locksley Road, Yorktown. Amount: $650,000. Filed Oct. 26.

**Delta Real Holdings LLC,** Brooklyn. Seller: James Mora, Hartsdale. Property: 8 Shawn Lane, Greenburgh. Amount: $240,000. Filed Oct. 25.

**Depaola, Joseph** and **Nadia Sepaola**, Pleasantville. Seller: KSF Ventures LLC, Jackson, New Jersey. Property: 189 Manville Road, Mount Pleasant. Amount: $919,000. Filed Oct. 25.

**Fink, Jeffrey D.** and **Beth S. Fink,** Armonk. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: $863,665. Filed Oct. 25.

**Itria Ventures LLC,** New York City. Seller: Charles A. D’Agostino, Pleasantville. Property: 2095 Hunterbrook Road, Yorktown. Amount: $632,400. Filed Oct. 25.

**JAP Management Corp.,** Irvington. Seller: Michael V. Colantuono and Eileen K. Colantuono, Irvington. Property: 11 S. Eckar St., Greenburgh. Amount: $950,000. Filed Oct. 24.

**Jeff Realty Inc.,** Bronx. Seller: U.S. Bank Trust National Association, Atlanta, Georgia. Property: 228 S. Ninth Ave., Mount Vernon. Amount: $343,875. Filed Oct. 25.

**Kings Buy LLC,** Huntington. Seller: Varghese N. Cheru and Sheela V. Sheru, Suga Land, Texas. Property: 67 Bacon Place, Yonkers. Amount: $304,000. Filed Oct. 28.

**Lady Carter Holdings LLC,** Yorktown Heights. Seller: Teresa A. Michaud, Yorktown Heights. Property: 2440 Saw Mill River Road, Yorktown. Amount: $600,000. Filed Oct. 26.

**Mattias and Aurora LLC,** Yonkers. Seller: Kathi Kon-Barba, Yonkers. Property: 435 Park Hill Ave., Yonkers. Amount: $755,000. Filed Oct. 26.

**Morales, Marc Mathew,** Bronx. Seller: Navbharta Real Estate Development Corp., New Rochelle. Property: 42 Yonkers Ave., Yonkers. Amount: $999,999. Filed Oct. 24.

**Oliver Yonkers Buying Corp.,** Garden City. Seller: John Alba, Yonkers. Property: 130 Oliver Ave., Yonkers. Amount: $750,000. Filed Oct. 27.

**Palumbo, Joseph Anthony,** Katonah. Seller: Cobbling Rock Estates LLC, Katonah. Property: 24 Cobbling Rock Drive, Somers. Amount: $550,000. Filed Oct. 26.

**PB&J Mamaroneck One LLC,** Rye. Seller: SHM Post Road LLC, Dallas, Texas. Property: 637 Barry Ave., Rye. Amount: $650,000. Filed Oct. 28.

**Pow, Stephan** and **Marcia Riley-Pow,** Mount Vernon. Seller: C2GRE LLC, Ardsley. Property: 11 Lorraine Terrace, Mount Vernon. Amount: $385,000. Filed Oct. 27.

**Russell Portfolio LLC,** Mamaroneck. Seller: Anthony Varvaro, Huntington. Property: 58 Russell St., Greenburgh. Amount: $600,000. Filed Oct. 25.

**WBP 14 Walter LLC,** Chappaqua. Seller: Alphaworks Development LLC, New York City. Property: 14 Water St., Ossining. Amount: $275,000. Filed Oct. 25.

**Wilhelm, Diane,** Valhalla. Seller: Group 4 J LLC, Mahopac. Property: 73E Independence Court, Yorktown. Amount: $381,500. Filed Oct. 24.

Judgments

**179 Nelson Holdings Inc.,** Scarsdale. $403,335 in favor of Midway Shopping Center L.P. Filed Oct. 25.

**Anvil Mechanical Inc.,** Mount Vernon. $108,652 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed Oct. 24.

**Carey, Andrew,** Port Chester. $23,386 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 26.

**Carjen Fence Company Inc.,** Yorktown Heights. $57,852 in favor of National Liability and Fire Insurance Co., Stamford, Connecticut. Filed Oct. 24.

**Ergotech Group Inc.,** Elmsford. $349,469 in favor of Steven Carlucci, Larchmont. Filed Oct. 28.

**Fanith, Eduardo,** Yonkers. $8,119 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 26.

**MJC Mason Contracting Inc.,** Cortlandt Manor. $264,902 in favor of National Funding Inc., San Diego, California. Filed Oct. 24.

**New Horizon Surgical Center LLC,** Paterson, New Jersey. $24,484 in favor of A&P Coat Apron and Linen Supply LC, Mount Vernon. Filed Oct. 27.

**Organic Express Deli Corp.,** New York City. $65,607 in favor of Stanson Automated LLC, Yonkers. Filed Oct. 28.

**Sea Fire Restaurant & Bar Inc.,** Scarsdale. $6,695 in favor of Strassburger Meats LLC, Carlstadt, New Jersey. Filed Oct. 24.

**FEDERAL TAX LIENS, $10,000 OR GREATER,**

**Westchester County, Oct. 26 - Nov. 1**

**Ayash, Irving M.**:New Rochelle, 2008, 2010, 2019 personal income, $84,014.

**DiBernardino, Margaret**: Yonkers, 2010 - 2014 personal income, $82,789.

**Fong, Harry**: Katonah, 2009, 2011, 2015 personal income, $52,982.

**Fong, Stephanie**: Katonah, 2009, 2011 personal income, $12,653.

**Harper, Adrienne D.**: Peekskill, 2014, 2020 - 2021 personal income, $15,793.

**Ignacio, Ruby A.** and **Samuel B. Ignacio**: Yonkers, 2017 - 2018 personal income, $74,573.

**Jump For Joy Family Day Care, Adrienne D. Lassic**: Peekskill, 2017-2018 employer quarterly tax, $15,548.

**McKay, Jeremy R.** and **Joan E. McKay**: Eastchester, 2021 personal income, $39,853.

**Michelle Construction One LLC, Asbel E. Juarez**: Port Chester, 2019 - 2021 employer quarterly tax and failure to file correct information, $18,257.

**Mollin, Michael E.**: Larchmont, 2004, 2006 - 2008, 2010 personal income, $337,770.

**Rooney, John** and **Michelle Rooney**: White Plains, 2018 - 2021 personal income, $130,816.

**Walter, Frances N.**: Mount Vernon, 2012 - 2014 personal income, $47,968

**JUDGMENTS**

WORKERS’ COMPENSATION BOARD

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

**866 Scarsdale Corp.** d.b.a. **Henry’s Barber Shop**, Scarsdale. Amount: $21,000.

**Blue Furniture Store Corp**., Yonkers. Amount: $21,000.

**Brian Kirby Inc.,** Yonkers. Amount: $21,000.

**Gerardo Torres** d.b.a. **Detorres Landscape**, New Rochelle. Amount: $28,500.

**Kevin Slavin** d.b.a. **Kevin Slavin Home Improvement**, Elmsford. Amount: $21,000.

**Ossining Furniture Corp.,** Ossining. Amount: $19,500.

**Platinum Wood Floors Inc**., Yonkers. Amount: $20,000.

**Smokers Shop 2 Corp**., Yonkers. Amount: $21,500.

Lis Pendens

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

**Brunetto, Andrea** and **Michael T. Magistro,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $252,345 affecting property located at 1 Quaker Bridge Road, Ossining. Filed Oct. 25.

**Bunting, Jane E. Gerhart** and **Kenneth J. Bunting**, as owners. Filed by Santander Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $250,000 affecting property located at 22 Miller Terrace, White Plains. Filed Oct. 27.

**Connelly, Joseph** and **Jennifer Connelly,** as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $200,000 affecting property located at 6 Timberlane Drive, Katonah. Filed Oct. 26.

**Holzberg, Ethel** and **Joseph Holzberg,** as owners. Filed by The Bank of New York Mellon Corp. Action: Foreclosure of a mortgage in the principal amount of $620,000 affecting property located at 1 Winding Lane, Scarsdale. Filed Oct. 25.

**Hutchins, Sidney** and **Ladonna Hutchins**, as owners. Filed by Bank United National Association. Action: Foreclosure of a mortgage in the principal amount of $471,415 affecting property located at 111 N. Fulton Ave., Mount Vernon. Filed Oct. 27.

**Lewis, David,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $938,250 affecting property located at 567 North St., Rye. Filed Oct. 27.

**Lilian, Jonathan** and **Hope Lilian**, as owners. Filed by Pentagon Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of $359,000 affecting property located at 50 Quarry Lane, Bedford. Filed Oct. 27.

**Lopez, Luis E.,** as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $630,000 affecting property located at 560 Westchester Ave., Rye Brook. Filed Oct. 24.

**Medina, Petra** and **Luis Terrero,** as owners. Filed by Loancare LLC. Action: Foreclosure of a mortgage in the principal amount of $288,000 affecting property located at 8 Union Place, Yonkers. Filed Oct. 27.

**Moncrieffe-Ortega, Celcer,** as owner. Filed by Reverse Mortgage Solutions Inc. Action: Foreclosure of a mortgage in the principal amount of $420,000 affecting property located at 118 Vista Place, Mount Vernon. Filed Oct. 27.

**O’Brien, Denis** and **Isabel Simoes**, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $131,250 affecting property located at 61 Morningside Ave., Yonkers. Filed Oct. 24.

**Spitzer, Pauline,** as owner. Filed by Guaranteed Rate Inc. Action: Foreclosure of a mortgage in the principal amount of $238,000 affecting property located at 56 Oregon Road, Cortlandt Manor. Filed Oct. 26.

**Walker, Thomas Grayson,** as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of $697,500 affecting property located at 116 Juniper Hill Road, White Plains. Filed Oct. 27.

**Williams, Maureen C.,** as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of $548,250 affecting property located at 225 Union Ave., Mount Vernon. Filed Oct. 25.

**Wilson, Jody L.** and **Ramon Santos,** as owners. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of $239,200 affecting property located at 809 Oakwood Drive, Peekskill. Filed Oct. 24.

**Windward Holdings LLC,** as owner. Filed by Columbia Bank. Action: Foreclosure of a mortgage in the principal amount of $1.7 million affecting property located at 99 N. Water St., Ossining. Filed Oct. 24.

Mechanic’s Liens

**Arthouse White Plains Development LLC,** White Plains. $166,254 in favor of Just Klean LLC, Brooklyn. Property: 10 Lyon Place, White Plains. Filed Oct. 24.

**Rizwan, Raja,** Greenburgh. $5,907 in favor of Ahern Rentals Inc., Henderson, Nevada. Property: 307 Winding Road, Ardsley. Filed Oct. 24.

New Businesses

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

Partnerships

Sole Proprietorships

**A2Z Security,** 5 Brookside Ave., Cortlandt Manor 10567, c/o Michael Zazzini. Filed Oct. 28.

**Building 20,** 531 E. Lincoln Ave., Apt. 2R, Mount Vernon 10552, c/o Jonathan James. Filed Oct. 27.

**Jdee’s Cleaning Service**, P.O. Box 24, Purchase 10577, c/o Jefferson R. Reyes. Filed Oct. 24.

**John M Daly,** 538 Riverdale Ave., Yonkers 10705, c/o John M. Daly. Filed Oct. 24.

**Krebs House Publishers,** 21 PineRidge Road, Larchmont 10538, c/o Virginia Krebs. Filed Oct. 26.

**Letitia Gottashe,** 26 First St., Pelham 10803, c/o Verna Letitia James. Filed Oct. 24.

**Luissolutions,** 66 Poningo St., Portchester 10573, c/o Luis Rafael Jimenez. Filed Oct. 25.

**Manged Care Rehab,** 5 Pratt St., New Rochelle 10801, c/o Jasmine Bass. Filed Oct. 25.

**New Cily Co.,** 45 Church Tavern Road, South Salem 10590, c/o Jacob Harrison Silm. Filed Oct. 25.

**Paul Cleaning Services,** 79 Fisher Ave., White Plains 10606, c/o Berny Paul. Filed Oct. 26.

**Peppers Thai Cuisine,** 5 Pratt St., New Rochelle 10801, c/o Jasmine Bass. Filed Oct. 25.

**Pert Tutti,** 51 Haines Road, Unit 1E, Bedford Hills 10507, c/o Herbert N. Ganno. Filed Oct. 25.

**PKV Sparks,** 21 Pine Ridge Road, Larchmont 10538, c/o Virginia Krebs. Filed Oct. 26.

**Pobedita Landscaping**, 33 Fillmore Place, Apt.1B, White Plains 10606, c/o Tomas S. Juarez Martinez. Filed Oct. 27.

**Precision Mat,** 45 May St., Apt. 5A, New Rochelle 10801, c/o Carlos Perez Aguilar. Filed Oct. 26.

**Pro Driving Base,** 119 Mount Vernon Ave., Mount Vernon 10550, c/o Yvette Valerio. Filed Oct. 25.

**Rohani’s Timeless Treasures,** 25 Leroy Place, Apt. 309, New Rochelle 10805, c/o Iriani Hariati Zulkiffi. Filed Oct. 27.

**Westchester Transportation Services,** 11 W. Prospect Ave., Mount Vernon 10550, c/o Margaret Reid. Filed Oct. 25.

**Zamary Financial Coaching,** 23 Sarah St., Ossining 10562, c/o Zamary Texerra. Filed Oct. 24.