**WESTCHESTER**

**COURT CASES**

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

**Local business cases, Nov. 23 - 29**

**Rita Moreno, New Rochelle, vs. Westchester Dental PC, Mamaroneck, et al,**

22-cv-9977: Fair Labor Standards Act.

Attorneys: Ilevu Yakubov, Adam Sherman.

**Construction Council Local 175 Funds, Mineola, et al, vs. PCI Industries Corp., Mount Vernon,**

22-cv-9998: Civil enforcement of employee benefits.

Attorney: Elise S. Feldman.

**Jeffrey Orr, Poughkeepsie vs. Tristate Note Repurchase Group LLC,** d.b.a **Wingate by Wyndham Fishkill,** 22-cv-10070-VB: Fair Labor Standards Act.

Attorney: Nicholas R. Conlon.

**Zuffa LLC,** d.b.a. **Ultimate Fighting Championship vs. Johnson & Larsen Inc.,** d.b.a. **The Old Castaways, New Windsor, et al,**

22-cv-10099: Copyright infringement.

Attorney: Julie C. Lonstein.

**Robert D’Agostini, Yonkers vs. Empress Ambulance Service, Yonkers,** 22-cv-10122: Negligence, data breach, class action.

Attorney: Daniel A. Schlanger.

**Yoel Bleich, Orange County vs. Collection Bureau of The Hudson Valley Inc., Newburgh,**

22-cv-10135: Fair Debt Collection Act, class action.

Attorney: Christofer Merritt.

**USA vs. Howard J. Kaplan M.D., P.C., Poughkeepsie,** 22-mc-334: Petition to enforce IRS summonses.

Attorney: Jean-David Barnea.

**Autoguard Advantage Corp., Dublin, Ohio vs. Community Leasing USA Inc., Spring Valley,**

22-mc-339: Motion to compel compliance with third-party subpoenas.

Attorney: Bernard Daskal.

**Deeds**

Above $1 million

**4 Garden Road Realty LLC,** Harrison. Seller: Travis and Lauren Triano, Mamaroneck. Property: 4 Garden Road, Harrison. Amount: $2.7 million. Filed Nov. 17.

**898 Nepperhan Holding LLC,** Yonkers. Seller: Ghassan Daoud, Yonkers. Property: 8989 Nepperhan Ave., Yonkers. Amount: $1 million. Filed Nov. 21.

**Bowman Avenue Property LLC,** Fairfield. Seller: Pointe Bowman Property LLC, Rye. Property: 1-10 The Pointe, Rye. Amount: $12.1 million. Filed Nov. 18.

**Elk Homes Partners II LP,** Rye. Seller: Shubin and Xiaoyue Li, Weehawken, New Jersey. Property: 8 Lebanon Road, Scarsdale. Amount: $1.5 million. Filed Nov. 18.

**Epic Renaissance LLC,** White Plains. Seller: 770 Hot Springs Road LLC, Emeryville, California. Property: 7 Renaissance Square, White Plains. Amount: $25 million. Filed Nov. 18.

**Galitello, Lenore C.,** Harrison. Seller: MNMM Holding LLC, Highland Mills. Property: 1 Cayuga Trail, Harrison. Amount: $1.2 million. Filed Nov. 18.

**Gsms 2014-GC24 Corporate Drive LLC,** Miami Beach, Florida. Seller: EH25 LLC, Arlington, Virginia. Property: 160 Corporate Blvd., Yonkers. Amount: $13 million. Filed Nov. 17.

**Ll Parcel E LLC,** Washington, Pennsylvania. Seller: James Zinman, Clifton, New Jersey. Property: 334 Horseman Blvd. Mount Pleasant. Amount: $1.3 million. Filed Nov. 17.

**Napier, Jayne,** Bronxville. Seller: 3520 LLC, Bronxville. Property: 35 Garden Ave., Eastchester. Amount: $1.5 million. Filed Nov. 18.

**Quentin Road Corp.,** Scarsdale. Seller: Tom Thomas, Jersey City, New Jersey. Property: 28 Quentin Road, Scarsdale. Amount: $3.3 million. Filed Nov. 18.

**Rich & Rick Enterprises LLC,** Larchmont. Seller: Marietta Hurwitz, New York. Property: 30 Dogwood Lane, New Rochelle. Amount: $1.2 million. Filed Nov. 17.

**Skeel, Gisela K.,** Armonk. Seller: 96 South Elliot Place LLC, New York. Property: 22 Carolyn Place, North Castle. Amount: $1 million. Filed Nov. 18.

**Zappico Associates LLC,** Hawthorne. Seller: Tamara Kalhan, New York. Property: 140 Old Colony Road, Greenburgh. Amount: $2 million. Filed Nov. 18.

Below $1 million

**113 Old Bay Street LLC,** Peekskill. Seller: Old Bay Street LLC, Yorktown Heights. Property: 113 Old Bay St., Peekskill. Amount: $410,000. Filed Nov. 21.

**1410 Crompond Road LLC,** Carmel. Seller: City of Peekskill. Property: 1410 Crompond St., Peekskill. Amount: $29,000. Filed Nov. 17.

**4 Wendover Associates LLC,** Boca Raton, Florida. Seller: Jennifer M. and Jeffrey Phillips, Lake Villa, Illinois. Property: 4 Wendover Road, Eastchester. Amount: $920,000. Filed Nov. 17.

**631-635 Nepperhan Avenue LLC,** Yonkers. Seller: ZT 631 Nepperhan LLC, Bronx. Property: 635 Nepperhan Ave., Yonkers. Amount: $550,000. Filed Nov. 17.

**A&A Development & Holdings LLC,** Ossining. Seller: Eric R. Goldman, Yonkers. Property: 13 Liberty St., Ossining. Amount: $615,000. Filed Nov. 17.

**Anchor Estates LLC,** East Chester. Seller: David Peltz, Thornwood. Property: 9 Meadowbrook Road, Mount Pleasant. Amount: $840,000. Filed Nov. 17.

**Blum, Robin,** Greenburgh. Seller: 45 Clements Place LLC, Hartsdale. Property: 45 Clements Place, Greenburgh. Amount: $555,000. Filed Nov. 17.

**City of Yonkers**. Seller: 335 Warburton Avenue LLC, Ossining. Property: 335 Warburton Ave., Yonkers. Amount: $168,000. Filed Nov. 18.

**Colley, Criss W.,** Port Chester. Seller: 21st Mortgage Corp, Knoxville, Tennessee. Property: 51 Grove St., Rye. Amount: $988,000. Filed Nov. 17.

**Gentile, Rosaria,** Yonkers. Seller: Gas2new LLC, Eastchester. Property: 24 New St., Eastchester. Amount: $800,000. Filed Nov. 18.

**Jones, Don K.,** White Plains. Seller: Anchor Estates LLC, Eastchester. Property: 24 Bogert Ave., White Plains. Amount: $450,000. Filed Nov. 18.

**Kirquel Development Ltd,** Mohegan Lake. Seller: Town of Cortlandt. Property: 3479 Lexington Ave., Cortlandt. Amount: $380,000. Filed Nov. 21.

**Krapish, Theresa,** Peekskill. Seller: Z&C Properties Group LLC, Yorktown Heights. Property: 152 Mapple St., Cortlandt. Amount: $435,000. Filed Nov. 21.

**Lichtenstein, Alan D.,** Cross River. Seller: Ginger Bread LLC, Katonah. Property: 5 Adams Hill Road, Lewisboro. Amount: $835,000. Filed Nov. 17.

**Madison Bay LLC,** Great Neck. Seller: Romulo L. Manalastas, Yonkers. Property: 160 Elm St., Yonkers. Amount: $415,000. Filed Nov. 21.

**Property Brothers New York Corp.,** Hawthorne. Seller: Wilder Flores, Port Chester. Property: 41 Elizabeth St., Rye. Amount: $692,000. Filed Nov. 17.

**Ruggiero, Joseph,** Chappaqua. Seller: Levin Group Holdings LLC, Irvington. Property: 1 Emerald Woods, Greenburgh. Amount: $500,000. Filed Nov. 21.

**Salman, Barry,** New Rochelle. Seller: Levin Group Holdings LLC, Irvington. Property: 45 Maple St., Greenburgh. Amount: $806,000. Filed Nov. 17.

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

**Westchester County, Nov. 23 - 29**

**Argos Landscaping Inc.**: Tarrytown, 2021 – 2022 employer quarterly taxes, $17,212.

**Blumenthal, Steven**: Pelham, 2018 failure to file foreign trust information, $10,000.

**Chester, Laydia**: Yonkers, 2017 – 2018 personal income, $11,008.

**Cornwell, James A.**: Yonkers, 2014 – 2017, 2019 – 2020 personal income, $24,145.

**Estime, Keren**: Mount Vernon, 2014, 2018, 2020 – 2021 personal income, $60,839.

**Fiermonte, Catherine**: Yonkers, 2017 – 2020 personal income, $46,036.

**Fiermonte, Frank R.**: Yonkers, 2012 – 2013, 2017 – 2020 personal income, $62,588.

**Fogarty, Paul B.**: White Plains, 2012 – 2014, 2016, 2019 – 2020 personal income, $27,692.

**Hacienda Don Juan Restaurant Corp.** d.b.a. **Hacienda La Paloma**: Mount Kisco, 2019 – 2020, 2022 corporate income, employer unemployment, employer quarterly taxes, $75,417.

**Kern, Adam**: Goldens Bridge, 2015, 2017 – 2020 personal income, $59,857.

**Los Cabreras Landscaping & Construction**: Ossining, 2021 corporate income and employer quarterly taxes, $15,287.

**Marques, Ricardo**: New Rochelle, 2017 – 2019 personal income, $18,601.

**Me & You Improvements Inc.**: Port Chester, 2021 employer quarterly taxes, $19,553.

**Michel, Oscar H.**: Mount Vernon, 2013, 2019 personal income, $17,117.

**Nepperhan Community Center Inc.**: Yonkers, 2020exempt organization business income, $45,780.

**Panton, Paula**: Yonkers, 2016 – 2021 personal income, $86,589.

**Ramirez, Brenda B.**: Yonkers, 2018 – 2019 personal income, $89,761.

**Sandford, Donald K.**: Rye, 2019 – 2020 personal income, $136,420.

**Vasquez, Rafael**: Yonkers, 2014 – 2015, 2017 – 2019 personal income, $44,224.

**JUDGMENTS**

*WORKERS’ COMPENSATION BOARD*

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

**323 Mango Deli Grocery Corp.,** Yonkers. Amount: $4,500.

**D&R Consultants LLC,** Mount Vernon. Amount: $38,250.

**Fellow Laborers of Love Inc.,** Mount Vernon. Amount: $21,000.

**Glass Designers Corp.,** Port Chester. Amount: $2,500.

**Maxx Carpentry and Home Improvements Corp.,** Sleepy Hollow. Amount: $1,500.

**Medco Electric Inc.,** Yonkers. Amount: $2,500.

**JUDGMENTS**

**Anderson, Jahvon,** Yonkers. $7,949 in favor of NCB Management Services Inc., Trevose, Pennsylvania. Filed Nov. 14.

**Arena Contracting Inc.,** Port Chester. $10,223 in favor of US Bank NA, Marshall, Minnesota. Filed Nov. 17.

**Bark & Purr LLC** and **Harris Janelle,** Yonkers. $46,623 in favor of Atanacio Dessire Garcia, Yonkers. Filed Nov. 16.

**Briarcliff Manor Center for Nursing & Rehabilitation,** Briarcliff. $7,857 in favor of Hoffman Lee, Nyack. Filed Nov. 15.

**Bruno Jason,** Yonkers. $38,370 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

**Daru, Anthony** and **Glenn S. Carr,** Katonah. $15,181 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

**DeBellis, M. Recine** aka **Maria-Alana R. Debel,** Amawalk. $9,947 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 15.

**Dosins Towing Inc.** and **Dosin Richard,** Hastings-on-Hudson. $31,712 in favor of Mercy College, Dobbs Ferry. Filed Nov. 15.

**Elders, Raymond A.,** White Plains. $11,957 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 17.

**Emery, Joel,** Chappaqua, $2,610,827 in favor of 5M Corp., Chappaqua. Filed Nov. 14.

**Genesis of New Rochelle,** New Rochelle. $36,009 in favor of Technology Insurance Company Inc., Nashua, New Hampshire. Filed Nov. 18.

**Germosen, Enmanuel,** Yonkers. $5,979 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 16.

**Glenn Carpet Company LLC,** Katonah. $15,181 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

**Gutierrez, Powery Cindy Camille,** Shrub Oak. $31,935 in favor of Arthur and Maria Vlasaty, Yonkers. Filed Nov. 16.

**Harris Janelle,** Yonkers. $46,623 in favor of Atanacio Dessire Garcia, Yonkers. Filed Nov. 16.

**HSS Development Group Ltd.,** White Plains. $600,617 in favor of Loxley Evolution Technology Company Ltd., Bangkok. Filed Nov. 17.

**Jamil Ben** and **HSS Development Group Ltd,** White Plains. $600,617 in favor of Loxley Evolution Technology Company Ltd, Bangkok. Filed Nov. 17.

**Lockwood, Teresa,** Newark, New Jersey. $24,465 in favor of Lennon Avenue Realty Corp, Yonkers. Filed Nov. 16.

**Markley, Matthew,** Peekskill. $6,051 in favor of Cavalry SPV I LLC, Valhalla. Filed Nov. 17.

**Memije, Jonathan C.,** Mount Kisco. $10,561 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 14.

**Michaels, Noel G.,** Yonkers. $12,076 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Nov. 14.

**Muller, Edgar,** South Salem. $43,381 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 16.

**My Electrician Inc.,** New Rochelle. $32,495 in favor of HH Benfield Electric Supply Company Inc., Mount Vernon. Filed Nov. 15.

**Nunez, Jeffrey,** Ossining. $33,593 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 16.

**Odom, John,** Eagle, Idaho. $438,688 in favor of Blue Elephant Financing LLC, Irvington. Filed Nov. 14.

**Perrin, Gerald,** Springfield. $5,894 in favor of Erin Capital Management LLC, New York. Filed Nov. 17.

**Roc-N-Ramen 914 LLC,** New Rochelle. $10,180 in favor of Philadelphia Indemnity Insurance Co., Bala Cynwyd, Pennsylvania. Filed Nov. 17.

**Rombouts Avenue LLC,** Harrison. $23,284 in favor of Main Street America Assurance Co., Jacksonville, Florida. Filed Nov. 15.

**Ruhani, Valon,** Bronxville. $5,383 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 15.

**Russo, Sandi,** Rye. $7,565 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 15.

**Singh, Synthia,** Yonkers. $23,052 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 16.

**Vignon, Akouete T.,** Valhalla. $2,858 in favor of US Alliance Federal Credit Union, Rye. Filed Nov. 15.

**Vizzari, Joseph,** Port Chester. $10,669 in favor of Capital Bank USA NA, Glen Allen, Virginia. Filed Nov. 15.

**Watkins, Sarrina,** White Plains. $24,397 in favor of Drake One Company LLC, New Rochelle. Filed Nov. 16.

**Lis Pendens**

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

**Bank of New York,** as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of $370,000 affecting property located in Mount Vernon. Filed Nov. 18.

**Barajas Benito,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of $439,560 affecting property located at 26 Lafayette St., New Rochelle. Filed Nov. 18.

**Board Manager Gateway Peekskill Condo,** as owner. Filed by the state of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of $187,500 affecting property located at 716 Main St., Peekskill Filed Nov. 17.

**Divitto Lynne C.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $350,000 affecting property located at Orchard St., North Castle. Filed Nov. 21.

**Mininger Andrew L.,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of $866,000 affecting property located at 20 S. Villard Ave., Greenburgh. Filed Nov. 17.

**Rakower, Sali,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $2,709,323 affecting property located at 8 Old Woods Drive, Harrison. Filed Nov. 18.

**Mechanic’s Liens**

**2XR LLC,** Yorktown. $64,633 in favor of Premier Custom Construction LLC, Ossining. Filed Nov. 16.

**31 Old Briarcliff Road Trust,** Ossining. $35,746 in favor of Chris Craftsman Development Inc., Bronx. Filed Nov. 15.

**440 Hamilton Developer LLC,** White Plains. $709,525 in favor of County-Wide Masonry Corp, Mount Vernon. Filed Nov. 15.

**500 Commerce LLC,** Mount Pleasant. $8,150 in favor of Over the Top Lifting, Bronx. Filed Nov. 18.

**Aggro Brassi LLC,** North Castle. $13,200 in favor of Preconco Sales Corp., Valley Cottage. Filed Nov. 17.

**Anthony M Lanza,** Eastchester. $46,000 in favor of Ultimate Scapes Inc., Baldwin Park. Filed Nov. 18.

**Armonk Fairview LLC,** North Castle. $13,200 in favor of Preconco Sales Corp., Valley Cottage. Filed Nov. 17.

**Brightview Harrison LLC,** Harrison. $30,005 in favor of LNT81V INC., Orange. Filed Nov. 17.

**Casamayor, Marilyn,** Yonkers. $31,350 in favor of Matthew G. Bullen, Jamaica. Filed Nov. 17.

**Chabad of Bedford Inc.,** Bedford. $131,794 in favor of Total Interiors LLC, Bedford. Filed Nov. 17.

**Glotzer, Lauren,** Scarsdale. $12,490 in favor of East Haven Builders Supply-US Lab, East Haven, Connecticut. Filed Nov. 14.

**New Businesses**

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

Partnerships

**Novak Equities,** 600 Fort Hill Road A, Peekskill 10566, c/o Jeremy and Steven Novak. Filed Nov. 15.

Sole Proprietorships

**Aldeia It,** 68 Spruce Lane South, Chappaqua 10514, c/o Jan Hendrik Scheufen. Filed Nov. 16.

**Artefleurs Studio,** 12 Walden Lane, Rye 10580, c/o Marie-Fleur Spolidor. Filed Nov. 21.

**Best Cleaning Professionals,** 4 Maplewood Road, Hartsdale 10520, c/o Estrella A. Dimalanta. Filed Nov. 16.

**Best Deal Roadside Recovery,** 105 Mount Vernon Ave., No. 2, Mount Vernon 10550, c/o Tasharna Lewis. Filed Nov. 14.

**Boutique Mexico Lindo,** 270 Gainsborg Avenue East, West Harrison 10604, c/o Luis M. Vazquez. Filed Nov. 10.

**Boy Scouts of America Pack Troop Crew 613,** 40 Prescott Ave., White Plains 10605, c/o Evan Gilder. Filed Nov. 15.

**By Faith,** 448 Locust St., Mount Vernon 10552, c/o Cordia Newton. Filed Nov. 17.

**Charismatic Boutique 20,** 46 Gramatan Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

**Chornbrook Mysteries,** 212 Sand Piper Court, Yorktown Height 10598, c/o Ilya Reznikov. Filed Nov. 10.

**Donyabou Projects,** 219 Route 202, Somers 10589, c/o Donya Bouzarjomehri. Filed Nov. 15.

**Eugenias Business Solutions,** 336 Washington Ave., White Plains 10603, c/o Maria Bowen. Filed Nov. 21.

**Eyedroptracker.com,** 20 Scofield Road, Pound Ridge 10576, c/o Carolynn R. Sears. Filed Nov. 16.

**Feather & Stone Home Maintenance,** 441 Old Post Road, Bedford 10506, c/o Cyrus Woodstead. Filed Nov. 16.

**Gamers Lounge,** 525 Shoneview Drive, Yonkers 10710, c/o Sabrina Harris. Filed Nov. 10.

**Go Acro,** 620 Pelhamdale Ave., Pelham 10803, c/o Vanya Hristova Spirova. Filed Nov. 14.

**Gocaj Travel,** 32 Vernon Ave., Yonkers 10704, c/o Shkelzen Gocaj. Filed Nov. 17.

**Hannah's Heart,** P.O. Box 222, Ardsley-on-Hudson 10503, c/o Samantha Daniels. Filed Nov. 14.

**Kensico Shareholders,** 338 Main St., No. 2A, White Plains 10601, c/o George Batts Jr., Filed Nov. 15.

**La Bicicleta Cafe,** 208 N. Kensico Ave., No. 2, White Plains 10604, c/o Catherine Soto. Filed Nov. 16.

**Make Jouvert Great Again 20,** 46 Gramaton Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

**Make New York Great Again,** 46 Gramatan Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

**Proof With Pete,** 39 Huntville Road, Katonah 10536, c/o Peter Grossman. Filed Nov. 10.

**S Divoire,** 1193 Post Road, Scarsdale 10583, c/o Leff Lily. Filed Nov. 16.

**Stonecutter Nursery,** 26 Aqueduct Lane,

Hasting-on-Hudson 10706, c/o Mark Christie. Filed Nov. 10.

**Tracey-Ann Catering Service,** 11 Beekman Ave., Mount Vernon 10553, c/o Tracey-Ann Johnson. Filed Nov. 10.

**Y&M Painting & Home Improvement,** 48 Clinton St., Port Chester 10573, c/o Andrew Raoul Loja. Filed Nov. 15.