**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Feb. 22 - 28**

**Aru Pharma Inc.,** Yonkers, by Rajammal Jayakumar, proposed executrix of the Estate of Arumugan Jayakumar, 23-22157-SHL: Chapter 11, assets $109,092, liabilities $1,409,828.

Attorney: Michael G. McAuliffe.

**Ken Biegeleisen**, Peekskill, d.b.a. Ken Biegeleisen M.D., 23-22159-SHL: Chapter 7, assets $28,687, liabilities $150,000.

Attorney: pro se.

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

**Local business cases, Feb 22 – 28**

**Matthew J. Sheps, Westchester vs. Aqueduct Plumbing and Heating of Putnam Inc., Valhalla**,

23-cv-1465-CS: Job discrimination.

Attorney: Dorina Cela.

**U.S. Department of Labor vs. Sunrise Home Care Inc., Brewster, et al,**

23-cv-1573-VB: Fair Labor Standards Act.

Attorney: Allison Leah Bowles.

**HongKong Corenex Technology Company Ltd., Hong Kong, China vs. Key Digital Systems Inc., Mount Vernon,** 23-cv-1577-VB: Breach of contract.

Attorney: Austin D. Kim.

**Mahammed Rana, Mamaroneck vs. Rani Mahal Fine Indian Cuisine Inc., Mamaroneck, et al,**

23-cv-1738: Fair Labor Standards Act.

Attorney: Howard T. Schragin.

**Deeds**

Above $1 million

**113-115 Church Street LLC,** Brooklyn. Seller: Eliezer E. Padilla, Bronx. Property: 113 Church St., New Rochelle. Amount: $1 million. Filed Feb. 10.

**512 Nsske LLC,**

Croton-on-Hudson. Seller: 512 North Inc., Briarcliff. Property: 512 N. State Road, Ossining. Amount: $1.5 million. Filed Feb. 16.

**Algonquin Gas Transmission LLC,** Houston, Texas. Seller: Stephen Derrico and Matthew Siliato, New York. Property: 2990 Stony St., Yorktown. Amount: $1.2 million. Filed Feb. 15.

**Gosin, Barry** and **Jacqueline Gosin,** Bedford Corners. Seller: Forever Farm LLC, Los Angeles, California. Property: 617 Croton Lake Road, Bedford. Amount: $13.5 million. Filed Feb. 15.

**Lighthouse Landing Communities LLC,** New York. Seller: Ll Parcel E LLC, Fort Washington, Pennsylvania. Property: 1 Palisades Blvd., Mount Pleasant. Amount: $2.9 million. Filed Feb. 13.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Alice McNamara, Elmsford. Property: 303 Palisades Blvd., Mount Pleasant. Amount: $1.4 million. Filed Feb. 14.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Eric J. Dorfman, Dobbs Ferry. Property: 305 Palisades Blvd., Mount Pleasant. Amount: $1.5 million. Filed Feb. 17.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Hudson LLC, New York. Property: 350 Horseman Blvd., Mount Pleasant. Amount: $2 million. Filed Feb. 13.

**Randoplh, Randolph B.,** Mount Kisco. Seller: 48 Old Roaring Brook Road LLC, Bedford. Property: 48 Old Roaring Brook Road, New Castle. Amount: $2 million. Filed Feb. 9.

**Ryu, Kokushi,** Tokyo, Japan. Seller: Touchi International Corp, Tokyo, Japan. Property: 71 Oakland Ave., Eastchester. Amount: $1.1 million. Filed Feb. 16.

**SC Rye Brook Partners LLC,** Pawling. Seller: Diane E. Sable Exempt Trust, Mechanicsburg, Pennsylvania. Property: 3 Mulberry Court, Rye. Amount: $1.5 million. Filed Feb. 9.

**S. Davewroc LLC,** Boynton Beach, Florida. Seller: 65 Tarrytown Road LLC,

Croton-on-Hudson. Property: 65 Tarrytown Road, Greenburgh. Amount: $4.8 million. Filed Feb. 9.

**Tac New Rochelle LLC,** Atlanta, Georgia. Seller: AMC New Rochelle SS Owner LLC, Chevy Chase, Maryland. Property: 54 Nardozzi Place, New Rochelle. Amount: $44.5 million. Filed Feb. 15.

**Unger, Alan,** Fairfield, Iowa. Seller: Caramel Construction Inc., Scarsdale. Property: 22 Old Lyme Road, Scarsdale. Amount: $1.4 million. Filed Feb. 9.

**Wood, Lee O.,** New Rochelle. Seller: Kohe Properties LLC, Brooklyn. Property: 29 E. Second St., Mount Vernon. Amount: $1.6 million. Filed Feb. 17.

Below $1 million

**16 Hardy LLC,** Dobbs Ferry. Seller: Salameh and Mary Hattar, Hartsdale. Property: 153 Fairfax Ave., Mount Pleasant. Amount: $650,000. Filed Feb. 9.

**179 Bronx Holding LLC,** New Rochelle. Seller: Ochoa Alejandro, et al, Port Chester. Property: 31 1/2 Maple Place, Rye. Amount: $625,000. Filed Feb. 17.

**36 Martin Place LLC,** Port Chester. Seller: 36 Martin Place LLC, Brooklyn. Property: 36 Martin Place, Rye. Amount: $725,000. Filed Feb. 15.

**Abboud, Wafa,** Yonkers. Seller: 160 Bruce Ave Holdings LLC, Brooklyn. Property: 160 Bruce Ave., Yonkers. Amount: $665,000. Filed Feb. 17.

**Avery, Nancy S.,** Rye. Seller: 37 Hughes Ave LLC, Rye. Property: 37 Hughes Ave., Rye. Amount: $950,000. Filed Feb. 14.

**Brown Norma,** Mount Vernon. Seller: 211 N. Fifth Avenue, LLC, Mount Vernon. Property: 211 Fifth Ave., Mount Vernon. Amount: $390,000. Filed Feb. 17.

**BTE Holding Corp,** Thornwood. Seller: 586 Commerce Holdings LLC, Bronx. Property: 586 Commerce St., Mount Pleasant. Amount: $870,000. Filed Feb. 17.

**Bushko, David A.** and **Ruth Bushko,** Bedford. Seller: Millertown Farm LLC, Bedford. Property: 255 Millertown Road, Bedford. Amount: $740,000. Filed Feb. 9.

**Chisolm, Katherine,** Mount Vernon. Seller: Juliets Essentials LLC, East Elmshurst. Property: 159 Second Ave., Mount Vernon. Amount: $65,000. Filed Feb. 9.

**Chuang, Sophia,** San Jose, California. Seller: GCSC22 LLC, Valhalla. Property: 50 Birch Road, Ossining. Amount: $500,000. Filed Feb. 14.

**Daly, Brian,** Pleasant Valley. Seller: Safeguard Misty Realty Group LLC, Hauppauge. Property: 7 N. Shenorock Drive, Somers. Amount: $300,000. Filed Feb. 10.

**Deutsche Bank National Trust Co.,** Salt Lake City, Utah. Seller: Pauline Scalisi and Jaime Centeno, Yonkers. Property: 70 Southside Ave., Greenburgh. Amount: $605,000. Filed Feb. 15.

**Difabio, Massimo,** Chappaqua. Seller: Suburban Builders LLC, White Plains. Property: 31 Woodmill Road, New Castle. Amount: $579,000. Filed Feb. 17.

**Dilemme, Marisa,** Rye. Seller: Spencer Stone Ridge LLC, Rye. Property: 110 Theodore Fremd Ave., Rye. Amount: $576,000. Filed Feb. 14.

**Duker, Naomi,** White Plains. Seller: HB2 Alternative Holdings LLC, West Palm Beach, Florida. Property: 46 Roanoke Ave., Rye. Amount: $576,000. Filed Feb. 9.

**Ehrlich Estate LLC,** Jamaica. Seller: Gladis M. Rodriguez, Eastchester. Property: 92 Joyce Road, Eastchester. Amount: $620,000. Filed Feb. 16.

**Gibbo, Bruce E.,** Pleasantville. Seller: Abcat Inc., Fishkill. Property: 413 Fort Washington Ave., Mount Pleasant. Amount: $512,000. Filed Feb. 15.

**Hawthorne, John R.,** Bedford. Seller: 5 Center Street LLC, Hopewell Junction. Property: 5 Center St., Bedford. Amount: $800,000. Filed Feb. 9.

**Kawnuhu LLC,** Yonkers. Seller: Mery A. Aristy, Yonkers. Property: 71 Winfred Ave., Yonkers. Amount: $865,000. Filed Feb. 9.

**Limato, Doreen C.,** Scarsdale. Seller: AAA Masmalaj LLC, Eastchester. Property: 46 Webster Road, Eastchester. Amount: $600,000. Filed Feb. 16.

**Macri, Santo,** Harrison. Seller: 158 Harrison Avenue LLC, Harrison. Property: 158 Harrison Ave., Harrison. Amount: $740,000. Filed Feb. 14.

**Marino, Frank P.,** Purchase. Seller: 10 Ellsworth LLC, Rye. Property: 10 Ellsworth St., Rye. Amount: $710,000. Filed Feb. 16.

**Meagher, Christopher B.,** White Plains. Seller: Lakeview Loan Servicing LLC, Coppell, Texas. Property: 120 Croton Park Road, Cortlandt. Amount: $113,000. Filed Feb. 14.

**Monroe, Cleven,** Yonkers. Seller: Anjali Properties Inc., Valhalla. Property: 704 Warburton Ave., Yonkers. Amount: $285,000. Filed Feb. 9.

**Morgese, Anthony B.,** Yonkers. Seller: Ronjay LLC, New York. Property: 1570 Nepperhan Ave., Yonkers. Amount: $690,000. Filed Feb. 17.

**Ossining Urban Renewal Agency,** Ossining. Seller: Havell Property Group LLC, Brooklyn. Property: 2 State St., Ossining. Amount: $40,000. Filed Feb. 14.

**Rochester Funding LLC,** Rochester. Seller: Ryston Buchanan and Rafael Paredes, Yonkers. Property: 140 Ravine Ave., Yonkers. Amount: $75,000. Filed Feb. 16.

**Scarborough, Yvonne B., et al,** Elmsford. Seller: 1 South Lawrence Ave LLC, Brooklyn. Property: 1 S. Lawrence Ave., Greenburgh. Amount: $171,000. Filed Feb. 10.

**Settembre, Sabatiello,** Croton-on-Hudson. Seller: Bricks and Bread LLC, Ossining. Property: 387-389 S. Riverside Ave., Cortlandt. Amount: $585,000. Filed Feb. 9.

**Sharpe Home Designs LLC,** Yonkers. Seller: Nicholas and Rebecca Munarriz, New York. Property: 175 Edgepark Road, Greenburgh. Amount: $775,000. Filed Feb. 16.

**ST Dur Realty Corp,** New York. Seller: Old Roaring Brook LLC, Scarsdale. Property: Old Roaring Brook Road, New Castle. Amount: $522,000. Filed Feb. 14.

**Vazquez, Luiz,** Valhalla. Seller: Sterling WP LLC, White Plains. Property: 168 W. Lake Drive, Mount Pleasant. Amount: $380,000. Filed Feb. 10.

**Yamaguchi, Koichiro,** Tokyo, Japan. Seller: Naigai Bussan Company Ltd., Osaka, Japan. Property: 192 Lincoln Place, Eastchester. Amount: $825,000. Filed Feb. 15.

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

**Westchester County, Feb. 22 - 28**

**Allakpo, Franklin**: New Rochelle, 2020 personal income, $155,806.

**Brown, Veronica**: New Rochelle, 2017 personal income, $18,643.

**Camarella, Peter**: Mamaroneck, 2020 – 2021 personal income, $20,621.

**Connelly, James P. Jr.** and **Lauren A. Connelly**: Rye, 2021 personal income, $22,099.

**Curley, Rosanna**: Yonkers, 2018 – 2020 personal income, $54,170.

**Haynie, Melissa C.**: Mount Vernon, 2014 – 2021 personal income, $68,718.

**Lambe, Kieran J.**: Yonkers, 2018 – 2020 personal income, $54,170.

**Robinson, Michael**: Peekskill, 2015 – 2021 personal income, $47,135.

**Santelli, Pasquale** and **Geraldine Santelli**: Tuckahoe, 2021 personal income, $57,263.

**Judgments**

**2382 Boston Post Road Corp,** Larchmont. $16,129 in favor of Ace Endico Corp., Brewster. Filed Feb. 14.

**285 Schermerhorn LLC,** Brooklyn. $2,791 in favor of Lift Elevator LLC, Mount Vernon. Filed Feb. 17.

**Ajose, Simon,** Mount Vernon. $2,222 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 17.

**Barrios, Alberto D.,** New Rochelle. $6,739 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 10.

**Bronfield, Walter A.,** Yonkers. $3,294 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Camac, Howard,** Bedford. $2,544 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Feb. 17.

**Camacho, Juan,** Tarrytown. $48,449 in favor of Mark Lukachko, Chatham, New Jersey. Filed Feb. 16.

**Carlos Electric Inc., et al,** Buchanan. $21,277 in favor of Swift Electrical Supply Company Inc., Teterboro, New Jersey. Filed Feb. 21.

**Cesar, Ana,** Port Chester. $1,806 in favor of PYOD LLC, Las Vegas, Nevada. Filed Feb. 17.

**Cocozza, Gabrielle D.,** Briarcliff Manor. $1,755 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 10.

**Drakes, Sieada C.,** Mount Vernon. $8,197 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 10.

**Flowers, Charles H.,** Purdys. $6,986 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 10.

**Gidron, Bridgett A.,** Scarsdale. $114,244 in favor of Kathi Moore, Yonkers. Filed Feb. 10.

**Guittings, Cynthia,** Yonkers. $4,943 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 17.

**Mason, Alan,** Larchmont. $83,566 in favor of Albert A. Vollmer, Larchmont. Filed Feb. 22.

**Mbaye, Ayana,** Yonkers. $3,169 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Feb. 17.

**Mogavero, Bruce K.,** Eastchester. $2,736,953 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 10.

**Persico, Dennis P.,** Yorktown Heights. $10,531 in favor of Denise Rosnyai, Palm Beach Gardens, Florida. Filed Feb. 17.

**Salem, Issa A.,** Yonkers. $11,807 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 10.

**SRL Montauk LLC, et al,** Montauk. $17,494 in favor of Ace Endico Corp., Brewster. Filed Feb. 15.

**Zavaleta, Rivera Enrique A.,** Bronx. $29,704 in favor of Alfaro Aguilar Silvana, White Plains. Filed Feb. 10.

**Lis Pendens**

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

**American Express National Bank,** as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of $642,000 affecting property located at 19 Black Birch Lane, Scarsdale. Filed Feb. 10.

**Anselmo, Charles,** heir, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $610,000 affecting property located at 144 Northfield Ave., Greenburgh. Filed Feb. 10.

**Association of Oakridge Condominiums Inc. Board of Directors,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $404,000 affecting property located at 18 Fox Run, Unit 18, South Salem. Filed Feb. 13.

**Bank of America NA,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of $325,000 affecting property located at 99 Aberfoyle Road, New Rochelle. Filed Feb. 13.

**Beecham, Michael,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $196,000 affecting property located at 410 S. Second Ave., Mount Vernon. Filed Feb. 13.

**Boone, Frances, estate of,**as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $100,000 affecting property located at 10 Barnes Lane, Chappaqua. Filed Feb. 13.

**Bramare Town Home LLC,** as owner. Filed by Sterling National Bank. Action: Foreclosure of a mortgage in the principal amount of $1,000,000 affecting property located at 50 Elmsmere Road, Mount Vernon. Filed Feb. 10.

**Collymore, Corris,** Estate of, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $544,000 affecting property located at 429 Homestead Ave., Mount Vernon. Filed Feb. 10.

**Fichera, Donna,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $100,000 affecting property located at 1509 Eagle Bay Drive, Ossining. Filed Feb. 13.

**Fleet National Bank,** as owner. Filed by Carver Federal Savings Bank. Action: Foreclosure of a mortgage in the principal amount of $835,000 affecting property located at 1 Willets Road, Harrison. Filed Feb. 13.

**Francis, Millicent V.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $629,000 affecting property located at 292 Hawthorne Ave., Yonkers. Filed Feb. 14.

**Hammer, Barbara,** as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of $1,000,000 affecting property located at 6 Ironwood Lane, Rye. Filed Feb. 10.

**HSBC Bank USA NA,** as owner. Filed by Citigroup Mortgage Loan Trust Inc. Action: Foreclosure of a mortgage in the principal amount of $780,000 affecting property located at 2 Barry Lane, Katonah. Filed Feb. 10.

**Krause Dennis T. (**distributee),as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $245,000 affecting property located at 58 Frederic St., Yonkers. Filed Feb. 13.

**Leary, Solomon L.,** as owner. Filed by Town Point Mortgage Trust 2021-Sj1. Action: Foreclosure of a mortgage in the principal amount of $35,000 affecting property located at 12 Downing Drive East, White Plains. Filed Feb. 13.

**Mills, Donna M.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $417,000 affecting property located at 26 California Road, Mount Vernon. Filed Feb. 10.

**Salazar, Felicia,** as owner. Filed by Pacific Western Bank. Action: Foreclosure of a mortgage in the principal amount of $1,500,000 affecting property located at 10 Leisure Farm Drive, Armonk. Filed Feb. 14.

**Mechanic’s Liens**

**194-45 Murdock Avenue LLC,** Yonkers. $2,875 in favor of Dannys Electric, White Plains. Filed Feb. 10.

**Goldberger Joel & Rich 37 LLC,** Mount Vernon. $2,000 in favor of Dannys Electric, White Plains. Filed Feb. 10.

**HTR Old Quarry Lake LLC,** North Castle. $4,131 in favor of JD Barrett & Associates LLC, Easton, Connecticut. Filed Feb. 14.

**Lanza, Ioanna,** Somers. $25,000 in favor of Franzoso Remodeling Corp., Croton. Filed Feb. 14.

**Margie, Firial,** Yonkers. $142,728 in favor of ERA Construction LCC, Yonkers. Filed Feb. 13.

**Momani, Fresia,** Yonkers. $2,970 in favor of Lemus Concrete Pumping LLC, Astoria. Filed Feb. 14.

**Plant Powerhouse LLC,** Yonkers. $396,244 in favor of BIG Architecture DPC, Brooklyn. Filed Feb. 14.

**Riveredge Owners Inc.,** Yonkers. $11,187 in favor of Braxton Engineering PC, Bronxville. Filed Feb. 14.

**Xenikakis, Ionna V.,** Somers. $25,000 in favor of Franzoso Remodeling Corp., Croton. Filed Feb. 14.

**New Businesses**

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

Partnerships

**Mi Gente Live,** 325 Sherman Ave., D14, Peekskill 10566. c/o Edvin Ortega and Melody Rodriguez. Filed Feb. 15.

Sole Proprietorships

**AC Home Improvement,** 88 Walnut St., Apt. 1, New Rochelle 10801. c/o Arturo Cervantes. Filed Feb. 13.

**Allied Universal Security Services,** 12 Water St., E 301, White Plains 10601. Filed Feb. 16.

**Arquiradg,** 118 Gavin St., Second floor, Yonkers 10701. c/o Ramon A. Duran. Filed Feb. 16.

**Beauty Manager,** 1998 E. Main St., Mohegan Lake 10547. c/o Emgie P. Catano Filed Feb. 16.

**Beauty Room,** 443 Tarrytown Road, White Plains 10705. c/o Magdalena Niewojt. Filed Feb. 14.

**Blu Ribbon Home Inspection,** 920 Pelhamdale Ave., Pelham 10803. c/o Anto Pepdjonovic. Filed Feb. 13.

**Blu Ribbon Restoration,** 920 Pelhamdale C2A, Pelham 10803. c/o Anto Pepdjonovic. Filed Feb. 13.

**Candy Designer,** 50 Nepperhan St., 1602, Yonkers 10701. c/o Candy Marciel de la Cruz Marcelo. Filed Feb. 15.

**Corazon For Yonkers,** 408 Hawthorne Ave., No.3, Yonkers 10705. c/o Corazon Pineda. Filed Feb. 13.

**Design Your Own T Shirts,** 1 City Center, White Plains 10601. c/o SM Anisur Rahman. Filed Feb. 15.

**E Realty,** 95 Riverdale Ave., Yonkers 10701. c/o Damai Ramirez. Filed Feb. 15.

**French Oak & Sage Ivy Interiors,** 1 Spruce Hollow, Armonk 10504. c/o Laura Marrithew Woodyard. Filed Feb. 14.

**Keep Becoming,** 1 Robin Drive, Somers 10589. c/o Stephanie Madonia. Filed Feb. 13.

**Mexico En La Piel,** 32 John St., New Rochelle 10805. c/o Joselyn Pliego Oropeza. Filed Feb. 13.

**Mr. Sanchez Landscaping,** 106 Fourth St., New Rochelle 10801. c/o Roberto Sanchez Guerrero. Filed Feb. 14.

**Parcel Xpress Delivery Service,** 135 Cottage Ave., Mount Vernon 10550. c/o Brittney Harris. Filed Feb. 14.

**Petrl,** 430 E. Fourth St., Mount Vernon 10553. Filed Feb. 16.

**Potted Spruce,** 1 Windmill Road, Armonk 10504. c/o Laura Marrithew Woodyard. Filed Feb. 14.

**Remarkable Woman Productions,** 287 Ninth St., Verplank 10596. c/o Jane Applegate. Filed Feb. 15.

**Twinz Mobile Notary,** 173 Crary Ave., Mount Vernon 10550. c/o Neisha A. Stewart. Filed Feb. 13.

**U Dominguez Landscaping,** 6 Van Wart Ave., No.1, White Plains 10606. c/o Urbano Dominguez Ramirez. Filed Feb. 15.