**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, May 17 - 23**

**Zaira Homes Inc., Spring Valley, by Eliezer Klein,** 23-22380-SHL: Chapter 7, assets $100,000 - $500,000, liabilities $500,000 - $1 million.

Attorney: pro se.

**Richmond Garden Views LLC, New City, by managing member Chaim Lunger,** 23-22381-SHL: Chapter 7, assets and liabilities $0 - $50,000.

Attorney: pro se.

**James Joseph Sexton, South Salem, codebtor Sexton Provisions Inc., Southport, Connecticut,**

23-22385-SHL: Chapter 7, assets $50,338, liabilities $888,896.

Attorney: Andrew G. Balbus.

**18 Sergio Lane LLC, Monroe, sole member Pamela Lee,** 23-35393-CGM: Chapter 11, assets and liabilities $100,000 - $500,000.

Attorney: Mitchell J. Canter.

**Eretz Goshen Farms Inc., New Hampton, president Warner Bass,**

23-35416-CGM: Chapter 7, assets $N/A, liabilities $302,625.

Attorney: Michael A. Koplen.

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

**Local business cases, May 17 - 23**

**Ramon Alvarito Picon Tapia, Ossining vs. Ecua Taxi & Limousine Inc., Ossining, et al,**

23-cv-4120-PMH: Fair Labor Standards Act.

Attorney: Daniel I. Schlade.

**AFICS Inc., Madison, WI vs. George's Seamless Gutters Inc., Elmsford,** 23-cv-4134-KMK: Negligence.

Attorney: James Cullen.

**Putnam Valley Volunteer Fire Department Inc. vs. John J. Adorno Inc., Yorktown Heights,**

23-cv-4153-PMH: Environmental matters.

Attorney: William A. Ruskin.

**Fabian Heras, Lynn, Massachusetts vs. Connecticut Custom Home Builders LLC, South Salem, et al,**

23-cv-4166-CS: Fair Labor Standards Act.

Attorney: Daniel Schlade.

**82 Glenwood Ave., Elmsford vs. BHL Capital LLC, Dallas, Texas, et al,** 23-cv-4192-PMH: Breach of contract.

Attorneys: Solomon M. Radner, Douglas H. Sanders.

**Town of Newburg vs. Cross Road Hotel, Newburgh, et al,**

23-cv-4212: Constitutionality of state statutes, removal from Orange Supreme Court.

Attorneys: Jeffrey D. Sherwin and Nicholas J. Berwick for plaintiff; Todd E. Soloway, et al, for defendants.

**Orange County vs. The Crossroads Hotel, Newburgh, et al,** 23-cv-4213: Constitutionality of state statutes, removal from Orange Supreme Court.

Attorneys: Carol C. Pierce and Richard B. Golden for plaintiff, Todd E. Soloway, et al, for defendants.

**Town of Poughkeepsie vs. Holiday Inn Poughkeepsie, et al,** 23-cv-4214: Constitutionality of state statutes, removal from Dutchess Supreme Court.

Attorneys: James E. Nelson and Kyle W. Barnett for plaintiff; Itai Yehuda Raz, et al, for defendants.

**Palisades Estates EOM LLC, New York City, et al, vs. Rockland County, et al,** 23-cv-4215: Constitutionality of state statutes.

Attorneys: Itai Yehuda Raz, et al, for plaintiffs, Robert C. Zitt for defendants.

**Antonio Castillo, Bronx vs. MTM Food Distributors Corp., Mount Vernon,** 23-cv-4237-NSR: Fair Labor Standards Act.

Attorney: Giustino Cilenti.

**Kimberly Greenberg, Scarsdale vs. Visiting Nurse Services in Westchester Inc., White Plains, et al,** 23-cv-4252-KMK: Religious discrimination.

Attorney: Kristina S. Heuser.

**Erick's Mini Market Corp., Mount Vernon vs. U.S. Department of Agriculture, Alexandria, Virginia, et al,** 23-cv-4259-PMH: Supplemental Nutrition Assistance Program.

Attorneys: Victor J. Molina Jr. and Benjamin Sharav.

**Alessandra** and **Anthony Sarro, Eastchester vs. Homegoods Inc., re. Greenburg store, et al,** 23-cv-4262: Personal injury, removal from Westchester Supreme Court.

Attorney: plaintiff pro se; Daniel P. Borbet and Allison C. Leibowitz for defendants.

**Deeds**

Above $1 million

**100 Pondfield Owner LLC,** Tarrytown. Seller: Alana C. Murphy, Bronxville. Property: 100 Pondfield Road, Eastchester. Amount: $1.1 million. Filed May 16.

**104 Premium Point LLC,** New York. Seller: Bluebuoy Development LLC, Scarsdale. Property: 104 Premium Point Road, Mamaroneck. Amount: $4.1 million. Filed May 17.

**Assuncao, Aurelio,** Yonkers. Seller: 353 Walnut LLC, Brooklyn. Property: 353 Walnut St., Yonkers. Amount: $1.4 million. Filed May 12.

**Benson, Stephen E.,** Bedford. Seller: US Bank NA, St. Paul, Minnesota. Property: 227 Middle Patent Road, Bedford. Amount: $2.9 million. Filed May 11.

**DiMatteo, Emilio,** Armonk. Seller: Gems Real Estate Holdings LLC, Yonkers. Property: 62 W. First St., Mount Vernon. Amount: $1.1 million. Filed May 15.

**Dynasty LLC,** Gaithersburg, Maryland. Seller: Runyon Realty LLC, Mount Vernon. Property: 68 Runyon Ave., Yonkers. Amount: $1.3 million. Filed May 17.

**Graham, Joann O.** and **Joanne Oleksy Graham,** Riverdale, New Jersey. Seller: Oakland Beach LLC, Rye. Property: 71 Oakland Beach Ave., Rye City. Amount: $1.3 million. Filed May 17.

**LW Premier Development Realty Corp.,** Pelham. Seller: Hannah S. and Colin Read, New York. Property: 53 Sixth St., Pelham. Amount: $1.3 million. Filed May 15.

**Nast Construction Five LLC,** Somers. Seller: Richard D. D’Amato, Stamford, Connecticut. Property: 22 Hickory Pass, North Castle. Amount: $1.6 million. Filed May 17.

**Paolercio Realty LLC,** Mount Vernon. Seller: Sidney Real Estate LLC, Astoria. Property: 114-116 W. Sidney Ave., Mount Vernon. Amount: $1 million. Filed May 12.

**Pratt, William C.,** Larchmont. Seller: Lynn S. Bird Realty LLC, Jupiter, Florida. Property: 3 Dudley Lane, Mamaroneck. Amount: $2.3 million. Filed May 15.

**Somers Crossings LLC,** Goldens Bridge. Seller: Mary and Ralph Pruitt, Pittsboro, North Carolina. Property: 8 Amber Lane, Somers. Amount: $1.2 million. Filed May 11.

**Soundview Service Holding Corp.,** Mamaroneck. Seller: Orienta View LLC, Hempstead. Property: 600 W. Boston Post Road, Mamaroneck. Amount: $2.8 million. Filed May 15.

**USTA National Tennis Center Inc.,** Purchase. Seller: Matri Family Trust LLC, Port Chester. Property: 70 W. Red Oak Lane, Harrison. Amount: $7.7 million. Filed May 12.

Below $1 million

**206 Millwood Road LLC,** Elmsford. Seller: Bruce Shepard, Chappaqua. Property: 206 Millwood Road, New Castle. Amount: $795,000. Filed May 17.

**Blum, Ernest Y.,** Valhalla. Seller: Panco Elite Homes Inc., Mahopac. Property: 61 N. Kensico Road, Mount Pleasant. Amount: $100,000. Filed May 16.

**BSD 30 Cook Partners LLC,** Bronx. Seller: George and Shirley Dzagali, Bronx. Property: 30 Cook Ave., Yonkers. Amount: $780,000. Filed May 11.

**Calise, Racquel D.,** Yonkers. Seller: AMS Estates LLC, Yonkers. Property: 350 Roberts Ave., Yonkers. Amount: $300,000. Filed May 15.

**Cole, Maria E., et al,** Winchester, Massachusetts. Seller: LW Premier Real Estate Development Realty Corp., Pelham. Property: 30 Linden Ave., Pelham. Amount: $600,000. Filed May 17.

**Cornachi lll, Albert W.,** Rye Brook. Seller: Wells Fargo Bank

NA, Santa Ana, California. Property: 216 Smith St., Peekskill. Amount: $746,000. Filed May 11.

**Gottlieb, Beatrice,** Mercer Island, Washington. Seller: 10 Eastern Road LLC, Yonkers. Property: 10 Eastern Road, Greenburgh. Amount: $540,000. Filed May 15.

**Heller, Karen,** Ridgefield. Seller: Margash LLC, Briarcliff Manor. Property: 36 Cross Hill Road, Greenburgh. Amount: $830,000. Filed May 17.

**Hidden Meadow at Somers LLC,** Baldwin Place. Seller: Scott Kisthart, Bronx. Property: 35 Muscoot River Road, Somers. Amount: $713,000. Filed May 17.

**HSBC Bank USA NA,** West Palm Beach, Florida. Seller: Tauland Smakaj, Yonkers. Property: 70 Normandy Road, Yonkers. Amount: $511,000. Filed May 17.

**Jonathan Dean Enterprises Inc.,** Dobbs Ferry. Seller: Gabriella A. Ramundo, Brooklyn. Property: 40 Davis Lane, Mount Pleasant. Amount: $605,000. Filed May 11.

**Kiernan, Dana,** Orangeburg. Seller: DOPM LLC, Orangeburg. Property: 16 Ridge Blvd., Rye Town. Amount: $252,000. Filed May 17.

**Lutomski, Eileen M.,** New York. Seller: 25 Newkirk Corp, White Plains. Property: 25 Newkirk Road, Yonkers. Amount: $325,000. Filed May 16.

**Mejia, Erlinda J.,** Rye Brook. Seller: 6 Jean Lane LLC, Rye Brook. Property: 6 Jean Lane, Rye Town. Amount: $253,000. Filed May 12.

**MHH 5M Association LLC,** Rye. Seller: Marilyn Marcus, Mamaroneck. Property: 490 Bleeker, Mamaroneck. Amount: $905,000. Filed May 11.

**Mukherjee, Amiyo,** Ardsley. Seller: Ravine Holdings 76 LLC, Yonkers. Property: 76 Ravine Ave., Yonkers. Amount: $375,000. Filed May 12.

**Mullins, Mary Beth,** Larchmont. Seller: Wells Fargo Bank N A, Coppell, Texas. Property: 27 Hickory Hill Drive, Greenburgh. Amount: $834,000. Filed May 16.

**Newrez LLC,** Greenville, South Carolina. Seller: Joshua P. Siwek, White Plains. Property: 320 S. Broadway, Greenburgh. Amount: $227,000. Filed May 17.

**Perone Paula,** Yonkers. Seller: 99 Edgewood Avenue LLC, Dobbs Ferry. Property: 99 Edgewood Ave., Yonkers. Amount: $350,000. Filed May 17.

**Ruggiero, Joseph,** Chappaqua. Seller: Mad Real Properties LLC, Yonkers. Property: 278 Washington Ave., Mount Pleasant. Amount: $460,000. Filed May 15.

**Scully, Karl,** Mount Vernon. Seller: MTS 29 LLC, Mahopac. Property: 10 Manor Drive, Lewisboro. Amount: $586,000. Filed May 15.

**Sirignano, Michael F.,** Cross River, Seller: Jennifer E. Vega, Pelham. Property: 349 Davenport Ave., New Rochelle. Amount: $633,000. Filed May 16.

**Westview 2017 LLC,** Port Chester. Seller: George and Regina Ajunwa, Bronx. Property: 25 Westview Ave., Rye Town. Amount: $909,000. Filed May 17.

**Wilmington Savings Fund Society FSB,** Dallas, Texas. Seller: 229 Tecumseh LLC, Bronx. Property: 229 Tecumseh Ave., Mount Vernon. Amount: $325,000. Filed May 11.

**Yoneda, Justine May,** Lexington, Kentucky. Seller: 1908 Hunt Ave LLC, Bronx. Property: 187 Pelham Road, New Rochelle. Amount: $150,000. Filed May 17.

**Yoneda, Justine May,** Lexington, Kentucky. Seller: S. Decision LLC, Bronx. Property: 189 Pelham Road, New Rochelle. Amount: $400,000. Filed May 17.

**Federal Tax Liens**

 **$10,000 or greater,**

**Westchester County, May 17 - 23**

**Berry, Arthur:** Yonkers, 2021 employer unemployment and quarterly taxes, $21,316.

**Fitzpatrick, Margaret:** Larchmont, 2014, 2017 personal income, $98,645.

**Fonseca, Francislei:** Mount Vernon, 2017, 2020 - 2021 personal income, $30,393.

**Gentilin Glenn:** Crompond, 2016 - 2021 personal income, $54,496.

**Hauenstein, B.:** Tuckahoe, 2019 personal income, $10,104.

**Hickey, Brian:** Bedford, 2011- 2016, 2019 personal income, $695,893.

**Lewis, David:** Yonkers, 2012, 2014 - 2019, 2021 personal income, $151,444.

**Maniscalco, Louise:** Tuckahoe, 2019 personal income, $10,104.

**Vansickle, Dawn:** Crompond, 2016 - 2021 personal income, $54,496.

**Judgments**

**1311 Association LLC,** New City. $10,591 in favor of Sprague Operating Resources LLC, Harrison. Filed May 12.

**2 Spruce Street LLC,** Yonkers. $23,402 in favor of Alexander Vega, Yonkers. Filed May 12.

**300 Association LLC,** New City. $13,728 in favor of Sprague Operating Resources LLC, Harrison. Filed May 12.

**All Star Communications Group Inc.,** Ossining. $27,003 in favor of Penn-Star Insurance Co., Bala Cynwyd, Pennsylvania. Filed May 16.

**Beach Life Inc.,** Lake Worth, Florida. $214,931 in favor of Privilege Underwriters Reciprocal Exchange, White Plains. Filed May 18.

**Charco Construction,** San Diego, California. $369,985 in favor of Greenwich Capital Management Limited Partnership, White Plains. Filed May 15.

**Denou, Kennedy,** Yonkers. $3,052 in favor of Bank of America NA, Newark, Delaware. Filed May 18.

**Ferrari Home Improvement Corp.,** Cortlandt Manor. $100,812 in favor of State Insurance Fund, New York. Filed May 11.

**Fuller, Christopher,** Bedford. $25,424 in favor of American Express National Bank, Sandy, Utah. Filed May 10.

**Like, Wayne,** Somers. $10,791 in favor of Farber Pappalardo & Carbonari, White Plains. Filed May 11.

**Maldacker, Tyrell,** Brookings, South Dakota. $7,883 in favor of New York State, Albany. Filed May 12.

**Martinez, Enrique,** Yonkers. $1,455 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 18.

**Neiman, Eli S.,** Boca Raton, Florida. $125,624 in favor of Johnson & Cohen LLP, White Plains. Filed May 10.

**Red Legend Group Corp.,** New York. $39,084 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed May 12.

**Shinnefield, Vincent,** Pelham. $3,051 in favor of Jefferson Capital Systems LLC, Saint Cloud, Minnesota. Filed May 18.

**Top 10 Nails,** Larchmont. $15,000 in favor of Li Dequan, Flushing. Filed May 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.*

**28 Chatfield LLC,** as owner. Filed by PS Funding Inc. Action: Foreclosure of a mortgage in the principal amount of $744,000 affecting property located at 28 Chatfield Road, Yonkers. Filed May 5.

**Andersen, Sarah L.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $267,000 affecting property located at 12 Parkway Drive, Cortlandt. Filed May 8.

**Annabi, Sandy,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $440,000 affecting property located at 45 Bacon Place, Yonkers. Filed May 10.

**Auerbach, Lee D.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $268,000 affecting property located at 726 King St., Chappaqua. Filed May 10.

**Bank of America NA,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $437,000 affecting property located at 20 Clinton St., Port Chester. Filed May 11.

**Bekesy, Lisa A.,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $544,000 affecting property located at 44 Rock Lane, Yonkers. Filed May 10.

**Burts, Ralph,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $553,000 affecting property located at 16 N. Lawrence Ave., Elmsford. Filed May 9.

**Capital One Bank USA NA,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $311,000 affecting property located at 4 Emerson Court, Katonah. Filed May 9.

**Clarewood Club Condo Board Manager,** as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of $180,000 affecting property located at 100 Clarewood Drive, Unit 4G, Hastings-on-Hudson. Filed May 8.

**Cross, Smith Cheryl S.,** as owner. Filed by Bank of America

NA. Action: Foreclosure of a mortgage in the principal amount of $440,000 affecting property located at 454 S. 10th Ave., Mount Vernon. Filed May 10.

**Cunha Capital LLC,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $285,000 affecting property located at 1773-1775 Summit St., Yorktown. Filed May 9.

**Discover Bank,** as owner. Filed by Keybank NA. Action: Foreclosure of a mortgage in the principal amount of $125,000 affecting property located at 3 Old Well Road, Purchase, Filed May 9.

**Foundation Finance Company LLC,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of $255,000 affecting property located at 1106 Orchard St., Peekskill. Filed May 5.

**Greenridge Estates Condominum Board Manager,** as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of $544,000 affecting property located at 3 Greenridge Ave., Apt. 6C, White Plains. Filed May 8.

**Heffernan, Amy,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $700,000 affecting property located at 1417 Shadow Lane, Rye. Filed May 10.

**LR Credit 23 LLC,** as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of $309,000 affecting property located at 37 Sunset Place, North Salem. Filed May 8.

**McLeod, Lorraine,** as owner. Filed by JPMorgan Chase Bank

NA. Action: Foreclosure of a mortgage in the principal amount of $194,000 affecting property located at 12 Pines Lane, Chappaqua. Filed May 8.

**Migden, Barbara,** as owner. Filed by Sandoval Adelmo. Action: Foreclosure of a mortgage in the principal amount of $281,000 affecting property located at 500 High Point Drive, Unit 515, Hartsdale. Filed May 11.

**Rauso, Rita,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $460,000 affecting property located at 55 Homewood Ave., Yonkers. Filed May 8.

**Steinberg, Alan H.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $845,000 affecting property located at 2 Kathy Lane, Scarsdale. Filed May 5.

**Trestka, Michal,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $312,000 affecting property located at 144 Red Hill Road, Cortlandt Manor. Filed May 9.

**Mechanic’s Liens**

**525 Riverdale Avenue LLC,** Yonkers. $52,585 in favor of Aguaman Construction Corp., Yonkers. Filed May 9.

**57 Alexander Developer LLC,** Yonkers. $44,290 in favor of Brad A. Moore Consulting LLC, Sugar Hill, Georgia. Filed May 8.

**86 Main Street Yonkers AMS LLC,** Yonkers. $9,078 in favor of ADT Commercial LLC, Boca Raton, Florida. Filed May 5.

**Bailey, Tariq,** Mount Pleasant. $108,537 in favor of Ivan Stephens, Fishkill. Filed May 8.

**Bed Bath & Beyond,** Greenburgh. $11,478 in favor of First Onsite, Fort Worth, Texas. Filed May 5.

**Daniels, Bobbie,** White Plains. $6,411 in favor of Mariano Pansarella & Sons Landscape, New Rochelle. Filed May 10.

**Opra III LLC,** Rye. $19,300 in favor of Norberto Construction Inc., Commack. Filed May 5.

**RFMCH Huguenot Property OWNER II LL,** New Rochelle. $356,107 in favor of Bruce Supply Corp., New Rochelle. Filed May 9.

**Sterling, Audrey,** Ossining. $6,480 in favor of Dwight Getting & Sons Heating, Millwood. Filed May 5.

**Universe Building Associates LLC,** Yonkers. $415,892 in favor of Champion Modular Inc., Troy, Michigan. Filed May 8.

**New Businesses**

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

Sole Proprietorships

**131 Green Hill Ocean Drive Funding Association,** 133 Parkway Road, Bronxville 10708. c/o. Filed May 16.

**144 Atlantic Avenue Funding Association** c/o 133 Parkway Road, Bronxville 10708. c/o. Filed May 18.

**866 Newark Avenue Funding Association,** 133 Parkway Road, Bronxville 10708. c/o. Filed May 18.

**Advice Columnist Claire,** 22 Heritage Hills, Somers 10583. c/o Claire Natale. Filed May 12.

**Alejandros Your Home,** 190 Cortlandt St., Sleepy Hollow 10591. c/o Delia Aguilar. Filed May 12.

**B&M,** 23 Sarah St., Ossining 10562. c/o Bilaf Mansour. Filed May 17.

**BM Renovation,** 16 Oakwood Drive 104, Peekskill 10566. c/o. Filed May 18.

**Eastchester Exclusive Nail Studio,** 187 Main St., Second floor, Eastchester 10708. c/o Trenna Seney. Filed May 10.

**Galantes Cleaning Service,** 6 Villus Ave., New Rochelle 10801. c/o Minaya German Williams. Filed May 10.

**Hair Design Center,** 1879 Commerce St., Yorktown Height 10598. c/o Stefania Rishel. Filed May 10.

**Herbert W. Clemen,** 42 Fowler Ave., Cortlandt Manor 10567. c/o Herbert W. Clemen. Filed May 16.

**Kemo Service,** 29 Alta Ave. (basement), Yonkers 10705. c/o Nabil Bourakkadi. Filed May 16.

**Luminous Lumi,** 13 Bryant Crescent, White Plains 10605. c/o Lumi Nai Azhai. Filed May 17.

**Marble Desk Books,** 15 Shorthill Road, Ardsley 10502. c/o. Filed May 18.

**Pablitos Cantina,** 3 Grove St., Peekskill 10566. c/o Juan Pablo Loja. Filed May 15.

**Samuel Boadi Cleaning Services,** 192 Hawthorne Ave. No. 4, Yonkers 10705. c/o Samuel Boadi. Filed May 17.

**Tacos Plaza II,** 50 Post St., Yonkers 10705. c/o Juvenal Rojas. Filed May 16.

**This Ability,** 45 S. Eighth Ave., Mount Vernon 10550. c/o Stacey Ann Deir. Filed May 12.

**Vicky La Cuencanita,** 629 South St., Peekskill 10566. c/o Maria V. Saguay. Filed May 16.