

Our File No: 20250

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER**Plaintiff designates Westchester County
as the place of Trial
The basis of venue is:

15-16 JAMES STREET, LLC,

**Plaintiff's address and
Locus of Transactions.****Plaintiff,**

~ against ~

Summons

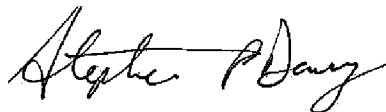
TYLEA YARBOROUGH,

Defendant.

Plaintiff does business at:

**707 YONKERS AVE
YONKERS NY 10701
COUNTY OF WESTCHESTER****To the above named Defendant**

YOU ARE HEREBY SUMMONED and required to serve upon the Plaintiff's attorney an answer to the complaint in this action within twenty (20) days after the service of this summons, exclusive of the day of service, or within thirty (30) days after the service is complete if this summons was not personally delivered to you within the State of New York. In case of your failure to answer, Judgment will be taken against you by default for the relief demanded in the complaint together with the costs of this action.

DATED: July 23, 2020**STEPHEN P. DEWEY, ESQ., P.C.****STEPHEN P. DEWEY, ESQ.****Attorney(s) for Plaintiff**

Office: 1 Gilbert Park, Ossining NY

Mailing Address:

PO Box 2511

Briarcliff Manor NY 10510-2511

Telephone Number: (914) 923-6401

Defendant's address:

**TYLEA YARBOROUGH
7147 WANDERING CREEK DR
CHARLOTTE NC 28216-8915**

NOTE: The relief sought is a Judgment for monies owed due to Defendant's breach of contract, *inter alia*, with costs and interest as stated above, and for any other such relief as the Court deems necessary and appropriate.

Our File No: 20250

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER**

-----X

15-16 JAMES STREET, LLC,

Plaintiff,

~ against ~

TYLEA YARBOROUGH,

Defendant.

-----X

**NOTICE OF ELECTRONIC FILING
(Mandatory Case)
(Uniform Rule § 202-5-bb)**

You have received this notice because:

- 1) The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Court E-filing system ("NYSCEF"), and:
- 2) You are a Defendant/Respondent (a party) in this case.

● If you are represented by an attorney:

Give this Notice to your attorney. (Attorneys: see "Information for Attorneys" pg. 2).

● If you are not represented by an attorney:

You will be served with all documents in paper and you must serve and file your documents in paper, unless you choose to participate in e-filing.

If you chose to participate in e-filing, you must have access to a computer and a scanner or other device to convert documents into electronic format, a connection to the internet, and an e-mail address to receive service of documents.

The benefits of participating in e-filing include:

- serving and filing your documents electronically
- free access to view and print your e-filed documents
- limiting your number of trips to the courthouse
- paying any court fees on-line (credit card needed)

To register for e-filing or for more information about how e-filing works:

- visit: www.nycourts.gov/efile-unrepresented or
- contact the Clerk's Office or Help Center at the court where the case was filed.

Court contact information can be found at www.nycourts.gov

To find legal information to help you represent yourself visit www.nycourthelp.gov

**Information for Attorneys
(E-Filing is Mandatory for Attorneys)**

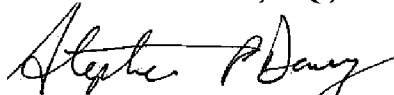
An attorney representing a party who is served with this notice must either:

- 1) immediately record his or her representation within the e-filed matter on the NYSCEF site www.nycourts.gov/efile : or
- 2) file the Notice of Opt-Out form with the clerk of the court where this action is pending and serve on all parties. Exemptions from mandatory e-filing are limited to attorneys who certify in good faith that they lack the computer hardware and/or scanner and/or internet connection or that they lack (along with all employees subject to their direction) the knowledge to operate such equipment [Section 202.5-bb(e)]

For additional information about electronic filing and to create a NYSCEF account, visit the NYSCEF website at www.nycourts.gov/efile or contact the NYSCEF Resource Center at (phone 646-386-3033 or e-mail: efile@nycourts.gov).

DATED: July 23, 2020

STEPHEN P. DEWEY, ESQ., P.C.



STEPHEN P. DEWEY, ESQ.
Attorney for Plaintiff

Office: 1 Gilbert Park, Ossining NY

Mailing Address:

PO Box 2511

Briarcliff Manor NY 10510-2511

Telephone Number: (914) 923-6401

TO:

**TYLEA YARBOROUGH
7147 WANDERING CREEK DR
CHARLOTTE NC 28216-8915**

Our File No: 20250

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER**

15-16 JAMES STREET, LLC,

Plaintiff,

~ against ~

TYLEA YARBOROUGH,

Defendant.

NOTICE OF FILING DURING THE COVID-19 PUBLIC HEALTH EMERGENCY

Please check one of the following:

This case has been previously approved as an "essential matter" during the COVID-19 Public Health Emergency as described in UCS Administrative Order AO-78-20, Exh. A(E) - (include method of prior approval)

OR

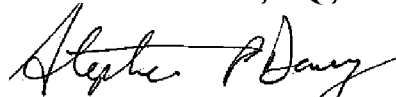
This filing contains an application to designate this case as an "essential matter" during the COVID-19 Public Health Emergency as described in UCS Administrative Order AO-78-20, Exh. A(E), and includes papers supporting the request for such designation

OR

This filing is being made pursuant to specific direct of the Court/Judge: The Hon. Lawrence K. Marks, Chief Administrative Judge under UCS Administrative Order AO-111-20, Exh. B, effective May 25, 2020.

DATED: July 23, 2020

STEPHEN P. DEWEY, ESQ., P.C.



STEPHEN P. DEWEY, ESQ.
Attorney for Plaintiff

Office: 1 Gilbert Park, Ossining NY

Mailing Address:

PO Box 2511

Briarcliff Manor NY 10510-2511

Telephone Number: (914) 923-6401

Our File No: 20250

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER**

-----X
15-16 JAMES STREET, LLC,

Plaintiff,

Verified Complaint

~ against ~

TYLEA YARBOROUGH,

Defendant.
-----X

The Plaintiff above named by STEPHEN P. DEWEY, ESQ., attorney, complaining of the Defendant respectfully shows to the Court and alleges:

1. That during the time herein stated, the Plaintiff was and still is a domestic limited liability company duly authorized to do business within the State of New York, conducting business at 707 YONKERS AVE, YONKERS NY 10701.
2. That upon information and belief, that at all times hereinafter mentioned, the Defendant above mentioned was and still is an individual residing or doing business at the address shown on the Summons annexed hereto.
3. That the Defendant entered into a written lease agreement and subsequent lease renewals with the Plaintiff by which the Defendant agreed to pay her portion of \$379.00 for monthly rent, plus late charges, etc. for the premises known as 15 JAMES ST, APT# SB2, OSSINING NY 10562, and further agreed to pay the same monthly on or about the first day of each month.
4. That Plaintiff did not obtain possession of the aforesaid premises until on or after October 17, 2017.
5. That the Defendant has been credited for all payments received from other social service agencies or subsidy vouchers assisting to subsidize Defendant's rent.
6. That the Defendant has failed to pay her portion of the aforesaid agreed and reasonable value representing ther rent for the premises amounting to \$4,100.00.
7. That heretofore and before the commencement of this action, due notice was given to the Defendant, and no part thereof has been paid although duly demanded, except that the Defendant has been given credit for the balance of a security deposit, and there now remains due and owing from the Defendant \$4,100.00 with interest from October 1, 2017.

WHEREFORE, Plaintiff demands Judgment against the Defendant for the sum of \$4,100.00 with interest from October 1, 2017, plus the costs and disbursements of this action, and any other such relief as the Court may deem appropriate and proper.

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