Westchester

Bankruptcies

**6365 Fourth Avenue Corp. vs. 1237 Dean St. Corp.** White Plains and Brooklyn Action: Adversary bankruptcy proceeding Plaintiff attorney: Erica Feynman Aisner Defendant attorney: Pro se. Filed April 10 Case no. 20-06239-rdd

**Pie Lady & Son Inc.** Nyack Action: Chapter 7, Voluntary Attorney: Michael A. Koplen Filed April 12 Case no. 20-22473-rdd **Phone Trends Inc.** White Plains Action: Chapter 11. Voluntary Attorney: Stephen Hessler Filed April 14 Case no. 20-22475-rdd

Court Cases

**Pearson, et al v. Mill Creek Residential Trust LLC, et al** filed by Jon Pearson. Action: Diversity – personal injury Attorney: Michael K. O’Donnell Filed April 8. Case no. 7:20-cv-02914-CS

**Doshna v. Metro-North Railroad Co.** filed by Ronald Doshna Action: Railways: Federal Employer’s Liability Act Attorney: Scott E. Perry Filed April 9. Case no. 7:20-cv-02925-CS

**Santiful, et al v. Wegmans Food Markets Inc.** filed by Valerie Santiful. Action: Diversity-Fraud. Attorney: Spencer Sheehan Filed April 9 Case no. 7:20-cv-02933-NSR

**Village of Bronxville v. Pam Transportation Inc., et al** filed by the village of Bronxville Action: Removal – motor vehicle Attorney: Thomas Vincent Backis Filed April 9 Case no. 7:20-cv-02936-PMH

**Barett v. TP Trucking Co., et al** filed by Mirian Barett Action: Diversity – Notice of Removal Attorney: Harold L. Moroknek Filed April 9 Case no. 7:20-cv-02937-PMH

**Miller v. Ahearn, et al** filed by James Miller Action: 1983 Civil Rights Act Attorney: Michael Howard Sussman Filed April 10 Case no. 7:20-cv-02950-NSR

**Allyn v. White, et al** filed by Glenn B. Allyn Action: Diversity Attorney: Pro se Filed April 10 Case no. 7:20-cv-02953-CS

**Bardsley v. Nonni’s Foods LLC** filed by Lisa Bardsley Action: Diversity-fraud Attorney: Spencer Sheehan Filed April 11 Case no. 7:20-cv-02979-NSR

**Palacios v. Vu, et al** filed by Matthew Travis Palacios Action: Removal-motor vehicle Attorney: Bryn T. Schwartz Filed April 13 Case no. 7:20-cv-02985-PMH

**Roches-Bowman v. City of Mount Vernon, et al** filed by Lucy Roches-Bowman Action: Sexual harassment Attorney: Eric Sanders Filed April 13 Case no. 7:20-cv-02998-KMK

**Rivera v. Commissioner of Social Security** filedbyJessica RiveraAction: Review of HHS decision Attorney: Howard David Olinsky Filed April 13 Case no. 7:20-cv-02999-KMK

**Heineken USA Inc. v. Satellite Logistics Group Inc.** filed by Heineken USA Action: Diversity – Breach of Contract Attorney: Lawrence Caruso Glynn Filed April 14 Case no. 7:20-cv-03015

**Seaport Lighting Inc. v. Tappan Zee Constructors LLC** d.b.a.**TZC LLC, et al** filed by Seaport Lighting Action: Diversity Attorney: Joshua E. MacKey Filed April 14 Case no. 7:20-cv-03018

**Evanston Insurance Co. v. Thornwood Four Corners LLC, et al** filed by Evanston Insurance Co. Action: Declaratory judgment – insurance Attorney: Douglas A. Steinke Filed April 14 Case no. 7:20-cv-03021

**Biegel v. Blue Diamond Growers** filed byLauren Biegel Action: Diversity – fraud Attorney: Spencer Sheehan Filed April 15 Case no. 7:20-cv-03032

Deeds

Above $1 million

**70 Croton LLC,** Yonkers. Seller: Clinton Terrace LP, Livingston, New Jersey. Property: 70 Croton Ave., Ossining. Amount: $23 million. Filed April 10.

Below $1 million

**1 Beecher Lane LLC,**

Croton-on-Hudson. Seller: Marianne Sepi, Mahopac. Property: 1 Beecher Lane, D-1, Peekskill. Amount: $170,000. Filed April 7.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: Deon P. Hamlett, et al, New Rochelle. Property: 39 Hunter Ave., New Rochelle. Amount: $840,000. Filed April 7.

**Deutsche Bank National Trust Co.** Seller: Leticia Arzu, Mount Vernon. Property: 82 Underhill Road, Ossining. Amount: $771,882. Filed April 8.

**Federal Home Loan Mortgage Corp.,** McLean, Virginia. Seller: Linda Markowitz, White Plains. Property: 17 Conklin Ave., Cortlandt. Amount: $587,769. Filed April 6.

**Joe Bellamy Construction Inc.,** Yorktown Heights. Seller: Scott James Forbes, South Salem. Property: 41 E. Hill Road, Cortlandt. Amount: $75,000. Filed April 9.

**JS Capital Holdings LLC,** Yonkers. Seller: Yeun Sik Kim, et al, Flushing. Property: 801 Mile Square Road, Yonkers. Amount: $410,000. Filed April 6.

**TE 19 B LLC.** Seller: Linda Markowitz, White Plains. Property: 30 Jerome Drive, Cortlandt. Amount: $290,000. Filed April 8.

FORECLOSURES

**CORTLANDT MANOR**, 7 Highland Drive. Two-family residence; lot size: 100x100. Plaintiff: MTGLQ Investors. Plaintiff’s attorney: Friedman Vartolo, 85 Broad St., New York City. Defendant: William Venable Jr. Referee: Robert Ryan. Sale: April 22, 11 a.m. Approximate lien: $426,622.

**CROTON-ON-HUDSON**, 78 Melrose Ave. Single-family residence; lot size: 75x145. Plaintiff: Citimortgage Inc. Plaintiff’s attorney: David A. Gallo, 99 Powerhouse Road, Roslyn Heights. Defendant: Robert Derbabian. Referee: Mark Bernstein. Sale: April 21, 10 a.m. Approximate lien: $1,106,599.

**MOUNT KISCO**, 123 Maple Av e. Single-family residence; lot size: 51x142. Plaintiff: Bank of America NA. Plaintiff’s attorney: Aldridge Pite, 40 Marcus Drive, Melville. Defendant: Jose Cadena. Referee: Michael Curti. Sale: April 20. Approximate lien: $336,291.

**NORTH SALEM**, 2 Cotswold Drive. Single-family residence; lot size: .08 acres. Plaintiff: MTGLQ Investors LP. Plaintiff’s attorney: Knuckles, Komosinski & Elliot, 565 Taxter Road, Suite 509, Elmsford. Defendant: Daniel Guiullemi. Referee: Arlene Gold Wexler. Sale: April 21, 9 a.m. Approximate lien: $254,655.

**RYE**, 7 Fernwood Ave. Single-family residence; lot size: .1 acres. Plaintiff: Citibank NA. Plaintiff’s attorney: David A. Gallo.99 Powerhouse Road, Roslyn Heights. Defendant: Shelley Wells. Referee: Kenneth Bunting. Sale: April 23, 11:30 a.m. Approximate lien: $245,073.

**SCARSDALE**, 26 Bretton Road. Single-family residence; lot size: .11 acres. Plaintiff: Charles Schwab Bank. Plaintiff’s attorney: Stern & Eisenberg PC, 485 B, Route 1 South, Iselin, New Jersey. Defendant: Charles Wintch. Referee: Frank Rutigliano. Sale: April 22, 10 a.m. Approximate lien: $257,995.

**SOMERS**, 3 Lee Road. Single-family residence; lot size: .95 acres. Plaintiff: Deutsche Bank National Trust Co. Plaintiff’s attorney: McCabe Weisbery & Conway, 145 Huguenot St., New Rochelle. Defendant: Theresa Pires. Referee: Robert Ryan. Sale: April 22, 10:30 a.m. Approximate lien: $979,715.

**SOUTH SALEM**, 136 Boway. Single-family residence; lot size: N/A. Plaintiff: Citimortgage Inc. Plaintiff’s attorney: David A. Gallo, 99 Powerhouse Road, Roslyn Heights. Defendant: Brandon Gioffre. Referee: Lisa Hunter. Sale: April 23, noon. Approximate lien: $777,129.

**YONKERS,** 134 Crisfield St. Single-family residence; lot size: .24 acres. Plaintiff: JPMC Specialty Mortgage LLC. Plaintiff’s attorney: Shapiro DiCaro & Barak, 175 Mile Crossing Blvd., Rochester. Defendant: Ismet Jashari. Referee: David Rosoff. Sale: April 21, 10 a.m. Approximate lien: $416,495.

**YONKERS**, 17 Glover Ave. Two-family residence; lot size: .11 acres. Plaintiff: Deutsche Bank National Trust Co. Plaintiff’s attorney: RAS Boriskin LLC, 900 Merchants Concourse, Westbury. Defendant: Rosanna Puntiel. Referee: John Guttridge. Sale: April 22, 9 a.m. Approximate lien: N/A.

Lis Pendens

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

**1820 and 1822 Commerce Street Inc., et al.** Filed by Joan S. Fanelli. Action: seeks to foreclose on a mortgage to secure $620,000 affecting property located at 1820 and 1822 Commerce St., Yorktown Heights. Filed Aug. 13.

**Aguirre, Raul, et al.** Filed by The Bank of New York Mellon. Action: seeks to foreclose on a mortgage to secure $500,000 affecting property located at 33 Snyders Hill Road, Bedford Corners 10549. Filed Aug. 19.

**Bagley, Carol Ann, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $370,400 affecting property located at 71 Longdale Ave., White Plains 10607. Filed Aug. 19.

**Brois, Theodore, et al.** Filed by M&T Bank. Action: seeks to foreclose on a mortgage to secure $500,000 affecting property located at 3 Tallwoods Road, Armonk 10504. Filed Aug. 14.

**Cadofrak Inc., et al.** Filed by Cozy Funding Inc. Action: seeks to foreclose on a mortgage to secure $100,000 affecting property located at 604 Nelson Ave., Peekskill. Filed Aug. 13.

**Culver, Ann M., et al.** Filed by The Bank of New York Mellon. Action: seeks to foreclose on a mortgage to secure $455,972 affecting property located at 85 Sherman Ave., Mount Vernon 10552. Filed Aug. 13.

**Danzig, Fred G., et al.** Filed by Bank of America N.A. Action: seeks to foreclose on a mortgage to secure $250,000 affecting property located at 65 Drake Road, Scarsdale 10583. Filed Aug. 15.

**Darby, Regina L., et al.** Filed by Mill City Mortgage Loan Trust 2018-3. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 19 Lanark Road, Yonkers 10705. Filed Aug. 21.

**Delano, Curtis H., et al.** Filed by Nationstar Mortgage LLC. Action: seeks to foreclose on a mortgage to secure $417,000 affecting property located at 2515 Garden Lane, Cortlandt Manor 10567. Filed Aug. 15.

**Everett, Robert C., et al.** Filed by U.S. Bank Trust N.A. Action: seeks to foreclose on a mortgage to secure $1.3 million affecting property located at 114 Barnegat Road, Pound Ridge 10576. Filed Aug. 14.

**Fonseca, David, et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure $250,000 affecting property located at 147 Chalford Lane, Yonkers 10583. Filed Aug. 15.

**Gentile, Giuseppe, et al.** Filed by Marie Maida. Action: seeks to foreclose on a mortgage to secure $250,000 affecting property located at 179 Underhill Ave., West Harrison. Filed Aug. 21.

**Gillman, Kimberly Gross, et al.** Filed by Metropolitan Life Insurance Co. Action: seeks to foreclose on a mortgage to secure $445,000 affecting property located at 294 S. Highland Ave., Briarcliff Manor 10510. Filed Aug. 19.

**Green, Dorothy J., et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $480,000 affecting property located at 407 N. Fulton Ave., Mount Vernon 10552. Filed Aug. 15.

**Heirs and distributees of the estate of Carrie Cicoria, et al.** Filed by Bank of America N.A. Action: seeks to foreclose on a mortgage to secure $645,000 affecting property located at 28 Garibaldi Place, Port Chester 10573. Filed Aug. 14.

**Horsa, Debbie Valery, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $180,000 affecting property located at 162 Kitchawan Road, South Salem 10590. Filed Aug. 16.

**Jorge, Carlos, et al.** Filed by Federal National Mortgage Association. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 214 Roberts Ave., Yonkers 10703. Filed Aug. 12.

**KDC Development Corp., et al.** Filed by Chondrite Asset Trust. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 486 Walnut St., Yonkers 10701. Filed Aug. 16.

**Lande, Tom Grieg, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $535,000 affecting property located at 17 Ridge Way, Purdys 10578. Filed Aug. 15.

**Lewis, Norma, et al.** Filed by U.S. Bank Trust N.A. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 290 Claremont Ave., Mount Vernon 10552. Filed Aug. 19.

**Malcolm, Janett M., et al.** Filed by Select Portfolio Servicing Inc. Action: seeks to foreclose on a mortgage to secure $709,538 affecting property located at 232 Sickles Ave., New Rochelle 10801. Filed Aug. 13.

**Marks, Rita D., et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $420,000 affecting property located at 33 Rich Ave., Mount Vernon 10550. Filed Aug. 21.

**Mattei, Isis R., et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure $540,000 affecting property located at 69 Shadow Lane, New Rochelle 10801. Filed Aug. 19.

**Mercader, Manuel G., individually and as administrator and as heir and distributee of the estate of Gladys C. Mercader, et al.** Filed by Nationstar Mortgage LLC. Action: seeks to foreclose on a mortgage to secure $260,000 affecting property located at 200 California Road, Unit 21, Mount Vernon 10708. Filed Aug. 12.

**Morales, Joaquin, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $328,000 affecting property located at 3384 Midget Lane, Mohegan Lake 10547. Filed Aug. 15.

**Pickering, Deborah G., et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $520,000 affecting property located at 558 Marietta Ave., Thornwood 10594. Filed Aug. 14.

**Pinello, Edward, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $280,749 affecting property located at 7 Crest Drive, Yorktown Heights 10598. Filed Aug. 19.

**Reeves, Lisa, et al.** Filed by Deutsche Bank National Trust Co. Action: seeks to foreclose on a mortgage to secure $500,000 affecting property located at 27 Lower Salem Road, South Salem 10590. Filed Aug. 20.

**Reynolds, Lillian F., et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $574,000 affecting property located at 41 Del Rey Drive, Mount Vernon 10552. Filed Aug. 14.

**Robertson, Larenna M., et al.** Filed by Federal National Mortgage Association. Action: seeks to foreclose on a mortgage to secure $272,900 affecting property located at 11 Irving Place, Mount Vernon 10550. Filed Aug. 21.

**Rodriguez, Cirilo, et al.** Filed by PNC Bank N.A. Action: seeks to foreclose on a mortgage to secure $219,138 affecting property located at 150 Cortlandt St., Sleepy Hollow 10591. Filed Aug. 16.

**Smith, Ruth T., et al.** Filed by Bank of America N.A. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 133 State St., Ossining 10562. Filed Aug. 21.

**Unknown heirs of the estate of Joy Runyon, et al.** Filed by Select Portfolio Servicing Inc. Action: seeks to foreclose on a mortgage to secure $145,100 affecting property located at 37 Lakeview Avenue West, Cortlandt Manor 10567. Filed Aug. 13.

**Weir, Geoffrey J., et al.** Filed by Wilmington Savings Fund Society FSB. Action: seeks to foreclose on a mortgage to secure $1.5 million affecting property located at 11 Park Road, Irvington 10533. Filed Aug. 12.

**Westchester County public administrator as the limited administrator of the estate of George Peter Klein, et al.** Filed by Nationstar Mortgage LLC. Action: seeks to foreclose on a mortgage to secure $652,500 affecting property located at 800 Syska Road, Ossining 10562. Filed Aug. 20.

Mechanic’s Liens

**33 Calvert Properties LLC,** as owner. $165,500 as claimed by Peterson Geotechnical Construction. Property: in Harrison. Filed April 9.

**Bilwin Development Affiliates LLC,** as owner. $439,057 as claimed by Peak Construction Group LLC, Buffalo. Property: in Eastchester. Filed April 8.

**Denardo Capital II Inc.,** as owner. $56,955 as claimed by GRCH Architecture PC. Property: in Irvington. Filed April 9.

**Franzese, James, et al,** as owner. $34,521 as claimed by Gedney Contracting Corp., White Plains. Property: in Armonk. Filed April 9.

**PVE Company II LLC,** as owner. $505,311 as claimed by Marine Bulkheading Inc., Seaford. Property: in New Rochelle. Filed April 9.

New Businesses

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

Partnerships

**Hector A. Vasquez Moving,** 5 First St., Harrison 10528, c/o Hector Alonso Vasquez and Hector K. Vasquez. Filed Nov. 27.

**Restorative Therapy Group,** 500 Main St., New Rochelle 10801, c/o Kehli Woodruff, Alana Millings and Tamara Berthaud. Filed Nov. 26.

**Tidy Up,** 237 Catherine St., Buchanan 10511, c/o Fatima O’Mara, Gabriella O’Mara and Shawn O’Mara. Filed Nov. 27.

Sole Proprietorships

**Andres Yagual Hair Salon,** 203 N. Highland Ave., Ossining 10562, c/o Cristopher Andres Yagual Mariduena. Filed Nov. 27.

**Bluemoon I,** 29 Rochelle Terrace, Mount Vernon 10550, c/o Gwendolyn Knight. Filed Dec. 2.

**Cosmic Wisdom Coaching,** 55 Crow Hill Road, Mount Kisco 10549, c/o Robin Wald. Filed Nov. 26.

**Dudek Home Services,** 129 Halyan Road, Yorktown Heights 10598, c/o Dariusz Dudek. Filed Nov. 25.

**ENT Blogging,** 420 Palisade Ave., Apt. 1N, Yonkers 10703, c/o Sicarah Fields. Filed Nov. 26.

**Faces and Flowers Pottery,** 1 Willowbrook Road, White Plains 10605, c/o Jeffrey Dean. Filed Nov. 26.

**Faux Real Food,** 38 ½ Wolden Road, Apt. D1-7, Ossining 10562, c/o Schnei’a Quashe Robinson. Filed Nov. 27.

**Hair Lord,** 45 W. Lincoln Ave., Mount Vernon 10550, c/o Tashi F. Forber. Filed Dec. 2.

**Krown The Kings The Label,** 11 Crestview Drive, White Plains 10604, c/o Malik Syriaque. Filed Nov. 27.

**Max Gruenbaum,** 2103 Palmer Ave., Unit 302, Larchmont 10538, c/o Max Gruenbaum. Filed Dec. 2.

**Meaghan Adawe McLeod,** 333 Mamaroneck Ave., Apt. 448, White Plains 10605, c/o Meaghan Adawe McLeod. Filed Nov. 25.

**Michael’s Electric,** 32 Westview Ave., Rye Brook 10573, c/o Fernando Michara. Filed Dec. 2.

**Nilo Mocha Marble and Tile,** 50 Oak St., Port Chester 10573, c/o Nilo Mocha. Filed Dec. 2.

**Sparkles Cleaning Service,** 42 Cedar Lane, Apt. D10, Ossining 10562, c/o Elexsia Perry. Filed Nov. 26.

**The Transporter Limo Service,** 489 Main St., No. 1, New Rochelle 10801, c/o William E. Padilla Villanueva. Filed Nov. 27.

**Yonkers Busy Bees,** 90 Saratoga Ave., No. 6, Yonkers 10705, c/o Beryl Fleming. Filed Nov. 26.

Patents

**Tamper-respondent assemblies with bond protection.** Patent no. 10,624,202 issued to William L. Brodsky, James A. Busby, Zachary T. Dreiss, Michael J. Fisher, David C. Long, William Santiago-Fernandez and Thomas Weiss. Assigned to ***IBM***, Armonk.

**Providing visualization data to a co-located plurality of mobile devices.** Patent no. 10,623,918 issued to Inseok Hwang, et al. Assigned to ***IBM***, Armonk.

**Cognitive geofence updates.** Patent no. 10,623,894 issued to Lisa Seacat Deluca and Jeremy Greenberger. Assigned to ***IBM***, Armonk.

**Common-purchase-plan-based advertisement.** Patent no. 10,623,824 issued to Sarbajit K. Rakshit. Assigned to ***IBM***, Armonk.

**Temporal network service request combination to improve throughput.**

Patent no. 10,623,524 issued to Bryan D. Cardillo. Assigned to ***IBM***, Armonk.

**Mitigating security risks utilizing continuous device image reload with data integrity.** Patent no.10,623,432 issued to Marc A. Dickenson and Timothy J. Hahn. Assigned to ***IBM***, Armonk.

**Beverage system, including a removable piercer.** Patent no. 10,610,045 issued to Carlos Marina, Dario Stanziano and Hernan Giorgi**.** Assigned to ***PepsiCo***, Purchase**.**

**Hudson Valley**

Building Loans

Below $1 million

**Waugh, Brian J., et al,** Otisville, as owner. Lender: Walden Savings Bank, Montgomery. Property: in Mount Hope. Amount: $399,000. Filed April 7.

**Lax, Malka, Monroe,** as owner. Lender: SNCO Cap LLC, Brooklyn. Property: 10 Quaker Hill Road, Monroe 10950. Amount: $60,500. Filed April 8.

**491 North Street LLC, et al,** Middletown, as owner. Lender: Orange Bank and Trust Co., Middletown. Property: in Wallkill. Amount: $650,000. Filed April 10.

Deeds

Above $1 million

**Yebt Settlers Run LLC,** Monsey. Seller: Kikkerfrosch LLC, North Bergen, New Jersey. Property: 2500 Route 17M, Goshen. Amount: $4.2 million. Filed April 7.

Below $1 million

**106 Renwick Newburgh LLC,** New York City. Seller: Shirley Ganz, Monroe. Property: 106 Renwick St., Newburgh. Amount: $173,000. Filed April 13.

**247 W Main LLC,** Middletown. Seller: G’s Westgate Inn Inc., Middletown. Property: in Middletown. Amount: $29,000. Filed April 7.

**45 Satmar 302 Inc.,** Monroe. Seller: Solomon Witriol, Brooklyn. Property: in Palm Tree. Amount: $67,500. Filed April 8.

**49 Falconer Street LLC,** Poughkeepsie. Seller: Deutsche Bank National Trust Co. Property: 7 Gold Road, Wappingers Falls 12590. Amount: $180,000. Filed April 13.

**Besimchah LLC,** Monroe. Seller: Spring Street Group LLC, Monroe. Property: 3 Stevens Place, Chester 10918. Amount: $215,000. Filed April 10.

**Desi Boys Properties LLC,** Wappingers Falls. Seller: Gary W. Lake, et al, Circleville. Property: in Wallkill. Amount: $850,000. Filed April 9.

**E and R Properties New York LLC,** New Hampton. Seller: Chad Bauer, Delhi. Property: 871 Route 284, Westtown. Amount: $430,000. Filed April 14.

**EPM Resources LLC,** West Brookville. Seller: Piangchai Ferstand, Port Jervis. Property: 169 Front St., Port Jervis. Amount: $5,000. Filed April 14.

**Even Design and Marketing Inc.,** New York City. Seller: 79 Forest Ave LLC, Hackensack, New Jersey. Property: in Woodbury. Amount: $45,000. Filed April 13.

**F and A Concrete Inc., et al,** Unionville. Seller: Mike Spiak Inc., Florida. Property: 341 Arcadia Road, Goshen. Amount: $35,500. Filed April 14.

**Federal National Mortgage Association.** Seller: Joseph B. Steffy IV, Newburgh. Property: 104 Woodlake Drive, Unit 5, Middletown 10940. Amount: $246,573. Filed April 14.

**Gerick Associates LLC,** Goshen. Seller: Stanley Osczepinski, et al, Goshen. Property: in Goshen. Amount: $166,000. Filed April 13.

**Holdings of LR LLC,** Monroe. Seller: Justin Mulvey, Washingtonville. Property: 62 E. Main St., Washingtonville. Amount: $162,000. Filed April 8.

**Kemetic Futures LLC,** Washingtonville. Seller: Stillwater Recovery LLC, Massapequa Park. Property: Kings Hill Terrace, Newburgh 12589. Amount: $12,000. Filed April 7.

**Kondaur Capital Corp.,** Orange, California. Seller: Nancy J. Schneider, Washingtonville. Property: 7 Sycamore Court, Highland Mills 10930. Amount: $169,000. Filed April 14.

**Malkan Enterprises LLC,** Chester. Seller: DePaulis and Son Inc., Chester. Property: 70 Black Meadow Road, Chester. Amount: $925,000. Filed April 14.

**Nationstar Mortgage LLC.** Seller: Patricia Ritchie, Port Jervis. Property: 16 Prospect St., Port Jervis 12771. Amount: $112,414. Filed April 7.

**PC-Domus I LLC,** Tampa, Florida. Seller: U.S. ROF IV Legal Title Trust 2015-1. Property: 565 Angola Road, Cornwall-on-Hudson 12518. Amount: $185,000. Filed April 7.

**PriteJ Property Inc.,** Circleville. Seller: Southgate Enterprises LLC, New Hampton. Property: in Wallkill. Amount: $350,000. Filed April 14.

**RTT Associates LLC,** Warwick. Seller: Boyd A. Babbitt, New York City. Property: 48 Big Island Road, Warwick. Amount: $200,000. Filed April 10.

**Shellpoint Mortgage Servicing,** Greenville, South Carolina. Seller: Shari L. Grissett, Newark, New Jersey. Property: 13 Highrose Ridge, Middletown 10940. Amount: $228,887. Filed April 13.

**Spring St Group LLC,** Monroe. Seller: U.S. Bank Trust N.A. Property: 3 Stevens Place, Chester 10918. Amount: $205,000. Filed April 10.

**Thirty 32 Quaker LLC,** Washingtonville. Seller: Quaker and Main LLC, Cornwall-on-Hudson. Property: 30-32 Quaker Ave., Cornwall-on-Hudson 12518. Amount: $36,250. Filed April 7.

**TJ Tancredi Homes Inc.,** Poughkeepsie. Seller: Thomas F. Forshey, Wappingers Falls. Property: 182 Maloney Road, LaGrange. Amount: $224,500. Filed April 13.

**TripleMandD Magic LLC,** Goshen. Seller: Barbara J. Thompson, Middletown. Property: in Goshen. Amount: $83,500. Filed April 7.

**U.S. Bank Trust N.A.** Seller: Steven Klein, Poughkeepsie. Property: 78 Roosevelt Road, Hyde Park 12538. Amount $230,500. Filed April 9.

**Union Street Too Corp.,** Staten Island. Seller: Marie Schermerhorn, et al, Montgomery. Property: in Montgomery. Amount: $193,000. Filed April 7.

**Wilmington Savings Fund Society FSB.** Seller: Francis B. Paz, Walden. Property: 20 Golf Drive, Florida 10921. Amount: $444,603. Filed April 13.

**Woodbury Heights LLC,** Brooklyn. Seller: Woodbury Complex B LLC, Brooklyn. Property: 19 Hudson Pointe, Woodbury. Amount: $400,000. Filed April 7.

**Woodbury Heights LLC,** Brooklyn. Seller: Woodbury Complex B LLC, Brooklyn. Property: 23 Hudson Pointe, Woodbury. Amount: $300,000. Filed April 8.

Lis Pendens

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

**Avery, Thomas, et al.** Filed by Citigroup Mortgage Loan Trust Inc. Action: seeks to foreclose on a mortgage to secure $416,300 affecting property located at 14 Bridle Court, Goshen 10924. Filed March 16.

**Beauvilaire, Sandra, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $271,760 affecting property located at 84 Old Mill Road, Wallkill 12589. Filed March 16.

**Boyd, Beverly Ann, et al.** Filed by U.S. Bank Trust N.A. Action: seeks to foreclose on a mortgage to secure $155,120 affecting property located at 18 Fordham Lane, Highland Mills 10930. Filed March 19.

**Burnard, Robert A. Jr., et al.** Filed by PennyMac Loan Services LLC. Action: seeks to foreclose on a mortgage to secure $182,450 affecting property located at 16 South St., Highland Falls 10928. Filed March 11.

**Cantwell, Matthew, et al.** Filed by The Bank of New York Mellon. Action: seeks to foreclose on a mortgage to secure $450,200 affecting property located at 29 Horizon Farms Drive, Warwick 10990. Filed March 11.

**Cedeno, Michael J., et al.** Filed by Roundpoint Mortgage Servicing Corp. Action: seeks to foreclose on a mortgage to secure $71,250 affecting property located at 25 Pierces Road, Unit 1, Newburgh 12550. Filed March 12.

**Chase, Carey R., et al.** Filed by Nationstar Mortgage LLC. Action: seeks to foreclose on a mortgage to secure $353,200 affecting property located at 9 Upper Magic Circle Drive, Goshen 10924. Filed March 17.

**Cozart, Ronald S. Jr., et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure an unspecified amount affecting property located at 11 DeRose Lane, Chester 10918. Filed March 11.

**D’Agostini, Annette M., et al.** Filed by Deutsche Bank National Trust Co. Action: seeks to foreclose on a mortgage to secure $280,829 affecting property located at 26 Ellison Drive, New Windsor 12553. Filed March 18.

**Dasilva, Noel Antonio, et al.** Filed by The Bank of New York Mellon Trust Company N.A. Action: seeks to foreclose on a mortgage to secure $224,000 affecting property located at 113 Blanche Ave., New Windsor 12553. Filed March 18.

**Dembek, Andrew B., et al.** Filed by Sterling National Bank. Action: seeks to foreclose on a mortgage to secure $20,000 affecting property located at 193 Schutt Road, Middletown 10940. Filed March 18.

**DeSomma, John J., et al.** Filed by Flagstar Bank. Action: seeks to foreclose on a mortgage to secure $415,140 affecting property located at 13 Jonathan Court, Warwick 10990. Filed March 12.

**Gandl, Abraham S., et al.** Filed by PennyMac Loan Services LLC. Action: seeks to foreclose on a mortgage to secure $688,860 affecting property located at 31 Hudson Pointe, Monroe 10950. Filed March 11.

**Gruber, Zev, et al.** Filed by the State of New York Mortgage Agency. Action: seeks to foreclose on a mortgage to secure $140,801 affecting property located at 8 Ruzhin Road, unit 101, Monroe 10950. Filed March 19.

**Hablow, Karin E., as Orange County commissioner of finance as administrator of the estate of William A. Harris, et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure $204,000 affecting property located at 118 Gidney Ave., Newburgh 12550. Filed March 10.

**Hamilton, Harold, et al.** Filed by Lakeview Loan Servicing LLC. Action: seeks to foreclose on a mortgage to secure $124,520 affecting property located at 6 Lilly St., Newburgh 12550. Filed March 11.

**Hartley, Richard S. Jr., et al.** Filed by U.S. Bank Trust N.A. Action: seeks to foreclose on a mortgage to secure $183,000 affecting property located at 1427 Route 208, Monroe 10950. Filed March 20.

**Hodge, Tyrone, et al.** Filed by Newrez LLC. Action: seeks to foreclose on a mortgage to secure $373,117 affecting property located at 154 Bethlehem Road, New Windsor 12553. Filed March 19.

**Ibanez, Bayani P., et al.** Filed by J.P. Morgan Mortgage Acquisition Corp. Action: seeks to foreclose on a mortgage to secure $395,473 affecting property located at 546 Lakes Road and Count Highway 5, Monroe 10950. Filed March 16.

**Jackson, Filma, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $120,000 affecting property located at 45 Maple St., Newburgh 12550. Filed March 18.

**Lao, Eric G., et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $214,051 affecting property located at 220 Wisner Ave., Wallkill 12589. Filed March 12.

**Martin, Roberta R., et al.** Filed by Pennymac Loan Services LLC. Action: seeks to foreclose on a mortgage to secure $192,629 affecting property located at 2524 Whispering Hills, Chester 10918. Filed March 16.

**McGarvey, Eileen M., et al.** Filed by MFA 2017-RPL1 Trust. Action: seeks to foreclose on a mortgage to secure $313,611 affecting property located at 35 Hudson Drive, New Windsor 12553. Filed March 16.

**Mena, Auris D., et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure $493,764 affecting property located at 75 Eisenhower Drive, Middletown 10940. Filed March 10.

**Mollica, Patricia M., et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $418,815 affecting property located at 33 Crystal Farm Road, Warwick 10990. Filed March 12.

**Muniz, Angela C., et al.** Filed by Trust Bank. Action: seeks to foreclose on a mortgage to secure $250,381 affecting property located at 36 Hillside Terrace, Monroe 10950. Filed March 17.

**Munoz, Nelly, et al.** Filed by Fifth Third Bank N.A. Action: seeks to foreclose on a mortgage to secure $153,225 affecting property located at 316 Homestead Ave., Maybrook 12543. Filed March 13.

**Nash, Franklin, et al.** Filed by Weichert Financial Services. Action: seeks to foreclose on a mortgage to secure $295,200 affecting property located at 464 Hillside Road, Monroe 10950. Filed March 18.

**Orange County commissioner of finance as administrator of the estate of Albert T. Kuchinsky, et al.** Filed by CIT Bank N.A. Action: seeks to foreclose on a mortgage to secure $406,125 affecting property located at 3 Mid Oaks Drive, Monroe 10950. Filed March 16.

**Orange County commissioner of finance as the limited administrator of the estate of Phyllis Jarrow, et al.** Filed by JPMorgan Chase Bank N.A. Action: seeks to foreclose on a mortgage to secure $165,171 affecting property located at 3506 Whispering Hills, Unit 304, Chester 10918. Filed March 10.

**Orange County commissioner of finance as the limited administrator of the estate of Ann Marie Carney, et al.** Filed by Nationstar Mortgage LLC. Action: seeks to foreclose on a mortgage to secure $270,750 affecting property located at 44 Winona Ave., Newburgh 12550. Filed March 17.

**Railey, Daniel D., et al.** Filed by State of New York Mortgage Agency. Action: seeks to foreclose on a mortgage to secure $113,000 affecting property located at 6 Isro Drive, Cornwall-on-Hudson 12518. Filed March 10.

**Reese, Jeanne, as executrix of the estate of Nora Knapp, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $249,000 affecting property located at 10 Knights Circle, Newburgh 12550. Filed March 10.

**Rinaldi, Mark, et al.** Filed by U.S. Bank N.A. Action: seeks to foreclose on a mortgage to secure $284,905 affecting property located at 19 Putters Way, Unit 9, Middletown 10940. Filed March 16.

**Royal, Roxie, et al.** Filed by HSBC Bank USA N.A. Action: seeks to foreclose on a mortgage to secure $50,000 affecting property located at 57 Farrington St., Newburgh 12550. Filed March 12.

**Sanchez, Edwin, et al.** Filed by Hudson Valley Credit Union. Action: seeks to foreclose on a mortgage to secure $165,000 affecting property located at 20 Sycamore Drive, Newburgh 12550. Filed March 17.

**Sanchez, Javier, et al.** Filed by Wilmington Trust N.A. Action: seeks to foreclose on a mortgage to secure $395,000 affecting property located at 24 Deer Run Road, Newburgh 12550. Filed March 12.

**Singleton, Bernard C., et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $225,000 affecting property located at 7 Dogwood Drive, Middletown 10940. Filed March 20.

**Stawarz, Kathleen, et al.** Filed by Wilmington Savings Fund Society FSB. Action: seeks to foreclose on a mortgage to secure $210,000 affecting property located at 9 Edinburgh Road, Middletown 10941. Filed March 10.

**Tate, Kitson, et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $159,355 affecting property located at 28 Spring St., Middletown 10940. Filed March 11.

**Trafficante, Lisa, et al.** Filed by JPMorgan Chase Bank N.A. Action: seeks to foreclose on a mortgage to secure $1.1 million affecting property located at 457 W. Lake Road, Tuxedo Park 10987. Filed March 19.

**Vasquez, Angel G., et al.** Filed by Wells Fargo Bank N.A. Action: seeks to foreclose on a mortgage to secure $265,200 affecting property located at 7 Briarwood Ave., Monroe 10950. Filed March 11.

**Vella, Charlie, et al.** Filed by Deutsche Bank National Trust Co. Action: seeks to foreclose on a mortgage to secure $259,250 affecting property located at 20 Wilson St., Middletown 10940. Filed March 13.

**Vogt, Carlton W. III, et al.** Filed by Citimortgage Inc. Action: seeks to foreclose on a mortgage to secure $120,000 affecting property located at 19 Vogt Lane, Middletown 10940. Filed March 20.

**Yonique Inc., et al.** Filed by UMB Bank N.A. Action: seeks to foreclose on a mortgage to secure $378,000 affecting property located at 25 Sanfordville Road, Warwick 10990. Filed March 20.

**Zube, Herman A., et al.** Filed by DLJ Mortgage Capital Inc. Action: seeks to foreclose on a mortgage to secure $251,291 affecting property located at 1 Elizabeth St., Port Jervis 12771. Filed March 13.

Mechanic’s Liens

**ACP Monroe Associates LLC,** as owner. $26,176 as claimed by Gencon Corp., Newburgh. Property: 475 Route 17M, Monroe 10950. Filed April 13.

**ACP Monroe Associates LLC,** as owner. $9,757 as claimed by GMG NJ LLC, Wanaque, New Jersey. Property: 475 Route 17M, Monroe 10950. Filed April 7.

New Businesses

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

Doing Business As

**Brisk and Associates Inc.,** d.b.a. **RLS,** 6 Tolchav Way, Unit 103, Monroe 10950. Filed April 1.

**Brisk and Associates Inc.,** d.b.a. **Rock Leadership Solutions,** 6 Tolchav Way, Unit 103, Monroe 10950. Filed April 1.

**Brotherhood, America’s Oldest Winery Ltd.,** d.b.a. **J.A.C. Vineyards,** 100 Brotherhood Plaza Drive, Washingtonville 10992. Filed April 1.

**D and C Hardwood Flooring Corp.,** d.b.a. **Global Trading,** 1 Karlin Blvd., Suite 201, Monroe 10950. Filed April 1.

**J and E Business Solutions Inc.,** d.b.a. **PrintOut Copy,** 48 Country Hollow, Highland Mills 10930. Filed April 1.

**James L. Taylor Manufacturing Co.,** d.b.a. **Harmon Printing,** 130 Salt Point Turnpike, Poughkeepsie 12603. Filed April 1.

**M.S. Iron Works Inc.,** d.b.a. **M and S Iron Works,** 27 Stone Castle Road, Rock Tavern 12575. Filed April 1.

**Marcos Morales Inc.,** d.b.a. **Midway’s Villa Roma,** 264 Quassaick Ave., New Windsor 12553. Filed April 1.

**Mystic Rose Florist Shop Ltd.,** d.b.a. **Mystic Rose,** 506 Route 416, Montgomery 12549. Filed April 1.

**NYTOA Inc.,** d.b.a. **New York Tactical Officers Associates,** 680 Route 211East, Suite 3B-289, Middletown 10941. Filed April 1.

**Piz Family Deli Inc.,** d.b.a. **Abbracci Italian Market and Deli,** 287 Windsor Highway, New Windsor 12553. Filed April 1.

**Ten Feet Tall Enterprises Inc.,** d.b.a. **Amalfi’s Bijouterie,** 507 Old Mill Road, Southfields 10975. Filed April 1.

**Yeshiah Maintenance and Repair Inc.,** d.b.a. **Shias Repairs,** 51 Forest Road, No. 316-263, Monroe 10950. Filed April 1.

Partnerships

**Putnam Custom Auto,** 89 Glenieda Ave., Carmel, c/o Louis Carattini and Steve L. Carattini. Filed Feb. 3.

Sole Proprietorships

**Always Available Medical Transportation,** 15 Meridian Drive, Brewster 10509, c/o Lou LaPicola. Filed Feb. 24.

**Davidson Landscaping,** 96 Haviland Road, Patterson 12563, c/o Jesse Davidson. Filed Feb. 26.

**Dolly Mae Cleaning Service,** 33 Husted Road, Unit 102, Carmel 10512, c/o Donald Simmons. Filed Feb. 13.

**FD Prints,** 300 Lake Shore Drive, Brewster 10509, c/o Michael Frey. Filed Feb. 24.

**Gonzalez’s Painter,** 12 Manor Way, Brewster 10509, c/o Noe Ramiro Gonzalez Lopez. Filed Feb. 24.

**In Tune With You,** 172 Mexico Lane, Mahopac 10541, c/o Jill Terhune. Filed Feb. 24.

**Ovidiosmasonryplus,** 3 Husted Road, Apt. 17C, Brewster 10509, c/o Ovidio Avidan Guzman Oliveros. Filed Feb. 11.

**Putnam NY Pride,** 45 Hillcrest Ave., Brewster 10509, c/o Eileen McDermott. Filed Feb. 3.

**R and R Contracting,** 11 Trout Place, Mahopac 10541, c/o Robert Anthony Cuomo. Filed Feb. 13.

**Rhino Masonry,** 38 Ridgeview Ave., Mahopac 10541, c/o John Jake Astrologo. Filed Feb. 10.

**Smile World Express,** 32 Mount Hope Road, Mahopac 10541, c/o Siriporn Wonglakhorn. Filed Feb. 20.

**Speech Language League,** 28 Salisbury Road, Patterson 12563, c/o Amy Basso. Filed Feb. 18.

**Square Cut Carpentry,** 31 Main St., Apt. 5, Brewster 10509, c/o Robert Sprague. Filed Feb. 10.