**WESTCHESTER**

**Deeds**

Above $1 million

**2111 Albany Post Road Corp.,** Cortlandt. Seller: Brookfield Resource Management Inc., Cortlandt. Property: 2111 Albany Post Road, Cortlandt. Amount: $2 million. Filed Nov. 9.

**744 Titicus LLC,** North Salem. Seller: NSS Realty LLC, Nyack. Property: 744 Titicus Road, North Salem. Amount: $2.2 million. Filed Nov. 10.

**Bxvsr1 LLC,** Bronxville. Seller: Shaun and Caitlin Tolchin, New York City. Property: 96 Park Ave., Eastchester. Amount: $1.5 million. Filed Nov. 10.

**Human Development Services of Westchester Inc.,** Port Chester. Seller: Abendroth Green LLC, New York. Property: 28 Adee St., Rye. Amount: $2 million. Filed Nov. 3.

**J&S Perez LLC,** White Plains. Seller: 72 Grant LLC, White Plains. Property: 72 Grant Ave., White Plains. Amount: $1.3 million. Filed Nov. 4.

**JJS 17 Acquisitions LLC,** Bronxville. Seller: Konstantinos Doukas, Boca Raton, Florida. Property: 12 Greenfield Ave., Eastchester. Amount: $2.6 million. Filed Nov 1.

**KH Cross River LLC,** New York. Seller: EK Cross River LLC, New York. Property: 20 N. Salem Road, Lewisboro. Amount: $2 million. Filed Nov 1.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Jonathan Brody, Jersey City, New Jersey. Property: 203 Palisades Blvd. 35, Mount Pleasant. Amount: $2.2 million. Filed Nov. 9.

**Locust Lot 3 LLC,** Rye. Seller: Stephen E. Bear, Larchmont. Property: 22 Locust Ave., Rye City. Amount: $3.4 million. Filed Nov. 10.

**Mad Real Properties LLC,** Yonkers. Seller: Jennifer Kuo, Irvington. Property: 30 Country Club Lane, Mount Pleasant. Amount: $1.2 million. Filed Nov. 2.

**Mount Vernon Trap Rock Corp.,** White Plains. Seller: Verizon New York Inc., New York. Property: 40 Washington Ave., Greenburgh. Amount: $6.2 million. Filed Nov 1.

**Ossining Dev LLC,** Rutherford, New Jersey. Seller: JAD LLC, Lucie, Florida. Property: 142-144 S. Highland Ave., Ossining. Amount: $1.3 million. Filed Nov. 3.

**Somers Crossings LLC,** Goldens Bridge. Seller: Brian Lobel and Devon Disiena. Property: 5 Amber Lane, Somers. Amount: $1.2 million. Filed Nov 1.

**South Third Ave Apartments LLC,** Mount Vernon. Seller: 238 South 3 Realty LLC, Great Neck. Property: 238 S. Third Ave., Mount Vernon. Amount: $1.2 million. Filed Nov. 2.

**Tomos LLC,** Pleasantville. Seller: Voutiani Inc., Pleasantville. Property: 25 Wheeler Ave., Mount Pleasant. Amount: $2.9 million. Filed Nov. 4.

**W Main LLC,** Elmsford. Seller: MMS Main Street LLC, Bronx. Property: 10 W. Main St., Greenburgh. Amount: $1.5 million. Filed Nov. 9.

Below $1 million

**11 Hill Lane LLC,** White Plains. Seller: Richard Cercena, Brewster. Property: 11 Hill Lane, North Salem. Amount: $170,000. Filed Oct. 18.

**Bank of New York Mellon,** Coppell, Texas. Seller: JN Contracting Inc., White Plains. Property: 68 Henry Ave., Harrison. Amount: $855,000. Filed Nov. 10.

**Buzzutto, Roy,** Cherry Valley. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 398 Roberts Ave., Yonkers. Amount: $151,000. Filed Nov. 9.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: Christopher D. McSweeney, Tuckahoe. Property: 42 Park Drive, Cortlandt. Amount: $536,000. Filed Nov. 9.

**City of Mount Vernon,** Mount Vernon. Seller: Qwest LLC, Bronx. Property: 7-11 MacQuesten Pkwy., Mount Vernon. Amount: $942,000. Filed Nov. 2.

**Costa, Matthew** and **Lori Costa,** New Rochelle. Seller: 186 Brookdale Ave LLC, Lake Success. Property: 186 Brookdale Ave., New Rochelle. Amount: $800,000. Filed Nov. 10.

**Grimaldi, Margherita,** Katonah. Seller: 759 Yonkers Ave Corp., Mohegan Lake. Property: 759 Yonkers Ave., Yonkers. Amount: $800,000. Filed Nov. 9.

**Gross, Marjorie,** White Plains. Seller: 14 Coralyn Road LLC, White Plains. Property: 14 Coralyn Road, Scarsdale. Amount: $925,000. Filed Nov. 10.

**Hidden Meadow at Somers LLC,** Baldwin Place. Seller: Madeline Ruggiero, Peekskill. Property: 20 Muscoot Road, Somers. Amount: $793,000. Filed Nov. 9.

**Jordan, Donald J.** and **Sally Jordan,** Scarsdale. Seller: A&C Knopp Development Inc., Scarsdale. Property: 160 Nelson Road, Scarsdale. Amount: $750,000. Filed Nov. 9.

**Kash Realty 36 Inc.,** Mount Vernon. Seller: Cynthia Desravines, Mount Vernon. Property: 23 Vernon Ave., Mount Vernon. Amount: $900,000. Filed Nov. 9.

**Margolis, Marjorie,** White Plains. Seller: 14 Coralyn Road LLC, White Plains. Property: 14 Coralyn Road, Scarsdale. Amount: $925,000. Filed Nov. 10.

**McCarroll, Michael A.,** Bedford Corners. Seller: Bedford Oak LLC, Bedford. Property: 23 Salem Road, New Castle. Amount: $525,000. Filed Nov. 9.

**McClafferty, Amy A.,** Scarsdale. Seller: Brite Avenue Development Corp., Scarsdale. Property: 21 Stratton Road, Scarsdale. Amount: $900,000. Filed Nov. 10.

**McDonald-Hummingbird, Linda,** Santa Fe, New Mexico. Seller: Di Sage Homes LLC, White Plains. Property: 154A N. Broadway, 2E, White Plains. Amount: $190,000. Filed Nov. 9.

**Millwood Center LLC,** Harrison. Seller: The town of New Castle. Property: 230 Saw Mill River Road, New Castle. Amount: $51,000. Filed Nov. 4.

**MTC Capital Holdings LLC,** Pleasantville. Seller: Megan Larkin, Hartsdale. Property: 26 Carlyle Place, Greenburgh. Amount: $752,000. Filed Nov. 10.

**New Ro Development Ventures LLC,** New Rochelle, Seller: Florence Scott, New Rochelle, Property: 46 Silver Birch Drive, New Rochelle. Amount: $522,500. Filed Nov 1.

**Rose Gold Management LLC,** White Plains. Seller: Cloud 9 Realty LC, Garfield, New Jersey. Property: 216 New Main St., Yonkers. Amount: $600,000. Filed Nov. 4.

**Somers Crossings LLC,** Goldens Bridge. Seller: Eileen Guitano, Somers. Property: 6 Amber Lane, Somers. Amount: $999,000. Filed Nov. 3.

**Spaghetti The Cat LLC,** New Rochelle, Seller: Albert G. Young, Pelham Property: 480 Esplanade, Pelham. Amount: $900,000. Filed Nov 1.

**Structured Asset Securities Corporation Mortgage Pass Through Certificates Series 2005-7xs,** Coppell, Texas. Seller: 25 Highview Avenue Inc., Port Chester. Property: 25 Highview Ave., Rye Town. Amount: $616,000. Filed Nov. 9.

**Vitaliotis, Dimitrios,** Briarcliff Manor. Seller: Pleasant Properties LLC, Briarcliff Manor. Property: 53-57 Stafford St., Ossining. Amount: $400,000. Filed Nov 1.

**Walsh, Noreen,**

Croton-on-Hudson. Seller: 74 Thompson Ave LLC,

Croton-on-Hudson. Property: 74 Thompson Ave., Cortlandt. Amount: $252,500. Filed Nov 1.

**Wenger, Deborah,** West Islip. Seller: Cardinal Property Holdings Ltd., West Islip. Property: 1445 Baptist Church Road, Yorktown, Amount: $230,000. Filed Nov. 3.

**WNW Holdings LLC,** El Dorado Hills, California. Seller: Brandon Seidenberg, Bronx. Property: 26 Whippoorwill Road East, North Castle Amount: $765,000. Filed Nov. 3.

**Judgments**

**179 Nelson Holdings Inc.** d.b.a.,Scarsdale. $403,335 in favor of Midway Shopping Center LP, White Plains. Filed Oct. 25.

**Adderly, Beatrice,** New Rochelle. $8,772 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 2.

**Alvarado, Kevin G.,** Port Chester. $8,324 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 1.

**Awawdeh, Hammad B.,** Yonkers. $25,212 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 2.

**Baharestani, Steven,** Great Neck. $80,000 in favor of Stephanie S. Baharestani, Scarsdale. Filed Nov. 2.

**Blake, Peta-Rose,** New Rochelle. $10,812 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

**Buckley, Michael** Forest Hill. $78,892 in favor of Vincent Healey, Yonkers. Filed Oct. 25.

**Burgess, Darrell,** Yonkers. $33,597 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

**Carotenuto, Scott F.,** Long Branch City, New Jersey. $167,966 in favor of HT Amerigreen Partners LLC, White Plains. Filed Nov. 2.

**Coleman, Michael,** Pearl River. $74,163 in favor of All-tex Inc, Sylmar, California. Filed Nov. 3.

**Edwards, Marquis A.,** Mount Vernon. $8,955 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Nov. 2.

**Ellis, Richard,** Valhalla. $29,822 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

**Frederick, Lilith A.,** White Plains. $5,672 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

**Gannon, Darren,** Eastchester. $6,930 in favor of Marilyn S. Faust, Larchmont. Filed Nov. 2.

**Gidron, Bridgett,** Scarsdale. $20,488 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Nov. 1.

**Hernandez, Bryant,** Montrose. $19,926 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 1.

**Hubbs, Anna,** Yonkers. $9,199 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 4.

**Johnson, David E.,** Mount Vernon. $11,732 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

**Lunas Home Improvement Corp,** Mahopac. $5,393 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 18.

**Massey, Paul,** Sandy, Utah. $354,918 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

**Napoletano, Joseph,** Yonkers. $5,182 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

**Olumhense, Sonala,** Cortlandt Manor. $18,658 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

**Ramos, Rossemary S.,** Ossining. $9,277 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

**Sanchez, Cano Manuel,** Yonkers. $20,008 in favor of 138 Fourth Avenue Corp., Yonkers. Filed Nov. 3.

**Sanchez, Shyann L.,** White Plains. $6,197 in favor of Discover Bank, New Albany. Filed Oct. 11.

**Sarassutha, Made,** Shrub Oak. $7,110 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

**Stambuk, Nilda,**

Hastings-on-Hudson. $235,120 in favor of JDRMDBPP SM SKP & JD IRA LLC, No. 163, Boonton, New Jersey. Filed Nov. 3.

**Vasti, Suzanne H.,** Pleasant Valley. $16,259 in favor of Miller Zeiderman LLP, White Plains. Filed Oct. 18.

**Vinci, Heide,** Peekskill. $20,829 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 2.

**Widulski, Elizabeth,** Scarsdale. $6,717 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

**Widulski, Elizabeth,** Scarsdale. $6,717 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

**Wiktor, Andrew,** Somers. $14,289 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 11.

**Wolf L&S General Contractor LLC,** Bronx. $130,234 in favor of Francis Bevil, Mount Vernon. Filed Oct. 25.

**Zekaj, Roland,** Yonkers. $21,391 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

**Lis Pendens**

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

**Berley, David I.,** as owner. Filed by Deutsche Bank Trust Co Americas. Action: Foreclosure of a mortgage in the principal amount of $4,720,000 affecting property located at 219 Mamaroneck Ave., Mamaroneck. Filed Nov. 1.

**Bunting, Kenneth L.,** as owner. Filed by Santander Bank NA. Action: Foreclosure of a mortgage in the principal amount of $250,000 affecting property located in Greenburgh. Filed Oct. 24.

**Doe, Mary,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of $467,775 affecting property located at 3250 S. Shelley St., Mohegan Lake. Filed Nov. 1.

**Golino, Jessica,** as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $595,000 affecting property located at 37/39 Clifford Place, Harrison. Filed Oct. 24.

**Massey, Paul** and **Gretchen V. Massey,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $1,579,500 affecting property located at 76 Shore Drive, Larchmont, Filed Nov. 9.

**Negron, Orlando,** as owner. Filed by UMB Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of $339,025 affecting property located at 115 DeHaven Drive, Unit 103, Yonkers. Filed Nov. 2.

**Passariello, Carol S.,** as owner. Filed by First National Bank of Omaha. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 500 Central Park Ave., Unit 413, Scarsdale. Filed Nov. 9.

**Phelps Memorial Hospital Center,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $370,000 affecting property located at 53 College Hill Road, Mamaroneck. Filed Nov. 4.

**Polera, James,** as owner. Filed by Deutsche Bank Trust Company Americas. Action: Foreclosure of a mortgage in the principal amount of $500,000 affecting property located at 120 Old Lake St., West Harrison. Filed Oct. 20.

**Schliman, Carol A.,** as owner. Filed by New England Capital Group LLC. Action: Foreclosure of a mortgage in the principal amount of $75,000 affecting property located at 49 Glen Forest St., Thornwood. Filed Nov. 7

**Siniscalchi, Caterina** and **Mildres,** as owners. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of $75,000 affecting property located at 242 Sprout Brook Road, Cortland. Filed Nov. 7

**Zanette, Paul Jr.,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $100,000 affecting property located at 77 Taylor Ave., West Harrison. Filed Nov. 7

**Mechanic’s Liens**

**Butler, David M.,** Rye. $30,047 in favor of Drake Builders LLC, Bedford. Filed Nov. 4.

**Ho Sing Elizabeth D.,** New Rochelle. $12,793 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 4.

**IB Cohen & Sons Inc.,** New Rochelle. $43,173 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

**Main Memorial Plaza LLC,** New Rochelle. $21,113 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

**Mclaren, Dale N.,** New Rochelle. $12,793 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 4.

**Northway Medical Condominium Association.,** Yonkers. $11,150 in favor of Xinos Construction Corp., Flushing. Filed Nov. 3.

**Nova Realty,** New Rochelle. $17,995 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

**SGFH Realty Inc.,** Harrison. $1,000,000 in favor of JLS 195CD Park LLC, New Rochelle. Filed Nov. 3.

**Splatt-Nugent, Juliet,** Mount Vernon. $55,271 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 3.

**White, Garfield,** Mount Vernon. $2,026 in favor of Blakey Equipment, Mount Vernon. Filed Nov. 3.

**White, Joan,** Mount Vernon. $2,026 in favor of Blakey Equipment, Mount Vernon. Filed Nov. 3.

**New Businesses**

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

Sole Proprietorships

**Botox Studio NP,** 369 Concord Road, Yonkers 10710, c/o Vivian Aponte. Filed Nov. 4.

**DJM Mechanical,** 909 Holyoke Road, Yorktown 10598, c/o Dennis J. Moran. Filed Nov. 7.

**Dream Drive Rentals,** 44 N. Evarts Ave., Elmsford 10523, c/o Kevin Torres. Filed Nov. 1.

**Express Delights,** 116 Spring St., Peekskill 10566, c/o Rosa Rocio Ayavaca. Filed Nov. 1.

**Female Hustlers Club,** 18 Moquette Row South, Yonkers 10703, c/o Dawn Hohnson. Filed Nov. 7.

**Floors For Less,** P.O. Box 553, New Rochelle 10802, c/o Jonus Sainvil. Filed Nov. 9.

**Lecias Hair Care Studio,** 186 Beechwood Ave., Mount Vernon 10553, c/o Tasha Alecia Turner. Filed Nov. 3.

**LM Painting Services,** 328 William St., Apt. 3, Port Chester 10573, c/o Luis Bolivar Filed Nov. 1.

**MJM Fashion Colombian Jeans,** 1008 Park St., Peekskill 10566, c/o Wilson P. Machuca. Filed Nov. 1.

**Nassimos Home Improvement,** 11 Waller Ave., Apt. 1, Ossining 10562, c/o Daniel Nassimos. Filed Nov. 1.

**New York Tags Titles & Registrations Bureau,** 7 Skyline Drive, Hawthorne 10532, c/o Donald Harvey. Filed Nov. 9.

**Paolas Cleaning Services,** 11 Dewey Ave., New Rochelle 10801, c/o Paola Pajares. Filed Nov. 2.

**Plasencias Holdings,** 118 Gavin St., Yonkers 10701, c/o Jorge Luis Plasencia. Filed Nov. 3.

**Selah Services,** 128 N. Evarts Ave., Elmsford 10523, c/o Sabina M. Calle. Filed Nov. 2.

**Sew Nyce Designs,** 1 Glenwood Ave., Yonkers 10701, c/o Margaret L. Respass. Filed Nov. 1.

**Singleman Consulting,** 50 Barker St., Apt. 430, Mount Kisco 10549, c/o Corinna Singleman. Filed Nov. 9.

**Sixto Towing Service Co.,** 43 Broad Ave., Suite 1, Ossining 10562, c/o Sixto Morel. Filed Nov. 4.

**Supreme Advocates,** 16 Longview Ave., White Plains 10605, c/o Marlon Anderson. Filed Nov. 7.

**Transitional Healing,** 157 Park Drive, Eastchester 10709, c/o Jennifer Tormo. Filed Nov. 2.

**Tray Lavon,** 2 Schroeder St., 221, Yonkers 10701, c/o Tracey lavon Alford. Filed Nov. 3.

**Two Men One Squeegee,** 401 Ashford Ave., No. 1f, Dobbs Ferry 10522, c/o Luis Alava Molina. Filed Nov. 4.

**Vask Financial Awareness Group,** 2 Sadore Lane, No. 5-l, Yonkers 10710, c/o Aureo C. Pinto. Filed Nov. 4.

**Volps Painting,** 96 Bradford St., Harrison 10528, c/o Robson M. Volponi. Filed Nov. 2.