**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, May 3 - 9**

**Immaculada C. Rondon, Fishkill, re. Rondon Supplies for Footwear LLC,** 23-35354-CGM: Chapter 7, assets $530,971, liabilities $612,355.

Attorney: Richard Schisano.

**QAD Realty LLC, Mamaroneck, Quentin Solano, sole member,**

23-22336-SHL: Chapter 11: assets $1,500,867, liabilities $1,555,358.

Attorney: James J. Rufo.

**TDL Restoration Inc., New Rochelle, Driton Quni, president,**

23-22339-SHL: Chapter 7, assets $23,500, liabilities $1,489,200.

Attorney: Hugh G. Jasne.

**HCC Caterers Inc., Yonkers, Peter X. Kelly,** 23-22341-SHL: Chapter 11, assets $0 - $50,000, liabilities $1 million - $10 million.

Attorney: Scott B. Ugell.

**Ripe Inc. Restaurant X & Bully Boy Bar, Congers, Peter Kelly, president,** 23-22342-SHL: Chapter 11, assets $0 - $50,000, liabilities $1 million - $10 million.

Attorney: Scott B. Ugell.

**Raw Indulgence Ltd., Elmsford, Alice Benedetto, CEO,**

23-22350-SHL: Chapter 11, assets $708,413, liabilities $3,888,567.

Attorney: Robert L. Rattet.

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

**Local business cases, May 3 - 9**

**Teamsters Local 456, Elmsford vs. PCI Industries Corp., Mount Vernon, et al,** 23-cv-3710-KMK: Employment Retirement Income Security Act.

Attorney: Daniel E. Kornfeld.

**Dosyear White, Buffalo vs. New City Funding Corp., New City,**

23-cv-3719-NSR: Sailors and Soldiers Civil Relief Act.

Attorney: Yitzchak Zelman.

**Cabinets To Go LLC, Lawrenceburg, Tennessee vs. Stock Cabinet Express, Pelham, et al,**

23-cv-3732-CS: Trademark infringement.

Attorney: Charles P. LaPolla.

**Miguel Burgos, c/o Manhattan attorney vs. JAJ Contract Furniture Inc., Mount Vernon, et al,** 23-cv-3739-KMK: Fair Labor Standards Act, class action.

Attorney: Clara Lam.

**Patricia Trask-Huggins, Rosco, New York vs. Garnet Health Medical Center - Catskills, Middletown, et al,** 23-cv-3758-NSR: Civil rights.

Attorneys: Thomas M. Grasso, Ronald A. Berutti.

**Michael Giordano, Middletown vs. Home Depot USA, Middletown,**

23-cv-3760-CS: Personal injury, removal from Orange County Supreme Court.

Attorney: Joseph A. Owen for plaintiff, Steven R. Montgomery for defendant.

**Leocadio Garcia, White Plains, et al, vs. Italian Pavilion Pizzeria & Restaurant, White Plains, et al,**

23-cv-3790-PMH: Fair Labor Standards Act.

Attorney: Jordan A. El-Hag.

**Jae Lee, White Plains vs. Taro Pharmaceuticals USA Inc., Hawthorne,** 23-cv-3834-CS: Fraud, class action.

Attorney: James J. Bilsborrow.

**Crecenciano Garcia vs. 444 S. Broadway Pizza Inc., Yonkers, et al,** 23-cv-3846-KMK: Fair Labor Standards Act, class action,

Attorneys: Nolan K. Klein, Erik M. Bashian.

**G&G Closed Circuit Events, Henderson, Nevada vs. Dos Amigos Restaurant, Middletown, et al,**

23-cv-3868: Cable Communications Policy Act, Attorney: Joseph Loughlin.

**Michael Hamilton Lopez Bonilla, Suffern vs. PPM Landscaping LLC, Pomona,** 23-cv-3889: Fair Labor Standards Act.

Attorney: Daniel Schlade.

**Jennifer Friedman, Ridgewood, New Jersey vs. CrossBorder Solutions Inc., Tarrytown,**

23-cv-3892: Sex discrimination,

Attorney: Andrea M. Paparella.

**Deeds**

Above $1 million

**13 Riverdale Avenue LLC,** Pelham. Seller: DJ Gym Port Chester Properties LLC, New Rochelle. Property: 13 Riverdale Ave., Rye Town. Amount: $3.1 million. Filed May 2.

**21 Agnew Farm LLC,** Armonk. Seller: Carl and Robin Cohen, Manhasset. Property: 21 Agnew Farm Road, North Castle. Amount: $1.3 million. Filed May 1.

**227 Honey Hollow LLC,** New York. Seller: Avoric Denver Real Estate LLC, Centennial, Colorado. Property: 227 Honey Hollow Road, Pound Ridge. Amount: $3.4 million. Filed April 27.

**525 Kensico Road Realty Corp.,** Pleasantville. Seller: NCS Kensico Inc., Thornwood. Property: 50 Kensico Road, Mount Pleasant. Amount: $1.3 million. Filed May 1.

**81 Old Stone Hill LLC,** Blauvelt. Seller: Andrew and Vanessa Agor, Bedford. Property: 81 Old Stone Hill Road, Pound Ridge. Amount: $1.6 million. Filed May 2.

**82 Lake Avenue LLC,** Tuckahoe. Seller: 82 Tuckahoe LLC, Eastchester. Property: 82 Lake Ave., Eastchester. Amount: $1 million. Filed April 27.

**Bijal, Jani,** Pearl River. Seller: JPMorgan Chase Bank NA, Columbus, Ohio. Property: 10 Cooper Road, Scarsdale. Amount: $7.5 million. Filed April 28.

**DiMartini Bobbi, et al,** Staten Island. Seller: Lion Luxury Properties LLC, Armonk. Property: 135-145 S. Kensico Ave., Mount Pleasant. Amount: $1.2 million. Filed April 24.

**DMNYS LLC,** Key Biscayne, Florida. Seller: 85 Ridge Properties LLC, Pound Ridge. Property: 85 High Ridge Road, Pound Ridge. Amount: $1.7 million. Filed April 26.

**ESRT 500 Mamaroneck Ave LLC,** New York. Seller: Harrison New York Holdings LLC, New York. Property: 500 Mamaroneck Ave., Harrison. Amount: $53 million. Filed April 21.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Luz M. Lopez, Ossining. Property: 302 Horseman Blvd., Mount Pleasant. Amount: $1.8 million. Filed May 2.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Maya Lang, Hastings-on-Hudson. Property: 310 Horseman Blvd., Mount Pleasant. Amount: $2 million. Filed April 27.

**Purdy Lodge LLC,** Larchmont. Seller: AGS 39 Purdy Street LLC, Yonkers. Property: 39 Purdy St., Harrison. Amount: $2.7 million. Filed April 24.

**Rye House LLC,** Tarrytown. Seller: Peach23 LLC, Darien, Connecticut. Property: 3 Purchase Lane, Harrison. Amount: $2.8 million. Filed April 26.

**Sherogan Timothy J.** and **Diana L. Wege-Sherogan,** Katonah. Seller: 91 Upper Hook Road LLC, New York. Property: 91 Upper Hook Road, Bedford. Amount: $5.7 million. Filed May 1.

**Spann, Kathryn C.,** Rougemont, North Carolina. Seller: Warburton Ave Realty LLC, Yonkers. Property: 1178-1180 Warburton Ave., Yonkers. Amount: $1.2 million. Filed April 27.

**Suburban Builders LLC,** Purchase. Seller: Marisa Chen and Hubert Fontana, New York. Property: 31 Woodmill Road, New Castle. Amount: $1.1 million. Filed May 1.

Below $1 million

**361 Rags Holdings Inc.,** Mamaroneck. Seller: Nicole B. Stern, Mahopac. Property: 361 Route 202, Somers. Amount: $645,000. Filed April 24.

**ADP Management Company Corp.,** Yonkers. Seller: Frederick and Sonia Haselton, White Plains. Property: 23 Broadview Ave., Greenburgh. Amount: $670,000. Filed April 28.

**Azczesniak, Andrew W.,** White Plains. Seller: Deutsche Bank National Trust Co., Mount Laurel, New Jersey. Property: 30 Washington Blvd., Mount Vernon. Amount: $388,000. Filed April 26.

**Bellettieri, Marilyn,** Yorktown Heights. Seller: Cunha Capital LLC, Yorktown Heights. Property: Summit Street, Yorktown. Amount: $25,000. Filed April 26.

**Connaughton, Sean,** Hastings-on-Hudson. Seller: Demetra Real Estate Management LLC, Hastings-on-Hudson. Property: 30 Main St., Greenburgh. Amount: $835,000. Filed May 1.

**DeUrso, Darren,** White Plains. Seller: US Bank Trust NA, New York. Property: 597 Secor Road, Greenburgh. Amount: $393,000. Filed April 24.

**Finn, Randilynne** and **Christopher B. Randilynne,** Ossining. Seller: North County Homes Inc., Yorktown Heights. Property: 5 Cardinal Way, Somers. Amount: $252,000. Filed April 26.

**Four Jax LLC,** Pleasantville. Seller: Sergio Michilli, Thornwood. Property: 4 Jackson St., Mount Pleasant. Amount: $600,000. Filed April 26.

**HB1 Alternative Holdings LLC,** Houston, Texas. Seller: 170 Elm View LLC, Bronx. Property: 170 Elm Ave., Mount Vernon. Amount: $565,000. Filed May 2.

**HBD Holdings LLC,** Nanuet. Seller: Pavel Kozlov, Big Indian. Property: 450 Blinn Road, Yorktown. Amount: $908,000. Filed April 21.

**Hidden Meadow at Somers LLC,** Baldwin Place. Seller: Jason and Stephanie J. Regalado, Elmsford. Property: 28 Muscoot River Road, Somers. Amount: $693,000. Filed April 21.

**Hudson Valley 2120 Associates LLC,** Farmingdale. Seller: Tikhomirov and Martynova Aleksandr, Mohegan Lake. Property: 2120 Crompond Road, Cortlandt. Amount: $735,000. Filed April 27.

**Hudson Valley Hospital Center,** Cortland Manor. Seller: KPB Properties LLC, Garrison. Property: 3 Locust Ave., Cortlandt. Amount: $325,000. Filed May 1.

**Jankowski, Richard J.** and **Cheryl Polito,** Cortland Manor. Seller: Better Limit LLC, Brooklyn. Property: 241 Millington Road, Cortlandt. Amount: $230,000. Filed April 26.

**Kroning, Marilyn S.,** Norwood, New Jersey. Seller: Skashabanc Realty Holdings LLC, Scarsdale. Property: 40 Otsego Ave., New Rochelle. Amount: $438,000. Filed April 28.

**Liberato, Jorge E. G.,** Peekskill. Seller: Hudson Valley Bank, Peekskill. Property: 4414 Villa at the Woods, Peekskill. Amount: $224,000. Filed April 24.

**Longobucco, Pat,** White Plains. Seller: Aspiration Properties & Equities LLC, Chester. Property: 108 High St., Yonkers. Amount: $370,000. Filed April 27.

**Lowmar LLC,** Putnam Valley. Seller: Eric Ryzerski and Katrine Zoller, Chappaqua. Property: 15 Brick Hill Road, Somers. Amount: $499,000. Filed April 26.

**Malara, Francis J.,** White Plains. Seller: US Bank Trust NA, Salt Lake City, Utah. Property: 736 Croton Lake Road, Bedford. Amount: $630,000. Filed April 28.

**Moody, William G.,** Brooklyn. Seller: 91-93 Longdale Avenue LLC, White Plains. Property: 91-93 Longdale Ave., Greenburgh. Amount: $755,000. Filed April 26.

**Morton, Benjamin W.,** Mount Vernon. Seller: CAN Coffee Cart Ltd., New York. Property: 339 Seneca Ave., Mount Vernon. Amount: $475,000. Filed April 21.

**Mount Vernon SHG 11 LLC,** Great Neck. Seller: Vanessa Cumbermack and Sabrina Defreitas, Mount Vernon. Property: 60 Oak St., Mount Vernon. Amount: $453,000. Filed May 1.

**Nepperhan Properties LLC,** Yonkers. Seller: Bo Bo Bo LLC, White Plains. Property: 274 Morsemere Ave., Yonkers. Amount: $998,000. Filed April 26.

**Reyes, Joseph,** New Rochelle. Seller: Lopez Real Estate Properties LLC, New Rochelle. Property: 21 Pine St., New Rochelle. Amount: $385,000. Filed April 26.

**Scully, Karl,** Mount Vernon. Seller: Wilmington Savings Fund Society FSB, Lansing, Michigan. Property: 15 Ernst Road, Cortlandt. Amount: $338,000. Filed April 24.

**Sookdeo, Dave G.,** Yonkers. Seller: Lojano Realty LLC, Yonkers. Property: 44 William St., Yonkers. Amount: $940,000. Filed April 28.

**Steven Colon** and **Jessica Villaplana Corp.,** Mahopac. Seller: Joseph Avenue Equities LLC, Roslyn Heights. Property: 33 Saint Joseph’s Ave., Yonkers. Amount: $400,000. Filed April 21.

**Stone Ground Inc.,** New Rochelle. Seller: Premier Home Development LLC, Danbury, Connecticut. Property: 30 Winchcombe Way, New Rochelle. Amount: $575,000. Filed April 28.

**FEDERAL TAX LIENS**

**$10,000 or greater,**

**Westchester County, May 3 - 9**

**36 Cottage Street Corp.:** Port Chester, 2017 - 2018, 2020 - 2022 corporate income, quarterly and unemployment taxes, $13,160.

**4GS Trucking:** New Rochelle, 2020 - 2021 employer quarterly taxes: $37,154.

**Apollo Hybrid Value Overseas Partners Delaware 892 LP Partnership:** Purchase, annual withholding of U.S. income of foreign persons, $39,573.

**Arfa-Zanganeh, Koushyar:** Dobbs Ferry, 2016 personal income, $41,473.

**Ayala, Maria D.:** New Rochelle, 2011, 2015 - 2017, 2021 personal income, $144,866.

**Baez, Leopoldo:** Scarsdale, 2018 - 2020 failure to collect employment taxes, $49,056.

**Boyd, James:** New Rochelle, 2010, 2012 - 2014, 2016-2017, 2019 - 2021 personal income, $59,872.

**Cleere, Milanie:** Rye, 2014, 2016, 2021 personal income, $50,386.

**Corbia, Thomas:** Port Chester, 2013 - 2020 personal income, $83,053.

**Deagan Jr., Michael R.:** Verplanck, 2015 - 2017 personal income, $176,405.

**DiFabio Brothers. Pizza Corp., Amore Pizza: Scarsdale:** 2018 employer quarterly taxes, $16,418.

**Egone, Churchill:** Yonkers, 2011, 2013, 2015, 2017 - 2020 personal income, $123,018.

**Flores, Jesus:** New Rochelle, 2011, 2015 - 2021 personal income and failure to collect employment taxes, $211,629.

**Gustafson, J. Gary:** Chappaqua, 2017 personal income, $41,909.

**Hamilton, Rodathas Frederick, III:** New Rochelle, employer quarterly taxes, $37,154.

**Hickman, Della M.:** Bronxville, 2015 - 2018, 2021 personal income, $17,461

**Instone Corp.:** New Rochelle, 2009, 2020 - 2022 employer quarterly and annual employment taxes, $38,732.

**Jones, Robert:** Peekskill, 2021 personal income, $129,659.

**Joseph Schreuder M.D. PC Corp.:** New Rochelle, employer quarterly taxes, $12,607.

**Kaplan, Nancy** and **Steven Kaplan:** New Rochelle, 2016 - 2020 personal income, $100,374.

**Lecona, Raymundo Munoz:** Yonkers, 2001 - 2014 personal income, $91,239.

**Lockwood, Robert:** New Rochelle, 2018 failure to collect employment taxes, $16,065.

**Lyons III, Samuel O.:** Larchmont, 2021 personal income, $42,452.

**Mali Construction NYS Corp.:** New Rochelle, 2021 employer quarterly taxes, $11,046.

**Martinez, Luis:** New Rochelle, 2019 - 2021 personal income, $98,606.

**Ofriel, Jeremy** and **Vanessa Ofriel:** Bronxville, 2021 personal income, $173,963.

**Oliver, Jason L.:** Rye, 2014, 2016, 2021 personal income, $50,386.

**Paul Fattizzi Electric Inc.:** White Plains, 2017 - 2019, 2021 - 2022 employer quarterly taxes and failure to file correct information, $146,990.

**Pergola, Anthony:** Harrison, 2007 - 2015 personal income, $7,046,157.

**Sanders, Steven** and **Anne Sanders:** c/o CPA, Greenburgh, 2009 personal income, $153,361.

**Schaefer, Brenna J.** and **John Schaefer:** Yorktown Heights, 2019, 2021 personal income, $47,335.

**Workers' Compensation Board**

*Failure to carry insurance or for work-related injuries and illnesses.*

**G&R Agency Inc.,** Brooklyn. Amount: $25,000.

**WB Home & Building Corp.,** Pelham. Amount: $29,500.

**Eco Team Contracting Inc.,** Larchmont. Amount: $26,500.

**Design Concept Technologies Inc.,** Mount Vernon. Amount: $28,500.

**Judgments**

**Aguilar, Silvia, et al,** Yonkers. $28,466 in favor of 56 Mana LLC, Yonkers. Filed April 24.

**Barrios, Alberto D.,** New Rochelle. $6,277 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

**City of Mount Vernon,** Mount Vernon. $9,441,397 in favor of Kela Tennis Inc., Yonkers. Filed April 25.

**Cortes, Daniel,** Yonkers. $15,245 in favor of April Cortes, Yonkers. Filed April 27.

**Diaz, Moses,** Scarsdale. $1,266 in favor of Cavalry SPV I LLC, Greenwich, New York. Filed April 24.

**Dynamic Medical Imaging LLC,** Union, New Jersey. $2,751 in favor of A&P Coat Apron & Linen Supply LLC, Mount Vernon. Filed April 24.

**Epstein, Karin S.,** Bronxville. $5,008 in favor of Kitson Law Firm PLLC, White Plains. Filed April 24.

**Fifth Avenue Surgery Center LLC,** New York. $22,116 in favor of A&P Coat Apron & Linen Supply LLC, Mount Vernon. Filed April 21.

**Galeano, Estela L.,** Elmsford. $3,579 in favor of Capital One NA, Glen Allen, Virginia. Filed April 21.

**Havas, Susie,** Rye. $3,131 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

**Havas, Susie,** Rye. $6,075 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

**Iconic Title Agency LLC,** Brooklyn. $259,767 in favor of Lein Realty Corp, Setauket. Filed April 25.

**Jason, Marc,** Scarsdale. $49,519 in favor of Aronson Mayefsky & Sloan LLP, New York. Filed April 27.

**Jason, Marc,** Scarsdale. $118,846 in favor of Mosberg Sharma Stambleck Gross LLP, New York. Filed April 27.

**Mack, Dewitt,** New Rochelle. $7,071 in favor of American Express National Bank, Sandy, Utah. Filed April 25.

**Maher, Kori,** Yonkers. $5,506 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 24.

**Premier Flooring Family LLC,** Hopewell Junction. $9,380 in favor of NCBP White Plains LLC, White Plains. Filed April 24.

**Rones, Wendell,** Montrose. $1,920 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 21.

**Rosario, Mayeline,** Bronx. $16,244 in favor of the Law Office of Bernard V. Kleinman PLLC, Somers. Filed April 27.

**Stultz, Gabriel,** Mount Vernon. $1,994 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed April 24.

**Top Shelf Electric Corp.,** Iselin, New Jersey. $9,764 in favor of

GA Fleet Associates Inc., Rye Brook. Filed April 21.

**Triborough Ambulatory Surgery Center,** Bronx. $54,047 in favor of A&P Coat Apron & Linen Supply LLC, Mount Vernon. Filed April 21.

**Turner & Townsend CM Inc.,** New York. $18,538 in favor of Leewood Golf CM Inc, Eastchester. Filed April 27.

**Ward Capital Management LLC,** Dobbs Ferry. $24,504 in favor of Brooker Engineering PLLC, Suffern. Filed April 24.

**Lis Pendens**

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

**Alonso, Alex,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $241,000 affecting property located at 7 Bush Ave., Rye. Filed April 25.

**Alves, Paul G.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $260,000 affecting property located at 14 Tompkins Ave., Ossining. Filed April 26.

**Anton, Alvaro,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $384,000 affecting property located at 6 First Ave., Ossining. Filed April 26.

**Arch Capital Funding LLC,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $73,500 affecting property located at 125 Dobbs Ferry Road, Greenburgh. Filed April 25.

**Astoria Federal Savings** and **Loan Association,** as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of $284,000 affecting property located at 5 Benedict Place, Pelham. Filed April 24.

**Bank of America NA,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of $166,000 affecting property located at 42 Edgecliff Terrace, Yonkers. Filed April 26.

**Belton, Nyree D.,** as owner. Filed by PMIT REI 2021-B LLC. Action: Foreclosure of a mortgage in the principal amount of $680,000 affecting property located at 355 Union Ave., Mount Vernon. Filed April 27.

**Borrani, Gino,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $602,000 affecting property located at 110 Park Ave., Eastchester. Filed April 25.

**Brown, Ashley R.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $411,000 affecting property located at 174 Coligni Ave., New Rochelle. Filed April 27.

**Cach LLC,** as owner. Filed by Wilmington Savings Fund Society FSB. Action: Foreclosure of a mortgage in the principal amount of $111,000 affecting property located at 5 Cooley Place, Mount Vernon. Filed April 25.

**Calvary SPV I LLC,** as owner. Filed by Palm Avenue Hialeah Trust. Action: Foreclosure of a mortgage in the principal amount of $305,000 affecting property located at 106 Hudson Terrace, Yonkers. Filed April 24.

**Campbell, John C.,** as owner. Filed by Citibank National Trust. Action: Foreclosure of a mortgage in the principal amount of $52,000 affecting property located at 41 Point St., Yonkers. Filed April 25.

**Capital One Bank USA NA,** as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of $301,000 affecting property located at 4 Westbrook Drive. Cortlandt Manor. Filed April 26.

**Capital One Bank USA NA,** as owner. Filed by Keybank NA. Action: Foreclosure of a mortgage in the principal amount of $161,000 affecting property located at 23 Allan Lane, Mount Kisco. Filed April 26.

**Citibank NA,** as owner. Filed by

US Bank NA. Action: Foreclosure of a mortgage in the principal amount of $520,000 affecting property located at 100 Wayne Ave., White Plains. Filed April 27.

**Delgado, Armando P. H.,** as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $441,000 affecting property located at 351 Smith St., Peekskill. Filed April 25.

**Delta Funding Corp.,** as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of $350,000 affecting property located at 13 Pershing Ave., Ossining. Filed April 26.

**Disalvo, Danielle,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $269,000 affecting property located at 644 E. Main St., Jefferson Valley. Filed April 26.

**Friedman, Pinchus,** as owner. Filed by US Bank Trust Company National Trust. Action: Foreclosure of a mortgage in the principal amount of $427,000 affecting property located at 311 N. Division St., Peekskill. Filed April 24.

**JPMorgan Chase Bank NA,** as owner. Filed by Wilmington Savings Fund Society FSB. Action: Foreclosure of a mortgage in the principal amount of $240,000 affecting property located at 105 Douglas Road, New Castle. Filed April 26.

**Monica, Frank,** as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of $182,000 affecting property located at 23 Water Grant St., Yonkers. Filed April 26.

**Negron, Dawn,** as owner. Filed by UMB Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $332,000 affecting property located at 115 DeHaven Drive, Unit 103, Yonkers. Filed April 24.

**Piccolo, Louis,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $277,000 affecting property located at 93 Lake Kitchawan Drive, South Salem. Filed April 26.

**Mechanic’s Liens**

**1060 Nepperhan Avenue LLC,** Yonkers. $158,760 in favor of

B&G Mech LLC, Bronx. Filed April 24.

**43 Church Street LLC,** New Rochelle. $8,604 in favor of Foundation Building Materials LLC, Santa Ana, California. Filed April 21.

**440 Hamilton Developer LLC,** White Plains. $410,385 in favor of Extech Building Materials Inc., Long Island. Filed April 26.

**AVB Harrison LLC,** Harrison. $100,001 in favor of Environmental Control LLC, Stratford, Connecticut. Filed April 24.

**BRP 10 Commerce LLC,** New Rochelle. $38,400 in favor of Structural Engineering & Detailing, New York. Filed April 24.

**Clarke, Doris,** New Rochelle. $34,622 in favor of Flooded Services Inc., White Plains. Filed April 24.

**Cullen, Blair,** Somers. $15,000 in favor of E&M Quality Carpentry Corp., Briarcliff Manor. Filed April 26.

**Empire Lodge No. 216 Inc.,** New Rochelle. $2,106 in favor of Century Star Fuel Corp., New Rochelle. Filed April 27.

**Gerard, Virginia L.,** North Salem. $25,450 in favor of Ferrandino Enterprises LLC, Ridgefield, Connecticut. Filed April 24.

**Gray, Paul,** Mamaroneck. $7,500 in favor of J&B Contracting New York Inc., Cortlandt. Filed April 25.

**Tietz, Jessica M.,** New Rochelle. $35,595 in favor of DTF Rosemount LLC, Cos Cob, Connecticut. Filed April 24.

**Wilmot Service Corp.,** Yonkers. $337,396 in favor of P&Ts Auto Care, Yonkers. Filed April 25.

**New Businesses**

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

Partnerships

**Halibut Properties,** 23 Hillcrest Ave., Ardsley 10502. c/o Michael Brumm and Camille March. Filed April 24.

Sole Proprietorships

**AFC Consulting,** 120 Harding Ave., White Plains 10606. c/o Andres Felipe Camacho Luis. Filed April 21.

**Ali & Son Home Improvement,** 29 Livingston Ave., Dobbs Ferry 10522. c/o Lawrence Michaeless. Filed April 24.

**All Seasons Day Care,** 119 Temple St., Harrison 10528. c/o Lia Lopez. Filed April 26.

**AMC Rewinding & Industrial Mechanical,** 13 Maurice Ave., Ossining 10562. c/o. Filed April 27.

**Chelita Grooming,** 39 Westview Ave., White Plains 10603. c/o Norma A. Lavarez. Filed April 26.

**China Town,** 462 North Ave., New Rochelle 10801. c/o Krishna Mohan. Filed April 26.

**Ctcs Capital,** 452 B Fourth Ave., Pelham 10803. c/o. Filed April 27.

**DC Spray Foam,** 27 Gatto Drive, Mount Kisco 10549. c/o Edwin Armando Colindres Juarez. Filed April 21.

**Do Not Text Him,** 26 Oakland Ave., Tuckahoe 10707. c/o Ilene Rothman. Filed April 26.

**Electric Control JB,** 170 Grand St. Apt. 2G, White Plains 10601. c/o. Filed April 27.

**Electricals & Rewinding Services,** 13 Maurice Ave., Ossining 10562. c/o. Filed April 27.

**ES Alama Design,** 15 Linden Ave., Ossining 10562. c/o Lady Johanna Escobar. Filed April 26.

**Family Global Employer Solutions,** 231 Prospect Ave., White Plains 10607. c/o Shalah E. Tabelisma. Filed April 25.

**Four The Hard Way Jerk Spot,** 15 Elliot St., Mount Vernon 10553. c/o Kimani Williams. Filed April 21.

**Get Moving with Jenny,** 117 Berrian Road, New Rochelle 10804. c/o Jenny Horowitz. Filed April 21.

**Hesseman SLP Services,** 60 Stonewall Circle, White Plains 10607. c/o. Filed April 27.

**Inner Leadership Coaching,** 42 Bates Road, Harrison 10528. c/o Marlene McLarty. Filed April 25.

**J&P Consultants,** 6 Overlook Court, Cortlandt Manor 10567. c/o Peter Doherty. Filed April 26.

**JRJ Home Improvement Services,** 222 Centre Ave., Apt. 4, New Rochelle 10805. c/o Ingrid A. Rojas. Filed April 25.

**Laurence Green, CPA,** 51 Wiltshire Road, Scarsdale 10583. c/o. Filed April 27.

**Law Office of Alex B. Pia,** 31 Hillside Terrace, White Plains 10601. c/o. Filed April 27.

**M&MO Painting,** 156 Park Ave., Mount Vernon 10550. c/o Alfonso Oseguera Chavez. Filed April 21.

**Madaba Deli & Grocery,** 582 Warburton Ave.,

Hastings-on-Hudson 10706. c/o Elham Qansal. Filed April 24.

**MRZ Hulk 4 Life Comics & Cards,** 5 W. Prospect Ave., Mount Vernon 10550. c/o Khaleelah Brown. Filed April 25.

**Natural Juice Line,** 43 S. Eighth Ave., Mount Vernon 10550. c/o Paul Linford Grant. Filed April 25.

**Pop Your Culture,** 1467 Midland Ave., Yonkers 10708. c/o Matthew Ringler. Filed April 26.

**Precision Firearms Academy,** 9 Sudbury Place, Yonkers 10710. c/o Nicholas F. Brescia. Filed April 26.

**Richard M. DiMondo,** 159 E. Main St., New Rochelle 10801. c/o. Filed April 27.

**SCA Consullting,** 17 Wyoming Ave., White Plains 10607. c/o Carlos Antonio Sarmiento. Filed April 21.

**Stone Head Beverages,** 9 Dunwoodie St., Yonkers 10704. c/o Glenn R. Verdaguer. Filed April 21.

**Tiazartzy & Co,** 10 Jefferson Place, Mount Vernon 10550. c/o. Filed April 27.

**Top Choice Home Improvement,** 212 N. Fulton Ave., Mount Vernon 10552. c/o Alexandre Vitor Barbosa. Filed April 24.

**Transcend With Jess,** 137 Holland Ave., White Plains 10603. c/o Jessica Holt. Filed April 24.

**Tumitech,** 2 Brook Line, Rye Brook 10573. c/o Teofilo Camacho Palacios. Filed April 24.

**Younge Dolores C.** d.b.a.,81 Pondfield Road, No 2, Bronxville 10708. c/o

Dolores C. Younge. Filed April 21.