**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, June 21 - 27**

**Purjeena Inc., Rye,** d.b.a. **Mechanism Wellness, Mona Jauhar, president,** 23-22491-SHL: Chapter 7, assets $0 - $50,000, liabilities $100,000 - $500,000.

Attorney: Anne J. Penachio.

**114 Birchall Drive LLC, Scarsdale, Matthew Miller, managing member,** 23-22494-SHL: Chapter 7, assets and liabilities $1 million - $10 million.

Attorney: pro se.

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

**Local business cases, June 21 - 27**

**Tzu-Hsiang Tung, Flushing, Queens vs. Vietnam’s Central Inc., Scarsdale, et al,** 23-cv-5273-NSR: Denial of overtime compensation.

Attorney: Raymond Nardo.

**Michael L. Jackson, Brooklyn vs. Ridgeview Apartments LLC, Elmsford, et al,** 23-cv-5295-PMH: Personal injury.

Attorney: William Cafaro.

**Katherine Fajardo** and **Victor Morales, White Plains vs. Simple Sichuan Inc., Hartsdale, et al,**

23-cv-5304-NSR: Denial of overtime compensation.

Attorneys: Jarret T. Bodo, Catalina Sojo.

**Claudio Orellana, Port Chester vs. Byram Mason and Building Supply Corp., Port Chester, et al,**

23-cv-5315-NSR: Wrongful death.

Attorney: Holly O. Ronai.

**Law Offices of David M. Schlachter LLC, Suffern, et al, vs. Microsoft Corp., Redmond, Washington,**

23-cv-5331-KMK: Contract, removal from Rockland Supreme Court.

Attorney: Pro se, plaintiff, Michael Lieberman for defendant.

**Vanguard Automotive Design LLC, Stony Point, et al, vs. Resonix Sound Solutions Inc., Stony Point, et al,** 23-cv-5335-PMH: Trademark infringement, removal from Rockland Supreme Court.

Attorney: Jeffrey Davis for plaintiff, Leigh H. Sutton for defendant.

**Lucas Lopez, Tarrytown, et al, vs. 126 North Broadway LLC, Tarrytown, et al,** 23-cv-5377-KMK: Civil rights, accommodations.

Attorney: James E. Bahamonde.

**Kulwinder** and **Bikramjit Singh, Queens vs. Meadow Hill Mobile Mart, Newburgh, et al,** 23-cv-5379-PMH: Fraudulent filing of information, class action.

Attorney: John Troy.

**Jose Huerta, et al, vs. Bingo Wholesale, Spring Valley, et al,**

23-cv-5382-KMK: Fair Labor Standards Act, class action.

Attorney: Katherine Y. Morales.

**Chester Park View LLC, Monsey, et al, vs. Ben Schlesinger, Monsey, et al,** 23-cv-5432-CS: Racketeering.

Attorney: Matthew H. Sheppe.

**International Union of Painters and Allied Trades, White Plains, et al, vs. Drywall & Acoustics, Buchanan,**

23-cv-5455: Employee Retirement Income Security Act.

Attorney; Dana L. Henke.

**Deeds**

Above $1 million

**100 Pondfield Owner LLC,** Tarrytown. Seller: Saltwoods 1 LLC, Bronxville. Property: 100 Pondfield Road, 3A, Eastchester. Amount: $1.3 million. Filed June 9.

**100 Pondfield Owner LLC,** Tarrytown. Seller: Saltwoods 2 LLC, Bronxville. Property: 100 Pondfield Road, 3C, Eastchester. Amount: $1.4 million. Filed June 12.

**11 Springdale LLC,** Larchmont. Seller: Adam and Cheryl Caviezel, Portland, Oregon. Property: 10 Brook Place, Mamaroneck. Amount: $3.1 million. Filed June 14.

**59 Franklin Road LLC,** Rye Brook. Seller: Matthew and Erin Bass, Nashville, Tennessee. Property: 59 Franklin Road, Scarsdale. Amount: $4.1 million. Filed June 9.

**Aaron, Jacob,** Rye. Seller: Ras Closing Services LLC, Glen Ellyn, Illinois. Property: 80 Wappanocca Ave., Rye City. Amount: $1 million. Filed June 13.

**Bright Day Management LLC,** Yonkers. Seller: Shams Karim and Jacqueline Lisa Chen, Austin, Texas. Property: 79 Edgewood Ave., Mamaroneck. Amount: $1 million. Filed June 13.

**Brite Avenue DVLP Corp.,** Scarsdale. Seller: Stephen Brofmann, White Plains. Property: 41 Hampton Road, Scarsdale. Amount: $7 million. Filed June 8.

**Brocon DVLP Corp.,** Elmsford. Seller: Golman Realty LLC, Yonkers. Property: 77-79 E. Main St., Greenburgh. Amount: $1.4 million. Filed June 13.

**G&G Homebuilders Corp.,** Greenwich, Connecticut. Seller: Lucas Amaral and Claudia Pereyra, White Plains. Property: 10 Arlington Place, Rye Town. Amount: $1.7 million. Filed June 14.

**Lawrence, Henry** and **Randi Lawrence,** Purchase. Seller: 11 Magnolia LLC, Purchase. Property: 11 Magnolia Drive, Harrison. Amount: $4 million. Filed June 12.

**Levy, Diane,** Harrison. Seller: 61 Crawford Road Realty LLC, Harrison. Property: 61 Crawford Road, Harrison. Amount: $1.2 million. Filed June 8.

**LL Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Jay and Melissa Friedenberg, New York. Property: 304 Horseman Blvd., Mount Pleasant. Amount: $1.9 million. Filed June 14.

**McS Investments LOC LLC,** Franklin Lakes, New Jersey. Seller: Anna and Brett Friedman, Eastchester. Property: 2 Mayflower Road, Scarsdale. Amount: $3.1 million. Filed June 15.

**SC Rye Brook Partners LLC,** Pawling. Seller: Subee and Osama Syed, Stamford, Connecticut. Property: 8 Jasmine Lane, Rye Town. Amount: $1.9 million. Filed June 13.

Below $1 million

**123 Elm Street Yonkers LLC,** Brooklyn. Seller: 123 Elm Street Holdings LLC, Fresh Meadows. Property: 123 Elm St., Yonkers. Amount: $850,000. Filed June 12.

**28 Coolidge Avenue LLC,** Yonkers. Seller: Wendy Gelabert, Yonkers. Property: 28 Coolidge Ave., Yonkers. Amount: $491,000. Filed June 8.

**Bluestein, Lisa,** Scarsdale. Seller: PNC Bank NA, Miamisburg, Ohio. Property: 137 Mount Joy Place, New Rochelle. Amount: $430,000. Filed June 9.

**Campbell, John,** West Nyack. Seller: Midfirst Bank, Oklahoma City, Oklahoma. Property: 5-6 Granada Crescent, Greenburgh. Amount: $312,000. Filed June 9.

**Chang, Keron** and **Thelma Chang-Hall,** New Rochelle. Seller: Shohre LLC, New Rochelle. Property: 72 Soundview St., New Rochelle. Amount: $639,000. Filed June 9.

**Classico Bar Cafe LLC,** Yonkers. Seller: 887 Midland Realty LLC, Yonkers. Property: 887 Midland Ave., Yonkers. Amount: $775,000. Filed June 12.

**Colthirst, June,** Fishkill. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 37 S. Lawn Ave., Greenburgh. Amount: $562,000. Filed June 12.

**Di Sage Homes LLC,** White Plains. Seller: Krystal L. Pena, Carmel. Property: 154A N. Broadway, 2E, White Plains. Amount: $300,000. Filed June 9.

**Douglas, Tamika,** Mount Vernon. Seller: 49 Vernon Management LLC, Monsey. Property: 49 Vernon Ave., Mount Vernon. Amount: $283,000. Filed June 13.

**Duker, Naomi R.,** White Plains. Seller: MCLP Asset Company Inc., Dallas, Texas. Property: 4 Everett Ave., Ossining. Amount: $648,000. Filed June 9.

**HSBC Bank USA NA,** Mount Laurel, New Jersey. Seller: Casa Cerrada LLC, Port Chester. Property: 150 Hobart Ave., Rye Town. Amount: $525,000. Filed June 15.

**Krusko, Alexis** and **Helen Krusko,** Yonkers. Seller: 40 Davis Avenue LLC, Dobbs Ferry. Property: 36 Gordon St., Yonkers. Amount: $385,000. Filed June 13.

**Larocco, Vincent,** Little River, South Carolina. Seller: Astoria Avenue New York LLC, New York. Property: 8 Rosalind Ave., Mount Pleasant. Amount: $195,000. Filed June 12.

**Markowitz, Linda,** White Plains. Seller: Ninety Fenimore LLC, Monsey. Property: 41 del Rey Drive, Mount Vernon. Amount: $564,000. Filed June 8.

**Melanie Finkel,** White Plains. Seller: 5 AIF Sycamore 2 LLC, Irvine, California. Property: 79 Brook St., New Rochelle. Amount: $925,000. Filed June 12.

**MH&Sons Home Solutions LLC,** Elmsford. Seller: Nelson J. Garcia, Mount Vernon. Property: 8 S. Hillside Ave., Greenburgh. Amount: $380,000. Filed June 9.

**MW Kane Holding LLC,** Boynton beach, Florida. Seller: Oscar Aguilar, Ossining. Property: 30 Windsor Terrace, White Plains. Amount: $300,000. Filed June 8.

**Noam 119 LLC,** New City. Seller: Linden Fine Estates LLC, Monsey. Property: 119 Linden St., Yonkers. Amount: $500,000. Filed June 8.

**Panzanaro, Kimberly,** West Nyack. Seller: U.S. Bank Trust NA, St. Paul, Minnesota. Property: 1480 Riverview Ave., Peekskill. Amount: $433,000. Filed June 8.

**Paradeiso LLC,** Islamorada, Florida. Seller: BILDINIC Realty LLC, Larchmont. Property: Old Colony Drive, Mamaroneck. Amount: $500,000. Filed June 14.

**Sterling WP LLC,** White Plains. Seller: John Pilla Jr., Scarsdale. Property: 168 W. Lake Drive, Mount Pleasant. Amount: $400,000. Filed June 13.

**Talt, Robert** and **Linda Talt,** Rye. Seller: JC Washington LLC, Scarsdale. Property: 121 Dubois Ave., Rye Town. Amount: $610,000. Filed June 13.

**Urbanowicz, John A.,** Putnam Valley. Seller: Barker Ave LLC, New York. Property: 526 Simpson Place, Peekskill. Amount: $95,000. Filed June 9.

**US Bank NA,** Meriden, Connecticut. Seller: Jorge and Juana Rivera, Port Chester. Property: 67 Spring St., Rye Town. Amount: $495,000. Filed June 12.

**US Bank Trust NA,** Dallas, Texas. Seller: Carolyn P. Spencer, Tenafly, New Jersey. Property: 325 Highland Ave., Mount Vernon. Amount: $452,000. Filed June 12.

**Weiss, Francoise J.,** New Rochelle. Seller: PAG RE I LLC, New Rochelle. Property: 175 Huguenot St., New Rochelle. Amount: $430,000. Filed June 12.

**Federal Tax Liens, $10,000 or greater,**

**Westchester County, Feb. 21 - 27**

**Amadio-Wirchansky, P.:** Yonkers, 2011, 2014, 2016, 2021 personal income, $40,816.

**Barnett, Cora:** New Rochelle, 2015, 2017, 2020-2021 personal income, $14,812.

**Connell, Collin:** Mount Vernon, 2012 – 2014 personal income, $27,780.

**Constructive Enterprise LLC:** Yonkers, 2019 - 2022 quarterly taxes, $63,171.

**Copeland, Stephen G.:** White Plains, 2020 – 2021 personal income, $34,623.

**Earth Construction Services LLC:** Mount Kisco, 2022 quarterly tax, $21,838.

**Edgar Construction Services LLC:** Buchanan, 2019, 2022 quarterly tax and failure to file correct information, $15,710.

**Embodied Wisdom Inc.:** Pelham, 2017, 2020 corporate income, $15,954.

**Estacio, J.M.:** White Plains, 2020 – 2021 personal income, $34,623.

**Hippolyte-Thomas, J.:** Mount Vernon, 2020 – 2021 personal income, $616,753.

**Holmes, Joseph:** White Plains, 2016 – 2018 personal income, $332,484.

**Hostin, Emmanuel** and **Asuncion Hostin:** Purchase, 2020 – 2021 personal income, $242,915.

**Imagimed LLC:** Eastchester, 2017 - 2021 quarterly taxes, $1,391,640.

**Kulak, Andrew** and **Barrie Kulak:** Scarsdale, 2020 personal income, $27,872.

**Maang Inc.:** 2021 – 2022 unemployment and quarterly taxes, $12,922.

**Matties, Gregg M.:** Yonkers, 2019, 2021 - 2022 personal income, $13,742.

**McPhail, Mary P. Lowry:** Yonkers, 2011 personal income, $11,183.

**Mount Vernon Iron Works Inc.:** Mount Vernon, 2021 – 2022 quarterly taxes, $11,448.

**Nathan Rosenfeld, M.D., PC:** New Rochelle, 2022 quarterly taxes, $12,793.

**Palacios, Juan E.** and **Patricia Palacios:** White Plains, 2013 – 2021 personal income, $201,643.

**Quinones, Mildred:** White Plains, 2016 – 2018 personal income, $332,484.

**Renewafi Holdings Corp.:** Larchmont, 2022 quarterly tax, $28,629.

**Roseman, Lawrence:** Chappaqua, 2018 personal income, $159,156.

**Syder, Gene:** Mount Vernon, 2015 – 2017, 2019 – 2020 personal income, $215,572.

**Thomas, J.:** Mount Vernon, 2020 – 2021 personal income, $616,753.

**Tiso, Paul** and **Faye Tiso:** Rye Brook, 2019, 2021 personal income, $137,432.

**Yanaisi, Valera:** Mount Vernon, 2016 – 2017 personal income, $190,965.

**Wirchansky, D.:** Yonkers, 2011, 2014, 2016, 2021 personal income, $40,816.

**Judgments**

**Absolam, Annakay A.,** Mount Vernon. $2,009 in favor of Capital One NA, McLean, Virginia. Filed June 9.

**Acevedo, Miguel A.,** White Plains. $2,546 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 14.

**Agudelo, Cindy,** Ossining. $4,225 in favor of Midland Funding LLC, San Diego, California. Filed June 5.

**Aiello, Leonora A.,** Cortlandt Manor. $4,834 in favor of Discover Bank, New Albany, Ohio. Filed June 12.

**Albano, Alicia M.,** Somers. $1,794 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Alexandre, Christopher M.,** White Plains. $7,066 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 14.

**Almonte, Wally,** Yonkers. $22,812 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 12.

**Alvarado, Luis** and **Janet Alvarado,** Rye Brook. $17,921 in favor of Anthony Tirone, White Plains. Filed June 7.

**Alvarez, Rey,** Mamaroneck. $4,568 in favor of Capital One NA, Glen Allen, Virginia. Filed June 13.

**Andino, Victor,** Yonkers. $2,313 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Anguisaca, Maria,** Peekskill. $1,500 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Arce, Hector,** Valhalla. $4,614 in favor of Discover Bank, New Albany, Ohio. Filed June 13.

**Arias, Richard,** White Plains. $1,722 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Aslanyan, Stepan,** Houston, Texas. $333,585 in favor of GCM Capital LLC, White Plains. Filed June 12.

**Aylan Construction LLC,** Bardonia. $34,594 in favor of State Insurance Fund, White Plains. Filed June 5.

**Baena Home Improvement Corp.,** White Plains. $33,019 in favor of American Express National Bank, Sandy, Utah. Filed June 12.

**Barnes, Samuel,** Yonkers. $5,697 in favor of Capital One NA, McLean, Virginia. Filed June 13.

**Beauzile, Gary Y.** and **Lauren A. Beauzile,** White Plains. $18,738 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed June 14.

**Bell, Andrew,** Mount Vernon. $1,990 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 13.

**Bell, Marie A.,** New Rochelle. $5,028 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 12.

**Bella, Vita, et al,** Henderson, Nevada. $389,791 in favor of GCM Capital LLC, White Plains. Filed June 14.

**Bermeos Masonry & General Landscaping Inc.,** Ossining. $55,355 in favor of the State Insurance Fund, White Plains. Filed June 5.

**BMG Monroe I LLC,** Brooklyn. $2,058 in favor of the village of Monroe Zoning Board of Appeals. Filed June 7.

**Bross, Richard S.,** Rye. $9,325 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 12.

**BT Enterprises Inc., et al,** Kennesaw, Georgia. $226,809 in favor of Greenwich Capital Management Ltd. Partnership. Filed June 15.

**Carlucci, Dominic,** Port Chester. $2,144 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Carpenter, Kenseener,** Yonkers. $8,391 in favor of Synchrony Bank, Draper, Utah. Filed June 6.

**Casey, Kristin,** Somers. $15,912 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Castro, Anibal J.,** Yonkers. $8,481 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 13.

**Castro, Anibal,** Yonkers. $2,404 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 15.

**Catalina, Mark A.,** White Plains. $5,147 in favor of Bank of America NA, Newark, Delaware. Filed June 9.

**Chapman, Cherylle,** Ossining. $1,083 in favor of Capital One NA, Glen Allen, Virginia. Filed June 9.

**Clear Cast Technologies,** Ossining. $95,577 in favor of 97 North Water LLC, Harrison. Filed June 12.

**Colon, Frances A.,** Yonkers. $5,005 in favor of Capital One NA, Glen Allen, Virginia. Filed June 8.

**Coppola, Michael J.,** Mount Vernon. $4,190 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 8.

**Corigliano, Frank,** Harrison. $1,696 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 9.

**Cunningham, James S.,** Elmsford. $26,681 in favor of New Century Financial Services Inc., Parsippany, New Jersey. Filed June 5.

**Davin, Laura A.,** Montrose. $6,168 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 13.

**DeJesus, Julio C.,** Mount Vernon. $2,278 in favor of Capital One NA, Richmond, Virginia Filed June 9.

**Demarco, Jonathan,** Mount Kisco. $8,195 in favor of American Express National Bank, Sandy, Utah. Filed June 12.

**Demitrovic, Heidi L.,** White Plains. $14,101 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 12.

**Devora, Karen,** White Plains. $1,693 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed June 7.

**Dorien, Kayla,** Croton-on-Hudson. $4,071 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed June 7.

**Douglas, Rah-Shonia,** Ossining. $6,297 in favor of Bank of America NA, Newark, Delaware. Filed June 13.

**Eyster, Maria,** Cortlandt Manor. $2,062 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 13.

**F&G Masonry Corp.,** Lake Peekskill. $34,307 in favor of State Insurance Fund, White Plains. Filed June 5.

**Fernandez-Martinez Jesus,** Yonkers. $3,878 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 13.

**Fernandez, Pedro,** Mount Vernon. $4,198 in favor of Capital One NA, Glen Allen, Virginia. Filed June 13.

**Flores, Antonio,** Port Chester. $4,046 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 13.

**Gallagher, Peter,** White Plains. $25,891 in favor of American Express National Bank, Sandy, Utah. Filed June 8.

**Gallina, Joseph D.,** Yonkers. $2,757 in favor of Capital One NA, McLean, Virginia. Filed June 14.

**Gega, Miranda,** Somers. $2,178 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 9.

**Germosen, Rocio,** Port Chester. $4,058 in favor of Capital One NA, McLean, Virginia. Filed June 13.

**Inga, Pani Martha P.,** Peekskill. $3,623 in favor of Capital One Bank USA NA, Richmond, Virginia Filed June 13.

**Joung, Jy J.,** White Plains. $15,643 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Joung, Jy Y.,** White Plains. $8,152 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Khemraj, Ajay,** Pelham. $6,651 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 7.

**Leuis, Shane A.,** Briarcliff. $11,520 in favor of American Express National Bank, Sandy, Utah. Filed June 9.

**Maitland, Patrick,** Mount Vernon. $2,525 in favor of Capital One NA, Glen Allen, Virginia. Filed June 12.

**Mattesi, Denise,** Pelham. $2,020 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed June 7.

**McGhee, Syerra M.,** New Rochelle. $1,813 in favor of Capital One NA, Richmond, Virginia Filed June 9.

**Medrano, Evelin,** Yonkers. $3,793 in favor of Synchrony Bank, Draper, Utah. Filed June 7.

**Megatron Integrated Systems Inc.,** Tuckahoe. $32,648 in favor of the State Insurance Fund, White Plains. Filed June 5.

**Mendez, Ray,** Yonkers. $10,931 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Moroney, Juliana,** Thornwood. $10,086 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Moroney, Juliana,** Thornwood. $12,799 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Munesar, Nadia,** Mount Vernon. $8,265 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 7.

**Nevers, Sonya,** Yonkers. $4,517 in favor of Capital One NA, McLean, Virginia. Filed June 13.

**Passaretti, Carmen T.,** Ardsley. $4,524 in favor of Capital One NA, McLean, Virginia. Filed June 13.

**Passiatore, Rosalie E.,** Ossining. $9,630 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 6.

**Pergjokaj, Albert,** Yonkers. $3,264 in favor of Capital One Bank USA NA, Richmond, Virginia Filed June 9.

**Provenzano, Marcela,** Thornwood. $5,662 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Rivera, Desiree J.,** Yonkers. $2,093 in favor of Capital One NA, Richmond, Virginia Filed June 9.

**Rodriguez, Alexis,** Yonkers. $8,735 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 7.

**Roman, Gernison J.,** Yonkers. $4,456 in favor of Capital One NA, McLean, Virginia. Filed June 9.

**Rotolo, Yolanda A.,** Yonkers. $12,042 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Saa, Andres E.,** New Rochelle. $3,008 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Sengupta, Nirmalendu,** New Rochelle. $13,627 in favor of American Express National Bank, Sandy, Utah. Filed June 12.

**Starks, Joseph,** Purchase. $13,524 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 12.

**Tavera, Nathaly M.,** Yonkers. $6,416 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 7.

**Tivey, Marie M.,** Weston, Connecticut. $5,999 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 8.

**TLC Capri Construction Inc.,** Monsey. $129,272 in favor of the State Insurance Fund, White Plains. Filed May 30.

**Tremble, Philip S.,** Port Chester. $2,901 in favor of Capital One NA, Glen Allen, Virginia. Filed June 8.

**Tyson, Deirdre L.,** North Salem. $5,963 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 12.

**Ultan Interiors Inc.,** Yonkers. $31,047 in favor of the State Insurance Fund, White Plains. Filed June 5.

**Vallejo, Anthony,** New Rochelle. $4,810 in favor of Capital One NA, McLean, Virginia. Filed June 9.

**Vanterpool, Karen M.,** Cortlandt Manor. $7,617 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 13.

**Villalba, Melissa C.,** New Rochelle. $3,091 in favor of Capital One NA, McLean, Virginia. Filed June 9.

**Williams, Tiffany,** Yonkers. $4,225 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 9.

**Woodberry, Eric A.,** White Plains. $3,441 in favor of Capital One NA, Glen Allen, Virginia. Filed June 13.

**Lis Pendens**

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

**37 Saw Mill LLC,** as owner. Filed by Flushing Bank. Action: Foreclosure of a mortgage in the principal amount of $1,200,000 affecting property located at 37 Saw Mill River Road, Hawthorne. Filed June 14.

**54 Cedar Corp.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $398,000 affecting property located at 54 Cedar Place, Rye. Filed June 14.

**Borbon Julio,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $416,000 affecting property located at 171 Sedgwick Ave., Yonkers. Filed June 14.

**Brown, Krista,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $382,000 affecting property located at 78 Patton Drive, Yonkers. Filed June 15.

**Carson, Rhonticia,** as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of $638,000 affecting property located at 268 Union Ave., Mount Vernon. Filed June 16.

**Depaiva, Joao B.,** as owner. Filed by Pacific Western Bank. Action: Foreclosure of a mortgage in the principal amount of $440,000 affecting property located at 29 Putnam Ave., Rye. Filed June 20.

**Gemini Capital Group LLC,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $231,000 affecting property located at 10 Dell Ave., Unit 106, Mount Vernon. Filed June 19.

**GMAC Mortgage Corp.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $999,000 affecting property located at 115 Park Lane, Harrison. Filed June 19.

**Highland Park LLC,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $372,000 affecting property located at 14 Madison Ave., Ossining. Filed June 15.

**Kessler, Andrew,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $590,000 affecting property located at 36 Colabaugh Pond Road, Croton-on-Hudson. Filed June 19.

**Khorasani, Ghasem,** as owner. Filed by 21st Mortgage Corporation Christiana Trust. Action: Foreclosure of a mortgage in the principal amount of $600,000 affecting property located at 139 Lincoln Ave., Harrison. Filed June 19.

**LVNV Funding LLC,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of $280,000 affecting property located at 72 Shawnee Ave., Unit 25, Yonkers. Filed June 14.

**Mairs, Tracy C.,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $50,000 affecting property located at 212 Hillside Ave., White Plains. Filed June 14.

**Neville, George,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $35,000 affecting property located at 411 Highland Ave., Mount Vernon. Filed June 20.

**O’Brien, Francis H.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $40,000 affecting property located at 18 Forest Ave., Cortlandt Manor. Filed June 20.

**Opra III LLC,** as owner. Filed by Camsan Inc. Action: Foreclosure of a mortgage in the principal amount of $328,000 affecting property located at 120 Old Post Road, Rye. Filed June 16.

**Strang, Scott,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $137,000 affecting property located at 5 Walker Lane, Shenorock. Filed June 20.

**Virtue, Gary 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 87 Brookside Ave., Mount Vernon. Filed June 19.

**Wassef, Akram E.,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $480,000 affecting property located at 40 Twin Ridges Road, Ossining. Filed June 16.

**Mechanic’s Liens**

**33 Calvert Properties LLC,** Harrison. $88,322 in favor of Taconic Heating & Cooling Corp., Cortlandt Manor. Filed June 14.

**Clemente Michael,** New Rochelle. $216,690 in favor of Nail Stone Contracting Inc., White Plains. Filed June 14.

**Lee Seong Yeol,** Bedford. $14,752 in favor of PW Scott Engineering & Architect, Brewster. Filed June 14.

**New Businesses**

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

Partnerships

**A&M Homes,** 15 Carstensen Road, Scarsdale 10583. c/o Dan Wang and Li Yang. Filed June 14.

**Alpha Hauling,** 61 Hearst St., Second floor, Yonkers 10703. c/o Henry Verdaguer and Nicolas Verdaguer. Filed June 20.

**On Da Grind Candle Co.,** 64 Adams St., Mount Vernon 10550. c/o William Blagmon and Ratisha McCall. Filed June 16.

Sole Proprietorships

**Alfas Fabulous Hair Salon,** 159B S. Fourth Ave., Mount Vernon 10550. c/o Alfa Encarnacion. Filed June 14.

**Apple Hill Prep,** 1 Apple Hill Lane, Chappaqua 10514. c/o. Filed June 15.

**CB6 Management,** 510 Seventh Ave., No. 2, Pelham 10803. c/o Chanell Smith. Filed June 16.

**Comfort Handwash & Detailing,** 157 Tibbetts Road, Yonkers 10705. c/o Edwin Candelario. Filed June 16.

**Earthsprout Kids,** 4810 Boston Post Road, Pelham 10803. c/o. Filed June 15.

**Joyful Essentials,** 25 Villa Drive, Peekskill 10566. c/o. Filed June 15.

**Kays Kare Management,** 47 E. Birch St., Mount Vernon 10552. c/o Katherine Jeffkoo. Filed June 16.

**Kiara Taylor International,** 26 Ann St., 3A, Ossining 10562. c/o Kiara Taylor. Filed June 16.

**Phaz Screen Systems/ Phaz Screens,** 1321 Elm St., Peekskill 10566. c/o Rustin Saraceno. Filed June 16.

**R&R Sales,** 4 Bashford St., Yonkers 10701. c/o Richard Rubin. Filed June 16.

**Simmie Beauty Box,** 284 S. Columbus Ave., Mount Vernon 10553. c/o Mynie Simone Dawson. Filed June 20.