**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Aug. 30 – Sept. 12**

**AKJS Corp., Thornwood, Tommy Stratigakis, president,**

23-22651-SHL: Chapter 11, assets $2,940,550, liabilities $1,129,614.

Attorney: H. Bruce Bronson Jr.

**Stony Point Ambulance Corps Inc., Stony Point, John Waite, chief operating officer,**

23-22654-SHL: Chapter 11, assets and liabilities $1 million - $10 million.

Attorney: Dawn Kirby.

**G.L.A.D. Enterprises LLC, Pound Ridge, Glenn L. Manigault, member,**

23-22660-SHL: Chapter 11, assets $1 million - $10 million, liabilities $10 million - $150 million.

Attorney: Kenneth Beck.

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

**Local business cases, Aug. 30 – Sept. 12**

**Jean Moise, Waterbury, Connecticut, vs. Eleni Operating Corp.,** d.b.a. **Royal Regency Hotel, Yonkers, et al,** 23-cv-7691-NSR: Fair Labor Standards Act.

Attorney: Abdul K. Hassan.

**Wendy Graham, et al, vs. Vassar College, Poughkeepsie,**

23-cv-7692-CS: Job discrimination, class action.

Attorney: Rachel Geman.

**Jennifer Wedeking, Bloomfield County, Colorado vs. IBM, Armonk,**

23-cv-7740-PMH: Negligence, data breach, class action.  
Attorney: Israel David.

**Dach Charles, Yonkers vs. A&J Towing & Auto Body Inc., Yonkers, et al,**

23-cv-7754-KMK: Civil rights, unreasonable seizure.

Attorney: Andrew J. Campanelli.

**Yisroel Brody, Rockland County vs. Braunfotel & Frendel LLC, New City,**

23-cv-7763-PMH: Fair Debt Collection Act, class action.

Attorneys: Peter Shaker for plaintiff, Arthur J. Sanders for defendant.

**Hendrik Cornelis, Westbury, New York vs. Eleni Operating Corp.,** d.b.a. **Royal Regency Hotel, Yonkers, et al,** 23-cv-777-NSR: Fair Labor Standards Act.

Attorney: Abdul K. Hassan.

**SoCap USA Inc., Mahopac vs. S.Cap S.R.L., Italy, et al,**

23-cv-7797-KMK: Breach of contract.

Attorney: Devon M. Radlin.

**Ace Endico Corp., Brewster vs. Metropolitan Foods Inc., Wayne, New Jersey, et al,**

23-cv-7812-PMH: Breach of contract.

Attorneys: Michael E. Sims for plaintiff, Scott I. Unger for defendant,

**6 Rovna CT Lot 2 LLC, Monroe vs. JPMorgan Chase Bank, Columbus, Ohio,**

23-cv-7864-NSR: Contract.

Attorney: Joseph J. Haspel.

**Arbuckle Funding LLC, Suffern vs. Talcott Resolution Life and Annuity Insurance Co., Windsor, Connecticut,** 23-cv-7972-CS: Insurance, class action,

Attorneys: Susman Godfrey LLP.

**Robin Rivera, New Jersey vs. Pratt (Quality Carton), New Windsor, Connecticut,**

23-cv-8018: Family and Medical Leave Act.

Attorney: Casimir J. Wolnowski.

**Deeds**

Above $1 million

**144 Hilburn LLC,** Scarsdale. Seller: Amir Reuveny and Chen Opatovsky, New York. Property: 144 Hilburn Road, Eastchester. Amount: $1.2 million. Filed Aug. 30.

**2975 Westchester LLC,** White Plains. Seller: Big W 2975 LLC, New York. Property: 2975 Westchester Ave., Harrison. Amount: $9.5 million. Filed Aug. 29.

**Cartus Financial Corp.,** Danbury, Connecticut. Seller: James P. and Yang Bu Hodge, Rye. Property: 60 Midland Ave., Rye City. Amount: $1.6 million. Filed Aug. 28.

**Caze, Alexis,** Mamaroneck. Seller: Long Beach Holdings IV LLC, Orlando, Florida. Property: 1079 Orienta Ave., Mamaroneck. Amount: $3.2 million. Filed Aug. 28.

**D’Agostino, Charles A.,** Pleasantville. Seller: Wilmington Savings Fund Society FSB, Seal Beach, California. Property: 73 Stonewall Circle, Harrison. Amount: $1 million. Filed Aug. 30.

**Ferguson, Earl J.,** Rye. Seller: Rye Country Day School, Rye. Property: 49 Cedar St., Rye City. Amount: $1.3 million. Filed Aug. 29.

**Fu, Zhigeng D.,** Scarsdale. Seller: BCC Productions Corp., Scarsdale. Property: 6 Burgwess Road, Scarsdale. Amount: $2.8 million. Filed Aug. 30.

**GDSR LLC,** New York. Seller: Kearney Land Holdings LLC, New York. Property: 37-151 Cat Ridge Road, North Salem. Amount: $10.5 million. Filed Aug. 30.

**JMPMorgan Chase Bank NA,** Columbus, Ohio. Seller: Elk Harrison LLC, Rye. Property: 402 Halstead Ave., Harrison. Amount: $3.3 million. Filed Aug. 30.

**Koysman, Eugene** and **Alisa Koysman,** Chappaqua. Seller: National Transfer Services LLC, Houston, Texas. Property: 416 Bedford Road, New Castle. Amount: $1.1 million. Filed Aug. 28.

**Kroeger, Keith R.** and **Susan Kroeger,** Bedford. Seller: Portola 9 LLC, New York. Property: 621 Guard Hill Road, Bedford. Amount: $4.1 million. Filed Aug. 28.

**Mad Real Properties LLC,** Yonkers. Seller: Wong Jessica, Port Chester. Property: 98 Lee Ave., Eastchester. Amount: $1.6 million. Filed Aug. 31.

**Masi, Umberto,** Harrison. Seller: 74 Nelson Realty LLC, Harrison. Property: 74 Nelson Ave., Harrison. Amount: $1.1 million. Filed Aug. 28.

**Palmeri, Martin V.** and **Clare M. Palmeri,** Bronxville. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 5 Greenfield Ave., Eastchester. Amount: $2.5 million. Filed Aug. 29.

**Rye Properties LLC,** Rye. Seller: Downtown Rye LLC, Purchase. Property: 10 School St., Rye City. Amount: $4.6 million. Filed Aug. 31.

**Spyer, Brenda P.,** Scarsdale. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 85 Spier Road, Scarsdale. Amount: $1.5 million. Filed Aug. 28.

Below $1 million

**212 New Main Realty Inc.,** Yonkers. Seller: New M 210 212 LLC, Yonkers. Property: 210-212 New Main St., Yonkers. Amount: $900,000. Filed Aug. 28.

**5 Gibson Avenue LLC,** Croton-on-Hudson. Seller: Juniper Hill Management LLC, White Plains. Property: 5 Gibson Ave., Greenburgh. Amount: $650,000. Filed Aug. 30.

**Attisani, Phyllis M.,** Scarsdale. Seller: Rising Real Estate Development Inc., Mamaroneck. Property: 174 Nelson Road, Scarsdale. Amount: $920,000. Filed Aug. 28.

**Better Limit LLC,** Yonkers. Seller: Shilling Ryan, LaGrangeville. Property: 241 Millington Road, Cortlandt. Amount: $615,000. Filed Aug. 29.

**Casarella, Charles,** Ridgefield, Connecticut. Seller: 9 Pamela Lane LLC, Stamford, Connecticut. Property: 9 Pamela Lane, Lewisboro. Amount: $400,000. Filed Aug. 31.

**Commerce Avenue Corp.,** Riverside, Connecticut. Seller: Alexandra Abi-Saleh and Rami El Khoury, Pepperpike, Ohio. Property: 175 Huguenot St., New Rochelle. Amount: $425,000. Filed Aug. 31.

**Corbett, Marion,** Mount Vernon. Seller: White Plains Project LLC, Stamford, Connecticut. Property: 197 Westmoreland Ave., White Plains. Amount: $475,000. Filed Aug. 30.

**Cornyn, William,** Somers. Seller: 793 Yonkers LLC, Yonkers. Property: 793 Yonkers Ave., Yonkers. Amount: $799,000. Filed Aug. 30.

**Duckett, Anne L.,** Rye Brook. Seller: Ishii Enterprise Company Ltd., Yokohama, Japan. Property: 424 N. Ridge St., Rye Town. Amount: $950,000. Filed Aug. 29.

**JAH LLC,** Goshen. Seller: Samuel Gelman, Sleepy Hollow. Property: 106 Dalmeny Road, Ossining. Amount: $720,000. Filed Aug. 29.

**Longobucco, Pat,** Yonkers. Seller: US Bank National Trust, Jacksonville, Florida. Property: 216 First St., Yonkers. Amount: $331,000. Filed Aug. 31.

**Manger Capital LLC,** White Plains. Seller: Justin and Jennifer Cole, White Plains. Property: 126 Old Mamaroneck Road, White Plains. Amount: $437,000. Filed Aug. 31.

**Minlyn Real Estate LLC,** Rock Hill. Seller: Aliphas Perla, Rotondo Beach, California. Property: 1270 North Ave., 4D, New Rochelle. Amount: $607,000. Filed Aug. 29.

**Slocum, Sharon,** South Salem. Seller: Luna Casa Enterprises LLC, Pound Ridge. Property: 25 Cove Road, Lewisboro. Amount: $800,000. Filed Aug. 28.

**Smith, Lori,** Irvington. Seller: 19 S. Eckar Street Inc., Irvington. Property: 19 Eckar St., Greenburgh. Amount: $450,000. Filed Aug. 28.

**Spring 100 LLC,** White Plains. Seller: Brown Rosalyn, Ossining. Property: 10 Prospect Place, Ossining. Amount: $375,000. Filed Aug. 30.

**Underhill Place Developers Corp.,** Eastchester. Seller: 909 Midland Avenue Corp., Scarsdale. Property: 16 Underhill Place, Harrison. Amount: $800,000. Filed Aug. 28.

**VG Developers LLC,** Hartsdale. Seller: Sayful and Samia Islam, Bronx. Property: 88 Bajart Place, Yonkers. Amount: $820,000. Filed Aug. 30.

**West Lake Investors LLC,** Somers. Seller: 196 Gainsborg LLC, Harrison. Property: 196 Gainsborg Ave., Harrison. Amount: $865,000. Filed Aug. 29.

**Workers' Compensation Board**

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

**2344 Lorillard LLC,** Yonkers. Amount: $9,600.

**AVC Landscaping & Masonry Inc.,** Peekskill. Amount: $28,000.

**Bar-Con Interiors Inc.,** Yonkers. Amount: $23,000.

**Citywall Management Corp.,** Hartsdale. Amount: $21,500.

**CLMM Construction Corp.,** Yonkers. Amount: $2,000.

**Crown Coating Inc.,** Yonkers. Amount: $16,000.

**L&M Home Improvement Inc.,** Peekskill. Amount: $1,500.

**Lady Bug Group of Family Day Care Inc.,** Rye Brook. Amount: $2,000.

**Leaf Architecture PLLC,** Ossining. Amount: $23,500.

**Miss Maria Daycare Inc.,** Mount Vernon. Amount: $23,500.

**My Angel on the Sky Daycare Inc.,** Mount Vernon. Amount: $23,500.

**Our Business Helps Inc.,** Eastchester. Amount: $23,500.

**Panda Tax Service LLC,** Yonkers. Amount: $23,500.

**Swift Home & Living LLC,** Katonah. Amount: $1,000.

**Therapy By Olivo LLC,** Mount Vernon. Amount: $28,000.

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

**Westchester County, Aug. 30 – Sept. 12**

**Adorno, Jose M.:** White Plains, 2016 personal income, $61,720.

**Allstate Plumbing & Heating Corp.:** Yonkers, 2022 quarterly tax, $75,783.

**Belezaire, Alwin** and **Rocio Belezaire:** Mount Vernon, 2019 personal income, $10,369.

**Bracey, Chawntane:** New Rochelle, 2017, 2022 personal income, $15,465.

**Eden Technologies Inc.:** White Plains, 2015 – 2016, 2018, 2021 corporate income, failure to file correct information, foreign information penalty, $62,056.

**Epstein, Deborah:** Mamaroneck, 2016 – 2017 personal income, $257,098.

**Ferreiras, Giancarlo:** Yonkers, 2021 – 2022 personal income, $12,106.

**Flores, Jesus:** New Rochelle, 2020 – 2021 failure to collect employment taxes, $47,354.

**Flores, Oscar O.** and **Maribel Flores:** Yonkers, 2019 – 2020 personal income, $84,924.

**French, Katharine A.:** White Plains, 2020 – 2021 personal income, $37,365.

**Galloway, Corey:** New Rochelle, 2021 personal income, $64,117.

**Gonzalez, Alvaro:** Katonah, 2019 personal income, $10,922.

**Lara, David:** Mamaroneck, 2016 – 2017 personal income, $257,098.

**Linares, Escobar:** Katonah, 2019 personal income, $10,922.

**Mota, Ornelis:** Yonkers, 2017 – 2022 personal income, $93,044.

**Santiago, Roxette:** Bronxville, 2015, 2017 personal income, $41,026.

**Tiso, Paul** and **Faye Tiso:** Rye Brook, 2020, 2022 personal income, $38,472.

**Judgments**

**Anvil Mechanical Inc.** and **Daniel J. Leito,** Mount Vernon. $683,371 in favor of Libertas Funding LLC, Buffalo. Filed Aug. 18.

**Armrod, Realty** and **David M. Calabrese,** Miami, Florida. $1,517 in favor of Jill Dennis, White Plains. Filed Aug. 18.

**Azad, Mohammed A.,** White Plains. $7,322 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 21.

**Barnes, Errol D.,** Port Chester. $9,460 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 23.

**Benchmark Contracting Inc.,** Yonkers. $11,627 in favor of James River Insurance Co., Richmond, Virginia Filed Aug. 22.

**Berkey, Duane P.,** Bridgeport, Connecticut. $6,228 in favor of Michael Grossbach Inc., Croton-on-Hudson. Filed Aug. 21.

**Blanchard Jonathan, et al,** Altamont. $3,341 in favor of Sherwin-Williams Co., Guilderland Filed Aug. 21.

**Boyle, Ashley E.,** Amawalk. $4,925 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 21.

**Brands Within Reach LLC,** Mamaroneck. $64,409 in favor of Deline Box Co., Denver, Colorado. Filed Aug. 18.

**Butler, Tyrell,** Yonkers. $6,203 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 23.

**Carpenter @Design Inc., et al,** Ossining. $53,950 in favor of Salas & Company LLC, Los Angeles, California. Filed Aug. 22.

**Casabella Landscaping Inc.,** Peekskill. $2,926 in favor of State Farm Mutual Automobile Insurance Co., Bloomington. Filed Aug. 21.

**Chamberlain, Karen,** White Plains. $12,102 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Champagne, Joseph,** White Plains. $1,789 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

**Chancer, Andrea,** Verplanck. $6,054 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Chris, Distefano Acupuncture PC,** Ridgefield, Connecticut. $81,936 in favor of Jacqueline Torian, New York. Filed Aug. 18.

**Cosgrove, Rachel,** White Plains. $24,756 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 22.

**Cristancho, Gladys,** White Plains. $5,505 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 23.

**Delpezo, Miguel,** Port Chester. $17,820 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**DePalo Rocco** and **R&D Contracting,** Elmsford. $3,368 in favor of Morton Salt Inc., Chicago, Illinois. Filed Aug. 18.

**DePerna, Joseph N.,** Yonkers. $17,697 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Diaz, Teresita,** Port Chester. $2,097 in favor of UGH I LLC, Williamsville. Filed Aug. 21.

**Dotson, Jody,** Yonkers. $6,768 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 18.

**Employers Network Association Inc.,** Valhalla. $6,194,711 in favor of Tri Health Solutions LLC, Hawthorne. Filed Aug. 22.

**Farrell, Anthony,** Armonk. $14,547 in favor of Nassau Health Care Corp, Uniondale. Filed Aug. 18.

**Fisher, Keith,** Hastings-on-Hudson. $10,310 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Folkes, Caleen,** Yonkers. $11,126 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Forbes, Timothy III,** Harrison. $32,833 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Ford, Kenrick,** Yonkers. $8,795 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Francois, Lester,** Mount Vernon. $14,510 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Fraser, Sonia,** Peekskill. $1,732 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

**Garcia, Alfonso,** Yonkers. $10,207 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 21.

**Garcia, Bethann** and **Robert Grenko,** Yonkers. $13,448 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Giorgio, Maria,** White Plains. $1,325 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Aug. 21.

**Green, Nicole A.,** Yonkers. $15,482 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 23.

**Haywood, Shakiema,** Mount Vernon. $11,134 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

**Henry, Karen,** Mount Vernon. $5,453 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

**Herring, Mayra,** Port Chester. $15,367 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Howard, Christina,** Yonkers. $5,634 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 22.

**Jagemann, Justin,** North Salem. $8,208 in favor of Danielle Grzan, Newtown, Connecticut. Filed Aug. 21.

**Lynch, Jeffrey M.,** Cortlandt Manor. $5,243 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

**Maldonado, Mario A.,** Yonkers. $3,362 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 22.

**Martinez, Steven Louis,** Yonkers. $29,278 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 23.

**Mayfield, John,** Mohegan Lake. $11,850 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Mosca, Joseph S.,** Hawthorne. $6,105 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 21.

**Nole, Edwin S.,** Peekskill. $4,913 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 18.

**Nonaka, Toshiyuki,** Elmsford. $5,823 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 21.

**Omagh Transportation Corp., et al,** Larchmont. $342,828 in favor of Flagstar Bank NA, New York. Filed Aug. 21.

**Outlaw, Jordan,** Dobbs Ferry. $3,878 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 22.

**Paredes, Sonia,** Yonkers. $3,499 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

**Patricio, Jessica,** Syracuse. $24,184 in favor of Ludlow Yonkers LLC, Yonkers. Filed Aug. 23.

**Porter-Davis, Danielle C.,** West Harrison. $6,655 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

**Prestage, Lawanda D.,** Yonkers. $16,159 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 22.

**Ribeiro, Raul,** Palm Coast, Florida. $24,661 in favor of Jac Funeral Service Inc., Peekskill. Filed Aug. 23.

**Rodriguez, Michael,** Mount Vernon. $8,047 in favor of Credit Acceptance Corp., Southfield, MIchigan. Filed Aug. 22.

**Scott, Sushanna,** Bronx. $18,372 in favor of Westchester County Healthcare Corp., Valhalla. Filed Aug. 21.

**Senerchia, Michael,** New Rochelle. $24,807 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Sirena, Maria,** Port Chester. $3,936 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Stephenson, Jaron M.,** Elmsford. $2,533 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 21.

**Torres, Ashley M.,** Bronx. $39,120 in favor of Milio Brothers Inc., Yonkers. Filed Aug. 23.

**Walsh, Thomas P.,** Wilton, Connecticut. $3,678 in favor of Julie M. Walsh, Goldens Bridge. Filed Aug. 24.

**Watson, Tashan,** Cortlandt Manor. $3,342 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

**Williams, Vernetta,** Mount Vernon. $7,756 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 21.

**Willis, Clifford,** White Plains. $2,516 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 21.

**Lis Pendens**

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

**2SBT Owners LLC,** as owner. Filed by Hanover Bank. Action: Foreclosure of a mortgage in the principal amount of $1,397,500 affecting property located at 2 S. Broadway, Tarrytown. Filed Aug. 21.

**38 CRI Properties AC LLC,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $646,000 affecting property located at 521 Jefferson Ave., Mamaroneck. Filed Aug. 18.

**A&E Surfaces Company Inc.,** as owner. Filed by Hudson Meridian Construction Group LLC. Action: Foreclosure of a mortgage in the principal amount of $33,283 affecting property located at 120 Old Post Road, Rye. Filed Aug. 23.

**Aguilar, Moran Rosanna E.** - distributee,as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $201,000 affecting property located at 129 State St., Ossining. Filed Aug. 24.

**Ailloni-Charas Miriam C.,** as owner. Filed by Edgewood Mac V LLC. Action: Foreclosure of a mortgage in the principal amount of $1,450,000 affecting property located at 126 N. Main St., Rye. Filed Aug. 21.

**Allied Affiliated Funding LP,** as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $1,750,000 affecting property located at 4 Griffen Drive, Mamaroneck. Filed Aug. 24.

**Antenucci, Anthony,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $202,000 affecting property located at 1356 Nepperhan Ave., Yonkers. Filed Aug. 25.

**Antepara, Christopher,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $424,297 affecting property located at 31 Hillside Drive, Yonkers. Filed Aug. 23.

**Beirne, Virginia,** as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $14,996 affecting property located at 89 Hillcrest Road, Mount Vernon. Filed Aug. 24.

**Delbalzo, Louise -** Distributee,as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $675,000 affecting property located at 46 Greenwich Road, Bedford. Filed Aug. 23.

**Discover Bank,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $598,000 affecting property located at 10 North Lane, Chappaqua. Filed Aug. 23.

**First Union National Bank,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $253,000 affecting property located at 28 Redfield St., Rye. Filed Aug. 24.

**Gallace, Catherine,** as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $397,000 affecting property located at 64 Ashland St., New Rochelle. Filed Aug. 24.

**Howe, Robin B.,** as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $148,790 affecting property located at 325 Mount Pleasant Ave., Mamaroneck. Filed Aug. 24.

**Kreuscher, Doug,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $155,000 affecting property located at 20 Maple Place, Ossining. Filed Aug. 17.

**Lasalle 1997-4 Sub Pool 1,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $318,417 affecting property located at 17 Franklin Drive, Somers. Filed Aug. 23.

**Leone, Jacqueline,** as owner. Filed by Flagstar Bank NA. Action: Foreclosure of a mortgage in the principal amount of $352,964 affecting property located at 137 Chittenden Ave., Yonkers. Filed Aug. 24.

**Margotta, Raymond,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $225,000 affecting property located at 34 Elm St., Sleepy Hollow. Filed Aug. 18.

**Parra, Gabriel,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $450,000 affecting property located at 431 Irving Ave., Port Chester. Filed Aug. 23.

**PNC Mortgage LLC,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $200,000 affecting property located at 6 Timberlane Drive, Katonah. Filed Aug. 21.

**Tiabo, Edmond,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $423,073 affecting property located at 355 Webster Ave., New Rochelle. Filed Aug. 23.

**VCS Residential LLC,** as owner. Filed by Sharestates Investments LLC Series Bc2016-00488. Action: Foreclosure of a mortgage in the principal amount of $2,244,000 affecting property located at 370 N. Clayton Road, Scarsdale. Filed Aug. 24.

**Mechanic’s Liens**

**2022 Revocable Trust of Jason Karl,** Rye. $3,779 in favor of McGuires Mechanical Contracting, Mamaroneck. Filed Aug. 25.

**McCarthy, Frances H.,** Mount Pleasant. $1,287 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Aug. 30.

**New Businesses**

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

Sole Proprietorships

**B&M Limousine Service,** 23 Sarah St., Ossining 10562. c/o Bilaf Mansour. Filed Aug. 31.

**Chalk Copy & Communications,** 184 Hickory Grove Drive, Larchmont 10538. c/o. Filed Aug. 31.

**Element Hair Studio,** 219 Harrison Ave., Harrison 10528. c/o Jacqueline Alvarez. Filed Aug. 30.

**Ferchos Carpentry,** 76 Waller Ave., Apt. 2, White Plains 10605. c/o Julio Fernando Tello Castro. Filed Aug. 30.

**Freedom To Fly,** 210 Husted Ave., Peekskill 10566. c/o. Filed Aug. 31.

**John Ward Music,** 514 Gramatan Ave., Mount Vernon 10552. c/o John Ward. Filed Aug. 28.

**KT Interior Design,** 1746 Pleasantville Road Briarcliff Manor 10510. c/o Karen Toffanello. Filed Aug. 28.

**L&N Auto Rental & Sales,** 50 Fleetwood Ave., Mount Vernon 10552. c/o Lauren Pizzarello and Nicholas Ferron. Filed Aug. 30.

**Lighthouse Security,** 12 Rollhaus Place, Port Chester 10573. c/o Gustavo Adolfo Gomez Galeano. Filed Aug. 29.

**Navarros Cleaning,** 109 A Murray Ave., Yonkers 10704. c/o Elizabeth Aguilar Navarro. Filed Aug. 28.

**Rivertowns Orthodontics,** 584 Broadway, Hasting-on-Hudson 10706. c/o Stephen Ossen. Filed Aug. 28.

**Tinos Painting,** 105 Washington Ave., New Rochelle 10801. c/o Ernesto Perez de Paz. Filed Aug. 30.

**Uberspeech,** P.O. Box 283, 119 Pondfield Road, Bronxville 10708. c/o Amanda Angiletta. Filed Aug. 29.

**Varc,** 8 Waring Row, Yonkers 10701. c/o. Filed Aug. 31.

**Westcoast Custumz,** 1270 Sawmill River Road, Yonkers 10710. c/o. Filed Aug. 31.

**Worldwide Wholesale,** 555 Bronx River Road, Yonkers 10704. c/o Priscilla Torres. Filed Aug. 29.