**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Sept. 13 - 19**

**Jonathan M. Craparo, Bronxville re. Jonny MP Inc., Wappingers Falls,** 23-35783-CGM: Chapter 7, assets $6,532, liabilities $136,534.

Attorney: Michelle L. Trier.

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

**Local business cases, Sept. 13 - 19**

**Russian School of Mathematics Inc., Newton, Massachusetts vs. Logicus LLC, Larchmont, et al,** 23-cv-8103-PMH: Breach of

noncompete contract.

Attorneys: Lawrence Peikes, Daniel J. Rose.

**Alexander** and **Irina Gurevitch, Rock Hill vs. Emerald Green Property Owners Association Inc., Rock Hill,**

23-cv-8156-CS: Fair Housing Act.

Attorney: Joseph A. Churgin.

**Zaben LLC, Monsey, et al, vs. John Hancock Life Insurance Co., Boston,** 23-cv-8178-CS: Insurance.

Attorneys: Ari S. Ruben, Ryan C. Kirkpatrick.

**Mamiya America Corp., North White Plains vs. Nisi Filters USA Inc., Los Angeles, et al,** 23-cv-8209-KMK: Trademark infringement.

Attorneys: Tatsuya Adachi, Yuval H. Marcus, Cameron S. Reuber.

**Innovative Sports Management Inc., Tenafly, New Jersey vs. Pisco Sour Bar & Restaurant Inc., White Plains, et al,**

23-cv-8217-NSR: Copyright infringement.

Attorney: Julie C. Lonstein.

**Gus Tsekenis, Manhattan vs. New Country Motor Car Group Inc., Spring Valley, et al,** 23-cv-8221-CS: Americans with Disabilities Act.

Attorney: Liane Fisher.

**The Grower & Organic Outpost, Poughquag, et al, vs. East Fishkill, New York, et al.** 23-cv-8222-NSR: Civil rights.

Attorney: Jimmy M. Santos.

**Basham, Ringe y Correas S.C., Mexico vs. One Arizona Plaza, Woodbury,** 23-cv-8223-NSR: Contract,

Attorney: Tara J. Plochocki.

**U.S. Securities and Exchange Commission vs. Concord Management LLC, Tarrytown, et al,** 23-cv-8253-PMH: Securities violat

Attorney: Amy H. Burkart.

**Deeds**

Above $1 million

**13 Dellwood Lane LLC,** Garden City. Seller: Mark Gerspach, Ardsley. Property: 13 Dellwood Lane, Greenburgh. Amount: $1.8 million. Filed Sept. 7.

**236 Central Avenue LLC,** Harrison. Seller: Kathryn Kantarian, Harrison. Property: 34 Sterling Road, Harrison. Amount: $2.9 million. Filed Sept. 6.

**3 Ligi Lane LLC,** New Rochelle. Seller: Yvette G. Herrera, New York. Property: 5 Ligi Lane, Greenburgh. Amount: $1.5 million. Filed Sept. 6.

**76 Rockledge LLC,** Bronxville. Seller: Yeshi C. Doma, New York. Property: 76 Rockledge Road, Yonkers. Amount: $2.2 million. Filed Sept. 1.

**871 Nepperhan Realty LLC,** Yonkers. Seller: Pun Mutit Realty LLC, Yonkers. Property: 871 Nepperhan Ave., Yonkers. Amount: $1.1 million. Filed Sept. 5.

**Carriere, William J.,** Port Chester. Seller: CEDK Realty LLC, Locust Valley, Property: 52 Cottage St., Rye. Amount: $1.5 million. Filed Sept. 5.

**Chateaux Holdings LLC,** Scarsdale. Seller: Karine A. Suryan, New York. Property: 1201 Post Road, Scarsdale. Amount: $1.2 million. Filed Sept. 6.

**Devine, Scott W.,** Bedford Hills. Seller: 20 Boutonville LLC, Miami, Florida. Property: 340 Haines Road, Bedford. Amount: $2.8 million. Filed Sept. 1.

**DiFabio, Massimo,** Purchase. Seller: US Bank NA, Salt Lake City, Utah. Property: 9 Kingdom Ridge Road, North Castle. Amount: $1.3 million. Filed Sept. 5.

**Forzano Real Estate Corp.,** Mount Vernon. Seller: 512 Realty LLC, Yonkers. Property: 512 Fifth Ave., Mount Vernon. Amount: $3.3 million. Filed Sept. 5.

**Holzer, Edith,** Rye. Seller: 31 Fulton Avenue LLC, Rye. Property: 31 Fulton Ave., Rye. Amount: $1.2 million. Filed Sept. 5.

**Kinder 3 LLC,** New York. Seller: Leslie and Joshua Adler, Scarsdale. Property: 12 the Crossing at Blind Brook, Harrison. Amount: $1.9 million. Filed Sept. 7.

**McGarry, Gilda R.,** Bedford Hills. Seller: Thomson & French LLC, Bedford Hills. Property: 577 Harris Road, Bedford. Amount: $6.5 million. Filed Sept. 7.

**Roman Catholic Church of Our Lady of Mercy & Sacred Heart of Jesus,** Port Chester. Seller: 80 Main Street Members LLC, Mount Vernon. Property: 229-241 Willett Ave., Rye Town. Amount: $2.3 million. Filed Sept. 1.

**Samaj Investors Corp.,** Fountain Inn, South Carolina. Seller: 247 Route 100 LLC, Carlstadt, New Jersey. Property: 247 Route 100, Somers. Amount: $3.9 million. Filed Sept. 5.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Ali Sana and Nader Jameel, Chappaqua. Property: 3 Wallace Way, New Castle. Amount: $1.5 million. Filed Sept. 5.

Below $1 million

**10 Eastern Road LLC,** Yonkers. Seller: Karla L. Reyes, Bronx. Property: 10 Eastern Road, Greenburgh. Amount: $729,000. Filed Sept. 5.

**32 Underhill Street Realty LLC,** Yonkers. Seller: Lini Eduart, Tuckahoe. Property: 32 Underhill St., Eastchester. Amount: $750,000. Filed Sept. 6.

**40 Davis Avenue LLC,** Dobbs Ferry. Seller: Nazir Shah, Yonkers. Property: 510 Mile Square Road, Yonkers. Amount: $749,000. Filed Sept. 7.

**Arzu, Leticia,** White Plains. Seller: Tamarind Tree New York LLC, Richmond Hill. Property: 162 Longfellow St., Greenburgh. Amount: $490,000. Filed Sept. 1.

**Azny23 LLC,** Phoenix, Arizona. Seller: Joseph Lennon, Scarsdale. Property: 81 Daisy Farms Drive, New Rochelle. Amount: $883,000. Filed Sept. 5.

**Board Managers of Coachlight Square On The Hudson Association Inc.,** Montrose. Seller: Roberts Althea, Mount Vernon. Property: 43 Coachlight Square, Cortlandt. Amount: $202,000. Filed Sept. 1.

**Buonamici, A. Albert,** White Plains. Seller: MJD Contracting Corp., Mahopac. Property: 3407 Lexington Ave., Cortlandt. Amount: $226,000. Filed Sept. 7.

**CAPC USA Fund I LLC,** New Brunswick, New Jersey. Seller: Cindy A. Zaldana and Pedro Santos, Bronx. Property: 22 Frazier Place, Yonkers. Amount: $470,000. Filed Sept. 7.

**City of Yonkers**. Seller: 2 Baldwin Yonkers AMS LLC, Fort Lee, New Jersey. Property: 2 Baldwin Place, Yonkers. Amount: $180,000. Filed Sept. 1.

**City of Yonkers**. Seller: 14 Overlook Yonkers AMS LLC, Fort Lee, New Jersey. Property: 14 Overlook Terrace, Yonkers. Amount: $310,000. Filed Sept. 1.

**Coxen, Dennis,** Croton-on-Hudson. Seller: 208 North Highland Ave LLC, Ossining. Property: 208 N. Highland Ave., Ossining. Amount: $825,000. Filed Sept. 7.

**Curry Associates Inc.,** Greentown, Pennsylvania. Seller: Luis Chapa-Morocho, Peekskill. Property: 325 N. James St., Peekskill. Amount: $485,000. Filed Sept. 6.

**Deutsche Bank National Trust Co.,** Coppell, Texas. Seller: Juan Valencia, New Rochelle. Property: 119 Church St., New Rochelle. Amount: $500,000. Filed Sept. 1.

**Diarome Realty Corp.,** Mount Vernon. Seller: Gao Zhong LLC, Bayside. Property: 60 Claremont Place, Mount Vernon. Amount: $350,000. Filed Sept. 7.

**Eszak Professional Property LLC,** Yonkers. Seller: Kanathoor Properties LLC, Scarsdale. Property: 970 N. Broadway, Yonkers. Amount: $400,000. Filed Sept. 1.

**Gitsit Solutions LLC,** Orange, California. Seller: Matthew and Alexa Lau, Tarrytown. Property: 4 Cobblestone Lane, Cortlandt. Amount: $620,000. Filed Sept. 6.

**Helping Les Amis LLC,** New York. Seller: Asaf Babaev, Brooklyn. Property: 75 Worthington Road, Greenburgh. Amount: $980,000. Filed Sept. 1.

**JPMorgan Chase Bank NA,** Columbus, Ohio. Seller: Wilson and Vanesssa Justino, Mamaroneck. Property: 80 Claremont Ave., Mount Vernon. Amount: $620,000. Filed Sept. 1.

**Malara, Frank J.,** White Plains. Seller: US Bank Trust NA, Chicago, Illinois. Property: 54 Hartsdale Road, Greenburgh. Amount: $427,000. Filed Sept. 1.

**Mamaroneck Properties II LLC,** Midlothian, Virginia. Seller: Preldakaj Leunard, Bronx. Property: 1607 James St., Mamaroneck. Amount: $600,000. Filed Sept. 6.

**Maple 254 Center LLC,** New York. Seller: Balaj Fitim, Mamaroneck. Property: 254 Center Ave., Mamaroneck. Amount: $900,000. Filed Sept. 1.

**Marcatoma, Luis,** White Plains. Seller: 17 Croton Street Corp., Mahopac. Property: 17 Croton St., Ossining. Amount: $720,000. Filed Sept. 6.

**Matarainen, Emma,** Amawalk. Seller: The Bank of New York Mellon Trust Company NA, West Palm Beach, Florida. Property: 16 Wood Crest Terrace, Somers. Amount: $230,000. Filed Sept. 6.

**Mem Flipp Corp.,** Bronxville. Seller: 965 Main Street LLC, Ardsley. Property: 965 Main St., New Rochelle. Amount: $470,000. Filed Sept. 6.

**Murphy, Denise,** Cortlandt Manor. Seller: Dynamite Properties Corp., Mahopac. Property: 7 Scott Lane, Cortlandt. Amount: $310,000. Filed Sept. 7.

**Perini, Frank,** Tuckahoe. Seller: Arka25 LLC, Tuckahoe. Property: 25 Armourvilla Ave., Eastchester. Amount: $825,000. Filed Sept. 1.

**Perone, John,** Larchmont. Seller: 1134 Howard Street Inc., Peekskill. Property: 1134 Howard St., Peekskill. Amount: $519,000. Filed Sept. 1.

**PNC Bank NA,** Miamisburgh, Ohio. Seller: 21 Lafayette Residence Inc, White Plains. Property: 21 Lafayatte Ave., Ossining. Amount: $348,000. Filed Sept. 6.

**Puffenberger, Craig,** Roxbury, Connecticut. Seller: 20 Boutonville LLC, Miami, Florida. Property: Sarles Street, Bedford. Amount: $650,000. Filed Sept. 1.

**R&M Yonkers 1 LLC,** Bayside. Seller: 142 Hawthorne Ave LLC, Yonkers. Property: 142 Hawthorne Ave., Yonkers. Amount: $783,000. Filed Sept. 6.

**R&M Yonkers 2 LLC,** Bayside. Seller: 23 Riverview Place LLC, Belleville, New Jersey. Property: 23 Riverview Place, Yonkers. Amount: $783,000. Filed Sept. 6.

**Samaj Investors Corp.,** Fountain Inn, South Carolina. Seller: 21 Annarock Drive LLC, Carlstadt, New Jersey. Property: 21 Annarock Drive, Somers. Amount: $275,000. Filed Sept. 5.

**Shnajo LLC,** Bronx. Seller: Mica M. B. Ramos, Yonkers. Property: 16 The Crossway, Yonkers. Amount: $800,000. Filed Sept. 1.

**Tendler Development Group LLC,** Mount Kisco. Seller: Gjon Karaqi, Yorktown Heights. Property: 3709 Gomer St., Yorktown. Amount: $270,000. Filed Sept. 5.

**Vlasaty, Helena M.,** Yorktown Heights. Seller: Hudson Home Buyers LLC, Salisbury Mills. Property: 7 Lakeview Drive, Somers. Amount: $405,000. Filed Sept. 6.

**Zingaro, Ada,** Poughkeepsie. Seller: MGM Home Management LLC, Valhalla. Property: 3 Hampton Court East, Yorktown. Amount: $165,000. Filed Sept. 5.

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

**Westchester County, Sept. 13 - 19**

**Kaplow, Evan R.** and **Mary E. Kaplow:** Chappaqua, 2016 - 2018 personal income, $280,203.

**Kim, Mi Rang, re. Sky Fish Market:** Yonkers, 2021 employer quarterly taxes, $14,929.

**Polit, Luis A.** and **Mirtha Z. Polit:** Hartsdale, 2017 - 2021 personal income, $62,823.

**Vasquez, Rafael:** Yonkers, 2016 personal income, $11,320.

**Judgments**

**Abraham, Alfred,** Belmont, California. $185,690 in favor of Chauca Veronika, Linden, New Jersey. Filed Aug. 30.

**Aklog, Lishan,** Harrison. $1,534 in favor of the town of Harrison, Harrison. Filed Aug. 31.

**Alrubayi, Yousef Y.,** New Rochelle. $8,105 in favor of Capital One NA, Richmond, Virginia Filed Aug. 29.

**Amador, Analiz,** Yonkers. $2,454 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

**Bailey, Julia,** Rye. $13,486 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 28.

**Brunson, Clarence,** Yonkers. $8,444 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 31.

**Castillo, Honesto U.,** Tarrytown. $9,817 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

**Derosa, Nikki R.,** Thornwood. $1,597 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 25.

**Donaldson, Simone,** Mount Vernon. $2,206 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Aug. 28.

**Epps, Annie L.,** Yonkers. $3,346 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 29.

**Fantauzzi, Alyssa R.,** Yonkers. $2,580 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 31.

**Gorman, Vincent,** Hastings-on-Hudson. $5,324 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 25.

**Hernandez, Brandon M.,** Port Chester. $4,015 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

**Hines, Annette,** Mount Vernon. $3,169 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

**Holmes, Anihya,** Yonkers. $66,904 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 25.

**Keiler, Leonard,** West Harrison. $22,129 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

**Levy, Geoffrey,** Croton-on-Hudson. $3,970 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 25.

**Lewis, Kendra,** Peekskill. $2,912 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

**Maldari, Phil,** Hawthorne. $46,213 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 31.

**Maman, Abdel R.,** Yonkers. $5,579 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 29.

**Martin, Jessica,** Scarsdale. $12,211 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

**Mateo, Gardenia L.,** Mount Vernon. $5,394 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

**Nilaj, Engjell,** Harrison. $7,139 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

**Njoku, Uchechukwu,** New Rochelle. $16,208 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 29.

**O’Connor, Ralston,** Somers. $1,788 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 25.

**Padilla, Zhaida,** Port Chester. $5,046 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 25.

**Park, Jungjin,** Harrison. $8,478 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Aug. 31.

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

**Perez, Jeffrey,** Ossining. $2,346 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Aug. 28.

**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.

**Raftery, Alan,** Orangeburg. $25,765 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 28.

**Ramos, Figueroa Daniel,** Yonkers. $2,872 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

**Reinoso, Dinorah A.,** Yonkers. $3,554 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

**Reinoso, Dinorah A.,** Yonkers. $4,406 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

**Rentas, Wanda,** Sleepy Hollow. $4,233 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

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

**Robles, Charlie,** Yorktown Heights. $50,408 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 29.

**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.

**Sexton, Arlene,** Goldens Bridge. $2,553 in favor of Capital One Bank USA NA, Richmond, Virginia Filed Aug. 25.

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

**Staruch, Mary A.,** Yonkers. $3,972 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Aug. 31.

**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.*

**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.

**Bartlett, Clifford,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $640,000 affecting property located at 10 Apple Tree Lane, Pound Ridge. Filed Aug. 31.

**Bayview Loan Servicing LLC,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $225,000 affecting property located at 152 Holbrook Road, Briarcliff Manor. Filed Aug. 29.

**Berge, Christopher M.,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $310,000 affecting property located at 10 Lake Drive, Buchanan. Filed Sept. 5.

**Champion Mortgage-Key Bank USA NA,** as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of $760,000 affecting property located at 2 Edgewood Drive, Rye. Filed Aug. 30.

**Coke, Lottie,** as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of $412,000 affecting property located at 16 Acker Ave., Ossining. Filed Sept. 7.

**Dimpel, Barbara A.** - Estate of,as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $850,000 affecting property located at 32 Highland Circle, Yonkers. Filed Aug. 30.

**Gamory, Adrian,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $625,000 affecting property located at 10 Columbia Ave., Greenburgh. Filed Aug. 29.

**Gill, John R.,** as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 122 Parkview Drive, Mount Pleasant. Filed Sept. 1.

**Gizzo, Carmela,** as owner. Filed by Bayview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $325,000 affecting property located at 8 Oak St., Harrison. Filed Aug. 30.

**Madonna, Frank C.,** as owner. Filed by Byram Condo Note Holder LLC. Action: Foreclosure of a mortgage in the principal amount of $2,000,000 affecting property located at 585 Main St., North Castle. Filed Aug. 29.

**Mcloud, Christopher J. -** distributee,as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $194,000 affecting property located at 12 Pines Lane, New Castle. Filed Aug. 31.

**Montez, Lorraine,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $146,000 affecting property located at 78 Heathcoate Road, Yonkers. Filed Sept. 5.

**Moscatelli, Francesca R.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $293,000 affecting property located at 6 Hemlock Road South Salem. Filed Aug. 28.

**NRG Residential Solar Solutions LLC,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $217,000 affecting property located at 226 Hadden St., Peekskill. Filed Aug. 28.

**Perez, Elizabeth,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $160,000 affecting property located at 612 Pondside Drive, White Plains. Filed Aug. 29.

**Robison, Oil,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $290,000 affecting property located at 53 North Road, Greenburgh. Filed Aug. 30.

**Sealy, Vernon,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of $544,000 affecting property located at 80 Fletcher Ave., Mount Vernon. Filed Aug. 30.

**Spears Yolanda –** estate of,as owner. Filed by US Bank National. Action: Foreclosure of a mortgage in the principal amount of $260,000 affecting property located at 97 Vernon Ave., Mount Vernon. Filed Aug. 28.

**Thomas, Tara V.,** as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of $440,000 affecting property located at 57 Briarbrook Drive, Briarcliff Manor. Filed Aug. 28.

**Mechanic’s Liens**

**1060 Nepperhan Avenue LLC,** Yonkers. $100,000 in favor of Dan Ionescu Architects, New York. Filed Sept. 7.

**171 West LLC,** Scarsdale. $53,560 in favor of Cardillo Pools & Spas Inc., New Rochelle. Filed Sept. 6.

**Agag, Kaream,** Rye. $41,026 in favor of J. Melagrano & Company Inc., Mamaroneck. Filed Sept. 6.

**CRP/Post Bedford Hills Owner LLC,** Bedford. $59,657 in favor of DOKA USA Ltd., Little Ferry. Filed Sept. 6.

**G&S Port Chester Retail I Development LLC,** Rye. $80,022 in favor of SBLM Architects P C, New York. Filed Sept. 6.

**Hindu Temple of Tri-State Inc.,** White Plains. $36,692 in favor of All-Phase Electric of New York Inc., Jefferson Valley. Filed Sept. 6.

**LoBuono, Giovanna,** Rye. $41,026 in favor of J. Melagrano & Company Inc., Mamaroneck. Filed Sept. 6.

**Presidential Associates 3805 LLC,** Yorktown. $25,144 in favor of Commercial Distribution Speciali, Patchogue. Filed Sept. 1.

**Quito, Kevin,** Yonkers. $26,820 in favor of Elvin Carpentry & Painting LLC, New Fairfield. Filed Sept. 1.

**RPAI Pelham Manor LLC,** Pelham. $3,727 in favor of Maccarone Plumbing Inc., Glen Cove. Filed Sept. 6.

**Vark Street Houses,** Yonkers. $39,174 in favor of Sean Coakley Plumbing & Heating, Bronx. Filed Sept. 6.

**New Businesses**

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

Partnerships

Sole Proprietorships

**Anaka Design Verse,** 276 Eastchester Road, New Rochelle 10801. c/o Ana Karina Reyes. Filed Sept. 1.

**Brush Me Beautiful,** 48 Palmer Road, Yonkers 10701. c/o Sandra Z. Solorio. Filed Sept. 5.

**Dean Chance Design,** 172 Forest Ave., New Rochelle 10804. c/o Stephanie Oplustill. Filed Sept. 6.

**Dr. Gregory Inzinna,** 183 Drake Ave., Apt. 1A, New Rochelle 10805. c/o Gregory Inzinna. Filed Sept. 6.

**First Responders Coffee,** 18 Webster Ave., Harrison 10528. c/o Eugene Mazzulli. Filed Sept. 6.

**Forza Coppia Productions,** 40 Kenilworth Road, Rye 10580. c/o Travis Misarti and Alexandra DiGiacomo. Filed Sept. 1.

**Fuerza Y Poder,** 167 Elm St., Yonkers 10701. c/o. Filed Sept. 7.

**LJ Veros & Co.,** 216 Third Ave., Pelham 10803. c/o Kerry Veros. Filed Sept. 5.

**Lucky Rabbit Studios Photography,** 6 Osage Drive East, Ossining 10562. c/o. Filed Sept. 7.

**Luxe Fashion Goods,** 142 Garth Road, Unit 3j, Scarsdale 10583. c/o Richard Giuffra. Filed Sept. 1.

**New Fancy Nail Yonkers,** 1178b Yonkers Ave., Yonkers 10704. c/o. Filed Sept. 7.

**Newroc Taxi & Limo,** 514 Main St., Suite 205, New Rochelle 10801. c/o. Filed Sept. 7.

**Secured Armed Management,** 20 Roosevelt Square, Mount Vernon 10550. c/o Ben L. Stevenson. Filed Sept. 1.

**Sterling Podiatry PC,** 127 Parkview Road, Elmsford 10523. c/o Marua Butters. Filed Sept. 5.