**WESTCHESTER**

**COURT CASES**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Oct. 18 - 31**

**T and N Main Street Corp., Haverstraw, Edward Rosario, president,** 23-22774-SHL: Chapter 11, assets $500,000 - $1 million, liabilities $100,000 - $500,000.

Attorney: pro se.

**Elmwood Heights LLC, Monsey, Moty Schneck, manager,**

23-22775-SHL: Chapter 11, assets $3,000,250, liabilities $1,725,000.

Attorney: Jonathan S. Pastermak.

**Achio Transport Inc., Carmel, Michael Saccente, president,**

23-35875-CGM: Chapter 7, assets and liabilities $100,000 - $500,000,

Attorney: pro se.

**Trad Gras LLC, Saugerties, Palyzeh Kashi, owner,**

23-35883-CGM: Chapter 7, assets $426,336, liabilities $1,177,517.

Attorney: Mitchell H. Spinac.

**Harrison G. Wise, South Salem, codebtors Wise Public Relations, et al, Manhattan,** 23-22780-SHL: Chapter 7, assets $861,653, liabilities $2,165,297.

Attorney: Dawn Kirby.

**EEA Sterling Fund Ltd., Monsey, Chana Goldman, authorized representative,** 23-22781-SHL: Chapter 11, assets $2,222,000, liabilities $1,391,267.

Attorney: Kevin J. Nash.

**Affordable Logistics Inc., Cortlandt Manor, Keith Koski, president,**

23-22782-SHL: Chapter 11, assets $0 - $50,000, liabilities $100,000 - $500,000.

Attorney: Dawn Kirby.

**Twenty Eight Broadway Corp., Nyack, Nadav Hershko,**

23-22783-SHL: Chapter 7, assets $0 - $50,000, liabilities $100,000 - $500,000.

Attorney: pro se.

**Collabo Group Inc., Middletown, Seneca King, owner,**

23-35891-CGM: Chapter 11, assets $762,000, liabilities $360,000.

Attorney: Robert S. Lewis.

**Aquarium Solutions LLC, Wappingers Falls, Emiliano Niell, managing member,**

23-35894-CGM: Chapter 11, assets $15,009, liabilities $138,694.

Attorney: Michelle L. Trier.

**Kimberly A. Ericson, Bardonia, re. Swoon Nail Salon,**

23-22801-SHL: Chapter 7: assets $120,180, liabilities $87,323.

Attorney: Joseph Reilly.

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

**Local business cases, Oct. 18 - 31**

**Veronica Dominguez, Orange County, et al, vs. USAI LLC, New Windsor,** 23-cv-9194-CS: Fair Labor Standards Act, class action.

Attorneys: Maureen Hussain, Robert D. McCreanor.

**Juan Ramirez vs. Elite Electric New York Inc., Monroe, et al,**

23-cv-9198-CS: Fair Labor Standards Act

Attorney: Lina Stillman.

**Lynk Media LLC, Astoria, Queens vs. Becker News LLC, Chappaqua,**

23-cv-9207-NSR: Copyright infringement.

Attorney: Craig B. Sanders.

**Vanessa Hays, Shelby County, Tennessee vs. IBM, Armonk, et al,**

23-cv-9215: Personal injury, class action.

Attorney: Steven M. Nathan.

**Christina M. Robin, Matamoras, Pennsylvania vs. WMCHealth, Valhalla, et al,** 23-cv-9222-CS: Job discrimination,

Attorney: per se.

**Frank Dinoia, Yonkers vs. Alfredo LDC Fox Meadow Farms Ltd., Mount Kisco, et al,**

23-cv-9224-PMH: Federal Employers Liability Act.

Attorney: Christina M. Gullo.

**Brayan A. Lopez Aguilar, Fairfield County, Connecticut, vs. Empire Bagels Harrison Inc., et al,**

23-cv-9229-PMH: Fair Labor Standards Act.

Attorney: Russell S. Moriarty.

**Gracemere Partners LLC, Hawthorne vs. Village of Tarrytown, et al,**

23-cv-9247-PMH: fraud, removal from Westchester Supreme Court,

Attorneys: Andrew Chan for plaintiff, Gerald S. Smith Jr. for defendants.

**Danielle Scala, Putnam County vs. Little Feet Childcare Center LLC, Carmel, et al,**

23-cv-9279-KMK: Job discrimination.

Attorney: Dorina Cela.

**Kim Alexander, Philadelphia, Pennsylvania vs. Veral Corp., White Plains, et al,**

23-cv-9312-KMK: Motor vehicle.

Attorney: Val Belushin.

**Michael Wright, Sumner, Illinois vs. IBM, Armonk, et al,**

23-cv-9364: personal injury, class action.

Attorney: Victoria J. Maniatis.

**Mercedes-Benz Financial Services USA, Farmington Hills, Michigan vs. County Auto and Commercial Towing North Inc., Yonkers, et al,**

23-cv-9415-CS: Civil Rights.

Attorneys: Alexander R. Sokolof, Nicholas A. Duston.

**Jason Sperling, Upper Saddle River, New Jersey vs. Nuvance Health Medical Practice, Poughkeepsie,**

23-cv-9434-KMK: Retaliation.

Attorney: Robert Glunt.

**Scottsdale Insurance Co., Scottsdale, Arizona vs. The Eliot at Catskill LLC, et al,**

23-cv-9475-PMH: Insurance.

Attorney: Justin J. Boron.

**Corbett W. Hoffman, Goshen vs. Hudson Valley SPCA, Orange County, et al,** 23-cv-9492-CS: Civil rights.

Attorney: Michael H. Sussman.

**Karla Davis, Bronx vs. Armonk Senior Care LLC,**

23-cv-9495-KMK: Fair Labor Standards Act.

Attorney: Abdul K. Hassan.

**Romulo Constantino, Dutchess County vs. Standard Life Insurance Company of New York, White Plains,** 23-cv-9505-KMK: Employee Retirement Security Act, removal from Westchester Supreme Court.

Attorney: Eric Dinnocenzo.

**Park Lane Mosholou LLC, New Rochelle vs. 45 E. Mosholou LLC, Yonkers,** 23-cv-9551: Employee Retirement Security Act, removal from Bronx Supreme Court.

Attorneys: Plaintiff pro se, Lewis Goldberg for defendant.

**Richardson Realty LLC vs. 4755 WP LLC, Yonkers,**

23-cv-9565-KMK: Breach of contract.

Attorney: Joshua S. Androphy.

**Deeds**

Above $1 million

**16 Franklin Avenue LLC,** Rye. Seller: Katherine Black, Armonk. Property: 38 Soundview Ave., Rye City. Amount: $2.6 million. Filed Oct. 12.

**176 Palisade Holdings LLC,** Brooklyn. Seller: 176 Palisade Plaza LLC, Brooklyn. Property: 176 Palisade Ave., Yonkers. Amount: $2 million. Filed Oct. 18.

**484 Walnut Holdings LLC,** Brooklyn. Seller: 484 Walnut Plaza LLC, Brooklyn. Property: 484 Walnut St., Yonkers. Amount: $1.6 million. Filed Oct. 18.

**500 Bow-West Associates LLC,** Port Chester. Seller: First Bank of Greenwich, Cos Cob, Connecticut Property: 500 Westchester Ave., Rye Town. Amount: $2 million. Filed Oct. 18.

**Coleman, Elliot W.** and **Patrice Coleman,** Weathershield, Vermont. Seller: 27 Old Logging Road LLC, Bedford. Property: 27 Old Logging Road, Pound Ridge. Amount: $1.5 million. Filed Oct. 13.

**Cornell Brothers,** Eastchester. Seller: 305 White Plains Road LLC, Eastchester. Property: 305 White Plains Road, Eastchester. Amount: $1.2 million. Filed Oct. 18.

**Croton-on-Hudson Realty LLC,** New York. Seller: 1 HMB MZL Property Owner LLC, New York. Property: 1 Half Moon Bay Drive, Cortlandt. Amount: $23.8 million. Filed Oct. 16.

**Fontana, Richard Guy,** White Plains. Seller: JPMorgan Chase Bank NA, Columbus, Ohio. Property: 36 Green Hill Road, Lewisboro. Amount: $1.3 million. Filed Oct. 12.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Jaydeep J. Karia and Shikha Piyush Shah, White Plains. Property: 100 Legend Drive, Unit 305, Mount Pleasant. Amount: $1.2 million. Filed Oct. 13.

**LW Premier Development Realty Corp.,** Pelham. Seller: Jeffrey Davis and Steven Showalter, Elmsford. Property: 30 Linden Ave., Pelham. Amount: $1.1 million. Filed Oct. 13.

**PBF Katonah LLC,** Bedford. Seller: Jeffrey D. Silberman and Darryl Ashley, Carmel. Property: 91 Katonah Wood Road, Bedford. Amount: $7.4 million. Filed Oct. 13.

**Ryan, Robert D.,** Cross River. Seller: 50 Commonwealth Drive LLC, Dix Hills. Property: 12 Cowdray Park Drive, North Castle. Amount: $2.6 million. Filed Oct. 18.

**Sidoti, Gregg M.,** Thornwood. Seller: Deutsche Bank National Trust Co., Mount Laurel, New Jersey. Property: 2923 Hyatt St., Yorktown. Amount: $1.1 million. Filed Oct. 17.

**Sisters of Charity of St. Vincent DePaul,** Bronx. Seller: Mary the Queen Senior Living LLC, Yonkers. Property: 35 Vark St., Yonkers. Amount: $4.8 million. Filed Oct. 13.

Below $1 million

**8 Windle Park LLC,** Chappaqua. Seller: Jason Merritt, Tarrytown. Property: 8 Windle Park, Greenburgh. Amount: $620,000. Filed Oct. 12.

**Bermel, Michele L.,** Chappaqua. Seller: Tarnegol LLC, Bronx. Property: 26 15th Ave., Mount Vernon. Amount: $521,000. Filed Oct. 17.

**Biller, Janet R.** and **Loren Biller,** Jefferson Valley. Seller: Nelson Wood LLC, Ossining. Property: 3769 Wood St., Yorktown. Amount: $45,000. Filed Oct. 17.

**Bryan, Mary J.,** Southfield, Michigan. Seller: 730 S. Fourth Realty Corp., Bronx. Property: 730 Fourth Ave., Mount Vernon. Amount: $281,000. Filed Oct. 13.

**Carpiniello, Daniel, et al,** Harrison. Seller: Essential Realtor LLC, Scarsdale. Property: 51-53 Park Ave., Harrison. Amount: $825,000. Filed Oct. 12.

**Crespo, Manuel,** White Plains. Seller: US Bank NA, St. Paul, Minnesota. Property: 21 Aqueduct St., Ossining. Amount: $445,000. Filed Oct. 18.

**Gelormino, Carole** and **Patricia O'Grady,** Yonkers. Seller: 1155-6R Warburton Avenue LLC, Yonkers. Property: 1155 Warburton Ave., 6R, Yonkers. Amount: $360,000. Filed Oct. 16.

**Green, Susan M.,** Mount Vernon. Seller: E2F Properties LLC, Port Chester. Property: 559 S. Fifth Ave., Mount Vernon. Amount: $300,000. Filed Oct. 16.

**Hoffmann, Thomas Nathan,** Schertz, Texas. Seller: Bofabri Realty LLC, Larchmont. Property: 40 Soulice Place, New Rochelle. Amount: $750,000. Filed Oct. 17.

**Josh 123 Realty LLC,** Yonkers. Seller: Rosweny F. Hidalgo and Jose Poza, Rye Brook. Property: 115 N. Ridge St., Rye Town. Amount: $700,000. Filed Oct. 16.

**JPMorgan Chase Bank NA,** Columbus, Ohio. Seller: William M. Swertfager, Katonah. Property: 36 Green Hill Road, Lewisboro. Amount: $630,000. Filed Oct. 12.

**Kabuli, Najeb,** Peekskill. Seller: 823 South Street LLC, Yorktown Heights. Property: 823 South St., Peekskill. Amount: $650,000. Filed Oct. 12.

**Ledner, Elliot S.,** Shrub Oak. Seller: Teal Door Center LLC, Mahopac. Property: 1050 E. Main St., Yorktown. Amount: $425,000. Filed Oct. 17.

**Lerman, Barbara,** Larchmont. Seller: US Bank Trust NA, St. Paul, Minnesota. Property: 60 Prospect Ave., Ossining. Amount: $589,000. Filed Oct. 17.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Exeter 23624 WY LLC, Cheyenne, Wyoming. Property: 100 Legend Drive, 101, Mount Pleasant. Amount: $869,000. Filed Oct. 18.

**Lombardi, Frank D.,** Mahopac. Seller: Pennymac Services Inc., Westlake Village, California. Property: 4 Sunset Road, Rye Town. Amount: $494,000. Filed Oct. 17.

**Maxwell West Properties LLC,** Harrison. Seller: Derrick and Sarah Showers, New York. Property: 59 West St., Harrison. Amount: $755,000. Filed Oct. 13.

**McDowell, Fenella,** New Rochelle. Seller: Om Yatri LLC, White Plains. Property: 175 Huguenot St., 1208, New Rochelle. Amount: $410,000. Filed Oct. 18.

**Mem Flipp Corp.,** Bronxville. Seller: Jose M. Zelaya Sanchez and Tania Betzabell Meza Rodriguez, New Rochelle. Property: 9 Hillcrest Ave., Ossining. Amount: $500,000. Filed Oct. 17.

**Odell Holdings LLC,** Yonkers. Seller: Robert H. and Madeleine Roy, Pleasantville. Property: 522 Warburton Ave., Yonkers. Amount: $785,000. Filed Oct. 16.

**Presbyterian Church at Croton Falls,** Briarcliff Manor. Seller: Alliance for Universal Harmony Inc., Croton-on-Hudson. Property: 609 Route 22, North Salem. Amount: $375,000. Filed Oct. 16.

**Rafferty, Robert,** Pelham. Seller: Normandy Capital Trust Series 2021-Q4 Remic, Summit, New Jersey. Property: 349 Fourth Ave., Mount Vernon. Amount: $460,000. Filed Oct. 12.

**Ram Offset Lithographers LLC 401K Plan,** White City, Oregon. Seller: Timothy and Elizabeth Bosch, Tarrytown. Property: 84 Sunnyside Ave., Greenburgh. Amount: $755,000. Filed Oct. 16.

**Ritz, Henry R.,** Cortlandt Manor. Seller: Joseph S. Borges Contracting Inc., Yorktown Heights. Property: 104 Watch Hill Road, Cortlandt. Amount: $325,000. Filed Oct. 16.

**Ryan, Robert D.,** Cross River. Seller: Hudson Valley Credit Union, Poughkeepsie. Property: 210 Martine Ave., White Plains. Amount: $240,000. Filed Oct. 17.

**Salman, Barry,** New Rochelle. Seller: Tristate Rehabilitation LLC, Chester. Property: 20 Coventry Lane, New Rochelle. Amount: $715,000. Filed Oct. 12.

**Small, Anthony X.,** Mount Vernon. Seller: Maasai Properties LLC, New York. Property: 337 S. Ninth Ave., Mount Vernon. Amount: $270,000. Filed Oct. 17.

**Stewart, Matthew D.,** Cortlandt Manor. Seller: KMB Investments LLC, Cedar Grove, New Jersey. Property: 60 Waterbury Parkway, Cortlandt. Amount: $261,000. Filed Oct. 12.

**Tolentino, Juan,** Peekskill. Seller: Garewal Komal, Mount Kisco. Property: 156 Benefield Boulevard, Peekskill. Amount: $381,000. Filed Oct. 13.

**Tyburski, Matthew,** Elmsford. Seller: BGRS LLC, Burr Ridge, Illinois. Property: 79 Parkview Road, Greenburgh. Amount: $695,000. Filed Oct. 18.

**UMB Bank NA,** Minneapolis, Minnesota. Seller: Mara M. Ayora, Bronx. Property: 656 Hanover Place, Mount Vernon. Amount: $390,000. Filed Oct. 13.

**US Bank Trust NA,** Dallas, Texas. Seller: Patrick G. Hudson Jr., Peekskill. Property: 134 Club House View, 134, Yorktown. Amount: $410,000. Filed Oct. 12.

**Judgments**

**1120 Fox LLC,** Uniondale. $11,114 in favor of Sprague Operating Resources LLC, Harrison. Filed Oct. 18.

**Abdelnour, Mary**, et al,Rancho Cucamonga, California. $99,399 in favor of Greenwich Capital Management LP, White Plains. Filed Oct. 18.

**Acevedo, Yaresni,** Yonkers. $2,747 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 13.

**Ahmad, Siddiq,** Yonkers. $15,471 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 19.

**Andrew, Nkechi,** Yonkers. $4,209 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Angarola, Roseann,** Scarsdale. $40,000 in favor of Pasion Tequila Inc., Bayonne, New Jersey. Filed Oct. 18.

**Ashley, Andre,** Mount Vernon. $5,214 in favor of UHG I LLC, Williamsville. Filed Oct. 13.

**Assoumou, Maureen C.,** Bowie, Maryland. $45,462 in favor of 5AIF Nutmeg LLC, Syosset. Filed Oct. 16.

**Barrow, Rashid Karriem,** Cortlandt Manor. $11,396 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Oct. 12.

**Beghin, Yvonne V.,** Baldwin Place. $11,500 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 13.

**Beltran, Pablo H.,** Mount Kisco. $3,074 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Oct. 6.

**Berroa, Victor A.,** Yonkers. $25,397 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 19.

**Biles, William,** Hartsdale. $3,288 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Blanco, Cesar,** Tarrytown. $5,398 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 13.

**Blatter, Gary**, et al, Far Rockway. $823,894 in favor of Buena Vista Associates LP, Yonkers. Filed Oct. 19.

**Brahimi, Ismet,** Mohegan Lake. $4,214 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 13.

**Cazales, Mario,** New Rochelle. $3,569 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 13.

**Chapnick, Sabiel T.,** Scarsdale. $4,430 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 17.

**Cherrington, Yvonne M.,** Mount Vernon. $26,328 in favor of Wahba Magdy, Wayne, New Jersey. Filed Oct. 12.

**Cohen, Steven,** New Rochelle. $2,183 in favor of UHG I LLC, Williamsville. Filed Oct. 13.

**Cruz, Rojas Brenda,** Yonkers. $2,823 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Dikson, Carlos A.,** Yonkers. $2,111 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

**Dimaggio, Phil,** White Plains. $14,755 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 17.

**Distant, Marcia,** Mount Vernon. $2,920 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

**Don Cupon,** et al, Chula Vista, California. $48,137 in favor of Greenwich Capital Management LP, White Plains. Filed Oct. 19.

**Duran, Samuel,** Mount Vernon. $2,996 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Ehrlich, Gloria J.,** New Rochelle. $12,602 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 13.

**Elsharafi, Mahmoud,** Ossining. $8,170 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 13.

**Gallagher, Celeste,** Sleepy Hollow. $3,494 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 13.

**Galloway, Aubrey C-III,** Bronxville. $7,066 in favor of Capital One Bank USA NA, McLean, Virginia. Filed Oct. 18.

**Garcia, Johnny,** Ossining. $4,708 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 11.

**Giacco, Taylor G.,** Yonkers. $4,252 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 13.

**Gunther, John,** Tuckahoe. $5,018 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 13.

**Guzman, Samantha G.,** Yonkers. $2,617 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

**Hackert, Renata,** Peekskill. $3,249 in favor of UHG I LLC, Williamsville. Filed Oct. 13.

**Hagans, Anton,** Buchanan. $8,845 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 18.

**Harnoff, Carole S.,** Port Chester. $8,806 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 17.

**Hernandez, Miozoty Y.,** Yonkers. $2,746 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 17.

**Hristidis, Simone,** Yonkers. $18,368 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 13.

**Ivanov, Gleb,** Yonkers. $14,107 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 13.

**Jackson Construction,** Babylon. $4,829 in favor of W&M Sprinkler-NYC LLC, Hawthorne. Filed Oct. 12.

**Jagessar, Deokumar,** Yonkers. $10,537 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

**Ka, Mamadou,** Yonkers. $28,998 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 13.

**Labog, Cherie,** Yonkers. $2,939 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 16.

**Lang, Sarah,** New Rochelle. $3,094 in favor of Long Island Anesthesiologists PLLC, Filed Oct. 16.

**Lazari, Cheryl,** Yonkers. $3,135 in favor of UHG I LLC, Williamsville. Filed Oct. 17.

**Lee, Joseph,** South Salem. $2,104 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 13.

**Lezcano, Justin,** Yonkers. $1,622 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 13.

**Maraglino, Marc A.,** Yorktown Heights. $19,671 in favor of Capital One NA, McLean, Virginia. Filed Oct. 13.

**Marquardt, Jeanmarie,** Cortlandt Manor. $6,497 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 13.

**Martinez, Vianca,** Yonkers. $2,749 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 13.

**McNeeley, Todd,** White Plains. $6,057 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 17.

**Mejia, Lourdes,** Yonkers. $3,375 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Mena, Yordaliza,** North Bergen, New Jersey. $5,588 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 19.

**Ming, Kettia N.,** Yonkers. $75,786 in favor of 915 West End Avenue Owner II LLC, New York. Filed Oct. 19.

**Miranda, Jaclyn N.,** Yonkers. $9,826 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 17.

**Mom Construction LLC,** Danbury, Connecticut. $14,471 in favor of State Farm Mutual Automobile Insurance Co./Veronica D. Quezada Arevalo, Bloomington, Illinois. Filed Oct. 12.

**Moseley, Timothy E.,** Peekskill. $6,105 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 19.

**Murray, Steve,** Brooklyn. $1,198,776 in favor of RPAI Pelham Manor LLC, Oak Brook, Illinois. Filed Oct. 18.

**Nunez-Minaya, Franny,** Ossining. $9,862 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 17.

**Ore, Vanessa,** White Plains. $2,925 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 18.

**Ortiz, Ramon,** White Plains. $7,885 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 19.

**Owens, Lindsay L.,** Mohegan Lake. $4,145 in favor of Villas on the Lake Condo Board of Managers, Bedford. Filed Oct. 19.

**Pojer, Robert,** Somers. $49,598 in favor of Academic Federal Credit Union, Briarcliff Manor. Filed Oct. 19.

**Prime Improvements Inc.,** Monsey. $17,581 in favor of State Insurance Fund, White Plains. Filed Oct. 13.

**Reyes, Angel M.,** Eastchester. $11,706 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 13.

**Robinson, Carlton R.,** Mount Vernon. $2,826 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

**Samuels, Michael,** Yorktown Heights. $4,283 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 12.

**Sanca, Robert S.,** Peekskill. $12,320 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 19.

**Santos, Frias Jose R.,** Yonkers. $5,133 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 18.

**Saponaro, Marianell,** Cortlandt Manor. $20,652 in favor of CACH LLC, Las Vegas, Nevada. Filed Oct. 13.

**Sei Framing Corp.,** Brooklyn. $15,388 in favor of State Insurance Fund, White Plains. Filed Oct. 12.

**Seshie, Hubert D.,** Mount Kisco. $3,897 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 6.

**Sserwadda, Justice,** Bronxville. $21,610 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 17.

**Stuart, Thomas J.,** Larchmont. $8,798 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 13.

**Sullivan, James P.,** Dobbs Ferry. $5,369 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 17.

Federal Tax Liens

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

**Westchester County, Oct. 18 - 31**

**Aguero Maintenance Services LLC:** Mount Vernon, 2022 corporate income, $24,550.

**Antonio Domingues Woodworking Inc.:** Port Chester, 2022 corporate income and employer quarterly taxes, $12,183.

**Boyle, Gerald:** Mount Vernon, 2021 personal income, $2,455,885.

**Bregu, Ermira:** Pelham, 2022 personal income, $74,500.

**Bryan, Hewitt J. Jr.** and **Karamdai N. Hewitt:** Mount Veron, 2017, 2022 personal income, $19,093.

**Calvi, Matthew:** Yonkers, 2016, 2021 - 2022 personal income, $130,052.

**Caro, Chase A.:** White Plains, 2006 personal income, $534,234.

**Colley, Bruce D.** and **Maria T. Colley:** North Salem, 2021 personal income, $1,243,164.

**DeLa Rosa, Rigoberto** and **Isalbi DeLa Rosa:** Yonkers, 2017, 2019, 2021 personal income, $37,290.

**Freedman, Jerome K., M.D., MS:** Rye, 2020 withholding for disposition by foreign person, $257,691.

**Garnett, Brooks O.:** New Rochelle, 2007 personal income, $11,216.

**Kim, Soojin S.:** White Plains, 2022 personal income, $25,676.

**Longo, Aida:** Bedford Hills, 2017, 2019 personal income, $157,862.

**Maloney, Maura Sullivan** and **W. Maloney:** Scarsdale, 2014, 2020 - 2021 personal income, $128,899.

**McCarthy, Eugene:** Yonkers, 2020 failure to collect employment taxes, $44,472.

**Omega Recycling Inc.:** Yonkers, 2022 employer quarterly taxes, $15,949.

**Pacheco, Leslie Brad:** White Plains, 2017 personal income, $71,992.

**Palokaj, Julian:** Pelham, 2022 personal income, $74,500.

**Pelaez, C. Espino:** New Rochelle, 2021 personal income, $59,382.

**Pernod Ricard USA Bottling LLC:** White Plains, 2018 failure to file correct information, $318,328.

**Priami Capital Inc.:** Pelham, 2020 employer quarterly taxes, $21,427.

**Ramirez, David Rugamas:** Port Chester, 2010, 2012 - 2014, 2016, 2019, 2021 personal income, $34,296.

**Resnick, Alan** and **Theresa Resnick:** Scarsdale, 2022 personal income, $105,148.

**Rivera, Edith L.:** Elmsford, 2011, 2017 personal income, $26,768.

**Rubsamen, Christopher K.:** Pleasantville, 2017 - 2020, 2022 personal income, $112,377.

**Ryan, C.E.:** Pleasantville, 2017 - 2020, 2022 personal income, $112,377.

**Tochner, Jeffrey A.:** Chappaqua, 2021 personal income, $220,331.

**Tollin: Craig J.** and **Jocelyn A.Tollin:** Hartsdale, 2020 - 2021 personal income, $16,154.

**Vidal, J. Arrioja:** New Rochelle, 2021 personal income, $59,382.

**Warshafsky, Stephen:** White Plains, 2022 personal income, $25,676.

**Yarom, Daniel:** New Rochelle, 2015 - 2022 personal income, $91,829.

**Z&A Carpentry Inc.:** Mohegan Lake, 2019 - 2020, 2022 - 2023 corporate income, employer quarterly taxes, failure to file correct information, $10,428.

**Zhang: Rubin:** New Rochelle, 2021 withholding for disposition by foreign person, $74,242.

**Lis Pendens**

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

**Abish, David,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of $174,000 affecting property located at 12 Elmridge Drive, New Rochelle. Filed Oct. 12.

**Argent Mortgage Company LLC,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $472,000 affecting property located at 139 Horton Ave., Port Chester. Filed Oct. 19.

**Artope, Martha,** administrator,as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of $80,000 affecting property located at 22 Spring Meadow Lane, Unit 18-6, Peekskill. Filed Oct. 17.

**Bancroft, Jennifer A.,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $888,000 affecting property located at 312 Quaker Road, Chappaqua. Filed Oct. 18.

**Barnes, Floyd,** as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $360,000 affecting property located at 1101 Hunters Run, Dobbs Ferry. Filed Oct. 9.

**Capital One Bank,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $532,000 affecting property located at 25 Cedar St., Greenburgh. Filed Oct. 19.

**Capital One Bank,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $550,000 affecting property located at 17 Stratford Road, White Plains. Filed Oct. 16.

**Citibank NA,** as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $547,000 affecting property located at 55 Ramsey Ave., Yonkers. Filed Oct. 18.

**Fiore, Vincent,** as owner. Filed by United Wholesale Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $527,000 affecting property located at 288 Old Briarcliff Road, Briarcliff Manor. Filed Oct. 19.

**Gamble, Samuel E.,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $847,000 affecting property located at 11 Roberta Place, White Plains. Filed Oct. 18.

**Gonzalez, Omar,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $433,000 affecting property located at 17 Mount Carmel Place, Yonkers. Filed Oct. 9.

**Harris, Jillianne,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $390,000 affecting property located at 69 Palmer Road, Yonkers. Filed Oct. 18.

**Lova, Miladah,** as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of $456,000 affecting property located at 150 Archer Ave., Mount Vernon. Filed Oct. 17.

**Ramirez, Karina,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $382,000 affecting property located at 25 Barker St., Unit 610, Mount Kisco. Filed Oct. 16.

**Salas-Aleman, Casimiro,** as owner. Filed by SSA NE Assets LLC. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 133 Morningside Place, Yonkers. Filed Oct. 13.

**Scioli, Mary N.,** as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of $1,999,999 affecting property located at 49 Green Ave., Rye. Filed Oct. 18.

**Mechanic’s Liens**

**133 King Street Corp.,** Bedford. $3,210 in favor of Signs by Mr. John Inc., Bedford Hills. Filed Oct. 18.

**Hudson View Associates LLC,** Yonkers. $14,675 in favor of White Cap LP, Orlando, Florida. Filed Oct. 13.

**SNL Yonkers LLC,** Yonkers. $168,211 in favor of Super Stud Building Products Inc., Edison, New Jersey. Filed Oct. 18.

**SNL Yonkers LLC,** Yonkers. $21,669 in favor of Mount Group LLC, Farmingdale. Filed Oct. 17.

**Suez Water Westchester,** Eastchester. $4,949 in favor of Sunbelt Rentals Inc., Islip. Filed Oct. 18.

**Westchester Mall LLC,** White Plains. $42,075 in favor of Superior Metal & Woodwork Inc., Farmingdale. Filed Oct. 13.

**Win Ridge Shopping Center-De LLC,** Rye. $17,237 in favor of Bayside Refrigeration Inc., Astoria. Filed Oct. 13.

**New Businesses**

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

Sole Proprietorships

**Art Seen Films,** 2 Canfield Ave., No. 712, White Plains 10601. c/o Edward Aronoff. Filed Oct. 17.

**Banner Dress Making & Fashion,** 469 S. Third Ave., Mount Vernon 10550. c/o Doris Gambo. Filed Oct. 19.

**Castros Cleaning Service,** 148 Terrace Ave., Port Chester 10573. c/o Leonor Castro Leiva. Filed Oct. 16.

**Crystal Tree Realty,** 150 Sunnyside Ave., Pleasantville 10570. c/o Peter Cosentino. Filed Oct. 18.

**Dream Home Staging & Design,** 236 Union Ave., Mamaroneck 10543. c/o Regiane Andrade. Filed Oct. 13.

**Graffiti/Gang Specialist & Private Investigator,** 550 Park Ave., Yonkers 10703. c/o Kenneth A. Davis. Filed Oct. 17.

**Jesualdo Construction,** 141 Ninth Ave., Mount Vernon 10550. c/o Jesualdo Gomes. Filed Oct. 13.

**K2 Enchanting Wreaths & Decor,** 17 Hughes Terrace, Yonkers 10701. c/o Kathleen Koblosh. Filed Oct. 13.

**Kona Media Consulting,** 59 Morgan St., Eastchester 10709. c/o David DeCairano. Filed Oct. 18.

**Nicoles Services,** 100 Touraine Ave., Port Chester 10573. c/o Nicole Aguilar Rodriguez. Filed Oct. 13.

**NT Home Care Services,** 47 Davis Ave., White Plains 10605. c/o Norda Thompson. Filed Oct. 19.

**Pel-Rochelle Driving School,** 1940 Palmer Ave., Larchmont 10538. c/o Rocco Ciccone. Filed Oct. 16.

**Shifra,** 25 Sunnyside Drive, 3G, Yonkers 10705. c/o Sabina Gritta. Filed Oct. 16.

**Suburban Merchant,** 36 Longview Drive, Eastchester 10709. c/o Richard Ruggiero. Filed Oct. 19.

**Westchester Fairfield Swim League,** 50 Weyman Ave., New Rochelle 10805. c/o Noel Gordon. Filed Oct. 19.