**WESTCHESTER**

 **Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Dec. 20 - 26**

**Global Dwelling LLC, High Falls, John Kotsides, managing member,**

23-36040-CGM: Chapter 11, assets $108,035, liabilities $757,485.

Attorney: Michelle L. Trier.

**Monsey 26 Realty LLC, Liberty, Ana Mendez, member,**

23-36053-CGM: Chapter 7, assets and liabilities $100,000 - $500,000.

Attorney: pro se.

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

**Local business cases, Dec. 20 - 26**

**District No. 9 Painting Industry Funds, White Plains vs. Dame Contracting Inc., Mattituck,**

23-cv-11013-PMH: Employee Retirement Income Security Act.

Attorney: Dana L. Henke.

**Edy Miguel vs. L&M Velardo Contracting Corp., Ossining,**

23-cv-11016-PMH: Fair Labor Standards Act.

Attorney: Lina Stillman.

**Sumfinidade Unipessoal LDS, Portugal vs. Triforce Commercial Real Estate, Mount Vernon,**

23-cv-11019-KMK: Copyright infringement.

Attorney: Craig B. Sanders.

**Yvette Silvestri, Middletown vs. Walmart Supercenter, Middletown, et al,**

23-cv-11075-KMK: Personal injury, removal from Orange Supreme Court.

Attorneys: Jeffrey Shalke for plaintiff, Patricia A. O'Connor for defendant.

**Teamsters Funds, Elmsford vs. Transit Construction Corp., Yonkers, et al,**

23-cv-11081-KMK: Employee Retirement Income Act.

Attorney: Daniel E. Kornfeld.

**Katarzyna Chicon vs. New Roc Parcel 1A Retail LLC, New Rochelle, et al,**

23-cv-11129-NSR: Americans with Disabilities Act.

Attorney: Robert G. Hanski.

**Ronniery de la Cruz, Mohegan Lake, et al, vs. Legoland New York, Goshen,**

23-cv-11141-KMK: New York Arts and Cultural Affairs Law, class action.

Attorney: Philip L. Fraietta.

**Raymond Clardy and Imari Armstrong, Ulster County vs. Your Hometown Mover, New Paltz, et al,**

23-cv-11172-NSR: Fair Labor Standards Act, class action.

Attorneys: Yale B. Pollack, Jacob Aronauer.

**Cease Fire LLC, Vancouver, WA vs. Ceasefire Inspections Inc., Spring Valley, et al,**

23-cv-11191-NSR: Trademark infringement.

Attorney: Ian M. Christy.

**AMMEX Corp., Kent, WA vs. Genuine Products Supply, Monroe,**

23-mc-498-CS: Motion to compel compliance with subpoena.

Attorney: Terence W. McCormick.

**Deeds**

Above $1 million

**162 181 E. Main Street LLC,** White Plains. Seller: Bocada 162 Main Street LLC, Cranston, Rhode Island. Property: 162 E. Main St., Greenburgh. Amount: $2 million. Filed Dec. 6.

**207 Lookout South LLC,** Tarrytown. Seller: Stella and Fernando Mateo, Tarrytown. Property: 16 Rivers Edge Drive, 207, Greenburgh. Amount: $1.6 million. Filed Dec. 6.

**261 Washington Avenue LLC,** New Rochelle. Seller: City of New Rochelle School District, New Rochelle. Property: 261 Washington Ave., New Rochelle. Amount: $1.7 million. Filed Dec. 7.

**432 West William LLC,** White Plains. Seller: Chabla Segundo JP, Port Chester. Property: 432 William St., Rye Town. Amount: $1.2 million. Filed Dec. 8.

**8 Alden Pl LLC,** Dobbs Ferry. Seller: Simpson Swanderlynn and Walker D'Andrea, Mount Vernon. Property: 8 Alden Place, 4, Mount Vernon. Amount: $1.8 million. Filed Dec. 7.

**AR Vernon LLC,** Brooklyn. Seller: Minaret Associates LLC, Valley Stream. Property: 240 Third St., Mount Vernon. Amount: $2.4 million. Filed Dec. 6.

**Baldwin-Endico Realty Association Inc.,** Mount Vernon. Seller: 300 N. Mack LLC, Mount Vernon. Property: 300 MacQuesten Parkway, Mount Vernon. Amount: $14.1 million. Filed Dec. 6.

**Bardon Realty Corp.,** Ardsley. Seller: 186 Roberts LLC, Yonkers. Property: 186 Roberts Ave., Yonkers. Amount: $2.5 million. Filed Dec. 8.

**Casadone, Susan P.,** Pleasantville. Seller: 31 Lenox Capital LLC, Thornwood. Property: 31 Lenox Ave., Mount Pleasant. Amount: $1.1 million. Filed Dec. 6.

**Hudson-Westchester Radio Inc.,** New Rochelle. Seller: 411 Fifth Avenue New Rochelle LLC, New Rochelle. Property: 411 Fifth Ave., New Rochelle. Amount: $2.9 million. Filed Dec. 6.

**Jodine & Jennifer Realty Inc.,** Croton-on-Hudson. Seller: Carmel Riverside LLC, Dobbs Ferry. Property: 425 S. Riverside Ave., Cortlandt. Amount: $2.2 million. Filed Dec. 11.

**Maplewood Swimming Club Inc.,** Hartsdale. Seller: Santa Maria Hartsdale Corp., Elmsford. Property: 202 W. Hartsdale Ave., Greenburgh. Amount: $1.2 million. Filed Dec. 11.

**S. Decision LLC,** Bronx. Seller: Liu Wenzhao, Rye. Property: 3 Frederick Court, Rye City. Amount: $1.6 million. Filed Dec. 8.

**Samberg, Lynn,** Sarasota, Florida. Seller: 6 Cove Road LLC, New York. Property: 6 Cove Road, Lewisboro. Amount: $4 million. Filed Dec. 8.

**Scarsdale-Harney Company LLC,** New York. Seller: 700 Scarsdale LLC, White Plains. Property: 700 Scarsdale Ave., Eastchester. Amount: $11.5 million. Filed Dec. 6.

**Titicus Dog-Hill LLC,** North Salem. Seller: Dog Hill Estates LLC, North Salem. Property: 753 Titicus Road, North Salem. Amount: $15.2 million. Filed Dec. 8.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Jill Herman Revocable Living Trust, Dobbs Ferry. Property: 16 Wallace Way, New Castle. Amount: $1.5 million. Filed Dec. 7.

Below $1 million

**11 Westhaven Lane LLC,** White Plains. Seller: Stuart Kolbert, Irvington. Property: 10 City Place, 15G, White Plains. Amount: $790,000. Filed Dec. 11.

**128 Primrose LLC,** Bronx. Seller: Hadidiatou K. Goudiaby, Mount Vernon. Property: 128 Primrose Ave., Mount Vernon. Amount: $805,000. Filed Dec. 11.

**204 Irving Avenue Corp.,** Port Chester. Seller: 204 Irving Two LLC, New York. Property: 204 Irving Ave., Rye Town. Amount: $925,000. Filed Dec. 11.

**Anderson, Frances,** East Islip. Seller: 149 Woodland Avenue LLC, Scarsdale. Property: 149 Woodland Ave., New Rochelle. Amount: $830,000. Filed Dec. 11.

**Beck, John,** Dobbs Ferry. Seller: 450 Broadway LLC, Dobbs Ferry. Property: 450 Broadway, Greenburgh. Amount: $550,000. Filed Dec. 11.

**Brewster, Christopher J.,** Rye. Seller: 713 Westchester Avenue LLC, Rye. Property: 713 Westchester Ave., Rye Town. Amount: $325,000. Filed Dec. 6.

**Brown, Karen,** New York. Seller: Lyndel Corp., Cross River. Property: 3850 Foothill St., Yorktown. Amount: $225,000. Filed Dec. 6.

**Cherico, Julie,** White Plains. Seller: Mem Flipp Corp., White Plains. Property: 1040 Oregon Road, Cortlandt. Amount: $256,000. Filed Dec. 6.

**Chestnut Oak Association LLC,** Carlsbad, California. Seller: Steven Palmesi, New York. Property: 370 N. Greeley Ave., New Castle. Amount: $350,000. Filed Dec. 7.

**Chin, Alphonso,** Yonkers. Seller: NBZJ LLC, Yonkers. Property: 139 Glover Ave., Yonkers. Amount: $670,000. Filed Dec. 11.

**Chocolate Sky LLC,** Chatom, New Jersey. Seller: Danielle McGovern, Sleepy Hollow. Property: 39 Stormytown Road, Ossining. Amount: $570,000. Filed Dec. 11.

**Euclid Place LLC,** New Rochelle. Seller: Troy R. Fender, New Rochelle. Property: 2 Euclid Place, New Rochelle. Amount: $760,000. Filed Dec. 11.

**Goubeaud, Joseph G.,** Mount Vernon. Seller: Lakeview Loan Servicing LLC, Buffalo. Property: 14 Russell Ave., New Rochelle. Amount: $477,000. Filed Dec. 11.

**H&B Partners Inc.,** Nanuet. Seller: Alice Z. Gullotta, Ossining. Property: 7-01 Briarcliff Drive South, Ossining. Amount: $380,000. Filed Dec. 7.

**Kimchi Estates Inc.,** Peekskill. Seller: Campus Condos LLC,

Croton-on-Hudson. Property: 1 Beecher Lane, C9, Peekskill. Amount: $165,000. Filed Dec. 6.

**Lambert, Joan M.,** Pittsboro, North Carolina. Seller: SGB Realty Group LLC, Monroe. Property: 2399 Loring Place, Yorktown. Amount: $466,000. Filed Dec. 11.

**Ll Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Sarah Wolf, Ossining. Property: 100 Legend Drive, Unit 105, Mount Pleasant. Amount: $893,000. Filed Dec. 11.

**McLaren, Neville,** Mount Vernon. Seller: 9 Mile Residential Group LLC, Greenwich, Connecticut. Property: 290 Summit Ave., Mount Vernon. Amount: $510,000. Filed Dec. 11.

**MNB Realty Development Corp.,** Yonkers. Seller: Jennings Wayne, New York. Property: 15 Mulberry St., Yonkers. Amount: $995,000. Filed Dec. 11.

**Pawling Holdings LLC,** Port Chester. Seller: Bernadette Fryer, Yonkers. Property: 263-265 N. Ridge St., 263B, Rye Town. Amount: $310,000. Filed Dec. 7.

**Pennymac Services Inc.,** Westlake Village, California. Seller: 155 Hawthorne K2 LLC, Edison, New Jersey. Property: 155 Hawthorne Ave., Yonkers. Amount: $420,000. Filed Dec. 8.

**S+T 68 West House LLC,** New York. Seller: Alexander A. Tokarz, Dobbs Ferry. Property: 100 Cedar St., Greenburgh. Amount: $470,000. Filed Dec. 11.

**Shelburne Road Realty LLC,** Tuckahoe. Seller: Jain Realty LLC, Scarsdale. Property: 55 Elm St., New Rochelle. Amount: $360,000. Filed Dec. 8.

**Sidoli, Harry,** Venice, Florida. Seller: Cider Court LLC, New York. Property: 16 Elm Road, Cortlandt. Amount: $165,000. Filed Dec. 6.

**Stahl Mount Vernon LLC,** Hyde Park. Seller: KBJB Temple LLC, Bronx. Property: 134 Fourth Ave., Mount Vernon. Amount: $425,000. Filed Dec. 8.

**Wp59 LLC,** White Plains. Seller: Claudio Cajamara, White Plains. Property: 62 McLean Ave., Greenburgh. Amount: $235,000. Filed Dec. 6.

**Workers' Compensation Board**

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

**B12 Enterprises LLC** d.b.a. **The Original Frameless Shower Doors,** Eastchester. Amount: $21,000.

**Finishing Touches of Westchester LLC,** Port Chester. Amount: $1,000.

**First Class Autocare Corp.,** Yonkers. Amount: $6,000.

**Graphen Inc.,** Scarsdale. Amount: $21,000.

**Iphotoart Inc.,** White Plains. Amount: $34,500.

**Little Years Daycare Inc.,** Harrison. Amount: $2,250.

**Lough Allen Masonry Inc.,** Yonkers. Amount: $1,500.

**Westchester Watermains & Sewers LLC** d.b.a. **O’Grady Plumbing LLC,** Yonkers. Amount: $21,000.

**Judgments**

**Abasi, Jabbar Jahi,** Mount Vernon. $5,650 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Angel, Triana Clara C.,** Ossining. $11,222 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Annechiarico, Scott J.,** Yonkers. $6,682 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Araujo, Richer M.,** White Plains. $22,112 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 30.

**Baez, Juan J.,** Bronxville. $6,984 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Bernardez, Yeison P.,** Mount Vernon. $2,428 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Bhagya Realty Holding LLC,** Bronxville. $28,437 in favor of Langan Court Inc., Parsippany, New Jersey. Filed Dec. 6.

**Blanco, Linda,** Ossining. $2,857 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

**Bluhdorn, Paige,** Brewster. $611,227 in favor of Bondy Trey, Wappingers Falls. Filed Dec. 4.

**Bonny, Joan P.,** Mount Vernon. $1,662 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

**Borkor, Maudlyn,** Yonkers. $2,414 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

**Bowen, Lena M.,** Yonkers. $2,084 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 5.

**Calabro, Stephen P.,** Ossining. $2,453 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Campbell, Karen,** Mount Vernon. $2,590 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

**Capers, Zachary M.,** Mount Vernon. $4,940 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Car Busters Auto Recycling LLC,** Brooklyn. $232,491 in favor of Flex New York LLC, Pleasantville. Filed Nov. 29.

**Clark, Cecil N.,** White Plains. $2,806 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 5.

**Conklin, Vincent C.,** Ossining. $3,340 in favor of Capital One NA, McLean, Virginia. Filed Dec. 4.

**Contrada, Petra,** Harrison. $6,151 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 27.

**Correa, Ospina Melissa,** Yonkers. $3,916 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Costa, Sandra,** Yorktown Heights. $7,794 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 5.

**Couch, Denzel A.,** Yonkers. $4,773 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Daci, Halit,** Yonkers. $20,622 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 1.

**Davis, Cyrano,** Yonkers. $6,797 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

**DeFalco, Dana,** Yorktown Heights. $1,850 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 29.

**DeMarco, Jonathan Z.,** Mount Kisco. $15,464 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Denizard, Veronica I.,** Mount Kisco. $1,800 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Nov. 29.

**DiDomenico, Joseph F.,** Ossining. $12,018 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

**Direnzo, Ernesto A.,** Yorktown Heights. $5,609 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 29.

**Edwards, Beatrice,** Mount Vernon. $3,353 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Feil, Jennifer,** Yonkers. $4,871 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Feliciano, Stephanie,** Yonkers. $5,631 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Fontalvo, Ever,** Yonkers. $2,272 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Frederick, Alisha,** New Rochelle. $33,817 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Dec. 5.

**Gallick, Sabrina,** Crompond. $1,704 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Dec. 4.

**Garcia, Emely I.,** Yonkers. $2,674 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Gilbert, Mary,** Valhalla. $3,509 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Girgis, Nadine D.,**

Croton-on-Hudson. $18,117 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Glass Link LLC,** Irvington. $14,813 in favor of IPFS of New York LLC, Jersey City, New Jersey. Filed Dec. 6.

**Grande, Angela,** Yonkers. $1,815 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 6.

**Green, Vivienne R.,** Mount Vernon. $6,632 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Nov. 29.

**Guere, Pablo,** Yonkers. $12,002 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Hamilton, Cheryl D.,** Hartsdale. $7,841 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Hanson, Kristen,** New Rochelle. $18,435 in favor of Kelly McQueen, Madison, Wisconsin. Filed Nov. 29.

**Hernandez, Sergio S.,** New Rochelle. $5,578 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 6.

**Isberg, Todd M.,** Mamaroneck. $17,564 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Jackson, Raymond A.,** White Plains. $2,907 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Jimenez, Courtney,** Yorktown Heights. $1,941 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

**Karaqi, Pal,** Thornwood. $10,523 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Karia, Jamie,** Scarsdale. $9,261 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Kingston, Kimola,** Mount Vernon. $3,640 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Lange, Edward,** Elmsford. $2,736 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

**Liotta, Alfred J.,** Yonkers. $10,316 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Lombardi, Richard,** New Rochelle. $38,679 in favor of American National Bank, Sandy, Utah. Filed Dec. 6.

**Marks, Lareese,** Port Chester. $5,258 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

**Matts, Gerald W.,** Port Chester. $4,191 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Mercado, Marcia,** Yonkers. $9,965 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

**Nunez, Jeffrey B.,** Ossining. $3,612 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Nunez, Polanco Josue,** Tarrytown. $2,165 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Ofori, Desmond,** New Rochelle. $3,883 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Ofori, Isaac A.,** Yonkers. $7,655 in favor of Hannon De Palma LLC, White Plains. Filed Dec. 6.

**Orozco, Sanchez C.,** White Plains. $8,748 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

**Ortiz, Charles,** New Rochelle. $3,020 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Dec. 6.

**Oyeshola, Jodi,** Mount Vernon. $25,764 in favor of Joshua B. Hyman, M.D. PLLC, New York. Filed Dec. 5.

**Paul-Pascal, Joanne K.,** Rye Brook. $13,947 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 1.

**Paz, Adrian M.,** Ossining. $4,455 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Perez, Carlos F.,** Yonkers. $5,139 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Pesavento, Andrew,** Cortlandt Manor. $1,499 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

**Pollard, Kamesha,** Yonkers. $7,250 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

**Ponciano, Rodolfo,** Yonkers. $12,961 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Quezada, Jefferson,** Thornwood. $7,251 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 5.

**Reyes, Jennifer K.,** Mount Vernon. $3,850 in favor of Capital One NA, McLean, Virginia. Filed Dec. 4.

**Rhodes, Gabrielle,** Eastchester. $1,993 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

**Rivera, Andrew,** White Plains. $3,015 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Romano, Ryan J.,** Dobbs Ferry. $23,994 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 6.

**Russ, Sandra M.,** Yorktown Heights. $3,517 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

**Santos, Perpetua,** Pound Ridge. $2,624 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 27.

**Sewell, Nathaniel E.,** Mount Vernon. $2,831 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

**Shea, LisaAnn,** Yonkers. $1,980 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 6.

**Sheehy, James M.,** Bronxville. $5,807 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

**Solis, Flora,** Peekskill. $9,757 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Ventura, Wendy,** Yonkers. $2,926 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

**Williams, Kirby R.,** New Rochelle. $6,153 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

**Zamora, Albert,** Peekskill. $8,704 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Lis Pendens**

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

**Barbieri Dana,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $373,000 affecting property located at 39 Hillcrest Road, Hartsdale. Filed Dec. 7.

**Ciffone, Carolyn,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $200,000 affecting property located at 156 Hungerford Road, Briarcliff Manor. Filed Dec. 13.

**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 Dec. 13.

**Heirs & Distributees,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of $412,000 affecting property located at 1564 Kimble Ave., Yorktown. Filed Dec. 12.

**Macchia-Aguila, Alessandra,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $399,000 affecting property located at 64 Palisade Ave., White Plains. Filed Dec. 7.

**Oya, Madhy M.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $361,000 affecting property located at 89 Jack Road, Cortlandt Manor. Filed Dec. 13.

**Mechanic’s Liens**

**Benedict Avenue Owners Corp.,** Mount Pleasant. $23,080 in favor of Edgeboro International Inc., Milltown, New Jersey. Filed Dec. 11.

**Crossroads II LLC,** White Plains. $3,585 in favor of BAC Electrical Construction Company I, Thornwood. Filed Dec. 11.

**Kondaur Capital Real Property 2 LLC,** Greenburgh. $16,750 in favor of Bamms HVAC & Plumbing LLC, Yorktown. Filed Dec. 12.

**RXR 587 Main Owner LLC,** New Rochelle. $5,012 in favor of TF Andrew Carpet One Floor & Home, New Rochelle. Filed Dec. 11.

**New Businesses**

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

Sole Proprietorships

**AS King,** 1333a North Ave., New Rochelle 10804. c/o Andrene Thompson King. Filed Dec. 12.

**Aquino HVAC Co.,** 1411 Fox Glen Drive, Hartsdale 10530. c/o Juan Aquino. Filed Dec. 13.

**Beauty For Bees,** 3 Hanford Place, Tarrytown 10591. c/o Mai Mai Margues. Filed Dec. 12.

**Brugger Bookkeeping,** 6 Dove Court,

Croton-on-Hudson 10520. c/o Christine McGowan Brugger. Filed Dec. 12.

**Chef Delight Cuisine,** 105 S. Fulton Ave., Mount Vernon 10550. c/o. Filed Dec. 13.

**Cinnamon Flour,** 14 Marble Ave., Pleasantville 10570. c/o Eber Otoniel Moran Milla. Filed Dec. 12.

**E&H Painting & More,** 127 Fairview Ave., Port Chester 10573. c/o Humberto Granda and Edson Sanchez. Filed Dec. 11.

**Jeans Reimagined,** 10 Dassern Drive, Apt. D, Dobbs Ferry 10522. c/o Janice Smith. Filed Dec. 8.

**Lillys Company Plus,** 205 W. Post Road, White Plains 10606. c/o Liliam M. Iniguez Alvarado. Filed Dec. 12.

**Massageworks Of Westchester,** 522 N. State Road, Briarcliff Manor 10510. c/o Christine McGowan Brugger. Filed Dec. 12.

**Melos Shop,** 1853 Central Park Ave., Yonkers 10710. c/o Marivel Guerra. Filed Dec. 12.

**Ollies Tree & Landscape,** 300 Welcher Ave., Peekskill 10566. c/o Oliver Grant Cooperman. Filed Dec. 13.

**Price-Rite Transportation,** 434 S. Sixth Ave., Mount Vernon 10550. c/o Annetta Guest. Filed Dec. 11.

**Services & Solutions,** 37 Kendall Ave., Sleepy Hollow 10591. c/o Luis D. Tenezaca. Filed Dec. 13.

**Social Snap,** 9 Dove Court, G,

Croton-on-Hudson 10520. c/o Michael Dones. Filed Dec. 8.

**Young King Culture,** 12 Minerva Place, Apt. 2l, White Plains 10601. c/o Raji Jones Jr. Filed Dec. 8.