**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Jan. 10 - 16**

**Sawyer Savings Bank, Saugerties vs. Michael G. Esposito, Highland,**

24-9001-CGM: Adversary proceeding, fraud, in Esposito Chapter 7 (23-35862).

Attorney: Mary Ephraim.

**Rashonda Flowers, Mount Vernon, re. Bossy 101 - The Boss Movement,** 24-22035-SHL: Chapter 7, assets $53,865, liabilities $157,704.

Attorney: Joseph Reilly.

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

**Local business cases, Jan 10 – 16**

**Scott Curran, Poughkeepsie vs. Friendly Honda, Poughkeepsie, et al,** 24-cv-187-PMH: Family and Medical Leave Act.

Attorney: Laura Wong-Pan.

**United Production Workers Union Local 17-18 Welfare Fund, White Plains vs. Edison Lithograph and Printing Corp., North Bergen, New Jersey,**

24-cv-193-KMK: Employee Retirement Income Security Act.

Attorney: Elise S. Feldman.

**William Foster, Orange County vs. United Natural Food Inc., Orange County,** 24-cv-251-NSR: Job discrimination.

Attorney: Michael B. Ranis.

**Dr. Arthur Fass, Chappaqua vs. Northwell Healthcare System, Re: Phelps Memorial Hospital, Sleepy Hollow,** 24-cv-257-CS: Job discrimination.

Attorney: Michael H. Sussman.

**GL Music Inc., Las Vegas, Nevada vs. 43 North Broadway LLC, White Plains, et al,**

24-cv-289-KMK: Copyright.

Attorney: Joshua G. Graubart.

**Alice Harry vs. Westchester Center for Rehabilitation and Nursing, New Rochelle,**

24-cv-292-PMH: Fair Labor Standards Act, collective action.

Attorney: Peter A. Romero.

**Peter Bury, Hopewell Junction vs. Consumer Reports Inc., Yonkers,**

24-cv-295-PMH: Americans with Disabilities Act.

Attorney: Christopher J. Berlingieri.

**Deeds**

Above $1 million

**1064 Saw Mill River Road LLC,** Yonkers. Seller: Pizzurro Properties LLC, New Rochelle. Property: 1064 Saw Mill River Road, Yonkers. Amount: $2.3 million. Filed Dec. 27.

**125 VCPA Inc.,** Yonkers. Seller: 125 VCP LLC, Brooklyn. Property: 123 Van Cortlandt Park Ave., Yonkers. Amount: $2 million. Filed Dec. 26.

**44 South Washington LLC,** New York. Seller: Tarrytown 44 LLC, Ardsley. Property: 44 S. Washington St., Greenburgh. Amount: $1.2 million. Filed Dec. 29.

**68 Sherwood Drive Association LLC,** Purchase. Seller: Matthew and Emily Bigony, New York. Property: 3 Hidden Green Lane, Mamaroneck. Amount: $2.1 million. Filed Dec. 29.

**Conte Homes Inc.,** Croton-on-Hudson. Seller: Yu Dongyi, Astoria. Property: 265 Chadeayne Road, Yorktown. Amount: $1 million. Filed Dec. 26.

**CS Cedar LLC,** New York. Seller: 115 Cedar St Investors LLC, Malvern, Pennsylvania. Property: 115-117 Cedar St., New Rochelle. Amount: $4.5 million. Filed Dec. 26.

**ESJ Realty LLC,** Mamaroneck. Seller: 349-355 Mamaroneck Avenue LLC, West Harrison. Property: 349/355 Mamaroneck Ave., Mamaroneck. Amount: $1.2 million. Filed Dec. 29.

**Hickory Hill Collective LLC,** Hopewell Junction. Seller: Stacy Haase, Heber, Utah. Property: 46 Ridgefield, Lewisboro. Amount: $1.1 million. Filed Dec. 26.

**Kelly, Dauta J.,** Balboa, California. Seller: 44 Van Cortlandt Park LLC, Brooklyn. Property: 44 Van Cortlandt Park Ave., Yonkers. Amount: $1.1 million. Filed Dec. 29.

**Lavin, Johanna** and **Philip McCorry,** Bronxville. Seller: Antonette Lospoto, Bronxville. Property: 30 Colonial Road, Eastchester, Mount Vernon. Amount: $1.3 million. Filed Dec. 29.

**Q&Y 15 Inc.,** Harrison. Seller: 273 Halstead Owner LLC, Woodcliff Lake, New Jersey. Property: 273 Halstead Ave., Harrison. Amount: $1.5 million. Filed Dec. 29.

**Walisever, Helene B.,** Fort Lauderdale, Florida. Seller: 189 Heathcote LLC, Scarsdale. Property: 189 Heathcote Road, Scarsdale. Amount: $2.9 million. Filed Dec. 26.

**Warwick RE Holdings LLC,** Bronxville. Seller: John and Michele Gibney, Athens. Property: 101 Warwick Road, Yonkers. Amount: $1.4 million. Filed Dec. 29.

**Winston, Anna C.** and **Paul Winston,** Scarsdale. Seller: Melanie K. Lieberman, New York. Property: 26 Donellan Road, Scarsdale. Amount: $1.8 million. Filed Dec. 29.

Below $1 million

**Alvarez, Sandy,** Port Chester. Seller: 321 Locust Ave Realty LLC, Port Chester. Property: 321 Locust Ave., Rye Town. Amount: $300,000. Filed Dec. 27.

**Bassin, Alfred S.,** Peekskill. Seller: IBIS Holdings LLC, Somers. Property: 2 Stowe Road, Peekskill. Amount: $350,000. Filed Dec. 28.

**Begun, Alain** and **Alisa Dror,** Pound Ridge. Seller: RBC Trust Co, New York. Property: 77 Cross Pond Road, Pound Ridge. Amount: $995,000. Filed Dec. 29.

**Bermel, Michelle L.,** Chappaqua. Seller: Bank Of America N A, Charlotte, North Carolina. Property: 109 Grandview Ave., Mount Vernon. Amount: $660,000. Filed Dec. 26.

**Blacknall, Charles T.,** Yonkers. Seller: Capital Property Buyer LLC, Arlington. Property: 16 Lamartine Ave., Yonkers. Amount: $130,000. Filed Dec. 26.

**Celli, Monica,** Yonkers. Seller: Doug Ruby, Yonkers. Property: 131 Tibbetts Road, Yonkers. Amount: $830,000. Filed Dec. 29.

**Damato, Patricia,** Hawthorne. Seller: 239 All Angels LLC, Wappingers Falls. Property: 130 Old Albany Post Road, Ossining. Amount: $200,000. Filed Dec. 27.

**Drury, Christopher V.** and **Caitlin Drury,** Rye. Seller: 340 Midland Avenue LLC, Purchase. Property: 340 Midland Ave., Rye City. Amount: $875,000. Filed Dec. 26.

**Endico, Michael D.,** Armonk. Seller: 300 N. Mack LLC, Mount Vernon. Property: 305 MacQuesten Parkway, Mount Vernon. Amount: $450,000. Filed Dec. 28.

**Family Association LLC,** Ossining. Seller: Lilian Infante, Bronx. Property: 27 Stonegate Road, Ossining. Amount: $600,000. Filed Dec. 27.

**Freeman, Mary L.,** Willingborg, New Jersey. Seller: 6 Harding Parkway LLC, Bronx. Property: 6 Harding Parkway, Mount Vernon. Amount: $250,000. Filed Dec. 27.

**Hedgerow Properties LLC,** Weston, Connecticut. Seller: Gabrielle Gazzola, Valley Stream. Property: 29 Lefferts Road, Yonkers. Amount: $635,000. Filed Dec. 29.

**J&A Renos LLC,** Harrison. Seller: Andrew R. and Tamela Stuchiner, Beaverton, Oregon. Property: 362 Furnace Dock Road, Cortlandt. Amount: $725,000. Filed Dec. 29.

**Jacobsen, Erik P.,** Bedford Hills. Seller: MS Luxurious Properties LLC, Bedford Hills. Property: 202 Babbitt Road, Bedford. Amount: $520,000. Filed Dec. 29.

**Jennings, Carol,** Boca Raton, Florida. Seller: Thumper1 LLC, Larchmont. Property: 101 Sheldrake 101-2, Mamaroneck. Amount: $668,000. Filed Dec. 26.

**Johns Sr., Philip N.,** White Plains. Seller: H26 Realty LLC, Ridgewood. Property: 137 Locust Hill Ave., Yonkers. Amount: $360,000. Filed Dec. 26.

**Lawrence Avenue Holdings LLC,** Spring Valley. Seller: Avrohom Weinberger, Monsey. Property: 27 Lawrence Ave., Mount Pleasant. Amount: $800,000. Filed Dec. 26.

**Mark Real Estate Corp.,** Tarrytown. Seller: Jason Duchin and Tanya Morgan, Tarrytown. Property: 11 Benedict Ave., Greenburgh. Amount: $715,000. Filed Dec. 26.

**Mastrantoni Brothers Inc.,** Mahopac. Seller: John A. Lentini, Cortland Manor. Property: 2917 Sherman Court, Yorktown. Amount: $649,000. Filed Dec. 29.

**Mastroianni, Doreen,** White Plains. Seller: 83 Waller LLC, Eastchester. Property: 83 Waller Ave., White Plains. Amount: $200,000. Filed Dec. 29.

**Quartuccio, Louise P.,** Poughkeepsie. Seller: 126 Woodland Avenue LLC, White Plains. Property: 126 Woodland Ave., Yonkers. Amount: $465,000. Filed Dec. 29.

**R&J Restorations Inc.,** Putnam Valley. Seller: David Pojman, Cortland Manor. Property: 242 Millington Road, Cortlandt. Amount: $500,000. Filed Dec. 26.

**R&M Yonkers 2 LLC,** Bayside. Seller: Lugduni Desrosiers, Valley Cottage. Property: 56 Vineyard Ave., Yonkers. Amount: $596,000. Filed Dec. 28.

**Salerno, Debra A.,** West Harrison. Seller: 38 Elmwood Ave LLC, West Harrison. Property: 38 Elmwood Ave., Harrison. Amount: $750,000. Filed Dec. 27.

**Santucci, Italia,** Brewster. Seller: White Lotus Philanthropy Ltd., Ossining. Property: 27 Allapartus Circle, New Castle. Amount: $954,000. Filed Dec. 26.

**Shainker, Stephanie E.,** White Plains. Seller: 24 Carhart LLC, Bedford Hills. Property: 24 Carhart Ave., 310E, White Plains. Amount: $561,000. Filed Dec. 28.

**Siragusa, Joseph A.,** Harrison. Seller: 42 Rose Avenue Realty LLC, Yonkers. Property: 42 Rose Ave., Harrison. Amount: $755,000. Filed Dec. 28.

**Sirignano, Michael,** Cross River. Seller: Federal Home Loan Mortgage Corp., Salt Lake City, Utah. Property: 63 Pleasantville Road, Ossining. Amount: $687,000. Filed Dec. 26.

**Travaglione, Vincent,** Yonkers. Seller: Cristopher Dominguez, Yonkers. Property: 77 Bennett Ave., Yonkers. Amount: $730,000. Filed Dec. 28.

**FEDERAL TAX LIENS, $10,000 OR GREATER,**

**WESTCHESTER COUNTY, JAN. 10- 16**

**Brandt, Christopher J.** and **Jaclyn G. Brandt:** Harrison, 2018 – 2020 personal income, $88,026.

**Cordova, Djenane:** Mount Vernon, 2019 – 2021 personal income, $16,373.

**East, John D.:** Larchmont, 2019 – 2020 personal income, $88,241.

**Frank, Danny:** Yonkers, 2013 – 2018, 2020 personal income, $53,956.

**Graham, Shevonba:** Mount Vernon, 2022 personal income, $16,658.

**Harrison, Robert:** Scarsdale, 2018 personal income, $225,635.

**Jafet, Kathleen E. & Clement:** Larchmont, 2013 – 2014 personal income, $18,074.

**Lukunku, J.** and **D. King:** Port Chester, 2022 personal income, $84,947.

**McFarland, Deirdre K.:** Larchmont, 2019 – 2020 personal income, $88,241.

**Morillo, John:** Yonkers, 2021 – 2022 personal income, $26,914.

**Ohajekwe, Ogedi A.:** Bronxville, 2016, 2019 – 2021 personal income and failure to collect employment taxes, $27,427.

**Picture Perfect Land Services Inc.:** Mount Vernon, 2020, 2022 – 2023 quarterly taxes, $43,274.

**Pumillo, Paschal:** Tuckahoe, 2019 personal income, $75,699.

**Quinlan, James P.:** Yonkers, 2013, 2017 -2022 personal income, $52,381.

**Skrodelis, Peter** and **Elizabeth Skrodelis:** North Salem, 2019 - 2022 personal income, $18,098.

**Thomas, Alfred D.:** New Rochelle, 2017 – 2019 personal income, $193,757.

**Judgments**

**ABC Discount Liquor & Wine Inc.,** Jamaica. $83,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Acocella, Carmine,** New Rochelle. $1,785 in favor of Petro Inc., Woodbury. Filed Dec. 29.

**Allen, Bryton,** Mount Vernon. $19,319 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**Allmeyer, David,** Ossining. $10,038 in favor of WG Hudson LLC, Ossining. Filed Dec. 21.

**Aviles, David,** et al,Bronx. $7,531 in favor of Law Office of Aaron R. Pam, White Plains. Filed Dec. 28.

**Beyond Interior Design LLC,** Dallas, Texas. $329,595 in favor of Greenwich Capital Management LP, White Plains. Filed Dec. 27.

**Bish, Voncliff,** Mount Vernon. $4,414 in favor of New Century Spine & Outpatient Surgical Institute, Paramus, New Jersey. Filed Dec. 29.

**Block, Jennifer,** Bedford. $13,967 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 28.

**Boddie, Dan,** Mount Vernon. $5,231 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Dec. 28.

**Brancato, Domenica,** Yonkers. $1,927 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

**Brooklyn Commissary NYC LLC,** Brooklyn. $214,791 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Brown, Velton,** Yonkers. $26,536 in favor of Babeendran Vidyadharan, Yonkers. Filed Dec. 29.

**Burnett, Kenyata M.,** Mount Vernon. $13,896 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**BW Macaw Group Inc.,** San Jose, California. $298,741 in favor of Greenwich Capital Management LP, White Plains. Filed Dec. 21.

**Candelario, Joseph,** Yonkers. $33,455 in favor of 466 South Broadway LLC, Briarcliff Manor. Filed Dec. 29.

**Chavez, Agustin,** New Rochelle. $1,703 in favor of Petro Inc., Woodbury. Filed Dec. 29.

**Clear Cast Technologies Inc.,** Ossining. $10,238 in favor of Canon Financial Services Inc., Mount Laurel, New Jersey. Filed Dec. 27.

**Codrington, Nadine,** Mount Vernon. $2,061 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 20.

**Cordero, Melissa,** Yonkers. $19,487 in favor of 168/170 Broadway Property Corp., Yonkers. Filed Dec. 28.

**Correa, Peter,** Mamaroneck. $16,761 in favor of Durante Bock & Tota PLLC, Yorktown Heights. Filed Dec. 28.

**Crawford, Jenai D.,** Yonkers. $14,347 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**DC RRR LLC,** White Plains. $80,916 in favor of Ortega Angel, New York. Filed Dec. 27.

**DeBellis, Vito,** Yorktown Heights. $20,660 in favor of Marina District Development Company LLC, Borgata, Atlantic City, New Jersey. Filed Dec. 19.

**Della Valles Market Corp.,** Ossining. $106,328 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Douglas, Tamika,** Mount Vernon. $3,720 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 27.

**Dume, Mateo Yeurie A**., et al,New York. $7,068 in favor of Double M Realty Corp., Irvington. Filed Dec. 22.

**Farley, Colleen,** Yonkers. $2,610 in favor of Petro Inc., Woodbury. Filed Dec. 29.

**Feola, Elisa,** Bedford. $1,263 in favor of Petro Inc., Woodbury. Filed Dec. 28.

**Figueroa, Aleah Y.,** Mount Kisco. $2,387 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 26.

**Figueroa, Quinn M.,** Shrub Oak. $35,655 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

**Fortuna, Joseph,** Harrison. $48,516 in favor of Paradigm Assets Recovery LLC, Hazelwood, Missouri. Filed Dec. 28.

**Gilston Brothers Electrical Contracting Corp.,** Bronx. $15,643 in favor of EBF Holdings LLC, New York. Filed Dec. 27.

**Gonzalez, David,** New Rochelle. $1,429 in favor of Petro Inc., Woodbury. Filed Dec. 28.

**Greenfields Restaurant Group LLC,** New York. $4,336 in favor of Ace Endico Corp., Brewster. Filed Dec. 27.

**Guardiola, Krystal,** Yonkers. $8,603 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 15.

**Harris, Vincent,** Peekskill. $10,218 in favor of M&C Menlo Park Federal Credit Union. Filed Dec. 29.

**Illuzzi, Anthony,** Punta Gorda, Florida. $214,791 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Jones, Tywanda T.,** Yonkers. $6,005 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

**Joseph, Devon J.,** Mount Vernon. $3,570 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**Kishore, Bahanie,** Bellerose. $83,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Lee, Sheryl,** Mount Vernon. $5,448 in favor of 1199 Seiu Federal Credit Union, New York. Filed Dec. 29.

**Lezama, Ferrera Alfredo,** Elmsford. $15,896 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Dec. 29.

**Marchionno, Joseph,** Stony Point. $95,433 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Dec. 21.

**Marji, Sana H.,** Yonkers. $3,294 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

**Mays, Bartholomew,** Yorktown Heights. $5,096 in favor of Rioseco Family Dentistry LLP, West Harrison. Filed Dec. 29.

**Mclaughlin, Colleen,** Mamaroneck. $17,158 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

**Meliambro, Joseph,** Mount Kisco. $4,406 in favor of Hoffman Fuel Company of Danbury Inc., Trumbull. Filed Dec. 29.

**Monice, Tina S.,** West Harrison. $20,149 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**Muir, Andrea,** Yonkers. $16,724 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Dec. 28.

**Palombo Jr., David J.,** Shrub Oak. $17,458 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

**Parks, Daqashaun,** Mount Vernon. $11,216 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 22.

**Plaza, Lucas,** Mount Vernon. $3,166 in favor of Petro Inc., Woodbury. Filed Dec. 27.

**Raffa, Michelle,** Dobbs Ferry. $8,195 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

**Ramdyal, Wazim,** New Rochelle. $32,847 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 29.

**Reyes, Joel** and **Valente Reyes,** Blauvelt. $38,523 in favor of Reyes Mariah, Yonkers. Filed Dec. 28.

**Rosa Mexicano Lincoln Center,** New York. $22,213 in favor of White Plains Coat & Apron Company Inc., Peekskill. Filed Dec. 20.

**Rosenthal, Rebecca,** Goldens Bridge. $2,541 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 27.

**Santo, Philomena,** Rye. $26,827 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Dec. 29.

**Sharma, Mickey P.,** Garnerville. $159,494 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

**Shubert, Colleen,** Yonkers. $2,610 in favor of Petro Inc., Woodbury. Filed Dec. 29.

**Smith, Chastity,** Ossining. $1,554 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 27.

**Summa, Marc,** Port Chester. $7,216 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 27.

**Torsney, Kieran,** Yonkers. $1,535 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

**Vanball, Leah,** Yonkers. $3,712 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 20.

**Vazquez, Sebastian,** Yonkers. $7,010 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Dec. 29.

**Verrino, Allison,** Ardsley. $1,601 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 22.

**Verrino, Allison,** Ardsley. $1,729 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 22.

**Lis Pendens**

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

**Albanese, Debora M.,** as owner. Filed by One West Bank FSB. Action: Foreclosure of a mortgage in the principal amount of $59,000 affecting property located at 7C North James St., Peekskill. Filed Jan. 4.

**Artemis of Naples LLC,** as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of $220,000 affecting property located at 424 Bellevue Ave., Yonkers. Filed Dec. 27.

**Balaj, Valentin P.,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $700,000 affecting property located at 41 Carver Terrace, Yonkers. Filed Jan. 2.

**Becton, Margaret,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $330,000 affecting property located at 339 N. Fulton Ave., Mount Vernon. Filed Dec. 27.

**Brunson, Sarah,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $378,000 affecting property located at 175 Sears Ave., Elmsford. Filed Dec. 27.

**Cancro, Robert,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $1,150,000 affecting property located at 118 McLain St., Bedford. Filed Dec. 28.

**Capital One Bank USA NA,** as owner. Filed by Citigroup Mortgage Loan Trust Inc. Action: Foreclosure of a mortgage in the principal amount of $280,000 affecting property located at 35 Bleakley Drive, Peekskill. Filed Jan. 4.

**Cover Desmond,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $346,000 affecting property located at 58 Saint Paul’s Place, Mount Vernon. Filed Dec. 28.

**Grogan, Romualda,** as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of $810,000 affecting property located at 55 Pell Place, New Rochelle. Filed Jan. 3.

**Kenney, Angela,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $780,000 affecting property located at 11 Club Way Hartsdale. Filed Jan. 4.

**Kweku, Kenneth,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $574,000 affecting property located at 3 The Serpentine, New Rochelle. Filed Jan. 4.

**Parish, Kim,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $150,000 affecting property located at 1376 Midland Ave., Yonkers. Filed Dec. 27.

**Sustainable Neighborhoods LLC,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $780,000 affecting property located at 33 Puritan Drive, Port Chester. Filed Dec. 27.

**Mechanic’s Liens**

**HJS Ventures LLC,** Mamaroneck. $19,000 in favor of Morockdrilling, Harrison. Filed Jan. 2.

**Point & Ravine LLC,** Yonkers. $18,650 in favor of Diamond Court, Maspeth. Filed Jan. 3.

**Rodriguez Joseph,** Greenburgh. $4,000 in favor of European Masonry of Westchester, Scarsdale. Filed Jan. 2.

**SNL Yonkers LLC,** Yonkers. $112,500 in favor of Casino Plumbing & Heating Inc., Fairview. Filed Jan. 2.

**New Businesses**

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

Sole Proprietorships

**Bonilla Hosting,** P.O. Box 988, White Plains 10602. c/o Maria Agudelo. Filed Jan. 4.

**Habitat,** 1201 New Road, Shrub Oak 10588. c/o David MacConnell. Filed Jan. 4.

**Hair Essence,** 69 Lake St., White Plains 10604. c/o Vanessa Jaylor. Filed Jan. 2.

**Hom Pro,** 146 S. Sixth Ave., Mount Vernon 10553. c/o Harah Arellana. Filed Jan. 4.

**Mia Solei Travel,** 25 Intervale Ave., White Plains 10603. c/o Andrea Sanchez. Filed Dec. 22.

**Mount Holly Advisors,** 65 Mount Holly Road, Katonah 10536. c/o Daniel M. Kortick. Filed Dec. 29.

**North Country Apparel Co.,** 20 Rosemary Court, Yorktown Heights 10598. c/o Ray Mathew. Filed Dec. 27.

**Pegasus 91,** 16 Alto Ave., Apt. 2, Port Chester 10573. c/o Miguel A. Guachichullca Bermeo. Filed Dec. 27.

**Semidey Law Firm,** 75 S. Broadway, White Plains 10601. c/o Pascual R. Semidey. Filed Jan. 3.

**Sound Dropz,** 121 S. Highland Ave., Ossining 10562. c/o Shantise Mathis. Filed Dec. 27.

**Universal Media X,** 177a E. Main St., New Rochelle 10801. c/o Jamal Salter. Filed Dec. 28.

**Vekterly,** 220 Highview St., Mamaroneck 10543. c/o Jammie Leimgruber. Filed Dec. 21. c/o Lawrence Simms. Filed Dec. 27.

**Westchester Driver,** P.O. Box 709, White Plains 10602. c/o Dave Jones. Filed Dec. 27.