**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Dec. 27 - Jan. 2**

**Mid-Hudson Valley Federal Credit Union, Kingston vs. Jonathan Randolph, Hyde Park,**

23-9022-CGM: Adversary proceeding, fraud, re. Randolph Chapter 7 (23-35818).

Attorney: Mitchell B. Pollack.

**Raw Indulgence Ltd., Hawthorne vs. David Friedman, Connecticut, et al,**

24-7000-SHL: Adversary proceeding, fraudulent transfer, re. Raw Indulgence Chapter 11 (23-22350).

Attorney: Robert L. Rattet.

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

**Local business cases, Dec. 27 - Jan. 2**

**Teamsters Local 456 Funds, Elmsford, et al, vs. M. Chiulli Industries LLC, Mohegan Lake, et al,**

23-cv-11198-PMH: Employee Retirement Income Security Act.

Attorney: Daniel E. Kornfeld.

**Tony Dellamedaglia, Westchester, vs. Empire City Casino, et al,**

23-cv-11222-CS: Americans with Disabilities Act.

Attorney: Rudy A. Dermesropian.

**Tifanny Hook, Yonkers vs. The Kensington White Plains, et al,**

23-cv-11296-PMH: Job discrimination, race.

Attorney: Jordan A. El-Hag.

**Adeline Pattison, Florida, et al, vs. Teladoc Health Inc., Purchase,**

23-cv-11305-NSR: Electronic Communications Privacy Act, class action.
Attorney: David S. Almeida.

**EKB Kitchens, Selbyville, DE vs. Emmco Kitchens Inc., New Paltz, et al,**

23-cv-11307-PMH: Defend Trade Secrets Act.

Attorney: David B. Sunshine.

**Deeds**

Above $1 million

**19 Babcock Place Realty Corp.,** Dobbs Ferry. Seller: 19 Babcock Place LLC, Greenwich, Connecticut. Property: 19 Babcock Place, Yonkers. Amount: $6.2 million. Filed Dec. 19.

**25 Lincoln Terrace LLC,** Yonkers. Seller: Felix A. Hannah, Bronx. Property: 35 Lincoln Terrace, Yonkers. Amount: $1.2 million. Filed Dec. 14.

**73 Sterling Development LLC,** Mamaroneck. Seller: Fatih Sarikahya, New York. Property: 73 Sterling Ave., White Plains. Amount: $1.3 million. Filed Dec. 18.

**85 Muchmore LLC,** Harrison. Seller: Benjamin and Melissa Hochberger, New York. Property: 85 Muchmore Road, Harrison. Amount: $2.5 million. Filed Dec. 15.

**Commerce Partners LLC,** Hawthorne. Seller: 665 Commerce LLC, Thornwood. Property: 665 Commerce St., Mount Pleasant. Amount: $2.1 million. Filed Dec. 14.

**EHP I LLC,** Rye. Seller: Amy and Erik Hartford, Rye. Property: 101 Glen Oaks Drive, Rye City. Amount: $2.2 million. Filed Dec. 13.

**Longobucco, Pat,** White Plains. Seller: US Bank National Trust Co., Salt Lake City, Utah. Property: 21 Old Katonah Drive, Bedford. Amount: $1.4 million. Filed Dec. 18.

**New Street Development LLC,** Rye. Seller: Kevin Oblock, New York. Property: 40 Bradford Ave., Rye City. Amount: $4.3 million. Filed Dec. 19.

**Peck, David,** Harrison. Seller: Wells Fargo Bank NA, Coppell, Texas. Property: 333 Seventh Ave., Mount Vernon. Amount: $1 million. Filed Dec. 18.

**SHG Lot LLC,** Yorktown Heights. Seller: Alex Margolin and Lana Bernstein, Armonk. Property: 821 Shiqer Gashi Court, Yorktown. Amount: $1.5 million. Filed Dec. 12.

**Tortorella, John,** North Salem. Seller: Wheelhouse Group LLC, Lake Success. Property: 577 Grant Road, North Salem. Amount: $2.3 million. Filed Dec. 13.

Below $1 million

**A&A Premier Properties LLC,** Yonkers. Seller: Hilroy Humphreys and Sydney Blair, Mount Vernon. Property: 68 Shipman Ave., Yonkers. Amount: $650,000. Filed Dec. 15.

**Abel, Steven Leon,** Nyack. Seller: MJD Contracting Corp., Carmel. Property: 306 Mallard Way, C-6, Peekskill. Amount: $290,000. Filed Dec. 15.

**Aria Capital LLC,** West Long Branch, New Jersey. Seller: Gilberto and Maria Pena, Bronx. Property: 615 Warburton Ave., 2J, Yonkers. Amount: $245,000. Filed Dec. 13.

**Aria Capital LLC,** West Long Branch, New Jersey. Seller: Gilberto and Maria Pena, Bronx. Property: 615 Warburton Ave., 6L, Yonkers. Amount: $278,000. Filed Dec. 14.

**Barbano, Josephine,** Yonkers. Seller: Safeguard Homes II LLC, Hauppauge. Property: 247 Round Hill Drive, Yonkers. Amount: $450,000. Filed Dec. 14.

**Bronx Project 103 LLC,** Far Rockaway. Seller: Florencia I. Dionicio, White Plains. Property: 123 Dobbs Ferry Road, Greenburgh. Amount: $535,000. Filed Dec. 19.

**Brown, Edward H.,** White Plains. Seller: Weaver Development Holdings LLC, Yonkers. Property: 17 Weaver St., Scarsdale. Amount: $719,000. Filed Dec. 13.

**Brown, Tyrone,** Peekskill. Seller: 660 Ridge Street Inc., Peekskill. Property: 660 Ridge St., Peekskill. Amount: $401,000. Filed Dec. 13.

**Buder, Andrew,** New Rochelle. Seller: Point 62 LLC, White Plains. Property: 9 Shelley Ave., Mount Pleasant. Amount: $440,000. Filed Dec. 14.

**Caetano, Donald P.,** Peekskill. Seller: Lawrence Avenue Holdings LLC, Spring Valley. Property: 27 Lawrence Ave., Mount Pleasant. Amount: $725,000. Filed Dec. 19.

**Campopiano, Gaetano,** Yonkers. Seller: 19 Fieldcrest Road LLC, Bronx. Property: 23 Fieldcrest Road, Yonkers. Amount: $992,000. Filed Dec. 14.

**Columbia Island LLC,** New York. Seller: Betts Island Aqua Farm Inc., Dobbs Ferry. Property: Big Pea Island, New Rochelle. Amount: $450,000. Filed Dec. 19.

**Columbia Island LLC,** New York. Seller: Betts Island Aqua Farm Inc., Dobbs Ferry. Property: 1 Columbia Island LLC, New Rochelle. Amount: $850,000. Filed Dec. 18.

**Cook, Brian,** Buchanan. Seller: Jose F. B. Mejia, Ossining. Property: 3214-3216 Albany Post Road, Cortlandt. Amount: $525,000. Filed Dec. 18.

**Cucchiella, Louise M.,** Yonkers. Seller: 74 Gavin Street LLC, Bayside. Property: 76 Gavin St., Yonkers. Amount: $760,000. Filed Dec. 19.

**Deal House Capital Fund II LLC,** Mamaroneck. Seller: 40 Davis Avenue LLC, Dobbs Ferry. Property: 5 Saunders St., Greenburgh. Amount: $495,000. Filed Dec. 14.

**Delta Real Holdings LLC,** Hartsdale. Seller: Chaucer Street LLC, Hartsdale. Property: 8 Shaw Lane, Greenburgh. Amount: $727,000. Filed Dec. 19.

**Galan, Sandra,** Valhalla. Seller: Teresa’s World LLC, Huntington. Property: 8 Maple St., Mount Pleasant. Amount: $190,000. Filed Dec. 19.

**Gitsit Solutions LLC,** Orange, California. Seller: Pedro A. Aguirre, Flushing. Property: 1608 Hyatt Ave., Peekskill. Amount: $465,000. Filed Dec. 19.

**Hardscrabble LLC,** Ossining. Seller: McBolanos Corp., Ossining. Property: 41 Linden Ave., Ossining. Amount: $480,000. Filed Dec. 13.

**Jacqueline RE Corp.,** Mount Vernon. Seller: Ocotlan LLC, Mount Vernon. Property: 160 Fourth Ave., Mount Vernon. Amount: $500,000. Filed Dec. 14.

**KMB Investments LLC,** Cedar Grove, New Jersey. Seller: Victor P. Gomez, Cortland Manor. Property: 60 Waterbury Parkway, Cortlandt. Amount: $375,000. Filed Dec. 13.

**Lewis, Carol L.,** Rye Brook. Seller: 236 Central Ave LLC, Harrison. Property: 180 Country Ridge Drive, Rye Town. Amount: $777,000. Filed Dec. 15.

**Lily Hawthorne LLC,** Yonkers. Seller: Rosely Gomez and Fernando Tavarez, Yonkers. Property: 378 Hawthorne Ave., Yonkers. Amount: $715,000. Filed Dec. 14.

**Ll RE Holdings LLC,** Hawthorne. Seller: Rodney A. Pena, Bronx. Property: 47 Stevens Ave., Mount Pleasant. Amount: $680,000. Filed Dec. 14.

**Maxwell West Properties LLC,** Harrison. Seller: Julio A. Duran and Paola C. Januario Barrionuevo, Dobbs Ferry. Property: 57 West St., Harrison. Amount: $900,000. Filed Dec. 13.

**Motts, Cora J.,** White Plains. Seller: ASG Development of Westchester LLC, Yonkers. Property: 90 Miles Ave., White Plains. Amount: $600,000. Filed Dec. 19.

**Mountain View Horse Ranch LLC,** Newburgh. Seller: Zeqiri Nexhmedin, White Plains. Property: 650 Underhill Ave., Yorktown. Amount: $260,000. Filed Dec. 13.

**Opendoor Property Trust I,** Tempe, Arizona. Seller: 54 Tower Place LLC, Yonkers. Property: 54 Tower Place, Yonkers. Amount: $600,000. Filed Dec. 13.

**Quinlan, Bridget F.** and **William Quinlan,** Yonkers. Seller: 812 Mile Square Road LLC, Dobbs Ferry. Property: 812 Mile Square Road, Yonkers. Amount: $415,000. Filed Dec. 14.

**Rugiero, Joseph A.,** Chappaqua. Seller: MCLP Asset Company Inc., Dallas, Texas. Property: 43 Newport Road, Yonkers. Amount: $612,000. Filed Dec. 18.

**S. Decision LLC,** Bronx. Seller: JNL Holdings LLC, Altamone Springs, Florida. Property: 189 Pelham Road, New Rochelle. Amount: $865,000. Filed Dec. 18.

**Salimbene, Marie,** Mohegan Lake, Seller: Westchester Modular Homes Construction Corp., Brewster. Property: 174 Blvd., Scarsdale. Amount: $700,000. Filed Dec. 13.

**Skashabanc Realty Holdings LLC,** Scarsdale. Seller: Braulio and Wendy Ramirez, Larchmont. Property: 40 Otsego Ave., New Rochelle. Amount: $775,000. Filed Dec. 13.

**US Bank National Trust,** Dallas, Texas. Seller: Ramiro and Liset Miranda, Ossining. Property: 60 Prospect Ave., Ossining. Amount: $485,000. Filed Dec. 19.

**Williams, Teresa E., et al,** Mamaroneck. Seller: PFD Realty Abington LLC, Mamaroneck. Property: 901 Palmer Ave., 907K, Mamaroneck. Amount: $485,000. Filed Dec. 13.

**Zezima, Ronald,** New Rochelle. Seller: US Bank National Trust, Wilmington, Delaware. Property: 11 Martens Place, Mount Vernon. Amount: $522,000. Filed Dec. 19.

**Zoller, Mark,**

Croton-on-Hudson. Seller: North Riverside LLC, Croton-on-Hudson. Property: N. Riverside Avenue, Cortlandt. Amount: $35,000. Filed Dec. 12.

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

**Westchester County, Dec. 27 - Jan. 2**

**Abubakar, Ella:** Yonkers, 2019 - 2020 failure to collect employment taxes, $10,868.

**Bailey, Dean L.:** Mount Vernon, 2011, 2015 - 2021 personal income, $135,535.

**Boyle, Gerald:** Mount Vernon, 2022 personal income, $3,297,800.

**Carroll, Lili-Ann:** Mount Kisco, 2016 - 2022 personal income, $22,474.

**Ceus, Amanda S.:** Elmsford, 2020 - 2021 personal income, $70,055.

**Diallo, Hawa M.** and **Ousman Diallo:** Sleepy Hollow, 2017 - 2022 personal income, $67,996.

**Elmore, Marvin E.:** Yonkers, 2018 personal income, $31,602.

**Farrell, Mary P.** (deceased): White Plains, 2013, 2017 personal income, $132,892.

**Gonzalez, Edwin** and **Sandra Gonzalez:** Scarsdale, 2021 personal income, $78,518.

**Gonzalez, L.** and **Valerie J. Gonzalez:** Rye, 2019 - 2021 - 2022 personal income, $101,608.

**Greig, Christopher** and **Patricia Greig:** Scarsdale, 2021 - 2022 personal income, $10,375.

**Imagimed LLC:** Eastchester, 2017, 2022 - 2023 employer unemployment and quarterly taxes.

**Kass, Lewis** and **Sarah Kass:** Pound Ridge, 2021 - 2022 personal income, $59,851.

**Kowalcyk, Stephan:** Port Chester, 2012, 2014, 2016, 2018, 2020, 2022 personal income, $22,019.

**McKenzie, Suzette:** Yonkers, 2019 - 2022 personal income, $18,665.

**Mejia, Eduard Vargas:** Yonkers, 2019 - 2020, 2022 personal income, $44,499.

**Metro Limo Black Car Service Inc.:** White Plains, 2017 - 2018, 2020 corporate income and quarterly taxes, $11,265.

**Nesen, Dmitry K.** and **Josine M. Nesen:** Mamaroneck, 2020 - 2022 personal income, $59,029.

**Ogbonuba, Frank:** Yonkers, 2022 personal income, $96,841.

**Peidaee, Pantea:** New Rochelle, 2021 personal income, $248,541.

**Rezaee, Amirabbas:** New Rochelle, 2021 personal income, $248,541.

**Royalty Music Entertainment Inc.:** Yonkers, 2021 quarterly taxes, $21229.

**Salinas, Luz A.:** White Plains, 2013 - 2016, failure to collect taxes, $29,534.

**Savignano, John J.:** White Plains, 2014 restitution order, $193,704.

**The Studio Fund A LP:** Yonkers, 2021 - 2022 unemployment and quarterly taxes, $195,013.

**Tribeca Airconditioning Corp.:** Mount Vernon: 2020 - 2023 unemployment and quarterly taxes, $47,842.

**Vogler Brothers Inc.:** Katonah, 2022- 2023 heavy vehicle use and quarterly taxes, $11,698.

**Warshaw, Hallie A.:** Larchmont, 2015, 2018 - 2019 personal income, $67,229.

**Ziel Inc. PBC:** Port Chester, 2020 quarterly taxes, $42,063.

**Judgments**

**360 Fire Prevention LLC,** Clifton, New Jersey. $11,770 in favor of Hudson Blue Yonkers LLC and the city of Yonkers Industria. Filed Dec. 7.

**AG Deli & Catering Inc.,** Mount Kisco. $34,929 in favor of Fenix Capital Funding LLC, Brooklyn. Filed Dec. 11.

**Almeida, Rafaela,** Port Chester. $2,929 in favor of Capital One Bank USA NA, McLean, Virginia. Filed Dec. 7.

**Andrade, Christian A.,** White Plains. $2,387 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 7.

**Axelrod, David,** Rye. $925 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 7.

**Ban, Yanique,** Mount Vernon. $10,913 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 8.

**Bay State College Inc.,** Boston, Massachusetts. $78,580 in favor of SMA New York City Inc., New York. Filed Dec. 13.

**Bell, Morgan A.,** Glen Spy. $34,839 in favor of Amur Equipment Finance Inc., White Plains. Filed Dec. 13.

**Bhatti, Shahzada,** Yonkers. $5,650 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 7.

**Bilal, Abdurrahman,** Mount Vernon. $2,202 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Dec. 8.

**Bolla, Sandor,** Bronxville. $11,352 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 8.

**Brown, Dennis,** Elmsford. $13,263 in favor of Seven Pines Associates, Bronxville. Filed Dec. 13.

**Bryan, Loney,** Mount Vernon. $4,376 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 7.

**Campos, Miguel A.,** Yonkers. $36,096 in favor of Westchester County Health Care Corp., Valhalla. Filed Dec. 7.

**Carter, Jameelah,** Bronx. $2,517 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Dec. 7.

**Costa, Bryan,** Mamaroneck. $19,452 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Dec. 14.

**DeCarlo, Dominick T.,** Bronxville. $3,389 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 7.

**Dominguez, Ismerio Andres A., et al,** Stanbury Park, Utah. $135,726 in favor of GCM Capital LLC, White Plains. Filed Dec. 7.

**Duran, Ysabel C.,** Elmsford. $6,502 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 8.

**Espinoza, Tania Dominium,** Yonkers. $6,447 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 8.

**Fabian, Alex,** West Harrison. $9,579 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Flowers, Charles H.,** Purdys. $4,257 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Forte, Letetia,** Yonkers. $1,613 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Dec. 8.

**Garcia, Wilson,** Sleepy Hollow. $5,776 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 8.

**Gianserra, Robert A.,** Yonkers. $6,013 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Dec. 7.

**Gilbert Jr., Jarobin,** New Rochelle. $15,585 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Giraldo, John W.,** Elmsford. $2,643 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 8.

**Grand Cleaners of Cold Spring Inc.,**

Croton-on-Hudson. $24,156 in favor of 447 Associates LLC,

Croton-on-Hudson. Filed Dec. 12.

**Holzberg, Joseph,** Scarsdale. $61,209 in favor of US Imaging Solutions. Filed Dec. 8.

**House, Ziyah,** Port Chester. $600 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Dec. 14.

**Kharodia, Basid A.,** Bronx. $74,116 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 14.

**Leslie, Michael G.,** Mount Vernon. $4,770 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 8.

**Loja, Flavio,** Cortlandt Manor. $13,200 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Dec. 14.

**Lopez, Isidro,** New Rochelle. $4,224 in favor of Capital One Bank NA, Glen Allen, Virginia. Filed Dec. 8.

**Manor Park Deli, et al,** Larchmont. $14,620 in favor of Sysco Corp., Jersey City, New Jersey. Filed Dec. 13.

**Maxxi Building Security & Management Corp.,** Bronx. $8,347 in favor of 1801 Westchester Ave LLC, Briarcliff. Filed Dec. 13.

**Mermelshtayn, Alex,** Tenafly, New Jersey. $57,649 in favor of Leaf Capital Funding LLC, Baltimore, Maryland. Filed Dec. 13.

**Miceli, Kristina R.,** New Rochelle. $11,030 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Monegro, Juan,** Mount Vernon. $11,895 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 13.

**Nezaj, Meriton,** Armonk. $26,714 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 8.

**Penn, Diana V.,** Yonkers. $5,558 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Dec. 8.

**Pereira, Evania,** Yonkers. $5,034 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 13.

**Petty, Camille,** Yonkers. $7,713 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Podolyak, Alina O.,** Yonkers. $10,950 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 14.

**Raffa, Michelle,** Dobbs Ferry. $1,984 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 7.

**Rosario, Jorge L.,** Yonkers. $4,082 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 7.

**Sapolin, Travis,** New York. $15,180 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 8.

**Serrano, Jovonni C.,** Jefferson Valley. $18,985 in favor of Valley National Bank, Wayne, New Jersey. Filed Dec. 7.

**Servellon, Jessica M.,** Mount Vernon. $1,763 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 8.

**Sosa, Rosalia K.,** Yonkers. $6,869 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 7.

**Soto, Christian,** Yonkers. $30,886 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 8.

**Toone, Rosalind,** Yonkers. $2,811 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 14.

**Valdovinos, Jose Luis,** Port Chester. $3,597 in favor of SPV 1 LLC, Greenwich, Connecticut. Filed Dec. 8.

**Wilson, Levar A.,** Mount Vernon. $4,610 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 7.

**Zhina, Nestor O.,** Ossining. $60,503 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Dec. 8.

**Lis Pendens**

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

**Beirne, Virginia,** as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $180,000 affecting property located at 89 Hill Crest Road, Mount Vernon. Filed Dec. 18.

**Cruz, Manuel J.,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of $323,000 affecting property located at 44 Pershing Ave., Ossining. Filed Dec. 14.

**Emigrant Mortgage Company Inc.,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $757,000 affecting property located at 23 Leonard Place, Yonkers. Filed Dec. 18.

**Green-Shepherd Bridget,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $252,000 affecting property located at 536 S. Eighth Ave., Mount Vernon. Filed Dec. 15.

**Hendrick Hills Condominium Board Manager,** as owner. Filed by Federal Home Loan Mortgage Trust Corp. Action: Foreclosure of a mortgage in the principal amount of $313,000 affecting property located at 11 Hendrick Hills, Unit 11, Peekskill. Filed Dec. 14.

**Lyne, Jennifer H.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $515,000 affecting property located at 80 Cedar Road, Katonah. Filed Dec. 15.

**Pope, Eugene G.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $620,000 affecting property located at 175 Linda Ave., Mount Pleasant. Filed Dec. 18.

**Ruiz Sr., William R.,** as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of $390,000 affecting property located at 136 Oak St., Yonkers. Filed Dec. 15.

**Simmons, Shaba A.,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $573,000 affecting property located at 132 First Ave., Pelham. Filed Dec. 19.

**Stein, Kenneth,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 60 E. Mount Airy Road,

Croton-on-Hudson. Filed Dec. 15.

**Walker, Nicole S.,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $360,000 affecting property located at 142 S. 13th Ave., Mount Vernon. Filed Dec. 19.

**Wassef, Akram E.,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $480,000 affecting property located at 40 Twin Ridges Road, Ossining. Filed Dec. 14.

**Mechanic’s Liens**

**103-105 WFCM 2016-c34 Medical Office,** Bedford. $21,460 in favor of Urbinas Mechanical Service Corp., Peekskill. Filed Dec. 15.

**4 Van Cortlandt Park LLC,** Yonkers. $6,200 in favor of Abatement Solutions LLC, Brooklyn. Filed Dec. 18.

**Anglin, Cory S.,** Eastchester. $7,622 in favor of Tri-state Gunite LP, Colleyville. Filed Dec. 19.

**Byron Avenue Properties LLC,** Yonkers. $3,500 in favor of John E. Adely & Associates, Yonkers. Filed Dec. 14.

**I Park Studios North LLC,** Yonkers. $22,309 in favor of New York Empire Electrical Contractors, Yonkers. Filed Dec. 15.

**Kristys Realty LLC,** New Rochelle. $13,378 in favor of Durante Rentals LLC, New Rochelle. Filed Dec. 15.

**Rowitt, John,** Mount Pleasant. $19,592 in favor of EDM Contracting Inc., Yonkers. Filed Dec. 14.

**SNL Yonkers LLC,** Yonkers. $7,250 in favor of No Limit Lifting & Logistics LLC, Brooklyn. Filed Dec. 14.

**New Businesses**

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

Partnerships

**Prime Solutions,** P.O. Box 1253 Greyston, Yonkers 10703. c/o Aixa Taveras and Coreen R. Corniel. Filed Dec. 14.

Sole Proprietorships

**89design,** 153 Voss Ave., Yonkers 10703. c/o Dwight Gonzalez. Filed Dec. 15.

**Aminatas Holistic Healing Arts-Ahha,** 332 N. State Road, Briarcliff Manor 10510. c/o Beverly A. Spencer. Filed Dec. 18.

**Cleaning Experts,** 4 Ross St., White Plains 10603. c/o Alex Rodriguez. Filed Dec. 18.

**First Stop Beauty,** 622 S. Broadway, Yonkers 10705. c/o Ana Jimenez. Filed Dec. 14.

**J&L,** 32 Calton Lane, New Rochelle 10804. c/o Lucy Reilly. Filed Dec. 19.

**Jackeline Decor,** 657 Mamaroneck Ave., Mamaroneck 10543. c/o Jackeline Hormoza. Filed Dec. 19.

**Kays Art,** 140 Pelham Road, 3M, New Rochelle 10805. c/o Kadeen Wong. Filed Dec. 18.

**Kind Body Nutrition,** 95 Beekman Ave., 435R, Sleepy Hollow 10951. c/o Alexandra Wolz. Filed Dec. 19.

**LG Painting & Home Improvement,** 4 Drew St., Port Chester 10573. c/o Leonel Garcia Rodriguez. Filed Dec. 18.

**Little Maids,** 113 W. Sidney Ave., Mount Vernon 10550. c/o Anique Bailey. Filed Dec. 15.

**On Time Taxi,** 171 Beechwood Ave., Mount Vernon 10553. c/o Warrell Gordon. Filed Dec. 19.

**Organic Productions,** 15 Hopke Ave.,

Hastings-on-Hudson 10706. c/o Malik Smith. Filed Dec. 14.

**Snack Delicious Dishes Food,** 4212 Villa at the Wo, Peekskill 10566. c/o David Jones. Filed Dec. 14.

**Truth Imprints,** 75 S. Broadway, White Plains 10601. c/o Ivette Sanchez. Filed Dec. 19.

**Worlddavid.com,** 23 Thomas St., Scarsdale 10583. c/o Bret Rutherford. Filed Dec. 14.