**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains & Poughkeepsie**

**Local business cases, Jan. 24 - Feb. 6**

**Noah NB Management LLC, Spring Valley, by Noah Brathwaite,**

24-22063-SHL: Chapter 7, assets $0, liabilities $354,751,

Attorney: Todd S. Cushner.

**SAS Group Inc., Tarrytown, Scott Sobo, president,**

24-22066-SHL: Chapter 11, assets $442,623, liabilities $3,079,443,

Attorney: Dawn Kirby.

**Luxuria Nail Bar Corp., Scarsdale, Leonobi Galvez, president,**

24-22073-SHL: Chapter 7, assets $25,281, liabilities $68,644,

Attorney: Mark Lefkowicz.

**DW Trump Inc., Monsey, Ephraim Weissmandl, treasurer,**

24-22083: Chapter 11, assets and liabilities $1 million - $10 million,

Attorney: Barry D. Haberman.

**Matt Stabiles re. Stabiles Suites, White Plains,**

24-22090-SHL: Involuntary Chapter 7, brought by Arby Wells, Ari Group, White Plains,

Attorney: pro se.

**Westchester County Electric Inc., Elmsford, Anthony Zannelli, president,**

24-22093-SHL: Chapter 7, assets $77,603, liabilities $983,986,

Attorney: Anne J. Penachio.

**Volume Industries LLC, Armonk, James Wegner, president,**

24-22094-SHL: Chapter 11, assets $4,408,377, liabilities $4,901,380,

Attorney: Dawn Kirby.

**Lukee Corp., Mahopac, Lukasz Blachowicz, president,**

24-35108-CGM: Chapter 7, assets $8,066, liabilities $604,142,

Attorney: Michael A. Koplen.

**Hudson Valley Credit Union, Poughkeepsie vs. Jamal Salisbury, New Windsor,**

24-9003-CGM: Adversary proceeding, fraud, in Salisbury Chapter 13 (23-35888),

Attorney: Anthony C. Carlini Jr.

**Austin Multi Portfolio LLC, Monsey, Abraham Knopler, president,**

24-22098-SHL: Chapter 11, assets and liabilities $1 million - $10 million,

Attorney: pro se.

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

**Local business cases, Jan 24. - Feb. 6**

**Swiss Reinsurance America Corp., Armonk vs. Go Re Inc., Honolulu, HA,**

24-cv-518-KMK: Motion to confirm arbitration award,

Attorneys: Alex Walsdorf, Steven C. Schwartz.

**Teamsters Local 456 funds, Elmsford vs. Regional Trucking Inc., White Plains, et al,**

24-cv-530-PMH: Employee Retirement Income Security Act,

Attorney: Daniel E. Kornfeld.

**Dayrin Ortega, New City vs. Healthy Shopper LLC, Airmont, et al,**

24-cv-554-PMH: Sexual harassment,

Attorneys: Vince F. Sykes for plaintiff, Gregg M. Kligman for defendants.

**Leea Herriman, South Beloit, IL vs. The PepsiCo Inc. Disability Plan, Purchase, et al,**

24-cv-615-CS: Employee Retirement Income Security Act,

Attorneys: Jessa Victor, Brook E. Tylka.

**District Council No. 9 Painting Industry, White Plains vs. AAA Windows & Doors Corp., Paterson, NJ,**

24-cv-626-CS: Employee Retirement Income Security Act,

Attorney: Dana L. Henke.

**Jose Araujo, Bronx, et al vs. Manchester Dairy Farm Corp., Yorktown Heights, et al,**

24-cv-661-CS: Fair Labor Standards Act,

Attorneys: Mary Bianco, Catalina Sojo.

**Myschelle Taylor, Hampton, GA et al vs. Teladoc Health Inc., Purchase,**

24-cv-664-NSR: Wiretapping,

Attorney: Joseph S. Tusa.

**Juan Mieles, Woodhave, Queens vs. Ronald McDonald House, Valhalla,**

24-cv-692-CS: Civil rights, accommodations,

Attorneys: Amanda M. Meyer, Alexis Alvarez, Diane Johnston.

**Ahearn Holtzman Inc., Port Chester vs. Critical Environments Group, Glassboro, NJ, et al,**

24-cv-755-CS: Contract, removal from Westchester Supreme Court,

Attorneys: George Marco for plaintiff, Melissa Manna for defense.

**Deeds**

Above $1 million

**101 Carthage Road LLC,** Rye Brook. Seller: Lincoln Carthage Homes LLC, Scarsdale. Property: 101 Carthage Road, Scarsdale. Amount: $2 million. Filed Jan. 17.

**95 Lake Street LLC,** Danbury, Connecticut. Seller: Sammy Properties Inc., Mount Vernon. Property: 93-95 Lake Ave., Eastchester. Amount: $1 million. Filed Jan. 18.

**Bier, Errol M.,** New Rochelle. Seller: Foxy Brown LLC, New Rochelle. Property: 92 Kensington Oval, New Rochelle. Amount: $1.5 million. Filed Jan. 17.

**Brier Cliff Venture LLC,** Huntington. Seller: Tanashi Tower Inc., New York. Property: 265 S. Highland Ave., Ossining. Amount: $4.8 million. Filed Jan. 16.

**Fluid Properties LLC,** Rye Brook. Seller: 100 Calvert LLC, Pelham. Property: 100 Calvert St., Harrison. Amount: $1 million. Filed Jan. 16.

**MJM3 Realty LLC,** Pelham. Seller: Deposito LLC, Pelham. Property: 9 Fourth Ave., Pelham. Amount: $1.4 million. Filed Jan. 16.

**Tavo Crest LLC,** Chappaqua. Seller: Gwon Ryman, Chappaqua. Property: 9 Skywood Road, New Castle. Amount: $2.8 million. Filed Jan. 17.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Eileen DiSavino, Chappaqua. Property: 14 Wallace Way, New Castle. Amount: $1.2 million. Filed Jan. 19.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Mark S. Herrmann Revocable Trust, Jupiter, Florida. Property: 3 Wright Drive, New Castle. Amount: $1.4 million. Filed Jan. 17.

**Woolfalk, Harold B.,** Scarsdale. Seller: Patriot Bank NA, Stamford, Connecticut. Property: 10 Castle Walk, Greenburgh. Amount: $3.1 million. Filed Jan. 17.

Below $1 million

**112 South CP Michaelwroc LLC,** Sunny Isles Beach, Florida. Seller: 112 South CP Davewroc LLC, Boynton Beach, Florida. Property: 112 S. Central Ave., Greenburgh. Amount: $443,000. Filed Jan. 17.

**2 EMJK LLC,** White Plains. Seller: 228 Sommerville Realty LLC, Brooklyn. Property: 228 Sommerville Place, Yonkers. Amount: $610,000. Filed Jan. 16.

**35 Bryn Mawr Terrace LLC,** Scarsdale. Seller: Petrit Gjerkaj, Bronx. Property: 11 Bryn Mawr Terrace, Yonkers. Amount: $999,000. Filed Jan. 18.

**599 Midland Holdings LLC,** Rye. Seller: Gabriel Frabasile and Stephanie Fanelli, Bronx. Property: 52 Peck Ave., 1-6, Rye City. Amount: $725,000. Filed Jan. 18.

**731CP Michaelwroc LLC,** Sunny Isles Beach, Florida. Seller: 731CP Davidwroc LLC, Boynton Beach, Florida. Property: 731 Central Park Ave., Greenburgh. Amount: $859,000. Filed Jan. 16.

**The Bank of New York,** Anaheim, California. Seller: Hernan P. Pintado and Mariela Cecilia Toral Pesantez, Peekskill. Property: 918 Hudson Ave., Peekskill. Amount: $270,000. Filed Jan. 18.

**Bueti Curro Family Trust,** Bonita Springs, Florida. Seller: Rock N. Rescue Inc., South Salem. Property: 1-3-5 Babbit Road, Bedford. Amount: $925,000. Filed Jan. 17.

**Ciaramello, Vincent,** Hartsdale. Seller: TFE Realty Capital LLC, Hackensack, New Jersey. Property: 130 Colonial Parkway, 1C, Yonkers. Amount: $230,000. Filed Jan. 19.

**Georgette, Joseph** and **Jeannette Gorbea,** Newburgh. Seller: JL Development Group Corp., Bronx. Property: 58 Pomonia Ave., Yonkers. Amount: $754,000. Filed Jan. 16.

**Girardi, Barbara,** Rye. Seller: 12 Ridgeland Manor LLC, Mamaroneck. Property: 12 Ridgeland Manor, Rye City. Amount: $635,000. Filed Jan. 19.

**Jen Properties 2015 LLC,** Rockaway Beach. Seller: Meister Benjamin, Peekskill. Property: 55 Cortlandt Ave., Cortlandt. Amount: $495,000. Filed Jan. 17.

**Joe Bellamy Construction Inc.,** Yorktown Heights. Seller: Aaron T. Redlaczyk, San Diego, California. Property: 369 Hallocks Mill Road, Yorktown. Amount: $899,000. Filed Jan. 17.

**Jones, Barbara A.,** New Rochelle. Seller: HVB Investors LLC, Mount Vernon. Property: Glenmore Drive, New Rochelle. Amount: $10,000. Filed Jan. 18.

**Levy, Howard,** Port Chester. Seller: 432 North Main Street LLC, Rye Brook. Property: 432 N. Main St., Rye Town. Amount: $580,000. Filed Jan. 17.

**Lubell, Lewis J.,** Peekskill. Seller: Benefield Boulevard LLC, Hawthorne. Property: 132 Benefield Blvd., Peekskill. Amount: $350,000. Filed Jan. 19.

**Metropolitan Transportation Authority,** New York. Seller: Ardsley Train Station Inc., Yonkers. Property: Hudson Line, Greenburgh. Amount: $50,000. Filed Jan. 18.

**Nannariello, Angela,** Thornwood. Seller: Lucaj Brothers 12 Realty LLC, Millwood. Property: 12 Clinton Ave., Mount Pleasant. Amount: $550,000. Filed Jan. 17.

**Scully, Karl A.,** Mount Vernon. Seller: MJD Contracting Corp., Yorktown Heights. Property: 290 Locust Ave., Cortlandt. Amount: $110,000. Filed Jan. 17.

**Simmons, Parrish,** Yonkers. Seller: Honey Comb 46 LLC, Yonkers. Property: 46 Buena Vista Ave., Yonkers. Amount: $710,000. Filed Jan. 19.

**Steyr, Caleb J.,** Austin, Texas. Seller: A&A Premier Properties LLC, Thornwood. Property: 21 Rumbrook Road, Greenburgh. Amount: $505,000. Filed Jan. 18.

**Tiabo, Janis R.,** New Rochelle. Seller: A&M Homes & Properties Corp., Bronx. Property: 355 Webster Ave., New Rochelle. Amount: $443,000. Filed Jan. 19.

**Union MV LLC,** Mount Vernon. Seller: Irene Animboateng, Mount Vernon. Property: 315 Seventh Ave., Mount Vernon. Amount: $848,000. Filed Jan. 17.

**US Bank NA,** Highland Ranch, Colorado. Seller: 4205 13 LLC, Suffern. Property: 62 Grove St., Mount Kisco. Amount: $515,000. Filed Jan. 19.

**Whitman, Edward H.,** Mount Vernon. Seller: 88 Smart LLC, Yonkers. Property: 375 Claremont Ave., Mount Vernon. Amount: $530,000. Filed Jan. 18.

**Zappico Real Estate Development LLC,** Hawthorne. Seller: Melissa Adriazola, Pleasantville. Property: Mountain Road, Mount Pleasant. Amount: $500,000. Filed Jan. 19.

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

**Westchester County, Jan. 24 - Feb. 6**

**AA East Coast Renovation Inc.:** Yonkers, 2017 - 2019, 2020 - 2022 unemployment taxes and failure to file correct information, $17,100.

**Aggrey, Joseph:** Yorktown Heights, 2018 - 2022 personal income, $68,633.

**Asher, Jeffrey:** Yorktown Heights, 2010, 2017, 2019 - 2021 personal income, $249,975.

**Asher, Jill:** Yorktown Heights, 2010, 2017, 2019 personal income, $48,253.81

**Beha, James J. & Alyson:** Rye, 2019, 2021, 2022 personal income, $662,508.

**Bellantoni, Rocco:** Tuckahoe, 2020, 2022 personal income, $94,738.

**Beltre, C. Melenciano:** Yonkers, 2021 personal income, $97,358.

**Bostic, Jim:** Yonkers, 2019 - 2020 failure to collect employment taxes, $480,987.

**Cervone, Joseph:** White Plains, 2007, 2009 personal income, $41,168.

**D'angelo, Leonard Jr. & Sabina:** Rye, 2019 - 2021, $243,590.

**Delgado, Ted:** White Plains, 2016, 2021 personal income, $26,438.

**DiCostanzo, Crescenzo & Josephine:** Thornwood, 2022 personal income, $24,473.

**DiDonato, Gena:** Rye Brook, 2021 - 2022 personal income, $52,843.

**Gomez, Billy J.:** Yonkers, 2015, 2016, 2018 - 2021 personal income and understatement of liability, $149,301.

**Guerrero, Manuel:** Yonkers, 2020 - 2022 personal income, 288,267.

**I & A Renovation Inc.:** Elmsford, 2021 - 2022 quarterly and corporate taxes, $314,229.

**Jacobs, Phyllis:** Larchmont, 2022 personal income, $12,270.

**Kenyon, John:** Scarsdale, 2020, 2022 personal income, $552,159.

**Lang, Debra Teresa:** Scarsdale, 2020, 2022 personal income, $552,159.

**Larbi-Aggrey, Agnes:** Yorktown Heights, 2018 - 2022 personal income, $68,633.

**Mandell, Mitchell & Monica:** Mount Kisco, 2022 personal income, $82,322.

**Merchandising Specialists Inc.:** Dobbs Ferry, 2023 quarterly taxes, $70,459.

**Miller, William J. & Sara D.:** Rye, 2022 personal income, $597,035.

**Naissant, Jean Max:** Yonkers, 2012, 2014 - 2015, 2017 - 2018, 2022 personal income, $18,001.

**Ortega, Mario:** Cortlandt Manor, 2019 - 2022 failure to collect employment taxes, $18,302.

**Rios, Leticia:** Yonkers, 2013 personal income, $84,111.

**Rose, Lawrence W. & Lauren:** Rye Brook, 2022 personal income, $92,023.

**Ruddick, Margie:** White Plains, 2022 personal income, $106,197.

**Santana, Nelson, dba Santana Enterprise:** Yonkers, 2016, 2018 - 2020 unemployment, quarterly taxes and failure to file correct information, $18,774.

**Scher, Anthony:** White Plains, 2022 personal income, $43,778.

**Taube, Joseph M.:** Rye Brook, 2022 personal income, $37,916.

**Webber, Kristie:** Yonkers, 2013 personal income, $84,111.

**Judgments**

**Acropolis Gardens Realty Corp.,** Astoria. $16,740 in favor of Lawless & Mangione Architects & Engineers LLP, Yonkers. Filed Jan. 11.

**Allen, Uini,** Yonkers. $5,069 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Amori, Linda A.,** New Rochelle. $18,189 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**AO 1 Transportation LLC,** Buffalo. $27,716 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

**Argonaut Diner,** Yonkers. $99,587 in favor of Juan Bravo, Bronx. Filed Jan. 18.

**Arike, Michael,** Mamaroneck. $12,618 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 17.

**Asiedu, Ruth M.,** Tuckahoe. $2,162 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 10.

**Baez David,** Pleasantville. $2,237 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Belli, Isabel,** Somers. $13,598 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**Berisha, David,** Yonkers. $7,794 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**Blake, Kevin,** Pelham. $737,447 in favor of US Bank Trust National Trust, New York. Filed Jan. 10.

**Blanco, Monica D.,** Yonkers. $2,645 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**Bruno, Jason,** Yonkers. $21,406 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 10.

**Burton, Racquel,** Yonkers. $3,221 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Calandriello, Joseph,** Yonkers. $2,050 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Camacho, Kania N.,** Pleasantville. $2,860 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Carrera, Lysa,** Ossining. $2,736 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Carter, Alfred G.,** Mount Vernon. $3,250 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Cocomo Tanning of Dobbs Inc., et al,** Dobbs Ferry. $190,601 in favor of GFRS Equipment Leasing Fund II LLC, Scottsdale, Arizona. Filed Jan. 8.

**Concra, Max,** Port Chester. $20,955 in favor of Teachers Federal Credit Union, Hauppauge. Filed Jan. 11.

**Dannenberg, Linda J.,** Katonah. $3,634 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

**DeMartino, Christina,** Yonkers. $3,217 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Diaz, Lindell,** Yonkers. $15,754 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 9.

**Duonola, Genie,** Mount Vernon. $5,790 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**El Chapulin Ice Cream Store Inc.,** Poughkeepsie. $21,083 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

**Foster Lekeisha** and **Sammy Martinez,** Beacon. $1,693 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 9.

**Galagarza, Andy,** Yonkers. $7,309 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 19.

**Gil, Ashley A.,** Yonkers. $4,122 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Gomez, Vanessa,** Bronx. $12,749 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

**Grand Island Resources LLC,** Port Chester. $88,277 in favor of Balboa Capital Corp., Costa Mesa, California. Filed Jan. 18.

**Green, Bennie,** Mount Vernon. $14,576 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**Greene, Uniqua,** Yonkers. $1,969 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 8.

**Griffin, Porchia,** Elmsford. $2,088 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 8.

**Guidice, Lisa,** Cortlandt Manor. $1,303 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 10.

**Hamilton, Kerina,** Mount Vernon. $1,391 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Jones, Crystal E.,** New Rochelle. $20,577 in favor of Teachers Federal Credit Union, Hauppauge. Filed Jan. 11.

**Kim, Seong I.,** Yonkers. $27,951 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

**Kim, Yunghee,** Flushing. $42,265 in favor of 58 Garth Road LLC, Scarsdale. Filed Jan. 19.

**Kings Education Services PLLC,** Yonkers. $22,603 in favor of Cablevision Lightpath LLC, Bethpage. Filed Jan. 18.

**Kringas, Stavroula P.,** Ossining. $7,578 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 10.

**Landron, Mariluz,** Yonkers. $1,312 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

**Marino, Christopher,** Pleasantville. $5,568 in favor of Petro Inc., Woodbury. Filed Jan. 11.

**Murphy, Andrew,** Rye Brook. $2,961 in favor of the Trustees of Columbia University in the city of New York, New York. Filed Jan. 11.

**Narayan Pharmacy, et al,** New Rochelle. $17,243 in favor of Amerisourcebergen Corp., Conshohocken, Pennsylvania. Filed Jan. 18.

**Neil, Mary E.,** Ossining. $2,110 in favor of Anthony L. Pucca,

Croton-on-Hudson. Filed Jan. 11.

**Oliver, William,** Yonkers. $1,452 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 8.

**Oreilly, Ruby M.,** Crompond. $4,677 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

**Ozimec, Domagoj,** Mamaroneck. $5,244 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 8.

**Paredes, Robert,** Yonkers. $4,858 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Peeler, David L.,** New Rochelle. $17,196 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

**Quezada, Hernandez Gabrie,** Sleepy Hollow. $11,389 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

**Ray, Aliicia,** Cortlandt Manor. $3,489 in favor of Petro Inc., Woodbury. Filed Jan. 11.

**Reid Yanique,** Mount Vernon. $4,685 in favor of the Trustees of Columbia University in the city of New York, New York. Filed Jan. 11.

**Rios, Saida,** Yonkers. $3,673 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

**Rivas, Nancy R.,** Yonkers. $6,449 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

**Roberts, Christina A.,** Elmsford. $5,087 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

**Sanchez, Segundo V.,** Ossining. $23,786 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

**Santos, Victoria D.,** Dobbs Ferry. $2,750 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

**Scalercio, Christian,** Harrison. $14,190 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 10.

**Sengupta, Ajita,** New Rochelle. $21,717 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 12.

**Smith, Claudia,** Yorktown Heights. $8,538 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

**Snyder, Daniel G.,** Endicott. $93,972 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

**Tesone, Jennifer,** Mount Kisco. $2,739 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 19.

**Top Wise Logistics Inc.,** Brooklyn. $30,769 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

**Veloz, Taveras Juan O.,** Tarrytown. $4,638 in favor of US Bank NA, Cincinnati, Ohio. Filed Jan. 10.

**Wainscott Group LLC,** Chappaqua. $1,764 in favor of Petro Inc., Woodbury. Filed Jan. 11.

**Williams, Kayla,** Yonkers. $4,610 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 8.

**Williams, Lashawn,** Yonkers. $1,259 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 10.

**Winget, Andrew P.,** Yorktown Heights. $5,427 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

**Wint, Nicholas,** Bedford Hills. $6,258 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 10.

**Lis Pendens**

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

**Borrani, Gino J.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $521,000 affecting property located at 110 Park Ave., Eastchester. Filed Jan. 18.

**City of Rye,** as owner. Filed by Norberto Construction Inc. Action: Foreclosure of a mortgage in the principal amount of $95,000 affecting property located at 330 Boston Post Road, Rye. Filed Jan. 18.

**Etrade Bank,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $157,000 affecting property located at 9 New Place, Yonkers. Filed Jan. 17.

**Giuliano, Kenneth,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $715,000 affecting property located at 109 Laurel Ave., Larchmont. Filed Jan. 16.

**Gomez, Fanny,** as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of $344,000 affecting property located at 59 Caroline Ave., Yonkers. Filed Jan. 17.

**Household Finance Realty Corporation of New York,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $365,000 affecting property located at 1415 Halstead Ave., Mamaroneck. Filed Jan. 16.

**John, Hobby Jr. Plumbing & Heating Ltd.,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $250,000 affecting property located at 10 Sunset Drive, Armonk. Filed Jan. 16.

**Johnson, Clyde,** as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of $375,000 affecting property located at 2327 Vista Court, Yorktown. Filed Jan. 18.

**Morales, Joaquin,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $328,000 affecting property located at 3384 Midget Lane, Mohegan Lake. Filed Jan. 18.

**Rodier, Carolyn,** as owner. Filed by Third Federal S&L Association of Cleveland. Action: Foreclosure of a mortgage in the principal amount of $483,000 affecting property located at 8 Tam-O-Shanter Drive, Purchase. Filed Jan. 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 Jan. 16.

**Sustainable Neighborhoods LLC,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $351,000 affecting property located at 25 Robbins Place, Yonkers. Filed Jan. 16.

**US Bank NA,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $75,000 affecting property located at T95 Carpenter Ave., Yonkers. Filed Jan. 16.

**Mechanic’s Liens**

**Briarcliff Land Holdings LLC,** Ossining. $100,000 in favor of ISSM Protective Services Inc., Toms River, New Jersey. Filed Jan. 18.

**Burnstein, Richard,** Eastchester. $22,865 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 18.

**Charles & Toby Drukier Trust,** North Castle. $161,484 in favor of Prime Building Services Inc., Armonk. Filed Jan. 18.

**Gangemi, Nazzareno,** Eastchester. $26,715 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 18.

**LMV II MMP Holdings LP,** White Plains. $154,764 in favor of Agility Cable Inc., New York. Filed Jan. 16.

**Plunkett, Melissa H.,** Eastchester. $3,695 in favor of Royal Restoration & Construction, Yonkers. Filed Jan. 16.

**St Joseph Hospital,** Harrison. $18,221 in favor of Verdi Construction Company LLC, Newtown, Connecticut. Filed Jan. 16.

**Vaga, David,** Mount Kisco. $5,739 in favor of Nurzia Construction Corp., Fishkill. Filed Jan. 16.

**Vineyard Holdings New York LLC,** Yonkers. $44,004 in favor of Badaly Engineering PLLC, Mount Vernon. Filed Jan. 16.

**New Businesses**

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

Partnerships

**MV Home Improvement,** 64 Elisa Lane, Yonkers 10710. c/o Miguel Angel Gutierrez Vasco and Victor Andres Vahos Alvarez. Filed Jan. 17.

Sole Proprietorships

**Alex JM Landscaping,** 50 Birch St., New Rochelle 10801. c/o Aburdio Miranda Juarez. Filed Jan. 18.

**Cabrera Master Cleaning,** 317 Locust Ave., Port Chester 10573. c/o Juan C. Cabrera. Filed Jan. 16.

**Joe Arcidiacono Morano Landscape Services,** 415 Halstead Ave., Mamaroneck 10543. c/o Giuseppe Arcidiacono Morano. Filed Jan. 18.

**Laurent E. Tubman Evangelizing Foundation,** 97 Bruce Ave., 3C, Yonkers 10705. c/o Esther N. Tubman. Filed Jan. 17.

**Law Office of Brian P. McCloskey,** 101 Sutton Manor Road, New Rochelle 10801. c/o Brian Patrick McCloskey. Filed Jan. 18.

**Marco Vasquez,** 2 Todd Place, 1, Ossining 10562. c/o Mario Vasquez. Filed Jan. 17.

**MIL Family Support,** 200 Spring St., Mount Kisco 10549. c/o Maria Lopez. Filed Jan. 16.

**Payme Income Tax,** 100 Waring Place, Apt. 1, Yonkers 10703. c/o Konah J. Remy Athacou. Filed Jan. 17.

**Tit & Tans,** 96 Underhill Ave., West Harrison 10604. c/o Holly Block. Filed Jan. 17.