**WESTCHESTER**

**Deeds**

Above $1 million

**129 Clinton Place LLC,** Yonkers. Seller: 139 Clinton LLC, Brooklyn. Property: 137 Clinton Place, Yonkers. Amount: $1.4 million. Filed Dec. 3.

**2051 Cortland Holdings LLC,** Brewster. Seller: Gas Land Petroleum Inc., New Paltz. Property: 2051 E. Main St., Cortlandt. Amount: $2.5 million. Filed Dec. 4.

**30 June Road LLC,** North Salem. Seller: Arthur A. Gosnell, St. John's, Antigua. Property: 30 June Road, North Salem. Amount: $5.6 million. Filed Dec. 3.

**350-360 Washington Ave LLC,** Yonkers. Seller: Stella Thomas, Rye. Property: 360 Washington Ave., Mount Pleasant. Amount: $2 million. Filed Dec. 3.

**7 Summit Terrace LLC,** Riverside, Connecticut. Seller: Philip E. Harrison, Dobbs Ferry. Property: 7 Summit Terrace, Greenburgh. Amount: $1.6 million. Filed Dec. 5.

**716-730 South Street LLC,** Brooklyn. Seller: Marcus J. Perez Jr., Cortlandt Manor. Property: 716 South St., Peekskill. Amount: $1.4 million. Filed Dec. 4.

**76 Kerry Lane LLC,** Brooklyn. Seller: Yao Yin, Chappaqua. Property: 76 Kerry Lane, New Castle. Amount: $1.7 million. Filed Dec. 5.

**81 Eastview Drive LLC,** Pound Ridge. Seller: Karen Gordon, Valhalla. Property: 81 Eastview Drive, Mount Pleasant. Amount: $1.4 million. Filed Dec. 3.

**Brightview Greenburgh LLC,** Baltimore, Maryland. Seller: Metropolis Country Club Inc., White Plains. Property: 289 Dobbs Ferry Road, Greenburgh. Amount: $10.1 million. Filed Dec. 4.

**French Fry Boy LLC,** Beverly Hills, California. Seller: Adrienne D. Morgan, Bedford Corners. Property: 50 Bayberry Lane, Bedford. Amount: $9.5 million. Filed Dec. 2.

**HP North DE 1 LLC,** Lakewood, New Jersey. Seller: Hudson North LLC, Morristown, New Jersey. Property: 1 S. Alexander St., Yonkers. Amount: $85 million. Filed Dec. 4.

**HP South DE 1 LLC,** Lakewood, New Jersey. Seller: Hudson Park Investors LLC, Morristown, New Jersey. Property: 1 Van der Donck St., Yonkers. Amount: $79 million. Filed Dec. 4.

**Marchetti, Michelle,** Katonah. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 39 Lila Lane, New Castle. Amount: $1.6 million. Filed Dec. 3.

**Myro 2 LLC,** New Rochelle. Seller: Verona Collantes, Scarsdale. Property: 23 Crossway, Scarsdale. Amount: $1.4 million. Filed Dec. 2.

**Roth, Paul N.,** New York. Seller: Tala Ltd Partnership LP, Purchase. Property: 33 The Crossing, Harrison. Amount: $1.7 million. Filed Dec. 2.

Below $1 million

**124 Depeyster Street LLC,** Tarrytown. Seller: John J. Carrozzi, Billerica, Massachusetts. Property: 124 Depeyster St., Mount Pleasant. Amount: $440,000. Filed Dec. 4.

**17 Lexington LLC,** Spring Valley. Seller: Donald H. Rudnick, White Plains. Property: 1 Lexington Drive, Cortlandt. Amount: $700,000. Filed Dec. 2.

**256 Sommerville PL LLC,** Brooklyn. Seller: Shleiwet Safa, Yonkers. Property: 254 Sommerville Place, Yonkers. Amount: $970,000. Filed Dec. 2.

**30 South West Realty LLC,** Bardonia. Seller: Joseph Incalcaterra, Yonkers. Property: 104 School St., Yonkers. Amount: $200,000. Filed Dec. 5.

**32 Temple Inc.,** Dobbs Ferry. Seller: Christopher Ficaro, Dobbs Ferry. Property: 32 Temple Road, Greenburgh. Amount: $25,000. Filed Dec. 3.

**7 Summit Terrace LLC,** Riverside, Connecticut. Seller: Kristine E. Gneiss, Dobbs Ferry. Property: Hilldale Road, Greenburgh. Amount: $10,000. Filed Dec. 3.

**79 Laurel Place LLC,** New Rochelle. Seller: Robert J. Walters, New Rochelle. Property: 79 Laurel Place, New Rochelle. Amount: $500,000. Filed Dec. 2.

**99 Lockwood Corp.,** Bronx. Seller: Brenda D. Terry, Mount Vernon. Property: 417 Seventh Ave., Mount Vernon. Amount: $290,000. Filed Dec. 5.

**Bellon, Robbie J.,** Bronx. Seller: US Bank N A, Lewisville, Texas. Property: 1 Elizabeth Court, Ossining. Amount: $645,000. Filed Dec. 2.

**Benny, Jenny M.,** White Plains. Seller: 128 Parkway Homes LLC, Cross River. Property: 4 Granada Crescent -15, Greenburgh. Amount: $490,000. Filed Dec. 4.

**Eclipse Home LLC,** Yonkers. Seller: Loan Funder LLC, New York. Property: 162 Oak St., Yonkers. Amount: $230,000. Filed Dec. 5.

**Geno Construction Group Corp.,** Mahopac. Seller: Lake Mohegan Mansion LLC, Mohegan Lake. Property: 1716 Jessica Court, Yorktown. Amount: $250,000. Filed Dec. 2.

**Longbridge Financial LLC,** Mahwah, New Jersey. Seller: Judith Hanrahan, Augustine, Florida. Property: 57 Ramsey Ave., Yonkers. Amount: $524,000. Filed Dec. 3.

**Mateo Z LLC,** Rye. Seller: Kenneth J. Pugliese, Mamaroneck. Property: 1035 Boston Post Road, Rye Town. Amount: $420,000. Filed Dec. 3.

**Merchan, Fausto L.,** Peekskill. Seller: Mem Flipp Corp., Bronxville. Property: 1040 Oregon Road, Cortlandt. Amount: $575,000. Filed Dec. 3.

**Metro Group Holdings LLC,** Bayside. Seller: Russ Jellinek, White Plains. Property: 50 Edgecliff Terrace, Yonkers. Amount: $571,000. Filed Dec. 5.

**NDM Investments LLC,** Sheridan, Wyoming. Seller: 5AIF Sycamore 2 LLC, Irvine, California. Property: 79 Brook St., New Rochelle. Amount: $100,000. Filed Dec. 2.

**Press Collishaw Jessica,** New City. Seller: 35 No. Cole LLC, Orangeburg. Property: 14 Wellyn Road, Yonkers. Amount: $600,000. Filed Dec. 3.

**Rahman, Ashiq,** West Harrison. Seller: 52 Rogers LLC, Bronxville. Property: 52 Rogers St., Eastchester. Amount: $889,000. Filed Dec. 2.

**Ramon-Caro, Carolina,** White Plains. Seller: DMC Acquisitions LLC, Yonkers. Property: 14 Mohawk Terrace, Greenburgh. Amount: $605,000. Filed Dec. 2.

**Sangiofranc LLC,** Rye. Seller: Richard Carducci, Rye. Property: 60 Grapal St., Rye City. Amount: $960,000. Filed Dec. 3.

**Smith, Vernon T.,** Mount Vernon. Seller: Shared Profit Enterprise LLC, Mount Vernon. Property: 259 Fourth St., Mount Vernon. Amount: $460,000. Filed Dec. 4.

**Terranova Acquisitions LLC,** Yonkers. Seller: Richard Marinelli, Yonkers. Property: 227 Glenbrook Ave., Yonkers. Amount: $95,000. Filed Dec. 3.

**US Bank NA,** St. Paul, Minnesota. Seller: Christopher B. Meagher, White Plains. Property: 4 Consulate Drive, Eastchester. Amount: $255,000. Filed Dec. 3.

**Webster Bank NA,** Waterbury, Connecticut. Seller: Hudson Valley Bank, Yonkers. Property: 865-67 MacLean Ave., Yonkers. Amount: $765,000. Filed Dec. 3.

**Woodlawn Ave Property LLC,** Yonkers. Seller: Rostip Realty Corp., New City. Property: 996 McLean Ave., Yonkers. Amount: $900,000. Filed Dec. 4.

**Judgments**

**Andeoli, Angelo,** Mamaroneck. $6,653 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

**Ayers, Alicia,** Mount Vernon. $2,910 in favor of Slomins Inc., Hicksville. Filed Nov. 27.

**B&K 236 LLC,** Yonkers. $4,382 in favor of Petro Inc, Woodbury. Filed Dec. 2.

**Bennett, Natiorqui,** Yonkers. $13,657 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Berrios, Jonathan,** Yonkers. $5,001 in favor of Southern Westchester Orthopedics & Sports Medicine, Yonkers. Filed Dec. 2.

**Bias, Philip,** Mount Vernon. $2,077 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 2.

**Boateng, Patience,** Yonkers. $5,008 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

**Bourdier, Jazmin M.,** Mount Vernon. $2,706 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

**Brooks, Vanessa,** Mount Vernon. $23,430 in favor of United Sleep Diagnostics Inc., Garden City Park. Filed Dec. 2.

**Calderon, Joseph,** Bedford Hills. $2,836 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 27.

**Chen, Denise V.,** New Rochelle. $8,250 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

**Claudio, Gerson N.,** Port Chester. $11,804 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 2.

**Consumer Equity of New York,** White Plains. $58,677 in favor of Mortgage Quality Management & Research, Beaverton, Oregon. Filed Dec. 2.

**Cook, Kathleen,** Yonkers. $12,663 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

**Danvers, Elisha Y.,** Mount Vernon. $9,468 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 27.

**Decicco of Scarsdale Inc.,** Scarsdale. $14,613 in favor of Kenover Marketing Corp., Bayonne, New Jersey. Filed Dec. 2.

**Delano, Chris,** Mount Vernon. $2,097 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

**Dikmen, Ahmet,** New Rochelle. $4,363 in favor of Petro Inc., Woodbury. Filed Dec. 2.

**Dinapoli, Gimna B.,** Eastchester. $29,758 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

**Douglas, Jovon,** Bronx. $35,125 in favor of Avis Rent a Car System LLC, Atlanta, Georgia. Filed Dec. 4.

**Downey, Megan M.,** Pleasantville. $32,879 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Dunn, Alacia,** Mount Kisco. $2,936 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

**Edwards, Cecil,** Elmsford. $3,790 in favor of Truetox Laboratories LLC, Garden City Park. Filed Dec. 2.

**Empire Coffee Company Inc.,** Port Chester. $44,052 in favor of FM Packaging, Waterford, Connecticut. Filed Dec. 2.

**Filippelli, Elaine M.,** Yonkers. $9,839 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Flatow, Jonathan,** Mamaroneck. $13,574 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 27.

**Flores, Yina,** Shrub Oak. $2,121 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 27.

**Garcia, Melanie,** Mamaroneck. $1,943 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 27.

**Gomez, Winifer,** Yonkers. $2,814 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Goulborne, Anthony M.,** New Rochelle. $12,425 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Gutierrez, Victor M.,** West Harrison. $1,416 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

**Henry, Mohammed,** Mount Vernon. $6,516 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Jl Bridgeview Construction Company Inc.,** Albany. $8,521 in favor of Thalle Industries Inc., Briarcliff Manor. Filed Dec. 2.

**Johnson, Mathew,** New Rochelle. $5,091 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Kabashi, Shefqet,** Cortlandt Manor. $2,561 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

**Katz Louis,** Hartsdale. $5,250 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 27.

**Krasniqi, Fisnik,** New Rochelle. $26,152 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

**Labella, Laurie A.,** Dobbs Ferry. $6,174 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

**Lara, Anthony,** Yonkers. $5,673 in favor of the Trustees of Columbia University In the city of Ny, New York. Filed Nov. 27.

**Marciante, Chris,** Mamaroneck. $4,504 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 2.

**Martyn, Katherine,** Scarsdale. $3,788 in favor of Truetox Laboratories LLC, Garden City Park. Filed Dec. 2.

**Marvil Building Corp.,** Mamaroneck. $9,966 in favor of Petro Inc., Woodbury. Filed Dec. 2.

**Marvil Building Corp.,** Mamaroneck. $22,160 in favor of Petro Inc., Woodbury. Filed Dec. 2.

**Mercado, Jennisy C.,** Port Chester. $3,906 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 2.

**Miller, Matthew,** Scarsdale. $28,616 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 27.

**Mtech Mechanical Corp.,** Yonkers. $27,365 in favor of State Insurance Fund, White Plains. Filed Dec. 2.

**Original American Chicken & Bakery International Corp.,** Jackson Heights. $6,906 in favor of State Insurance Fund, White Plains. Filed Nov. 27.

**Persaud, Amanda V.,** Mount Vernon. $2,167 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Respect Auto Group 1 LLC,** Yonkers. $26,188 in favor of Merit Service Company Inc., Bronxville. Filed Dec. 2.

**Robinson, Leticia,** Mamaroneck. $4,099 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 2.

**Rodriguez, Maria,** Mount Vernon. $3,682 in favor of Rockaways Association Development LLC, New York. Filed Nov. 27.

**Sand, Walter,** Bronx. $36,076 in favor of Sheridan One Company LLC, New Rochelle. Filed Dec. 2.

**Simone, Mario,** Eastchester. $37,700 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 4.

**Smith, Anthony,** Mount Vernon. $1,964 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 27.

**Takkar, Anil B.,** Mohegan Lake. $1,768 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 27.

**Valdivia, Omar,** Rye. $3,490 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 2.

**Valiente, Frydman O.,** Rye. $16,202 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 27.

**Vazquez, Stefanie,** Mount Vernon. $3,296 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 4.

**Warner, Egen W.,** Mount Vernon. $11,439 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

**Yu, Sushi Ii,** New York. $24,067 in favor of 911 Renovation LLC, Hawthorne. Filed Dec. 4.

**Lis Pendens**

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

**1060 Nepperhan Ave LLC,** as owner. Filed by Domani Inspection Services Inc. Action: Foreclosure of a mortgage in the principal amount of $71,112 affecting property located at 1060 Nepperhan Ave., Yonkers. Filed Nov. 22.

**Alternative Loan Trust,** as owner. Filed by Wilmington Trust Co. Action: Foreclosure of a mortgage in the principal amount of $633,000 affecting property located at 1162 Post Road, Scarsdale. Filed Nov. 20.

**Atun, Erez,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $1,250,000 affecting property located at 139 S. Morris Lane, Scarsdale. Filed Nov. 19.

**Cadet-Simpkins, Valerie A.,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $559,000 affecting property located at 16 Pierce St., New Rochelle. Filed Nov. 21.

**Cintora, Sofia,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of $600,000 affecting property located at 126 Harvard Drive, Hartsdale. Filed Nov. 15.

**Discover Bank,** as owner. Filed by Banc of America Funding Corporate Mortgage Pass-Through Certificates - Series 2007-2. Action: Foreclosure of a mortgage in the principal amount of $540,000 affecting property located at 309 Nelson Ave., Peekskill. Filed Nov. 15.

**Enright, Michael,** as owner. Filed by NBKC Bank. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 118 Spruce St., Mamaroneck. Filed Nov. 21.

**Erin Capital Management LLC,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of $245,000 affecting property located at 2 Springdale Road, Yorktown. Filed Nov. 15.

**JPMorgan Chase Bank NA,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of $480,000 affecting property located at 3 Suzanne Lane, Pleasantville. Filed Nov. 19.

**Midland Funding LLC,** as owner. Filed by M&T. Action: Foreclosure of a mortgage in the principal amount of $253,000 affecting property located at 5 Forest Lane, Yorktown Heights. Filed Nov. 21.

**Mortgage Electronic Registration Systems Inc.,** as owner. Filed by Quorum Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of $625,000 affecting property located at 1 Maria Lane, Ossining. Filed Nov. 18.

**Naraine, Suneta,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of $1,165,000 affecting property located at 3 Mill Pond Lane, New Rochelle. Filed Nov. 22.

**O’Donnell, Elizabeth,** as owner. Filed by Athene Annuity & Life Co. Action: Foreclosure of a mortgage in the principal amount of $180,000 affecting property located at 355 Old Tarrytown Road, White Plains. Filed Nov. 18.

**Rodriguez, Maria,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $490,000 affecting property located at 88 Beverly Road, Mount Kisco. Filed Nov. 20.

**Steinberg, Julie A.,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $471,000 affecting property located at 10 Parkwood Place, Rye. Filed Nov. 21.

**Mechanic’s Liens**

**Berk, Marnie G.,** Lewisboro. $28,183 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**Gabbay, Mona,** Pelham. $17,171 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**Gugilev, Allan,** Scarsdale. $11,340 in favor of David Mooney, Rye Brook. Filed Nov. 27.

**Highland Properties Inc.,** Yonkers. $129,405 in favor of Mid-Knight Fuel Oil Company Inc., Yonkers. Filed Dec. 3.

**Mamadjanian, Peter,** Greenburgh. $12,057 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**Paulino, Jana,** Greenburgh. $21,894 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**Point & Ravine LLC,** Yonkers. $309,925 in favor of EFCO Corp., Des Moines, Iowa. Filed Dec. 3.

**Pritsker, Marina,** Scarsdale. $11,340 in favor of David Mooney, Rye Brook. Filed Nov. 27.

**Salama, Carlos,** Pelham. $17,171 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**Silvan, Jon,** Lewisboro. $28,183 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

**New Businesses**

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

Partnerships

**Canis Lontra Creations & Davids Definite Duplicati,** 1 Logwynn Lane, Cortlandt Manor 10567. c/o David and Nicole Singer. Filed Dec. 3.

Sole Proprietorships

**Law Office of Viviana M. Sanchet,** 398 North Ave., No. 208, New Rochelle 10801. c/o Viviana Sanchez. Filed Dec. 4.

**LG Home Improvement Renovation,** 44 Oak St., Port Chester 10573. c/o Maucelio Omar Ramirez Lopez. Filed Dec. 3.

**Lilly-amber,** 443 Broadway, Apt. 2E, Dobbs Ferry 10522. c/o Suzette Alixcia Henry-Brown james. Filed Dec. 3.

**Lunasol Service,** 39 Caroline Ave., Yonkers 10705. c/o Neiva Tineo. Filed Dec. 2.

**M&M House of Glow,** 95 Riverdale Ave., Yonkers 10701. c/o Jannatul Firdans. Filed Dec. 3.

**Maisie Lous,** 74 Coralyn Ave., White Plains 10605. c/o. Filed Dec. 3.

**Melamnie Daisy Painting,** 312 Main St., Apt. 2B, White Plains 10601. c/o Melamnie Nanett Chirinos Marzullo. Filed Dec. 2.

**Precision Acupuncture Clinic,** 90 N. Broadway, Irvington 10533. c/o Chun Zhou. Filed Dec. 3.

**Shar B Beauty & Wellness,** 40 Park Place, 3b, New Rochelle 10801. c/o Sharlett N. Bryant. Filed Dec. 3.

**Simple Personalized,** 2005 Palmer Ave., Larchmont 10538. c/o Colleen Van Valen. Filed Dec. 2.

**Unique Eyebrow & Spa,** 121 Dunwoodie Court, Yorktown Heights 10598. c/o. Filed Dec. 3.