**WESTCHESTER**

**Deeds**

Above $1 million

**110 Meeting House NY LLC,** Mount Kisco. Seller: Audrey Chatzky, White Plains. Property: 110 Meeting House Road, Bedford. Amount: $1.9 million. Filed Jan. 7.

**5 Canal Owner LLC,** New York. Seller: Village of Pelham Manor. Property: 5 Canal Road, Pelham. Amount: $2.6 million. Filed Jan. 3.

**52-53 Mead LLC,** Vero Beach, Florida. Seller: Bernice M. Fein, Waccabuc. Property: 51 Mead St., Lewisboro. Amount: $2.2 million. Filed Jan. 2.

**99 Wall Owner LLC,** Fort Worth, Texas. Seller: Ruhle Companies Inc., Valhalla. Property: 99 Wall St., Mount Pleasant. Amount: $2.8 million. Filed Jan. 6.

**Aria13 LLC,** Eastchester. Seller: John O. Walters, Tuckahoe. Property: 46 N. High St., Eastchester. Amount: $1 million. Filed Jan. 2.

**BRP 466 Main Street LLC,** New York. Seller: Metro Urban Community Corp., New York. Property: 466 Main St., New Rochelle. Amount: $16.2 million. Filed Jan. 2.

**Franchini, Indrani,** Pelham. Seller: 17 Lakeside Drive LLC, New Rochelle. Property: 17 Lakeside Drive, New Rochelle. Amount: $1.5 million. Filed Dec. 31.

**Goldberg, Benjamin,** Long Island City. Seller: 34 Pebblebrook Way LLC, New Rochelle. Property: 34 Pebblebrook Way, Mount Pleasant. Amount: $2.3 million. Filed Jan. 3.

**Hernandez, Annabel R.,** White Plains. Seller: Mulligan Development LLC, Yonkers. Property: 48 Mulligan Lane, Greenburgh. Amount: $2.1 million. Filed Jan. 6.

**Kye Holdings LLC,** Yonkers. Seller: ELMDR Property Group LLC, Tarrytown. Property: 122 N. Central Ave., Greenburgh. Amount: $1.4 million. Filed Jan. 2.

**MS 245 LLC,** New Rochelle. Seller: J&Z Property Holding LLC, New Rochelle. Property: 245 Union Ave., New Rochelle. Amount: $1.2 million. Filed Jan. 6.

**SP Briarcliff Inc.,** Powell, Ohio. Seller: Pine Road Briarcliff Manor LLC, Miami, Florida. Property: 233 Pine Road, Ossining. Amount: $4.4 million. Filed Jan. 2.

**Stone Bridge Road Development LLC,** Purchase. Seller: Sarosca Farm Estates LLC, Bronx. Property: 5 Stonebridge Road, Harrison. Amount: $2.5 million. Filed Jan. 3.

**Tova Equities LLC,** Mount Vernon. Seller: 35 Clinton Place LLC, Rye. Property: 35 Clinton Place, New Rochelle. Amount: $6.7 million. Filed Jan. 3.

**US Bank NA,** Mount Laurel, New Jersey. Seller: Robert D. Ryan, Cross River. Property: 15 North Place, New Castle. Amount: $3.1 million. Filed Jan. 6.

**Wood, Suzanne B.,** Chappaqua. Seller: Bofabri Realty LLC, Larchmont. Property: 12 Glen Drive, Harrison. Amount: $2.6 million. Filed Jan. 2.

**Xu Yiying,** Jersey City, New Jersey. Seller: 31 Butler LLC, Rye. Property: 31 Butler Road, Scarsdale. Amount: $4.7 million. Filed Jan. 2.

Below $1 million

**114 Elm Avenue MV LLC,** Elmsford. Seller: Diane D. Dealbuquerque, Mount Vernon Property: 114 Elm Ave., Mount Vernon. Amount: $425,000. Filed Jan. 7.

**119south11ave LLC,** Mount Vernon. Seller: Leonard Goodlowe, Mount Vernon. Property: 119 11th Ave., Mount Vernon. Amount: $602,000. Filed Jan. 3.

**282 Summit Ave LLC,** Stamford, Connecticut. Seller: Theresa M. Scarpati, Yorktown Heights. Property: 282 Summit Ave., Mount Vernon. Amount: $617,000. Filed Jan. 3.

**29 Lockwood Avenue LLC,** Ardsley. Seller: Alban Prelvukaj, Ardsley. Property: 29 Lockwood Ave., Yonkers. Amount: $10. Filed Jan. 2.

**35 N. 10th Avenue, Mount Vernon, New York 10550 LLC,** Mount Vernon Seller: John R. DiLeo, New Rochelle. Property: 35 10th Ave., Mount Vernon. Amount: $785,000. Filed Jan. 7.

**630 4AMV LLC,** Brooklyn. Seller: The Bank of New York, South Lake City, Utah. Property: 630 S. Fourth Ave., Mount Vernon. Amount: $520,000. Filed Jan. 3.

**780 Forest Avenue Realty LLC,** Harrison. Seller: Antonio Andreoli, Larchmont. Property: 780 Forest Ave., Mamaroneck. Amount: $865,000. Filed Jan. 7.

**92 Calvert LLC,** Purchase. Seller: Gloria Cipolla, Harrison. Property: 92 Calbert St. Harrison. Amount: $864,000. Filed Jan. 2.

**Amarante, Jose R.,** Yonkers. Seller: 175 North Broadway LLC, Yonkers. Property: 215 S. Waverly St., Yonkers. Amount: $380,000. Filed Jan. 6.

**Carbone Brothers White Street LLC,** Croton-on-Hudson. Seller: town of Cortlandt, Cortlandt Manor. Property: 266 White St., Cortlandt. Amount: $78,000. Filed Dec. 31.

**Espinoza, Harin,** Bronx. Seller: Yonkers is the Place LLC, Yonkers. Property: 37 Arthur Place, Yonkers. Amount: $763,000. Filed Dec. 31.

**Feinberg Group LLC,** Bedford Hills. Seller: VEG Realty LLC, White Plains. Property: 193 Tarrytown Road, Greenburgh. Amount: $670,000. Filed Jan. 2.

**Garcia, Laura E. S.,** Port Chester. Seller: Prospect Realty Associates LLC, Stamford, Connecticut Property: 41 Prospect St., Rye Town. Amount: $730,000. Filed Dec. 31.

**Little House New York Properties LLC,** New Rochelle. Seller: Sigurd O. Olsen, Charlestown, Rhode Island. Property: 181 Elridge Ave., Yonkers. Amount: $330,000. Filed Jan. 6.

**NBX Realty Corp.** Seller: John J. Fillo, Yonkers. Property: 68 Storey Lane, Yonkers. Amount: $470,000. Filed Jan. 7.

**Rossano, Ralph,** Dobbs Ferry. Seller: 40 Davis Avenue LLC, Dobbs Ferry. Property: 7 N. Schenorock Drive, Somers. Amount: $640,000. Filed Jan. 2.

**Rvsmg4 LLC,** Thornwood. Seller: Gigi Raffaella, Thornwood. Property: 37 Valerie Drive, Yonkers. Amount: $10**.** Filed Jan. 6.

**Supreame Homes LLC,** Ossining. Seller: Parth Patel, Cortlandt Manor. Property: E. Hill Road, Cortlandt. Amount: $185,000. Filed Dec. 31.

**SVT Realty LLC,** White Plains. Seller: Annie Perincheril, Yonkers. Property: 137 Woodlawn Ave., Yonkers. Amount: $760,000. Filed Dec. 31.

**Terrero, Yenebi,** New York. Seller: 88 Smart LLC, Yonkers. Property: 375 Claremont Ave., Mount Vernon. Amount: $745,000. Filed Jan. 3.

**Tova Equities LLC,** Mount Vernon. Seller: Peter J. Sinnott III, Rye. Property: 27 Clinton Place, New Rochelle. Amount: $600,000. Filed Jan. 3.

**Valley Close Realty Corp.,** Scarsdale. Seller: Joseph Rafael LLC, Westbury. Property: 50 Wingate Road, Yonkers. Amount: $130,000. Filed Jan. 6.

**Zhicay, Rolando F.,** Elmhurst. Seller: Ams Estates LLC, Yonkers. Property: 350 Roberts Ave., Yonkers. Amount: $665,000. Filed Jan. 2.

**Judgments**

**754-768 Brady Owners Corp.,** Long Island City. $23,257 in favor of Sprague Operating Resources LLC, Harrison. Filed Dec. 24.

**Alhassan, Huleratu,** Bronx. $38,148 in favor of Richmond Childrens Center Inc., Mount Kisco. Filed Dec. 19.

**Annabi, Vincent M.,** Mahopac. $1,632 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Antolino, Christopher,** Katonah. $2,572 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**AR Flores-Castro, Diego,** Valhalla. $3,080 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Barnett, O’Neil C.,** Spring Valley. $1,396 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Blake, Tahj E.,** Mount Vernon. $1,963 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Boafo, George,** Far Rockaway. $42,555 in favor of Philrock Company LLC, New Rochelle. Filed Dec. 19.

**Butler, Kenyetta L.,** Yonkers. $2,569 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Byrd, Jade,** Yonkers. $1,334 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Camacho, Briana T.,** New York. $4,312 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Code, Sommer M.,** Chester. $4,531 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Cuff, Maniya,** White Plains. $1,211 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Cumberbatch, Jamila A.,** Mount Vernon. $1,968 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Desideri, Santino V. Jr,** Scarsdale. $45,769 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 3.

**Donato, Tiffany M.,** Mount Kisco. $2,874 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Donoso, Stephan B.,** Yonkers. $1,642 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Drago, Jamie,** Yorktown Heights. $2,268 in favor of Westchester Community College, Valhalla. Filed Dec. 17.

**Dubey, Jean M.,** Elmsford. $13,183 in favor of TD Bank USA NA, Brooklyn Park. Filed Dec. 26.

**Fernandez, Sochyl A.,** Yonkers. $1,962 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Flooring & Carpet Design Center,** Yonkers. $45,026 in favor of Pawnee Leasing Corp., Fort Collins, Colorado. Filed Dec. 19.

**Formoso, Raquel M.,** White Plains. $1,399 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Garcia, Devin L.,** Yonkers. $1,577 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Gonzalez, Cyeann A.,** Yonkers. $1,632 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Gregory Allan Cramer & Company Inc.,** Yonkers. $152,851 in favor of Robert E. Rescoe, Scarsdale. Filed Dec. 20.

**Headley Construction Corp.,** Brooklyn. $3,279 in favor of State Insurance Fund, White Plains. Filed Dec. 17.

**Healy, Kayci A.,** Holmes. $1,338 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Huaman, Melvyn E.,** Ossining. $1,657 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Hyde, Nicolas,** Bronx. $1,456 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Jordan, Rachel,** Bronx. $2,371 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Lamar, Jonathan P.,** Suffern. $2,656 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Marquez, Arturo A.,** Yonkers. $2,483 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Martinez, Alicia B.,** Yonkers. $2,750 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Martinez, Emily J.,** Yonkers. $3,061 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Martinez, Rivera D.,** Yonkers. $6,614 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Mathieu, Wilhelmina,** Yonkers. $19,124 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Mazo, Esteban Z.,** Yonkers. $6,876 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**McCormack, Clive A.,** Mount Vernon. $1,357 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Mejia, Florencio,** Yonkers. $5,485 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 20.

**Mers, Maria S.,** Yonkers. $16,597 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Murphy, Meghan,** Pleasant Valley. $3,088 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Musullino, Lauren P.,** Mahopac. $6,028 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Nenner, Shmuel Y.,** Suffern. $2,078 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Onofre, Miguel A.,** White Plains. $2,971 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Pacheco, Gustavo C.,** Putnam Valley. $1,857 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Pereyra, Onesimo Jr.,** White Plains. $6,621 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Perez, Melanie,** Montrose. $3,099 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 26.

**Poteat, Ronnice S.,** Mount Vernon. $1,120 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Quezada, Kleber R.,** Ossining. $2,971 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Reyes, Manorah,** Hartsdale. $3,985 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 2.

**Riley, John,** Dobbs Ferry. $16,925 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 3.

**Roswell, Tashae,** Mount Vernon. $13,625 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Salamanca, Jennifer J.,** Mahopac. $1,878 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Sanchez, Jamilla,** Scarsdale. $2,073 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Santamaria, Francisco,** Mahopac. $1,065 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Scarduzio, Michael T.,** Mohegan Lake. $3,051 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Shelna, Alesio,** Mahopac. $2,368 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Simmonds, Pheona-Gaye C.,** Bronx. $3,568 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Stewart, Kishon R.,** Mount Vernon. $3,086 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Tabassum, Fariha,** Yonkers. $3,083 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Lis Pendens**

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

**Accostupa, Juan J.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $392,000 affecting property located at 247 Old Kensico Road, White Plains. Filed Jan. 7.

**Alexis, Martine,** as owner. Filed by Municipal Credit Union. Action: Foreclosure of a mortgage in the principal amount of $290,000 affecting property located at 100 Clinton Ave., New Rochelle. Filed Jan. 4.

**Blakely, Ashley P.,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $833,000 affecting property located at 128 Parkway North, Yonkers. Filed Jan. 2.

**Blanco, Desmaller A.,** as owner. Filed by Equity Prime Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $882,000 affecting property located at 61 Hearst St., Yonkers. Filed Jan. 8.

**Cabrera, Miosotis,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of $1,000,000 affecting property located at 180 Taxter Road, Irvington. Filed Jan. 3.

**Cavalry Spv I LLC,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $1,925,000 affecting property located at 9 Franklin Road, Scarsdale. Filed Dec. 23.

**Cermele, Joseph,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $1,365,838 affecting property located at 149 Wilmot Road, Eastchester. Filed Jan. 2.

**Cit Group/Consumer Finance Inc.,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of $225,000 affecting property located at 21 N. Ridge St., Rye. Filed Jan. 2.

**Conklin, Gary,** as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of $750,000 affecting property located at 132 S. Highland Ave., Ossining. Filed Dec. 23.

**Cusumano, Charles Jr.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $1,050,000 affecting property located at 200 Judson Ave., Dobbs Ferry. Filed Dec. 31.

**Denning, Cathal,** as owner. Filed by New Rez LLC. Action: Foreclosure of a mortgage in the principal amount of $416,000 affecting property located at 28 Paulding Lane, Cortlandt. Filed Jan. 3.

**Goodley, Mary Estate,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $137,000 affecting property located at 155 S.14th Ave., Mount Vernon. Filed Jan. 3.

**Lomiento, Angelo,** as owner. Filed by FC Washington I LP. Action: Foreclosure of a mortgage in the principal amount of $55,000 affecting property located at 467 West St., Rye. Filed Jan. 8.

**Mesa, Giovanni,** as owner. Filed by Hill Crest Park Condominium Group V Inc. Board of Managers. Action: Foreclosure of a mortgage in the principal amount of $4,500 affecting property located at 4-h Rolling Way, Peekskill. Filed Jan. 6.

**Torres, Susan,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of $275,000 affecting property located at 508 River Ave., Pelham. Filed Dec. 20.

**Mechanic’s Liens**

**1060 Nepperhan Ave LLC,** Yonkers. $512,000 in favor of Kane Contracting Inc, Peekskill. Filed Jan. 3.

**28 South Division Owner LLC,** New Rochelle. $38,100 in favor of APCO Insulation Company Inc, Woodside. Filed Jan. 8.

**440 Hamilton Developer LLC,** White Plains. $81,418 in favor of Furniture Design Knossos Inc., Queens. Filed Jan. 8.

**70 Pier LLC,** Yonkers. $73,221 in favor of Hajoca Corp., Somers. Filed Jan. 7.

**Adornetto, Josephine,** Greenburgh. $13,000 in favor of GMM Construction & Consulting LLC, Harrison. Filed Dec. 18.

**Benchmark LM Management Services LLC,** Yonkers. $19,000 in favor of Centimark Corp. Filed Jan. 3.

**Butler Michelle,** Greenburgh. $152,622 in favor of Ridgefield Supply Co., Ridgefield. Filed Dec. 18.

**Desrosiers, Lugduni,** Yonkers. $23,607 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 8.

**Gojka, Chung Yue,** Greenburgh. $13,139 in favor of Byram Mason & Building Supply, Port Chester. Filed Dec. 19.

**Hpting-2 Prop Trust,** White Plains. $7,044 in favor of Dain Carver, Cortlandt Manor. Filed Jan. 8.

**Lyons, Monique,** Mohegan Lake. $17,377 in favor of TH Remodeling & Renovations Inc., New Windsor. Filed Jan. 8.

**Pappas, Keith G.,** New Rochelle. $9,400 in favor of Angelo Spray Foam Corp., Norwalk, Connecticut. Filed Jan. 2.

**Ramaswami, Muthukrish,** Lewisboro. $20,177 in favor of Wired-Up Electric Inc., Pawling. Filed Jan. 3.

**Rockefeller Archive Center,** Mount Pleasant. $10,187 in favor of Everon LLC, Boca Raton, Florida. Filed Dec. 19.

**New Businesses**

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

Partnerships

**Dream Beauty Salon & Nails,** 2 Waller Ave., Ossining 10562. c/o Tania Villa and Hatividad Ymoa. Filed Jan. 7.

Sole Proprietorships

**Ab4 Speech,** 1595 Old Orchard St., West Harrison 10604. c/o Anita Bernert. Filed Dec. 31.

**Axis Creative Team,** 121 Westmoreland Ave., White Plains 10606. c/o Tessa Gayle Lowe. Filed Jan. 2.

**Balla Visuals,** 98 S. Fulton Ave., Mount Vernon 10550. c/o John M. Wilson. Filed Jan. 2.

**Bm Construction,** 214 S. Third Ave. 2B, Mount Vernon 10550. c/o Tatuwa Kirera. Filed Jan. 2.

**Clarity Corner,** 27 North St., Mount Vernon 10550. c/o Jasmine Bygrave. Filed Dec. 30.

**Cloudcart,** 4 Lincoln Ave., Rye Brook 10573. c/o Tyler Della Mura. Filed Dec. 31.

**Dr. Spotless Touch Cleaning,** 691 Marion Ave., Peekskill 10568. c/o Danilda Rodriguez. Filed Jan. 7.

**Lets Talk: Counseling Coaching & Psychotheapy,** 445 Hamilton Ave., White Plains 10601. c/o Dorian Graham. Filed Dec. 26.

**Normitas Family Group Day Care,** 64 Overlook Drive, Valhalla 10595. c/o Norma Soledad Mejia Pinto. Filed Dec. 23.

**Poland Percussion,** 10 The Court, New Rochelle 10801. c/o Eric Poland. Filed Dec. 26.

**Scarsdale Essay Pro,** 61 Runyon Place, Scarsdale 10583. c/o Steven Scharf. Filed Dec. 19.

**Taylor J Construction,** 74 Dobbs Ferry Road, White Plains 10607. c/o Llauca Quizphi Edisson Olmedo. Filed Dec. 19.

**TZ Exceptional Care,** 295 Columbus Ave., West Harrison 10604. c/o Grecia Isabel Sotero. Filed Dec. 20.

**Westchester Electronics,** 205 Main St., Ossining 10562. c/o Chantal Voltaire. Filed Dec. 24.