**WESTCHESTER**

**Deeds**

Above $1 million

**12 20 28 Orchard LLC,** Brooklyn. Seller: 12 Orchard LLC, Suffern. Property: 20 Orchard Place, Yonkers. Amount: $2.6 million. Filed Jan. 8.

**167 Willow Street Group LLC,** Yonkers. Seller: 167 Willow Street Inc., Yonkers. Property: 167 Willow St., Yonkers. Amount: $1.4 million. Filed Jan. 7.

**210 Ferris Ave 3 LLC,** New Rochelle. Seller: 210 Ferris Ave LLC, Mount Vernon. Property: 206-210 Ferris Ave., White Plains. Amount: $5 million. Filed Jan. 10.

**Azemi, Visar,** Scarsdale. Seller: 178 Wyndcliff LLC, Yonkers. Property: 2 Cambridge Ave., Yonkers. Amount: $1.1 million. Filed Jan. 9.

**Barber, James L. III,** White Plains. Seller: Camp David Holdings LLC, West Palm Beach, Florida. Property: 724 King St., New Castle. Amount: $2.9 million. Filed Jan. 7.

**Brookwood Stables Farm LLC,** Islip. Seller: Katonah Woods II LLC, New York. Property: 133-137 Katonah Woods Road, Bedford. Amount: $5.3 million. Filed Jan. 8.

**Cartossa, Nicholas,** Greenwich, Connecticut. Seller: Joel Salomon, Rye. Property: 80 Valley Terrace, Rye Town. Amount: $1 million. Filed Jan. 10.

**Chen, Jiaqi,** New Castle. Seller: Irep-Cg Old Roaring Brook LLC, New York. Property: 140 Old Roaring Brook Road, New Castle. Amount: $2.7 million. Filed Jan. 7.

**Mojearn LLC,** New York. Seller: Brian A. Zola, Scarsdale. Property: Severn Street, New Rochelle. Amount: $1.7 million. Filed Jan. 13.

**Rippetoe, Grant,** New Castle. Seller: Irep-Cg Hollow LLC, New York. Property: 16 Hollow Ridge Road, New Castle. Amount: $3.8 million. Filed Jan. 7.

**Rosamilia, Massimo,** Mahopac. Seller: SGFH Realty Inc., New Rochelle. Property: 192-194 Park Ave., Harrison. Amount: $1.3 million. Filed Jan. 8.

**Srivastava, Shubhra,** Scarsdale. Seller: Rail Side Properties R&S LLC, Hewlett. Property: 5 Railside Ave., White Plains. Amount: $1.5 million. Filed Jan. 8.

Below $1 million

**1013 Brown Street Partners LLC,** Peekskill. Seller: Frank A. Catalina, Peekskill. Property: 1013 Brown St., Peekskill. Amount: $100,000. Filed Jan. 8.

**107 Hawley LLC,** Ponte Verde Beach, Florida. Seller: Alyssa Prete, Port Chester. Property: 107 Hawley Ave., Rye Town. Amount: $876,000. Filed Jan. 9.

**153 Chester Street LLC,** Mount Vernon. Seller: Bussing Holding Corp., Bronx. Property: 153 Chester St., Mount Vernon. Amount: $995,000. Filed Jan. 10.

**2142 Frederick Douglass Boulevard LLC,** New York. Seller: 2142 Frederick Douglass Blvd Corp., New York. Property: 11 W. Prospect Ave., Mount Vernon. Amount: $10. Filed Jan. 10.

**3170 Albany Post LLC,** Carmel. Seller: MJD Contracting Corp., Carmel. Property: 3170 Albany Post Road, Cortlandt. Amount: $321,000. Filed Jan. 7.

**50 Bayberry LLC,** Briarcliff Manor. Seller: Thomas J. Larkin Jr., New York. Property: 58 Bayberry Drive, Peekskill. Amount: $375,000. Filed Jan. 7.

**55 Moore Avenue Group No.1 LLC,** Putnam Valley. Seller: Angela DiMatteo, Yorktown Heights. Property: 55 Moore Ave., Mount Kisco. Amount: $300,000. Filed Jan. 8.

**552 Willett Ave LLC,** Brooklyn. Seller: Marina Loginova, Katonah. Property: 552 Willett Ave. Rye Town. Amount: $485,000. Filed Jan. 10.

**Adames, Ismael,** Yorktown Heights. Seller: Hudson Valley Bank, Tarrytown. Property: 4414 Villa at the Woods, Peekskill. Amount: $220,000. Filed Jan. 7.

**ATS Development Group LLC,** Carle Place, Seller: Michael S. Raber, Palm Beach Gardens, Florida. Property: 45 Fenimore Road, New Rochelle. Amount: $945,000. Filed Jan. 9.

**Bridge Stone Realty LLC,** Hartsdale. Seller: Christopher T. Bonante, White Plains. Property: 141 Beechwood, Mount Vernon. Amount: $440,000. Filed Jan. 9.

**Casey, Daniel,** Cortlandt Manor. Seller: Queen Equities LLC, Lakewood, New Jersey. Property: 61 Oregon Road, Cortlandt. Amount: $640,000. Filed Jan. 10.

**George, Andre,** Hartsdale. Seller: Queens Pro Holdings LLC, Harrison. Property: 60 Wesley Ave., Rye Town. Amount: $740,000. Filed Jan. 9.

**Gjonbalaj, Hasie C.,** Flushing. Seller: 25 Newkirk Corp., Yonkers. Property: 25 Newkirk Road, Yonkers. Amount: $800,000. Filed Jan. 7.

**HG1 Contracting LLC,** Yonkers. Seller: Brendan Bane, Pearl River. Property: 26 Nimitz Road, Yonkers. Amount: $950,000. Filed Jan. 7.

**KESF LLC,** Mount Kisco. Seller: Gitsit Real Property LLC, Orange, California. Property: 9 Greene Road, Somers. Amount: $399,000. Filed Jan. 10.

**Lekocaj, Viktor,** New Rochelle. Seller: US Bank NA, Coppell, Texas. Property: 6 Paula Place, New Castle. Amount: $925,000. Filed Jan. 7.

**Lindsay, Sonya,** Bronx. Seller: 15 North Terrace LLC, Mount Vernon. Property: 45 Fenimore Road, Mount Vernon. Amount: $945,000. Filed Jan. 9.

**Morocho, Edgar,** Cortlandt Manor. Seller: Young Ambassadors in Christ LLC, Peekskill. Property: 898 Washington St., Peekskill. Amount: $450,000. Filed Jan. 7.

**Oliveri-Prudent Kara,** Jersey City, New Jersey. Seller: Are You Able LLC, Yonkers. Property: 33 Barksdale Road, Greenburgh. Amount: $750,000. Filed Jan. 8.

**Patterson, Daryl,** Yonkers. Seller: Yonkers Electrical Contracting Corp., Yonkers. Property: 401 Park Ave., Yonkers. Amount: $230,000. Filed Jan. 10.

**Phillips, Cherrien,** White Plains. Seller: Meme Flipp Corp., Bronxville. Property: 342 Seventh Ave., Mount Vernon. Amount: $515,000. Filed Jan. 7.

**SGB Realty Group LLC,** Monroe. Seller: 114 Elm Avenue MV LLC, Elmsford. Property: 114 Elm Ave., Mmount Vernon. Amount: $490,000. Filed Jan. 8.

**Sharma Real Properties LLC,** Howard Beach. Seller: Donna Borelli, Tarrytown. Property: in Yorktown. Amount: $30,000. Filed Jan. 9.

**Tenecota, Lourdes B. L.,** Mount Vernon. Seller: YB Estate Holding LLC, New City. Property: 118 Vista Place, Mount Vernon. Amount: $649,000. Filed Jan. 9.

**Vangar LLC,** Port Chester. Seller: US Bank Trust NA, Greenville, South Carolina. Property: 16 Agate Ave., Ossining. Amount: $346,000. Filed Jan. 13.

**Violet Vision LLC,** Forest Hills. Seller: Gyenizse Tibor, Cortlandt Manor. Property: 71 Trolley Road, Cortlandt. Amount: $221,000. Filed Jan. 10.

**Wells Fargo Bank NA,** Salt Lake City, Utah. Seller: John T. Brophy, Rye. Property: 20 Maple St., Ossining. Amount: $767,000. Filed Jan. 13.

**Judgments**

**A-1 Parke Hill LLC,** Mount Vernon. $22,980 in favor of Hydro Tek Systems Inc., Redlands, California. Filed Jan. 2.

**Amoako Nicole,** Yonkers. $4,601 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 2.

**Arias Nicola,** Mount Vernon. $4,929 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

**Barnes Anthony,** Mount Vernon. $18,126 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 30.

**Benedetto Alice,** Elmsford. $346,194 in favor of CFS Cap LLC, Salt Lake City, Utah. Filed Jan. 2.

**Best Burger Barn,** Cleburne, Texas. $196,915 in favor of GCM Funding GCM Capital LLC, White Plains. Filed Jan. 2.

**Bevan Thomas,** Yonkers. $14,543 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

**Bradley Richard,** Yorktown Heights. $13,608 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

**Brodsky, Ashely C.,** Yonkers. $9,617 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

**Carvalho, Sebastian,** Mount Vernon. $4,262 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 2.

**Chimento, Maureen,** Rye. $2,986 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

**Clift, David,** Dobbs Ferry. $11,445 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

**Clift, David,** Dobbs Ferry. $3,753 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

**Coates, Hadiya,** Mount Vernon. $38,274 in favor of Credit Corporate Solutions Inc., Southfield, Michigan. Filed Dec. 30.

**Constanza, Nestor,** Port Chester. $2,202 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

**Contrada, Petra,** Harrison. $9,457 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 2.

**Cruz, Jacqueline,** Yonkers. $2,384 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 3.

**Edwards, Ashley,** Mount Vernon. $1,879 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

**Edwards, Corey,** Yonkers. $1,832 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

**Figueroa, Adonnys M.,** Mount Vernon. $6,245 in favor of Capital One NA, Mclean, Virginia. Filed Dec. 30.

**Fiona Watkins L,** Mount Vernon. $3,556 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

**Flores, Yanet D.L.L.,** Valhalla. $6,630 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Gramajo, Herman D.,** New Rochelle. $9,995 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Hahn, Kurt,** New Rochelle. $14,142 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

**Harrison, Tashana T.,** Mount Vernon. $20,884 in favor of Navy Federal Credit Union, Filed Jan. 3.

**Henry, Keesha,** Yonkers. $11,282 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Hernandes, Kate M.,** Yonkers. $4,394 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

**Hodge Cynthia,** Tarrytown. $4,877 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 30.

**Homefield Bowl Inc.,** Yonkers. $16,248 in favor of Hudson Energy Services LLC, Houston, Texas. Filed Jan. 3.

**Jason Scott Clothing LLC,** New York. $46,043 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 3.

**Johnson Mathew,** New Rochelle. $8,204 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Kirklin-Adams Amy,** Mount Vernon. $2,258 in favor of Bureaus Investment Group Portfolio No. 15 LLC, Northbrook, Illinois. Filed Jan. 3.

**Kobernitski, Steve,** Dobbs Ferry. $18,816 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

**Kobernitski, Steve,** Dobbs Ferry. $15,958 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

**Makarian, Grigor,** Yonkers. $16,097 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 30.

**Martinez, Carlos,** Mount Vernon. $6,324 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

**Meehan, Elizabeth A,** White Plains. $7,191 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Merchant Coterie Inc.,** New York. $55,433 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 3.

**Mickens, Justin,** New York. $11,389 in favor of Geico General Insurance Co., Woodbury. Filed Dec. 30.

**Mitchell, Monique,** Mount Vernon. $4,921 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Moran, Lisette,** Ossining. $2,200 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Morocho, Jeanette,** White Plains. $3,661 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

**Nally, Danielle,** Mount Vernon. $35,428 in favor of Bodnarmilone LLP, White Plains. Filed Jan. 3.

**Negrea, Vasile,** Ossining. $69,690 in favor of Hajoca Corp., Somers. Filed Jan. 3.

**O’Hara, Jennifer J.,** Bedford. $12,329 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

**Osei, Selina,** Yonkers. $1,461 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

**Perez, Pedro L.,** Yonkers. $4,068 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 2.

**Phillips, Donnie L.,** Ossining. $4,639 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Pires, Davide,** Bronxville. $18,309 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

**Ptylucki, Andrew,** Harrison. $11,005 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

**Ramos, Michelle,** Pelham. $3,149 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Randell, Jennifer,** Yonkers. $4,520 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

**Randell, Jennifer,** Yonkers. $7,001 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

**Ranghelli, Dana,** Tarrytown. $5,365 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

**Rodriguez, Denise A.,** Buchanan. $3,280 in favor of Capital One NA, McLean, Virginia. Filed Jan. 2.

**Rosa, Dayana,** Yonkers. $5,983 in favor of Capital One NA, McLean, Virginia. Filed Jan. 2.

**Lis Pendens**

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

**2022 Trotta Family I Revocable Trust,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $300,000 affecting property located at 671B Heritage Hills, Somers. Filed Dec. 30.

**Abreu, Aracelis L.,** as owner. Filed by TH MSR Holdings LLC. Action: Foreclosure of a mortgage in the principal amount of $446,000 affecting property located at 23 Oakland Ave., Mount Vernon. Filed Dec. 30.

**Alfred, Ami C.,** as owner. Filed by CMG Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of $477,197 affecting property located at 140 Amackassin Terrace, Yonkers. Filed Dec. 31.

**American Express Bank** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $387,200 affecting property located at 542 Kimball Ave., Yonkers. Filed Jan. 2.

**Arias, Rolando,** as owner. Filed by HSC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of $432,600 affecting property located at 36 Hamilton Ave., Yonkers. Filed Dec. 30.

**Arroyo, Loida,** as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of $204,749 affecting property located at 533 Willett Ave., Port Chester. Filed Jan. 2.

**Blackwell, Sharon,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $402,000 affecting property located at 8 Vail Ave., Peekskill. Filed Jan. 3.

**Caldwell & Walsh Building Construction Inc.,** as owner. Filed by Pawley Interior Contracting Inc. Action: Foreclosure of a mortgage in the principal amount of $45,256 affecting property located at 81 S. Broadway, Yonkers. Filed Dec. 24.

**Capital One Bank USA NA,** as owner. Filed by Santander Bank NA. Action: Foreclosure of a mortgage in the principal amount of $375,000 affecting property located at 365 Old Mamaroneck Road, White Plains. Filed Dec. 26.

**Chure, Luis,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $836,277 affecting property located at 46 Pines Bridge Road, Ossining. Filed Jan. 2.

**De Fonce, James,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $216,000 affecting property located at 65 Ellsworth Ave., Harrison. Filed Dec. 30.

**Gil Angie, V-Hei,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $536,000 affecting property located at 361 Old Mamaroneck Road, White Plains. Filed Dec. 31.

**Gotham Construction Group,** as owner. Filed by Morock Drilling. Action: Foreclosure of a mortgage in the principal amount of $19,000 affecting property located at 7 Hudson Place, Larchmont. Filed Dec. 31.

**Malcolm, Calvin J.Jr,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of $305,910 affecting property located in Mount Vernon. Filed Dec. 24.

**Martin, Erika T-Hei,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of $930,000 affecting property located at 135 Pleasantville Road, Pleasantville. Filed Dec. 31.

**Mechanic’s Liens**

**100 SLD Owner LLC,** Mount Pleasant. $210,206 in favor of Joffe Millwork & Supply LLC, Vineland, New Jersey. Filed Dec. 19.

**70 Pier LLC,** Yonkers. $180,279 in favor of Unified Door & Hardware Group Ll. Filed Dec. 19.

**Achieve By Design Inc.,** North Castle. $25,000 in favor of Superior Roofing /Bianca Cornaco, New Haven, Connecticut. Filed Dec. 20.

**Akjs Corp.,** Mount Pleasant. $2,972 in favor of ABM Air Conditioning & Heating I, Hawthorne. Filed Jan. 3.

**BA Leasing Bsc LLC,** Greenburgh. $5,765,444 in favor of Shawns Lawns Inc., Stamford, Connecticut. Filed Dec. 26.

**Benchmark LM Management Services LLC,** White Plains. $9,599 in favor of Centimark Corp. Filed Dec. 24.

**Billingsley, Heather,** North Salem. $9,595 in favor of O&G Industries Inc., Torrington, Connecticut. Filed Dec. 19.

**Felice & Gullen LLC,** Lewisboro. $106,403 in favor of C2g Environmental Consultants LLC, Farmingdale. Filed Dec. 31.

**George, Daniel,** Yonkers. $4,074 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Jan. 3.

**Gojka, Ching Yue,** Greenburgh. $10,120 in favor of Smyrna Ready Mix Concrete LLC. Filed Dec. 19.

**Keil, Heather L.,** Greenburgh. $88,712 in favor of William Stanislawczyk General Co., Yonkers. Filed Dec. 30.

**Loughren, John,** Mount Pleasant. $31,091 in favor of G.O’Reilly Contracting Inc., Thornwood. Filed Dec. 24.

**Manursing Island Club,** Rye. $39,000 in favor of Patrician Construction Corp., White Plains. Filed Dec. 23.

**Spaulding, Jeffrey D,** Pound Ridge. $54,291 in favor of Sunbelt Rentals Inc., Islip. Filed Dec. 20.

**Urstadt Biddle Properties Inc,** Eastchester. $1,718 in favor of Binaku Mechanical Inc., Bronx. Filed Dec. 30.

**New Businesses**

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

Partnerships

Sole Proprietorships

**Eduardo Hair Makeup Studio,** 1998 E. Main St., Mohegan Lake 10547. c/o Carlos Eduardo Bermeo Guzman. Filed Dec. 31.

**Ethereal Apparel,** 3 Pugsley Place, Ossining 10562. c/o Brian Calle. Filed Jan. 2.

**Heart Root Counseling,** 1392 Albany Post Road, Croton-On- Hudson 10520. c/o Anne Bingaman. Filed Dec. 30.

**Hewitt Nexus Innovation-Hni,** 630 Gramatan Ave. No. 5e, Mount Vernon 10552. c/o Mickly Hewitt. Filed Jan. 6.

**JCI Painters & More,** 453 Orchard St., Port Chester 10573. c/o Juan C. Cabrera. Filed Jan. 3.

**Jennifer Pagoto,** 25 Sagamore Road, Bronxville 10708. c/o Jennifer Lee Pagoto. Filed Dec. 30.

**JMS Occupational Therapy,** 5 Windsor Road, Croton-on-Hudson 10520. c/oJessica Marie Shapley. Filed Dec. 30.

**JWT Construction,** 111 Bruce Ave., Apt. 7A, Yonkers 10705. c/o Jose Wilmar Toro. Filed Jan. 7.

**Madriz Landscaping,** 272 Union Ave., New Rochelle 10801. c/o Filed Jan. 8.

**Mr. Moy Services,** 43 Bronx River Road, Yonkers 10704. c/o Andrew Moy. Filed Jan. 3.

**Next Wave Notary & Loan Signings,** 11 Nostrand Place, Yonkers 10701. c/o Ivette Moya-Gasca. Filed Dec. 30.

**Omniprime,** 2 Fisher Drive, No.315, Mount Vernon 10552. c/o Jeanette M. Pineda. Filed Dec. 31.

**Paul Varano Sales,** 93 Chippewa Road, Yonkers 10710. c/o. Filed Jan. 6.

**Precision Pro Contracting,** 32 Lincoln Place, No.1, Ossining 10562. c/o. Filed Jan. 8.