**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains and Poughkeepsie**

**Local business cases, Oct 16 - 22**

**Christal2 LLC, Spring Valley, Gerald Brathwaite, president,**

24-22891-SHL: Chapter 7, assets $0, liabilities $484,000.

Attorney: pro se.

**AA Jedson Company, Rye Brook, Michael A. Bordes, CEO,**

24-22898-SHL: Chapter 7, assets $0, liabilities $3,425,1673.

Attorney: Jeb Singer.

**TKS Venture Ltd., Orangeburg, Chi K. Dam, president,**

24-22908-SHL: Chapter 7, assets $0, liabilities $120,000.

Attorney: Michael A. Koplen.

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

**Local business cases, Oct 16 - 22**

**Yesica Maria Orozco Lozano vs. Rocbody LLC, New Rochelle, et al,**

24-cv-7842-KMK: Fair Labor Standards Act.

Attorney: Gennadiy Naydenskiy.

**Hannah Wulk, Highland Beach, Florida vs. New York Medical College of Medicine, Valhalla,**

24-cv-7845-NSR: Americans with Disabilities Act.

Attorney: David J. Hommel Jr.

**Maria V. Alarcon, Bronx, vs. Craft Pizza & Beer, Pleasantville, et al,**

24-cv-7914-NSR: Fair Labor Standards Act, class action.

Attorney: C.K. Lee.

**Zahra Chaudhry, Garnerville vs. Medwiz Pharmacy, Bardonia, et al,**

24-cv-7915-PMH: Employment discrimination.

Attorney: Jordan A. El-Hag.

**Daniel Ougrin, Kerhonkson vs. Boston Children's Hospital Physicians, Valhalla,**

24-cv-7938-KMK: Negligence, data breach, class action.

Attorney: Randi A. Kassan.

**International Union of Operating Engineers Local 15, Long Island City, et al, vs. PCI Industries Corp., Mount Vernon,**

24-cv-7943-JGLC: Employee Retirement Income Security Act.

Attorney: James M. Steinberg.

**International Union of Operating Engineers Local 14, Flushing, Queens, et al, vs. PCI Industries Corp., Mount Vernon,**

24-cv-7943-KMK: Employee Retirement Income Security Act.

Attorney: James M. Steinberg.

**Allison Lending LLC, Miami Beach, Florida vs. Croton Development LLC, Ossining, et al,**

24-cv-7967-PMH: Foreclosure.

Attorney: Alan H. Weinreb.

**Stephen Schlaugies vs. Boston Children's Hospital Physicians, Valhalla,** 24-cv-7969-PMH: Negligence, data breach, class action.

Attorney: Peter DeMato Jr.

**R&J Food Corp., Yonkers, et al, vs. U.S. Department of Agriculture,**

24-cv-8034-JGLC: Supplemental Nutrition Assistance Program.

Attorney: Andrew Z. Tapp.

**Deeds**

Above $1 million

**11 Kittle Road LLC,** Chappaqua. Seller: Free Fall Realty Corp., Chappaqua. Property: 11 Kittle Road, New Castle. Amount: $3 million. Filed Sept. 24.

**63 St. Johns LLC,** New Rochelle. Seller: Casa Family Ltd. Partnership, New Rochelle. Property: 63 St. Johns St., New Rochelle. Amount: $1.1 million. Filed Sept. 27.

**99 N. Water LLC,** Ossining. Seller: Windward Holdings LLC, Mount Kisco. Property: 99 N. Water St., Ossining. Amount: $2.5 million. Filed Sept. 27.

**A&D Burns LLC,** Bronxville. Seller: Pondfield Rental LLC, Tarrytown. Property: 100 Pondfield Road, 2F, Eastchester. Amount: $1.6 million. Filed Sept. 25.

**Cana, Alexander S.,** New York. Seller: Sheldrake Realty LLC, Scarsdale. Property: 4 Cohawney Road, Scarsdale. Amount: $4.1 million. Filed Sept. 24.

**Crowe, Rya,** Scarsdale. Seller: TAF21 LLC, Scarsdale. Property: 44 Paddington Road, Scarsdale. Amount: $3.7 million. Filed Sept. 23.

**Grey Grove LLC,** Greenwich, Connecticut. Seller: Marie DeMartino, Bedford. Property: 5 S. Brook Road, Bedford. Amount: $1.1 million. Filed Sept. 24.

**Kagan, Victor,** New York. Seller: 231 Overlook Road LLC, Brooklyn. Property: 231 Overlook Road, New Rochelle. Amount: $1.6 million. Filed Sept. 26.

**Levine Ashley,** Montclair, New Jersey. Seller: 74 Thompson Ave LLC, Croton-on-Hudson. Property: 74 Thompson Ave., Cortlandt. Amount: $1.3 million. Filed Sept. 24.

**RAS Closing Services LLC,** Glen Ellyn, Illinois. Seller: Dhanekula Sushmitha, Ardsley. Property: 34 Bramble Brook Road, Greenburgh. Amount: $1.1 million. Filed Sept. 26.

**Saul, Phyllis M.,** Thornwood. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., 1C, North Castle. Amount: $1.3 million. Filed Sept. 25.

**Tigers Realty Holding LLC,** Mount Vernon. Seller: One Bradford Road LLC, Bronx. Property: 1 Bradford Road, Mount Vernon. Amount: $7 million. Filed Sept. 27.

**Willow Avenue Larchmont LLC,** Laurel Hollow. Seller: Steven N. Serajeddini, Larchmont. Property: 4 Willow Ave., Mamaroneck. Amount: $4 million. Filed Sept. 27.

Below $1 million

**18 Webster Avenue LLC,** Dobbs Ferry. Seller: Lisa M. Bluestein, Scarsdale. Property: 619 First St., Rye Town. Amount: $365,000. Filed Sept. 27.

**1918 Longfellow Avenue LLC,** Bronx. Seller: US Bank NA, West Palm Beach, Florida. Property: 61 Morningside Ave., Yonkers. Amount: $66,000. Filed Sept. 24.

**330 South Broadway LLC,** Pleasantville. Seller: William W. Chen, White Plains. Property: 312 Main St., White Plains. Amount: $276,000. Filed Sept. 27.

**434 Sherman LLC,** Thornwood. Seller: Dorothea A. Lewis, Hawthorne. Property: 434 Sherman Ave., Mount Pleasant. Amount: $484,000. Filed Sept. 25.

**615 Warburton 4 LLC,** Yonkers. Seller: Aria Capital LLC, Long Branch, New Jersey. Property: 615 Warburton Ave., No. 5J, Yonkers. Amount: $765,000. Filed Sept. 26.

**67 Brewster Avenue LLC,** Yonkers. Seller: Gaetana Ficarrotta, Yonkers. Property: 67 Brewster Ave., Yonkers. Amount: $775,000. Filed Sept. 24.

**Carrington Mortgage Services LLC,** Lansing, Michigan. Seller: Christopher T. Bonante, White Plains. Property: 1-13 Greenridge Ave., White Plains. Amount: $240,000. Filed Sept. 24.

**Cascade Funding Mortgage Trust HB9,** Houston, Texas. Seller: Lisa M. Bluestein, Scarsdale. Property: 429 Homestead Ave., Mount Vernon. Amount: $539,000. Filed Sept. 24.

**Coin Only LLC,** Bronx. Seller: Wells Fargo Bank NA, Coppell, Texas. Property: 27 Hickory Hill Drive, Greenburgh. Amount: $635,000. Filed Sept. 23.

**Deutsche Bank National Trust Co.,** Mount Laurel, New Jersey. Seller: John Raniolo, Yonkers. Property: 27 Knoll West, Ossining. Amount: $466,000. Filed Sept. 24.

**Hadjstylianos Jason Z.,** Ossining. Seller: 109 Watch Hill LLC, Eastchester. Property: 109 Watch Hill Road, Cortlandt. Amount: $650,000. Filed Sept. 24.

**Joe Bellamy Construction Inc.,** Yorktown Heights. Seller: Matthew Manno, Yorktown Heights. Property: 2822 Walker Drive, Yorktown. Amount: $385,000. Filed Sept. 27.

**Peltra LLC,** South Berlin. Seller: Richard L. Falk Jr., Tuckahoe. Property: 4 Consulate Drive, 3E, Eastchester. Amount: $360,000. Filed Sept. 23.

**PJC Holdings Group LLC,** Yorktown Heights. Seller: Wells Fargo Bank NA, Anaheim, California. Property: 216 Smith St., Peekskill. Amount: $610,000. Filed Sept. 26.

**Real Estate Venture 1 LLC,** New York. Seller: My Home in Scranton, Bronxville. Property: 59 Eton Road, Yonkers. Amount: $685,000. Filed Sept. 25.

**Rodriguez, Mario D. G.,** Mount Vernon. Seller: Rosegrace LLC, New York. Property: 535 Locust St., Mount Vernon. Amount: $985,000. Filed Sept. 27.

**Rubenstein Estates LLC,** Saddle River, New Jersey. Seller: Carmine A. Alessandro, Rye. Property: 506 Midland Ave., Rye City. Amount: $200,000. Filed Sept. 26.

**Ryan, Michael,** Carmel. Seller: Christopher T. Bonante, White Plains. Property: 650 E. Main St., Yorktown. Amount: $380,000. Filed Sept. 27.

**Saldi Lane Associates LLC,** Thornwood. Seller: Dorothea A. Lewis, Hawthorne. Property: 434 Sherman Ave., Mount Pleasant. Amount: $121,000. Filed Sept. 25.

**Shared Profit Enterprise LLC,** Mount Vernon. Seller: Theresa Bessellieu, Mount Vernon. Property: 259 Fourth St., Mount Vernon. Amount: $380,000. Filed Sept. 27.

**Shmueli, Doron,** White Plains. Seller: Rail Side Properties R&S LLC, Hewlett. Property: 15 Commerce St., White Plains. Amount: $282,000. Filed Sept. 26.

**Slante Valley LLC,** Schodack Landing, Seller: Betsy Slote, North Castle. Property: 8 Green Valley Road, North Castle. Amount: $350,000. Filed Sept. 26.

**Tower Road 13, 14** and **15 LLC,** Scarsdale. Seller: Lake Mohegan Mansion LLC, Mohegan Lake. Property: 3694 Fieldstone Manor Road, Yorktown. Amount: $250,000. Filed Sept. 26.

**US Bank Trust NA,** Dallas, Texas. Seller: Anne J. Penachio, White Plains. Property: 349 Mundy Lane, Mount Vernon. Amount: $665,000. Filed Sept. 23.

**Yacoub, Danny,** Yonkers. Seller: 285 Renovation Corp., Yonkers. Property: 90 Kingston Ave., Yonkers. Amount: $600,000. Filed Sept. 26.

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

**Westchester County, Oct. 16 - 22**

**Burke, Raymond** and **Kelly D. Burke:** Port Chester, 2018 - 2023 personal income, $49,679.

**Doyle, Stephen Jr. and Wanda Johnson:** White Plains, 2019 - 2022 personal income, $33,983.

**Larkin, Peter J.:** Bedford Corners, 2021 - 2022 personal income, $159,727.

**Palumbo, Nicholas** and **Linda Palumbo:** Katonah, 2021 personal income, $108,890.

**Sitomer, Barbara:** Tarrytown, 2019 - 2021, 2023 personal income, $59,007.

**Vargas, Hostos:** Scarsdale, 2021 - 2022 personal income, $166,521.

**Whitney, Karen:** Chappaqua, 2018 personal income, $21,172.

**Wings Air Helicopters LLC:** West Harrison, 2024 quarterly taxes, $25,505.

**Judgments**

**83 Post LLC,** Brooklyn. $11,506 in favor of Sprague Operating Resources LLC, Harrison. Filed Sept. 4.

**860 Scarsdale Care LLC,** New York. $199,125 in favor of 860 Central Park Ave Development LLC, Scarsdale. Filed Sept. 23.

**A&A Laundromat,** White Plains. $88,930 in favor of Eastern Funding LLC, New York. Filed Sept. 10.

**Alonzo, Biviana,** Mount Vernon. $4,484 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Alonzo, Sophia,** Tarrytown. $11,561 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 23.

**Anderson, Marion,** Rye. $20,089 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 25.

**Angelo, Brian D.,** Ardsley. $4,731 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Bach, Michael P.,** White Plains. $11,661 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 12.

**Bartels, William,** Briarcliff Manor. $295,190 in favor of Valley National Bancorp, Wayne, New Jersey. Filed Sept. 4.

**Berrio, Luz,** Tarrytown. $3,775 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 4.

**Blaze Jamaican Kitchen LLC,** Yonkers. $9,202 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 12.

**Bordas, Krubens D.,** Buchanan. $11,943 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 25.

**Bush, Nicole,** Buchanan. $4,684 in favor of Capital One NA, McLean, Virginia. Filed Sept. 10.

**Castro, Kristoffer,** New Rochelle. $19,856 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 5.

**Christie, Desmond E.,** Mount Vernon. $4,952 in favor of Capital One NA, McLean, Virginia. Filed Sept. 10.

**Competiello-Cruz, Demitri,** Yonkers. $4,155 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 10.

**Coyt, Orlando,** Port Chester. $9,835 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 25.

**Crespo, Lucy,** White Plains. $1,763 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 17.

**Eltawil, Ahmed,** Yonkers. $2,913 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Sept. 12.

**Endres, Robert D.,** Rye. $22,744 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Fang, Lin D.,** Woodside. $9,117 in favor of Geico General Insurance Co., Woodbury. Filed Sept. 5.

**Frazier, Carlos,** Yonkers. $2,672 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Garcia, Leticia,** White Plains. $12,510 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 12.

**Gleeson, Colleen M.,** Yonkers. $1,166 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Sept. 10.

**Godfrey, Naima,** Bronx. $30,769 in favor of 48-50 Saratoga Realty Corp., Yonkers. Filed Sept. 25.

**Gomez, Nelson A. E.,** Mount Vernon. $4,604 in favor of Capital One NA, McLean, Virginia. Filed Sept. 10.

**Gorur, Nazife,** Yonkers. $8,593 in favor of Capital One NA, McLean, Virginia. Filed Sept. 12.

**Guerrero, Marjorie C.,** Bronx. $24,031 in favor of Central National Gottesman Inc., Teterboro, New Jersey. Filed Sept. 12.

**High Valley Designs Ltd.,** Amawalk. $88,110 in favor of Applied Underwriters Inc., Basking Ridge, New Jersey. Filed Sept. 17.

**Holguin, Giovani,** Harrison. $6,210 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 25.

**Johnson, Holly,** Ossining. $5,930 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 24.

**Jones, Deborah,** Brooklyn. $197,450 in favor of 131 Vernon Elite LLC, Fleetwood. Filed Sept. 23.

**Kassman, Leon,** Mount Kisco. $8,688 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Kingdom Transportation Inc.,** Buffalo. $26,955 in favor of State Insurance Fund, White Plains. Filed Sept. 4.

**Krasniqi, Haxhi,** Yonkers. $500,225 in favor of American Surety Co., Indianapolis, Indiana. Filed Sept. 12.

**Lajqi, Dardan,** Yonkers. $8,953 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Lawrence, Jacquelyn,** Peekskill. $1,229 in favor of Credit Corporation Solutions Inc., Draper, Utah. Filed Sept. 5.

**Lewis, Jake,** Mount Vernon. $3,068 in favor of Jeff Eideh, Bronx. Filed Sept. 12.

**Liberti, Phyllis M.,** Ossining. $3,590 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 17.

**Lindon, Sarah A.,** Ossining. $2,235 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 5.

**Louis, Astrid T.,** Scarsdale. $4,312 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 16.

**Mardjonovic, Mirjana,** Valhalla. $19,764 in favor of Bedford Mews Condominium Board of Managers, Filed Sept. 13.

**Mendoza, Ursula A.,** Croton-on-Hudson. $3,895 in favor of Capital One NA, McLean, Virginia. Filed Sept. 9.

**Mignone,Alexandra,** New Rochelle. $3,903 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 17.

**Mimms, Michelle,** Syracuse. $13,379 in favor of LCS Capital LLC, Centennial, Colorado. Filed Sept. 5.

**Montero, Pola,** New Rochelle. $6,274 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 17.

**Moody, Janay T.,** Mount Vernon. $10,157 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Mouane, Nasser E. H.,** Port Chester. $8,142 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Myrthhil, Alouinord,** Yonkers. $2,492 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Ortega, Nayla,** Yonkers. $959 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 5.

**Ortega, Rosa E.,** West Harrison. $2,713 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Osbourne, Tannesha,** Yonkers. $45,878 in favor of 1-6 Morningside Properties LLC, Yonkers. Filed Sept. 25.

**Parkinson, Chaeson,** Ardsley. $9,721 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Sept. 12.

**Pierce, Barbara,** White Plains. $25,988 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 25.

**Pierrette, Solon,** White Plains. $3,348 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 12.

**Pinto, Cassandra A.,** Bronxville. $8,476 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 6.

**Prudente, Jorge A.,** Yonkers. $4,782 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Sept. 9.

**Putnam, Stephen P.,** Mamaroneck. $6,889 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Rivera Jr., Andres,** Yonkers. $16,082 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 10.

**Roman, Briahna,** Pelham. $2,446 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 12.

**Rossi, Valdete,** White Plains. $5,724 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 12.

**Russo, Michael,** Eastchester. $6,416 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 17.

**Satenberg, William,** White Plains. $5,355 in favor of Capital One NA, McLean, Virginia. Filed Sept. 10.

**Soto, Wilmary,** Yonkers. $22,058 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

**Spencer, Robert,** Armonk. $4,980 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 4.

**Stamps, Diandra,** Mamaroneck. $11,407 in favor of Graceland Terrace Housing Development Fund Corp., Port Chester. Filed Sept. 10.

**Stokes Plumbing & Trenchless,** Yonkers. $83,133 in favor of Acid Waste Management Inc., Port Chester. Filed Sept. 5.

**Tavarez, Maria M.,** Yonkers. $5,001 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 24.

**Terracciano, Anna M.,** Yonkers. $7,426 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 12.

**Westchester Building Company LLC,** New York. $111,015 in favor of Trane US Inc., Lacrosse, Wisconsin. Filed Sept. 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.*

**Antonina Carollo Irrevocable Trust** dated **December,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $150,000 affecting property located at 153 Old Wilmot Road, Scarsdale. Filed Sept. 12.

**Burrell, Chris,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $254,000 affecting property located at 6 Stewart Place, Yonkers. Filed Sept. 13.

**Cambareri, Rocco,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $620,000 affecting property located at 1330 Route 35, South Salem. Filed Sept. 11.

**Cicullo, Maria,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $320,000 affecting property located at 455 Bellevue Ave., Yonkers. Filed Sept. 11.

**Civitano, Geraldine C.,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of $247,000 affecting property located at 60 Northfield Road, New Rochelle. Filed Sept. 20.

**Danko, Marie E.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $150,000 affecting property located at 9 Route 118, Yorktown Heights. Filed Sept. 17.

**Doe, John,** as owner. Filed by US Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of $457,500 affecting property located at 345 S. Fourth Ave., Mount Vernon. Filed Sept. 18.

**Ford, Omar A.,** as owner. Filed by HillCrest Park Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of $5,408 affecting property located at 152 Rolling Way, Peekskill. Filed Sept. 11.

**Greencroft I Condominium Board of Managers,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $225,000 affecting property located at 701 Pelham Road, New Rochelle. Filed Sept. 11.

**Moonan, Darlene,** as owner. Filed by Towd Point Mortgage Trust 2017-3. Action: Foreclosure of a mortgage in the principal amount of $825,000 affecting property located at 12 Woodland Court South, Bedford. Filed Sept. 17.

**Nwozu, Jennifer C-Hei,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of $505,672 affecting property located at 69 Skymeadow Place, Greenburgh. Filed Sept. 13.

**Safdar, Syed H.,** as owner. Filed by Pentagon Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of $1,960,000 affecting property located at 66 Lockwood Road, Scarsdale. Filed Sept. 18.

**Telesco, Leza,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of $813,750 affecting property located at 14 Forbes Blvd., Eastchester. Filed Sept. 12.

**Torres, Ulises,** as owner. Filed by MSR Asset Vehicle LLC. Action: Foreclosure of a mortgage in the principal amount of $573,800 affecting property located at 12 Ellenton Ave., New Rochelle. Filed Sept. 10.

**Mechanic’s Liens**

**1060 Nepperhan Avenue LLC,** Yonkers. $44,073 in favor of Ryan Soames Engineering DPC, New York. Oct. 3.

**115 Cedar Street Investors LLC,** New Rochelle. $69,609 in favor of Baco Enterprises Inc., Bronx. Oct. 7.

**601 Midland Rye Real Estate Owners,** Rye. $30,734 in favor of Highway Safety Protection Corp., College Point. Oct. 9.

**Chen, Aishun,** New Rochelle. $17,193 in favor of Bruzzese Home Improvements LLC, New Rochelle. Oct. 7.

**DPPC Holdings LP,** Port Chester. $67,751 in favor of Bluewater Plumbing & Heating Inc., Flushing. Oct. 9.

**GS White Plains Owners LLC,** White Plains. $18,299 in favor of Capitol Building Supply Inc., Brooklyn. Oct. 7.

**Pang, Joyce,** Cortlandt. $3,500 in favor of Pauline Danko Construction LLC, Wingdale. Oct. 3.

**Phoenix Capital Partners LLC,** Harrison. $14,893 in favor of TK Elevator Corp., Atlanta, Georgia. Oct. 8.

**Shen Jun,** White Plains. $41,482 in favor of Main Street Home & Garden Inc., Hawthorne. Oct. 4.

**Wartburg Residential Community Inc.,** Mount Vernon. $82,545 in favor of Taconic Heating & Cooling Corp., Cortlandt Manor. Oct. 4.

**New Businesses**

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

Sole Proprietorships

**Gladys House Cleaning Services,** 282 Katonah Ave., Katonah 10536. c/o Gladys Cristobal. Filed Sept. 25.

**Glen Smith Lawn & Garden Services,** P.O. Box 147, Lincolndale 10540. c/o Glen Smith. Filed Sept. 24.

**Go Health Education Resources,** P.O. Box 115, Croton-on-Hudson 10520. c/o Kathleen Descamps. Filed Oct. 1.

**God Is Able Store,** 8 E. Fourth St., Mount. Vernon 10550. c/o Mary Comfort Kumah. Filed Oct. 2.

**Hair By Tyla,** 223 Bryant Ave., Elmsford 10523. c/o Tyla Nekhi Morris. Filed Sept. 19.

**HCK Prints,** 150 S. Fourth Ave., Mount Vernon 10550. c/o Evan Ramsey. Filed Sept. 25.

**House Nutrition,** 2 Bank St., Peekskill 10566. c/o Tania Zambrano. Filed Sept. 25.

**Hueman,** 124 Remsen Road, Yonkers 10710. c/o Juan Camilo Rojas Ribon. Filed Sept. 23.

**Hunters Room,** 11 W. Prospect Ave., Mount Vernon 10550. c/o Margaret Reid. Filed Sept. 27.

**Instan Tow,** 96 Orchard St., Yonkers 10703. c/o Maximus Salgado. Filed Sept. 23.

**J Marley Home Restoration,** 176 Warburton Ave., Hastings-on-Hudson 10706. c/o Jonathan Marley. Filed Sept. 25.

**Jason H. Breen Construction,** 44 Garretson Road, White Plains 10604. c/o Jason Breen. Filed Sept. 24.

**JDG Transportation,** 177 Halsted Ave., Mamaroneck 10528. c/o Juan Domingo Gonzalez Martinez. Filed Sept. 25.

**Juan Torres & Son Painting,** 97 Horton Ave. No. 3, New Rochelle 10801. c/o Juan Luis Torres. Filed Sept. 18.

**Karttography Lighting,** 1357 Longview Ave., Peekskill 10566. c/o Stephen Kartt. Filed Sept. 18.

**Les Scrubs,** 89 McLean Ave., Yonkers 10705. c/o Tania Zapata. Filed Sept. 19.

**Life Yoga,** 100 Pelham Road, 6J, New Rochelle 10805. c/o Liza Tuck. Filed Sept. 18.

**M. Muniz Painting,** 145 Franklin Ave., New Rochelle 10805. c/o Mauricio Muniz Rodriguez. Filed Sept. 25.

**MJA Communications,** 18 Allen St., Dobbs Ferry 10522. c/o Mark J. Azznara. Filed Sept. 20.

**MJZ Designs,** 69 Oregon Road, Cortlandt Manor 10567. c/o Matthew Duteau. Filed Oct. 2.