**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains and Poughkeepsie**

**Local business cases, Nov. 27 - Dec. 3**

**Hybrid Management and Construction Corp., Mount Vernon, Tiyari Rahman, president,** 24-23047-KYP: Chapter 11, total assets and liabilities not disclosed.

Attorney: Surajudeen Agbaje.

**SJP Realty Holdings LLC, Spring Valley, Abraham Post, partner,**

24-23050-SHL: Chapter 7, assets and liabilities $1 million - $10 million.

Attorney: pro se.

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

**Local business cases, Nov. 27 - Dec. 3**

**Norguard Insurance Company, Wilkes-Barre, PA vs. Panagia Foods Inc., Highland Falls,** 24-cv-9096-PMH: Negligence.

Attorney: Andrew Hunt.

**Ohio Casualty Insurance Co., Boston vs. Precision Mechanical HVAC Corp., Monsey, et al,** 24-cv-9192-PMH: Breach of contract.

Attorney: Alexander X. Saunders.

**Lucas Brinkmeyer, Dallas County, Indiana vs. Mediacom Communication Corp., Orange County,** 24-cv-9236: Fair Labor Standards Act, class action.

Attorney: Nicholas R. Conlon.

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

**Westchester County, Nov. 27 - Dec. 3**

**Between Ages Adult Social Center Inc.:** New Rochelle, 2019 – 2024 quarterly, unemployment and corporate income taxes, and failure to file correct information, $84,154.

**Cepeda, Obed** and **Antonia S. Dunbar:** New Rochelle, 2021 personal income, $247,900.

**Donn, Hillary J.:** Scarsdale, 2022 – 2023 personal income, $16,143.

**Gordon, Mark A.:** Yorktown Heights, 2018 – 2020, 2022 personal income, $85,464.

**Deeds**

Above $1 million

**121 Stevens Avenue LLC,** Short Hills, New Jersey. Seller: 231 West Lincoln Avenue Realty Corp., Mount Vernon. Property: 121 Stevens Ave., Mount Vernon. Amount: $4.3 million. Filed Nov. 12.

**126 Birchall Drive LLC,** Carle Place, Seller: 126 Birchall LLC, Scarsdale. Property: 126 Birchall Drive, Scarsdale. Amount: $2.4 million. Filed Nov. 7.

**25 Webster LLC,** Pelham. Seller: Phillips Realty LLC, New Rochelle. Property: 25 Webster Ave., New Rochelle. Amount: $3.6 million. Filed Nov. 6.

**310 S. Broadway Holdings LLC,** Yonkers. Seller: 310 S. Broadway Corp. New York. Property: 306-308 S. Broadway, Yonkers. Amount: $3.1 million. Filed Nov. 12.

**36 Lyndel Road Property Management LLC,** Pound Ridge. Seller: Amy Rubenstein, New York. Property: 36 Lyndell Road, Pound Ridge. Amount: $4 million. Filed Nov. 8.

**BA USA Properties Ltd.,** New York. Seller: Charles S. Lesnick, Yonkers. Property: 31 Saxon Woods Road, Scarsdale. Amount: $2.1 million. Filed Nov. 4.

**Countryside, Carousel LLC,** Brooklyn. Seller: Richard A. Johnson Jr., New Milford, Connecticut. Property: 251 Seven Bridges Road, Yorktown. Amount: $3.5 million. Filed Nov. 12.

**Diven Street Owners LLC,** Elmsford. Seller: Diven Street 9 LLC, Brooklyn. Property: 943 Diven St., Peekskill. Amount: $1.2 million. Filed Nov. 6.

**FAC Property New York 1 LLC,** Tuckahoe. Seller: Mayflower Inc., Rye. Property: 646 North Ave., New Rochelle. Amount: $1.6 million. Filed Nov. 6.

**Gerbino, Lisa J.,** Mount Kisco. Seller: Toll Northeast V Corp. Fort Washington, Pennsylvania. Property: 33 Lila Lane, New Castle Amount: $1.7 million. Filed Nov. 12.

**Mainiero LLC,** Rye. Seller: 219 Central LLC, Harrison. Property: 219 Central Ave., Rye City. Amount: $1.6 million. Filed Nov. 6.

**Margaret Ann Pike Revocable Living Trust,** Tarrytown. Seller: Vv8 Holdings LLC, Irvington. Property: 45 Hudson View Way, 405, Greenburgh. Amount: $2.7 million. Filed Nov. 8.

**New Belle Realty LLC,** Rye. Seller: Saracino Realty Inc., Virginia. Property: 39 Purchase St., Rye City. Amount: $2.8 million. Filed Nov. 8.

**Rosenstein, Allan B.,** New York. Seller: Ll Parcel E LLC Fort Washington, Pennsylvania. Property: 314 Palisades Blvd., Mount Pleasant. Amount: $1.6 million. Filed Nov. 12.

**Shangod 2 Nu Realty LLC,** Scarsdale. Seller: Maryce Cohen, Scarsdale. Property: 47 Malverin Lane, New Rochelle. Amount: $1 million. Filed Nov. 8.

**Song, Yongseok,** Ossining. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 37 Lila Lane, New Castle. Amount: $1.4 million. Filed Nov. 6.

**Stevens, Jenna L.,** New York. Seller: Ll Parcel E LLC, Fort Washington, Pennsylvania. Property: 316 Palisades Blvd., Mount Pleasant. Amount: $1.7 million. Filed Nov. 8.

**Zwilling J. A. Henckels LLC,** Pleasantville. Seller: O. D. Property Corp., White Plains. Property: 220 Marble Ave., Mount Pleasant. Amount: $2.3 million. Filed Nov. 8.

Below $1 million

**15 Bonnie Meadow Rd LLC,** Braintree, Massachusetts. Seller: Roth Karen, Chappaqua. Property: 15 Bonnie Meadow Road, New Rochelle. Amount: $938,000. Filed Nov. 7.

**15 Cobblestone Lane LLC,** Spring Valley. Seller: Peter F. Brennan, Cortlandt Manor. Property: 15 Cobblestone Lane, Cortlandt. Amount: $405,000. Filed Nov. 6.

**22 Meadow Way LLC,** White Plains. Seller: Rena Wertzer, White Plains. Property: 12 Meadow Way, White Plains. Amount: $925,000. Filed Nov. 6.

**86 University Avenue LLC,** Darien, Connecticut. Seller: Universe Building Association LLC, Yonkers. Property: 86 University Ave., Yonkers. Amount: $175,000. Filed Nov. 4.

**Acheampong Ransford,** Bronx. Seller: Pointbridge LLC, Great Neck. Property: 33 Allard Ave., New Rochelle. Amount: $995,000. Filed Nov. 7.

**Bauer, George P.,** Mamaroneck. Seller: Thomas Galliva, White Plains. Property: 802 Fairway Green, Mamaroneck. Amount: $990,000. Filed Nov. 6.

**Brown, Andrew,** New Rochelle. Seller: RAS Closing Services LLC, Glen Ellyn, Illinois. Property: 10 Harriman’s Keep, Greenburgh. Amount: $922,000. Filed Oct. 31.

**Courtien John,** Brooklyn. Seller: 40 Davis Ave LLC, Dobbs Ferry. Property: 5 Saunders St., Greenburgh. Amount: $660,000. Filed Nov. 8.

**Dent, Briar L.,** Waccabuc. Seller: Femmes-Invest LLC, South Salem. Property: 207 Kitchawan Road, Lewisboro. Amount: $925,000. Filed Oct. 29.

**Hikari Express Company Ltd.,** Tokyo, Japan. Seller: MLTK Inc., Eastchester. Property: 69 Alkamont Ave., Eastchester. Amount: $999,000. Filed Nov. 6.

**HSBC Bank USA,** Greenville, South Carolina. Seller: Julie Cherico, White Plains. Property: 9 Montclair Road, Yonkers. Amount: $805,000. Filed Nov. 7.

**Indian Hill Castle Inc.,** Whitestone. Seller: Max B. Levene, Bedford. Property: 71 Indian Hill Road, Bedford. Amount: $999,999. Filed Nov. 6.

**Jahjaga, Mentor,** Yonkers. Seller: 203 Main Street LLC, Mount Vernon. Property: 203 Main St., Eastchester. Amount: $849,000. Filed Nov. 1.

**KjJZF LLC,** Yonkers. Seller: Daniel Damico, Yonkers. Property: 226 Sommerville, Yonkers. Amount: $875,000. Filed Nov. 4.

**Oak Street Owners 3 LLC,** Elmsford. Seller: Diven Street 9 LLC, Brooklyn. Property: 939 Diven St., Peekskill. Amount: $200,000. Filed Nov. 4.

**Ras Closing Services LLC,** Glen Ellyn, Illinois. Seller: Tania Davalos, Irvington. Property: 10 Harriman’s Keep, Greenburgh. Amount: $922,000. Filed Oct. 30.

**Reid, Sonia,** Yonkers. Seller: 163 Taafe Estate LLC, Brooklyn. Property: 440 Columbus Ave., Mount Vernon. Amount: $700,000. Filed Nov. 8.

**Saljanin, Zef,** Yorktown Heights. Seller: Supreme Homes LLC Ossining. Property: 31 Aberdeen Road, Cortlandt Amount: $800,000. Filed Nov. 12.

**SSS Realty LLC,** Matamoras, Pennsylvania. Seller: Wilmington Savings Fund Society FSB, Lansing, Michigan. Property: 89 Chauncey Ave., New Rochelle. Amount: $600,000. Filed Nov. 4.

**Wilmington Savings Fund Society FSB,** Anaheim, California. Seller: Anthony J. Pieragostini, Mount Kisco. Property: 2751 Ogden Drive, Yorktown. Amount: $612,000. Filed Nov. 6.

**Workers' Compensation Board**

*Failure to carry insurance or for work-related injuries and illnesses.*

**756 Allerton Avenue Corp.,** White Plains. Amount: $21,500.

**Aires De Colombia Inc.,** White Plains. Amount: $4,000.

**Amanda Creedon,** New Rochelle. Amount: $21,500.

**Daniel Burack** d.b.a**. Daniel Burack Enterprises,** Harrison. Amount: $21,000.

**East Ridge Excavation LLC,** Waccabuc. Amount: $21,500.

**Elemental Hvac Solutions Inc.,** Yonkers. Amount: $1,000.

**Etricity LVS Inc.** d.b.a. **Nexus Low Voltage Solutions,** Yorktown Heights. Amount: $1,000.

**Future Leaders & Beyond Daycare Inc.,** Yonkers. Amount: $8,500.

**Glacier Credit Strategies LLC,** Scarsdale. Amount: $18,000.

**GNA Food Corp.,** Tarrytown. Amount: $21,000.

**JH Contracting & Maintenance Inc.,** White Plains. Amount: $21,500.

**Katiria On Hair Inc.,** New Rochelle. Amount: $21,500.

**MS B Greenwich Agency LLC,** Pelham. Amount: $76,000.

**New York Catholic Supply Inc.,** Elmsford. Amount: $21,500.

**Niemann Capital LLC,** Mount Kisco. Amount: $26,500.

**Santino’s East Coast Crust Incorporated,** Mohegan Lake. Amount: $3,000.

**SFSO LLC** d.b.a. **Spot On Home Cleaners,** Yonkers. Amount: $21,000.

**Smokers Shop 2 Corp.,** Yonkers. Amount: $21,000.

**Star Parking 2 Inc.,** Yonkers. Amount: $23,000.

**Ziamara Moran,** Port Chester. Amount: $3,500.

**Judgments**

**Aarons, Tamara,** Mount Vernon. $29,605 in favor of Avis Rent a Car System LLC, Atlanta, Georgia. Filed Nov. 8.

**Abreu, Maribel,** Yonkers. $24,515 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 31.

**Adams, Noah,** Croton-on-Hudson. $14,985 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 28.

**Ahmed, Ibrahim,** Tarrytown. $1,743 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 1.

**Alvarez, Luis F. V.,** New Rochelle. $5,295 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 8.

**Anderton, Maya,** Yonkers. $5,525 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 28.

**Aracena, Rosanna,** West Harrison. $12,147 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 30.

**Aranda, Karina J.,** White Plains. $15,916 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 31.

**Banks, Alvin,** Mohegan Lake. $1,752 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 31.

**Barry, Linda,** Valhalla. $4,044 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Oct. 31.

**Berkley, Njeri N.,** Mount Vernon. $2,785 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 28.

**Blumenthal, Phelep,** Harrison. $764 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 31.

**Broberg, Christopher W.,** Yonkers. $4,574 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 7.

**Brooks, Shayne,** Mount Vernon. $1,897 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 7.

**Capjon Ny LLC,** South Salem. $4,783 in favor of MS Walker Inc., New Rochelle. Filed Oct. 31.

**Cardillo, Sylvia C.,** Mount Kisco. $1,149 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 31.

**Carpenter, Kenseener,** Yonkers. $5,241 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 1.

**Carroscio, Brian,** Cross River. $4,136 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 13.

**Castro, Erika,** Laredo, Texas. $53,101 in favor of Greenwich Capital Management LP, White Plains. Filed Oct. 30.

**Centrafill LLC,** Yonkers. $376,431 in favor of Kajam Realty LLC, Morristown, New Jersey. Filed Oct. 28.

**Chery, Suze J.,** Elmsford. $1,455 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 1.

**Cleofas, Louie E.,** New Rochelle. $19,943 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Cousins, Taryn M.,** Sleepy Hollow. $1,763 in favor of Clinton Park Development LLC, Brooklyn. Filed Nov. 13.

**Cruz, Fromencio,** Yonkers. $2,329 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Nov. 13.

**Dago, Alexander O.,** Ossining. $1,684 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 7.

**Dasilva, Marcos R.,** Mount Vernon. $4,386 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 1.

**Davis, Keja,** White Plains. $2,048 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 25.

**Dawodu, Jessica,** Yonkers. $12,425 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 1.

**Deraffele, Christopher,** New Rochelle. $87,805 in favor of John Deraffele, New Rochelle. Filed Oct. 30.

**Dixon, Maurice J.,** New Rochelle. $3,583 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 13.

**Dolan, Sharon,** New Rochelle. $1,913 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 22.

**Dozier, Brian L.,** Mount Kisco. $2,092 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 31.

**Ennis, Nicole,** Croton-on-Hudson. $6,874 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 31.

**Espinoza, Debarajas G.,** Port Chester. $4,357 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

**FJ 48 Corp.,** New York. $7,220 in favor of MS Walker Inc., New Rochelle. Filed Nov. 1.

**Frith, Juliana,** Elmsford. $13,514 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 28.

**Garnet, Delbert,** Yonkers. $4,529 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 8.

**Gordon, Graham,** Yonkers. $15,218 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 28.

**Graham, Lillie,** Scarsdale. $9,029 in favor of Catholic MLTC Inc., New York. Filed Oct. 28.

**Granato On the Go LLC,** Draper, Utah. $11,968 in favor of Illy Caffe North America Inc., Rye Brook. Filed Nov. 1.

**Grapeswine.com,** South Salem. $4,783 in favor of MS Walker Inc., New Rochelle. Filed Oct. 31.

**Hart, Skylar,** Hartsdale. $4,314 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

**Haughton, Judith,** Mount Vernon. $6,146 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 1.

**Hi-Tech Security & Sound Inc.,** Yorktown Heights. $16,761 in favor of Ademco Inc., Chicago, Illinois. Filed Oct. 31.

**Inga, Sibblies,** Mount Vernon. $1,919 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Nov. 7.

**James, Duraney,** Ossining. $1,354 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 8.

**Jones, Rodney A.,** Yonkers. $5,438 in favor of Capital One N A, Glen Allen, Virginia. Filed Nov. 13.

**Kalicharan, Markis,** Valhalla. $1,440 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 31.

**Kastrataj, Avdi M.,** Flushing. $39,488 in favor of CW High Ridge Plaza LLC, New York. Filed Oct. 29.

**Kieran, Michael F.,** Yonkers. $18,413 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Kittle House On The Hudson LP,** Yonkers. $115,344 in favor of MDS HVAC-R Inc., Walden. Filed Oct. 28.

**Kollore, Lacina K.,** New Rochelle. $3,220 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 31.

**Lashley-Wright, Kai T.,** Yonkers. $3,854 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

**Lawlor, Patricia A.,** Yonkers. $14,992 in favor of Bank of America Na, Charlotte, North Carolina. Filed Nov. 7.

**Lebale, Thomas,** Scarsdale. $6,940 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 8.

**Lopez, Isidro Jr.,** New Rochelle. $3,060 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 31.

**Lugo, Salvelia,** Yonkers. $11,311 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 28.

**Ochoa, Cynthia L.,** Yonkers. $4,589 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 25.

**Phuong Bui Trissa Trinh,** Yonkers. $21,004 in favor of Mantis Funding LLC, New York. Filed Oct. 25.

**Primes, Brian,** Briarcliff. $6,611 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Rios, Angel J.,** Ossining. $6,156 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 13.

**Sniffen, Daniel,** Peekskill. $10,719 in favor of Mid-Hudson Federal Credit Union, Kingston. Filed Oct. 25.

**Stone, Ronald S.,** Mount Vernon. $12,084 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 13.

**Todorovich, John,** New York. $490,069 in favor of Lawyers Fund For Client Protection of the State of New York, Filed Oct. 22.

**Videotoolz 2.0 Inc.,** Hartsdale. $46,464 in favor of Bloomingdale Road Recovery LLC, New York. Filed Nov. 13.

**Vtb Express Inc,** Yonkers. $21,004 in favor of Mantis Funding LLC, New York. Filed Oct. 25.

**Wilkins, Marie,** Yonkers. $5,671 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 25.

**Willis, Mark A.,** Yonkers. $14,643 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Witkowski, Michael,** Tarrytown. $3,487 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Yazdanpanah, Jahan,** White Plains. $29,176 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Lis Pendens**

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

**Balbona, Vasel,** as owner. Filed by Allison Lending LLC. Action: Foreclosure of a mortgage in the principal amount of $250,000 affecting property located at 280 Croton Ave., Cortlandt. Filed Oct. 24.

**Beck, William H.,** as owner. Filed by Selene Finance LP. Action: Foreclosure of a mortgage in the principal amount of $292,000 affecting property located at 1736 Congress Ave., Peekskill. Filed Oct. 23.

**Borrani, Gino J.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $567,000 affecting property located at 110 Park Ave., Eastchester. Filed Oct. 24.

**Chase Bank USA NA,** as owner. Filed by JPMorgan Mortgage Acquisition Corp. Action: Foreclosure of a mortgage in the principal amount of $239,000 affecting property located at 111 Westminster Drive, Yonkers. Filed Oct. 23.

**Finger, Wanda,** Estate,as owner. Filed by Uas Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $511,000 affecting property located at 56 Holland Place, Hartsdale. Filed Oct. 18.

**Funding Metrics LLC,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of $198,000 affecting property located at 29 Waterbury Parkway, Cortlandt. Filed Oct. 21.

**Grant, Marlene,** as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of $177,000 affecting property located at 4 Hartley Ave., Mount Vernon. Filed Oct. 18.

**Herrera, Aracelys,** as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of $637,000 affecting property located at 1484 Nepperhan Ave., Yonkers. Filed Oct. 22.

**Imafidon, Festus,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $276,000 affecting property located at 14 Sudbury Drive, Yonkers. Filed Oct. 23.

**Katz, Michael,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of $289,000 affecting property located at 109 Vista Place, Mount Vernon. Filed Oct. 21.

**Lage, Agripino,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $520,000 affecting property located at 9 Elba Place, Scarsdale. Filed Oct. 21.

**M&T Bank,** as owner. Filed by Schmitt Family Revocable Trust. Action: Foreclosure of a mortgage in the principal amount of $289,000 affecting property located at 109 Vista Place, Mount Vernon. Filed Oct. 24.

**Persaud, Ranjit,** as owner. Filed by US Bank National Trust NA. Action: Foreclosure of a mortgage in the principal amount of $440,000 affecting property located at 337 N. Seventh Ave., Mount Vernon. Filed Oct. 22.

**Southwell, Nadine,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $725,000 affecting property located at 175 Huguenot St., Unit 2401, New Rochelle. Filed Oct. 24.

**Werner, Bernard,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of $125,000 affecting property located at 420 Spring Drive, Yorktown. Filed Oct. 22.

**Mechanic’s Liens**

**1060 Nepperhan Avenue LLC,** Yonkers. $71,112 in favor of Domani Inspection Services Inc., Lynbrook. Filed Nov. 7.

**440 Hamilton Owners LLC,** White Plains. $255,656 in favor of Environmental Appraisers & Builders, Harrison. Filed Nov. 21.

**575 Bronx River Road Owners Corp.,** Yonkers. $14,610 in favor of LCS Restoration Corp., Bronx. Filed Nov. 12.

**BA Leasing BSC LLC,** Greenburgh. $5,765,444 in favor of Shawns Lawns Inc., Stamford, Connecticut. Filed Nov. 8.

**Guthrie, Lazeena,** Yonkers. $9,750 in favor of Yost & Campbell Inc., Mount Vernon. Filed Nov. 12.

**Ipark Broadway LLC,** Yonkers. $640,679 in favor of Shawns Lawns Inc., Stamford, Connecticut. Filed Nov. 8.

**Katz, Evan H., Trust,** Rye. $2,390,273 in favor of Pollack & Partners LLC, Greenwich, Connecticut. Filed Nov. 13.

**Lockwood Medical Campus Owner LLC,** New Rochelle. $129,655 in favor of CCG Expansion Services Inc., Jersey City, New Jersey. Filed Nov. 13.

**New Businesses**

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

Partnerships

**CM Cargo,** 244 N. Terrace Avenue, Mount Vernon 10550. c/o Marcos Roberto DaSilva and Caio Henrique Olandesi. Filed Nov. 14.

Sole Proprietorships

**A + Forward Coaching Services,** 555 Central Park Ave., Scarsdale 10583. c/o Nandini Saxena. Filed Nov. 8.

**Abys Authentic Kerala Kitchen,** 249 McLean Ave., 2B, Yonkers 10705. c/o Thomas Abymon. Filed Nov. 6.

**Alleluia & Co.,** 119 Chappaqua Road, Briarcliff Manor 10510. c/o Alessandra Malandrino Solari. Filed Nov. 14.

**Andante NY,** 25 Parkview Ave., 5I, Bronxville 10708. c/o Clara H. Mun. Filed Nov. 13.

**Blue Sky Landscaping,** 33 West St., Mount Kisco 10549. c/o Mario A, Perez Castillo. Filed Nov. 7.

**Brandetch,** 287 Olivia St., Port Chester 10573. c/o Emerson De Souza. Filed Nov. 4.

**Ccog Northeast,** 19 S. Third Ave., Mount Vernon 10550. c/o Thomas V House. Filed Nov. 1.

**Celestial Couture,** 3 Wyndover Woods Lane, White Plains 10603. c/o Lavern Edwards. Filed Nov. 13.

**Corona Analytics,** 22 E. Hill Road, Cortlandt Manor 10567. c/o Edwin Peter Fawson Pednault. Filed Nov. 7.

**Inknovations Screen Printing,** 49 W. Castle Place, New Rochelle 10805. c/o Carlos G. Merchan. Filed Nov. 8.

**Julie Weiner MS LMHC,** 1 Stone Ave., Fist floor, Elmsford 10523. c/o. Filed Nov. 8.

**Karen Torres Consulting,** 113 Chippewa Road, Yonkers 10710. c/o Karen Torres. Filed Nov. 1.

**KMT Management,** 18 Prospect Ave., Eastchester 10709. c/o Kevin Tuite. Filed Nov. 14.

**Lavish Hair Society,** 2005 Palmer Ave., Larchmont 10538. c/o Kimberly Maynarel. Filed Nov. 7.

**Law Office of John T. Yu,** 784 Sleepy Hollow Road, Briarcliff Manor 10501. c/o John T. Yu. Filed Nov. 13.

**LC Tech Consulting & Solutions,** 55 McKinley Ave., D3-4, White Plains 10606. c/o Samuel K Castro. Filed Nov. 1.

**Living Architecture,** 117 Garth Road, Scarsdale 10583. c/o Alexa Palmer. Filed Nov. 6.

**Living Architecture,** 117 Garth Road, Scarsdale 10583. c/o Alexa Palmer. Filed Nov. 6.

**Rockford Consulting,** 905 Palmer Ave.,a H2, Mamaroneck 10543. c/o Aftab Islam. Filed Oct. 31.