**WESTCHESTER**

**Court Cases**

**U.S. Bankruptcy Court**

**White Plains and Poughkeepsie**

**Local business cases, Dec. 4 - 10**

**AltWellRX Inc., vs. Topical BioMedics Inc., West Hurley, et al,** 24-9028-KYP: Adversary proceeding in Topical BioMedics Chapter 11 (24-36109).Attorney: Howard P. Magaliff.

**Rockland Farm Alliance Inc., New City,** 24-23052-SHL: Chapter 7, assets $75,129, liabilities $112,214.Attorney: Andrea B. Malin.

**Edward N. Weeks Jr., Poughkeepsie, co-debtor The Weeks Way LLC,** 24-36189-KYP: Chapter 7, assets $31,133, liabilities $1,106,101, Attorney: Michelle L. Trier.

**GMT 3435 Realty LLC, Carmel, George Gojcaj, manager,** 24-361901-KYP: Chapter 11, assets and liabilities $1 million - $10 million.Attorney: Anne J. Penachio.

**Endi Plaza LLC, Monsey, Josh Steiner, restructuring officer,** 24-23068-SHL: Chapter 11, assets and liabilities $50 million - $100 million.Attorney: Kevin J. Nash.

**Louis Jay Katz, Hartsdale, co-debtor LJK Wallcoverings Inc., Hartsdale,** 24-23069-SHL: Chapter 7, assets $228,949, liabilities $551,961.Attorney: Nathan Horowitz.

**FOC Media LLC, Ossining, Kyle Abourizk, manager,** 24-23070-SHL: Chapter 7, assets $57,380, liabilities $206,436.Attorney: Jonathan S. Pasternak.

**9 Lake Region Blvd LLC, Blooming Grove, Pamela Brown-Lee, managing member,** 24-36192-KYP: Chapter 11, assets $20, liabilities $293,225.Attorney: Robert S. Lewis.

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

**Local business cases, Dec. 4 - 10**

**Manursing Island Club, Rye, as owner of 2018 Achilles HB-350X boat,** 24-cv-9274-KMK: Exoneration from Liability.Attorney: James E. Mercante.

**Kristin Cohen vs. DeCicco and Sons LLC, et al,** 24-cv-9315-NSR: Sexual harassment,Attorney: Alexander G. Cabeceiras.

**67 Stanton Corner Road LLC, Swan Lake vs. Travelers Personal Insurance Co., Hartford, Connecticut,** 24-cv-9320-CS: Insurance,Attorney: Jack Glanzberg.

**Danicia Blackwood vs. American Sugar Refining Inc., Yonkers, et al,** 24-cv-9397: Job discrimination, Attorney: Megan S. Goddard.

**Deeds**

Above $1 million

**237 Mount Holly Road LLC,** Pound Ridge. Seller: Stephen V. R. Goodhue, New York. Property: 237 Mount Holly, Bedford. Amount: $1.2 million. Filed Nov. 15.

**540 WPR LLC,** Tarrytown. Seller: Tarrytown Holdings DE LLC, New York. Property: 540 White Plains Road, Greenburgh. Amount: $2 million. Filed Nov. 15.

**970 McLean Avenue LLC,** Yonkers. Seller: Daniel R. Ventarola, Bronx. Property: 970 McLean Ave., Yonkers. Amount: $1.2 million. Filed Nov. 13.

**Aspiration Properties & Equities LLC,** Chester. Seller: John Raniolo, Yonkers. Property: 2 Crawford Road, Harrison. Amount: $1.1 million. Filed Nov. 15.

**Baig, Maheen,** Brooklyn. Seller: Citizens Bank N A, Glen Allen, Virginia. Property: 7 Lookout Ave., Eastchester. Amount: $1.8 million. Filed Nov. 15.

**Fox, Frederic S.,** New York. Seller: Scofield Road Partners LLC, Greenwich, Connecticut. Property: 47 Ebenezer Lane, Pound Ridge. Amount: $2.4 million. Filed Nov. 14.

**Gedeon, Wladimir,** Sleepy Hollow. Seller: Ll Parcel E LLC, Fort Washington, Pennsylvania. Property: 318 Palisades Blvd., Mount Pleasant. Amount: $1.8 million. Filed Nov. 14.

**Hall, David,** Jersey City, New Jersey. Seller: Ll Parcel E LLC, Fort Washington, Pennsylvania. Property: 312 Palisades Blvd. Mount Pleasant. Amount: $1.8 million. Filed Nov. 13.

**High Rock Six LLC,** Brewster. Seller: Hardscrabble North Salem Holdings LLC, Teaneck, New Jersey. Property: 140-148 Hardscrabble Road, North Salem. Amount: $2.1 million. Filed Nov. 13.

**Sarles Street Farm LLC,** Bedford Corners. Seller: Kristoffer Durst, Bedford. Property: 198 Sarles St., Bedford. Amount: $3.3 million. Filed Nov. 15.

**Titicus Farm LLC,** Pound Ridge. Seller: Gerald N. Agranoff, North Salem. Property: 132 Titicus Road, North Salem. Amount: $1.2 million. Filed Nov. 13.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Kl Toll Fort Aiv LLC, New York. Property: 41 Lila Lane, New Castle. Amount: $2.2 million. Filed Nov. 15.

Below $1 million

**138 Broadway LLC,** Verplanck. Seller: Angela Labate, Verplanck. Property: 138 Broadway, Cortlandt. Amount: $800,000. Filed Nov. 14.

**32 Lewis Parkway LLC,** Mount Vernon. Seller: Susan Pomeranz, Yonkers. Property: 32 Lewis Parkway, Yonkers. Amount: $570,000. Filed Nov. 15.

**446 Lincoln Terrace LLC,** Brooklyn. Seller: McKinney Family LP, Beacon. Property: 1438 Lincoln Terrace, Peekskill. Amount: $640,000. Filed Nov. 14.

**58 Bayard LLC,** Jamaica. Seller: Berisha Besnick, New Rochelle. Property: 56-58 Bayard St., New Rochelle. Amount: $385,000. Filed Nov. 14.

**ASG NW Enterprises LLC,** Greenwich, Connecticut. Seller: Eugene T. King Trust, Hartsdale. Property: 75 Little Town Lane, Bedford. Amount: $995,000. Filed Nov. 13.

**Bank of America NA,** Jacksonville, Florida. Seller: Anthony Tirone, White Plains. Property: 13 Wilson Drive, New Rochelle. Amount: $660,000. Filed Nov. 13.

**The Bank of New York Mellon,** New York. Seller: Kenneth L. Bunting, White Plains. Property: 24 Greene Road, Somers. Amount: $362,000. Filed Nov. 15.

**Barcacel, Yudelka R.,** White Plains. Seller: DiMarco Property Group LLC, Cortlandt Manor. Property: 626 Homestead Ave., Peekskill. Amount: $855,000. Filed Nov. 13.

**BLCR Holdings LLC,** Shelton, Connecticut. Seller: Joan Fanelli, Venice, Florida. Property: 1820 Commerce St., Yorktown. Amount: $650,000. Filed Nov. 15.

**Brown, Rasheed,** New Rochelle. Seller: BTD Holding LLC, West Nyack. Property: 1035 2-6 E. Boston Post Road, Rye Town. Amount: $450,000. Filed Nov. 15.

**Busy Living LLC,** Albany. Seller: Nancy Novick, Mount Vernon. Property: 402 Westchester Ave., Mount Vernon. Amount: $600,000. Filed Nov. 14.

**Casa Cerrada LLC,** Port Chester. Seller: Gitsit Solutions LLC, Orange, California. Property: 44 Lake Way, Somers. Amount: $310,000. Filed Nov. 15.

**Cerda, Beatriz E.,** Bronx. Seller: Nepperhan Enterprises LLC, Yonkers. Property: 1425 Nepperhan Ave., Yonkers. Amount: $560,000. Filed Nov. 13.

**Dawson, Adam C.,** Halesite. Seller: Prime Developers Inc., Commack. Property: 89 Neptune Ave., New Rochelle. Amount: $980,000. Filed Nov. 14.

**Deleon, Kenayra,** Ossining. Seller: The Perrito LLC, Bronx. Property: 27 HillCrest Ave., Ossining. Amount: $620,000. Filed Nov. 13.

**Garzon, Katherin,** Flushing. Seller: Elissa Lane LLC, Bronx. Property: 21 Elissa Lane, Yonkers. Amount: $780,000. Filed Nov. 14.

**Jackson, Javel,** Bronx. Seller: Mental Health Association of Westchester County Inc., Tarrytown. Property: 15 Lamartine Ave., Yonkers. Amount: $925,000. Filed Nov. 15.

**JJMCD LLC,** Mount Vernon. Seller: Elio Gerardi Rye. Property: 255 Rich Ave., Mount Vernon. Amount: $700,000. Filed Nov. 13.

**JPMorgan Chase Bank NA,** West Palm Beach, Florida. Seller: Bruce L. Tent, Scarsdale. Property: 3-6 Brooke Club Drive, Ossining. Amount: $413,000. Filed Nov. 15.

**Littletown LLC,** Pound Ridge. Seller: Mark M. Kesten, White Plains. Property: 41 Old Mill River Road, Pound Ridge. Amount: $900,000. Filed Nov. 14.

**M&R Home Acquisitions LLC,** Cortlandt Manor. Seller: Lesley Vonelm, Mahopac. Property: 23 Myrtle Ave., Somers. Amount: $270,000. Filed Nov. 13.

**M&R Home Investing LLC,** Baldwin. Seller: Lyn Hilma, Mount Vernon. Property: 53 Adams St., Mount Vernon. Amount: $775,000. Filed Nov. 15.

**PBJB Properties LLC,** New York. Seller: Peter Bokor, New York. Property: 16 S. Bedford Road, Mount Kisco. Amount: $10. Filed Nov. 13.

**Richardson, Ruth,** Tarrytown. Seller: 40 Davis Ave LLC, Dobbs Ferry. Property: 71 Pine Ave., Ossining. Amount: $525,000. Filed Nov. 13.

**Shkodra Properties LLC,** Bronx. Seller: Bank of America N A, Salt Lake City, Utah. Property: 2 Carol Lane, Mamaroneck. Amount: $995,000. Filed Nov. 15.

**Signorum Group LLC,** Middletown. Seller: Ambit Group LLC, Brooklyn. Property: 83 Linden St., Yonkers. Amount: $825,000. Filed Nov. 14.

**US Bank NA,** Fort Washington, Pennsylvania. Seller: David Jay Parker, White Plains. Property: 85 del Rey Drive, Mount Vernon. Amount: $754,000. Filed Nov. 13.

**Van Gova Group LLC,** Yonkers. Seller: Matthew Mozdziak, Yonkers. Property: 631 N. Broadway, Yonkers. Amount: $210,000. Filed Nov. 15.

**Vip Construction Design LLC,** Yonkers. Seller: Wilmington Savings Fund Society, Anaheim, California. Property: 221 Locust Road, Yorktown. Amount: $455,000. Filed Nov. 15.

**VDD Real Estate Consulting LLC,** West Harrison. Seller: Leonard J. Baczek, Norwalk, Connecticut. Property: 138 Preston Ave., Harrison. Amount: $475,000. Filed Nov. 13.

**Workers' Compensation Board**

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

**795 Putnam Avenue Housing Development Fund Corp.,** Mount Vernon. Amount: $3,000.

**Big Apple Collectibles Corp.,** Thornwood. Amount: $31,500.

**Casabella Landscaping,** Laura Pignataro, president,Croton-on-Hudson. Amount: $15,750.

**Korey Deli Grocery Corp.,** Mount Vernon. Amount: $8,500.

**La Guadalupana Pizza Inc.,** Yonkers. Amount: $13,500.

**Lindo’s Barber Shop Corp.,** Mount Vernon. Amount: $31,000.

**LRLG Inc.,** Port Chester. Amount: $17,500.

**Mega Home Improvement Inc.,** Peekskill. Amount: $21,000.

**Norman G. Scotland,** Yonkers. Amount: $506,000.

**Rancho Zacatal Corp.,** Yonkers. Amount: $19,500.

**Richie Rich Caribbean Taste 4 Inc.,** Rye Brook. Amount: $44,000.

**RLA Holdings, LLC,** Scarsdale. Amount: $44,000.

**The Chop House Group Inc.,** Mohegan Lake. Amount: $2,500.

**Yvette L. Deerr RPN, PC,** Scarsdale. Amount: $4,500.

**Judgments**

**Aguilera, Diane,** Briarcliff. $9,983 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Ali, Zain,** Mount Vernon. $4,120 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Allsopp, Yvonne,** Mount Vernon. $3,186 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Almomani, Muhanad S.,** Bronxville. $4,661 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Arno, Yvan O.,** Hartsdale. $4,786 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Artistique Customs Upholstery Inc.,** Port Chester. $26,339 in favor of 181 Westchester Ave LLC, Port Chester. Filed Nov. 15.

**Asuncion, Abel,** Yonkers. $9,952 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Carlos, Petre,** Mount Vernon. $11,546 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Clark, Jeffrey M.,** Harrison. $20,225 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Colas, Michelle,** White Plains. $1,505 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Crevey, Patricia J.,** Yonkers. $9,257 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Cruz, Edwin,** Yonkers. $6,116 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Cummings, Jafel D.,** White Plains. $6,568 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Custom Design Landscaping & Lawn Care Ltd.,** Hawthorne. $3,651 in favor of J&J Land Services LLC, White Plains. Filed Nov. 13.

**Davis, Prince,** Mount Vernon. $51,681 in favor of Colonial Village Association LLC, Mount Vernon. Filed Nov. 14.

**Dunne, Mark,** White Plains. $9,165 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Edge, Harold,** Yonkers. $5,884 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 15.

**Febbo, Antoinette J.,** Yonkers. $3,475 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Florentino, Estefani,** Tuckahoe. $3,024 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 15.

**Forrest, Caren R.,** Mount Vernon. $8,093 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Greene, Ashai,** Mount Vernon. $22,165 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Gutierrez, Raul,** Yonkers. $5,138 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**Hershkowitz, Warren,** Scarsdale. $2,964 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**Holder, Lynn,** Yonkers. $8,974 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Hurlman, Bridget A.,** Yonkers. $4,726 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Ibarra, Martha A. Martinez,** Thornwood. $6,767 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Leal, Angel,** Yonkers. $15,795 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Lopez, Roberto,** Pleasantville. $4,387 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 15.

**Matias, Antonio L.,** White Plains. $13,906 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Miles, Jackie,** Mount Vernon. $5,278 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Modad, Wassim,** Yonkers. $3,438 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Mtshali, Siphelele N.,** Yonkers. $2,780 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Negrin, Jacqueline,** Scarsdale. $2,690 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Oliver, Murray Iii,** Mount Vernon. $4,617 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Olivera, Marianela,** Port Chester. $6,434 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Palacio, Luz,** Ossining. $6,351 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Popo, Marie Anne,** Mount Vernon. $39,736 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

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

**Rivera, Alex,** Yonkers. $5,845 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Rivera, Javier,** White Plains. $14,606 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Rosenberg, William M.,** Port Chester. $7,085 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Sally, Tanisha,** Yonkers. $4,251 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Singh, Premnanan,** Yonkers. $8,323 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Smallwood, Shade,** Mount Vernon. $2,513 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

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

**Stewart, Sandra,** Mount Vernon. $4,244 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

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

**Taddeo, Alexandra M.,** Tarrytown. $21,187 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 14.

**Tetteh, Gloria,** Yonkers. $6,161 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Thomas, Sam P.,** Yonkers. $6,561 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 14.

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

**Velazquez, Emanuel C.,** Yonkers. $6,788 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Vidal, Carlos,** Yonkers. $34,323 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

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

**Virginia, Ivonne,** Yonkers. $3,776 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**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.

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

**Westchester County, Dec. 4 - 10**

**Chapman, Stephen J.** and **Robyn Chapman:** Armonk: 2022 - 2023 personal income, $797,382.

**Cornerstone Restoration Group Corp.:** Yonkers, 2022 - 2023 corporate, quarterly and unemployment taxes, $62,622.

**Francis, Michael J.:** Yonkers, 2018, 2020, 2022 personal income, $27,723.

**Friends of the Mozartina Musical Arts Conservatory Inc.:** Tarrytown, 2018, 2022, 2023 quarterly, unemployment, exempt organization business income and failure to file correct information, $104,618.

**Jamal, Mustafa** and **Shereen Jamal:** North Salem, 2012, 2021, 2021 personal income, $466,366.

**Luciano, Marilou O.:** Ossining, 2018 - 2020, personal income, $26,5673.

**Maxwell, Elyse H.:** Pleasantville, 2022 personal income, $180,038.

**Tickell, Jean:** Yonkers, 2023 personal income, $51,099.

**Sackman, Peter J:** Pleasantville, 2022 personal income, $180,038.

**Westchester Community Opportunity Program Inc.:** Elmsford, 2021, 2022, 2024 unemployment, quarterly and exempt organization business income.

**Lis Pendens**

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

**13 Adams Street LLC,** as owner. Filed by Northeast Bank. Action: Foreclosure of a mortgage in the principal amount of $2,400,000 affecting property located at 13 Adams St., Bedford. Filed Oct. 29.

**Adar Dlz Enterprises LLC,** as owner. Filed by Klein Sara. Action: Foreclosure of a mortgage in the principal amount of $325,000 affecting property located at 63 Cornell Ave., Yonkers. Filed Oct. 30.

**Belfor, Jomo,** as owner. Filed by Federal Savings Bank. Action: Foreclosure of a mortgage in the principal amount of $510,000 affecting property located at 35 Worthington Road, White Plains. Filed Oct. 29.

**Buccheri, Anthony,** as owner. Filed by US Bank Trust Company National Trust. Action: Foreclosure of a mortgage in the principal amount of $438,000 affecting property located at 5 Court St., Pleasantville. Filed Oct. 29.

**Caldwell & Walsh Building Construction Inc.,** as owner. Filed by Aca Environmental Services Inc. Action: Foreclosure of a mortgage in the principal amount of $158,000 affecting property located at 127 S. Broadway, Yonkers. Filed Oct. 24.

**Chure, Luis,** as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of $836,000 affecting property located at 46 Pinesbridge Road, Ossining. Filed Oct. 30.

**Citizens Bank NA,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of $609,000 affecting property located at 44 Dunbow Drive, Chappaqua. Filed Oct. 25.

**Independent Bank,** as owner. Filed by Wilmington Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of $400,000 affecting property located at 965 Edgewood Ave., Pelham. Filed Oct. 28.

**Irizarry, Juan A.,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of $360,000 affecting property located at 1 George St., White Plains. Filed Oct. 28.

**Kim, Sukeung,** as owner. Filed by CMG Mortgage Inc.. Action: Foreclosure of a mortgage in the principal amount of $304,000 affecting property located at 67 Fox Run, Unit 2-67. South Salem. Filed Oct. 29.

**Neal, Chad,** as owner. Filed by Ridgewood Savings Bank. Action: Foreclosure of a mortgage in the principal amount of $1,676,000 affecting property located at 5 Manor Pond Lane, Irvington. Filed Oct. 28.

**Newman, Israel,** as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of $490,000 affecting property located at 112 Summit Ave., Mount Vernon. Filed Oct. 29.

**Owens, Elaine,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of $245,000 affecting property located at 406 So. Columbus Ave., Mount Vernon. Filed Oct. 28.

**Phillips, Aline C.,** as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of $840,000 affecting property located at 10 Chester St., Greenburgh. Filed Oct. 25.

**Savage, Kalitou,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of $596,000 affecting property located at 154 S. 13th Ave., Mount Vernon. Filed Oct. 30.

**Mechanic’s Liens**

**224 Gramatan LLC,** Mount Vernon. $1,080,085 in favor of Lalo Group Inc., New Paltz. Filed Nov. 14.

**Carriage House Owners Corp.,** Yonkers. $7,525 in favor of Greenwich Design Architects Inc., Greenwich, Connecticut. Filed Nov. 18.

**Cohen Purchase Building Company LLC,** Rye. $105,272 in favor of JMC Planning Engineering Landscape, Armonk. Filed Nov. 15.

**Faranda, Jennifer,** Mamaroneck. $17,903 in favor of Apex Contracting & Remodeling South, Tomkins. Filed Nov. 14.

**Jason, Dana,** New Rochelle. $40,000 in favor of Francesco Andreoli, Mamaroneck. Filed Nov. 15.

**Lockwood Medical Campus Owner LLC,** New Rochelle. $81,109 in favor of CG Expansion Services Inc., Jersey City, New Jersey. Filed Nov. 13.

**Mary the Clean Housing Development,** Yonkers. $8,500 in favor of Haqq Construction Corp., Ronkonkoma. Filed Nov. 15.

**Recovere Holdings LLC,** Mount Pleasant. $63,234 in favor of Rulan E. Marquez/NY Construction, HillCrest. Filed Nov. 19.

**Uptown Investors LP,** Bedford. $33,428 in favor of Rocco Cambareri, Mount Kisco. Filed Nov. 14.

**Verdi, Jared,** Pound Ridge. $16,178 in favor of Casa Building Materials Inc., Bronx. Filed Nov. 14.

**New Businesses**

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

Partnerships

**AYR Premium Home Renovations,** 30 James St., Ossining 10562. c/o Ronny J. Illescas and Anderson E. Guambo. Filed Nov. 15.

**CV Rich Mansion Home of the Womans Club of White Plains,** 305 Ridgeway, White Plains 10605. c/o Mary Hamby and Kristen Larkin. Filed Nov. 15.

**CV Rich Mansion,** 305 Ridgeway, White Plains 10605. c/o Mary Hamby and Kristen Larkin. Filed Nov. 15.

**Mamaroneck Hair,** 321 Mamaroneck Ave., Mamaroneck 10543. c/o Giselle Ivonne Dimos Rivas and Juan Antonio Sanan Lucas. Filed Nov. 12.

**More Than Words,** 501 E. Boston Post, Mamaroneck 10543. c/o Maritza Salomon and Fernando Salomon. Filed Nov. 14.

Sole Proprietorships

**Audiobooks USA,** 100 Waring Place, Apt. 1, Yonkers 10703. c/o Konan J. Athacon. Filed Nov. 22.

**Blazek Candle Co.,** 21 Bethea Drive, Ossining 10562. c/o Sarah Blazek. Filed Nov. 19.

**Don Palma Flowers & Coffee,** 54 Hunts Place, No. 203, Chappaqua 10514. c/o Claudia Lorena Palma. Filed Nov. 15.

**Nu - Me Hair Salon,** 165 Route 202, Somers 10589. c/o Jose F. Martinez. Filed Nov. 12.

**Or Renovation & Painting,** 44 Oak St., Apt .1, Port Chester 10573. c/o. Filed Nov. 13.

**Shays Junk & Cleaning Services,** 90 Florence Ave., White Plains 10607. c/o Simone Hay. Filed Nov. 14.

**Winters Fine Art,** 805 Central Ave., Peekskill 10566. c/o Linda Winters. Filed Nov. 12.