



Is a college degree necessary for success?

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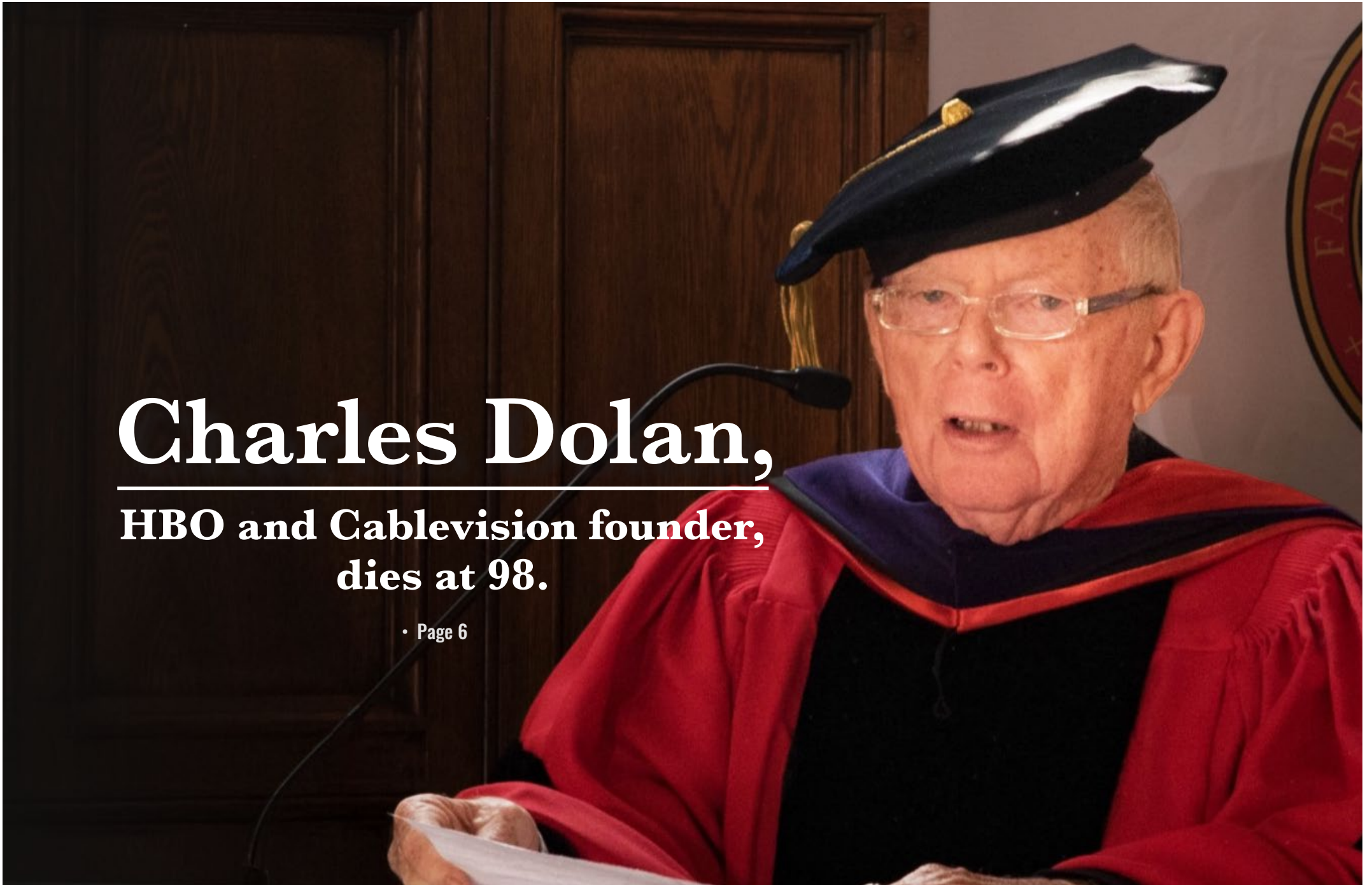
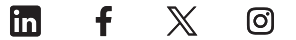
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Former President Jimmy Carter remembered in the Hudson Valley, Connecticut and around the world

BY PETER KATZ / pkatz@westfairinc.com

Cannon fire echoed all day through the hills of the Hudson Valley around the U.S. Military Academy at West Point on Dec. 30 as the Academy's Military Police Company engaged in a time-honored tradition. The cannon salutes every half hour from dawn until dusk were a traditional gesture of respect for a deceased U.S. president, in this case Former President Jimmy Carter.

New York Gov. Kathy Hochul announced that she had ordered flags on state buildings to be flown at half-staff in honor of Carter until sunset on Jan. 28.

"President Jimmy Carter embodied decency and integrity throughout his life of public service," Hochul said. "I'll never forget as a teenager meeting him in Buffalo. He was an inspiration to me and so many Americans."

When he established Jan. 9 as a national day of mourning and the date for Carter's state funeral, President Biden also issued an order for U.S. flags to be flown at half-staff. Carter died on Dec. 29 in Plains, Georgia, at age 100.

Connecticut's Gov. Ned Lamont noted that Carter's service to the country began when he enlisted in the Navy and was stationed for several years in Connecticut at the Naval Submarine Base in New London.

"Upon being elected to office as governor of Georgia and continuing throughout his presidency, he championed many of the biggest and most notable causes of the era, including desegregation, human rights, early childhood development programs, prison reform, and more," Lamont said. "He has one of the most noteworthy and prominent post-presidency careers of any U.S. president, volunteering his time on the international stage to provide diplomatic and peace-keeping efforts in places such as Israel, Palestine, North Korea, South Africa, and Syria, and maintaining an active level of involvement as an advocate for Habitat for Humanity to promote for the availability of housing for all."

Connecticut's Lt. Gov. Bysiewicz recalled a meeting with Carter when she was in high school.

"In 1978, President Carter joined Governor Ella Grasso in Hartford

to fundraise for her second term. As a student journalist for my high school newspaper, I met President Carter during that visit. He was very patient and took the time to answer my questions."

Greenburgh Town Supervisor Paul Feiner had an encounter in the 1970s that closely paralleled what Bysiewicz experienced.

"I was the chairman of the Teen Democrats of Westchester and coordina-

tor of the Task Force for Bikeways in Westchester," Feiner said. "The Westchester County Democratic Committee was holding their annual fundraising dinner. Governor Jimmy Carter was the speaker."

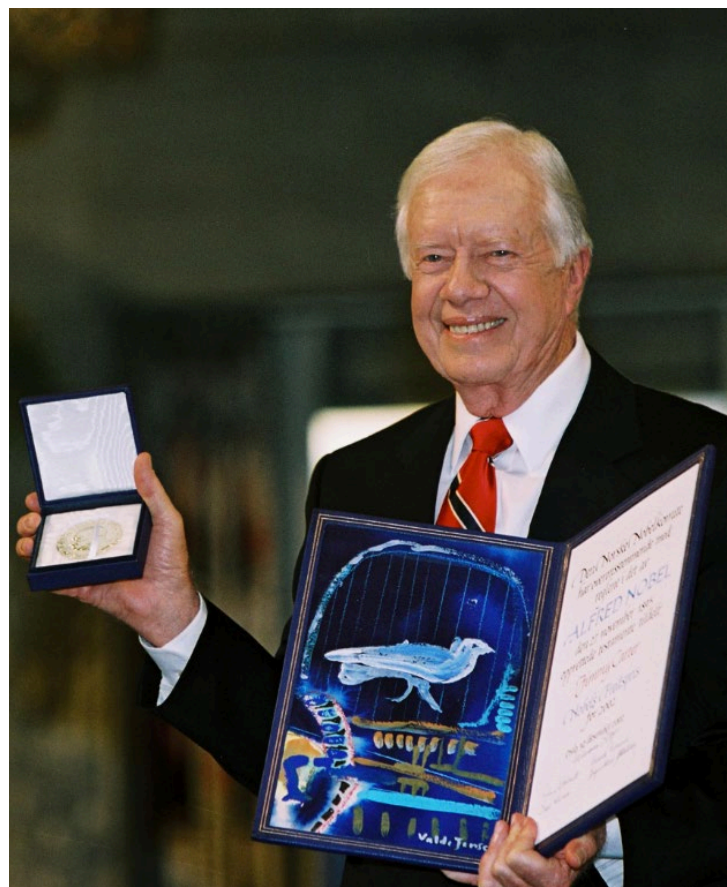
Feiner said that he approached Carter and introduced himself and had a conversation that lasted about 10 minutes.

"The governor had time to speak to a teenager – to make the teen feel important," Feiner said. "He looked me in the eye when he spoke, gave me undivided attention, didn't try cutting our conversation short and he asked me about myself. I left the dinner excited, feeling good about politics and governing and very inspired. It was the first time a Governor of any state or national political figure ever talked to me. He made me feel that my opinions were deserving of respect. He was a good listener."

Carter was deeply involved with Habitat for Humanity, and spent countless hours working with other Habitat volunteers to build housing units for families in need.

"The Habitat family has lost a tireless champion, but his legacy will endure," said Habitat for Humanity's NYC and Westchester CEO Sabrina Lippman. "His legacy will endure through every home he helped build and every home our organization continues to build across New York City and Westchester County, the nation, and the world."

Carolyn Vermont, CEO of Habitat for Humanity of Coastal Fairfield County, said, "President Jimmy Carter's legacy of compassion, service, and commitment to affordable housing will forever inspire us. Through his work with Habitat for Humanity, he touched countless lives, demonstrating his pro-



Jimmy Carter receiving the Nobel Peace Prize in 2002. Photo Credit The Carter Center.

"Jimmy Carter's legacy of compassion, diplomacy, and service transcends borders, inspiring leaders and citizens alike. As Connecticut Gov. Ned Lamont noted, 'He championed desegregation, human rights, and housing for all,' leaving an indelible mark on history."

found faith and steadfast dedication to helping others."

The local tributes to Jimmy Carter were but a handful of those that poured in from around the world.

Among the tributes reported by CNN Newsource were the following:

Chinese President Xi Jinping said, "Former President Jimmy Carter was a promoter and decision-maker in the establishment of diplomatic relations between China and the United States. Over the years, he made significant contributions to the development of China-U.S. relations and the friendship between the two countries. I'm deeply saddened by his death."

Israeli President Isaac Herzog said, "In recent years I had the pleasure of calling him and thanking him for his historic efforts to bring together two great leaders, Begin and Sadat, and forging a peace between Israel and Egypt that remains an anchor of stability throughout the Middle East and North Africa many decades later. His legacy will be defined by his deep commitment to forging peace between nations. On behalf of the Israeli people, I send my condolences to his family, his loved ones, and to the American people."

According to French President Emmanuel Macron, "Throughout his life, Jimmy Carter has been a steadfast advocate for the rights of the most vulnerable and has tirelessly fought for peace. France sends its heartfelt thoughts to his family and to the American people."

Hungarian Prime Minister Viktor Orban said, "The memory of President Jimmy Carter will always be cherished in Hungary. I would like to express my deepest condolences to the Carter family and the American people."



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Latimer delivers farewell address

BY PETER KATZ / pkatz@westfairinc.com

"George Latimer bids farewell to Westchester, pledging unity and bipartisan collaboration as he transitions to Congress."

Westchester County Executive George Latimer, a Democrat who on Jan. 3 was scheduled to take the oath of office on Capitol Hill to represent New York's 16th Congressional District delivered his farewell address before the County Board of Legislators on Dec. 30.

Numerous elected officials from both sides of the aisle in the Hudson Valley gathered at the Legislative Chambers in the County Office Building in White Plains to not only listen to Latimer's address but also express their appreciation for the bipartisan approach to governing he championed during his seven years in the county executive's chair.

Republican Rep. Mike Lawler of the 17th Congressional District was among those attending. Orange County Executive Steve Neuhaus, also a Republican who is president of the New York State County Executives' Association, presented Latimer with a desktop rotating globe as a gift. Moments earlier, Legislator Ben Boykin, who is president of the New York State Association of Counties, presented Latimer with what he described as the first genuine Westchester County lapel pin.

"We've shown the Democrats and Republicans can work together and

can find common ground. Even when we disagree we can still show respect to each other," Latimer said. "I suspect I will return to this podium as a member of Congress to update you all on the progress in our nation's capital when the time is right and we will continue to see each other across the

communities we present, because it's a never-ending campaign trail, which is the reality of holding a two-year term of office."

Latimer noted that he and others in the room have had disagreements in the past and will in the future.

"Democracy assumes debate and competition of ideas and people," Latimer said. "It is in the hot fire of debate and conflict that the strongest steel is forged. It is true that we compete for our ideas and for the power to implement them but it must also be true that we are all Americans. We are tied together by fate and faith. We cannot succeed or even survive as a house divided."

Latimer said that he hopes what he learned during his career in government and politics, in Rye City Hall, in Albany and in Westchester County prepares him for his service in Washington.

"I see the crowds at hand, the international threats, the domestic

strife. It's very sobering," Latimer said. "This moment is not about any personal achievement or an electoral victory. The needs of our country come first."

Latimer said he was not at all concerned about how nice his D.C. office may or may not be and what perks will be provided.

"I've always been that way. My name on a sign, no pay increase, tougher term limits, the personal stuff just doesn't matter to me, never has. The challenge ahead does," Latimer said. "This land has serious problems to deal with and I want to stand with the best minds and the best hearts to work through our differences and address those problems. If we spend too much time dwelling and rehashing the past we are going to lose the present and we are going to lose the future."

Latimer said that the nation has risen to every test so far: 1776; 1861; 1933 and 1941; 9/11; 2011. He said there are no indispensable men but there are indispensable principles.

"It is time for us to rise up again, to get above petty angers, to get above identity and rigid ideology, to get above raw ambition," Latimer said, "We have to show drive and determination in the face of these difficulties."

Deputy County Executive Ken Jenkins, who will be appointed to temporarily step into the role vacat-

ed by Latimer and has declared his candidacy for a full four-year term, told Latimer, "Working with you for the past seven years has been one of the most rewarding experiences of my career. You brought compassion and dedication to the role of county executive."

In addition to his official oath taking in Washington, Latimer plans to have ceremonial inaugurations for the public in both Westchester and the Bronx.

Latimer also plans to open Congressional District Offices in both Westchester and the Bronx. The 16th District covers southern Westchester as well as a section of the Bronx that includes the apartment complex at Co-Op City.

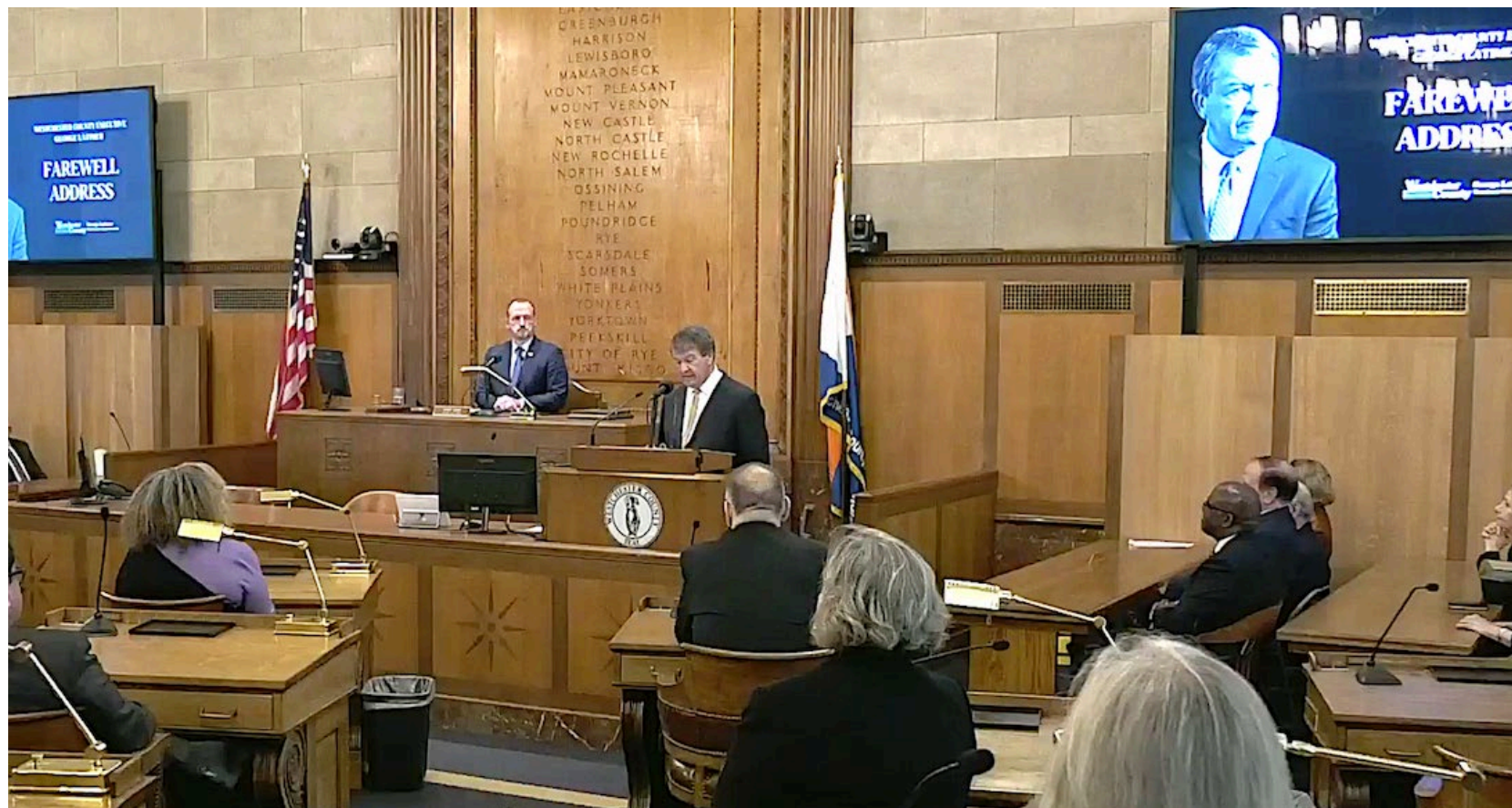
Latimer says that the two district offices will be accessible and community-centered, reflecting his commitment to ensuring that every constituent feels connected to their federal representative and empowered to seek assistance.

The Westchester District Office will be at 222 Mamaroneck Ave. in White Plains while the Bronx District Office will be at 177 Dreiser Loop in the Bronx.

"Everyone who knows me knows that I am committed to being as embedded in the communities I serve as possible," Latimer said. "These two district offices will ensure that residents of the Bronx and Westchester County have direct access to their federal representative. This is about listening, responding and solving problems together."

According to Latimer's staff, the district offices are intended to provide constituent services such as assistance with federal programs, including Social Security, Medicare, veterans' benefits, and immigration. They will be centers for community outreach that includes engaging with local organizations, hosting town halls, and collaborating on community initiatives. In addition, they will be used as bases for advocacy support in helping deal with federal agencies and addressing pressing local issues.

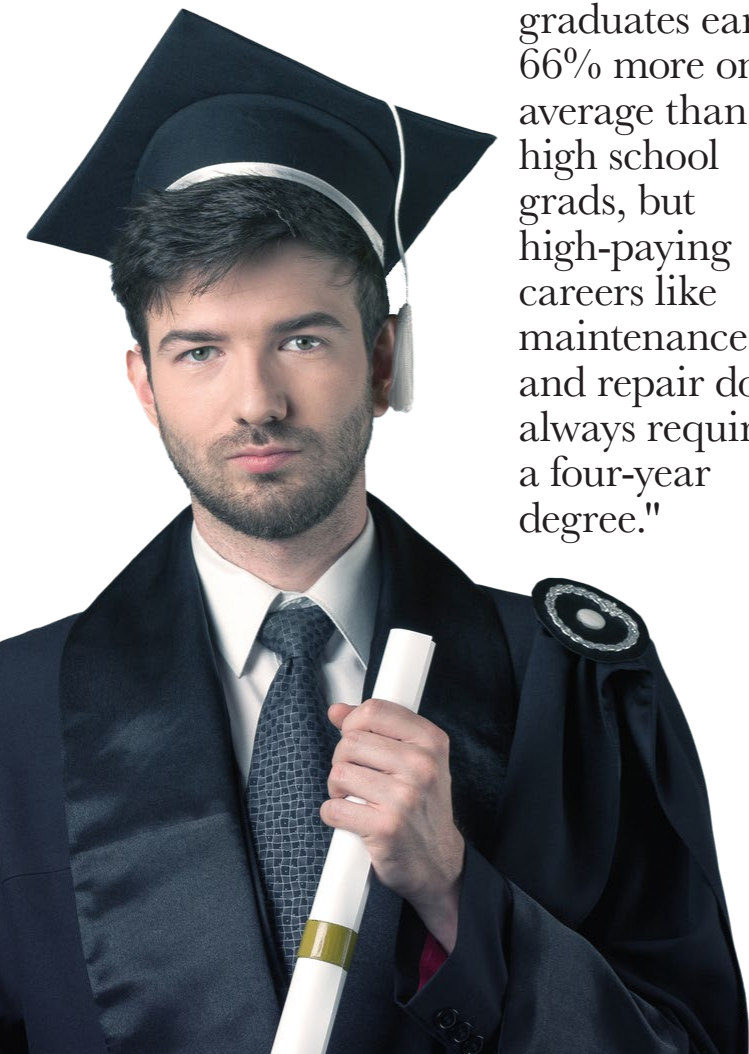
In addition to the official swearing in ceremony in Washington, Latimer is planning to hold a public ceremony in Westchester on Sunday, Jan. 26 at the Rye High School Performing Arts Center. There also will be a ceremonial event open to the public the day before, Jan. 25, in the Dreiser Auditorium in Co-Op City in the Bronx. Specific times and details were to be announced.



Latimer speaking at County Legislature Dec. 30.

Is a college degree necessary for success?

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



"College graduates earn 66% more on average than high school grads, but high-paying careers like maintenance and repair don't always require a four-year degree."

In recent days, there has been a great deal of debate about whether you need a college degree, given its costs, to succeed in the world. Forget that college has long been seen as a way to introduce students to new ideas and different cultures, not to mention the critical thinking and communications skills that business leaders always say they prize.

For many, the question is merely this: Given the cost of tuition, materials and room and board, would students, who may be first-generation college applicants, and their parents be getting a career/job bang for their educational buck?

A recent study offers a qualified "yes." Using data from the United States Census Bureau and the National Association of Colleges and Employers, Legacy Online School analyzed graduate outcome data to determine the states with the highest-earning graduates, as well as the most lucrative degree subjects. Legacy found that college graduates who hold a bachelor's degree earn on average 66% more per week (\$1,493) than individuals who are only high school graduates (\$899).

However, as you'll see below, not all high-paying jobs require a traditional four-year college.

Connecticut and New York were sixth and seventh on the list of states with the most college graduates, behind New Jersey, Massachusetts, Washington, California and Maryland. (Virginia, Colorado and New Hampshire rounded out the top 10.)

In Connecticut, 41.5% of residents 18 years of age and older have a bachelor's degree. Almost 76% are employed. And their median earnings one year after graduation are \$75,975. In New York, 39.4% hold a bachelor's, 76.3% of them are employed, and their median income one year after graduating is \$74,504. The full dataset is available here.

Through analysis of graduate outcomes from the class of 2023, the most popular degree discipline was business with 107,123 graduates while the lowest subscribed discipline was military science with 14 graduates.

The graduates who earn the most money are those who studied computer and information science, a course that sets up students with in-demand skills from high-paying employers, offering an average

of \$91,411 per year, much higher than the average \$63,721 for the class of 2023. Just more than two-thirds of the subject's graduates are currently employed (69.3%), more than the U.S. graduate average sitting at 62.1%.

Maintenance and repair programs – which do not require a four-year college setting -- yield the second-highest income at \$90,162. But just 59 graduates from the class of 2023 studied this degree discipline, the third smallest group from the class, suggesting students may want to give this career path a second look.

Engineering sits in third place with \$80,085 on average per year for graduates. Although the subject is high-earning, the competition is fierce, with 49,825 students studying the subject in the class of 2023 and 68.1% of graduates employed.

The lowest-earning subject from the analysis is theology, the study of religion. Only 437 students took the subject, which offers just a \$38,710 yearly salary. The employment rate is also on the lower side, with 59.1% of the class of 2023 employed.

Following on from theology with the lowest graduate earners are parks & recreation (\$42,117), education (\$43,570), and psychology (\$44,084).

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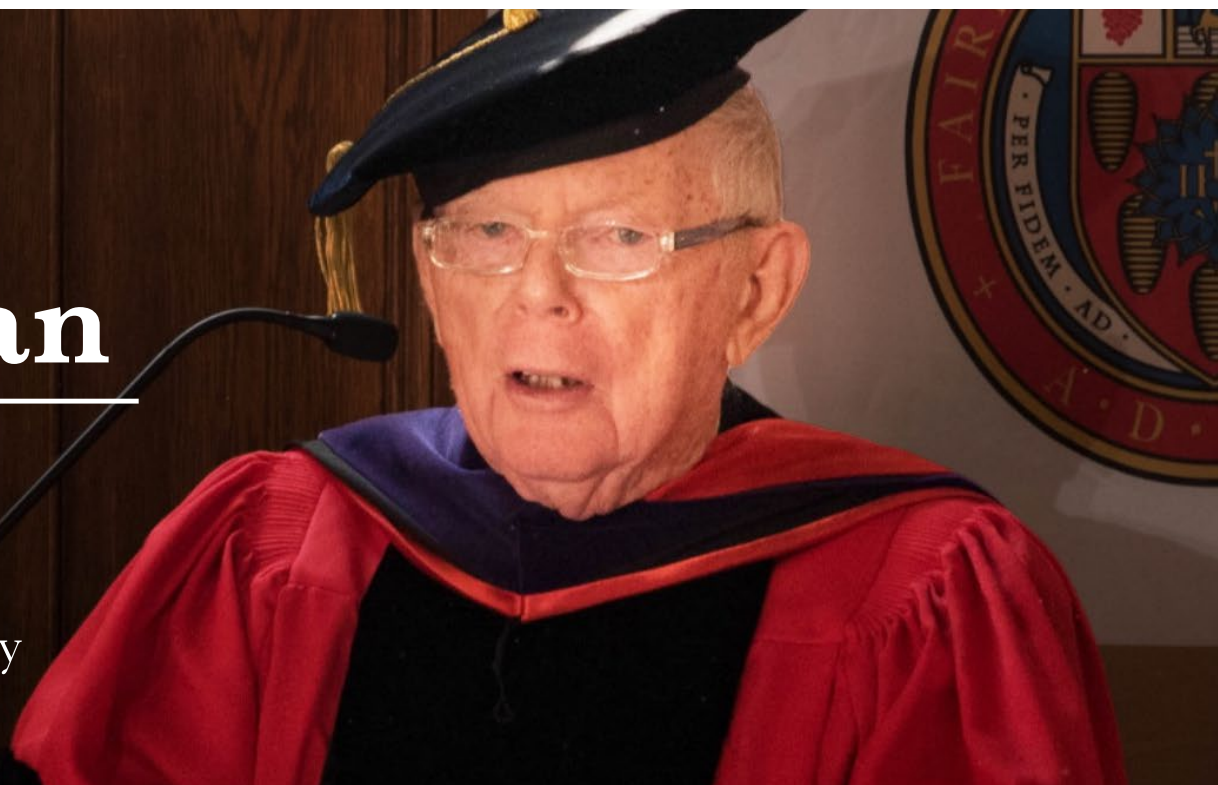
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Charles Dolan

1926 – 2024

His presence was felt on
Long Island, Fairfield University



Page 1

CHARLES DOLAN, HBO AND CABLEVISION FOUNDER, DIES AT 98

BY GARY LARKIN /
glarkin@westfairinc.com

Billionaire Charles Dolan, the founder of HBO and a media and sports “empire” that brought cable television to a large part of the U.S., has died. He was 98.

In addition to being the head of the family that owned Madison Square Garden, the New York Knicks and Rangers teams, and AMC Networks, Dolan’s influence is felt at Fairfield University. The Charles F. Dolan School of Business was established there in 1978, having been a Department of Business Administration for 31 years within the College of Arts and Sciences.

A statement issued Dec. 21 by his family said Dolan died of natural causes, the family’s Long Island newspaper Newsday reported late Saturday.

“It is with deep sorrow that we announce the passing of our beloved father and patriarch, Charles Dolan, the visionary founder of HBO and Cablevision,” the statement said.

Fairfield University mourned the loss of Dolan, who was a trustee and recipient of honorary degrees, calling him “a true friend and benefactor whose legacy will continue to inspire us all.”

“Charles Dolan’s remarkable life

is a testament to the power of vision, perseverance, and generosity,” the college said in a statement. “But it was his personal commitment to education, and his belief in the mission of Fairfield University that has left an indelible mark on our community.”

Zhan Li, dean of Dolan School of Business, expressed Dolan’s importance and impact he had on Fairfield University.

“We have all witnessed the transformative impact of Chuck Dolan’s inspiring vision and enduring generosity on Fairfield Dolan School and beyond,” Li said. “The current and future generations of Fairfield Dolan’s students, faculty, staff and alumni will forever be indebted to Chuck Dolan and the Dolan family.”

A native of Ohio, Dolan started out distributing sport and industrial films before moving to New York and realizing that, because tall buildings interrupted broadcast signals in the air, Manhattan needed cable.

At the time, he was selling special programming to hotels through his Teleguide service, while cable television was taking off in rural areas.

In 1964 Dolan made a deal with New York to wire some Manhattan buildings with cable and a few years later, hoping to attract viewers, he made a deal to show the Knicks and Rangers play-offs on cable, according to Variety.

He then went on to create Home Box Office for movies, and then sold both his cable service and HBO to build up Cablevision, which ended up providing television and internet to households across the northeast.

Dolan, whose primary home was in Cove Neck Village on Long Island, also held controlling stakes in companies that owned Madison Square Garden, Radio City Music Hall, the New York Knicks and the New York Rangers, Newsday reported.

James L. Dolan, one of his sons, was the Cablevision CEO from 1995 until the 2016 sale to Altice. He now is the executive chairman and CEO of Madison Square Garden Sports Corp. The company owns the Knicks and Rangers franchises, among other properties.

At the time of his death, Charles Dolan and his family had a net worth of \$5.4 billion, Forbes reported.

The Charles F. Dolan School of Business is ranked No. 23 among the best Online Master of Business Administration (MBA) Programs in the U.S. by Poets & Quants, a leading

source for news on business education.

Fairfield Dolan’s MBA program is available 100 percent online or in a hybrid format. The MBA program has a 99 percent employment rate post-graduation, and offers flexible concentration options as a STEM-designated degree.

Dolan’s MBA ranking by Poets & Quants highlights its academic excellence and strong outcomes, placing it in company among strong business school programs like Wake Forest University (No. 25), Villanova University (No. 28), and the University of Connecticut (No. 33).

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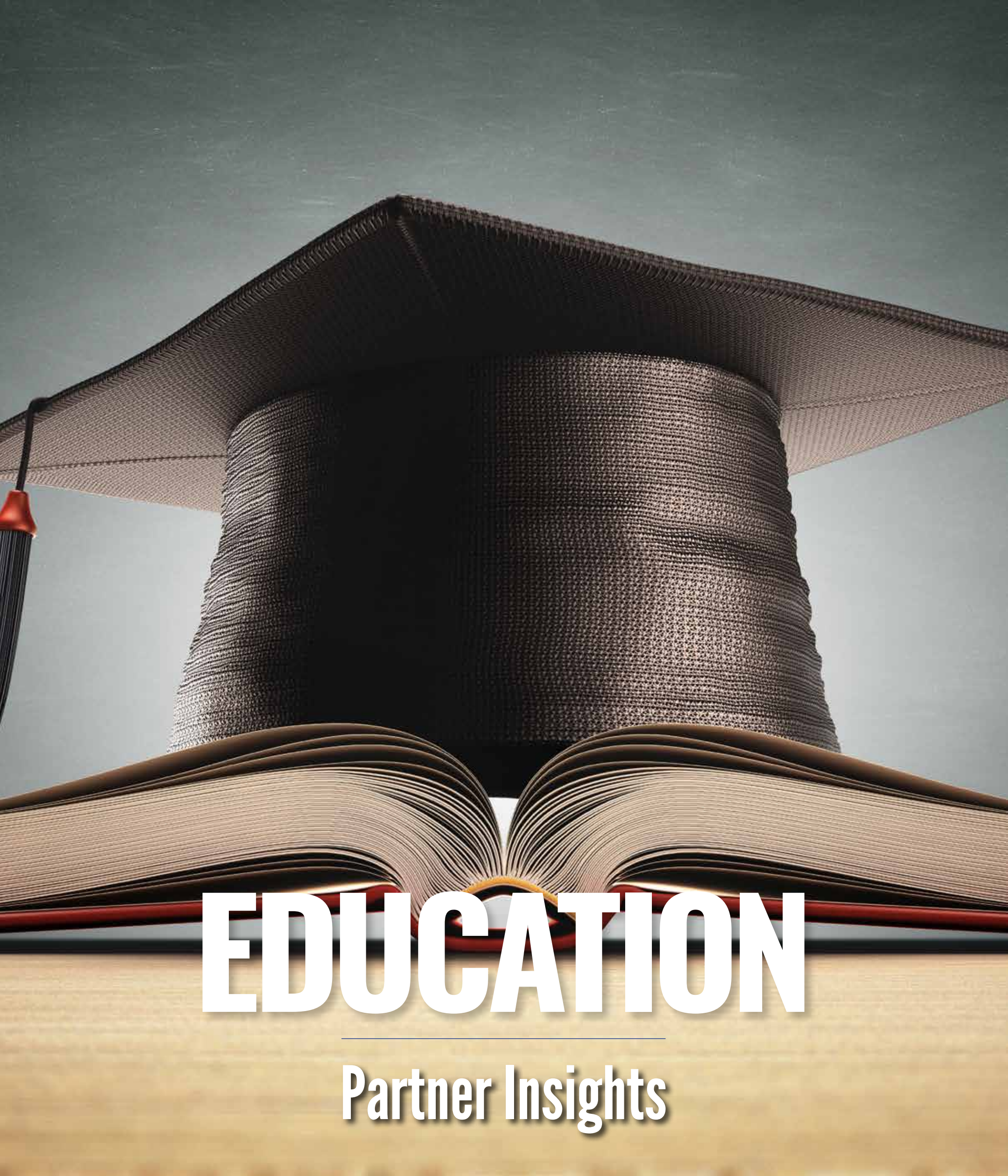
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CT STATE EXPANDS DUAL ENROLLMENT OPPORTUNITIES FOR HIGH SCHOOL STUDENTS

Connecticut State Community College (CT State) is expanding access to its dual enrollment program, enabling high school students to earn college credits while still in high school. This initiative aims to give students a head start on their college education, saving both time and money, while setting them up for future academic and career success.

Currently, CT State serves 30% of all dual enrollment students across Connecticut, with 181 high schools participating in the program. Over the past two years, nearly 10,000 students have earned a total of 42,814 college credit hours through CT State's dual enrollment efforts.

Two Pathways to College Credit

CT State's dual enrollment program offers two primary pathways:

- **Concurrent Enrollment:** College courses taught at the high school by qualified high school teachers.
- **Dual Enrollment:** High school students take college-level courses taught by CT State faculty, either on campus or online.

These pathways allow students to earn college credits and access CT State resources, helping them build a strong foundation for success in higher education and beyond.

Expanding to Ninth Graders

In an effort to further increase access, CT State is working to expand the program to include ninth-grade students, offering even more opportunities for students to begin their college education early. Under current policies, juniors and seniors who meet academic eligibility requirements can take courses free of charge.

Commitment to Student Success

CT State President O. John Maduko, M.D., emphasized the importance of dual enrollment in preparing students for future success. "Dual enrollment offers high school students a remarkable opportunity to start their college journey while also connecting them directly to CT State's free tuition program," said Maduko. "These partnerships are in-

valuable, helping students save time and money while ensuring they are better prepared for higher education."

Strengthening Partnerships with High Schools

CT State has worked to strengthen its connections with high schools, holding summits last fall to discuss strategies for increasing student participation. Discussions also focused on building partnerships in key fields such as health care, manufacturing, information technology/computer science, education, and business.

Proven Benefits for Students

Research consistently shows that students who participate in dual enrollment are more likely to attend college immediately after high school, graduate on time, and complete their degrees with less debt. By earning college credits early, students can shorten the time it takes to earn their degree, reducing both cost and financial burden.

For more information on CT State's dual enrollment program, visit ctstate.edu/earlycollege.

About CT State

Following the merger of the 12 Connecticut community colleges on July 1, 2023, CT State Community College has become the largest community college in the Northeast and sixth largest in the nation, serving close to 70,000 students annually. As Connecticut's largest and most affordable college, CT State is committed to providing accessible, high-quality education in a supportive and inclusive learning environment. Students benefit from a streamlined financial aid process, applying once to take classes at any of the CT State campuses, which include Asnuntuck (Enfield), Capital (Hartford), Gateway (New Haven and North Haven), Housatonic (Bridgeport), Manchester, Middlesex (Middletown and Meriden), Naugatuck Valley (Waterbury and Danbury), Northwestern (Winsted), Norwalk, Quinebaug Valley (Danielson and Willimantic), Three Rivers (Norwich), and Tunxis (Farmington and Bristol). CT State's college office is located in New Britain. Visit ctstate.edu for more information.

DRIVING SUCCESS IN PUBLIC HEALTH

Nina Luppino, M.P.H. '09, Drives Change in Public Health and Women's Leadership

“Ever since I attended the first open house at New York Medical College (NYMC) and met the inspiring faculty, I knew this was where I wanted to continue my education,” said Nina Luppino, M.P.H. '09. Luppino's choice to pursue her Master of Public Health (M.P.H.) was shaped by her personal experience and from working in a physician practice during her undergraduate studies; inspiration for her commitment to giving back in a meaningful way. She found that working closely with physicians and streamlining workflows to enhance patient experience was an aspect of health care she found particularly rewarding.

Recognizing her devotion to improving health care systems and inspired by the impact she could make, Nina decided to complement her bachelor's in business administration with an M.P.H. in Health Policy and Management. Since graduating from NYMC, Luppino crafted effective marketing strategies for the nation's top-ranked hospitals and led a large-scale marketing initiative that brought together cross-functional teams from six hospitals during the creation of the Mount Sinai Health System, one of the largest hospital mergers in New York City.

In addition to her work in public health, Luppino has been a strong advocate for advancing opportunities for women in business through golf, giving them the opportunity to leverage golf's networking and leadership benefits. For over five years, she has served on the Board of Directors of the Women's Golf Association of New Jersey (WGANJ), where she innovated

and expanded educational programs for new golfers. Her leadership in expanding WGANJ's reach has driven steady growth over the past few years, with more than 800 members. Luppino was named a 2024 NJBIZ 40 Under 40 honoree for her contributions to New Jersey's economic growth through her work in the golf industry and is a finalist for the international 2024 Women in Golf Awards. Her

background and expertise have led her to new opportunities in philanthropic development.

Reflecting on her journey and achievements, Luppino shared, “My advice to current students and alumni is to find a passion that allows you to build connections. In addition, seek out a charitable initiative or organization to get involved with. Giving back and helping others is

at the heart of working in health care.”

Like Nina, you have the opportunity to drive meaningful change in health care by pursuing an advanced certificate, master's, or doctoral degree at NYMC. To learn more about the graduate public health programs offered in the School of Health Sciences and Practice at NYMC, contact the SHSP Office of Admissions or visit nymc.edu/shsp.



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Bond Commission OKs \$600K for sidewalks near Norwalk schools

BY GARY LARKIN / glarkin@westfairinc.com

The State Bond Commission allocated \$600,000 to improve sidewalks for students who walk to school in the Chestnut Hill area.

The project was one of several items to receive funding during a special meeting of the State Bond Commission on Dec. 20. The grant will help the city enhance pedestrian safety and accessibility by upgrading sidewalks and related infrastructure in the Chestnut Hill area.

Senate Majority Leader Bob Duff and other Norwalk officials welcomed the release of the funds, which come from the sale of general obligation bonds for the state Department of Transportation.

“It’s hard to think of a better investment than funding infrastructure that ensures our students can safely walk to and from school,” Duff said. “No family should have to worry about their kids navigating unsafe conditions or facing unnecessary risks on their way to class. I’m grateful to Governor (Ned) Lamont and the State Bond Commission for prioritizing the safety of Norwalk’s students and pedestrians with this much-needed funding.”

Mayor Harry Rilling sees the investment in Norwalk’s infrastructure as a way to make the area near the school safe for students and other pedestrians.


“We are committed to increasing walkability and connectivity across the city, especially near our schools, neighborhoods and downtown areas, to help expand safe, accessible transportation options for everyone,” Rilling said. “Sidewalks are a crucial component of increasing safety for pedestrians while also reducing our overall carbon footprint through convenient and comfortable alternatives to driving cars.”

Jim Travers, director of transportation, mobility and parking for the city, especially thanks Duff for working to secure the funding.

“Sidewalks play a pivotal role in creating a more walkable environment, encouraging physical activity, ensuring pedestrian safety, and creating a sense of community,” Travers said. “This project, made possible by funding secured by Senator Duff, comes on the heels of our recently adopted ‘Complete Streets’ legislation aimed at creating safer, more accessible streets for everyone.”

The State Bond Commission also approved funding this year for several Norwalk community projects including:


- \$2.5 million to Norwalk to offset the cost of constructing a roundabout to provide safer access to the new South Norwalk Elementary School.
- \$3.5 million for the Carver Community Center to support the renovation and expansion of the center. (This project will make enhancements to ensure compliance with the Americans with Disabilities Act as well as make necessary security upgrades.)
- \$241,000 for equipment and improvements to the Notre Dame Health and Rehabilitation Center.
- \$300,000 in new funding for expansion and renovations to the Music Theatre of Connecticut.
- \$268,922 for upgrades and improvements at Side by Side Charter School.
- More than \$3.4 million for the Norwalk Housing Authority for the creation of housing units.
- \$3 million for the Norwalk Redevelopment Agency for streetscape improvements in South Norwalk.



APRIL 10

MARITIME AQUARIUM NORWALK, CT

5:30 PM



All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.

Millennial & Gen Z Awards

Millennials represent half of the workforce and it’s predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Embrace the future of leadership at our Millennial & Gen Z Award Ceremony and Networking Event. Connect with peers, mentors, and industry leaders as we shine a spotlight on the trailblazers shaping industries and making waves in the business world.

Nominate your outstanding coworkers, friends, or family for the Millennial & Gen Z awards to recognize and celebrate their remarkable achievements. By showcasing their accomplishments, you contribute to the narrative of the impactful contributions of the younger generation.

NOMINATION REQUIREMENTS FOR CANDIDATE:

- | | | |
|---|---------------------------------------|---|
| 1. Living and/or working
in Fairfield or Westchester counties | 2. Born between
1981 - 2000 | 3. Must not have won
the competition previously |
|---|---------------------------------------|---|

Visit: events.westfaironline.com/millennialgenz

2025 TIMELINE

- 05 AUG** Nominations open
www.wbp.formstack.com/forms/2025_milligenz_nominations
- 31 JAN** Nominations Close
- 17 FEB** Honorees are announced
events.westfaironline.com/millennialgenz
- 10 APR** Award presentation
Maritime Aquarium, Norwalk, CT

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From left, Jamie Bishop and Daniel Crocco are adding Embers Wood-Fired Oven Truck to their Mill House Brewing Co. *Courtesy Mill House.*

BUSINESS

Poughkeepsie's Mill House stokes 'Embers' with wood-fired oven truck

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On the heels of Mill House Brewing Co.'s recent announcement around its new restaurant venture, The Ridge by Mill House, co-owners Daniel Crocco and Jamie Bishop have announced the acquisition of Embers Wood-Fired Oven, a full-service mobile catering business, to be rebranded as Embers by Mill House. The elevated food truck, which will serve Dutchess County and the surrounding areas, is now accepting bookings for spring 2025 for private events.

"I've always dreamed of owning and operating a food truck, so Embers by Mill House marks a really exciting new chapter for us," said Crocco.

"When we met and spoke with John and Jen (Mac Kay), the former owners of Embers, and experienced the charm of the vintage truck, it sealed the deal. We're excited to introduce elevated catering options for every type of celebration, making each event more memorable."

The refurbished 1963 Boyertown GMC Step-Van, which boasts a custom-built Forza Forni wood-fired pizza oven, enables Mill House Brewing Co. to take its pizza, pints and top-notch experience on the road, bringing "Mill House to Your House."

With a vintage charm and modern appeal, the truck will seamlessly fit into any event with new offerings that build on the existing business's wood-fired

eats, such as hand-crafted sausages, beer-steamed mussels, wood-fired pasta and pasta and more. Truly a one-stop shop, Embers will also offer a full bar with an array of Mill House beers and cocktails, eliminating the need for patrons to obtain a temporary liquor license, purchase alcohol themselves or hire an additional catering service.

"This mobile catering truck enables us to bring a new level of creativity and convenience to guests for special occasions," said Bishop. "You can expect to see Embers pop up at our new restaurant, The Ridge, when it opens next year, and anticipate that this is just the beginning of our food truck endeavors. We're excited about the possibilities and have no plans of slowing down anytime soon."

"We've worked hard to build a community around Embers for the last five seasons and have always known

that we would need to pass it on to people with the same mission and love of food," said Jen Mac Kay, the former partner of Embers, who will continue to serve as the events coordinator for Embers by Mill House. "I can't think of a better team to lead Embers into its next chapter."

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Cambodian immigrant claims area nail salons practiced peonage

BY BILL HELTZEL / bheltzel@westfairinc.com

A Cambodian immigrant claims that her former mother-in-law lured her to the United States and then coerced her to work at several area nail salons for no pay for more than eight years.

Sovannara Oem accused Sokha Meas, of Port Jervis, other in-laws and the nail salons of human trafficking, in a complaint filed on Dec. 13 in U.S. District Court, White Plains.

Oem says her former in-laws controlled all aspects of her life: isolating her from her family in Cambodia, making her live at their homes, keeping her immigration papers under lock, and taking away her first-born daughter for years.

"Oem justifiably believed she had no alternative but to continue working for and living with defendants," the complaint states, until "she was able to escape."

In 2005, Oem married Meas's son in an informal Cambodian ceremony that is not recognized as legal in the U.S., according to the complaint.

In 2006, Meas offered to pay the costs of transportation and immigration to the U.S., the complaint states, if Oem worked at Meas's nail salons for three years. Oem moved in with her in-laws and began working at #1 Nail Plus Inc. in Port Jervis, for no pay.

A few days later, Meas took Oem and her son to the county courthouse to be married legally, as required by her visa.

Even after the three-year deal expired, Oem claims, she had to continue working for free. She worked eight to 11 hours a day, seven days a week doing pedicures and manicures and massages and foot washes and clean-ups. There were no lunch breaks or rest breaks or days off.

Oem and other workers were shuttled to nail salons operated by Meas and her sister in Port Jervis, Orange County; Monticello, Sullivan County, and Taylor, Pennsylvania near Scranton, according to the complaint. The businesses operated as variations of the DaViNails franchise, #1 Nail Plus, and Raksmeys Nails.

Her only compensation was \$150 to \$200 a week from tips, but then Meas allegedly demanded the tips to pay for utilities, food and other household expenses.

Oem was not allowed to speak to anyone outside of the family, including customers and neighbors, according to the complaint, and threatened that if she did immigration authorities would take her away.

After work, Oem says, she was forced to cook, clean, do laundry and shovel snow at her in-laws homes.



"Cambodian immigrant alleges in-laws trafficked her, forcing unpaid labor at nail salons for over eight years."

"They told her what to do and where to be at all times," the complaint states. "Oem was not allowed to shower or sleep until she completed all her daily work."

In 2008, Meas allegedly took Oem's first daughter, an infant, to live with Meas's family in Cambodia, and returned her three or four years later to attend school in the U.S.

In 2012, according to the complaint, Meas pressured Oem and her son to divorce. Meas allegedly said Oem could leave but her children would

have to stay behind.

Oem's brother, Sovanry Oem, also was trafficked, the complaint states, but in 2014 he escaped while Meas was on vacation. Then he and their family in Cambodia helped Oem escape.

Oem and her daughters now live in Katy, Texas.

Oem accused her in-laws and their businesses of several violations of federal laws, including, peonage, forced labor, and conspiracy. She is demanding unpaid wages and punitive damages.

Study: Connecticut 4th in gambling spending in 2023

BY GARY LARKIN / glarkin@westfairinc.com

Connecticut is among the top five states in gambling consumer spending in 2023, according to a study that measured commercial casino consumer spending.

Free spins website, which analyzed data from the American Gaming Association's State of the States 2024 release, found that Connecticut ranks fourth with Nutmeggers spending \$106.24 per person at casinos throughout 2023, 87.98% more than the average American's \$56.61.

Connecticut's two casinos are tribal, and there are no commercial casinos in

the state. In 2023, almost \$580 million was spent between these two casinos, an increase of \$163 million over 2022's reported spending of \$416,196,889.

"The results of this study offers a stark view of gambling disparity across America and how that affects the casino industry," said Marcio Pereira of freespins.com. "This is particularly the case for Nevada, considering the widely known 'gambling capital' of the country, not featuring in the top 10. This indicates that while the state is most certainly lucrative, the number of gamblers and the competition between

the casinos can leave it to be lower on the list compared to states such as Rhode Island."

In first place is Rhode Island, where residents spend \$423.60 per person at casinos throughout 2023, a figure that's almost 650% (649.54%) more than the average American.

There are just two casinos in Rhode Island, one in Lincoln and the other in Tiverton. These two casinos reported a consumer spend of over \$700 million between them in 2023, an increase of \$19,313,580 over the reported spend in 2022. These casinos are commercial, with no tribal casinos located within the state.

Delaware takes the second spot on the list, spending \$219.96 per person at casinos throughout 2023, 289.21% higher than the average American's spending in 2023.

In 2023, over half a billion dollars

(\$507,020,830) was spent at the three casinos in Delaware. Like Rhode Island, Delaware's casinos are commercial, with no tribal casinos.

In third place is West Virginia, where residents spent an average of \$118.79 per person at casinos in 2023, 110.2% more than the average American.

The five casinos in West Virginia reported a combined consumer spend of over \$800 million, a \$49,533,536 increase over the 2022 figure of \$756,321,274.

Fifth place goes to Massachusetts, with Bay-Staters were found to spend \$104.17 per person in 2023 at casino venues, 84.33% more than the average American.

The three commercial casinos in Massachusetts reported a massive consumer spend of over \$1.6 billion in 2023, almost 50% more than 2022's consumer spend of \$1,131,925,432.

Travel Talk with Jeremy Wayne: The Beaumont Mayfair, London

BY JEREMY WAYNE / jwayne@westfairinc.com



The Beaumont Mayfair entrance. Courtesy Inviato Travel.

"The Beaumont Mayfair blends 1930s Art Deco charm with modern luxury, offering impeccable service, gourmet dining, and a prime London location."

Next time you go to London, do yourself a favor and stay at The Beaumont Mayfair, London.

The hotel occupies a gleaming white Art Deco building that was formerly an Avis Car Rental garage. Avis, whose motto at the time was "We Try Harder," clearly didn't try hard enough – and I speak from many sub-par experiences at that very outlet. Its number up, the first-floor office and parking garage floors above it were gutted, an entire marble quarry (so it seems) was imported from Italy, designer du jour Thierry Despont set to work on the decoration and London's newest "grand hotel" was born.

All of this was but a mere 10 years ago, and it only goes to show how seriously the owners take the maintenance of the property, since The Beaumont has just emerged resplendent from a three-year renovation. It has added 29 new guest rooms and suites, bringing the total key count to 101, as well as two new private dining rooms.

Of course, refurbishments, additional guest rooms and private dining rooms are not of themselves inducements to stay at The Beaumont. But there are plenty of other reasons why you should. First, if not foremost, is

that The Beaumont has a distinctly American vibe, which coupled with a ritzy Mayfair location and a great wodge of English history and tradition is a match made in hotel heaven.

The Beaumont is also just a few yards from Grosvenor Square, with its sculptures of Franklin Delano Roosevelt and Dwight D. Eisenhower, where London's 9/11 memorial also stands and where, until its recent move south of the River Thames, the iconic American Embassy once stood. And here's a fun fact: The Beaumont's original architects, Wimperis and Simpson, also designed Winfield House, the neo-Georgian townhouse in London's Regent's Park, commissioned by Woolworth heiress Barbara Hutton in 1936 and donated to the United States by her after the war, to serve as the U.S. ambassador's residence – which, by the way, it still is.

But what of the hotel itself, you ask, and what are the real reasons for staying there?

Let me count the ways. First, there's the top-hatted doorman's greeting, proffered as if you were the only guest in the world. And the concierge desk – staffed by proper, old-fashioned, concierges, who proudly wear crossed keys on their lapels, indicating their top-tier professionalism. These gen-

tleman and women are such founts of knowledge they could probably recite great chunks of the "Encyclopedia Britannica" as well as this week's edition of "Time Out" backwards in their sleep. No question of Googling, because these guys (although, this being London, no one ever calls them "guys") know everything without having to tap away peskily on a keyboard. Seats for the incomparable Erin Morley at the Royal Opera House, Covent Garden, tonight? Or the Deep Purple concert at the O2 Arena tomorrow? "Of course, sir," comes the answer. "Allow me to have the tickets sent up to your room." The next Eurostar to Paris? "That will be at 5:10 p.m. Two first-class tickets? Absolutely, madam." Oh, the bliss.

Bliss at a price, it goes without saying, but still. Ask and ye shall receive.

If you like lobby life, you'll love The Beaumont. A line of deeply comfortable sofas looks toward the revolving front door, domain of the aforementioned doorman, so you see a jolly slice of London and international life coming and going. And Le Magritte Bar attracts a very "London" crowd, part-business, certainly, but part-arty and Bohemian, too. At any rate, it's a great mix – just like the bull-shots and old fashioned the white-jacketed bartender seems to have so much fun preparing. People and drinks at their scintillating best, you could say. Even the mocktails – one of my least favorite words, I must admit – seem to shimmer.

Glamour is still alive and actively kicking at The Beaumont, where the Anglo-American modern Art Deco design could have come straight out of a 1930s Park Avenue apartment, or the set of a Noel Coward play. (Cole Porter, are you there?) If only smoking were allowed, you'd be smoking Sobranie Black Russians through a long cigarette holder at The Beaumont. Oops, my bad – I'd quite forgotten. Smoking is allowed, on the very lovely new cigar terrace in front of the hotel, although most folks out here are lighting up a Romeo y Julieta Linea de Oro Hidalgo or a Montecristo classic.

Up in your guest room or suite, you'll find linens and bedsheets so smooth and crisp I'd defy you to find a wrinkle. In the dressing area, you can practically see your reflection in heavy, polished mahogany hangers and in the bathroom, the tablets of soap are the size of building bricks. And no, our Vice President Kamala

Harris has not gotten into toiletries as a sideline – the "Harris" soap, shampoo and assorted unguents are in fact by D. R. Harris, the English perfumers founded in 1790, whose original store is close by The Beaumont in the tony neighboring district of St. James's.

There are more treats in store, like books a-plenty on the bookshelves (biographies of everyone who's ever been anyone, from those Benjamins – Franklin and Disraeli – to Sting) and beautiful new boxes of Beaumont-embazoned playing cards. You can take those home with you – but not, I suspect, the beautiful leather dice shakers with their two sets of ivory dice. I exercised maximum restraint, I can tell you, in leaving those behind.

No such restraint at dinner in the hotel's Colony Grill, where for an elegant grill-room supper you might follow a plate of mild, "London cure"-smoked salmon with beef Wellington or cider-battered haddock with peas and caviar tartare sauce. That's a posh version of fish and chips, in case you were wondering.

And no restraint either at breakfast, where the hotel does a tremendous salt beef (that's what the English call corned beef) hash. And just when you thought there was nothing more anybody could possibly do to doll up an avocado, the clever Beaumont kitchen presents a hearty breakfast dish of mashed avocado on a sweet corn fritter, topped with a fried duck egg. Delicious, super-filling and, you guessed – no need for lunch.

A final thought on the hotel's exceptional location. Situated just steps away from Selfridge's, London's great department store (founded, incidentally, by the American Gordon Selfridge), The Beaumont faces an elevated outdoor garden, with an extraordinarily lovely domed structure at the far end. In reality it is an electricity substation built at the end of the 19th century, but the story persists that it was indeed constructed to house Queen Victoria's pet elephant, a gift to her from the King of Abyssinia. A myth, perhaps, but one I choose to believe. Because, well, only in London, right?

And only at The Beaumont – of course, right.

Jeremy Wayne is a travel adviser with Superior Travel of New York. Contact him directly with your travel questions and needs at jeremy@superiortravel.com.

U.S. election likely to have major tax impact

BY NORMAN GRILL

Contributing
Writer



Norm Grill, CPA, (N.Grill@GRILLI.com) is managing partner of Grill & Partners, LLC (www.GRILLI.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203 254-3880.



Having won control of the White House, the Senate and the House of Representatives, Republicans have the opportunity to move forward their vision for federal taxes. What might this mean to you?

First, many provisions in President-Elect Donald Trump's signature tax legislation from his first time in the White House, the Tax Cuts and Jobs Act (TCJA), are scheduled to expire at the end of 2025. Now, there's a better chance that most provisions will be extended.

Second, the former and future president has suggested many other tax law changes during his campaign. Here's a brief overview of some potential tax law changes:

BUSINESS TAXES

Numerous tax law changes have been discussed that would affect businesses, including:

Corporate income tax rates.

The president-elect has suggested decreasing the current rate of 21% to 20%, and to 15% for corporations that manufacture products in the United States.

Research and development (R&D) expenses. Proposals include expanding or revising R&D credits and removing mandatory capitalization and amortization of R&D expenditures. The latter would allow immediate R&D deductions in the year expenses are incurred.

Sec. 199A qualified business income (QBI) deduction. This 20% deduction for certain income of sole proprietors and pass-through entities is set to expire at the end of 2025. There's a good chance it will be extended or made permanent.

Bonus depreciation. This deduction is currently at 60% and set to drop to 40% for 2025 and 20% for 2026, then disappear. One proposal would reinstate this to 100%.

INDIVIDUAL TAXES

Potential tax law changes are also on the horizon for individual taxpayers, such as:

Expiring provisions of the TCJA. Examples of expiring provisions include lower individual tax rates, an increased standard deduction, and a higher gift and estate tax exemption. The president-elect would like to make the TCJA's individual and estate tax cuts permanent. He's also indicated that he's open to revisiting the TCJA's \$10,000 limit on the state and local tax deduction.

Individual taxable income. The president-elect has proposed eliminating income and payroll taxes on tips for restaurant and hospitality workers, and excluding overtime pay and Social Security benefits from taxation.

Child tax incentives. President-Elect Trump has voiced support for increasing the current cap on the Child Tax Credit (\$2,000 per qualifying child), but no formal policy proposal has been made.

Electric-vehicle credit. The president-elect has said informally that he would consider eliminating the electric-vehicle credit. If you're thinking about purchasing an electric vehicle, you may want to do so by the end of 2024 just in case the credit is eliminated for 2025.

Housing incentives. President-Elect Trump has alluded to possible tax incentives for first-time homebuyers but no specific proposals relating to tax incentives for housing. The Republican platform calls for reducing mortgage rates by slashing inflation, cutting regulations, opening parts of federal lands to new home construc-

tion. It also proposes tax incentives for first-time homebuyers.

TARIFFS

The president-elect has called for higher tariffs on imports, suggesting a baseline tariff of 10% to 20% on most imported goods, a 60% tariff on imports from China and a 100% tariff on vehicles imported from Mexico.

HOW WILL YOU BE AFFECTED?

Which extensions and proposals become law will depend on a variety of factors. For example, Congress has to pass tax bills before the president can sign them into law. Republicans don't have wide margins in the Senate or House, which could make it challenging to get certain tax law changes passed that aren't universally popular with Republicans.

This column is for information only and should not be taken as advice. Taxes can be complicated and mistakes can be costly. If you have questions about how you might be affected by potential tax law changes, consider contacting a tax professional.

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Legal Records

WESTCHESTER

DEEDS

Above \$1 million

129 Clinton Place LLC, Yonkers. Seller: 139 Clinton LLC, Brooklyn. Property: 137 Clinton Place, Yonkers. Amount: \$1.4 million. Filed Dec. 3.

2051 Cortland Holdings LLC, Brewster. Seller: Gas Land Petroleum Inc., New Paltz. Property: 2051 E. Main St., Cortlandt. Amount: \$2.5 million. Filed Dec. 4.

30 June Road LLC, North Salem. Seller: Arthur A. Gosnell, St. John's, Antigua. Property: 30 June Road, North Salem. Amount: \$5.6 million. Filed Dec. 3.

350-360 Washington Ave LLC, Yonkers. Seller: Stella Thomas, Rye. Property: 360 Washington Ave., Mount Pleasant. Amount: \$2 million. Filed Dec. 3.

7 Summit Terrace LLC, Riverside, Connecticut. Seller: Philip E. Harrison, Dobbs Ferry. Property: 7 Summit Terrace, Greenburgh. Amount: \$1.6 million. Filed Dec. 5.

716-730 South Street LLC, Brooklyn. Seller: Marcus J. Perez Jr., Cortlandt Manor. Property: 716 South St., Peekskill. Amount: \$1.4 million. Filed Dec. 4.

76 Kerry Lane LLC, Brooklyn. Seller: Yao Yin, Chappaqua. Property: 76 Kerry Lane, New Castle. Amount: \$1.7 million. Filed Dec. 5.

81 Eastview Drive LLC, Pound Ridge. Seller: Karen Gordon, Valhalla. Property: 81 Eastview Drive, Mount Pleasant. Amount: \$1.4 million. Filed Dec. 3.

Brightview Greenburgh LLC, Baltimore, Maryland. Seller: Metropolis Country Club Inc., White Plains. Property: 289 Dobbs Ferry Road, Greenburgh. Amount: \$10.1 million. Filed Dec. 4.

French Fry Boy LLC, Beverly Hills, California. Seller: Adrienne D. Morgan, Bedford Corners. Property: 50 Bayberry Lane, Bedford. Amount: \$9.5 million. Filed Dec. 2.

HP North DE 1 LLC, Lakewood, New Jersey. Seller: Hudson North LLC, Morristown, New Jersey. Property: 1 S. Alexander St., Yonkers. Amount: \$85 million. Filed Dec. 4.

HP South DE 1 LLC, Lakewood, New Jersey. Seller: Hudson Park Investors LLC, Morristown, New Jersey. Property: 1 Van der Donck St., Yonkers. Amount: \$79 million. Filed Dec. 4.

Marchetti, Michelle, Katonah. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 39 Lila Lane, New Castle. Amount: \$1.6 million. Filed Dec. 3.

Myro 2 LLC, New Rochelle. Seller: Verona Collantes, Scarsdale. Property: 23 Crossway, Scarsdale. Amount: \$1.4 million. Filed Dec. 2.

Roth, Paul N., New York. Seller: Tala Ltd Partnership LP. Purchase. Property: 33 The Crossing, Harrison. Amount: \$1.7 million. Filed Dec. 2.

Below \$1 million

124 Depeyster Street LLC, Tarrytown. Seller: John J. Carrozzi, Billerica, Massachusetts. Property: 124 Depeyster St., Mount Pleasant. Amount: \$440,000. Filed Dec. 4.

17 Lexington LLC, Spring Valley. Seller: Donald H. Rudnick, White Plains. Property: 1 Lexington Drive, Cortlandt. Amount: \$700,000. Filed Dec. 2.

256 Sommerville PL LLC, Brooklyn. Seller: Shleiwet Safa, Yonkers. Property: 254 Sommerville Place, Yonkers. Amount: \$970,000. Filed Dec. 2.

30 South West Realty LLC, Bardonia. Seller: Joseph Incalcaterra, Yonkers. Property: 104 School St., Yonkers. Amount: \$200,000. Filed Dec. 5.

32 Temple Inc., Dobbs Ferry. Seller: Christopher Ficaro, Dobbs Ferry. Property: 32 Temple Road, Greenburgh. Amount: \$25,000. Filed Dec. 3.

7 Summit Terrace LLC, Riverside, Connecticut. Seller: Kristine E. Gneiss, Dobbs Ferry. Property: Hilldale Road, Greenburgh. Amount: \$10,000. Filed Dec. 3.

79 Laurel Place LLC, New Rochelle. Seller: Robert J. Walters, New Rochelle. Property: 79 Laurel Place, New Rochelle. Amount: \$500,000. Filed Dec. 2.

99 Lockwood Corp., Bronx. Seller: Brenda D. Terry, Mount Vernon. Property: 417 Seventh Ave., Mount Vernon. Amount: \$290,000. Filed Dec. 5.

Bellon, Robbie J., Bronx. Seller: US Bank N A, Lewisville, Texas. Property: 1 Elizabeth Court, Ossining. Amount: \$645,000. Filed Dec. 2.

Benny, Jenny M., White Plains. Seller: 128 Parkway Homes LLC, Cross River. Property: 4 Granada Crescent -15, Greenburgh. Amount: \$490,000. Filed Dec. 4.

Eclipse Home LLC, Yonkers. Seller: Loan Funder LLC, New York. Property: 162 Oak St., Yonkers. Amount: \$230,000. Filed Dec. 5.

Geno Construction Group Corp., Mahopac. Seller: Lake Mohegan Mansion LLC, Mohegan Lake. Property: 1716 Jessica Court, Yorktown. Amount: \$250,000. Filed Dec. 2.

Longbridge Financial LLC, Mahwah, New Jersey. Seller: Judith Hanrahan, Augustine, Florida. Property: 57 Ramsey Ave., Yonkers. Amount: \$524,000. Filed Dec. 3.

Mateo Z LLC, Rye. Seller: Kenneth J. Pugliese, Mamaroneck. Property: 1035 Boston Post Road, Rye Town. Amount: \$420,000. Filed Dec. 3.

Merchan, Fausto L., Peekskill. Seller: Mem Flipp Corp., Bronxville. Property: 1040 Oregon Road, Cortlandt. Amount: \$575,000. Filed Dec. 3.

Metro Group Holdings LLC, Bayside. Seller: Russ Jelinek, White Plains. Property: 50 Edgecliff Terrace, Yonkers. Amount: \$571,000. Filed Dec. 5.

NDM Investments LLC, Sheridan, Wyoming. Seller: 5AIF Sycamore 2 LLC, Irvine, California. Property: 79 Brook St., New Rochelle. Amount: \$100,000. Filed Dec. 2.

Press Collishaw Jessica, New City. Seller: 35 No. Cole LLC, Orangeburg. Property: 14 Wellyn Road, Yonkers. Amount: \$600,000. Filed Dec. 3.

Rahman, Ashiq, West Harrison. Seller: 52 Rogers LLC, Bronxville. Property: 52 Rogers St., Eastchester. Amount: \$889,000. Filed Dec. 2.

Ramon-Caro, Carolina, White Plains. Seller: DMC Acquisitions LLC, Yonkers. Property: 14 Mohawk Terrace, Greenburgh. Amount: \$605,000. Filed Dec. 2.

Sangiofranc LLC, Rye. Seller: Richard Carducci, Rye. Property: 60 Grapal St., Rye City. Amount: \$960,000. Filed Dec. 3.

Smith, Vernon T., Mount Vernon. Seller: Shared Profit Enterprise LLC, Mount Vernon. Property: 259 Fourth St., Mount Vernon. Amount: \$460,000. Filed Dec. 4.

Terranova Acquisitions LLC, Yonkers. Seller: Richard Marinelli, Yonkers. Property: 227 Glenbrook Ave., Yonkers. Amount: \$95,000. Filed Dec. 3.

US Bank NA, St. Paul, Minnesota. Seller: Christopher B. Meagher, White Plains. Property: 4 Consulate Drive, Eastchester. Amount: \$255,000. Filed Dec. 3.

Webster Bank NA, Waterbury, Connecticut. Seller: Hudson Valley Bank, Yonkers. Property: 865-67 MacLean Ave., Yonkers. Amount: \$765,000. Filed Dec. 3.

Woodlawn Ave Property LLC, Yonkers. Seller: Rostip Realty Corp., New City. Property: 996 McLean Ave., Yonkers. Amount: \$900,000. Filed Dec. 4.

JUDGMENTS

Andeoli, Angelo, Mamaroneck. \$6,653 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

Ayers, Alicia, Mount Vernon. \$2,910 in favor of Slomins Inc., Hicksville. Filed Nov. 27.

B&K 236 LLC, Yonkers. \$4,382 in favor of Petro Inc, Woodbury. Filed Dec. 2.

Bennett, Natorqui, Yonkers. \$13,657 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Berrios, Jonathan, Yonkers. \$5,001 in favor of Southern Westchester Orthopedics & Sports Medicine, Yonkers. Filed Dec. 2.

Bias, Philip, Mount Vernon. \$2,077 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 2.

Boateng, Patience, Yonkers. \$5,008 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

Bourdier, Jazmin M., Mount Vernon. \$2,706 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

Brooks, Vanessa, Mount Vernon. \$23,430 in favor of United Sleep Diagnostics Inc., Garden City Park. Filed Dec. 2.

Calderon, Joseph, Bedford Hills. \$2,836 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 27.

Chen, Denise V., New Rochelle. \$8,250 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

Claudio, Gerson N., Port Chester. \$11,804 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 2.

Consumer Equity of New York, White Plains. \$58,677 in favor of Mortgage Quality Management & Research, Beaverton, Oregon. Filed Dec. 2.

Cook, Kathleen, Yonkers. \$12,663 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

Danvers, Elisha Y., Mount Vernon. \$9,468 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 27.

Decicco of Scarsdale Inc., Scarsdale. \$14,613 in favor of Kenover Marketing Corp., Bayonne, New Jersey. Filed Dec. 2.

Delano, Chris, Mount Vernon. \$2,097 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

Dikmen, Ahmet, New Rochelle. \$4,363 in favor of Petro Inc., Woodbury. Filed Dec. 2.

Dinapoli, Gimna B., Eastchester. \$29,758 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Douglas, Jovon, Bronx. \$35,125 in favor of Avis Rent a Car System LLC, Atlanta, Georgia. Filed Dec. 4.

Downey, Megan M., Pleasantville. \$32,879 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Dunn, Alacia, Mount Kisco. \$2,936 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

Edwards, Cecil, Elmsford. \$3,790 in favor of Truetox Laboratories LLC, Garden City Park. Filed Dec. 2.

Empire Coffee Company Inc., Port Chester. \$44,052 in favor of FM Packaging, Waterford, Connecticut. Filed Dec. 2.

Filippelli, Elaine M., Yonkers. \$9,839 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Flatow, Jonathan, Mamaroneck. \$13,574 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 27.

Flores, Yina, Shrub Oak. \$2,121 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 27.

Garcia, Melanie, Mamaroneck. \$1,943 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 27.

Gomez, Winifer, Yonkers. \$2,814 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

Goulborne, Anthony M., New Rochelle. \$12,425 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Gutierrez, Victor M., West Harrison. \$1,416 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 27.

Henry, Mohammed, Mount Vernon. \$6,516 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Jl Bridgeview Construction Company Inc., Albany. \$8,521 in favor of Thalle Industries Inc., Briarcliff Manor. Filed Dec. 2.

Johnson, Mathew, New Rochelle. \$5,091 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Kabashi, Shefqet, Cortlandt Manor. \$2,561 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 27.

Katz Louis, Hartsdale. \$5,250 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 27.

Krasniqi, Fisnik, New Rochelle. \$26,152 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Labella, Laurie A., Dobbs Ferry. \$6,174 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 4.

Lara, Anthony, Yonkers. \$5,673 in favor of the Trustees of Columbia University In the city of Ny, New York. Filed Nov. 27.

Marciante, Chris, Mamaroneck. \$4,504 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 2.

Martyn, Katherine, Scarsdale. \$3,788 in favor of Truetox Laboratories LLC, Garden City Park. Filed Dec. 2.

Marvil Building Corp., Mamaroneck. \$9,966 in favor of Petro Inc., Woodbury. Filed Dec. 2.

Marvil Building Corp., Mamaroneck. \$22,160 in favor of Petro Inc., Woodbury. Filed Dec. 2.

Mercado, Jennisy C., Port Chester. \$3,906 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 2.

Miller, Matthew, Scarsdale. \$28,616 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 27.

Mtech Mechanical Corp., Yonkers. \$27,365 in favor of State Insurance Fund, White Plains. Filed Dec. 2.

Original American Chicken & Bakery International Corp., Jackson Heights. \$6,906 in favor of State Insurance Fund, White Plains. Filed Nov. 27.

Persaud, Amanda V., Mount Vernon. \$2,167 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Respect Auto Group 1 LLC, Yonkers. \$26,188 in favor of Merit Service Company Inc., Bronxville. Filed Dec. 2.

Robinson, Leticia, Mamaroneck. \$4,099 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 2.

Rodriguez, Maria, Mount Vernon. \$3,682 in favor of Rockaways Association Development LLC, New York. Filed Nov. 27.

Sand, Walter, Bronx. \$36,076 in favor of Sheridan One Company LLC, New Rochelle. Filed Dec. 2.

Simone, Mario, Eastchester. \$37,700 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 4.

Smith, Anthony, Mount Vernon. \$1,964 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 27.

Takkar, Anil B., Mohegan Lake. \$1,768 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 27.

Valdivia, Omar, Rye. \$3,490 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 2.

Valiente, Frydman O., Rye. \$16,202 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 27.

Vazquez, Stefanie, Mount Vernon. \$3,296 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 4.

Warner, Egen W., Mount Vernon. \$11,439 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Yu, Sushi li, New York. \$24,067 in favor of 911 Renovation LLC, Hawthorne. Filed Dec. 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.

1060 Nepperhan Ave LLC, as owner. Filed by Domani Inspection Services Inc. Action: Foreclosure of a mortgage in the principal amount of \$71,112 affecting property located at 1060 Nepperhan Ave., Yonkers. Filed Nov. 22.

Alternative Loan Trust, as owner. Filed by Wilmington Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 3 Suzanne Lane, Pleasantville. Filed Nov. 19.

Atun, Erez, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$1,250,000 affecting property located at 139 S. Morris Lane, Scarsdale. Filed Nov. 19.

Cadet-Simpkins, Valerie A., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$559,000 affecting property located at 16 Pierce St., New Rochelle. Filed Nov. 21.

Cintora, Sofia, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 126 Harvard Drive, Hartsdale. Filed Nov. 15.

Discover Bank, as owner. Filed by Banc of America Funding Corporate Mortgage Pass-Through Certificates - Series 2007-2. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 309 Nelson Ave., Peekskill. Filed Nov. 15.

Enright, Michael, as owner. Filed by NBKC Bank. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 118 Spruce St., Mamaroneck. Filed Nov. 21.

Erin Capital Management LLC, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 2 Springdale Road, Yorktown. Filed Nov. 15.

JPMorgan Chase Bank NA, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 3 Suzanne Lane, Pleasantville. Filed Nov. 19.

Midland Funding LLC, as owner. Filed by M&T. Action: Foreclosure of a mortgage in the principal amount of \$253,000 affecting property located at 5 Forest Lane, Yorktown Heights. Filed Nov. 21.

Mortgage Electronic Registration Systems Inc., as owner. Filed by Quorum Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$625,000 affecting property located at 1 Maria Lane, Ossining. Filed Nov. 18.

Naraine, Suneta, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,165,000 affecting property located at 3 Mill Pond Lane, New Rochelle. Filed Nov. 22.

O'Donnell, Elizabeth, as owner. Filed by Athene Annuity & Life Co. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 355 Old Tarrytown Road, White Plains. Filed Nov. 18.

Rodriguez, Maria, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$490,000 affecting property located at 88 Beverly Road, Mount Kisco. Filed Nov. 20.

Steinberg, Julie A., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$471,000 affecting property located at 10 Parkwood Place, Rye. Filed Nov. 21.

MECHANIC'S LIENS

Berk, Marnie G., Lewisboro. \$28,183 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

Gabbay, Mona, Pelham. \$17,171 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

Gugilev, Allan, Scarsdale. \$11,340 in favor of David Mooney, Rye Brook. Filed Nov. 27.

Highland Properties Inc., Yonkers. \$129,405 in favor of Mid-Knight Fuel Oil Company Inc., Yonkers. Filed Dec. 3.

Mamadjanian, Peter, Greenburgh. \$12,057 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

Paulino, Jana, Greenburgh. \$21,894 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

Point & Ravine LLC, Yonkers. \$309,925 in favor of EFCO Corp., Des Moines, Iowa. Filed Dec. 3.

Pritsker, Marina, Scarsdale. \$11,340 in favor of David Mooney, Rye Brook. Filed Nov. 27.

Salama, Carlos, Pelham. \$17,171 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

Silvan, Jon, Lewisboro. \$28,183 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

NEW BUSINESSES

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

Partnerships

Canis Lontra Creations & Davids Definite Duplicati, 1 Logwynn Lane, Cortlandt Manor 10567. c/o David and Nicole Singer. Filed Dec. 3.

Sole Proprietorships

Law Office of Viviana M. Sanchet, 398 North Ave., No. 208, New Rochelle 10801. c/o Viviana Sanchez. Filed Dec. 4.

LG Home Improvement Renovation, 44 Oak St., Port Chester 10573. c/o Maucelio Omar Ramirez Lopez. Filed Dec. 3.

Lilly-amber, 443 Broadway, Apt. 2E, Dobbs Ferry 10522. c/o Suzette Alixcia Henry-Brown james. Filed Dec. 3.

Lunasol Service, 39 Caroline Ave., Yonkers 10705. c/o Neiva Tineo. Filed Dec. 2.

M&M House of Glow, 95 Riverdale Ave., Yonkers 10701. c/o Jannatul Firdans. Filed Dec. 3.

Maisie Lous, 74 Coralyn

Ave., White Plains 10605. c/o. Filed Dec. 3.

Melannie Daisy Painting, 312 Main St., Apt. 2B, White Plains 10601. c/o Melannie Nanett Chirinos Marzullo. Filed Dec. 2.

Precision Acupuncture Clinic, 90 N. Broadway, Irvington 10533. c/o Chun Zhou. Filed Dec. 3.

Shar B Beauty & Wellness, 40 Park Place, 3b, New Rochelle 10801. c/o Sharlett N. Bryant. Filed Dec. 3.

Simple Personalized, 2005 Palmer Ave., Larchmont 10538. c/o Colleen Van Valen. Filed Dec. 2.

Unique Eyebrow & Spa, 121 Dunwoodie Court, Yorktown Heights 10598. c/o. Filed Dec. 3.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

4-16 Eastdale Avenue LLC, as owner. Lender: Rhinebeck Bank. Property: in town of Poughkeepsie. Amount: \$3.1 million. Filed Nov. 15.

Acres Point LLC, as owner. Lender: Broadview Capital LLC. Property: 1 and 3 Melitz St., Palm Tree. Amount: \$3.4 million. Filed Nov. 26.

Acres Point LLC, as owner. Lender: Broadview Capital

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LLC. Property: 2 Melitz St., Palm Tree. Amount: \$3.5 million. Filed Nov. 26.

Kabigting, Filamer and Andrew L. Aqui Carlos as owner. Lender: M&T Bank. Property: in Stanford. Amount: \$1.7 million. Filed Nov. 14.

Northeast Community Bank, as owner. Lender: Acres Views LLC. Property: 211 Acres Road, Palm Tree. Amount: \$3.4 million. Filed Nov. 26.

Orange Bank & Trust Co., as owner. Lender: 281 Route 211 East LLC. Property: 1, 2, 3, 4, 5, 6, 7 and 8 Giada Lane and 1 and 3 Sabrina Court, Wallkill. Amount: \$2.1 million. Filed Nov. 26.

Below \$1 million

Capolino, Guido and Caroline Capolino, as owner. Lender: United Wholesale Mortgage LLC. Property: in East Fishkill. Amount: \$576,550. Filed Nov. 8.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: 1 Pine Hill Road, Minisink. Amount: \$6,000. Filed Nov. 19.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: 2 Pine Hill Road, Minisink. Amount: \$93,000. Filed Nov. 19.

Kiavi Funding Inc., as owner. Lender: Masten LLC. Property: 27 Floral Drive, Newburgh. Amount: \$298,700. Filed Nov. 19.

Kiavi Funding Inc., as owner. Lender: Gold Score Properties Inc. Property: 58 Lake Trail, Greenwood Lake. Amount: \$370,500. Filed Nov. 27.

Loan Funder LLC Series 82119, as owner. Lender: 1 Round Hill LLC. Property: 7 Round Hill Road, Monroe. Amount: \$95,000. Filed Nov. 19.

Loan Funder LLC Series

90393, as owner. Lender: High Chester Holdings LLC. Property: 17 Shuit Place, Central Valley. Amount: \$55,700. Filed Nov. 29.

O'Donnell Residential Construction Inc., as owner. Lender: Mid-Hudson Valley. Property: in East Fishkill. Amount: \$400,000. Filed Nov. 13.

Sharestates Investments LLC, as owner. Lender: 37 Carpenter LLC. Property: 37 Carpenter Ave., Newburgh. Amount: \$140,000. Filed Nov. 19.

DEEDS

Above \$1 million

13 Warren Court LLC, Monsey. Seller: 13 Warren Property LLC, Chester. Property: 13 Warren Court, Monsey. Amount: \$5.3 million. Filed Dec. 9.

2 Altman LLC, Monsey. Seller: North Yorkshire LLC, Spring Valley. Property: 2 Altman Court, New Hempstead. Amount: \$1.7 million. Filed Dec. 12.

Angel Nyack Inc., Nyack. Seller: First Reformed Church of Nyack Inc. aka, Nyack. Property: 18 S. Broadway, Nyack. Amount: \$2.5 million. Filed Dec. 4.

Goralnik, Yoel, Monsey. Seller: Universal Steeplejack NYC Master Rigger LLC, Airmont. Property: 211 Old Nyack Turnpike Chestnut Ridge. Amount: \$1.1 million. Filed Dec. 10.

Mendlowic, Aryeh, Brooklyn. Seller: Suffern Hill LLC, Brooklyn. Property: 103 Montebello Road, Montebello. Amount: \$1.3 million. Filed Dec. 10.

MRB Developers LLC,

Monroe. Seller: Gabriel and Tova Kahana Legacy Trust, et al, Monsey. Property: 28 Rita Ave., Monsey. Amount: \$4 million. Filed Dec. 5.

Samet, Shloima, Monroe. Seller: West Central Estates Holdings LLC, Monroe. Property: 473 W. Central Ave., Spring Valley. Amount: \$1.4 million. Filed Dec. 3.

Sheinberger, Chaim, Brooklyn. Seller: 2 Johanna Lane LLC, Spring Valley. Property: 2 Johanna Lane, Monsey. Amount: \$1.7 million. Filed Nov. 27.

Stark Property Management LLC, Edmond, Oklahoma. Seller: Arkady and Natalia Starikovskiy, Blauvelt. Property: 25 Pine Glen Drive, Blauvelt. Amount: \$1.1 million. Filed Dec. 5.

Tyrnauer, Akiva, Monsey. Seller: 81 Remsen Unit 202 LLC, Monsey. Property: 81 Remsen Ave., Monsey. Amount: \$1.2 million. Filed Dec. 11.

Weber, David and Shaindy Weber, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 11 Heritage Lane, Monsey. Amount: \$1.1 million. Filed Nov. 29.

Weisberg, Yida and Gittle Weisberg, Spring Valley. Seller: 29 S. Cole LLC, Spring Valley. Property: 24 Wolfe Drive, Spring Valley. Amount: \$10 million. Filed Nov. 27.

Below \$1 million

1 Ward LLC, Suffern. Seller: Daniel Auguste, Suffern. Property: 1 Ward St., Suffern. Amount: \$565,000. Filed Dec. 2.

12 Prairie LLC, Monsey. Seller: Vincent P. Williams, Suffern. Property: 13 Prairie Ave., Suffern. Amount: \$565,000. Filed Dec. 12.

144 Broadway LLC, Haverstraw. Seller: County Rockland Rentals LLC, Nanuet. Property: 144 Broadway, Haverstraw. Amount: \$550,000. Filed Nov. 27.

18 Oak Street LLC, Spring Valley. Seller: John F. and Linda E. Donohue, Suffern. Property: 18 Oak Terrace, Suffern. Amount: \$530,000. Filed Nov. 27.

198 Summit LLC, Spring Valley. Seller: Zena Kowalczyk, Spring Valley. Property: 198 Summit Park Road, New Hempstead. Amount: \$900,000. Filed Dec. 2.

23 Hempstead Road LLC, Brooklyn. Seller: Andrew Stukes, Spring Valley. Property: 23 Hempstead Road, Spring Valley. Amount: \$720,000. Filed Dec. 10.

292 Main LLC, Spring Valley. Seller: St. John Deliverance Tabernacle Inc, Nyack. Property: 292 Main St., Nyack. Amount: \$730,000. Filed Dec. 5.

3 Farm Lane LLC, Wesley Hill. Seller: Shmuel and Arina Tenenbaum, Wesley Hill. Property: 3 Forest Lane, Suffern. Amount: \$800,000. Filed Dec. 9.

30 Dolson Management LLC, Monsey. Seller: Aron Felberman and Leah Orgel, Monsey. Property: 30 Dolson Road, Monsey. Amount: \$441,000. Filed Dec. 5.

400 Phillips Hill Road LLC, Spring Valley. Seller: Pam M. Bolson, and Pam M. Secor, New City. Property: 400 Phillips Hill Road, New City. Amount: \$403,000. Filed Nov. 27.

404 Buena Vista Road LLC, New City. Seller: Mauro and Emma Dizon, New City. Property: 404 Buena Vista Road, New City. Amount: \$800,000. Filed Dec. 11.

41 Lafayette LLC, Suffern. Seller: Ghassan Rabadi, and Nada Al Rabadi, Fort Montgomery. Property: 41 Lafayette Ave., Suffern. Amount: \$420,000. Filed Dec. 4.

6 Appleblossom LLC, Airmont. Seller: Meyer and Leah Paskes, Airmont. Property: 6 Appleblossom Court, Airmont. Amount: \$861,000. Filed Nov. 27.

66 N. Garfield Road LLC, New Square. Seller: ZD Square Realty Corp., Monsey. Property: 66 N. Garfield Road, New Square. Amount: \$20,000. Filed Dec. 5.

78 Church LLC, New City. Seller: William Wade, Haverstraw. Property: 78 Church St., West Haverstraw. Amount: \$355,000. Filed Dec. 6.

AGV Inc., et al, Suffern. Seller: Madeline T. Galgano, Stony Point. Property: 9 Charles Lane, Pomona. Amount: \$106,887. Filed Dec. 11.

AGV Inc., Suffern. Seller: Michael R. Galgano, Stony Point. Property: 9 Charles Lane, Pomona. Amount: \$68,718. Filed Dec. 11.

Bank of America NA, West Palm Beach, Florida. Seller: Jonathan M. Victor and Estate of George Wilkinson, Mahopac. Property: 962 Sierra Vista Lane, Valley Cottage. Amount: \$446,845. Filed Dec. 6.

Brach, Yeshia, et al, Monroe. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4122 Corner St., Spring Valley. Amount: \$519,000. Filed Dec. 4.

JUDGMENTS

Adames Bakery & Restaurant Inc., Hazelton, Pennsylvania. \$18,906 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

APE Enterprises LLC, et al, Boynton Beach, Florida. \$17,681 in favor of Simply Funding LLC, Chester. Filed Nov. 27.

Bastien, Raphany, Warwick. \$2,164 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 4.

Becerra, Amanda, Walden. \$6,401 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Dec. 3.

Beqaj, Safet, Lido Beach. \$102,591 in favor of AC Ocean Walk LLC, Atlantic City, New Jersey. Filed Dec. 2.

Blue Shoe Inc., Monroe. \$27,524 in favor of Wolff Street LLC, Fenton, Montana. Filed Dec. 2.

Cabrera, Gina, Central Valley. \$2,166 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 4.

Campbell, Paul, Florida. \$8,161 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 26.

Carmelino, Salvador Luis, Slate Hill. \$5,447 in favor of Valley National Bank, Wayne, New Jersey. Filed Dec. 2.

Cascade Healthcare Solutons LLC, et al, Tukwila, Washington. \$24,082 in favor of Simply Funding LLC, Chester. Filed Nov. 26.

Cedeno, Michael, Newburgh. \$14,263 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Dec. 2.

Charres, Dana, Newburgh. \$10,507 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed Nov. 29.

Decker, Brenda, Middletown. \$1,640 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 4.

Degroodt, Nicholas L., Walden. \$95,105 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 5.

Depesa, Matthew E., Monroe. \$17,476 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Dec. 2.

Farkas, Abraham, Monroe. \$323,062 in favor of Finwise Bank, Murray, Utah. Filed Nov. 26.

Field, James, Circleville. \$1,977 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 4.

Gilot, Sterling, Washingtonville. \$4,949 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 3.

Gonzalez, Twanique and **Alexis Quires**, Middletown. \$2,971 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 29.

Hamm, Lydell C., Middletown. \$3,203 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 4.

Hasbrouck, Heather and **Donald Johnson**, Middletown. \$4,150 in favor of Gold Score Equities LLC, Washingtonville. Filed Nov. 26.

Hodge, Jemel, New Windsor. \$10,505 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Dec. 4.

Hoskins, Donna M., Monroe. \$5,970 in favor of RJI Properties Inc., Monroe. Filed Dec. 2.

Jefferson, Damien and **Tamyca Davis**, Middletown. \$3,419 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 29.

Kear, Keith G., New Windsor. \$5,615 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 4.

Kenan, Lesley, Newburgh. \$1,867 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 2.

Khalil, Waleed, New Windsor. \$39,996 in favor of Keybank National Association, Buffalo. Filed Nov. 27.

Lepore, Kari Lynn, Middletown. \$7,650 in favor of Idtyh LLC, Monroe. Filed Dec. 3.

Ludlow, Harvey A., Montgomery. \$2,748 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 25.

Lynch, Desiree N., Warwick. \$13,343 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 25.

Madmoose LLC, et al, Euless, Texas. \$23,926 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Magariello, Elizabeth and **Gabrielle Fairfax**, Middletown. \$5,571 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 29.

Mason, Anthony, Middletown. \$5,156 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 3.

Mera, Cornelia, New Windsor. \$7,597 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 2.

Migliore, Wendy, Port Jervis. \$1,861 in favor of Meenan Oil Company LP, Woodbury. Filed Dec. 4.

Molinaro, Lorrie, Central Valley. \$10,319 in favor of Capital One Bank, Glen Allen, Virginia. Filed Dec. 3.

Murray, Lisa M., Wallkill. \$1,633 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Nov. 26.

Nail Spa & Lashes LLC, Allen, Texas. \$22,374 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Nunez, Jennifer M., Maybrook. \$2,277 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 25.

Owens Automotive LLC, Wayne, Michigan. \$8,756 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Padilla, Frank, New Windsor. \$6,137 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 29.

Pettway, Rayshon, Middletown. \$9,637 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 29.

Power of Communications Technology LLC, et al, Laurel, Maryland. \$44,522 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Ramrikhi, Don, New Windsor. \$2,832 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 3.

Rappa, Jason, Middletown. \$4,583 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 27.

Reyes, Edith A., Middletown. \$2,581 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 26.

Rivera, Diana M., Port Jervis. \$3,604 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 4.

Roriguez, Jesus, et al, Forth Worth, Texas. \$45,350 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Rosario, Anthony L., Middletown. \$11,510 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 4.

Rosario, Anthony, Middletown. \$1,715 in favor of Meenan Oil Company LP, Woodbury. Filed Nov. 27.

SH Developers Inc., Monroe. \$105,770 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Dec. 2.

Silva, Eduardo, Newburgh. \$8,506 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 26.

Soak Heavy Trucks LLC, et al, Tomball, Texas. \$19,415 in favor of Simply Funding LLC, Chester. Filed Nov. 27.

Springer, Gail and **Dominique O'Neale**, Middletown. \$6,044 in favor of Boulder Pointe Apartments LLC, Filed Nov. 29.

Stykes, Gilbert, Middletown. \$4,389 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 29.

TC Beard Services LLC, Stephenson, Virginia. \$34,462 in favor of Simply Funding LLC, Chester. Filed Dec. 4.

Torres, David, Newburgh. \$902 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 2.

Washington, Alexis N. and **Alexis N. Sterling**, Middletown. \$4,798 in favor of Lorraine Arms Apartments LLC, Mount Vernon. Filed Nov. 26.

West, Terence, Newburgh. \$2,729 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 29.

Wilson, Kevin C., Westtown. \$3,107 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 3.

Wyble, Amanda, Warwick. \$11,534 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 26.

Noam Estates R LLC, as owner. \$32,322 in favor of Orange County Superior Concrete Inc. Property: 18 Pullman Route, Woodbury. Filed Dec. 4.

Noam Estates R LLC, as owner. \$42,303 in favor of Orange County Superior Concrete Inc. Property: 12 Central Valley Line, Woodbury. Filed Dec. 4.

NEW BUSINESSES

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

Partnerships

Magstreams, 118 Mullock Road, Middletown 10940. c/o Michael Robert Copeland and Anthony Charles Maiorino. Filed Dec. 4.

Open Concept, 42 North St., Unit B, Middletown 10940. c/o Dominique M Sampson and Vinniece Raquel Dufresne. Filed Dec. 6.

Sole Proprietorships

Heart of The Artist Productions Anne Chamberlain, 66 Ondaora Pkwy., Apt. 7, Highland Falls 10928. c/o Anne Chamberlain Faudree. Filed Dec. 3.

Karmakar Productions, 16 Birchwood Drive, New Windsor 12553. c/o Saikat Karmakar. Filed Nov. 27.

Kristen Lee Davis Realtor, 1 Ryerson Ave., Goshen 10924. c/o Kristen Lee Davis. Filed Nov. 29.

Mary Fern Breheney, Attorney at Law, 655 Little Britaen Road, New Windsor 12553. c/o Mary Fern Breheney. Filed Dec. 5.

MI Ranchito Deli Food

Truck, 756 Broadway, Newburgh 12550. c/o Noiberta Zavala Martinez. Filed Dec. 6.

Mulligan Research Co., 12 Sawyers Park Drive, Goshen 10924. c/o Kevin Robert Mulligan. Filed Dec. 6.

Peace Love Skin, 62 N. Main St., Suite 210, Florida 10921. c/o Kristina M. Houlihan. Filed Dec. 6.

Property Management, 17 Maine Drive, Newburgh 12550. c/o Jacqueline Ayala Adorno. Filed Nov. 29.

Robert W. Schultz CPA, 7 W. Broome St., Port Jervis 12771. c/o Linda Mary Hannigan. Filed Dec. 3.

Simple Luxre, 3 Galloway Lane, Walden 12586. c/o Anthony J. Barrett. Filed Dec. 3.

Tori Hill Pane & Simple, 17 Prospect St. No. 2, Port Jervis 12771. c/o Victoria May Hill. Filed Dec. 2.

W&T Maintenance Service, 20 Keystone Park, Middletown 10940. c/o Carmen Tirado. Filed Nov. 29.

Walk Fusion, 22 US Route 6, Unit L4, Port Jervis 12771. c/o Brooke Danielle Tonnesen. Filed Dec. 4.

BUILDING PERMITS

Commercial

BW Waypointe LLC, Norwalk, contractor for BW Waypointe LLC. Perform replacement alterations at 515 West Ave., Norwalk. Estimated cost: \$1,000. Filed Nov. 8.

Corporate Construction Inc., Norwalk, contractor for Renzulli Associates Retail. Perform replacement alterations at 495 Westport Ave., Norwalk. Estimated cost: \$32,000. Filed Nov. 7.

First Taxing District, Norwalk, contractor for First Taxing District. Perform replacement alterations at 3 Belden Ave., Norwalk. Estimated cost: \$1,000. Filed Nov. 8.

IJK Services LLC, Norwalk, contractor for Dieter E. Hauser and Rosemarie Hauser. Renovate existing Dunkins' sales counter at 81 N. Main St., Norwalk. Estimated cost: \$85,000. Filed Nov. 7.

Law Construction LLC, Norwalk, contractor for JM Church Properties LLC. Create a utility room in existing space for electrical equipment at 300 Westport Ave., Norwalk. Estimated cost: \$10,000. Filed Nov. 8.

NHCPA Norwalk LLC, Norwalk, contractor for NHCPA Norwalk LLC. Perform replacement alterations at 71 Wall St., Norwalk. Estimated cost: \$1,000. Filed Nov. 8.

NR Contracting LLC, Norwalk, contractor for 755 Jacaranda LLC. Convert 3-family residence to 2-car garage, covered breezeway, connection to main house and kitchen addition at 134 Rowayton Ave., Norwalk. Estimated cost: \$981,620. Filed Nov. 6.

Power Home Remodeling Group LLC, Norwalk, contractor for Oscar y Sonia Turcios. Remove and replace 18 windows at 19 Tierney St., Norwalk. Estimated cost: \$21,954. Filed Nov. 8.

Power Home Remodeling Group LLC, Norwalk, contractor for Michael M. and Michele F. Hackett. Remove and replace 23 square siding and form-fitted insulated vinyl at 8 Lakeview Drive, Norwalk. Estimated cost: \$37,293. Filed Nov. 8.

Power Home Remodeling Group LLC, Norwalk, contractor for David Stein, et al. Remove and replace 16 square siding at 2 Buckthorn Road, Norwalk. Estimated cost: \$29,381. Filed Nov. 8.

Stephen C. Gidley Inc., Norwalk, contractor for Joseph Felder. Repair deck damaged by truck hitting it at 21 Prospect St., No. C102 Norwalk. Estimated cost: \$24,450. Filed Nov. 7.

Residential

JD Construction & Design Inc., Stamford, contractor for Miriam C. Martinez and Luis Raphael Benavides. Replace existing outdoor stairway and deck at 231 Seaton Road, Stamford. Estimated cost: \$4,000. Filed Nov. 12.

JJM Builders LLC, Milford, contractor for Elaine Isaac. Install new double 4-inch vinyl clapboard siding throughout and wrap all windows and doors. Install all new Anderson 400 series windows throughout the home. Gut existing first floor bathroom and install new fixtures in existing locations at 27 Elizabeth Ave., Stamford. Estimated cost: \$108,915. Filed Nov. 14.

John Discala Construction LLC, Norwalk, contractor for CHHF LLC and HB Capital LLC. Construct new single-family house at 15 Jama Lane, Stamford. Estimated cost: \$870,250. Filed Nov. 4.

Johnson, Gregory and Tracy T. Johnson, Stamford, contractor for Gregory and Tracy T. Johnson. Remove and replace 2 windows, same size, no structural change at 97 Dunn Ave., Stamford. Estimated cost: \$2,977. Filed Nov. 18.

Karl, Finsterbusch, Newtown, contractor for Teresa J. Trierweiler. Perform replacement alterations at 100 Club Road, Stamford. Estimated cost: \$42,000. Filed Nov. 21.

Lima Roofing LLC, Norwalk, contractor for Marcy L. and Eric H. Kemerer. Replace shingle roof at 27 Mohawk Trail, Stamford. Estimated cost: \$16,000. Filed Nov. 19.

LVA Carpentry and Remodel Corp., New Fairfield, contractor for Daniel T. II and Allison Longfellow. Construct deck, supported by concrete footings at 16 Baker Place, Stamford. Estimated cost: \$24,000. Filed Nov. 19.

Master Carpentry LLC, Norwalk, contractor for 211 Cold Spring Road LLC Jonathan Gomez. Perform replacement alterations at 211 Cold Spring Road, Stamford. Estimated cost: \$38,000. Filed Nov. 27.

Maverick Builders LLC, Stamford, contractor for Nanette A. Givlekian. Construct a deck at the rear of their house at 165 Janes Lane, Stamford. Estimated cost: \$35,000. Filed Nov. 6.

MM Restoration LLC, Norwalk, contractor for Jennifer Page Bramlette. Replace existing asphalt shingle roof including replacement of garage roof at 462 Ocean Drive West, Stamford. Estimated cost: \$33,395. Filed Nov. 13.

N&J Construction Services LLC, Norwalk, contractor for Sean M. Juarez. Repair and add a larger space for a bedroom at 33 Douglas Ave., Stamford. Estimated cost: \$28,000. Filed Nov. 1.

New England Oil Company, Greenwich, contractor for Shane P. and Mia L. Kinahan Revocable Trust. Install a new Generac generator at 105 Pond Road, Stamford. Estimated cost: \$21,401. Filed Nov. 12.

Nieto Contractors Inc., Port Chester, New York, contractor for Franklin E. Mendieta-Reyes. Remove existing asphalt shingles and install new shingles at 45 Manor St., Stamford. Estimated cost: \$22,727. Filed Nov. 19.

Nikaj, Enton and Elona Ziu, Stamford, contractor for Enton Nikaj and Elona Ziu. Add storage space above the garage at 64 Vincent Ave., Stamford. Estimated cost: \$80,000. Filed Nov. 13.

Omega Development LLC, Bridgeport, contractor for Anthe Speridakos. Replace all the wood for the existing deck, including stairs, railings and new footings at 107 Lafayette St., Stamford. Estimated cost: \$20,000. Filed Nov. 19.

Ossio, Eduardo J, Stamford, contractor for Angelique De Nofa and Ronald T. Moulton. Replace siding, replace 17 windows, 1 front door, 1 new sliding door and construct a small front-portico, back- patio roof and small pergola built at 47 Sherwood Road, Stamford. Estimated cost: \$83,200. Filed Nov. 5.

PIG Partners LLC, New Fairfield, contractor for David and Tamara Dyckman Living Trust. Construct a new single-family residence at 46 Ocean Drive North, Stamford. Estimated cost: \$1,500,000. Filed Nov. 8.

Polson, Colleen, Stamford, contractor for Colleen Polson. Construct a new single-family dwelling at 648 Westover Road, Stamford. Estimated cost: \$900,000. Filed Nov. 4.

Pompei Construction LLC, Wilton, contractor for Alfred J. and Elizabeth M. DiMaio. Perform replacement alterations at 130 Fishing Trail, Stamford. Estimated cost: \$11,200. Filed Nov. 27.

Pro-Klean Cleaning & Restoration Services LLC, North Haven, contractor for Dorothy La Fontaine-Petrucci and Alfred Petrucci. Selective demo in basement from recent fire at 87 Noble St., Stamford. Estimated cost: \$10,000. Filed Nov. 1.

Przypek, Kevin V., Stamford, contractor for Michael J. and Robin A. Vitanza. Install a Generac 22kw natural gas generator at 77 Kenilworth Drive West, Stamford. Estimated cost: \$11,616. Filed Nov. 25.

Redwood Construction & Consulting LLC, Bethel, contractor for Ann W. Martin. Replace roof and reframe with a new cedar roof. Interior work due to water damage includes moving the kitchen to the rear elevation of the house and the powder room to the front of the house at 92 Dolphin Cove Quay, Stamford. Estimated cost: \$670,000. Filed Nov. 6.

Sargeant, Robert S., Greenwich, contractor for Philip J. and Catherine A. Raciti. Install 20kw Kohler generator auto system to existing tanks at 310 Rock Rimmon Road, Stamford. Estimated cost: \$12,000. Filed Nov. 8.

COURT CASES

Bridgeport Superior Court

City of Bridgeport, et al, Bridgeport. Filed by Martiza Figueroa, Bridgeport. Plaintiff's attorney: Suisman Shapiro Wool Brennan Gray & Gree, New London. Action: the plaintiff was lawfully on the premises controlled by the defendants to perform contracted paraprofessional work. When she entered the building and she was caused to slip and fall on leaves and a wet floor resulting in injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139444-S. Filed Oct. 23.

Grady, Raymond Frances, et al, Berlin. Filed by Joshua Jamaal Phills, Bridgeport. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139935-S. Filed Nov. 28.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

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Reef Road Realty LLC, Stamford. Filed by Bankwell Bank, New Canaan. Plaintiff's attorney: DeChello Law Firm LLC, North Haven. Action: The plaintiff is the owner of the defendant's note and mortgage upon which each was defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, and more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139214-S. Filed Oct. 16.

The Standard Fire Insurance Company, et al, Hartford. Filed by Clement Germos, Bridgeport. Plaintiff's attorney: Minnella & Tramuta, Middlebury. Action: The plaintiff suffered a collision caused by an uninsured motorist defendant who has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139911-S. Filed Nov. 6.

Urbinia Hardwood Floors LLC, et al, Bridgeport. Filed by Josette Sylvain, Bridgeport. Plaintiff's attorney: Jason Gregg DeGenaro, Guilford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139544-S. Filed Oct. 28.

Danbury Superior Court

Clark, Elizabeth, et al, Danbury. Filed by Victoria Conte p.p.a. Amy Slater, Danbury. Plaintiff's attorney: BBB Attorneys LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051579-S. Filed Sept. 10.

Costco Wholesale Corp., et al, East Hartford. Filed by Rachel Simoneau, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the subject premises, when she was struck by a stock cart pushed by an agent, servant and/or employee of the defendant, thereby causing the plaintiff to fall and to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051960-S. Filed Oct. 8.

The Stop & Shop Supermarket Company LLC, Hartford. Filed by Patricia Docherty, Southbury. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: the plaintiff was lawfully walking and shopping in the defendant's supermarket as a business invitee, when the plaintiff, using due care, walked along an aisle in the building. While walking in an aisle in the building, the plaintiff slipped and fell to the floor, causing her to suffer serious physical injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051542-S. Filed Sept. 6.

Velazquez Delacruz, Kelvin, et al, Wethersfield. Filed by Florence Rose Jurek, New Fairfield. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051127-S. Filed Aug. 1.

Wan Der Maas Moura, Rinald, et al, Bridgeport. Filed by Raymond Ovalle Jr., Danbury. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051993-S. Filed Oct. 10.

Stamford Superior Court

Holman, Jacob, Norwalk. Filed by Julia Moore, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070266-S. Filed Nov. 15.

Latimer, William, Darien. Filed by Graham Capital Management LP, Rowayton. Plaintiff's attorney: Day Pitney LLP, Stamford. Action: the plaintiff brings this action against defendant seeking a temporary injunction and/or permanent injunction, without bond, ordering him to comply with the terms of his written employment agreement with plaintiff. More specifically, plaintiff requests that this defendant comply with his obligations pursuant to his employment agreement with plaintiff, including the obligation not to commence employment with or provide services to a business competitive or engage in activities like those engaged in by plaintiff for a period of one year after the resignation of his employment with plaintiff. In addition, the employment agreement requires defendant to provide periodic certifications, at plaintiff's request, acknowledging his responsibilities and obligations under the employment agreement and his compliance with those obligations. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070048-S. Filed Nov. 5.

Mass Park Inc., Springfield, Massachusetts. Filed by Leighton Leon, Stamford. Plaintiff's attorney: Sabatini & Associates LLC, Newington. Action: the plaintiff suffered discrimination by the defendant. As a direct result of defendant's unequal treatment and discrimination, plaintiff has been deprived of his employment and equal employment opportunities because of his background. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070018-S. Filed Nov. 1.

Piekarski, Martin, et al, Fairfield. Filed by Pierre W Moossa, Westport. Plaintiff's attorney: Diserio Martin O'Connor & Castiglioni, Stamford. Action: the plaintiff and defendant share a common boundary along the easterly boundary of their properties. Upon information and belief, the plaintiff, during his. period of ownership, allegedly openly, visibly claimed as his own, the disputed area, and exclusively and continuously used and enjoyed the area to the exclusion of all other persons. There exists an actual case and controversy as defendants claim that the plaintiff's has no rights of ownership to the disputed area. The plaintiff seeks settling title in his name and seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069910-S. Filed Oct. 25.

DEEDS

Commercial

237 Pemberwick Road LLC, Greenwich. Seller: Joseph A. Pecora Jr., Greenwich. Property: 237 Pemberwick Road, Greenwich. Amount: \$1. Filed Dec. 3.

889 Lake LLC, Greenwich. Seller: 889 Lake House LLC, Greenwich. Property: 889 Lake Ave., Greenwich. Amount: \$0. Filed Dec. 6.

Alromaizan, Abdulaziz and Nawal Alromaizan, Riyadh, Saudi Arabia. Seller: CLT Cherry Blossom LLC, Fairfield. Property: 7 Cherry Blossom Lane, Greenwich. Amount: \$6,700,000. Filed Dec. 2.

CT Commercial Realty LLC, Trumbull. Seller: 415 Fairfield Avenue LLC, Stamford. Property: 415 Fairfield Ave., Stamford. Amount: \$1,800,000. Filed Nov. 27.

Gables 162 LLC, Riverside. Seller: Laura Havranek, Old Greenwich. Property: 51 Forest Ave., No.162, Old Greenwich. Amount: \$1,150,000. Filed Dec. 3.

Galbo, Michael and Samantha Clemente, Fairfield. Seller: 17 Welch Terrace LLC, Southport. Property: 17 Welch Terrace, Fairfield. Amount: \$295,000. Filed Nov. 5.

Knight Ridge Properties LLC, Stamford. Seller: Travis M. Zubiato and Pablo M. Zubiato, Saluda, South Carolina. Property: 74 Wellington Drive, Stamford. Amount: \$860,000. Filed Nov. 27.

S. Islam M.D., Stamford. Seller: John Frattaroli and Marion Frattaroli, Stamford. Property: 31 Weed Ave., Stamford. Amount: \$1. Filed Nov. 26.

Ryan, Deborah C., Greenwich. Seller: Filippo LLC, Greenwich. Property: 35 Wilshire Road, Greenwich. Amount: \$10. Filed Dec. 6.

Strawberry Hill 4 LLC, Stamford. Seller: Eamonn Toland and Jennifer Shiels, Stamford. Property: 44 Strawberry Hill Ave., Unit 4, Stamford. Amount: \$128,000. Filed Nov. 25.

The Gary A. Fantini Revocable Trust, Greenwich. Seller: 225B Milbank LLC, Greenwich. Property: 225B Milbank Ave., Greenwich. Amount: \$2,250,000. Filed Dec. 3.

Ziplin LLC, Greenwich. Seller: Leslie Cohen and Brendan Finnerty, Greenwich. Property: 87 Perkins Road, Greenwich. Amount: \$10. Filed Dec. 5.

Residential

Aanonsen, Nicolai and Katelyn Kraunelis, Greenwich. Seller: Elizabeth Angelone, Greenwich. Property: 28 Division St., Greenwich. Amount: \$920,000. Filed Dec. 3.

Arconti, Nance, Greenwich. Seller: Thomas Cheng and Crystal Kwon, Greenwich. Property: 20 Church St., Apt. A26, Greenwich. Amount: \$10. Filed Dec. 3.

Cappucci, Vincent R. and Francesca N. Cappucci, Portchester, New York. Seller: Christopher Carucci, Pine Bush, New York. Property: 34 Francis Lane, Greenwich. Amount: \$156,100. Filed Dec. 5.

Carnemark, Cole Mans, Fairfield. Seller: Naveen Anand and Anupama Jain, Fairfield. Property: 334 Brambley Hedge Circle, Unit 42, Fairfield. Amount: \$1,725,000. Filed Dec. 3.

Cassidy, Aidan, Glen Rock, New Jersey. Seller: Daryl Jones, Stamford. Property: 1 Broad St., Unit 20D, Stamford. Amount: \$698,000. Filed Nov. 25.

Colandro Jr., Dominick and Natalia Anna Alexandru, Stamford. Seller: Ann C. Hannon, Stamford. Property: 101 Pine Tree Drive, Stamford. Amount: \$805,000. Filed Nov. 27.

Davis, Matthew and Marc Beuttler, Greenwich. Seller: Nicole Reynolds, Greenwich. Property: 160 E. Elm St., Greenwich. Amount: \$1. Filed Dec. 2.

Donnelly, Michael and Dana Donnelly, Stamford. Seller: Peter N. Murphy and Melissa G. Murphy, Fairfield. Property: 50 Lindbergh St., Fairfield. Amount: \$1,350,000. Filed Dec. 4.

Evanko, Michael and Jennifer Evanko, Fairfield. Seller: Renee Davis-Whatley and Susan Davis-Whatley, Fairfield. Property: 37 Ross Hill Road, Fairfield. Amount: \$910,000. Filed Dec. 6.

Florio, Carmela, Fairfield. Seller: Holly Myer, Fairfield. Property: 1100 Melville Ave., Fairfield. Amount: \$561,000. Filed Dec. 3.

Legal Records

Francois-Poncet, Olivier, Greenwich. Seller: Gerard Francois-Poncet, Greenwich. Property: 1465 E. Putnam Ave., Unit 218, Old Greenwich. Amount: \$10. Filed Dec. 5.

Gold, Heather T., Greenwich. Seller: Jed S. Simon, Greenwich. Property: 53 Bible St., Unit 4, Cos Cob. Amount: \$800,500. Filed Dec. 6.

Goldring, Jeanna C. and **Nikola G. Lahcanski**, Old Greenwich. Seller: Alfred Eskandar and Nicole Joy Eskandar, Greenwich. Property: 25 Lockwood Ave., Old Greenwich. Amount: \$5,637,500. Filed Dec. 3.

Hadjipateras, Peter F., Greenwich. Seller: Constantine J. Hadjipateras, New York, New York. Property: 72 Butternut Hollow Road, Greenwich. Amount: \$1,000,000. Filed Dec. 2.

Kathman, Adam and **Jessica Spinner**, Fairfield. Seller: Rita Wilcox, Southport. Property: 26 Plum St., Fairfield. Amount: \$485,000. Filed Dec. 5.

Khosla, Dhiraj and **Manjit Khosla**, Cromwell. Seller: Matthew Handler, Norwalk. Property: 30 Glenbrook Road, Unit 9A, Stamford. Amount: \$284,500. Filed Nov. 26.

Krulwich, David and **Kaitlin Krulwich**, Fairfield. Seller: Dennis Rothe and Danielle Rothe, Fairfield. Property: 201 Queens Grant Road, Fairfield. Amount: \$2,800,000. Filed Dec. 3.

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Questions and comments regarding this section should be directed to:

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Lathrop, Ashley and **Joshua Lathrop**, Old Greenwich. Seller: Frank L. Sundstrom, Fairport, New York. Property: 37 Midbrook Lane, Old Greenwich. Amount: \$10. Filed Dec. 2.

Lynch III, William G. and **Claire E. Lynch**, Fairfield. Seller: Anthony V. Formichelli and Patricia A. Formichelli, Fairfield. Property: 16 Ennis Lane, Unit 16, Fairfield. Amount: \$1. Filed Dec. 6.

Martin, Andrew and **Cristina Martin**, Fairfield. Seller: Jennifer A. Galvin, Evanston, Illinois. Property: 117 Chapman Ave., Fairfield. Amount: \$567,000. Filed Dec. 2.

McRoberts, Patricia, Fairfield. Seller: Victor G. Berecz and Joan L. Berecz, Fairfield. Property: 12 Carrie Circle, Unit 12, Fairfield. Amount: \$682,000. Filed Dec. 4.

Munro, Julian and **Emily Munro**, Brooklyn, New York. Seller: Yonghua He and Hao Xu, Fairfield. Property: 64 Kenwood Ave., Fairfield. Amount: \$530,000. Filed Dec. 4.

Olbrys, Darius and **Maria Olbrys**, Stamford. Seller: Robin Krulikowski, Shelton. Property: 25 Dee Lane, Stamford. Amount: \$625,000. Filed Nov. 25.

Oliva, Paulette, Greenwich. Seller: Pierre Guiochon, Greenwich. Property: 25 W. Elm St., Unit 16, Greenwich. Amount: \$749,000. Filed Dec. 3.

Pappas, Timothy and **Colby Pappas**, Fairfield. Seller: Jedidia Santos and Jocelyn Santos, Fairfield. Property: 1751 Mill Plain Road, Fairfield. Amount: \$950,000. Filed Dec. 6.

Reilly, Kristen and **Daniel Famiglietti**, Stamford. Seller: Kevin H. Lyons and Rosemary Dreher, Milford. Property: 57 Lenox Ave., Stamford. Amount: \$775,000. Filed Nov. 26.

Rizzo, Peter J., Stamford. Seller: Peter J. Rizzo, Stamford. Property: 66 Wynnewood Lane, Stamford. Amount: \$N/A. Filed Nov. 26.

Rogliano, Luigi, Port Chester, New York. Seller: Darrell Ingram, Stamford. Property: 48 Caroline Place, Greenwich. Amount: \$755,000. Filed Dec. 5.

Sepe-Johnston, Melissa K., Fairfield. Seller: Pamela A. Simon, Fairfield. Property: 160 Fairfield Woods Road, Unit 29, Fairfield. Amount: \$437,000. Filed Dec. 5.

Sipilov, Ivan, Greenwich. Seller: Cynthia Gilbert, Greenwich. Property: 69 Riverdale Ave., Unit 502, Greenwich. Amount: \$10. Filed Dec. 2.

Stote, Caitlin, Stamford. Seller: Laura A. Garcia Farfan, Stamford. Property: 2289 Bedford St., Unit C5, Stamford. Amount: \$380,000. Filed Nov. 26.

Tomkins, Michael and **Ashley Tomkins**, Riverside. Seller: Scott Craven and Bryn Craven, Riverside. Property: 247 Riverside Ave., Riverside. Amount: \$6,200,000. Filed Dec. 2.

Vasilyeva, Elena A. and **Elena V. Nayak**, Stamford. Seller: Michael Haddad, Danbury. Property: 1 Southfield Ave., Unit 113, Stamford. Amount: \$175,043. Filed Nov. 25.

Vengrenyuk, Andriy, et al, Stamford. Seller: Nicholas O. Blair and Jerrod M. Blair, Stamford. Property: 11 Woodledge Road, Stamford. Amount: \$680,000. Filed Nov. 27.

Zacchia, Ashley and **Brittany Zacchia**, Fairfield. Seller: Andrew Kazarian and Gayane Kazarian, Fairfield. Property: 215 Southport Woods Drive, Unit 9-E-2, Fairfield. Amount: \$633,000. Filed Dec. 6.

Zinn, Ivan and **Kim Zinn**, New York, New York. Seller: Robert Kennedy and Janine Kennedy, Greenwich. Property: 80 Meadow Drive, Greenwich. Amount: \$1. Filed Dec. 6.

MORTGAGES

Aguanno, Frank, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 52 Laurel Road, Stamford. Amount: \$450,000. Filed Nov. 6.

Ahn, Jinoh and **Jamie H. Ahn**, Fairfield, by Joshua Y. Kim. Lender: First Bank, 1088 N. Church St., Greenville, South Carolina. Property: 305 Jeniford Road, Fairfield. Amount: \$514,000. Filed Nov. 5.

Amezquita, Camilo and **Lisandra Amezquita**, Stamford, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 63 Clearview Ave., Stamford. Amount: \$98,000. Filed Nov. 8.

Ayala, Rosemary, Bronx, New York, by Robert J. Disciullo. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 91 Strawberry Hill Ave., No. 825, Stamford. Amount: \$191,200. Filed Nov. 8.

Baker, Eric and **Erica Baker**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 103 Hollow Tree Circle, Fairfield. Amount: \$500,000. Filed Nov. 4.

Brooks, Donald A. and **Rose M. Brooks**, Stamford, by Zionyamarquize Q Bohannon. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 240 Wardwell St., Stamford. Amount: \$100,000. Filed Nov. 4.

Camacho Castaneda, Juan Diego and **Jennifer Leigh Camacho**, Stamford, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1A River Lane, Cos Cob. Amount: \$1,080,000. Filed Nov. 4.

Carbery, Suzanne, Fairfield, by Victoria L. Miller. Lender: John R. Bricker, 21075 Bella Vista Circle, Boca Raton, Florida. Property: 52 Main St., Southport. Amount: \$1,135,000. Filed Nov. 6.

Cardone, Pasquale J., Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 71 Strawberry Hill Ave., Apt. 715, Stamford. Amount: \$40,000. Filed Nov. 7.

Carr, Richard T., Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 44 Lynam Road, Stamford. Amount: \$200,000. Filed Nov. 7.

Catalano, Richard A. and **Alice Catalano**, Old Greenwich, by Zionyamarquize Q Bohannon. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 57 Sound Beach Ave., Old Greenwich. Amount: \$450,000. Filed Nov. 6.

Coleman, Brian and **heather Coleman**, Fairfield, by Michael R. Lowitt. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 64 Lookout Drive North, Fairfield. Amount: \$397,500. Filed Nov. 6.

Costanzo, Pauline M., Stamford, by Antonio Faretta. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 46 Old Barn Road St., Stamford. Amount: \$40,000. Filed Nov. 4.

Crowley, Enda Michael and **Anne O'Donnell Crowley**, New York, New York, by Marielin Hernandez. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 18 Echo Lane, Greenwich. Amount: \$1,089,000. Filed Nov. 5.

Darr, Kristin M., Greenwich, by Tom S. Ward Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 614 W Lyon Farm Drive, Greenwich. Amount: \$1,180,000. Filed Nov. 5.

Drago, Richard and **Kaitlin Triano**, Greenwich, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 7 Coachlamp Lane, Greenwich. Amount: \$1,602,000. Filed Nov. 6.

Edwards, Lawrence and **Karen Edwards**, Stamford, by Rachel Pilat. Lender: Liberty Bank, 315 Main St., Middletown. Property: 132 Blackberry Drive, Stamford. Amount: \$250,000. Filed Nov. 6.

Ervelus, Charlessont and **Melissa Chery Ervelus**, Stamford, by Peter Ambrose. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 40 Midland Ave., Stamford. Amount: \$520,000. Filed Nov. 7.

Feng, Yiyong, College Point, New York, by Jonathan J. Martin. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 19 Morningside Drive, Greenwich. Amount: \$766,500. Filed Nov. 8.

Finelli, Christopher R. and **Lindsey M. Hanley**, Fairfield, by Maria F. Briganti. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 42 Newport Place, Fairfield. Amount: \$503,750. Filed Nov. 5.

Fisher, Matthew, New York, New York, by Peter B. Benedict. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 7 River Lane, Cos Cob. Amount: \$1,000,000. Filed Nov. 7.

Foito, Alison and **Scott Foito**, Fairfield, by Lori M. Dion. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 134-136 Nichols Ave., Fairfield. Amount: \$376,699. Filed Nov. 4.

Franco, Gloria H., Fairfield, by Michael P. Carrano. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 273 Greenfield St., Fairfield. Amount: \$105,000. Filed Nov. 4.

French, Thomas and **Michelle French**, New York, New York, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 50 Michael Road, Stamford. Amount: \$650,000. Filed Nov. 8.

Gidwani, Nikhil and **Gauri Gidwani**, Greenwich, by Jeremy E. Kaye. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 80 Stanwich Road, Greenwich. Amount: \$3,600,000. Filed Nov. 8.

Gythfeldt, Magnus D. and **Michelle E. Gythfeldt**, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 8 View St., Unit 5, Greenwich. Amount: \$499,000. Filed Nov. 7.

Halloran, Stephen M. and **Genevieve P. Halloran**, Fairfield, by Robert E. Colapietro. Lender: Better Mortgage Corp., 175 Greenwich St., 57th floor, New York, New York. Property: 296 Fleming Lane, Fairfield. Amount: \$250,000. Filed Nov. 7.

Holland, Brendan and **Amelia Garland Holland**, Westport, by Jamie K. Gerard. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 296 Bulkley Drive, Fairfield. Amount: \$656,000. Filed Nov. 4.

Ingraham, Gillian and **Gregory Brown**, Greenwich, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 26 Cambridge Drive, Greenwich. Amount: \$948,500. Filed Nov. 6.

Koerner, Thomas and **Regula Koerner**, Fairfield, by Ana I. Eady. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 97 Benson Place, Fairfield. Amount: \$200,000. Filed Nov. 6.

Koser, Clifford and **Rossana Koser**, Rouses Point, New York, by Tamara L. Peterson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 128 Southport Woods Drive, Fairfield. Amount: \$438,675. Filed Nov. 7.

Lawrence, Ariel and **Eric Adams**, New York, New York, by Sharon M. Jones. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 45 Golden Farm Road, Stamford. Amount: \$875,000. Filed Nov. 6.

Malgorzata, Rose, New Canaan, by David W. Hopper. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 41 Chatfield St., Stamford. Amount: \$536,000. Filed Nov. 6.

Markey, Keith and **Brianne Markey**, Fairfield, by Tracey Ann N. Plummer. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1210 Melville Ave., Fairfield. Amount: \$200,000. Filed Nov. 8.

McCandless, William, Old Greenwich, by Tom S. Ward Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 32 Forest Ave., Old Greenwich. Amount: \$1,150,000. Filed Nov. 8.

Mirabello, Guy J. and **Marisa Anne Mirabello**, Greenwich, by Robert V. Sisca. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 29 Guinea Road, Greenwich. Amount: \$2,720,000. Filed Nov. 8.

Muhaxheri, Edison, Fairfield, by Elsa M. Ortega-Szmyt. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 134 Overlook Ave., Fairfield. Amount: \$250,000. Filed Nov. 8.

Nardi-Huffman, Gabriel and **Abigail Rutt**, Stamford, by James T. Maye. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 39 Riverside Ave., Unit 31, Stamford. Amount: \$359,640. Filed Nov. 4.

Norton, Jeffrey M. and **Stephanie A.K. Norton**, Old Greenwich, by David W. Hopper. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 16 Watch Tower Lane, Old Greenwich. Amount: \$1,680,000. Filed Nov. 4.

Oravsky, Julius and **Sharon Oravsky**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 38 Eden Lane, Stamford. Amount: \$100,000. Filed Nov. 5.

Ortega, Ryan, Stamford, by Jeremy E. Kaye. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 142 Pepper Ridge Road, Stamford. Amount: \$400,000. Filed Nov. 8.

Pappas, Timothy Michael and **Elizabeth Colby Mello Pappas**, Fairfield, by Gina Marie Davila. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 98 Alvin St., Fairfield. Amount: \$175,000. Filed Nov. 7.

Porto Azul LLC, Stamford, by N/A. Lender: Stormfield SPV I LLC, 200 Pequot Ave., Southport. Property: 183 Pepperidge Circle, Fairfield. Amount: \$728,000. Filed Nov. 5.

Prince, Wendy E., Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 59 Chestnut Hill Lane, Stamford. Amount: \$802,650. Filed Nov. 5.

Robinson, Lavern, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 950 Cove Road, A2, Stamford. Amount: \$124,200. Filed Nov. 4.

Rossman, Corey and **Marissa Matzen**, Stamford, by Ricky M. Capozza. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 430 Riversville Road, Greenwich. Amount: \$1,240,000. Filed Nov. 6.

Roy, Janet L. and **Megan M. Roy**, Fairfield, by John S. Demetre. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 28 Campfield Drive, Fairfield. Amount: \$172,000. Filed Nov. 6.

Rubin, Jordan and **Rachel Rubin**, Riverside, by Carol Grazette. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Hearthstone Drive, Riverside. Amount: \$532,500. Filed Nov. 7.

Schmeck, Heidi L., Fairfield, by Gina DaSilva. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 887 Riverside Drive, Fairfield. Amount: \$300,000. Filed Nov. 7.

Siegel, Neil and **Jennifer Siegel**, Stamford, by Douglas Seltzer. Lender: National Banking Association, 100 N. Tryon St., Charlotte, North Carolina. Property: 34 Hedge Brook Lane, Stamford. Amount: \$580,445. Filed Nov. 5.

Smith, David C. and **Melissa Gallaher-Smith**, Stamford, by Maria C. Miller. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 234 Hunting Ridge Road, Stamford. Amount: \$113,501. Filed Nov. 5.

Soufleris, Andrew and **Darby Soufleris**, Fairfield, by Rosamond A. Koether. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 73 Fortuna Drive, Fairfield. Amount: \$920,000. Filed Nov. 8.

Stickney, Robert W. and **Deborah C. Stickney**, Old Greenwich, by Thomas J. Heahney. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 304 Sound Beach Ave., Old Greenwich. Amount: \$600,000. Filed Nov. 4.

Sullivan, Laura, Greenwich, by Ourania Perdikis. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 44 The Ave., Greenwich. Amount: \$100,000. Filed Nov. 5.

Tanenbaum, Lauren, Greenwich, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 55 Byram Shore Road, Greenwich. Amount: \$3,513,797. Filed Nov. 5.

Trivedi, Amit and **Salina Trivedi**, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 10 Pansy Road, Fairfield. Amount: \$125,000. Filed Nov. 6.

Ucles, Jose, Greenwich, by Amanda L. Murrell. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 37 Almira Drive, Greenwich. Amount: \$175,300. Filed Nov. 4.

Yahn, Timothy and **Kim A. Yahn**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 73 Arnold Drive, Stamford. Amount: \$154,200. Filed Nov. 7.

Youn, Thomas K. and **Jihae C. Youn**, Old Greenwich, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 22 Arnold St., Old Greenwich. Amount: \$1,350,000. Filed Nov. 8.

Youngs, Brian and **Linsay Swan Youngs**, Fairfield, by Joseph G. Baghdady. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 521 Penfield Road, Fairfield. Amount: \$1,500,000. Filed Nov. 8.

NEW BUSINESSES

Catskill Fly Guide, 5 Albrecht Court, Norwalk 06855, c/o Bryan Callaway Bird. Filed Nov. 18.

Denisse Ceja Estate, 13 Day St., Unit 105, Norwalk 06854, c/o Denisse Ceja. Filed Nov. 15.

Denisse Ceja Private Bank E&T, 13 Day St., Unit 105, Norwalk 06854, c/o Denisse Ceja. Filed Nov. 15.

Derian Painting and Improvements, 3 Testa Place, Norwalk 06854, c/o Derian Francisco Jimenez Reyes. Filed Nov. 22.

Humbled Halo, 13 Carter Drive, Stamford 06902, c/o Robyn-Anne Blasio. Filed Nov. 5.

Interlink Insured Sweep Inc., 360 Lexington Ave., Fifth floor, New York, New York 10017, c/o Intersync Insured Sweep LLC. Filed Nov. 1.

Jaijot Designs, 201 Commons Park South, Unit 2206, Stamford 06902, c/o Susan Wichmann. Filed Dec. 2.

Jeff Wirz Realty Group LLC, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

Jeffrey Wirz Photography LLC, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

JW Property Management, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

Kaster Moving & Storage, 66 Viaduct Road, Stamford 06907, c/o Gideon Asemnor. Filed Nov. 25.

Latinos of Conecticut, 33 Pine Hill Ave., Unit 1, Stamford 06906, c/o Yosef Elior. Filed Dec. 10.

Lhain of Stamford LLC, 59 High Ridge Road, Stamford 06905, c/o Lhain of Stamford. Filed Nov. 5.

Look at Your Hair Salon LLC, 44 Commerce Road, Suite 19, Stamford 06902, c/o Aleana McCoy. Filed Nov. 6.

Lynn Ann Design, 1 Broad St., No. 16g, Stamford 06901, c/o Lynn Lurato. Filed Nov. 12.

Norwalk Drive-Up Storage, 320 Wilson Ave., Norwalk 06854, c/o Samir Mistry. Filed Nov. 15.

Legal Notices

Notice of Formation Name of LLC: Panettone, LLC
Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 11/12/2024. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63725

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: FOOD FOR THOUGHT TRUCK, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/16/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 37 Scenic Circle, Croton on Hudson, NY 10520, principal business location of the LLC. Purpose: The sale of new and used books. #63726

Notice of Formation of Veteran Builder Consultants LLC, Articles of Organization filed with SSNY on October 1, 2024, Office Location: Westchester County, SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to Gregory Esposito, 1740 Old Logging Road, Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63727

CROTON TRADING LLC
Art of Org. filed with the SSNY on 11/18/2024. Office. Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS, LLC 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose. #63728

Notice of Formation of ACCESPITALITY LLC filed with the SSNY on July 18, 2024. Office: Westchester County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 31 Century Trl, Harrison, NY 10528. Purpose: any lawful act or activity. #63730

SSR MARKETING, LLC.
Art of Org. filed with the SSNY on 12/10/2024 Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. CURAN & AHLERS, LLC 14 MAMARONECK AVE, WHITE PLAINS, NY, 10601. Any lawful purpose. #63733

Notice is hereby given that a license serial No NA 0340 24 126150 has been applied for by the undersigned to sell liquor, wine, beer and cider in a restaurant under the Alcoholic Beverage Control Law at 395 Tarrytown Road, White Plains, NY 10607 for on premises consumption. Raku of White Plains LLC #63734

Notice is hereby given that an On Premise Restaurant Full Liquor License, Application ID NA 0340 24 137355 has been applied for by McKeon's 966 Inc. d/b/a McKeon's Bar & Restaurant serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a restaurant for the premises located at 996 McLean Avenue Yonkers NY 10704. #63735

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, January 09, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notice. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265400, PIN 881617, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY VEGETATION MANAGEMENT - Various Locations., Bid Deposit: 5% of Bid (~ \$75,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%

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