

## FOR FC HOMEOWNERS, TAX BURDEN SHIFT A REAL WORRY THIS YEAR

BY GARY LARKIN / glarkin@westfairinc.com

First revaluation since Covid  
shows wider gap between  
home, commercial properties

• Page 8

### HUDSON VALLEY

#### Middletown Commons mixed-use complex moves forward

Middletown Commons, a mixed-use project proposed for 203-231 Dolson Ave. in the City of Middletown in Orange County is about to move into the environmental review stage... • **Page 8**

### WESTCHESTER COUNTY

#### Proposal for townhome project in Mount Kisco

The entity Lexington Townhomes, which is located in Mount Kisco, is seeking approval to demolish two existing multifamily buildings on a 12,968-square-foot site at the corner of Lexington... • **Page 14**

### FAIRFIELD COUNTY

#### Kubtec Medical Imaging buys Trumbull park building for \$3.72M

TRUMBULL – A hi-end manufacturer of sophisticated X-ray equipment for hospitals and universities has purchased an existing building in the Trumbull Corporate Park... • **Page 15**





Ken Jenkins takes oath from Judge Minihan as his wife and son look on.

#### GOVERNMENT

# Jenkins sworn in for new three-year term as county executive

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)

“Leadership that listens, acts and delivers — we’ve proven that responsible leadership works.”

— County Executive Jenkins

Westchester County Executive Ken Jenkins took the oath of office for a new term in the office during ceremonies held Jan. 1 at the SUNY Purchase College Performing Arts Center. This will be a three-year term, with the usual four-year term shortened because the new state law aligning elections with presidential elections was due to be in effect. Jenkins took the oath of office that was administered by the Judge Anne E. Minihan.

The event also included the swearing-in of County Clerk Thomas Roach and County Legislators Jennifer Puja and Anant Nambiar.

In his inaugural remarks, Jenkins recounted some of the highlights of his time in office after taking over from George Latimer who resigned as

county executive to assume his position in Congress representing New York's 16th Congressional District and then serving a one-year term following a special election.

Jenkins said, “In my first year as county executive, I’ve been guided by a simple principle: leadership that listens, acts and delivers for the people of Westchester County. We’ve strengthened our financial footing, invested in housing and infrastructure, expanded educational and economic opportunities, and made

real progress on public safety — all while staying true to the values that unite us. This is just the beginning. Together, we will continue to build a Westchester where opportunity is real, government is responsive, and every community thrives. We’ve proven that responsible leadership works.”

During his remarks Roach said, “I am honored to have been sworn in as Westchester County Clerk and grateful to the residents of Westchester County for placing their faith and trust in me to serve our community.”

Puja said, “I’m grateful for the trust that residents have placed in me. Together, rooted in shared history and united by a common future, we will move this district forward and in unity.”

Nambiar expressed pride to be “the first South Asian and Hindu elected (to the county legislature), and look forward to working with my colleagues and the county executive and team to solve the difficult, important problems that our residents prioritize.”



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# Greenwich building products company gets \$1.2B infusion

BY GARY LARKIN / glarkin@westfairinc.com



QXO has received a \$1.2 billion preferred stock infusion from Apollo Global Management. *Photo courtesy of QXO*

**GREENWICH** – Affiliates of Apollo Global Management have agreed to invest \$1.2 billion in QXO, the tech-focused distributor of roofing, waterproofing, and other building products, according to a Jan. 5 Apollo announcement.

The investment will be made through a new series of convertible perpetual preferred stock. It further strengthens QXO's financial flexibility in pursuing acquisition opportunities.

Under the investment agreement, the investors have committed to purchase the new convertible preferred stock to fund acquisitions through July 15, 2026. This commitment will be extended up to an additional 12 months if a definitive acquisition agreement is executed before the initial commitment period expires.

The new convertible preferred stock is perpetual, will pay a preferred div-

idend rate of 4.75% per annum, and can be converted into shares of the Company's common stock at an initial conversion price of \$23.25 per share.

The offer and sale of the foregoing securities are being made in a transaction not

involving a public offering and the securities have not been registered under the Securities Act of 1933, as amended, and may not be reoffered or resold in the United States except through an effective registration statement or an applicable exemption from the registration requirements.

The Company has agreed to file a prospectus supplement with the Securities and Exchange Commission to register the resale of the new convertible preferred stock and underlying common stock issuable upon conversion following the issuance of the new convertible preferred stock.

## GOVERNMENT

# Hochul swears in Peekskill officials

BY PETER KATZ / pkatz@westfairinc.com

On her way to attend the public inauguration ceremony for New York City Mayor Zohran Mamdani on New Year's Day, New York Gov. Kathy Hochul made a stop at the Central Firehouse in Peekskill where she presided at the ceremonies swearing into office officials of that city.

Hochul administered the oath of office to members of the City Council Beverley Chang, Charles DiGruccio and Darren Rigger as well as incumbent Mayor Vivian McKenzie who was elected to a third term. Hochul also swore in the city's newly-appointed Police Chief Adam Renwick.

In a speech, Hochul called on Peekskill officials to build more housing.

"That's the only thing that's holding back our state and beautiful regions

like the Hudson Valley," Hochul said. "And how about the transformation for the waterfront? You wonder how would this take so long in the first place?"

A study of a section of Peekskill's waterfront has just been completed and officials are reviewing numerous recommendations made to encourage waterfront development.

"Any community along the Hudson should be a vibrant magnet for tourism and living, and people to be able to have the calming effect of being on one of the most beautiful waterways in our nation," Hochul said. "Having served 14 years in local government, I know there are a lot of challenges."

Hochul said that officeholders need to have empathy and compassion for the people they serve and in turn constituents will appreciate the fact



Hochul swears in Peekskill council members.

that they have a government that is actually relevant in their lives.

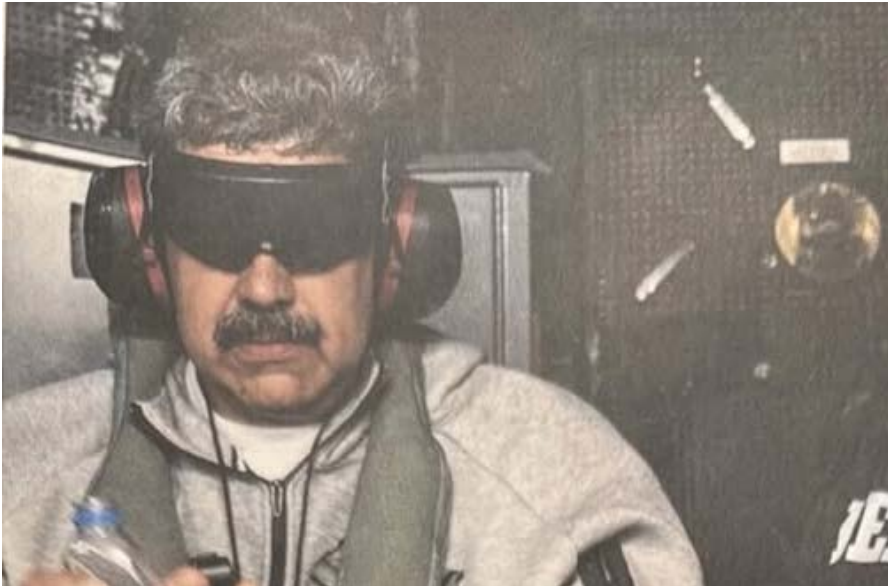
"Solve their problems, and they'll understand why you ran for office – why you stepped up. There's nothing that can stop you when you have a dream and a belief that's going to be good for the people," Hochul said, while noting that local officials have a distinct advantage over those in state or federal government.

"You don't have to go through getting something passed in the legislature, passed in Congress," Hochul said. "You can sit here and make a decision and say, this is going to be good for our community and therefore we're doing it. That's what I sometimes miss about the flexibility and the agility of local government. You don't have to win over a lot of people, you've got the residents on your side, your colleagues, and you just do it. And that's extraordinary. Don't take for granted that power."



# Local congressmen disagree on Venezuela action, Maduro capture

BY PETER KATZ / pkatz@westfairinc.com



Rep. George Latimer



Rep. Mike Lawler.

Latimer, however, pointed to Trump's own words during the announcement and news conference when he revealed the U.S. military attack and Maduro's capture.

"He admitted the real reason for this illegal military action – control of Venezuela's oil," Latimer said. "That's why the president did nothing to inform the Congress since we would ask these questions before any action was taken. Reasonable people

can and should discuss what the best strategy moving forward should be, but temporarily taking over Venezuela should not be one of those strategies. The administration must immediately brief Congress on their plan for stability in Venezuela, their legal justification for these actions, and what America's role will be in all of this, and Congress must then act appropriately according to our nation's laws and the Constitution."

The two congressmen whose districts when put together cover Westchester have sharply diverging views on the Trump administration's military attack on Venezuela that included capturing Venezuelan President Maduro and his wife.

Rep. George Latimer, a Democrat, represents the New York 16th Congressional District that includes part of Westchester and the Bronx. Rep. Mike Lawler, a Republican, represents New York's 17th Congressional District that includes part of Westchester and Dutchess and all of Rockland and Putnam.

Latimer, who is a member of the House Foreign Affairs Committee, said that he did not received an advance briefing of what the administration was about to do.

"I heard details about this military action at the same time everyone else did," Latimer said. "The fact that the Republican leadership in the House is not incensed over the president's unilateral act of war screams volumes about their lack of fitness to lead both Congress and our nation. This action does not keep us 'safe' from drugs. If that was our top reason, then why did the president pardon the convicted drug trafficker who was president of Honduras who dumped tons of drugs into American homes?"

According to Lawler, Trump followed the law by notifying Congress about what he had done within 48 hours after he did it. Lawler also characterized what happened as a law

enforcement action and not an element of a war.

"Nicolás Maduro has been indicted three times in United States courts for his role in flooding our nation with illicit drugs that have resulted in the deaths of countless Americans," Lawler said. "He and his wife

will now face the full weight of American justice and be held accountable for their crimes."

Latimer agreed that "Maduro is a bad guy, who held onto power illegally despite losing the election. But Trump has aligned us with other dictators - if they have friendly relations with Trump."

Latimer said that what Trump did weakens the U.S. with allies around the globe, asking, "What moral standing do we lean on now to oppose Russia's intervention in Ukraine or China's likely takeover of Taiwan, when we do the same thing for our reasons?"

Lawler, in lining up with others backing Trump said, "The capture of Venezuelan President Nicolás Maduro is an important step toward ending the deadly flow of drugs into the United States and ensuring peace and prosperity for all Venezuelans. It is also a stark reminder to terrorists, dictators, and drug lords across the world that there is no safe harbor. This is what the doctrine of peace through strength looks like, and I am thankful for President Trump's decisive move to strike at the heart of the narco-terror state and illegal drug trade that have been ravaging our hemisphere for decades."



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## EVENTS

# Citrin Cooperman and Westfair's 'Women in Power' returns to Manhattanville University Jan.29

BY GEORGETTE GOUVEIA / [ggouveia@westfairinc.com](mailto:ggouveia@westfairinc.com)

“The event offers guests the chance to gain insight from accomplished women leaders while networking with influential women in the community.”

On Jan. 29, professional services firm Citrin Cooperman and the Westfair Business Journal will host the “2026 Women in Power” event at Manhattanville University in Purchase.

It’s an opportunity for guests to glean insights from a panel of accomplished women leaders and also network with influential women in our community. Chelsea Blancato, a partner at Citrin Cooperman, will moderate a panel that includes Lola Gazivoda, founder and CEO of Bota Consulting Group; Fran Pastore, founder of the Women’s Business Development Council (WBDC) in Stamford; and Maria Trusa, owner and CEO of Formé Medical Center and Urgent Care in White Plains.

### LOLA GAZIVODA – AN IMMIGRANT’S JOURNEY TO ENTREPRENEURIAL SUCCESS

Gazivoda’s Bota Consulting Group is an offshore recruiting, consulting and management firm that connects U.S. businesses with talent from her native Albania. The company also partners with onshore organizations to drive revenue growth, streamline project management and provide strategic consulting services. Her leadership background includes almost

20 years at JPMorgan Chase, Capital One Bank and M&T Bank, where she led high-performing teams and managed extensive business banking portfolios. Additionally, Gazivoda served as loan portfolio manager and

empowerment zone director for Yonkers, overseeing federal funds and spearheading programs for economic and community development.

A Business Council of Westchester 40 Under 40 Rising Star, she emigrated from a small village in Shkoder, Albania, to the United States at age 14, beginning high school in the Bronx without a word of English. But through hard work and determination, she said she gradually mastered the language and excelled academically, earning a degree in finance from Pace University that laid the foundation for her career.

Gazivoda sits on the boards of the Westchester Medical Center Foundation and the Business Initiative Corp. of New York (BICNY) as well as the Business Development Bank Board of Tompkins Community Bank.

### FRAN PASTORE – HELPING TO SHAPE WOMEN’S ECONOMIC FUTURES

Beyond the Women’s Business Development Council, which she founded in 1997, Pastore has advised

top leaders in government and business. She has served on the National Women’s Business Council, co-chaired Connecticut Gov. Ned Lamont’s Jobs and Economy Policy Committee and contributed to economic development initiatives at the state and local levels. She currently chairs the Connecticut Paid Leave Authority Board and serves on the boards of Hartford HealthCare, the M&T Bank Connecticut Directors’ Advisory Council and the Webster Bank Community Advisory Council.

Pastore’s affect is global as well. She has worked with women entrepreneurs in Costa Rica, Turkey, Rwanda and Ethiopia, representing the U.S. at the Women’s Summit and the Global Entrepreneurship Conference in Istanbul.

For nearly three decades, she has helped shape policies advancing women’s economic rights, testifying before Congress and the Connecticut Legislature and strengthening economic opportunity for women across the state and beyond.

### MARIA TRUSA – FIGHTING FOR QUALITY HEALTH CARE AND CHILDREN’S RIGHTS

As the owner and CEO of Formé Medical Center and Urgent Care in White Plains, Trusa has focused on creative solutions to providing health care in a medical membership model for the vulnerable Latino community,

including undocumented and uninsured families.

Her transformational methodology, she has said, “is centered on guiding women through a step-by-step journey of self-actualization, releasing the bonds that have held them captive and ultimately granting themselves the emotional autonomy to rewrite their stories and empower those around them.”

Through her organization and autobiography “Yo Digo No Mas” (“I Say No More”), Trusa has dedicated her life to raising her voice for the voiceless — men as well as women and children — empowering women from diverse backgrounds especially to confront the traumas and events that have bound them; helping to instill in them the confidence and emotional resilience to rise above their pasts and claim control of their lives.

The “2026 Women in Power” event takes place 8:30 to 10:30 a.m. Thursday, Jan. 29, at Manhattanville University’s Reid Castle, 2900 Purchase St., Purchase. To register, visit [events.westfaironline.com/women-in-power](https://events.westfaironline.com/women-in-power).

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## PANELISTS

Our panelists will share their personal journeys, strategies, and the invaluable lessons they've learned along the way—highlighting how they overcame challenges and broke through barriers to reach the top.



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Partner  
Citrin Cooperman



**Lola Gazivoda**  
Founder and CEO  
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**Fran Pastore**  
Founder and CEO  
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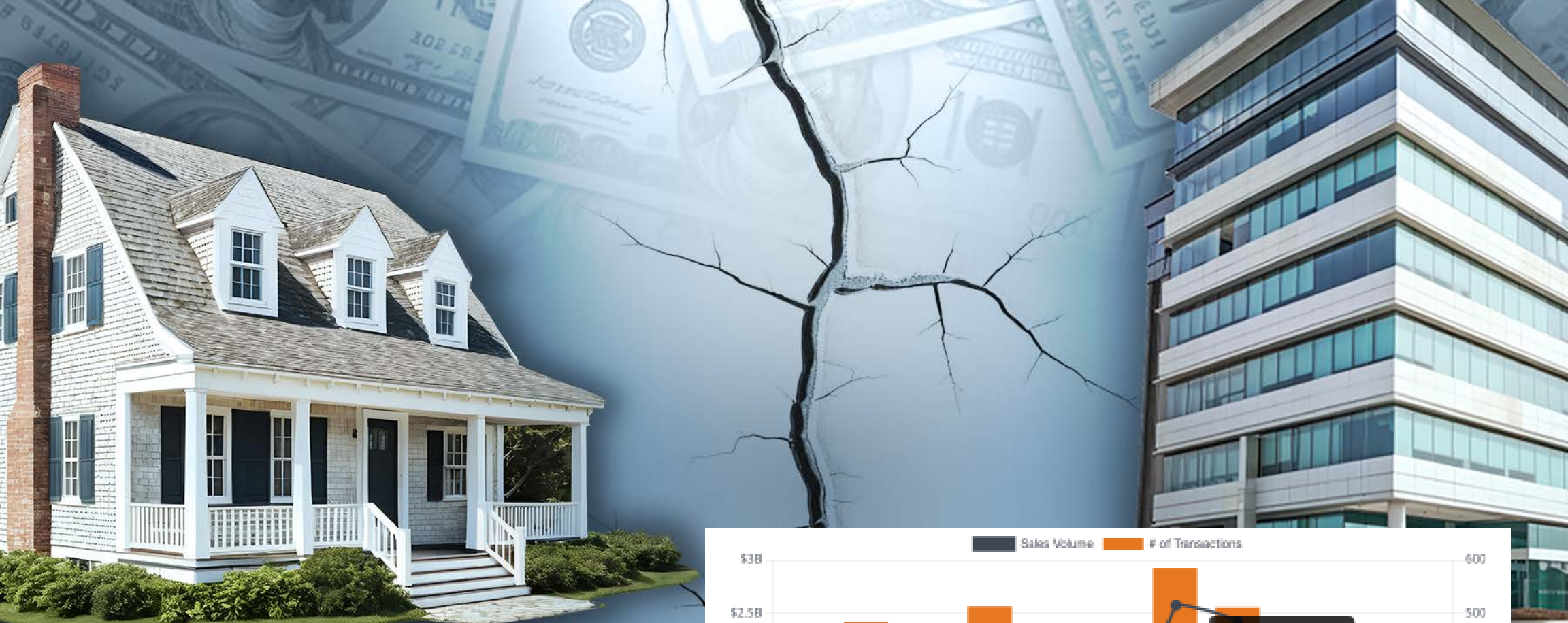






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## 1 For FC homeowners, tax burden shift a real worry this year

If you own either a home or a commercial property in Bridgeport, Fairfield, Greenwich, Westport, Shelton or Stratford, you've already received your revaluation notice of assessment. And, depending on which type of property you own, you were either shocked by the high figures or nonplussed by a minimal change.

Based on social media posts and a perusal of at least one of those notices, homeowners are taking the brunt of the higher property values that will ultimately lead to higher taxes come next July. That should not come as any big surprise since the recent five-year revaluation period (2020-2025) is the first one since the pandemic, which in the past couple of years has led to an extraordinary spike in home values.

### HOME PROPERTY VALUES

For the five Fairfield County municipalities that just completed the process, first selectmen and mayors are in a bit of quandary. They are faced with having to increase property tax rates no matter how low they set the mill rate while the tax burden further shifts to homeowners from commercial property owners.

That's because as homes in some areas have increased by as much as 70% since Oct. 1, 2020, commercial properties have not kept pace. A pent-up demand following the pandemic led to a much higher demand for homes. But at the same time fewer new housing stock was being built.

"The values are supposed to be reflective of fair market value," Greg-

ory Servodidio, Pullman & Comley Property Tax and Valuation attorney, told the Fairfield County Business Journal. "The short answer is that when you study the market, certain types of properties are increasing more significantly in value."

Consider a couple of examples of the spike in home value in Fairfield and Westport. According to a table released by the Town of

Westport, the median sales price of a home in 2020 was \$1.299 million compared to \$1.985 million in 2025. That's a 53% jump in value in just five years.

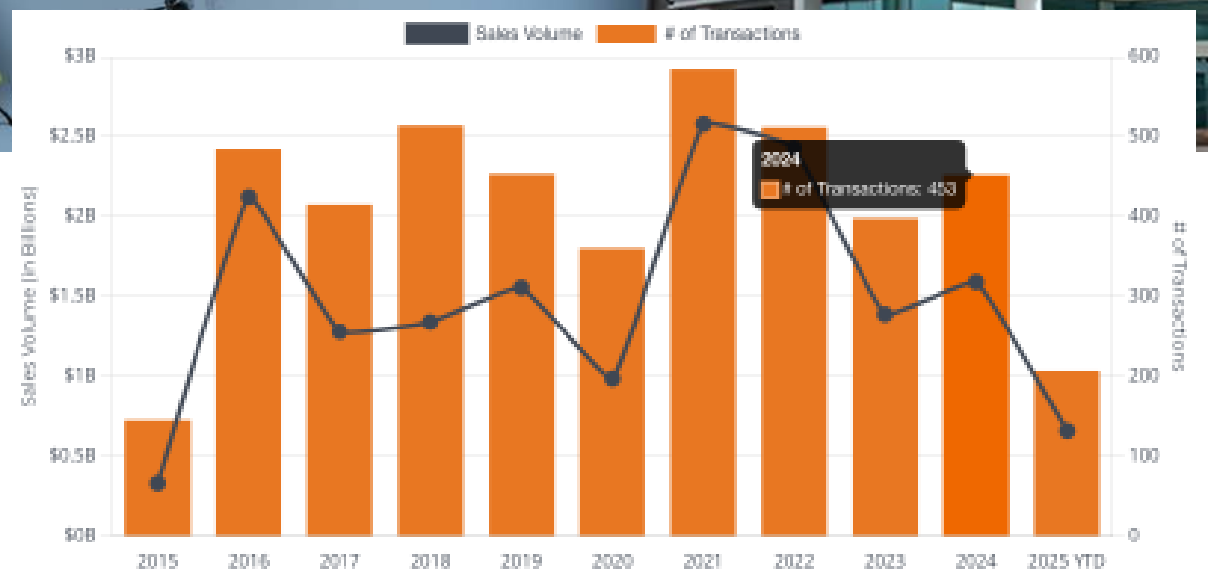
Meanwhile, according to an anonymous Fairfield revaluation notice a single-family, four-bedroom house's assessed value increased to \$553,490 in 2025 compared to \$312,970 in 2020. That's an increase of 77% in the same period.

For Fairfield County as a whole, the increase in sales price value was 58% (\$500,000 in 2020 vs. \$789,900 in 2025).

### COMMERCIAL PROPERTY VALUES

When it comes to commercial properties, it has been a completely different story in Connecticut. Except for the end of the pandemic in 2021, the market has struggled to get back to 2018 levels in the number of transactions and volume, according to Northeast Private Client Group figures released in September 2025.

The volume of commercial sales hit a high-water mark of \$2.58 billion in 2021 with 585 transactions and an average price of \$5.03 million. Since then, the average price has spiked at \$5.56 million in 2022 and continued to



“Homeowners are taking the brunt of higher property values, which will ultimately translate into higher taxes next July.”

fall the past three years to only \$3.18 million in 2025 as of September.

Servodidio sees the drop in commercial volume and sales a result of office space being difficult to fill since Covid.

“People working from home has diminished the demand for office space,” he said. “You are seeing that play out on the commercial side. Even some hotels have struggled to fill rooms and are being repurposed into housing.”

### MUNICIPAL PROPERTY TAX STRATEGY

Most of the five Fairfield County municipalities have sent out warning notices to property owners as part of the revaluation notices. For the most part, they tell owners not to attempt to calculate property taxes based on the current mill rate because that rate will most likely change before tax bills go out in July.

For example, the Town of Fairfield letter states: “The October 1, 2025, assessment shown on this statement will be used for July 1, 2026 Tax bills. Note that the mill rate for these bills will not be set until the spring of 2026. PLEASE DO NOT USE THE CURRENT MILL RATE TO ESTIMATE YOUR TAXES FOR THESE PAYMENTS.” (For the record, the current mill rate for Fairfield is 28.)

As part of a FAQ on the Town of Fairfield website, the town included some facts such as “the average rise in home prices in Connecticut over the past five years is 67%, in line with the average increase of 65% in Fairfield.”

In Westport, newly elected First Selectman Kevin Christie issued a similar boiler plate notice with the same warning (the current mill rate for Westport is 40.20). He did add an additional fact: “Estimates indicate an average increase of about 61% for residential properties and about 17% for commercial properties.”

All the municipalities have until the end of January to hold hearings for owners who want to appeal their assessments. For example, Fairfield's deadline to register for an informal hearing is Jan. 9 at 4 p.m.

Bridgeport, Greenwich, Shelton, Stratford and Westport have set up similar deadlines for appeals hearings this month. Those deadlines are set by the state. Residents can contact the Assessors' offices in each municipality for more information.

The final tax rates will not be set until later in the spring when all the municipalities have completed the annual budget process and the final mill rate is set following public hearings.



# Spano calls for MTA bus depot to be moved out of city after accident

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)



MTA bus that crashed into building. *Yonkers Fire Dept. photo.*



Yonkers firefighters go past bus to enter building. *Yonkers Fire Dept. photo.*

“The bus driver, the only person on board, was treated at a hospital for minor injuries.”

— Police report

Following the Dec. 26 accident in which a Metropolitan Transportation Authority (MTA) bus crashed into a building in Yonkers after striking two cars, Yonkers Mayor Mike Spano has called on the MTA to move its bus depot out of Yonkers and into New York City.

The bus driver who was the only person on board the bus at the time was taken to a hospital for treatment of her minor injuries. The store near the corner of Warburton and Ashburton Avenues into which the bus crashed was vacant.

“New York City’s MTA bus depot no longer belongs on the Yonkers waterfront,” Spano said. “The waterfront has changed. What was once an industrial area is now home to housing, restaurants, public spaces, and a growing downtown economy.”

The MTA’s Yonkers Depot is at 59 Babcock Place and is one of 27 MTA bus depots. On the site is an administration building, a shop for bus maintenance and repairs, and an outdoor parking lot used for storing about 80 express buses. Buses that are dispatched from the depot provide express service between Yonkers and stops in the city.

“The bus depot provides no benefit to Yonkers taxpayers,” Spano said. “Because the MTA does not pay property taxes, the city loses approximately \$400,000 each year that could otherwise support essential services for residents. I am calling for the bus depot to be relocated to New York City so Yonkers can continue moving forward with the redevelopment of its waterfront and the continued growth of the city.”

For several years Yonkers has been trying to buy all or part of the bus depot site for development and to help open up the area along the Hudson River for recreational purposes.

As far back at January 10, 2020, Craig Cipriano, who at the time was acting president of the MTA Bus Company,

wrote to Spano saying, “We appreciate your longstanding interest in the redevelopment of the Yonkers Depot. As we have communicated many times, we support your efforts and do not see the Yonkers Depot as an obstacle in proceeding with development. Since 2012, we have regularly met with representatives of the City of Yonkers and New York City, from whom we lease the property, regarding the waterfront development.”

Cipriano said that the Yonkers Depot is a critical part of the MTA’s bus operations infrastructure, providing six express bus routes between Yonkers or Western Bronx and Manhattan, and serving an average weekday ridership of 4,200 people.

“We service and maintain 80 buses in the depot, and have administrative facilities on site,” Cipriano said. “While we understand the intent to incorporate the 3.65 acres on which the depot sits into the overall development of the area, substantial time and expense would be needed to locate and build another site, and there would be environmental and operational impacts associated with a relocation. To be clear, any relocation of the depot would require the identification of an alternate, workable site and full funding.”

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# Rockland concrete company must pay bank \$3.3M

BY BILL HELTZEL / bheltzel@westfairinc.com

**A Rockland construction company whose owners are deeply mired in debt has been ordered to pay back more than \$3.3 million to a bank.**

Highbury Concrete Inc. owes the money because it failed to answer a breach of contract complaint filed eight months ago by First Insurance Funding, according to a Dec. 17 default judgement issued by U.S. District Judge Jessica G.L. Clarke.

Thomas A. Fogarty incorporated Highbury in 2013 and based it at Blue Hill Plaza, Pearl River. Fogarty, of Blauvelt, and Thomas P. Gorman, of Orangeburg, each owned 40%. Bernard Griffin, of West Nyack, owned 20%.

The business booked \$189 million in 2023, according to personal bankruptcy records filed by the three men, but dropped "to very little in 2025."

First Insurance Funding is a division of Lake Forest Bank & Trust Co., in Lake Forest, Illinois.

Highbury borrowed \$3,374,046

from the bank in late 2024 and promised to repay \$250,000 a month for five months and then a final \$2,209,988 payment on April 15, 2025. Most of the debt was not paid, according

to the First Insurance lawsuit, and as of April 21, 2025 Highbury owed \$3,330,868. Since then, the default debt, including 10% interest, has grown by about \$844 a day.

Though court records in the First Insurance case do not explain why Highbury's revenues plummeted sharply from 2023 to 2025, the personal bankruptcy records offer clues.

Collectively, the three owners declared about \$2.1 million in personal assets and \$7.7 million in liabilities, in Chapter 11 petitions filed last summer. They were making \$500,000 each in 2024, and \$60,000 each in the first half of 2025.

They owed \$2 million to former employees who sued them for violating the federal Fair Labor Standards Act.

They decided to "cease doing business," the owners stated in bankruptcy

“Highbury Concrete failed to respond to the breach of contract complaint, resulting in a default judgment.”

— U.S. District Court filing



affidavits, "return leased equipment to the lessors and generally dispose of their assets for the benefit of their direct and secured creditors."

Fogarty's estranged wife, Sai Male-na Jimenez-Fogarty, accused Fogarty of fraudulently diverting tens of millions of dollars from the business, and asked bankruptcy court to dismiss her husband's case.

As with many debtors, Fogarty responded in a court filing, "his business incurred debt to stay afloat until things

improved, but unfortunately things did not improve. Many of the allegations [by his wife] are nothing more than the debtor's efforts to reduce expenses after he recognized that the business was not going to recover and he would be unable to meet all of his obligations."

Bankruptcy judge Kyu Young Paek ruled on Dec. 15 that Jimenez-Fogarty had no standing in the case because she failed to identify any personal financial claims against the company owners.

# Putnam pill product business seeks new Puerto Rico distributor

BY BILL HELTZEL / bheltzel@westfairinc.com

**Claims Puerto Rico sales stagnating**

**A Putnam County company is asking a federal judge to let it drop a Puerto Rican distributor so that it can sell health products in the commonwealth unfettered.**

JRS Pharma LP claims that IMCD Puerto Rico Inc. has failed to effectively market its products, in a complaint filed on Dec. 23 in U.S. District Court, White Plains.

"JRS cannot run a business in Puerto Rico," the complaint states, "if it is required to continue its business relationship with IMCD."

JRS makes pill coatings and inactive

ingredients at a manufacturing plant in Patterson.

It is challenging IMCD under Puerto Rico's Dealers' Contract Act. Law 75, as it is known, is meant to protect commonwealth companies from arbitrary cancellations.

An importer, for example, may not cancel a distribution deal unless it can establish "just cause."

JRS says it notified IMCD in March 2025 that it intended to find a new distributor. IMCD rejected the notice, citing Law 75 but eventually demanded more than \$3 million in compensation to stop representing JRS.

JRS was represented by another

company until 2016, when IMCD acquired the distributor. That allegedly created a conflict of interest by forcing JRS to compete against other products IMCD promoted.

IMCD recognized the conflict, according to the complaint, and terminated its relationship with JRS. Then JRS hired Sachs Chemical Inc. as its distributor.

IMCD acquired Sachs in 2023, the complaint states, creating the same conflict.

Since then, JRS says, sales have stagnated.

Law 75 requires a distributor to take an active role in the market, according to the complaint. It must purchase

and promote products, for example, keep inventory, set prices, maintain facilities, offer services to clients, and assume risk.

JRS claims that IMCD acts merely as a delivery service when customers place orders.

JRS is asking the court to declare that IMCD is not a dealer, within the meaning of Law 75; that it has "just cause" to terminate its relationship with IMCD; and that JRS may conduct business directly with customers or other distributors in Puerto Rico.

IMCD's managing director, Michelle Ortega, did not reply to an email asking for her responses to the allegations.



# Ulster approves fund to help farm businesses

BY PETER KATZ / pkatz@westfairinc.com

The Ulster County Legislature has approved setting up a fund that is to have an initial capitalization of \$700,000 that would be used to help farm businesses in the county. County Executive Jen Metzger had proposed establishing an Agricultural Sustainability Revolving Loan Fund for the county. She presented the idea in her 2025 State of the County Address. It is a lowcost lending program designed to provide accessible, flexible, and affordable capital to small- and mid-sized farm enterprises.

“This program directly implements a key recommendation of our Agriculture and Farmland Protection Plan, and I’m proud that we are putting it into action,” Metzger said. “Our farms are the backbone of Ulster County’s economy and rural heritage, and the new loan fund will help our farms diversify, modernize, and build resilience for the long term.”

Metzger has a history of trying to help farming businesses, and previously chaired the State Senate Ag-

riculture Committee when she served in the Albany legislature.

The fund will prioritize projects that enhance farm viability by supporting operational efficiency. Eligible projects may include investments in equipment, infrastructure, technology upgrades, renewable energy systems, and climate adaptation measures. The program will be open to all small- and mid-sized farms, and will include outreach to historically underserved farm businesses that have faced higher barriers to

accessing capital. The loan program is expected to begin in the spring.

The new county loan fund follows 2025’s Ulster County Farm Viability and Sustainability Grant Program, which awarded \$586,000 in federal American Rescue Plan Act funding to nine Ulster County farms.

The new revolving loan program will be administered for the county by the Hudson Valley AgriBusiness Development Corporation (HVADC). HVADC also admin-



At entrance to Minard's Family Farm in Clintondale, NY. Photo via Google Maps.

istered the Ulster County Farm Viability and Sustainability Grant Program on behalf of the county.

“We’re proud to work with Ulster County to develop this new agricultural loan fund, expanding access to affordable, flexible capital for farms and food businesses,” said Todd Erling, HVADC executive director. “By connecting local producers with the resources they need to invest in their operations, equipment, and resilience, we’re strengthening the economic viability and sustainability of the county’s agricultural sector.”

County Legislator Herb Litts, who is deputy chair of the legislature’s Economic Development, Planning, Education, Employment, Arts and Agriculture Committee said, “As a farmer myself, I know firsthand how difficult it can be to access affordable capital when you need to invest in equipment, improve infrastructure, or adapt to changing conditions in these economic times. This revolving loan fund is more than a financial tool — it’s a lifeline that will help our farms remain viable for the next generation.”

## CONSTRUCTION

# Middletown Commons mixed-use complex moves forward

BY PETER KATZ / pkatz@westfairinc.com

Middletown Commons, a mixed-use project proposed for 203-231 Dolson Ave. in the City of Middletown in Orange County is about to move into the environmental review stage. The developer is seeking site plan and special permit approvals.

The plans for the project were developed in 2020 and received a few modifications in response to comments that emerged during the review process. The New York State Department of Environmental Con-

servation and the Orange County Planning Board are among the agencies that wanted more details about various aspects of what was being proposed.

After holding open a public hearing on the proposal, the Middletown Planning Board passed a resolution declaring its intent to be lead

agency for purposes of environmental review under SEQRA, the State Environmental Quality Review Act.

The development proposal from the entity Middletown Commons, LLC calls for a six-story building

with 150 apartments and about 13,000 square feet of ground floor commercial space. The site has an existing 28,000-square-foot office building and a 6,000 square foot pad is designated for future development. The plan calls for 491 parking spaces to be provided.

Caleb Carr of the engineering firm Mendenbach, Eggers & Carr told the Planning Board that the lower level of the new building would have several amenities for the residents as well as the commercial spaces.

“We don’t know those commercial spaces at the moment, but for parking considerations, we’ve put in a

restaurant and several retail spaces,” Carr said.

Project Architect Joseph Thompson, whose firm is based in Peekskill said, “What we’ve tried to do in this mixed-use community is develop a building that’ll have a lot of nice amenities that should make it a desirable place to live.”

Thompson said that tenant amenities would include an indoor pool, gym and a café. He said that the parking would be designed so that spaces intended for use by people frequenting the commercial tenants would be closer to Dolson Avenue.





# Saks may face bankruptcy amid debt woes

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Friday, Jan. 2, as the Christmas holiday drew to a close, everything seemed like business as usual at Saks Fifth Avenue in Manhattan, the glittering flagship of Saks Global. On the designer floor, a woman tried on a stunning floral Oscar de la Renta gown as her husband waited. Two young women in jeans outfits that belied the frigid temperatures outside chatted as they paced by the sales racks.

But these are not the best of times for Saks Global, which also includes Bergdorf Goodman, Neiman Marcus and the off-price Saks Off Fifth and Last Call brands. Weighed down by debt and the prospect of unpaid vendors withholding product, the luxe retail conglomerate has shifted helmsmen as it reportedly mulls Chapter 11 bankruptcy.

Saks Global executive chairman Richard Baker has replaced chief

executive Mark Merrick, who stepped down after the company missed a loan payment. According to The New York Times, "In October, the retailer lowered its guidance for the full year and said revenue in the quarter that ended Aug. 2 had fallen more than 13% from a year earlier, to \$1.6 billion."

Ironically, the very action that was supposed to reinvigorate Saks turned out to be key to its debt crisis – the \$2.7 billion acquisition of the Neiman Marcus Group,

which included Bergdorf, in 2024. The idea was to build a luxury juggernaut. But a \$2.2 billion loan to create the new Saks Global brand has only resulted in a cash flow crunch and disenchanted vendors.

The department store group's woes, however, are not expected to affect stores in the metro area. Saks Global has 70 stores nationwide, which besides the Saks flagship include the world's only Bergdorf Goodman,



Part of the facade of Saks Fifth Avenue in Manhattan.  
© Alexandre Fagundes De Fagundes  
| Dreamstime.com

also in Manhattan; Neiman Marcus in White Plains; the four Saks Shops at Greenwich; and Saks Off Fifth locations in Eastchester, White Plains and Stamford.

Saks closed its flagship Saks Off Fifth in Manhattan Dec. 31. Nine

more Saks Off Fifth stores will close this year, including the one in West Hartford.

Can Saks turn its fortunes around? While the retail picture has been buffeted by the headwinds of e-commerce and the pandemic in recent years and despite tariffs and persistent inflation in 2025, shoppers proved resilient during the Christmas season, with Mastercard and Visa reporting a 3.9% and 4.2% growth in holiday spending respectively.

Crucial to Saks, experts said, will be rebuilding trust with vendors.

"They must do something very quickly to rectify this situation in the market, or they will not have a spring season," Gary Wassner, CEO of brand insurer Hilddun Corp., told Business Insider. "Every order is on hold until Saks clarifies to the industry what they intend to do."

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## COURTS

# Third generation restaurateurs seek bankruptcy protection

BY BILL HELTZEL / bheltzel@westfairinc.com

Confetti Ristorante & Vinoteca, a venture operated by a third generation of family restaurateurs, has filed for bankruptcy protection.

Confetti declared \$60,000 in assets and more than \$1.9 million in liabilities, in a bankruptcy petition filed on Dec. 1.

Company president Constandina "Dina" Paximadakis evaluated alternatives, according to a corporate resolution filed on Dec. 15, but determined that Chapter 11 bankruptcy reorganization "is in the best interests of the LLC."

Zachary Renta, a loan broker who helped Dina and her brother, Yanni, obtain a U.S. Small Business Administration loan, says on his

website that the Paximadakis learned the business by working in their father's restaurant for 30 years. After their father, Nikolas, retired, they waited seven years for the right opportunity.

They found Confetti, on Ash Street in Piermont, a block away from the Hudson River. In April 2022, the restaurant's corporation, NYC of Piermont LLC, was formed.

Confetti's menu features charcuterie, brick over pizzas, pastas, Italian entrees, paninis and burgers. The fan favorite, according to its website, is country style chicken with sausage, peppers, potatoes, onions and sweet-and-sour sauce.

The restaurant made \$600,000 in 2024.

Now, among Confetti's debts, are \$830,000 owed on the SBA loan, \$230,000 for unpaid New York sales taxes, and \$36,000 to the landlord. Merchant Capital Source, a California company that funds small businesses in exchange for a percentage of future revenues, has filed a claim for \$161,895.

The only declared assets are \$10,000 in cash and \$50,000 for restaurant equipment.

Confetti is apparently still open for business.

"Join us on New Year's Eve!" its website implores diners. And don't forget February and March: National Pizza Day, Valentine's Day, National Margarita Day, International Women's Day, and St. Patrick's Day.

Confetti is represented by Nyack attorney Robert Lewis.





# Northwell Health launches early-onset cancer program in Westchester County

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

One of the alarming trends that will continue in 2026 and beyond finds more adults under 50 being diagnosed with certain types of cancers, prompting the Northwell Health Cancer Institute to launch a specialized, comprehensive program designed to improve prevention, detection, treatment and outcomes. Northwell's new Early-Onset Cancer Program (EOCP) supports patients in Westchester County with colorectal and breast cancers, which are the two leading causes of cancer death among Americans ages 18 to 49.

Based at Northwell's Phelps and Northern Westchester hospitals, the EOCP aims to enhance awareness among the community and health-care providers about early-onset cancer trends and provide clear pathways for timely diagnostic evaluation and specialized care for symptomatic or at-risk younger adults. According to the American Cancer Society (ACS), more than 10% of estimated cases of colorectal cancer and 16% of breast cancers are found in those younger than 50, but catching them early presents unique challenges. Symptoms may be subtle or mistaken for other conditions, and cancer is often not initially suspected in younger individuals. Current screening recommendations are typically focused on older age groups, which presents another barrier and can lead to later-stage diagnoses.

"While the exact reasons for this alarming shift in incidence are still being studied, this trend underscores the critical need for specialized programs designed to identify and treat early-onset cancers," said Parul Shukla, M.D., co-director of the EOCP and regional chief of colon and rectal surgery at Northwell Health. "By providing tailored support and resources across the cancer continuum, we aim to significantly improve the quality of care and outcomes for this growing population."

The EOCP takes a proactive approach to identifying and guiding young adults. Patients can access the program directly or be referred through a broad network of specialists within Northwell, including experts in genetics, oncofertility (helping cancer patients preserve their fertility),

sexual health, social work and lifestyle medicine. This expanded network and assertive engagement mean that younger adults who might not otherwise suspect cancer, or whose symptoms could be mistaken for other conditions, are quickly identified and guided towards comprehensive evaluation. Once in the program, patients receive integrated, multidisciplinary care with a team of cancer specialists working collaboratively to tailor treatment plans.

"The EOCP spans the cancer continuum by offering state-of-the-art care through our exceptional Northwell

providers and implementing proactive preventive strategies to identify high risk young adults for earlier screenings, according to national guidelines," said Christine Molmenti, Ph.D., MPH, co-director of the EOCP and associate professor and cancer epidemiologist in the Northwell Health Cancer Institute. "This will not only improve the quality of life for our patients but also enables us to advance our knowledge in this vital area of public health."

The EOCP recognizes that effective care for young adults must also address their distinct life circumstances.

"The needs of cancer patients in their 20s, 30s or 40s are very different than those older than 50," said Anna Komorowski, M.D., regional chair of the institute in Westchester. "We have patients who are navigating career beginnings, starting families or building their financial stability. Our program understands these unique life stages and offers integrated support for their distinct medical, emotional and social needs."

Services available through the program include oncofertility, financial navigation for those affected by loss of income, genetic counseling, social work, sexual health support and more, all complementing state-of-the-art treatment options. A core component of the EOCP is a dedicated nurse navigator, who provides personalized guidance, education and care coordination from diagnosis through treatment and recovery. This ensures patients have a consistent point of contact, expedites access to specialized care and strengthens support throughout their cancer journey.



From Left, Parul Shukla, M.D., co-director of Northwell Health's new Early-Onset Cancer Program (EOCP), speaks with patient Ashlee Keane (not a cancer sufferer) at his Chappaqua Crossing office. Images courtesy: Northwell Health.

"This trend underscores the critical need for specialized programs designed to identify and treat early-onset cancers."

— Parul Shukla, M.D., Northwell Health



From left, Sarah Pollak, RN; Pond Remsen Kelemen, M.D.; Anna Wanda Komorowski, M.D.; and Parul Shukla, M.D., at Northwell Health's Phelps Hospital.

"We applaud Northwell Health for launching the Early-Onset Cancer Program in Westchester County," said Sherlita Amler, M.D., MS, Westchester's commissioner of health. "This innovative initiative directly addresses a critical public health concern as we see more young people affected by cancer. Providing specialized, integrated support systems like this is vital for our community, offering hope and tangible resources to patients and their families during a profoundly challenging time."

As a pilot program, the EOCP will be continuously evaluated to help Northwell identify best practices and explore opportunities for expansion to other facilities and regions, potentially including other cancers that

are increasingly affecting younger populations. (These include pancreatic cancer, with former Nebraska Sen. Ben Sasse, 53, announcing Dec. 23 that he was dying of the disease.)

Colorectal cancer is currently the leading cause of cancer death in men and the second leading cause in women in this age group, while breast cancer accounts for the highest number of overall early-onset cases, according to the ACS. By 2040, research published in JAMA (the Journal of the American Medical Association) projects, the most common early-onset cancers will also include thyroid, kidney and renal pelvis; and the most cancer-related deaths will be caused by colorectal, breast, lung and brain or other central nervous system diseases.



# Proposal for townhome project in Mount Kisco

BY PETER KATZ / pkatz@westfairinc.com



Rendering of Lexington Townhomes, Mount Kisco.

The entity Lexington Townhomes, which is located in Mount Kisco, is seeking approval to demolish two existing multifamily buildings on a 12,968-square-foot site at the corner of Lexington and Locust Avenues in Mount Kisco and construct two new buildings. The project would require merging two lots located at 325 Lexington Ave., and 15 Locust St.

According to Ralph Alfonzetti of the Mount Kisco-based firm Alfonzetti Engineering, the new buildings would include a total of eight condominium units. The western building would have four units including two one-bedroom condos and two two-bedroom units. The eastern building also would have four units but all four would be three-bedroom condos.

There would be six indoor parking spaces and 10 outdoor spaces.

While the Mount Kisco Planning Board declared itself lead agency for reviewing the plans, the Westchester County Planning Board reviewed the plans and noted that the site is within a mixed commercial and residential corridor and is across from the Oakwood Cemetery. The county's board noted that the proposed development would increase the total housing provided on the site by two

units but questioned whether the increase in two units balances the disturbance of six existing residences. It suggested that consideration be given to providing relocation aid to the people living in the current buildings at the site who would have to move out.

The county planners also pointed out that the required setbacks within the CL-1 zone makes redevelopment of this property difficult, as the site is narrow and on a street corner.

They suggested that Mount Kisco consider whether adjustments to the CL-1 setback requirements may assist in alleviating undue hardships for existing residents and businesses while creating new opportunities for redevelopment along the Lexington Avenue corridor.

The county expressed concern that the materials it reviewed did not indicate if any of the proposed residential units would follow the county's guidelines on affordable housing that would require one unit to be priced as affordable.

"The acute shortage of affordable housing in Westchester County has been documented in the County's Housing Needs Assessment and it is critical for all of Westchester's municipalities to play a role in meeting this need, particularly since the economic and social impacts of the affordable housing shortage are spread throughout the county," Bernard Thombs, chairman of the county's Planning Board, wrote to Mount Kisco.

## CONSTRUCTION

# McDonald's seeks to rebuild in New City

BY PETER KATZ / pkatz@westfairinc.com

McDonald's is seeking to demolish its current restaurant at 33 West Cavalry Drive in New City and construct a new building that would be a bit smaller yet have more seats inside. McDonald's now operates at the 19-acre New City Plaza Shopping Center. Its existing restaurant and drive-thru is in a 4,570-square-foot building and has 41 seats. The size of the section occupied by McDonald's is approximately 72,084 square feet or 1.65 acres.

The Town of Clarkstown's Planning Board has been reviewing the site plan application filed by McDonald's Corporation through its office in Stamford. McDonald's is asking for approval to construct a new 4,455-square-foot building with 61 seats. The existing building has 41

parking spaces and McDonald's wants to keep that number for the new building but change the layout so that some spaces are closer to the building.

McDonald's notes that it leases the site from 180 New City Realty LLC and that the property is located within Community Shopping District (CS District) zoning in which the existing McDonald's and the proposed McDonald's are permitted as-of-right uses.

Other tenants at the shopping center include a Stop & Shop Supermarket, a Stop & Shop Gas Station, a Walgreens with a drive-thru pharmacy, an Ocean State Job Lot, Norcina Restaurant, and Mizu Hibachi.

The Planning Board has referred the matter to Clarkstown's Architec-

"The proposed restaurant is a permitted as-of-right use within the Community Shopping District zoning."

— Clarkstown Planning Board records



Existing McDonald's at New City. Satellite photo via Google Maps.

tural Historic Review Board, which must give its approval to the signage McDonald's wants to install. Kim Vukov of McDonald's Corporation said that the new building would be slightly to the west of where the existing building sits. The drive-thru would be reconfigured as would be traffic patterns within the McDonald's site along with the replacement of existing

pavement to improve drainage.

McDonald's pointed out that the site contains part of the Demarest Kill Stream, which is in the National Wetlands Inventory. The site also is partially located within the flood hazard area for Demarest Kill. McDonald's said it would apply to obtain appropriate environmental permits if necessary.



# Overland Crossing now leasing as Brookfield's town center vision progresses

BY GARY LARKIN / glarkin@westfairinc.com

**BROOKFIELD —** The town's new 108-unit, four-building luxury apartment complex called Overland Crossing is now leasing.

It is part of the Town of Brookfield's recently approved transformative vision for the Town Center District. The Class A rental apartment community at 101 Laurel Hill Road features spacious studio, one-bedroom, and two-bedroom apartment homes with contemporary interiors. There are also designer finishes, open-concept layouts, gourmet kitchens with quartz countertops, and private balconies that extend living and entertaining space.

"Overland Crossing brings new life and energy to our downtown and is a bold step forward for Brookfield's future. It redefines apartment living in Brookfield, offering a place where residents can relax, connect, and thrive," said Greg Dembowski, Brook-

field's economic development director.

The project broke ground in May 2024 and will include elevators in the four residential buildings over below-grade parking garages.

There are such amenities as a sunset porch, lodge and coffee bar, fire pit, outdoor fireplace lounge, state-of-the-art fitness center, modern coworking lounge and landscaped walking paths. The community also offers secure, below-grade parking and walkable access to Brookfield's revitalized Town Center district.

The town is experiencing a growth surge due to its revitalization efforts to work with companies looking to relocate or expand their business in town.

"Brookfield has experienced a higher than historical-average growth since potable water mains were installed along the Federal Road corridor about 15 years ago," Dembowski told the Fairfield County Business Journal



Overland Crossing luxury apartments offers 108 units for lease. Photo courtesy of Overland Crossing

last year. "Since 2016, 705 housing units were built at 13 multi-housing developments all on Federal Road. This growth was accelerated with the revitalization plan that was created when the town wrote its 2015 Plan of Conservation and Development."

That plan included zoning regulation changes that allowed for mixed use development, he added. "Along with the housing development came two new grocery stores, dozens of retail, medical, personal care and professional businesses, light manufacturing and restaurants," he said.

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## BUSINESS

# Kubtec Medical Imaging buys Trumbull park building for \$3.72M

BY GARY LARKIN / glarkin@westfairinc.com

**TRUMBULL –** A hi-end manufacturer of sophisticated X-ray equipment for hospitals and universities has purchased an existing building in the Trumbull Corporate Park for the purpose of repositioning it to produce their product.

Kubtec Medical Imaging, which is currently located on Research Drive in Stratford, plans to convert the first two floors of 75 Merritt Blvd. to a production line, assembly and quality control. The company through Merritt 245 LLC purchased the property for \$3.71 million on Dec. 23, 2025, from Sachem Capital Corp. The property

was last appraised by the Town of Trumbull in 2024 for \$5.27 million.

Kubtec presently occupies a 21,000-square-foot facility on Research Drive and had purchased an additional parcel on the street for future expansion. The reality was that the company's growth projection didn't meet the

parcel's criteria so the company began a search for a larger property.

The town of Trumbull with the assistance of Economic Development Director Rina Bakalar was a great resource in assisting Kubtec with certain benefits the town offered, the company said in a prepared statement.

This week marks the 20th an-

niversary of the firms delivering advanced X-ray cabinet systems that have transformed both clinical care and scientific research around the world. Kubtec is a leader in specimen imaging systems and gamma probe technology.

The property had been under receivership with Sachem Bank of Milford and represented by Alan Fischer, SIOR of Fischer Commercial.

Bruce Wettenstein, SIOR and managing partner with Vidal/Wettenstein, represented the buyer. Counsel for the buyer was Mark Kirsch and Robyn Drucker of Cohen & Wolf's Bridgeport office. Counsel for Sachem Capital was in house Corporate Counsel, Amanda Tiernan.



The building at Trumbull Corporate Park that will house Kubtec's new manufacturing plant later this year. Photo courtesy of Vidal WETTENSTEIN



WESTCHESTER

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Jan. 2 - 6

Akiva and Raizy Stekel, Spring Valley, re. Monsey Premier Painters Inc., 26-22000-DSJ: Chapter 13, assets \$1,331,136, liabilities \$2,866,638, Attorney: Allen A. Kolber.

135 Edgepark Holdings LLC, White Plains, Julio C. Arquinio, sole member, 25-22003-SHL: Chapter 7, assets \$0 - \$50,000, liabilities \$500,000 - \$1 million, Attorney: pro se.

68 Maple LLC, Airmont, Jacob Amsel, president, 25-22005-SHL: Chapter 11, assets and liabilities \$500,000 - \$1 million, Attorney: pro se.

YK Developers LLC, Spring Valley, Yakov Birnhack, member, 25-22010-SHL: Chapter 7, assets \$100,000 - \$500,000, liabilities \$500,000 - \$1 million, Attorney: Roach & Lin P.C.

U.S. District Court, White Plains

Local business cases, Dec. 31, 2025 - Jan. 6, 2026

Carlos Mendez, Katonah vs. Katonah Station, dba Pizza Station, et al, 26-cv-10792-NSR: Fair Labor Standards Act, Attorney: Jose A. Baez.

Brandon Smalls, Bronx vs. A&P Coat, Apron & Supply, Mount Vernon, 26-cv-10803-JGLC: Fair Labor Standards Act, Attorney: Howard T. Schragin.

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  
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4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

Zwane Stanley, Bridgeport, CT vs. Armonk Senior Care LLC, 25-cv-10813-JGLC: Fair Labor Standards Act, Attorney: Abdul K. Hassan.

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

Westchester County, Dec. 31, 2015 - Jan. 6, 2026

Cannistraci, Laura: Armonk, 2014, 2016, 2018 personal taxes, \$52,252.

Crana Electric Inc.: Mount Vernon, 2024 quarterly taxes, \$15,144.

Crean, Peter T. and Stefanie L.: Sleepy Hollow, 2019 - 2023 personal income, \$552,611.

Culhane, John P.: White Plains, 2018, 2023 personal income, \$45,634.

Gentzler, Bernadette: Bronxville, 2016 - 2018 personal income, \$909,882.

Legato, Mary Alice: Bronxville, 2016, 2018 - 2021, 2023 personal income, \$167,199.

Nazzaro, Arthur F.: Mamaroneck, 2017 - 2020 personal income, \$276,712.

Pereira, Jimmy D.: Mount Vernon, 2020 - 2023 personal income, \$22,402.

Stevenson, John R.: New Rochelle, 2021 - 2023 personal income, \$468,492.

Thomas, Jamaal: White Plains, 2020 - 2023 personal income, \$753,091.

DEEDS

Above \$1 million

460 Sterling Road LLC, Rye. Seller: Marilyn G. Siegel, Harrison. Property: 460 Sterling Road, Harrison. Amount: \$1.6 million. Filed Dec. 4.

629 WPR Realty LLC, Tarrytown. Seller: Construction Industry Council of Westchester & Hudson Valley Inc., Tarrytown. Property: 629 White Plains Road, Greenburgh. Amount: \$1 million. Filed Dec. 4.

87 Fox Island and Road LLC, Port Chester. Seller: Fox Island Road LLC, Port Chester. Property: 89 Fox Island Road, Rye Town. Amount: \$1.2 million. Filed Dec. 8.

Emax Health Holdings Corp., Ray, Florida. Seller: Amy M. Madry, Rye. Property: 7 Honeysuckle Lane, Rye Town. Amount: \$2.3 million. Filed Dec. 4.

Kagan, Erica B., New York. Seller: Fox Field Holdings LLC, New York. Property: 792-820 Old Post Road, Bedford. Amount: \$3.9 million. Filed Dec. 5.

Klein, Aaron, Nyack. Seller: Hillside Street LLC, Dobbs Ferry. Property: 123 N. Riverside Ave., Cortlandt. Amount: \$1.7 million. Filed Dec. 5.

One Kingsland Owner LLC, New York. Seller: Lighthouse Landing Communities LLC, New York. Property: Legend Drive, Moun Pleasant. Amount: \$2.8 million. Filed Dec. 5.

Sohmers, Cary S., Bronx. Seller: Tower Road 13 and 14 and 15 LLC, Mohegan lake. Property: 1732 Tower Road, Yorktown. Amount: \$1 million. Filed Dec. 5.

US Bank Trust NA, New York. Seller: Joseph Pascoa, Scarsdale. Property: 208 Greenwich Road, Bedford. Amount: \$1.2 million. Filed Dec. 8.

Yoro LLC, Fairlawn, New Jersey. Seller: Lulu & Luca Realty LLC, New Rochelle. Property: 601-603 Main St., New Rochelle. Amount: \$2 million. Filed Dec. 8.

Below \$1 million

108 Evolve Properties LLC. Seller: Barry Cohen. Property: 65 Red Oak Lane, New Castle. Amount: \$701,000. Filed Dec. 5.

128 Elm LLC, Yonkers. Seller: 128 Elm Realty LLC, Brooklyn. Property: 128 Elm St., Yonkers. Amount: \$200,000. Filed Dec. 5.

136 Roaring LLC, Mount Kisco. Seller: Jahari Yates, White Plains. Property: 136 Roaring Brook Road, New Castle. Amount: \$700,000. Filed Dec. 3.

1374 Midland LLC, Bronxville. Seller: Maria Cantu-Browning. Property: 1374 Midland Ave., Yonkers. Amount: \$512,000. Filed Dec. 5.

176 Elm Group LLC, Hempstead. Seller: Aleia Armstrong, Mount Vernon. Property: 176 Elm Ave., Mount Vernon. Amount: \$675,000. Filed Dec. 5.

199 Grove Street Realty LLC, Bedford. Seller: Marco Moreno, Mount Kisco. Property: 199 Grove St., Mount Kisco. Amount: \$990,000. Filed Dec. 8.

34 South Clinton LLC, Hastings-on-Hudson. Seller: Daniel Carillo, White Plains. Property: 10 Lake St., White Plains. Amount: \$250,000. Filed Dec. 8.

4 Oakley Place LLC, Mount Vernon. Seller: Aracy Monteiro, Mount Vernon. Property: 4 Oakley Place, Mount Vernon. Amount: \$725,000. Filed Dec. 5.

7 Virtuous LLC, New Rochelle. Seller: Deutsche Bank Trust Co Americas, Coppell, Texas. Property: 7 The Boulevard, New Rochelle. Amount: \$761,000. Filed Dec. 5.

76 Pintard Avenue LLC, New Rochelle. Seller: Frank Bruno, New Rochelle. Property: 76 Pintard Ave., New Rochelle. Amount: \$578,000. Filed Dec. 3.

AMS Estates LLC, Yonkers. Seller: Karen Serricchio, Yonkers. Property: 70 Cook Ave., Yonkers. Amount: \$901,000. Filed Dec. 4.

B&O International Inc., Yonkers. Seller: 23 Water Grant Street Realty LLC, Yonkers. Property: 23 Water Grant St., Yonkers. Amount: \$310,000. Filed Dec. 8.

Barile, John J., Mahopac. Seller: SMG Heritage LLC, Somers. Property: 356b Heritage Hills Drive B, Somers. Amount: \$785,000. Filed Dec. 5.

Cage Partners LLC, Purchase. Seller: Lauren Granchelli, Mamaroneck. Property: 200 Jensen Ave., Rye Town. Amount: \$850,000. Filed Dec. 5.

WESTCHESTER COUNTY & HUDSON VALLEY

Clarke, Courtney J., Bronx. Seller: 325 Nelson Avenue LLC, Nanuet. Property: 915 Orchard St., Peekskill. Amount: \$468,000. Filed Dec. 8.

Dumitru, Oana, Brooklyn. Seller: MJD Contracting Corp., Carmel. Property: 733 Hoover Ave., Peekskill. Amount: \$600,000. Filed Dec. 4.

Freedom 24 LLC, Croton-on-Hudson. Seller: John Matthews, Croton-on-Hudson. Property: 43 Sunset Drive, Cortlandt. Amount: \$80,000. Filed Dec. 8.

Jan Home Acquisitions LLC, Miami, Florida. Seller: Tal Amihoud, Katonah. Property: 103 Lakeside Drive, Bedford. Amount: \$580,000. Filed Dec. 3.

Leon, Aida I., Ossining. Seller: 175 Croton Avenue LLC, Wendell, North Carolina. Property: 177 Croton Ave., Ossining. Amount: \$935,000. Filed Dec. 8.

LNI Homes Inc, Ossining. Seller: Irene Hildinger Irrevocable Living Trust, Croton-on-Hudson. Property: 45 Sunset Drive, Cortlandt. Amount: \$700,000. Filed Dec. 8.

Lopes, Melissa, Mohegan Lake. Seller: Mega 2 Realty LLC, Cortland Manor. Property: 41 Forest Ave., Cortlandt. Amount: \$650,000. Filed Dec. 8.

Manor Lane Realty LLC, Pelham. Seller: Paul Ricci, Pelham. Property: 477 Manor Lane, Pelham. Amount: \$835,000. Filed Dec. 3.

Matoshi Group LLC, Dobbs Ferry. Seller: Red Star Realty Corp., Hastings-on-Hudson. Property: 10 Cedar St., Greenburgh. Amount: \$850,000. Filed Dec. 5.

MEM Flipp Corp., Ossining. Seller: Citibank NA. Property: 5 Gualtiere Lane, Ossining. Amount: \$732,000. Filed Dec. 5.

Northdale Realty LLC, Mount Vernon. Seller: Pafran Realty LLC, Mount Vernon. Property: 103 High St., Mount Vernon. Amount: \$775,000. Filed Dec. 8.

Patane, John, Yonkers. Seller: TMS Dartmouth Corp., Yonkers. Property: 75 Dartmouth Ave., Yonkers. Amount: \$550,000. Filed Dec. 5.

US Bank Trust NA, New York. Seller: David M. Rosoff, White Plains. Property: 235 W. Post Road 2, White Plains. Amount: \$160,000. Filed Dec. 4.

Westchester County, White Plains. Seller: Ben Arnold LLC, Bronxville. Property: 224 White Plains Road, Eastchester. Amount: \$300,000. Filed Dec. 3.

Westchester County, White Plains. Seller: Biggest Fish Westchester LLC, Bronxville. Property: 230 White Plains Road, Eastchester. Amount: \$680,000. Filed Dec. 3.

Williams, Tiesha, Bronx. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 25 Malvern Road, Yonkers. Amount: \$837,000. Filed Dec. 5.

JUDGMENTS

Allen, Catherine E., White Plains. \$3,011 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

Barnett, Calvin B., Mount Vernon. \$2,280 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

Barrios, Eduardo D., New Rochelle. \$3,051 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 15.

Bazan, Victor, Cortlandt Manor. \$1,876 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

Betancourt, Jose, Yonkers. \$1,496 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

Campos, Arz, Yonkers. \$2,626 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Nov. 12.

Castro, Jackie, Mount Vernon. \$6,715 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

Cave, Doreen, Tarrytown. \$4,214 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 15.



**Colon, Jose**, Cortlandt Manor. \$3,476 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Corsino, Catherine**, Mount Kisco. \$7,687 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 15.

**Cotarelo, Jose O.**, North Salem. \$7,432 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 12.

**Cotarelo, Jose O.**, North Salem. \$2,941 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Dash, Mary**, Mount Vernon. \$6,896 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Dejesus, Israel**, Katonah. \$2,396 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

**Demetrius, Setania**, Mount Vernon. \$2,462 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

**Digisco, Marie C.**, Mount Vernon. \$4,604 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

**Duran, Isabel C**, Elmsford. \$4,482 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 14.

**Florentino, Estefani V.**, Tuckahoe. \$2,311 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Florez, Anthony R.**, Yonkers. \$53,720 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 14.

**Foster, DeZanza R.**, Mount Vernon. \$20,194 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Grijalva, Gladys** aka White Plains. \$18,326 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 15.

**Jobe, Abdou**, Mount Vernon. \$7,454 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Kaffury, Viviana**, New Rochelle. \$3,906 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Mangar, Shawn**, Mount Vernon. \$2,838 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

**Marte, Eliu**, Croton-on-Hudson. \$17,689 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 13.

**Mew, Marian**, Mount Vernon. \$3,289 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 13.

**Molina, Jensin**, Yonkers. \$3,104 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Mora, Sory C.**, Yonkers. \$8,596 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 14.

**Murad, Diana**, Yonkers. \$11,847 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 13.

**Nash, Danielle S**, Elmsford. \$11,648 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 12.

**Nash, Danielle**, Elmsford. \$5,341 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 12.

**Nezbeth, Noily**, Yonkers. \$5,037 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 12.

**Ordonez, Eduardo A.**, Montrose. \$8,547 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 13.

**Orrego, Edwin**, Thornwood. \$3,289 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 12.

**Patterson, Linda**, Yonkers. \$2,807 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Pearson, Rayven**, Mount Vernon. \$2,024 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Praino, John P.**, Yonkers. \$1,422 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Reda, Rosa**, New Rochelle. \$20,402 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Roskosky, Kenneth**, Ossining. \$7,841 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 15.

**Salkey, Devin**, Mount Vernon. \$10,204 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 14.

**Santos, Jahsiel**, Mount Vernon. \$5,009 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Singh, Balwinder**, Yonkers. \$5,402 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Tejada, Vanesa**, Port Chester. \$2,551 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Thomas, Nancy**, West Harrison. \$2,435 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Topping, Misty**, Mount Vernon. \$6,753 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Vargas, Hostos**, Scarsdale. \$5,677 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 12.

**Vark Street Houses Inc.**, New York. \$60,340 in favor of city of Yonkers, Yonkers. Filed Nov. 12.

**Vilca, Raphael M.**, Mount Vernon. \$2,439 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Weksler, Vanessa**, Scarsdale. \$2,023 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Zapata, Loaiza Yovanna Stella**, Ossining. \$1,483 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

LIS PENDENS

**The Bank of New York -Trust**, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 47 W. Seventh St., Mount Vernon. Filed Dec. 3.

**Beleto, Jason**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 166 Lockwood Ave., Yonkers. Filed Dec. 11.

**Caglianone, Teresa M.**, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 1 Carolyn Way, Purdys. Filed Nov. 20.

**Capital One Bank USA NA**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$305,000 affecting property located at 550 S. Fifth Ave., Mount Vernon. Filed Nov. 21.

**Cox, Susanne M.**, as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$404,000 affecting property located at 424 Washington Ave., Pleasantville. Filed Dec. 4.

**Dikmen, Sumru - Executor**, as owner. Filed by Long Bridge Financial LLC. Action: Foreclosure of a mortgage in the principal amount of \$938,000 affecting property located at 50 Forest Circle, New Rochelle. Filed Nov. 19.

**Gordon, Virginia**, as owner. Filed by Selene Finance LP. Action: Foreclosure of a mortgage in the principal amount of \$496,000 affecting property located at 263 Summit Ave., Mount Vernon. Filed Dec. 8.

**Granada Condominium II Board of Managers**, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$94,500 affecting property located at 14-19 Granada Crescent, White Plains. Filed Dec. 8.

**Izquierdo, Edward**, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$110,000 affecting property located at 3256 Stony St., Mohegan Lake. Filed Nov. 20.

**Liguori, August J.**, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 15 Horton Court, Harrison. Filed Nov. 20.

**Lowe, Miriam V.**, as owner. Filed by Servbank NA. Action: Foreclosure of a mortgage in the principal amount of \$848,000 affecting property located at 33 Sycamore Ave., Mount Vernon. Filed Nov. 26.

**McNally, Mike**, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$230,000 affecting property located at 175 Huguenot St., New Rochelle. Filed Dec. 3.

**Messco Building Supply Inc.**, as owner. Filed by Kratos Drywall Systems LLC. Action: Foreclosure of a mortgage in the principal amount of \$324,000 affecting property located at 21 Scarsdale Road, Tuckahoe. Filed Dec. 16.

**New York State Department of Taxation**, as owner. Filed by Towd Point Mortgage Trust 2019-2. Action: Foreclosure of a mortgage in the principal amount of \$343,000 affecting property located at 81 Grace Church St., Port Chester. Filed Dec. 2.

**Zygman, Maria F.**, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$206,000 affecting property located at 68 Krystal Drive, Somers. Filed Nov. 24.

MECHANIC’S LIENS

**224 Gramatan LLC**, Mount Vernon. \$45,101 in favor of Sunset Windows NY Corp., Jericho. Filed Dec. 11.

**472 Gramatan Owners Inc.**, Mount Vernon. \$78,637 in favor of CC Controlled Combustion Company Inc., Bronx. Filed Dec. 8.

**Bedford Single Family LLC**, Bedford. \$38,845 in favor of Deluxe Windows 2 Inc., Morganville. Filed Dec. 8.

**Broderick, Mary**, Yorktown. \$5,161 in favor of Nurzia Construction Corp. Filed Dec. 9.

**Chateau Condominium**, 14588.56. \$14,588 in favor of Restoration Services of Medford, Medford. Filed Dec. 11.

**Estate of Mabel Crump**, Mount Vernon. \$150,000 in favor of Innovative Environmental Service, Valhalla. Filed Dec. 10.

**Lighthouse 2023 LLC**, Mamaroneck. \$16,915 in favor of MGIVS LLC, Stamford, Connecticut. Filed Dec. 11.

**Rodriquez, David**, Cortlandt. \$28,292 in favor of Innovative Environmental Service, Valhalla. Filed Dec. 10.

**Roslin, Mitchell**, North Castle. \$67,693 in favor of BH Solutions LLC, Danbury, Connecticut. Filed Dec. 10.

**Santana, Aura**, Yonkers. \$1,842 in favor of Innovative Environmental Service, Valhalla. Filed Dec. 10.

**Estate of Anne Walker**, Ossining. \$131,063 in favor of Innovative Environmental Service, Valhalla. Filed Dec. 10.

NEW BUSINESSES

Partnerships

**E&J Cleaning Services**, 81 Fletcher Ave., Mount Vernon 10552. c/o Eliana Bravo Martinez and Jhony Ivan Lara Sanchez. Filed Dec. 15.

**Marlene I. Cartaina and David Rubin Trustee Partners**, 333 N. State Road, Briarcliff Manor 10510. c/o Marlene I. Cartaina and David Rubin. Filed Dec. 1.

Sole Proprietorships

**Afro Rice**, 100 Waring Place 1, Yonkers 10703. c/o Konan J. Athacon. Filed Dec. 11.

**ATW Collectibles Enterprise**, 16 Wampus Ave, Armonk 10504. c/o Henry Robert Padley. Filed Dec. 15.

**Board Corks**, 336 Sprain Road, Scarsdale 10583. c/o Raymond A. Isidro Vega. Filed Dec. 11.

**Brinco Landia**, 114 High St, Yonkers 10703. c/o Adalisbeth Sanchez. Filed Dec. 11.

**Faith Well Care**, 45 St. Andrews Place, Yonkers 10705. c/o Marline A. Slater. Filed Dec. 17.

**Fine Art Cards & Gifts**, 64 Vernon Parkway, Mount Vernon 10552. c/o John Higgins. Filed Dec. 15.

**Lawrence Kalkstein, CPA**, 41 Timber Ridge, Mount Kisco 10549. c/o Lawrence Kalkstein. Filed Dec. 5.

**Leonsbu Media**, 43 Stony Run, New Rochelle 10804. c/o Tian-xin Leon Hsieh Brown. Filed Dec. 10.

**Lifelink Ledger Cards**, 31 Terrace Ave., Ossining 10562. c/o Yanya Alazrak and Meghan Harris. Filed Dec. 5.

**Manila Grill**, 468 Mamaroneck Ave., White Plains 10605. c/o Jeffrey Catiral. Filed Dec. 3.

**Nani Fueting, Ph.D.**, 14 Harwood Court, No.305, Scarsdale 10583. c/o Nani Eunhahn Kang Fueting. Filed Dec. 4.

**Pandas Boutique Julia**, 2 Roosevelt St., White Plains 10606. c/o Julia Olivera Chura. Filed Dec. 1.

**Pures Wipes**, 103 Waverly St, Yonkers 10701. c/o Elquiza Collado. Filed Dec. 8.

**R&T Homecare**, 263 S. First Ave., Mount Vernon 10550. c/o Tyheghi Rowe. Filed Dec. 1.

**Second Sunlight Etal Funding Associates**, 133 Parkway Road, Bronxville 10708. c/o Marie Cortissoz. Filed Dec. 8.

**SIH Cleaning Services**, 68 Haseco Ave, Port Chester 10573. c/o Sarah D. Mojica. Filed Dec. 8.

**So Fresh So Clean**, 602 Kissam Road, Peekskill 10566. c/o Erie P.J. Martin. Filed Dec. 10.

**Vital Roots Tree Care**, 12 Edison Place, Port Chester 10573. c/o Alan Sanchez. Filed Dec. 8.



HUDSON VALLEY

BUILDING LOANS

Above \$1 million

**CPC Funding SPE 1 LLC**, as owner. Lender: BJ 143 Washington Street LLC. Property: 143 Washington St., Newburgh. Amount: \$2.9 million. Filed Dec. 8.

**Northeast Community Bank**, as owner. Lender: Palmwood gardens LLC. Property: in Palm Tree. Amount: \$8.2 million. Filed Dec. 5.

Below \$1 million

**Broadview Capital LLC**, as owner. Lender: 3147 Route 94 LLC. Property: 3147 Route 94, Blooming Grove. Amount: \$374,000. Filed Nov. 28.

**Broadview Capital LLC**, as owner. Lender: Whispering reserve LLC. Property: 64 Bethlehem Road, New Windsor. Amount: \$435,000. Filed Dec. 8.

**Broadview Capital LLC**, as owner. Lender: Whispering reserve LLC. Property: 70 Bethlehem Road, New Windsor. Amount: \$435,000. Filed Dec. 8.

**Broadview Capital LLC**, as owner. Lender: Whispering reserve LLC. Property: 76 Bethlehem Road, New Windsor. Amount: \$456,000. Filed Dec. 8.

**Broadview Capital LLC**, as owner. Lender: Whispering reserve LLC. Property: 100 Bethlehem Road, New Windsor. Amount: \$456,000. Filed Dec. 8.

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

**Corevest American Finance Lender LLC**, as owner. Lender: 206 208 Main Street LLC. Property: 206-208 Main St., Montgomery-Maybrook Amount: \$217,710. Filed Nov. 28.

**M&T Bank**, as owner. Lender: Brian Folchi. Property: 53-55 Adams Ave., Middletown. Amount: \$450,000. Filed Dec. 4.

**Walden Savings Bank**, as owner. Lender: Jeffrey Newlin. Property: in Hamptonburgh. Amount: \$625,000. Filed Dec. 3.

DEEDS

Above \$1 million

**103 Fairview SV LLC**, Monsey. Seller: 103 Fairview LLC, Spring Valley. Property: 103 Fairview Ave., Spring Valley. Amount: \$1.5 million. Filed Dec. 24.

**11 LI LLC**, Beverly Hills, California. Seller: Julie Katz, Palisades. Property: 11 Lawrence Lane, Palisades. Amount: \$4.3 million. Filed Dec. 19.

**3 Jay Street Unit 214 LLC**, Spring Valley. Seller: 3 Jay Street LLC, Spring Valley. Property: 3 Jay St., Spring Valley. Amount: \$1.1 million. Filed Dec. 17.

**70 S. Broadway LLC**, Brooklyn. Seller: Cody Vancampen and Company LLC, Nyack. Property: 55 Hudson Ave. and 70 S. Broadway, Nyack. Amount: \$2.5 million. Filed Dec. 19.

**8 Ronwood LLC**, Lakewood, New Jersey. Seller: Philip Ozuah, Chestnut Ridge. Property: 8 Ronwood Road, Chestnut Ridge. Amount: \$1.5 million. Filed Dec. 17.

**80 Ackertown Road LLC**, Chestnut Ridge. Seller: Rudolf Steiner Fellowship Foundation Inc., Chestnut Ridge. Property: 80 Ackertown Road, Chestnut Ridge. Amount: \$2.6 million. Filed Dec. 16.

**Adler, Solomon**, Brooklyn. Seller: Funston Estates LLC, Chester. Property: 18 W. Funston Ave., Spring Valley. Amount: \$1.2 million. Filed Dec. 17.

**Glauber, Pinchas**, Monsey. Seller: Royal Green Gardens LLC, Brooklyn. Property: 234 Old Nyack Turnpike, Spring Valley. Amount: \$1.1 million. Filed Dec. 19.

**Golden Estates NY LLC**, Monsey. Seller: Steven Diamond, Suffern. Property: 15 Golden Road, Montebello. Amount: \$1.7 million. Filed Dec. 22.

**Haverstraw Community Chair Factory LLC**, Kingston, Pennsylvania. Seller: Village of Haverstraw. Property: 30 Liberty St., Haverstraw. Amount: \$2.5 million. Filed Dec. 18.

**Haverstraw Housing Development Fund Corp.**, Kingston, Pennsylvania. Seller: Haverstraw Community Chair Factory LLC, Kingston, Pennsylvania. Property: 9 Allison Ave., Haverstraw. Amount: \$1.8 million. Filed Dec. 18.

**Haverstraw Housing Development Fund Corp.**, Kingston, Pennsylvania. Seller: Haverstraw Community Chair Factory LLC, Kingston, Pennsylvania. Property: 4 and 6 Allison Ave., Haverstraw. Amount: \$3.1 million. Filed Dec. 18.

**Haverstraw Housing Development Fund Corp.**, Kingston, Pennsylvania. Seller: Haverstraw Community Chair Factory LLC, Kingston, Pennsylvania. Property: 87 Main St., Haverstraw. Amount: \$5.9 million. Filed Dec. 19.

**My 14 Murray Drive LLC**, Airmont. Seller: 14 Murray Drive LLC, Airmont. Property: 14 Murray Drive, Airmont. Amount: \$1 million. Filed Dec. 18.

**Roosevelt Avenue Development LLC**, Spring Valley. Seller: 319 Roosevelt LLC, Monsey. Property: 319 Roosevelt Ave., Spring Valley. Amount: \$1 million. Filed Dec. 24.

Below \$1 million

**11 Claremont Realty LLC**, Suffern. Seller: Sandra Gail Goldman Revocable Trust, Suffern. Property: 15 Stockbridge Ave., Suffern. Amount: \$740,000. Filed Dec. 17.

**12 Southpark LLC**, Monsey. Seller: Lakeview Loan Servicing LLC, Coral Gables, Florida. Property: 12 Southpark Drive, Garnerville. Amount: \$490,750. Filed Dec. 19.

**2 Hoffman LLC**, Spring Valley. Seller: Dina Landau, Spring Valley. Property: 2 Hoffman St., Spring Valley. Amount: \$850,000. Filed Dec. 18.

**2 Pamela Drive LLC**, Monroe. Seller: Gershon Hershkowitz, Spring Valley. Property: 2 Pamela Drive, Chestnut Ridge. Amount: \$10. Filed Dec. 23.

**31 Ostilla LLC**, Spring Valley. Seller: SZ Deals LLC, Monsey. Property: 141 W. Clarkstown Road, New City. Amount: \$999,000. Filed Dec. 22.

**5 Drexel LLC**, New City. Seller: Unelus Leger Senalia, Chicago, Illinois. Property: 5 Drexel Court, New City. Amount: \$970,000. Filed Dec. 18.

**55 Van Orden LLC**, Monsey. Seller: Ivy Greenstein, Suffern. Property: 55 Van Orden Ave., Airmont. Amount: \$710,000. Filed Dec. 17.

**7 Riverside Drive LLC**, Montvale, New Jersey. Seller: Mayer Z. Goldberger, Montvale, New Jersey. Property: 7 Riverside Drive, Suffern. Amount: \$1 Filed Dec. 24.

**8 Bridge Street LLC**, Montvale, New Jersey. Seller: Mayer Z. Goldberger, Airmont. Property: 8 Bridge St., Suffern. Amount: \$1 Filed Dec. 24.

**80 203 Holdings LLC**, Spring Valley. Seller: 80 Truman LLC, Spring Valley. Property: 80 Truman Ave., New Square. Amount: \$180,000. Filed Dec. 18.

**99 Cedar Hill LLC**, New City. Seller: Cedar Hill Associates Inc., Orangeburg. Property: 99 Cedar Hill Ave., Nyack. Amount: \$749,000. Filed Dec. 22.

WESTCHESTER COUNTY & HUDSON VALLEY

**AA 101 LLC**, Brooklyn. Seller: 101 Washington Avenue LLC, Brooklyn. Property: 101 Washington Ave., Suffern. Amount: \$10 Filed Dec. 22.

**Ancin, Michael**, Tappan. Seller: Edward M. Ancin, Sparkill. Property: 185 Greenbush Road, Tappan. Amount: \$300,000 Filed Dec. 22.

**E. Carroll Street LLC**, Pearl River. Seller: Jacqueline Toro, Pearl River. Property: 45 E. Carroll St., Pearl River. Amount: \$210,000. Filed Dec. 18.

**Haverstraw Community Chair Factory LLC**, Kingston, Pennsylvania. Seller: Village of Haverstraw. Property: 89 Main St., Haverstraw. Amount: \$261,423. Filed Dec. 18.

**Haynes, Hillary**, Fairlawn, New Jersey. Seller: Peter D. Hare, Nyack. Property: 1115 Route 9w, Nyack. Amount: \$995,000. Filed Dec. 17.

**Hirsch, Aba**, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$650,000. Filed Dec. 26.

**JZ Realty Group LLC**, Spring Valley. Seller: Wilmington Savings Fund Society FSB-Trust, et al, Lansing, Michigan. Property: 50 N. Wayne Ave., West Haverstraw. Amount: \$306,000. Filed Dec. 19.

**LCM Lakeside Realty LLC**, Monroe. Seller: Valdo K. Vaher, Orangeburg. Property: 254 Betsy Ross Drive, Orangeburg. Amount: \$540,000. Filed Dec. 18.

**Radulovic, Milena**, Piermont. Seller: Andrew Vitiello, Bardonia. Property: 2 Germonds Village, Nanuet. Amount: \$301,000. Filed Dec. 17.

**River Rock Estates LLC**, New Windsor. Seller: Tracy Dickerson Jr., Haverstraw. Property: 42 Jefferson St., Haverstraw. Amount: \$10. Filed Dec. 22.

**Riverside Drive 2 LLC**, Montvale, New Jersey. Seller: Mayer Z. Goldberger, Montvale, New Jersey. Property: 52 Riverside Drive, Suffern. Amount: \$1. Filed Dec. 24.

**Sixty One Plus LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 61 Ostereh Blvd., New Square. Amount: \$837,300. Filed Dec. 19.

**Stark, Jacob**, Brooklyn. Seller: 247 Westside LLC, Brooklyn. Property: 247 Westside Ave., Haverstraw. Amount: \$515,000. Filed Dec. 19.

**Summit Vale Associates LLC**, Spring Valley. Seller: 83 E. Hall LLC, Brooklyn. Property: 83 E. Hall Ave., New City. Amount: \$625,000 Filed Dec. 22.

JUDGMENTS

**A&M Distributors LLC**, Monroe. \$130,656 in favor of M&T Bank, Buffalo. Filed Nov. 19.

**Aponte, Erlaine**, Middletown. \$5,000 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 13.

**Barry, Thomas J.**, Port Jervis. \$14,531 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 1.

**Bennett, Carol**, Middletown. \$8,355 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 13.

**Bernard, Andrew**, Highland Mills. \$2,017 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 2.

**Braver, Joel**, Monroe. \$6,643 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 1.

**Carrington, Alix**, Middletown. \$10,577 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 13.

**Chung, Devon**, Warwick. \$1,944 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**City Skyline Inc.**, Albany. \$6,468 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 14.

**Corielus, Mike**, Middletown. \$1,949 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 1.

**Critelli, Jennifer**, Cornwall-on-Hudson. \$1,868 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 1.



**Dolan, Rodney J.**, Port Jervis. \$4,669 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 17.

**Dyer, James**, Pine Bush. \$2,110 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 1.

**Ekstein, Shlome**, Monroe. \$10,759 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 17.

**Eshan, Farzaie LLC, et al**, Middlesex, New Jersey. \$14,333 in favor of Simply Funding LLC, Chester. Filed Nov. 17.

**Fish, Joel**, Monroe. \$19,950 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 17.

**Fish, Kevin**, Middletown. \$8,456 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 13.

**Glenn, Worthy T.**, Middletown. \$1,754 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Gutierrez, Nereida**, Newburgh. \$1,312 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 1.

**Heimishe Gourmet Food Inc.**, Brooklyn. \$235,568 in favor of M&T Bank, Buffalo. Filed Nov. 19.

**Hill, Lisa**, Newburgh. \$1,056 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 17.

**Jackson, Donovan**, Goshen. \$5,132 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Nov. 19.

**Keegan, Joseph**, Cornwall-on-Hudson. \$1,943 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 14.

**Lake, David**, Maybrook. \$2,334 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Lake, David**, Maybrook. \$1,705 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Linakis, Kelly**, Newburgh. \$586 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Lopez, Milvia**, Newburgh. \$15,989 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 17.

**Louissaint, Benito W.**, Middletown. \$4,413 in favor of Capital One, McLean, Virginia. Filed Dec. 2.

**Luczynski, Evan**, Woodridge. \$7,049 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Dec. 1.

**Malick, Jacqueline**, Port Jervis. \$2,468 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 1.

**McDonald, Upshur Adelta**, Middletown. \$18,486 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 19.

**Montes, Laticia**, New Windsor. \$2,827 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Ochieng, James**, Middletown. \$6,482 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 1.

**Pereira, Miriam**, Harriman. \$2,273 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Perry, Johnnyce**, Newburgh. \$2,156 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Ramirez, Katherine Angelica**, Chester. \$4,937 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 17.

**Rio, Jennifer E.**, Middletown. \$23,437 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Nov. 13.

**Rodriguez, Dorothy**, Port Jervis. \$2,485 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Dec. 1.

**Rotwein, Kirsten**, Montgomery. \$6,257 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 19.

**Sansage PLLC**, Concord, New Hampshire. \$42,810 in favor of Simply Funding LLC, Chester. Filed Nov. 19.

**Scher, Jacob**, Monroe. \$8,507 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 1.

**Sledge, Emmanuel**, Newburgh. \$2,891 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 17.

**Sullivan, Kenneth**, New Windsor. \$1,860 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 1.

**Talmadge, Taylor R.**, Port Jervis. \$12,204 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 2.

**Tirado, Lizandra**, Port Jervis. \$1,501 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 17.

**Torres, Lydia**, Middletown. \$3,067 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Vega, Elisa**, Newburgh. \$1,144 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Vinson, Sarah**, Newburgh. \$6,010 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 17.

**Williams, Joey**, Middletown. \$1,012 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 19.

**Winters, James**, Monroe. \$3,014 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 1.

MECHANIC’S LIENS

**Battista, Anthony**, as owner. \$4,191 in favor of Gikas Roofing LLC. Property: in Garnerville. Filed Dec. 8.

**Congregation Beis Yisucer Ber D. Radashits**, as owner. \$625,328 in favor of Mylu Team LLC. Property: 43 Freeland St., Monroe. Filed Dec. 9.

**Green Development Realty LLC**, as owner. \$112,647 in favor of Precast Concrete Sales Co. Property: 135 N. Main St., New City. Filed Dec. 8.

**Miller, Rachel E.**, as owner. \$2,490 in favor of Olympic Heating & Air Conditioning Inc. Property: 11 Lakeview Court, Congers. Filed Dec. 11.

**Pennington Lots LLC**, as owner. \$4,093 in favor of Pinnacle Solutions USA Corp. Property: 27 Argo Lane, Spring Valley. Filed Nov. 24.

**Pennington Lots LLC**, as owner. \$13,230 in favor of Gabis Construction Corp. Property: 6 Argo Lane, Hempstead. Filed Nov. 24.

**Pennington Lots LLC**, as owner. \$10,850 in favor of Gabis Construction Corp. Property: 7 Argo Lane, Hempstead. Filed Nov. 24.

**Ribeiro, Joao**, as owner. \$159,299 in favor of Landscape & Home Solutions of Rockland Inc. Property: 9 Amber Ridge Road, Chestnut Ridge. Filed Dec. 8.

**Ridge Street SV Properties LLC**, as owner. \$214,705 in favor of Monsey Lumber & Supply Corp. Property: 9-15 Ridge Ave., Spring Valley. Filed Nov. 24.

**Twelve Elaine LLC**, as owner. \$19,106 in favor of Its Secured Inc. Property: 8 First St., Spring Valley. Filed Nov. 24.

NEW BUSINESSES

Sole Proprietorships

**Albano Realty**, 566 Route 6, Building 2, Mahopac 10541. c/o Louis J. Albano. Filed Dec. 11.

**BCOMPB**, 7 High St., Cold Spring 10516. c/o Sandlund Christopher Martin Wingate. Filed Dec. 5.

**Breathing Space Music**, 9 White Terrace, Cornwall-on-Hudson 12520. c/o Diane Mangano Crystal. Filed Dec. 11.

**DJ Victor Salsa Dancing**, 275 Main St., Apt. 2, Cold Spring 10516. c/o Toaza Victor Hugo Chimbo. Filed Dec. 11.

**Emilys Nails & Hair**, 260 Main St., Highland Falls 10928. c/o Maria Dolores Garcia Lemus Candi. Filed Dec. 12.

**Groomsy Music**, 9 White Terrace, Cornwall-on-Hudson 12520. c/o Diane Mangano Crystal. Filed Dec. 11.

**Iconick Apparel**, 32 Valley Road, Carmel 10512. c/o Nicholas Jerussi. Filed Dec. 9.

**Illuminated Motion Media**, 33 Gardineer Road, Putnam Valley 10579. c/o Michael Fralish Lacroix. Filed Dec. 9.

**JP Architect**, 64 Harvest Drive, Brewster 10509. c/o Joseph R. Plouffe. Filed Dec. 19.

**King Supplies Co.**, 61 Lewis Landing Road, Middletown 10940. c/o Lisa J. Tobin. Filed Dec. 11.

**O&K Services**, 43 Townsend Ave., Newburgh 12550. c/o Thomaz Odirlei. Filed Dec. 11.

**Petrovich Publishing**, 7 High St., Cold Spring 10516. c/o Christopher Martin Wingate Sandlund. Filed Dec. 5.

**Sandlundmedia.Com**, 7 High St., Cold Spring 10516. c/o Christopher M. W. Sandlund. Filed Dec. 5.

**Simple Design Solutions**, 98 Gidney Ave., Newburgh 12550. c/o Zaneta Vopatova Zaneta. Filed Dec. 12.

**Zeb Ashen Sounds**, 1 Pine Tree Lane, Brewster 10509. c/o Serafin Sebastian. Filed Dec. 5.



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BUILDING PERMITS

Commercial

**HomeFixCT LLC**, Norwalk, contractor for Joseph and Carmen Pena. Replace Roof and Siding at 11 Fitch St., Norwalk. Estimated cost: \$20,000. Filed Oct. 22.

**Jiang, Yi Fan**, Stamford, contractor for Lmv li 885 Washington Holdings Lp. Install two exterior building-mounted signs with associated electrical work wired to building electric panel(s) at 100 Tresser Boulevard, Stamford. Estimated cost: \$3,500. Filed Oct. 6.

**Mitigation Reconstruction LLC**, Norwalk, contractor for Kimball Brook Holdings LLC. Perform replacement alterations at 173 Main St., Norwalk. Estimated cost: \$325,000. Filed Oct. 20.

**Phil's Main Roofing LLC**, Norwalk, contractor for Irene Athanasoulis. Remove and re-roof at 4-6 Linden St., Norwalk. Estimated cost: \$8,227. Filed Oct. 20.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Camille A. Vitti and Ralph V. Vitti Jr. Install two roof-mounted solar PV systems on a three-family home totaling 9.43 kW DC with 23 panels, requiring structural upgrades at 12 Lewelyn Road, Stamford. Estimated cost: \$83,764. Filed Nov. 17.

**Sunrun Installation Services, Inc.**, Stamford, contractor for Antoinetta Camerota. Install 6.56kW DC PV roof-mounted system with 16 panels at 47 Dora St., Stamford. Estimated cost: \$99,154. Filed Oct. 7.

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

**TB Norwalk Apartments LLC**, Norwalk, contractor for TB Norwalk Apartments LLC. Perform replacement alterations at 467 West Ave., Norwalk. Estimated cost: \$850,000. Filed Oct. 21.

**Terenzio, Lisa**, Stamford, contractor for Andrew Mitchell-Namdar and Isaac Namdar. Construct a new single-family dwelling 2 1/2 stories high, spanning 4,285 sq ft with 4 bedrooms and an attached 2-car garage at 139 Downs Avenue, Stamford. Estimated cost: \$2,000,000. Filed Nov. 20.

**Terenzio, Lisa**, Stamford, contractor for Stamford Realty Partners LLC. Construct a 60-foot flag pole and foundation, adhering to the display of American flags per local zoning ordinance at 909 East Main St., Stamford. Estimated cost: \$2,500. Filed Oct. 9.

**The Greyrock Companies LLC**, Norwalk, contractor for John Ernest Desrochers. Construct superstructure story rear addition at 80 Highland Ave., Norwalk. Estimated cost: \$1,200,000. Filed Oct. 20.

**TMP Realty Associates LLC**, Norwalk, contractor for TMP Realty Associates LLC. Perform replacement alterations at 70 North Main St., #3, Norwalk. Estimated cost: \$30,000. Filed Oct. 21.

**Traulsen, Sonia**, Stamford, contractor for 2777 Summer Street LLC. Alter the commercial interior, focusing on the level 2 alteration of 3,742 sf office/business use on the 3rd floor at 2777 Summer St., Stamford. Estimated cost: \$200,000. Filed Oct. 15.

**Trd Carpentry LLC**, Stamford, contractor for Jennifer Webb. Replace existing panel doors and install new shake panel doors, change one skyline, update headers and install hangers, change the 8ft header and install double LVL, install railing at 2289 Bedford St., Stamford. Estimated cost: \$22,158. Filed Nov. 18.

**Turner Construction Company**, Shelton, contractor for King School Inc. Expand the two-story addition to the existing upper school at King School, along with alterations to the adjacent space at 1450 Newfield Avenue, Stamford. Estimated cost: \$14,000,000. Filed Nov. 25.

**Vanguard Holdings LLC**, Glastonbury, contractor for Brian and Theresa Donahue. Replace the partial roof on the front left section of the home (approximately 7.5 Squares) at 7 Mead St., Stamford. Estimated cost: \$6,498. Filed Oct. 21.

**Vasser, Bryan M.**, Milford, contractor for Forty-Five Prospect LLC. Replace the existing monument with a new one using the current structure and electrical components and replace the existing directional sign at 45 Prospect St., Stamford. Estimated cost: \$15,000. Filed Nov. 4.

**VasyI Berezhanskyy LLC**, Stratford, contractor for 1308 East Main Street LLC. Verify existing conditions by removing all interior non-load-bearing partitions and finishes at 1308 East Main St., Stamford. Estimated cost: \$30,000. Filed Nov. 18.

**Venture Home Solar LLC**, Southington, contractor for Melissa Emmendorfer Rev Tr. Install 14 roof-mounted modules and microinverters, focusing on efficient placement at 76 Davenport Drive, Stamford. Estimated cost: \$21,802. Filed Oct. 2.

**Zimiles, Jordan**, Stamford, contractor for Stamford Town Center LLC. Set up a 20 foot by 30-foot heated tent with lights and walls on the restaurant patio featuring artificial turf, along with a 6 foot by 20 foot walkway tent to provide access from the restaurant into the tent at 230 Tresser Boulevard, Stamford. Estimated cost: \$7,700. Filed Nov. 12.

Residential

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Daniel H. Bayly and Pamela C. Bayly. Remove and re-roof at 7 St. James Place, Norwalk. Estimated cost: \$35,000. Filed Oct. 22.

**Bonilla, Michael**, Norwalk, contractor for Michael Bonilla and Elizabeth Mynarski. Renovate existing kitchen, remove load bearing wall at 258 West Cedar St., Norwalk. Estimated cost: \$50,000. Filed Oct. 20.

**Davino, Nicholas**, Norwalk, contractor for Daniel Stephenson and Wendy Allen. Remove and re-roof at 10 Glasser St., Norwalk. Estimated cost: \$40,000. Filed Oct. 20.

**Home Depot USA Inc**, Norwalk, contractor for Michael Graff and Karen Vallade. Remove and replace 6 windows, same size at 11 Nelson Ave., Norwalk. Estimated cost: \$4,270. Filed Oct. 20.

**Phil's Main Roofing LLC**, Norwalk, contractor for Patricia Morgan. Remove and re-roof at 20 Newtown Terrace, Norwalk. Estimated cost: \$8,875. Filed Oct. 20.

**Ramos, Elden R.**, Stamford, contractor for Mitchell and Claire Lancaster. Replace the roof and gutter at 56 Bouton St. West, Stamford. Estimated cost: \$13,965. Filed Oct. 17.

**Rd Contractors LLC**, Stamford, contractor for Schwartz Freida E. Est Of. Construct a new entry vestibule above the existing foundation, featuring new exterior walls, paired entry doors, two windows, and a new vestibule roof at 7 Winter St., Stamford. Estimated cost: \$21,000. Filed Nov. 4.

**Remi Roofing and Construction Inc**, Lehi, Utah, contractor for Mina A. Dimyan and Karolin Dimyan. Remove current roof covering and decking, re-roof with shingle, and install new decking at 5 Fieldstone Lane, Stamford. Estimated cost: \$19,319. Filed Oct. 28.

**Renuity Operations LLC**, Madison, Wisconsin, contractor for Arturo W. and Cecilia Montero. Replace 6 windows at 68 Meadowpark Ave. North, Stamford. Estimated cost: \$8,200. Filed Nov. 13.

**Restoration Real Estate LLC**, Stamford, contractor for Douglas and Alexis Anne Coulter. Construct a new 560 s.f. deck in the rear of the house to incorporate an existing hot tub, ensuring that railings are installed where required by code and that electrical outlets and lighting are provided at 1355 Long Ridge Road, Stamford. Estimated cost: \$60,000. Filed Nov. 10.

**Rex Roofing Co of Stamford Inc**, Stamford, contractor for William Laboska and Onofrio Kathryn Allison. Replace 13 wood windows with vinyl replacement windows at 41 Berrian Road, Stamford. Estimated cost: \$15,699. Filed Oct. 7.

**Rhino Back Roofing LLC**, Simsbury, contractor for Zef Gjuraj. Replace existing roof shingles with 33 sq of new architectural asphalt shingles at 27 Lu Manor Drive, Stamford. Estimated cost: \$25,000. Filed Oct. 9.

**Rhino Back Roofing LLC**, Simsbury, contractor for Delroy G. and Sharon A. Francis. Replace existing roof shingles with 15 square feet of new architectural asphalt shingles at 100 Lawn Ave., Stamford. Estimated cost: \$10,926. Filed Nov. 5.

**Rhino Back Roofing LLC**, Simsbury, contractor for Robert and Jessica L. Andrasi. Replace existing roof shingles with 17 sq of new architectural asphalt shingles, following code and manufacturer recommendations. Install ice & water shield as required by code and apply 4" polymer membrane tape on deck seams as necessary at 5 Hampshire Lane, Stamford. Estimated cost: \$12,714. Filed Nov. 17.

**Rhino Back Roofing LLC**, Norwalk, contractor for Amariz Videz and Brenda Holguin. Remove and re-roof at 37 Silvermain Ave., Norwalk. Estimated cost: \$17,628. Filed Oct. 22.

**Rich & John's Complete Chimney Service LLC**, Woodbury, contractor for Osazeme Olotu and Inyang Mirabel. Lower the chimney a little below the roofline, ensuring the existing flue tiles remain intact. Replace any tiles damaged during demolition. Rebuild using new red brick, noting it won't match the existing brick texture or color. Use a different color and style for the mortar joints and finish with new lead flashing and a new cement crown at 37 Heather Drive, Stamford. Estimated cost: \$7,200. Filed Oct. 22.

**Rjm Bros LLC**, Stamford, contractor for Gemd LLC. Replace siding at 29 Flint Rock Road, Stamford. Estimated cost: \$15,000. Filed Oct. 13.

**Rjm Bros LLC**, Stamford, contractor for Joseph Altamura. Add a three-car garage to the left of the house. Remove the existing garage. Keep most of the existing foundation and expand upon it. Remodel the first floor, add a front porch, and construct a second floor. Install a generator at 1589 Newfield Ave., Stamford. Estimated cost: \$725,000. Filed Nov. 4.

**Rodger Gibson LLC**, Stamford, contractor for Charles Dresser and Daniel S. Lux. Up-grading existing master bathroom at 9 Alfred Lane, Stamford. Estimated cost: \$15,000. Filed Nov. 18.

**Roether, James W. li**, Newtonington, contractor for Alan Qiu and Mou Keni. Install a rooftop PV array with 21 modules and 21 inverters at 95 Hemlock Drive, Stamford. Estimated cost: \$40,178. Filed Oct. 21.

**Roldantas Contracting Corp**, West Harrison, New York, contractor for Jason Friedman and Barry Liza. Add a window, relocate another window, install a 3/4 bathroom, incorporate electrical, and set up a mini split at 141 Pepper Ridge Road, Stamford. Estimated cost: \$60,000. Filed Nov. 21.

**Roof Right Now Fairfield County LLC**, Stamford, contractor for Deniz Senturk and Corteil Mark Rene. Remove and replace 650 sqft of shingles in the sunroom at 155 Fox Ridge Road, Stamford. Estimated cost: \$4,770. Filed Oct. 19.

**Santagata Brothers Tile & Marble Co Inc**, Stamford, contractor for Michelle Farber. Renovate existing kitchen and two bathrooms, proposing a new bathroom on the second floor at 215 Idlewood Drive, Stamford. Estimated cost: \$75,000. Filed Oct. 30.

**Savkat Inc**, Bristol, contractor for Huang Xiao Hong and Lu San Ding. Install 12.75kw DC roof-mounted PV solar system (30 panels) at 36 Hirsch Road, Stamford. Estimated cost: \$35,700. Filed Nov. 20.

**Schneider, Christian T.**, Ellington, contractor for Studio 503 LLC. Install a 218.4 kW DC rooftop solar PV system, consisting of 502 panels, at 503 Wire Mill Road, Stamford. Estimated cost: \$523,636. Filed Nov. 3.

**Signature Exteriors LLC**, Stamford, contractor for Lisa A. and Joseph Molon. Remove existing asphalt shingles and install new ones with all required accessories and underlayment's at 121 Rolling Wood Drive, Stamford. Estimated cost: \$17,918. Filed Oct. 15.



**Signature Exteriors LLC**, Stamford, contractor for Eric Halbeck. Install vinyl siding with applicable accessories and underlayment at 61 Ridgewood Ave., Stamford. Estimated cost: \$39,228. Filed Oct. 20.

**Signature Exteriors LLC**, Stamford, contractor for Maureen and Daniel F. Hogan. Remove existing asphalt shingles and install new ones with all required underlayment’s and accessories at 44 Powell Place, Stamford. Estimated cost: \$14,820. Filed Nov. 21.

**Skyway Restoration LLC**, North Haven, contractor for Kaminski Deanacora and Fam Patrick. Replace roofing using architectural shingles and install 4 skylights at 120 Little Hill Drive, Stamford. Estimated cost: \$14,750. Filed Oct. 13.

**Socci, Paola**, Stamford, contractor for Ronald E. and Barbara E. Occhino. Renovate kitchen and existing full bath, replace fixtures in existing locations, demo existing rotted screened-in porch to become grass, replace all windows with a .27 U-factor, demo in-law suite to transition back into garage, move stackable laundry room into hallway closet on side of kitchen at 1913 High Ridge Road, Stamford. Estimated cost: \$55,000. Filed Nov. 18.

**Soter, Peter D.**, Wethersfield, contractor for Ernst Stephen Rev Tr. Install a safe and code-compliant grid-tied solar system on an existing residential roof at 158 Echo Hill Drive, Stamford. Estimated cost: \$61,826. Filed Oct. 8.

**Soule, Gregory T**, Monroe, contractor for David G. Rusch and Julie V. Vasile. Install a 19.125 kW rooftop solar system with 45 panels and 2 inverters at 29 Vineyard Lane, Stamford. Estimated cost: \$56,992. Filed Oct. 14.

**Summit Energy**, Mansfield, Massachusetts, contractor for Jhanay and Kurt Abrams. Replace and finish at 2 Ledge Terrace, Stamford. Estimated cost: \$10,792. Filed Oct. 7.

**Sunpol LLC**, Newington, contractor for Durairajan and Thilagavathy Saravanan. Install the 29-panel solar PV system with Enphase IQ8X-80M microinverters, roof-mounted at 59 Meadowpark Ave. East, Stamford. Estimated cost: \$33,539. Filed Oct. 8.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Robert S. Letennier. Install 14.35 kW DC PV roof-mounted system with 36 panels at 14 Edice Road, Stamford. Estimated cost: \$43,050. Filed Oct. 29.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Mina A. and Karolin Dimyan. Install 11.48 kW DC PV roof-mounted system with 28 panels at 5 Fieldstone Lane, Stamford. Estimated cost: \$89,131. Filed Oct. 31.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Daniel and Lauren Pachter. Install 21.73kw dc pv roof-mounted system with 53 panels at 129 Shelter Rock Road, Stamford. Estimated cost: \$150,310. Filed Oct. 31.

**Velez, Valeria and Nicolas Valencia**, Norwalk, contractor for Valeria Velez. Renovate existing second floor at 270 Flax Hill Road, Norwalk. Estimated cost: \$20,000. Filed Oct. 21.

COURT CASES

Bridgeport Superior Court

**Adam J. Lewis Academy, Inc. et al**, Fairfield. Filed by Jamiah L. Bennett, Milford. Plaintiff’s attorney: Patrick L Parker, Springfield, Massachusetts. Action: the plaintiff brings this action against Defendants for unlawful discrimination and retaliation in violation of the Connecticut Fair Employment Practices Act. This case arises from the Defendants’ collective decision to punish a dedicated and highly qualified Black educator for fulfilling her legal and professional obligations – reporting race-based concerns voiced by parents about the treatment of Black students. Rather than investigating those concerns, Defendants sought to discredit plaintiff, fabricating performance criticisms, stripping her of her teaching duties, and ultimately ending her employment. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-25-6153413-S. Filed Nov. 19.

**Birdsall, Virginia**, Waterford. Filed by Fatoumata Williams, Fairfield. Plaintiff’s attorney: Robinson Mahoney PLLC, Fairfield. Action: the plaintiff was walking along the walkway controlled by the defendant when she was caused to fall when her foot slid out from underneath her on the moss and she became injured. As a result of the fall, the plaintiff, suffered injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-25-6153418-S. Filed Nov. 19.

**Dollar Tree Stores, Inc.**, Hartford. Filed by Rubby Holden, Bridgeport. Plaintiff’s attorney: George W Ganim Jr, Bridgeport. Action: the plaintiff was lawfully on the premises owned and controlled by the Defendant as a patron when she attempted to exit the store and tripped on a pallet located at or near the exit causing her to fall and sustain the injuries hereinafter set forth. The accident was caused by the carelessness and negligence of the Defendant, the plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-25-6153299-S. Filed Nov. 18.

**Stonybrook Gardens Cooperative, Inc**, Stratford. Filed by Maria Tosado, Stratford. Plaintiff’s attorney: Richard H Raphael, Westport. Action: the plaintiff was the occupant of the Unit at Stony Brook Gardens Cooperative, Inc., Unit 36, and had an ownership interest in the Cooperative. The aforesaid Unit was subject to a consistent occurrence of water in the crawl space for said Unit which required regular pumping. Between the months of October of 2023 and May of 2024, no pumping was done to address the water problem in the crawl space at the Plaintiff’s Unit. The Plaintiff’s damages were caused by the negligence of the Defendant in allowing water to enter the crawl space on a persistent basis and by failing to adequately address the water problem. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-25-6154251-S. Filed Dec. 9.

Danbury Superior Court

**Boswell, Brayden T. et al**, Danbury. Filed by Omar V. Salinas Cordova, Danbury. Plaintiff’s attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6056650-S. Filed Oct. 27.

**Lopez, Victor et al**, Danbury. Filed by Citizens Bank N.A., Glen Allen, Virginia. Plaintiff’s attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage property of the defendant. The defendant 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 property premises, monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6056393-S. Filed Oct. 6.

**Mangia Mi East LLC D/b/a Mangia Mi East**, Sandy Hook. Filed by Ace Endico Corp. D/b/a Ace Endico, Brewster, New York. Plaintiff’s attorney: Sugarmann & Sugarmann, New Haven. Action: the plaintiff in accordance with and in reliance upon said credit application, sold and delivered merchandise to the defendant. There is due and owing from the defendant to the plaintiff plus reasonable attorney’s fees, which sum the defendant has refused and neglected to pay to the plaintiff. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6056452-S. Filed Oct. 9.

**Pauta, Luis et al**, Danbury. Filed by Juan F. Ochoa Budde, Danbury. Plaintiff’s attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6056556-S. Filed Oct. 17.

Stamford Superior Court

**3d Ready Mix LLC et al**, Miami, Florida. Filed by Panthers Capital LLC, Stamford. Plaintiff’s attorney: Neubert Pepe & Monteith Pc, New Haven. Action: The plaintiff entered into an agreement with the defendant whereby defendant will pay defendant for future receivables and other fees. However, defendant breached the agreement and plaintiff suffered damages. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077354-S. Filed Nov. 24.

**Camines, Pericless et al**, Stamford. Filed by Bernabe Carrillo, Stamford. Plaintiff’s attorney: Philip E Berns, Stamford. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077334-S. Filed Nov. 24.

**Putnam Park Apartments, Inc. et al**, Stamford. Filed by Cynthia Roberto, Greenwich. Plaintiff’s attorney: John T Loforese, Greenwich. Action: the plaintiff was at the parking lot controlled by the defendant when she was caused to slip and fall due to an accumulation of black ice and/or snow, thereby causing her to sustain the injuries and losses. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077145-S. Filed Nov. 14.

**Tgb Restaurant Group, LLC**, Westport. Filed by Alina Eroh Ppa Sydney Eroh, Rye, New York. Plaintiff’s attorney: John Kanca Iv, Norwalk. Action: the minor plaintiff was a customer and business invitee of the defendant attending brunch with her mother. While the minor was exiting the restroom, the door to the restroom closed rapidly, striking her right hand and pinching the ring and middle fingers on her right hand against the doorjamb, causing a degloving injury such that the skin and tissue of the fingers were torn away from the underlying structures. The plaintiff’s fall and resulting injuries, damages, and losses were caused by the negligence and carelessness of the defendant. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077503-S. Filed Dec. 3.

DEEDS

Commercial

**106 Biro LLC**, Easton. Seller: Timothy P. Leahy, Fairfield. Property: 106 Biro St., Fairfield. Amount: \$600,000. Filed Dec. 9.

**403 Sound Beach LLC**, Greenwich. Seller: John Unger and Suni Unger, Greenwich. Property: 403 Sound Beach Ave., Greenwich. Amount: \$10. Filed Dec. 9.

**477 Lake Avenue LLC**, Vail, Colorado. Seller: Huguette Banker, Fairfield. Property: 477 Lake Ave., Greenwich. Amount: \$5,200,000. Filed Dec. 9.

**Bana Housing LLC**, Westport. Seller: Elizabeth Alvarez and Alba L. Soto, Stamford. Property: 31 High Clear Drive, Stamford. Amount: \$749,000. Filed Dec. 1.

**Clementine Interiors LLC**, Stamford. Seller: John D. MacGillivray and Elizabeth C. MacGillivray, Greenwich. Property: 20 Sherwood Farm Lane, Greenwich. Amount: \$4,600,000. Filed Dec. 10.

**Dolfi, Douglas Scott**, Fairfield. Seller: Ocean Park LLC, Fairfield. Property: 82 Hillside Road, Fairfield. Amount: \$2,150,000. Filed Dec. 9.

**Grey Grove LLC**, Greenwich. Seller: Albert B. Greco Jr., Greenwich. Property: 11 Perna Lane, Riverside. Amount: \$1,312,500. Filed Dec. 12.

**Lucas Point LLC**, Old Greenwich. Seller: Robert W. Horan Jr. and John L. Horan, Greenwich. Property: 209 Shore Road, Old Greenwich. Amount: \$4,725,000. Filed Dec. 10.

**Mahajan Associates LLC**, Bridgeport. Seller: 70 Strawberry Hill Real Estate LLC, Stamford. Property: 70 Strawberry Hill Ave., Units WGR-6 & WGR-7, Stamford. Amount: \$550,000. Filed Dec. 2.

**Market Equities Group LLC**, New Haven. Seller: Jeanne C. DiMuzio, Shelton. Property: 83 Morehouse Highway, Fairfield. Amount: \$550,000. Filed Dec. 9.

**Maroja de Medeiros del Mar, Leila**, Colony, Switzerland. Seller: Blackwood Lane LLC, New Rochelle, New York. Property: 81 Blackwood Lane, Stamford. Amount: \$2,349,000. Filed Dec. 1.

**Pesok Properties LLC**, Bridgeport. Seller: Georgina Holdsworth, Fairfield. Property: 79 Mayfair Road, Fairfield. Amount: \$900,000. Filed Dec. 12.

**Soteria Holdings LLC**, Fairfield. Seller: Joseph A. Musante, Bridgeport. Property: 342 Fairfield Woods Road, Fairfield. Amount: \$5,250. Filed Dec. 11.

**Spezzano, Robert**, Fairfield. Seller: 92 Westwood LLC, Stratford. Property: 92 Westwood Road, Fairfield. Amount: \$1,665,000. Filed Dec. 8.

**SW82 LLC**, Greenwich. Seller: Richard D. Stephenson and Margot J. Stephenson, Greenwich. Property: 151 Old Church Road, Greenwich. Amount: \$1. Filed Dec. 8.

**Toms Road LLC**, Stamford. Seller: Urbane Capital LLC, Branford. Property: 56 Toms Road, Stamford. Amount: \$150,000. Filed Dec. 2.



Residential

**Battipaglia, Vincent R.**, West Palm Beach, Florida. Seller: Alexander Bourne, Greenwich. Property: 98 Prospect St., Unit 98, Greenwich. Amount: \$1,138,500. Filed Dec. 10.

**Bell, Lori**, Greenwich. Seller: Sohab Rashid, et al, Houston, Texas. Property: 20 Church St., Unit A22, Greenwich. Amount: \$1,425,000. Filed Dec. 10.

**Belmonte, David** and **Alycia Belmonte**, Stamford. Seller: Michael S. Gostomski and Madlyn M. Gostomski, Stamford. Property: 2 Butternut Place, Stamford. Amount: \$1,250,000. Filed Dec. 1.

**Bosha, Samuel L.** and **Mary E. Yancey**, Bridgeport. Seller: Sarah F. Lefferts, Port Haywood, Virginia. Property: 63 Grasmere Ave., Fairfield. Amount: \$470,000. Filed Dec. 11.

**Curtin Jr., Timothy J.** and **Kevin P. Curtin**, Stamford. Seller: Timothy J. Curtin Jr., Stamford. Property: 25 Clovelly Road, Stamford. Amount: \$1. Filed Dec. 2.

**D'Entrone, Gladys** and **Frank D'Entrone**, Stamford. Seller: Sean Jackson and Sally Jackson, Stamford. Property: 2289 Bedford St., G18, Stamford. Amount: \$568,750. Filed Dec. 4.

**Davis, Tyler A.** and **Alexis M. Lazarus**, Fairfield. Seller: Ahsan Shafi, Fairfield. Property: 67 Campfield Drive, Fairfield. Amount: \$435,000. Filed Dec. 12.

**Del Cid Garcia, Walter**, Stamford. Seller: Julian Valencia and Sariah Marie Valencia, Stamford. Property: 186 Stillwater Ave., Unit 113, Stamford. Amount: \$300,000. Filed Dec. 3.

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

**Guerra Polanco, Alvaro Adilso** and **Mariana Oseguera**, Stamford. Seller: Isabel Valentin, Stamford. Property: 80 Lawn Ave., Unit U-20, Stamford. Amount: \$410,000. Filed Dec. 3.

**Hanna, Hilda**, Stamford. Seller: Anthony J. Dudas and Isabelle Ghaneh, Ridgefield. Property: 62 Maple Tree Ave., Stamford. Amount: \$250,000. Filed Dec. 2.

**Izzo, Jr., Bernard P.**, Westport. Seller: Patricia A. Wysocki, Manchester. Property: 122 Colony St., Fairfield. Amount: \$411,000. Filed Dec. 12.

**Kowaleski, David**, Stamford. Seller: Paul G. Marschall, Stamford. Property: 27 Northhill St., Unit 5V, Stamford. Amount: \$170,000. Filed Dec. 1.

**Kwok, Chun Wai**, Easton. Seller: Patricia Lynne Carriello, Greenwich. Property: 75 Ritch Ave., Unit A, Greenwich. Amount: \$1,008,000. Filed Dec. 11.

**Lebec, Xavier**, Greenwich. Seller: Melinda Rubenstein, Stamford. Property: 3 Davenport Drive, Stamford. Amount: \$1,125,000. Filed Dec. 5.

**Loughran, Rory Denyse** and **Kerry Anne Loughran**, Riverside. Seller: Gerald C. Catenacci, Fort Lauderdale, Florida. Property: 52 Carriglea Drive, Riverside. Amount: \$10. Filed Dec. 8.

**Malkinson, Stephen** and **Virginia Wolff**, Rye Brook, New York. Seller: Deborah Loeb Bohren, Stamford. Property: 77 Havemeyer Lane, Unit 46, Stamford. Amount: \$1,125,000. Filed Dec. 4.

**McEvoy, Sarah**, Cos Cob. Seller: Christopher Charles MacKey, Saratoga Springs, New York. Property: 15 River Road, Unit 210, Cos Cob. Amount: \$10. Filed Dec. 10.

**McHugh, Valerie L.**, Old Greenwich. Seller: Gordon Wolcott Kenyon and Frances Elizabeth Kenyon, Sullivan's Island, South Carolina. Property: 60 Sound Beach Ave., Old Greenwich. Amount: \$1,750,000. Filed Dec. 12.

**McMahon, Charles Meier** and **Katherine Whitney Epifanio**, Stamford. Seller: Susan B. Earls, Southport. Property: 1135 Mill Hill Road, Southport. Amount: \$1,250,000. Filed Dec. 11.

**Mejia, Luis** and **Silvia Padilla**, Greenwich. Seller: Nathan S. Rockliff and Lauren F. Rockliff, Greenwich. Property: 10 Carissa Lane, Greenwich. Amount: \$2,642,500. Filed Dec. 9.

**O'Grady, Richard** and **Janice E. Allen**, Stamford. Seller: Edward V. Wachowski and Anna M. Wachowski, Stamford. Property: 1814 Shippan Ave., Stamford. Amount: \$950,000 Filed Dec. 2.

**Patch, Stacey** and **Steven F. Patch**, Fairfield. Seller: Adrian David, Fairfield. Property: 365 Toilsome Hill Road, Fairfield. Amount: \$1,615,000. Filed Dec. 9.

**Post, Benjamin** and **Hayle Post**, Fairfield. Seller: Christopher Clark and Olivia Kilb, Fairfield. Property: 345 Fairview Ave., Fairfield. Amount: \$1,250,000. Filed Dec. 8.

**Pride, Mathew** and **Christina Pride**, Stamford. Seller: Alison Dawn Davis, New York, New York. Property: 60 Redmont Road, Stamford. Amount: \$10. Filed Dec. 4.

**Riccobene II, Frank** and **Tina Sicsico**, Fairfield. Seller: Vincent P. Porpora and Diane M. Porpora, Fairfield. Property: 140 Tunxis Hill Cuttof, Fairfield. Amount: \$717,500. Filed Dec. 8.

**Rudnicka, Dagmara** and **Dorian Dawid Skrobisz**, Stamford. Seller: Samantha Ramsdell, Stamford. Property: 15 Mathews St., Stamford. Amount: \$515,000. Filed Dec. 5.

**Sandoval, Oscar**, Milford. Seller: Segundo Francisco Inga and Rosa Margarita Inga, Stamford. Property: 43 Cedar St., Stamford. Amount: \$910,000. Filed Dec. 2.

**Silverman, Jeri E.**, Fairfield. Seller: Jeri E. Silverman, Fairfield. Property: 123 Figlar Ave., Fairfield. Amount: \$0. Filed Dec. 11.

**Smith, Scott Royal**, Riverside. Seller: Olosegun Awodele, Cos Cob. Property: 25 Valley Road, Cos Cob. Amount: \$0. Filed Dec. 10.

**Stephenson, Richard** and **Margot Stephenson**, Greenwich. Seller: Mark Shirley and Lisa Spata-Shirley, Barrington, Illinois. Property: 7 Perryridge Road, Greenwich. Amount: \$3,500,000. Filed Dec. 8.

**Suterski, Marcin** and **Malgorazata Michalowska-Suterska**, Stamford. Seller: Daisy K. Cruz, Jacksonville, Florida. Property: 49 Morris St., Stamford. Amount: \$800,000. Filed Dec. 1.

**Swaminathan, Sreekanth**, Stamford. Seller: Ofelia Morera, Stamford. Property: 88 Pine Hill Ave., Stamford. Amount: \$670,000. Filed Dec. 5.

**Teh, Jessica** and **Wyeth Raws, Milford**. Seller: Vincent Gravinese and Sarah Gravinese, Fairfield. Property: 178 Autumn Ridge Road, Fairfield. Amount: \$899,000. Filed Dec. 10.

**Unger, John** and **Suni Unger**, Greenwich. Seller: Kunal Maini and Melinda Chen, Greenwich. Property: 52 Round Hill Road, Greenwich. Amount: \$10. Filed Dec. 10.

**Vega, Dolores G.** and **Edwin S. Vega**, Stamford. Seller: Edison F. Andrade, Stamford. Property: 18 Fenway St., Stamford. Amount: \$680,000. Filed Dec. 1.

**Villacis Jr., Daniel**, Stamford. Seller: Betty L. Portanova, Stamford. Property: 36 Finney Lane, Unit 2, Stamford. Amount: \$308,000. Filed Dec. 3.

**Villacis, Ashley I.** and **Jean Pierre Escudero**, Stamford. Seller: Betty L. Portanova, Stamford. Property: 36 Finney Lane, Unit 3, Stamford. Amount: \$308,000. Filed Dec. 2.

MORTGAGES

**800 Long Ridge LLC**, Stamford, by Hiru Bellara. Lender: PNC Bank NA, 340 Madison Ave., 10th Floor, New York, New York. Property: 100 Washington Road, Suite 200, Stamford. Amount: \$89,000,000. Filed Nov. 19.

**Aguilar, Jose Manuel** and **Cindy Esquivel**, Fairfield, by Jerome Pagter. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 458 Castle Ave., Fairfield. Amount: \$406,000. Filed Nov. 19.

**Akerman, Ruben**, Greenwich, by Sebastiano Tornatore. Lender: Mortgage Research Center LLC, 1400 Forum Blvd., Suite 18, Columbia, Missouri. Property: 291 Delavan Ave., Greenwich. Amount: \$1,098,112. Filed Nov. 25.

**Albanese, Maxwell Patrick**, Flint, Michigan, by Nicola Coreia. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 130 Melville Ave., Fairfield. Amount: \$80,750. Filed Nov. 20.

**Becker, Christopher L.**, Fairfield, by Louis A. Afonso. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 16 Chestnut St., Fairfield. Amount: \$200,000. Filed Nov. 21.

**Boccuzzi Jr., Frank J.** and **Jennifer Cassidy**, Stamford, by Jeffrey Weiner. Lender: Figure Lending LLC, 650 S. Tryon St., 8th Floor, Charlotte, North Carolina. Property: 288 Soundview Ave., Stamford. Amount: \$72,223. Filed Nov. 18.

**Borelli, Rachel A.**, Fairfield, by Zane A. Thompson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 4 Helen St., Fairfield. Amount: \$300,000. Filed Nov. 17.

**Bradford, Shermineh** and **David Bradford**, Coralville, Iowa, by Gillian V. Ingraham. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 47 Lafayette Place, Unit 4J, Greenwich. Amount: \$520,000. Filed Nov. 24.

**Breuer, Timothy K.** and **Allison G. Reis Breuer**, Darien, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 42 Green Knolls Lane, Fairfield. Amount: \$656,000. Filed Nov. 20.

**Burgweger III, Francis J.** and **Lauren Biatowas**, Fairfield, by Kellie A. Vazzano. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 184 Putting Green Road, Fairfield. Amount: \$467,500. Filed Nov. 17.

**Campbell, Caryn F.**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 373 Riverside Drive, Fairfield. Amount: \$125,000. Filed Nov. 18.

**Canner, Glen A.**, Old Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1465 E Putnam Ave., Apt 123, Old Greenwich. Amount: \$25,000. Filed Nov. 25.

**Caputo, Joseph** and **Jacqueline Caputo**, West Hempstead, New York, by Matthew L. Corrente. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 157 Wood Ridge Drive South, Stamford. Amount: \$850,000. Filed Nov. 18.

**Carew, Brian** and **Katherine Carew**, Fairfield, by Douglas Seltzer. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 230 Toilsome Hill Road, Fairfield. Amount: \$732,298. Filed Nov. 17.

**Chery, Danielle E.**, Flint, Michigan, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 30 De Bera Lane, Apt 8, Stamford. Amount: \$85,500. Filed Nov. 17.

**Chessick, Sharon**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America, NA, 100 North Tryon St., Charlotte, North Carolina. Property: 1676 Jennings Road, Fairfield. Amount: \$150,000. Filed Nov. 20.

**Cruz, Colbert** and **Rebecca Cruz**, Stamford, by Susan Kohn. Lender: Bank of America, NA, 101 South Tryon St., Charlotte, North Carolina. Property: 80 Horton St., Stamford. Amount: \$420,000. Filed Nov. 19.



**Denning, John C.** and **Michele G. Denning**, Stamford, by William Zorzy. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 217 Chestnut Hill Road, Stamford. Amount: \$404,500. Filed Nov. 19.

**Dodson, Robert Lynn** and **Julie Dodson**, Flint, Michigan, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Broad St., Unit 19A, Stamford. Amount: \$85,000. Filed Nov. 21.

**Feil, Nicholas** and **Jaclyn Brilhart**, Stamford, by Scott Rogalski. Lender: Greenway Mortgage Funding Corp, 107 Tindall Road, Middletown, New Jersey. Property: 168 Rocky Rapids Road, Stamford. Amount: \$805,000. Filed Nov. 20.

**Feiman, Joseph** and **Rozanna Feiman**, Stamford, by Ana E. Williams. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 181 Turn of River Road, Apt #12, Stamford. Amount: \$700,000. Filed Nov. 21.

**Fiammetta, Donna**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 36 Talmadge Lane, Stamford. Amount: \$310,000. Filed Nov. 20.

**Fitzgerald, Nicholas** and **Emma Rechenberg**, New York, New York, by Stephen J. Schelz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 226 Cedar Heights Road, Stamford. Amount: \$932,000. Filed Nov. 19.

**Freimuth, Douglas M.**, Greenwich, by Mareen Alexander. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 14 Stepping Stone Lane, Greenwich. Amount: \$660,000. Filed Nov. 24.

**Frias Perez, Jose Luis** and **Ma. Guadalupe Guiza Lemus**, Riverside, by Robert B. Potash. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 47 Valley Road, Unit B3, Cos Cob. Amount: \$300,000. Filed Nov. 24.

**Gavey, Jack Peter** and **Mary Elizabeth Gavey**, Stamford, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 61 Dogwood Lane, Fairfield. Amount: \$731,250. Filed Nov. 18.

**Gemelli, Katherine**, Stamford, by Robert E. Colapietro. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 30 Pond View Lane, Stamford. Amount: \$250,000. Filed Nov. 21.

**Gonzalez Jr., Nelson**, Bronx, New York, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1 Strawberry Hill Court, 9E, Stamford. Amount: \$272,000. Filed Nov. 17.

**GPFS LLC**, Greenwich, by Tanya Cruz. Lender: Worth Avenue Capital LLC, 171 Old Sachems Head Road, Guilford. Property: 16 Doubling Road, Greenwich. Amount: \$3,000,000. Filed Nov. 24.

**Grabis, Matthew** and **Eliza Higgins**, Fairfield, by Kim Rizza. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 30 Merton St., Fairfield. Amount: \$890,000. Filed Nov. 19.

**Guasco, Thomas** and **Carolina Guasco**, Greenwich, by Robert E. Colapietro. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 45 Rockmere Ave., Old Greenwich. Amount: \$234,458. Filed Nov. 25.

**Harrison Blair, Phillip** and **Ellen Rowett Blair**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Indian Harbor Drive, Apt 10, Greenwich. Amount: \$261,300. Filed Nov. 25.

**Heyn, Christopher R.** and **Kimberly M. Heyn**, Southport, by Thomas Moore. Lender: Bank of America, NA, 100 North Tryon St., Charlotte, North Carolina. Property: 912 Hulls Farm Road, Southport. Amount: \$750,000. Filed Nov. 17.

**Higgins, Mary Ellen** and **William John Higgins**, Fairfield, by Brian S. Cantor. Lender: Priority Mortgage Inc, 6000 Sheridan Drive, Williamsville, New York. Property: 60 Hulls Highway, Southport. Amount: \$495,000. Filed Nov. 21.

**Hoadley, Ryan** and **Julie Hoadley**, Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 14 Bedford Road, Greenwich. Amount: \$3,675,000. Filed Nov. 24.

**Infinity Growth LLC**, Fairfield, by Daniel R. Hamad. Lender: Rehab Financial Group LP, 1062 Lancaster Ave., Suite 15C, Rosemont, Pennsylvania. Property: 633 Black Rock Turnpike, Fairfield. Amount: \$427,162. Filed Nov. 19.

**Jahan, Nusrat** and **MD Iqbal Hossain**, Stamford, by Steven D. Grushkin. Lender: UIFC Corporation, 29777 Telegraph Road, Suite 3590, Southfield, Michigan. Property: 301 Hubbard Ave., Stamford. Amount: \$764,100. Filed Nov. 20.

**Jarecke, Penelope**, Fairfield, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 271 Jeniford Road, Fairfield. Amount: \$240,000. Filed Nov. 18.

**Johnson, Vicki K.**, Old Greenwich, by Gillian V. Ingraham. Lender: The Northern Trust Company, 50 S. LaSalle St., Chicago, Illinois. Property: 19 Meadow Place, Old Greenwich. Amount: \$3,950,259. Filed Nov. 24.

**Kader, Iftear**, Stamford, by Jennifer K. Wysocki. Lender: Meadowbrook Financial Mortgage Bankers Corp, 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 24 W Washington Ave., Stamford. Amount: \$889,600. Filed Nov. 20.

**Leykikh, Alex** and **Amber Leykikh**, Southport, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 920 Redding Road, Fairfield. Amount: \$806,500. Filed Nov. 21.

**Luciani, Xavier**, New Rochelle, New York, by Seth J. Arnowitz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 51 Forest Ave., Apt 60, Old Greenwich. Amount: \$445,000. Filed Nov. 25.

**Manginelli, Francis N.** and **Nicole Manginelli**, Stamford, by Lori M. Dion. Lender: Mortgage Research Center LLC, 1400 Forum Blvd., Suite 18, Columbia, Missouri. Property: 25 Birchwood Road, Stamford. Amount: \$545,000. Filed Nov. 17.

**Matos, Frances**, Flint, Michigan, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 36 Highview Ave., Apt 4, Stamford. Amount: \$142,300. Filed Nov. 17.

**McDermott, Ryan Matthew** and **Allison C. McDermott**, Stamford, by Mary Gagne O'Donal. Lender: Bank of America, NA, 101 South Tryon St., Charlotte, North Carolina. Property: 324 Mayapple Road, Stamford. Amount: \$1,125,000. Filed Nov. 18.

**Murphy, Peter** and **Melissa Murphy**, Fairfield, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 54 Rita Ave., Fairfield. Amount: \$1,500,000. Filed Nov. 20.

**Parappallil, Julie**, Stamford, by Brooke Cavaliero. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 33 Moore St., Apt 5, Stamford. Amount: \$310,000. Filed Nov. 17.

**Pierson, Donna**, Old Greenwich, by Thomas J. Heagney. Lender: United Wholesale Mortgage LLC, 585 South Blvd., E, Pontiac, Michigan. Property: 51 Forest Ave., Unit 168, Old Greenwich. Amount: \$592,000. Filed Nov. 24.

**Prophete, Patrick** and **Emmanuel Kelly**, Brooklyn, New York, by Gregory T. Lattanzi. Lender: United Wholesale Mortgage LLC, 585 South Blvd., E, Pontiac, Michigan. Property: 71 Barmore Drive East, Stamford. Amount: \$701,250. Filed Nov. 21.

**Roberson Cushman, Merrit** and **John F. Blawie**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 101 Lewis St., Apt F, Greenwich. Amount: \$550,000. Filed Nov. 25.

**Romann, William** and **Sarah Prince**, Fairfield, by Raquel A. Ortiz. Lender: Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 58 Fairmount Terrace, Fairfield. Amount: \$697,850. Filed Nov. 21.

**Salem, Robert M.** and **Mallory G. Bankson**, Stamford, by Gillian V. Ingraham. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 21 Easthill Road, Stamford. Amount: \$900,000. Filed Nov. 21.

**Savatsky, Matthew** and **Kelly Savatsky**, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 55 Square Acre Drive, Stamford. Amount: \$50,000. Filed Nov. 18.

**Shackett, Janice E.**, Fairfield, by John M. Eichholz. Lender: Bank of America, NA, 101 South Tryon St., Charlotte, North Carolina. Property: 367 Wheeler Park Ave., Fairfield. Amount: \$343,000. Filed Nov. 21.

**Sherriff, Brendan J.** and **Elizabeth K. Sherriff**, Fairfield, by Dean Pomper. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 283 Old Hickory Road, Fairfield. Amount: \$500,000. Filed Nov. 20.

**Shevelev, Mikhail** and **Olga Sheveleva**, Old Greenwich, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 26 Tomac Ave., Old Greenwich. Amount: \$2,716,389. Filed Nov. 26.

**Silverstein, Sage** and **Wyatt Depuy**, Fairfield, by Donna Strosser. Lender: Richard Silverstein and Carrie Silverstein, 558 Riverside Drive, Fairfield. Property: 558 Riverside Drive, Fairfield. Amount: \$300,000. Filed Nov. 17.

**Sousa, Monica**, Stamford, by Thomas L. McKirby. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Strawberry Hill Ave., Apt 531, Stamford. Amount: \$304,000. Filed Nov. 18.

**Strawberry Hill Realty LLC**, Fairfield, by Emily D. Wilson. Lender: Union Savings Bank, 225 Main St., Danbury. Property: 60 Strawberry Hill Ave., Units 1115 and 1118, Stamford. Amount: \$312,000. Filed Nov. 19.

**Surynt, Nancy S.**, DeLand, Florida, by Renee Colangelo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 227 Autumn Ridge Road, Fairfield. Amount: \$790,500. Filed Nov. 19.

**Tamis, Jeffrey** and **Kimberly Joy Tamis**, Greenwich, by David E. Hoyle. Lender: Wells Fargo Bank NA, 3201 North 4th Ave., Sioux Falls, South Dakota. Property: 815 Lake Ave., Greenwich. Amount: \$1,750,000. Filed Nov. 25.

**Tracey, Andrew** and **Lisa Grigaliunas**, Guilford, by Dante R. Gallucci. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 60 Winnepoge Drive, Fairfield. Amount: \$787,000. Filed Nov. 19.

**Williams, Jonathan David** and **Claudia Kronenfeld Williams**, New York, New York, by Joel M. Kaye. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 21 Binney Lane, Old Greenwich. Amount: \$5,705,000. Filed Nov. 25.

**Yang, Tao**, Stamford, by Matthew L. Corrente. Lender: Ives Bank, 220 Main St., Danbury. Property: 125 Michael Road, Stamford. Amount: \$330,000. Filed Nov. 21.

**Zanchi, Brian** and **Ashley Carey**, Fairfield, by Nicola Corea. Lender: Provident Funding Associates LP, 1235 North Dutton Ave., Suite E., Santa Rosa, California. Property: 90 Ridgeview Ave., Fairfield. Amount: \$676,000. Filed Nov. 19.

## NEW BUSINESSES

**Alex Solutions**, 26 Belden Ave., Suite #2412, Norwalk 06850, c/o Nino Kenny F. Alencia. Filed Nov. 20.

**Black Signature Detailing**, 26 Belden Ave., Suite #2412, Norwalk 06850, c/o Nino Kenny F. Alencia. Filed Nov. 20.

**Business Profit Advisory**, 1351 Washington Blvd., Suite 202, Stamford 06902, c/o Essential Expertise LLC. Filed Dec. 29.

**Ceramic Plus**, 128 Dry Hill Road, Norwalk 06851, c/o Booker Blaine. Filed Nov. 21.

**Connecticut Hispanic Chamber of Commerce**, 3 Belden Ave., Norwalk 06851, c/o The Greater Norwalk Hispanic Chamber of Commerce. Filed Dec. 18.

**Extra Space Storage**, 2795 E. Cottonwood Parkway, Suite 300, Salt Lake City, Utah 84121, c/o Extra Space Management Inc. Filed Dec. 26.

**Howard Fields Voiceover Artist**, 1351 Washington Blvd., Suite 202, Stamford 06902, c/o Essential Expertise LLC. Filed Dec. 29.

**Insomnia Cookies**, 1 S Broad St., Suite 1710, Philadelphia, Pennsylvania 19107, c/o Insomnia Cookies Operators LLC. Filed Dec. 19.

**Joseph P. Suarez DDS**, 153 East Ave., Norwalk 06851, c/o Joseph P. Suarez. Filed Nov. 21.

**Lowio**, 1278 Bedford St., Floor 2, Stamford 06905, c/o HouseHoldMatchr LLC. Filed Dec. 22.

**Meginim Defense**, 168 Belltown Road, #40, Stamford 06905, c/o AirOcean. LLC. Filed Dec. 22.

**Northwell Health GoHealth Urgent Care**, 1011 High Ridge Road, Stamford 06905, c/o North Shore-Lij Urgent Care PC. Filed Dec. 22.

**Rethink Alignment**, 1351 Washington Blvd., Suite 202, Stamford 06902, c/o Essential Expertise LLC. Filed Dec. 29.

**White Glove Valet Parking**, 1349 Pembroke St., Bridgeport 06608, c/o Brendan Dyer. Filed Dec. 26.



# Legal Notices

Notice of Formation of Evoro Life LLC Arts. of Org. filed with SSNY on 11/13/2025. Office location: Westchester Cty. SSNY desig as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 132 Boulder Ridge Rd, Scarsdale, NY 10583. Purpose: any lawful purpose. #63926

Name: Infinity Strategies Group LLC Date of Formation: September 1, 2025 County of Office: Westchester County, New York Principal Business Address: 255 Huguenot Street, Apt 913, New Rochelle, NY 10801 The New York Secretary of State has been designated as agent of the LLC for service of process. The Secretary of State shall mail a copy of any process to: Infinity Strategies Group LLC, 255 Huguenot Street, Apt 913, New Rochelle, NY 10801 Purpose: Any lawful purpose #63927

Notice of Formation of JRB Therapy LCSW PLLC Art. Of Org. filed with SSNY on 11/25/2025 Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the PLLC,75 South Broadway 4th FL,#1018,White Plains,NY,10601 Purpose: any lawful purpose #63928

Notice of Formation of ALLISON JACKSON, LCSW, PLLC. Articles of Organization filed with SSNY on 09/10/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Allison Jackson, 14 Harwood Court, Suite 421, Scarsdale, NY 10583. Purpose: any lawful purpose. #63929

NY Secy of State (SSNY) on 10/08/25 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to:103 Harvard Rd. Scarsdale, NY 10583. Notice of Formation of Line 29 LLC. Arts of Org. filed with Purpose: any lawful activity. #63931

NY Secy of State (SSNY) on 10/08/25 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to:103 Harvard Rd. Scarsdale, NY 10583. Notice of Formation of WorkStream AI LLC. Arts of Org. filed with Purpose: any lawful activity. #63932

Depot Hills Farm SF LLC. Filed with SSNY on 11/14/2025. Office: Westchester, SSNY designated as agent for process & shall mail to: PO Box 36H, Scarsdale, NY 10583. Purpose: any lawful #63933

I hereby certify that the annexed copy for SPEED NETWORKING COLLABORATIVE, LLC, File Number 251210000823 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original. #63934 Notice of Formation of 101 ROBERTSON AVE. R.E. LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 101 Robertson Ave. 2nd Fl., White Plains, NY 10606. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63935

NOTICE OF FORMATION OF FRED COX PRODUCTIONS, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 12/06/25. 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: FRED COX PRODUCTIONS, LLC, 2890 E. Lake Rd. Skaneateles, NY 13152, principal business location of the LLC. Purpose: any lawful business activity. #63936

Notice of Formation of LLC GrandGardensLotus LLC Articles of Organization filed with The Secretary of State of NY on Dec.2025 LLC Located in Westchester County. The SSNY is designated agent of LLC whom process against it may be served. Post office address for The SSNY to mail Processes GrandGardensLotus LLC @490 South Broadway #4B Yonkers NY 10705 Certificate of Organization of LLC's on File with The Secretary of State of NY (SSNY). Purpose: All lawful act. #63937

NOTICE OF FORMATION of Monali Ghosh Art And Design LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on 01/04/2025. Office location: Westchester County, NY. 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: 1718 Emma Lane, Mohegan Lake, NY 10547. Purpose: Any lawful purpose. #63938

Notice of formation of Limited Partnership. Name: Newburgh Green Apartments Limited Partnership, (iLPi). Certificate of Limited Partnership filed with the Secretary of State of the State of New York (iSSNY) on December 16, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LP upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6, Suite 207, Baldwin Place, New York 10505. The latest date upon which the LP shall dissolve is December 31, 2085 unless sooner dissolved by mutual consent of the partners or by operation of the law. Name/ address of each general partner available from SSNY. Purpose: any lawful activity. #63939

Notice of formation of Limited Liability Company. Name: The Green Associates MGP, LLC (iLLC). Articles of Organization filed with the Secretary of State of the State of New York (iSSNY) on December 9, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6, Suite 207, Baldwin Place, NY 10505. Purpose/ character of LLC is to engage in any lawful act or activity. #63940

Notice of Application for Authority of Foreign Limited Liability Company to do business in New York. Name: NEAR EAST TRAVEL SERVICES, LLC (iLLC). Application for Authority filed with the New York Department of State (iNYDOS) on 10/31/2025. LLC formed in Washington (iWAi) on 08/27/2025. Office location is Westchester County. Street address of principal business location of LLC is 245 Croton Dam Rd, Ossining, NY 10562 2108. NYDOS has been designated as agent of foreign LLC upon whom process against it may be served. NYDOS shall mail a copy of such process to the LLC c/o Corporation Service Company, 80 State Street, Albany, NY 12207 2543. LLC is not required to maintain an office in WA. Principal office address of LLC is 245 Croton Dam Rd, Ossining, NY 10562 2108. A copy of Certificate of Formation of LLC is filed with the Secretary of State of WA, PO Box 40234, Olympia, WA 98504 0234. Purpose of business of LLC is to provide personalized travel services to the near east and nearby territories. #63941

Notice of Formation of Tapestry Collective LLC. Arts. of Org. filed with SSNY on 11/19/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to United States Corporation Agents, Inc., 7014 13th Avenue, Suite 202, Brooklyn, New York 11228. Purpose: any lawful act or activity. #63942

Notice of Formation of Start Smart Solutions, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 09/06/2025. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process 35 Mahopac Avenue, Amawalk, NY 10501. Purpose: Any lawful purpose. #63943

Notice is hereby given that license, number NA 0346 25 138682, for beer, cider, liquor and wine has been applied for by the undersigned to sell beer, cider, liquor and wine at retail in a catering establishment under the Alcoholic Beverage Control Law at 29 Elm Ave., Suite 1 A, Mount Vernon, NY 10550 for on premises consumption. #63944

Notice of Formation of YOUNG MCNALLY GROUP, LLC. Articles of Organization filed with SSNY on 09/05/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Elizabeth McNally, 5 Fox Meadow Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63945

Name of Limited Liability Company (LLC): Black Paw Group LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 1/5/26. The LLC is in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served is to the principal business location at 9 Grace Lane, Ossining NY 10562. Purpose: any lawful business activity. #63946

Notice of Formation of Solora Retreats LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on November 6, 2025. Office location: Westchester County, NY. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail process to: 30 Lake Street, Apt. 9B, White Plains, NY 10603. Purpose: to engage in any lawful act or activity. #63947

Notice of Formation of Hardcore In The 914 LLC Articles of Organization filed with the Secretary of State of New York on 1/5/2026. Office location: Westchester County. The Secretary of State has been designated as agent of the LLC upon whom process may be served. The Secretary of State shall mail a copy of any process to: Hardcore In The 914 LLC, 8 Arden Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63948

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, February 05, 2026 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](http://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-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices). 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](http://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 D265630, PIN 881593, FA Proj , Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BRIDGE WASHING/ DECK SEALING 2026 - Various Locations., No Plans, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 0.00% D265653, PIN 872974, FA Proj , Westchester Co., PAVEMENT PREVENTATIVE MAINTENANCE - I-287, Route 119 to Westchester Avenue, Various Locations, Bid Deposit: 5% of Bid (- \$1,500,000.00), Goals: DBE: 0.00% D265691, PIN 881527, FA Proj , Rockland, Westchester Cos., TRAFFIC SIGNAL IMPROVEMENTS - US 9W, NY 119, 117, 22, 100B, Various Locations, Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 0.00%