



Understanding the connection between weather and joint pain

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Connecticut Governor Ned Lamont courtesy flickr.com

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# Residents oppose proposed Fairfield hotel/apartment complex

BY GARY LARKIN / glarkin@westfairinc.com



Rendering of the proposed 400,000-square-foot hotel and apartment building at 441 Post Road in Fairfield, the site of the Circle Hotel. Courtesy of Blades & Goven Landscape Architects

Plan calls for 365 total units on 400,000 sq.ft. at Circle Hotel.

**FAIRFIELD – Affordable housing may be front and center over the next month in the Plan and Zoning Commission hearing room as it considers two sizeable projects, but residents aren't too happy about them.**

A plan to remake the Circle Hotel at 441 Post Road and its surrounding properties into a 400,000-square-foot New England-type inn and a separate apartment building with 250 units was presented to the PZC late last month. It would include 110 rooms for the inn and a 5-story parking garage. The three buildings on the site include a motel, the Circle Hotel and Circle Diner. The diner will not be part of the proposal as the owners have a long-term lease, according to Circle Hotel co-owner Ed Gormbley.

The apartment structure will contain 36 studios averaging 560 square feet, 150 one-bedroom units averaging 785 square feet, and 64 two-bedroom units averaging 1,176 square feet, according to Wofsey Rosen, a law firm representing Gormbley's FH Hotel LLC. The current Circle Hotel site has 41,961 square feet covering three buildings.

The town's Affordable Housing

Committee heard a presentation from Gormbley and Fairfield attorney John Fallon on Dec. 18. During that meeting the committee seemed to be pleased with the proposal and offered to write a soft commitment letter to the PZC.

Gormbley explained his reasoning for renovating and repurposing the Circle Hotel site at this time.

"We have tried to make a go of that as a hotel for many years," Gormbley said. "It has not been the greatest hotel location predominantly because the building is obsolete. It was built in 1960s. We cleaned up what we could. But it's just at the tail end of its life."

This proposal came on the heels of a 46-unit affordable apartment complex by Jeffrey Vangele of Fairfield, a former banker with J.P. Morgan Chase and Wells Fargo. That plan would be built on the footprints of two Tunxis Hill Road homes and another on Soundview Avenue. It would adhere to Section 8-30g of the state's affordable housing zoning exemptions.

A hearing on the Tunxis Hill proposal is due during the Jan. 14 PZC meeting. No date has been set for when the Circle Hotel proposal will

be presented and heard.

During the Dec. 18 meeting, Fallon explained how Gormbley and We've probably talked to 80 neighbors at this point. We have 70 signatures so far and signed letters of support from 17 neighbors.

Residents living near Circle Hotel have banded together to oppose the proposed hotel and apartment complex for myriad reasons. They have created an online petition that has received 413 signatures.

"Most of us think the architecture of the project is attractive," said Karen Wackerman, who heads up the Fairfield Circle Neighbors steering committee. "We know that housing, and affordable housing, is needed and like the idea of that addition to the neighborhood. The town also needs a nice hotel.

"But this project is enormous – over 400,000 square feet and 360 units of apartments and hotel rooms on a lot that would be permitted under zoning regulations to have 65 units. We are not demanding 65 units, but we want a smaller footprint, more distance from surrounding homes, and certainly that Turney Creek (directly behind the hotel) and surrounding tidal wetlands will be protected, storm water runoff will be properly controlled, and traffic will not be significantly worse than it currently is."

In addition to the size of the proposal, the neighborhood group is opposed to storm water retention issues and the dangers of the Fairfield Circle next to the current hotel.

"It is very dangerous and the town and state have been working for years on a plan to change it to make it safer; we don't know how this project will affect those plans," Wackerman said. "While the developer states that storm water retention will be better than it currently is at the site, our understanding is that there is currently no retention at all."

As for including affordable housing in the proposal – 12% of apartment units would be "affordable" – Gormbley insisted that part of the plan is what is driving him to do it.

"Affordability has been near and dear to my heart for a very long time," Gormbley said. "I grew up in the area – it's very expensive to do that on the salary of my mom, who was just a bartender at Colonnade. We didn't have a lot of resources, but we were able to enjoy the great settings of Fairfield County."



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# US Attorney Avery to resign on Jan. 17

BY GARY LARKIN / glarkin@westfairinc.com

**NEW HAVEN** – U.S. Attorney for the District of Connecticut Vanessa Roberts Avery announced Monday, Jan. 6 she will resign from the office effective at 11:59 p.m. on Jan. 17.

“It has been the honor of a lifetime to serve as United States Attorney, and I am profoundly appreciative of President Biden for trusting me to serve our nation and the people of Connecticut in this position,” said Avery, who served for two years.

“I have been especially honored to lead an office of extremely talented public servants who are dedicated to the highest standards of excellence and professionalism and committed to the cause of justice. Together, we have employed collaborative, data and intelligence-driven strategies to make our communities safer and ensure justice for all who live in our state.”

Marc Silverman, who has served as first assistant U.S. Attorney since May 2024, will serve as acting U.S. Attorney when Avery departs. He joined the U.S. Attorney’s Office in 2010. From 2014-2022, he served as deputy chief of the Office’s Appellate Division, and from 2022 to May 2024, he was chief of the Criminal Division. Silverman, who will be the 55th U.S. Attorney for the District of Connecticut, is a graduate of Yale University and Yale Law School.

“The U.S. Attorney’s Office is in

excellent hands,” Avery said. “Marc and the Office’s superb supervisory team have the highest professional and ethical standards and, together with our

federal, state, and local law enforcement partners will ensure that the administration of justice will seamlessly continue in our district.”

Avery was appointed by President Joe Biden after confirmation by the U.S. Senate and sworn in as the 54th U.S. Attorney for the District of Connecticut on May 9, 2022. Under Avery’s leadership, the U.S. Attorney’s Office prioritized the prosecution of crimes related to gun and gang violence, firearms trafficking, narcotics and counterfeit opioid pill trafficking, child exploitation, human trafficking and smuggling, financial frauds, public corruption, cybercrime, and national security issues. In addition, the Office’s Civil Division has aggressively pursued health care fraud violators, achieved numerous disability rights settlements, and recovered millions of dollars through forfeiture actions.

In fiscal year 2023, the office recovered more than \$233 million in criminal and civil actions, which ranked third in the nation among all U.S. Attorney’s Offices.

Prior to her appointment, she served as the associate attorney general and



Vanessa Avery Roberts, U.S. Attorney for the District of Connecticut, is stepping down.

chief of the Division of Enforcement and Public Protection at the Connecticut Office of the Attorney General. From 2014 to 2019, Avery was an Assistant U.S. attorney in the Civil Division in this District, prosecuting a variety of complex civil fraud cases under the False Claims Act, asset forfeiture cases, environmental violations, civil rights matters, and defending Bivens

and medical malpractice cases.

From 2006 to 2014, she was a litigation attorney at McCarter & English LLP, where she focused on business and financial litigation, intellectual property, trust and probate, and product liability cases.

She is a graduate of Yale University and the Georgetown University Law Center.

“It has been the honor of a lifetime to serve as United States Attorney.”

— Vanessa Roberts Avery

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# Jenkins sworn in as acting county executive

BY PETER KATZ / pkatz@westfairinc.com

"Service is not just a responsibility. It's a calling."

—Jenkins at his swearing-in ceremony

In a ceremony at the County Executive's Office on the ninth floor of the Westchester County Office Building in White Plains on Jan. 6, Deputy County Executive Ken Jenkins was sworn in as acting county executive. District Administrative Judge Anne Minihan of State Supreme Court in Westchester administered the oath of office to Jenkins as his wife, Deborah Hudson-Jenkins, held a bible on which Jenkins had rested his left hand. County Clerk Tim Idoni presided at the ceremony.

Shortly before the swearing-in, Jenkins was selected by the County Board of Legislators to serve as acting county executive until a special election is held on Feb. 11 to fill the balance of George Latimer's term. Latimer resigned as county executive to become a member of Congress representing New York's 16th Congressional District. Jenkins was chosen as acting county executive by a 16 to 0 vote of the board, which in a previous 16 to 0 vote set Feb. 11 as the date for a special election to fill

the office of county executive for the balance of Latimer's term. In November, there will be an election for a full four-year term as county executive. Jenkins has already declared his interest in seeking the position.

"I am deeply honored and humbled at the confidence placed in me by all of you," Jenkins said. "Westchester is my home and I've dedicated my life to making it a place where every resident has an opportunity to thrive. The challenges ahead require all of us to work together, every community, every leader and every resident in our

great county."

Jenkins thanked Richard Wishnie, the county's emergency services commissioner, who served for a few days as acting county executive until the Board of Legislators could meet and make its selection.

"I pledge to continue to lead with integrity, transparency and a deep commitment to the values that make Westchester so unique," Jenkins said. "The special election scheduled for Feb. 11 is an important opportunity



From left: Judge Minihan; Ken Jenkins; Deborah Hudson-Jenkins.

for the people of Westchester to have their voices heard and I'm encouraging everyone to engage in that democratic process and make your vote count."

During his remarks at the swearing-in ceremony, Jenkins recalled that both his father and mother engaged in public service. His father was a police officer and his mother was a nurse.

"They just didn't go to work. They served their neighbors and their

communities," Jenkins said. "From them I learned a very simple lesson but a profound truth: if we want change we have to be the ones to make that happen. Service is not just a responsibility. It's a calling. Those early lessons of integrity, hard work and compassion are the very principles that have guided me throughout my life and career in the private and public sector."

## ECONOMIC DEVELOPMENT

# Hochul to propose major enhancements for Metro-North Railroad in her State of the State Address

BY PETER KATZ / pkatz@westfairinc.com

When Gov. Kathy Hochul delivers her State of the State Address on Jan 14 at the Hart Theater in Albany's Empire State Plaza she plans to announce a major investment to enhance Metro-North Railroad service on the Hudson Line.

Hochul is expected to propose that the Metropolitan Transportation Authority (MTA) take a serious look at adding a third track to the Hudson Line and expanding service to include a Hudson Line connection to Penn

Station. She also plans to call for major capital improvements to speed service between Grand Central Station and Poughkeepsie, cutting as much as 15 minutes from a typical trip.

Hochul is expected to take the position that Hudson Valley commuters deserve fast, high quality rail service they can count on. Her expected proposals likely will be designed to lay the groundwork to deliver faster and more reliable rail service for suburban and rural commuters across the Hudson Valley.

Specific proposals include adding a track at Spuyten Duyvil, upgrades at Croton Harmon, and capacity improvements at the Poughkeepsie Yard. The signal system near Yonkers would be redesigned.

Hochul also is expected to call for the MTA to explore options for adding mass transit including bus operations in Orange County to service destinations such as Woodbury Commons, Legoland, the Renaissance Fair, and Stewart Airport.

Both MTA Chair and CEO Jan-no Lieber and Metro-North President Catherine Rinaldi offered advance support of Hochul's expected proposals.

"Metro-North is the economic backbone of the lower Hudson Valley, and these are smart targeted investments to protect its future," Lieber said.

Rinaldi added, "Weather-related events in recent years have shown the importance of climate resiliency on the Hudson Line, and we are thrilled by these upgrades which will enable continuing reliability of Metro-North service for the Hudson Valley."

Poughkeepsie's Mayor Yvonne Flowers and White Plains Mayor Tom

Roach added their support in advance of the State of the State Address. White Plains is on the Metro-North Harlem Line, while Hochul's proposals are expected to largely target the Hudson Line.

Flowers said, "The governor's commitment to improve the connection between the City of Poughkeepsie and New York City means more opportunities for our residents, stronger support for our local businesses, and a safer and faster commute."

Roach commented, "Investment in the Metro-North system is vital to our state's economy. Reliable, quality, rail transit benefits our residents, businesses and the environment."

Metro-North reported on-time performance of 98.9% in November. There were 5.7 million riders, an increase of 4.8% from Nov. 2023. Average weekend ridership was 122,6637, which was 94.2% of pre-Covid levels.

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News 12

# WOMEN in Power

Citrin Cooperman and Westfair Business Journal invite you to the **2025 Women in Power event** on Thursday, January 30, 2025, at 8:30 AM at **Manhattanville University** in Purchase. Start your morning by connecting with influential women in our community and gaining insights from accomplished female leaders. Our panelists will share their journeys, strategies, and the invaluable lessons they've learned along the way, demonstrating how they overcame challenges and broke through barriers to reach the top.

- ✓ **Hear real-life stories** of success and resilience from inspiring women leaders
- ✓ **Gain practical advice** on navigating and advancing in your career
- ✓ **Connect with other professionals** in Westchester and Fairfield counties

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"Bipartisanship is not a relic of the past but a guiding principle for our future."

— State Senate Pro Tempore  
Martin Looney

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## LAMONT: LET'S MAKE CONNECTICUT MORE AFFORDABLE

BY GARY LARKIN /  
glarkin@westfairinc.com

**HARTFORD** – The costs of healthcare, education, home ownership, and energy are too high for Connecticut residents. That's why Gov. Ned Lamont wants to make it make more affordable to live in the nutmeg state.

In his annual State of the State address in the state Capitol Hall of the House of Representatives, the Democratic governor focused on his administration's achievements over the past year while also acknowledging more has to be done.

"As always, our north stars are affordability and opportunity, holding down costs of energy and healthcare and education, allowing you to keep more of what you earn and providing you the tools to let you earn more, buy a home, start a business," he said.

"We have significantly increased the minimum wage – and no that was not a job killer, we have more private sector jobs than ever before. We made it easier to start a family with one of the nation's most robust paid family and medical leave programs, and yes, it is solvent."

Republican state Sen. Tony Hwang of Fairfield, who is a ranking member on the Aging, Insurance and Real Estate, and Transportation committees, applauded the governor for focusing on making Connecticut more affordable and creating opportunities for state residents. But he also honed in on the achievements of the fiscal guardrails that were put in place that have helped the state pay down its debt in a timely manner and keeping it solvent.

"I share those goals (of Gov. Lamont)," Hwang said. "We are in a strong economic position due to the implementation of the state's fiscal guardrails which have injected discipline into government spending. We must continue to keep our state's finances in good order to ensure that the State of Connecticut maintains this positive economic path. This means solidifying our commitment to keeping these fiscal guardrails in place."

However, Lamont didn't mention the fiscal guardrails – legislation put in place in 2017 to create a spending cap and limit bond issuance – at all in his speech.

State Senate Pro Tempore Martin Looney, who represents New Haven and Hamden, made it a point to recognize that a lot of the legislature's accomplishments have been due to bipartisanship. And that Democrats should remember that as they move forward on issues such as high energy costs.

"While this chamber now boasts a historically strong Democratic majority, let us not forget that our most enduring achievements have always come from working together," Looney said. "Bipartisanship is not a relic of the past but a guiding principle for our future. To my Republican colleagues, your perspectives and good faith contributions to sustaining state government as effective, account-

able, and sufficiently empowered are always welcome."

Energy costs will most likely be a top priority, based on the simple fact that a large amount of Lamont's speech was dedicated to it.

During the one of the hottest summers on record, state Republicans and some Democrats pushed the governor to hold a special session to address the high electric bills. Bills increased suddenly because payment for a power purchase agreement for the nuclear power Millstone plant kicked in starting in July while a regular rate increase went into effect for United Illuminating and Eversource customers. At the same time, ratepayers could see how much the public benefit charge – which includes a temporary payment for the Millstone deal – cost in addition to other costs covered by that charge. The PBC also funds renewable energy, energy efficiency, low-income assistance, and low-emissions energy production programs.

"Two years ago from this same dais, I asked the Energy and Technology Committee to work with us to evaluate how to best make electricity more affordable, by increasing supply and reducing demand," Lamont said. "These high prices impact all of us – working families, seniors on a fixed income, small businesses and large manufacturers," Lamont said. "Everyone was mad as hell looking at their bills following the hottest July in recorded history – so was I.

"Every business thinking about expanding in Connecticut or moving here asks about – no, not incentives – but the reliability and affordability of our electricity, as everything we do gets more energy intensive."

As an allusion to the Republican's call for a special session on energy and the high electric bills, the governor pointed out that shifting costs

from ratepayers to taxpayers or increasing the size of the Public Utilities Regulatory Authority (PURA) "won't make a dime's worth of difference.

"What can make a difference, however, is increasing supply, especially low-carbon supply, starting with our investment in Revolution Wind, which is under construction right now, more commercial solar from Maine ... and don't forget hydro from Canada."

State Sen. Ryan Fazio, the Republican ranking member on Energy and Technology Committee and Finance committees, hopes the legislature will push for lower electricity costs by legislative action. Even if you exclude the Millstone plant costs from the PBC, consumers are paying \$400 a year in extra costs on their electricity bills, according to the Fazio, who represents Greenwich, Stamford and New Canaan.

"I think the governor was correct to focus on affordability generally," Fazio said. "The cost of electricity is too damn high in the state. Not only does policy contribute to high energy rates, but to other bills as well. I believe there will be an energy bill coming out of the legislature this year. I hope it is substantial and bends the cost curve down."

While the governor believes the key to lowering energy costs is raising supply while lowering demand, he did acknowledge that ingenuity and innovation could be a key as well. During his speech, he took time to praise a Shelton company for the work it has done with businesses in the state.

"I want to give a shout-out to Butterfly, a Connecticut company which is reducing electric bills for companies in Connecticut and beyond through better insulation, heat pumps, solar arrays – all with no upfront cost to the customer," he said.



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## RUPCO gets state grant to rehab Hudson Valley apartments

BY PETER KATZ / pkatz@westfairinc.com



The Kingston-based nonprofit RUPCO will coordinate the rehabilitation of 80 vacant and uninhabitable apartments in eight Hudson Valley counties under a \$5 million grant from New York state.

The apartments are located in the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland,

Ulster, Westchester, and Sullivan. The funding comes from the state's Vacant Rental Improvement Program, which is administered by the Housing Trust Fund Corporation's Office of Community Renewal.

Under the program, apartments that have been off the rental market because of their condition or the inability

of landlords to afford to make them habitable are rehabilitated into safe and affordable homes for low-income and moderate-income tenants. Grants of up to \$50,000 per unit are allowed if the rehabilitated apartments will be rented to tenants with household incomes of up to 80% of the Area Median Income (AMI). If the apartments will be offered to tenants with incomes of up to 60% of the AMI, the grants can be increased to up to \$75,000.

The goal of the program statewide is to rehab up to 600 vacant apartments in communities outside of New York City. Organizations eligible for funding from the program must be incorporated as nonprofits in New York state. They must have been providing relevant services to the community for at least one year prior to application.

"At RUPCO, we are committed to expanding access to affordable housing and strengthening communities," said Faith Moore, the organization's senior vice president of housing

programs and solutions. "This \$5 million award will enable us to bring much-needed housing units back online, ensuring they meet the highest standards of safety and quality while remaining affordable for decades to come."

Properties that can be rehabilitated through the program include residential buildings with one through five units, mixed-use buildings with up to five housing units or buildings that will be converted into those types.

According to the program, funding may be used to improve and rehabilitate vacant housing units and other vacant spaces, including commercial spaces. Repairs and improvements may include health and safety improvements, correction of code violations and updating spaces to meet residential standards, accessibility modifications, environmental remediation, and other repairs determined by the local program administrator as necessary to rehabilitate vacant units.

COURTS

## Former Monsey banker-lawyer disbarred

BY BILL HELTZEL / bheltzel@westfairinc.com

The current locale of former Monsey lawyer Mendel Zilberberg puts a premium on legal savvy, yet he may not practice his profession.

A panel of judges of the state Second Appellate Division disbarred Zilberberg last month, retroactive to July 11, 2023 when a federal jury in Manhattan found him guilty of bank fraud, conspiracy and embezzlement.

For Zilberberg, 66, an inmate at the federal prison in Otisville, Orange County, jailhouse lawyering, theoretically, could increase his status or result in creative emoluments. But disbarment compels him to desist and refrain from practicing law in any form, giving a legal opinion or advice to anyone, or holding himself out in any way as an attorney.

Though the disbarment edict was issued a year-and-a-half after he was convicted, the decision was a fait accompli. Under New York's judiciary

law, an attorney is automatically disbarred and ceases to be an attorney upon conviction of a felony.

In this case, the appellate judges had to decide whether the federal crimes

were essentially similar to New York criminal offenses. The court affirmed that misapplication of bank funds under federal law is similar to a New York law that prohibits bankers from misapplying funds.

As a director of Park Avenue Bank in Manhattan in 2009, Zilberberg helped a client of his Brooklyn law firm borrow \$1.4 million to invest in a home health care business.

The client was ineligible for a loan because he had a criminal record, so a fake borrower was used to apply for the loan.

Zilberberg expedited the loan application and made sure it was not closely scrutinized, according to court records, and when the loan was approved he pocketed \$506,000.



Park Bank was already on the verge of failure when the scheme was implemented, and in 2010 banking regulators shut it down.

The fake borrower defaulted on the loan, and the Federal Deposit Insur-

ance Corp. and the bank that acquired Park Bank's assets lost \$1.1 million.

Zilberberg was indicted in 2019.

He was sentenced last March to two-and-a-half months in prison. He is scheduled for release in July 2026.



# Understanding the connection between weather and joint pain

BY GIOVANNI ROSELLI

If you've ever felt your joints ache during a cold spell – like the one we have been experiencing – or on a rainy day, you're not imagining it. Many people with conditions like arthritis or other joint-related issues have long noticed that the weather can influence their pain levels. But how exactly does weather affect your joints, and what can you do about it? In this article, we'll explore the connection between weather and joint pain, as well as practical steps you can take to minimize discomfort.

## THE SCIENCE BEHIND WEATHER-RELATED JOINT PAIN

To understand how weather affects our joints, it's important to first consider how joints function. Joints are areas where two or more bones meet, allowing movement. They are surrounded by soft tissues, including ligaments, tendons and muscles, as well as synovial fluid, which lubricates the joints and reduces friction. When the weather changes, it can affect the pressure in the atmosphere and the body's tissues, particularly in areas that are already vulnerable, like arthritic joints.

### 1. Cold weather and joint stiffness

Cold weather is one of the most commonly reported weather-related triggers for joint pain. This is especially true for people with conditions like osteoarthritis, rheumatoid arthritis or fibromyalgia. When the temperature drops, blood flow to the extremities, including the joints, tends to decrease. This can result in a reduction in the elasticity of the tissues around the joint, causing stiffness and discomfort.

Additionally, cold weather can cause the muscles around the joints to tighten, further contributing to the sensation of joint stiffness. In extreme cases, cold temperatures may make the synovial fluid in the joints thicker, leading to less effective lubrication and more friction during movement. As a result, people may experience increased pain and limited mobility during cold spells.

### 2. Rain and increased humidity

Many people also report a worsening of joint pain when the weather is rainy or humid. While the exact

reason behind this is not fully understood, one prevailing theory is that changes in barometric pressure (the weight of the air surrounding us) can affect joints. During low-pressure systems, often associated with rain, the air pressure is lower, causing tissues in the body to expand. This expansion can put additional pressure on already inflamed joints, leading to pain and discomfort.

Additionally, higher humidity can increase the viscosity (thickness) of joint fluids, making movement more difficult. For individuals with arthritis, this added resistance may exacerbate their symptoms. The correlation between rainy weather and joint pain has been well-documented, though some studies suggest the effect is more pronounced in older adults or people with preexisting joint conditions.

### 3. Hot and humid weather

While cold and rainy weather are most commonly associated with joint pain, hot and humid conditions can also cause problems for certain individuals. Heat can lead to dehydration, which in turn can reduce the amount of synovial fluid in the joints, causing discomfort and pain. Additionally, high humidity can make it harder for the body to cool down, leading to fatigue and making physical activity more challenging, further putting stress on the joints.

For individuals with conditions like gout, hot weather can exacerbate flare-ups. Gout is a form of arthritis that occurs when uric acid crystals build up in the joints, and hot, humid weather may contribute to this process by altering uric acid levels in the body.

## TIPS TO MANAGE JOINT PAIN DURING WEATHER CHANGES

While weather is often beyond our control, there are several steps you can take to manage joint pain and stay active, regardless of the season.

1

**Stay warm in cold weather:** In colder weather, dress in layers to keep your body warm, especially around the joints. Wearing compression sleeves or braces may help support the joint and reduce stiffness. A warm bath or heating pad can also ease discomfort and improve flexibility.

2

**Maintain a healthy weight:** Excess weight puts additional stress on the joints, particularly those in the lower body like the knees and hips. By maintaining a healthy weight, you can reduce the impact of weather-related joint pain and improve overall joint health.

3

**Exercise regularly:** Regular physical activity, especially low-impact exercises like swimming or cycling, can help keep the muscles around your joints strong and flexible. Exercise also helps increase blood flow and synovial fluid production, keeping joints lubricated and mobile.

4

**Hydrate properly:** Staying well-hydrated is important, especially in hot or humid weather. Drinking plenty of water helps keep the synovial fluid in your joints at optimal levels and supports overall joint function.

5

**Consider dietary supplements:** Certain supplements, like glucosamine and chondroitin, are often used to support joint health. Omega-3 fatty acids from fish oil may also help reduce inflammation and ease joint pain, especially in colder weather when inflammation can worsen.

6

**Monitor weather patterns:** If you know that weather changes affect your joints, try to plan your activities accordingly. For instance, if you're sensitive to cold, try to schedule outdoor activities during warmer parts of the day. If rainy weather triggers joint pain, consider indoor exercises like yoga or Pilates.

## FINAL THOUGHTS

While we can't change the weather, understanding how it affects our joints is the first step in managing pain and staying active year-round. By paying attention to how your body responds to different weather conditions, you can implement strategies to reduce discomfort and keep your joints healthy. Whether it's bundling up in the winter, staying hydrated in the summer, or using exercise to strengthen and support your joints, you have the power to take control of your joint health, no matter what the weather brings.

For more, visit [GiovanniRoselli.com](http://GiovanniRoselli.com).



At the ribbon-cutting, From left, Mary D'Alton, M.D., chief of obstetrics and gynecology at NewYork-Presbyterian/Columbia University Irving Medical Center; Laurie Walsh, DNP, chief nursing officer; Amrita Markan, RN, director of nursing; Mzimeli Morris, M.D., director of labor and delivery; Allison Frank, RN, patient care director, labor and deliver; Paul Dunphey, MBA, senior vice president and chief operating officer.

# NewYork-Presbyterian Westchester opens newly renovated labor and delivery unit

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"Every mother and baby deserve the highest quality of care."

— Dr. Mary D'Alton.

On Tuesday, Jan. 7, NewYork-Presbyterian Westchester opened its newly renovated labor and delivery unit in Bronxville. The new unit enhances the care and comfort of mothers and their newborns in a fourth-floor space that includes six private, spacious birthing suites and 23 private, modern postpartum rooms. Each of the postpartum rooms has a bathroom, shower, a comfortable bed for a partner and amenities to enhance the patient experience.

The new labor and delivery unit is outfitted with state-of-the-art equipment, including artificial intelligence technology that analyzes fetal heart rate and other data related to the mother and baby's condition. Wireless fetal monitoring, with sensors attached to the abdomen, enables patients to move around during labor. The unit has tubs to promote comfort during labor and nurses trained to support labor and birth with breathing and relaxation techniques. The unit also features two state-of-the-art operating rooms, a private triage suite and newborn safety systems while offering breastfeeding support, post-discharge lactation support groups and parent support groups.

"NewYork-Presbyterian Westchester's new labor and delivery unit

reflects our commitment to providing exceptional care to mothers, their newborns and the entire family close to home in Westchester," said Paul J. Dunphey, senior vice president and chief operating officer of NewYork-Presbyterian Westchester.

The OB-GYN team of physicians from NewYork-Presbyterian and Columbia includes maternal-fetal medicine experts who care for high-risk pregnancies, and offers access to world-class specialists for mothers and babies.

"Every mother and baby deserve the highest quality of care, and we are enormously pleased to open this new unit with a fantastic team of Columbia physicians focused on providing a superb patient experience," said Mary D'Alton, M.D., obstetrician and gynecologist-in-chief at NewYork-Presbyterian/Columbia University Irving Medical Center and chair of the Department of Obstetrics and Gynecology at Columbia University Vagelos College of Physicians and Surgeons.

The labor and delivery unit renovation is part of NewYork-Presbyterian's larger commitment to expanded care. NewYork-Presbyterian will open a state-of-the-art, multispecialty ambulatory care facility at 1111 Westchester Ave. in White Plains



Space and comfort are key to the 23 postpartum rooms in the newly renovated labor and delivery unit at NewYork-Presbyterian Westchester in Bronxville. Photographs courtesy NewYork-Presbyterian.

this year. This new facility will bring an even broader range of NewYork-Presbyterian's ambulatory, primary, preventive and women's health-care services to the community.

Founded 250 years ago by a royal charter from Great Britain's King George III, NewYork-Presbyterian is one of the nation's most comprehensive, integrated academic health-care systems, encompassing 10 hospitals across the Greater New York area, nearly 200 primary and specialty care clinics and medical groups, and an array of telemedicine services.

With 50,000 employees, NewYork-Presbyterian Hospital has a long legacy of medical breakthroughs and innovation, from the invention of the Pap test to pioneering the groundbreaking heart valve replacement procedure called TAVR.

A leader in medical education as well, NewYork-Presbyterian Hospital is affiliated with two medical schools, Weill Cornell Medicine as well as Columbia University Vagelos College of Physicians and Surgeons.

For more, visit [www.nyp.org](http://www.nyp.org).

# Get unlimited access

The desktop monitor displays the main website with a navigation bar, a hero section titled "Let's grow Because your business wasn't made to stay put" with a Valley logo, and sections for "WORLD NEWS", "THIS WEEK'S EDITION", and "LATEST NEWS".

The tablet displays a "Transformation of Marwesa Island can now begin" article with a photo of three people.

The laptop displays "The market" section with a woman looking at a tablet and a list of statistics:

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\$188k Median tax per \$100k income	\$620k Median property value

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## WESTCHESTER

## COURT CASES

## U.S. Bankruptcy Court

## White Plains and Poughkeepsie

## Local business cases, Jan. 1 - 7

**Diamond Elite Park LLC, Spring Valley vs. Strategic Real Estate Management LLC, Monsey,** 25-7000-SHL: Chapter 11, Adversary proceeding in Diamond Elite Park Chapter 11 (23-22520). Attorney: H. Bruce Bronson Jr.

**Cold Spring Acquisition LLC, Spring Valley, Martin A. Cauz, chief restructuring officer,** 25-22002-SHL: Chapter 11, assets \$1 million - \$10 million, liabilities \$50 million - \$100 million. Attorney: Schuyler Carroll.

**People of the State of New York vs. Cold Springs Acquisitions LLC, Spring Valley,** 25-7001-SHL: Adversary proceeding in Cold Springs Chapter 11 (25-22002). Attorney: Letitia James.

## U.S. District Court, White Plains

## Local business cases, Jan. 1 - 7

**Payserv Corporation, Bardonia vs. ADP Inc., Roseland, New Jersey,** 25-cv-8-PMH: Libel, removal from Rockland Supreme Court. Attorney: Aron Goldberger for plaintiff, Ryan Weiner for defendant.

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

**Parthiban Narayanasamy, Queens vs. Executive Wine & Spirits Inc., Yonkers, et al,** 25-cv-81-CS: Fair Labor Standards Act, collective action. Attorney: Pat B. Pitchayan.

**Oscar Gonzalez, Red Hook vs. The Ferrara Management Group Inc., Bedford Hills,** 25-cv-95-NSR: Personal injury. Attorney: Sandra L. Bonder.

## DEEDS

## Above \$1 million

**22 Sagamore LLC,** Branchburg, New Jersey. Seller: Prescott Square Realty LP, Branchburg, New Jersey. Property: 22-28 Sagamore Road, Eastchester. Amount: \$24 million. Filed Dec. 9.

**72Linwood LLC,** Chestnut Hill, Massachusetts. Seller: Margaret A. Stockmar, New Rochelle. Property: 72 Linwood Road, New Rochelle. Amount: \$1.1 million. Filed Dec. 11.

**96 Main Street Dobbs LLC,** New York. Seller: Lena Y. Yee, Dobbs Ferry. Property: 96 Main St., Greenburgh. Amount: \$1.4 million. Filed Dec. 16.

**A&C Knopp Development Inc.,** Scarsdale. Seller: Curtiss Jackson, Scarsdale. Property: 5 Reynal Crossing, Scarsdale. Amount: \$1.1 million. Filed Dec. 9.

**AGW Yonkers LLC,** Rego Park. Seller: M-K South Broadway Associates LLC, New York. Property: 479 S. Broadway, Yonkers. Amount: \$4.7 million. Filed Dec. 5.

**Alpha Katz Ventures LLC,** Yonkers. Seller: Main Yonkers Corp., Yonkers. Property: 3 Main St., Yonkers. Amount: \$1.2 million. Filed Dec. 9.

**Gecaj, Avni,** Bronx. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 11 Stony Brook Place, North Castle. Amount: \$1.5 million. Filed Dec. 9.

**Gladstone, Richard H.,** Purchase. Seller: DV Property New York LLC, Armonk. Property: 11 Ashfields Lane, North Castle. Amount: \$4.2 million. Filed Dec. 6.

**Kolaj, Ernest,** White Plains. Seller: US Bank NA, Salt Lake City, Utah. Property: 9 Kingdom Ridge Road, North Castle. Amount: \$1.5 million. Filed Dec. 6.

**Scheer, Mehmet I,** Scarsdale. Seller: Hystc III LLC, Armonk. Property: 2 Quarter Mile Road, North Castle. Amount: \$3.3 million. Filed Dec. 9.

**Van Beurden, Saulus,** Rye. Seller: 10 Taylor Lane LLC, Harrison. Property: 10 Taylor Lane, Harrison. Amount: \$4.9 million. Filed Dec. 11.

## Below \$1 million

**10 Greenvale LLC,** Yonkers. Seller: US Bank NA, Lewisville, Texas. Property: 10 Greenvale Ave., Yonkers. Amount: \$470,000. Filed Dec. 16.

**164 Ravine LLC,** Linden, New Jersey. Seller: Rochester Funding LLC, Scarsdale. Property: 164 Ravine Ave., 1C, Yonkers. Amount: \$78,000. Filed Dec. 12.

**443 Broadway Development LLC,** Ardsley. Seller: Luigi DePaola, Dobbs Ferry. Property: 443 Broadway, Greenburgh. Amount: \$815,000. Filed Dec. 11.

**61 Grov Street LLC,** Dobbs Ferry. Seller: Alice C. Koraca, Tarrytown. Property: 61 Grove St., Greenburgh. Amount: \$750,000. Filed Dec. 6.

**74 Cay LLC,** Brooklyn. Seller: Myron Boshak, Lake Peekskill. Property: 74 Cornell Ave., Yonkers. Amount: \$595,000. Filed Dec. 12.

**75 Orlando LLC,** Elmsford. Seller: Terry Lajtha, Ardsley. Property: 75 Orlando Ave., Greenburgh. Amount: \$785,000. Filed Dec. 11.

**Abel-Henry, Joan,** Bronxville. Seller: Boulder Apartments LLC, Yonkers. Property: 1133 Midland Ave., 5H, Yonkers. Amount: \$575,000. Filed Dec. 5.

**Amos Financial LLC,** Highland Park, Illinois. Seller: Carl L. Finger, White Plains. Property: 26 Old Mill Road, Somers. Amount: \$86,000. Filed Dec. 9.

**Baer Properties LLC,** Scarsdale. Seller: Zona Kaufman, Rye. Property: 20 Woodhollow Lane, New Rochelle. Amount: \$750,000. Filed Dec. 9.

**Butkowski Holdings LLC,** Yonkers. Seller: Marie A. Barrow, White Plains. Property: 38 Manitou Trail, Greenburgh. Amount: \$600,000. Filed Dec. 6.

**BV Capital LLC,** Eastchester. Seller: Judith R. Mandujano-Cari, West Harrison. Property: 40 Underhill Place, Harrison. Amount: \$325,000. Filed Dec. 16.

**Freedom 24 LLC,** Croton-on-Hudson. Seller: Joseph Zajac Jr., Gloucester, Massachusetts. Property: 71 Melrose Ave., Cortlandt. Amount: \$751,000. Filed Dec. 12.

**Gilroy, Preston R.,** White Plains. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2001 Millstone Court, Yorktown. Amount: \$966,000. Filed Dec. 5.

**Hasanaj, Adelina,** Cross River. Seller: Tiki 24 LLC, Brewster. Property: 24 Annadale St., North Castle. Amount: \$500,000. Filed Dec. 6.

**Hedgerow Properties LLC,** Weston, Connecticut. Seller: Marc W. Affek, Katonah. Property: 8 Old Deer Park Road, Bedford. Amount: \$455,000. Filed Dec. 5.

**Howell, Natasha,** Mount Vernon. Seller: 246 S. 10th Avenue LLC, Mount Vernon. Property: 246 10th Ave., Mount Vernon. Amount: \$578,000. Filed Dec. 6.

**Idj Group LLC,** Ardsley. Seller: Yuching I. Ng, Ardsley. Property: 4 Martine Ave., 401, White Plains. Amount: \$10. Filed Dec. 16.

**JME Ventures LLC,** Cortlandt Manor. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 8 Overlook Road, Cortlandt. Amount: \$227,000. Filed Dec. 9.

**Langdon Avenue LLC,** Mount Vernon. Seller: Charles Miller, Mount Vernon. Property: 185 Langdon Ave., Mount Vernon. Amount: \$484,000. Filed Dec. 11.

**Larin, Marlon O.,** Bayside. Seller: Ja & Mm Development LLC, Yonkers. Property: 14 Dexter Road, Yonkers. Amount: \$800,000. Filed Dec. 12.

**Lucia, Jennifer,** New Rochelle. Seller: Green Gateway Holding LLC, Peekskill. Property: 103 Leda Drive, Peekskill. Amount: \$825,000. Filed Dec. 11.

**Melhus-Barreno, Ryan M.,** Bronx. Seller: English Townhomes LLC, Dobbs Ferry. Property: 13 English Lane, C, Greenburgh. Amount: \$850,000. Filed Dec. 9.

**Pinecone View LLC,** New York. Seller: Mordechai Bar, Larchmont. Property: 19 Bonnie Way, Mamaroneck. Amount: \$975,000. Filed Dec. 11.

**Prelvakaj, Alban,** Ardsley. Seller: Lockwood Ave Holdings LLC, Garden City. Property: 29 Lockwood Ave., Yonkers. Amount: \$580,000. Filed Dec. 5.

**Sarco WP LLC,** White Plains. Seller: Sarco Corp., White Plains. Property: 185 Chatterton Ave., White Plains. Amount: \$603,000. Filed Dec. 6.

**Shippy, Robert D.,** Mount Vernon. Seller: Edson Ave Development Group LLC, Mount Vernon. Property: 349 Union Ave., Mount Vernon. Amount: \$850,000. Filed Dec. 9.

**Strata Trust Co.,** Putnam Valley. Seller: Thomas Dee, Shrub Oak. Property: 1075 Spillway Road, Yorktown. Amount: \$300,000. Filed Dec. 10.

**Westchester Contracting Inc.,** Yonkers. Seller: Frank Martelli, Yonkers. Property: 249 St. Johns Ave., Yonkers. Amount: \$500,000. Filed Dec. 6.

**Yahyas 34 LLC,** Mount Vernon. Seller: Kunti S. Jamurath, Mount Vernon. Property: 34 Ninth Ave., Mount Vernon. Amount: \$420,000. Filed Dec. 12.

## Judgments

**Anisimova, Ludmila Y.,** Hartsdale. \$3,434 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 11.

**Asper, Brittany,** Cortlandt Manor. \$17,938 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Augustin, Nikes,** White Plains. \$2,485 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Berila, Yilka,** White Plains. \$9,275 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 12.

**Brifu, Stephanie,** Yonkers. \$7,302 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Bunyavong, Samson S.,** Croton-on-Hudson. \$7,056 in favor of Capital One Bank Na, Glen Allen, Virginia. Filed Dec. 5.

**Chapnick, Sabiel T.,** Scarsdale. \$18,364 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 12.

**Clark, Valerie V.,** Port Chester. \$1,609 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 11.

**Correa, Juana E.,** Port Chester. \$6,732 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 5.

**Decea, Stephen C.,** Harrison. \$9,885 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Dedvukaj, Liza,** Bedford Hills. \$4,082 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 5.

**Fitzwilliam, Nigel P.,** Mount Vernon. \$4,099 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Garcia, Benjamin,** White Plains. \$2,600 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Giovinazzo, Jerry,** Yorktown Heights. \$5,000 in favor of Goldschmidt & Genovese LLP, White Plains. Filed Dec. 4.

**Gold Crest Care Center Inc.,** Bronx. \$668,181 in favor of Richard Buckheit, Brooklyn. Filed Dec. 10.

**Goodison, Tyshaun T.,** Mount Vernon. \$3,993 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Guevarra, Fernando,** White Plains. \$5,012 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Haricon Inc.,** Mount Kisco. \$8,767 in favor of Dashing Dans Plumbing & Heating Inc., West Islip. Filed Dec. 4.

**Harris, Calvin J. Jr.,** Mohegan Lake. \$1,130 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 12.

**Heinzinger, Gina E.,** Yorktown Heights. \$6,875 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 11.

**Hicks, Samantha A.,** Yonkers. \$6,272 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 11.

**Israel, Joanne,** Mount Vernon. \$22,339 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 5.

**Jones, Christopher,** West Harrison. \$3,064 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Katz, Louis,** Hartsdale. \$9,831 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 12.

**Lucas, Alexandra,** Yorktown Heights. \$6,108 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 12.

**Makayi, Alexander,** Mount Vernon. \$5,559 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Mammo, Rebecca,** Cortlandt Manor. \$5,816 in favor of All Data Service II LLC, Brooklyn. Filed Dec. 6.

**Marmolejo, Magaly,** Yonkers. \$2,307 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Martin, Cullen,** New Rochelle. \$14,420 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 12.

**Mills Dental-Geneva PLLC,** Brooklyn. \$339,775 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 10.

**Mirando, Anthony J.,** White Plains. \$3,501 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 5.

**Montero, Nuris M.,** Yonkers. \$1,565 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Moon, Tony,** Hartsdale. \$13,759 in favor of JPMorgan Chase Bank Na, Wilmington, Delaware. Filed Dec. 4.

**Mordan, Julie E.,** Yonkers. \$2,890 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Morocho, Franklin,** Port Chester. \$3,053 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 12.

**O'Leary, Leo,** Yonkers. \$31,892 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 6.

**Pro Data Com II LLC,** Elmsford. \$13,470 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 5.

**Quezada, Juan D.,** Ossining. \$4,014 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 5.

**Quintana, Lucila,** Yonkers. \$16,202 in favor of Bethpage Federal Credit Union, Bethpage. Filed Dec. 6.

**Quispe, Susan A.,** Mount Kisco. \$3,511 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Realfi Home Funding Corp.,** White Plains. \$479,000 in favor of 1h7h Lanidex LLC, Parsippany, New Jersey. Filed Dec. 12.

**Reid, Althea,** Mount Vernon. \$7,024 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 11.

**Richards, Dulcie H.,** Mount Vernon. \$10,401 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

**Rivas, Nayely G.,** Yonkers. \$3,481 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Tavarez, Franklin,** Yonkers. \$5,265 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 5.

**Tejeda, Eric,** Yorktown Heights. \$31,668 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 13.

**Teruya, Cristian,** Harrison. \$7,024 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 12.

**Thomas, Tiffany F.,** Larchmont. \$4,637 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

**Thompson, Patricia,** Ossining. \$48,007 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 6.

**Trippedo, Anthony,** Mohegan Lake. \$4,833 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 12.

**Valencia, Filiberto,** White Plains. \$10,459 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**Vonwiegand, Arthur,** Yonkers. \$2,807 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 12.

**Wallace, Jeptha,** Mount Vernon. \$4,585 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 12.

**White, Scotto,** Yonkers. \$3,441 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 5.

**Wiegand, Arthur V.,** Yonkers. \$13,470 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 5.

**Williams, Darlene R.,** Croton-on-Hudson. \$3,699 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

**Wilson, Odissa A.,** Mount Vernon. \$4,411 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 12.

**Zarate, Edward,** Valhalla. \$5,676 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 12.

**Zuccarelli, Vincent M,** Tuckahoe. \$14,709 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 12.

**Zuccarelli, Vincent M,** Tuckahoe. \$6,961 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 12.

## LIS PENDENS

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

**Doe, Taquilaa,** as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$765,000 affecting property located at 11 Deerhaunt Drive, Croton-on-Hudson. Filed Nov. 27.

**Bozzone, Donna, Trust,** as owner. Filed by Mortgage Electronic Registration. Action: Foreclosure of a mortgage in the principal amount of \$284,000 affecting property located at 60 Soundview Ave., White Plains. Filed Dec. 3.

**NCB-Minor,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$505,000 affecting property located at 69 Skymeadow Place, Greenburgh. Filed Dec. 10.

**Bankhead, Sharon D.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$514,000 affecting property located at 110 Saratoga Ave., Yonkers. Filed Dec. 4.

**Irizarry, Juan A.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 1 George St., White Plains. Filed Nov. 26.

**Capital One NA,** as owner. Filed by Woods III in Westchester Homeowners Association Inc. Action: Foreclosure of a mortgage in the principal amount of \$13,000 affecting property located at 22 Bleakley Drive, Peekskill. Filed Dec. 11.

**Rinaldi, Maria,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 330 Harrison Ave., Harrison. Filed Nov. 25.

**Riddett, Robert R.,** estate, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$517,000 affecting property located at 1207 Saw Mill River Road, Yonkers. Filed Nov. 25.

**Prospero, Joseph,** Trust, as owner. Filed by Sunbelt Rentals Inc. Action: Foreclosure of a mortgage in the principal amount of \$38,000 affecting property located at 1120 Knollwood Road, Greenburgh. Filed Nov. 25.

**Mundy Lane Townhouse Condominium Board Manager,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 305 Mundy Lane, Mount Vernon. Filed Nov. 26.

**O'Keefe, Joyce,** executor, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$296,000 affecting property located at 3 Field Place, Cortlandt. Filed Nov. 26.

**Williams, Richard G.,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 1731 Maple Ave., Peekskill. Filed Nov. 26.

**Medina, Salvador,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$123,000 affecting property located at 15 Allard Ave., New Rochelle. Filed Nov. 26.

**Alongi, Marlene,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$690,000 affecting property located at 42 Edgewood Ave., Yonkers. Filed Nov. 26.

**Young, Amy M.D.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 23 Ann St., Ossining. Filed Nov. 27.

## MECHANIC'S LIENS

**110 Webster Avenue Corp.,** Yonkers. \$1,000 in favor of Hilevel Pest Services Corp., New York. Filed Dec. 9.

**112 Webster Avenue Corp.,** Yonkers. \$1,000 in favor of Hilevel Pest Services Corp., New York. Filed Dec. 9.

**155-157 Crescent Corp.,** Yonkers. \$3,715 in favor of No Bug Pest Control Inc., East Meadows. Filed Dec. 11.

**30 Broad Development LLC,** Rye. \$239,320 in favor of Daikin Applied Americas Inc. Filed Dec. 16.

**Allstate Acquisitions LLC,** New Rochelle. \$576,983 in favor of Two Brothers Mattmax Inc., Manalapan, New Jersey. Filed Dec. 12.

**Bustamante Alexis,** Yonkers. \$15,000 in favor of Valencia Teodoro, New Rochelle. Filed Dec. 17.

**Cliff Owners Corp.,** Yonkers. \$5,498 in favor of No Bug Pest Control Inc., East Meadows. Filed Dec. 11.

**Gojka, Ching Yue,** Scarsdale. \$168,285 in favor of Nail Stone Contracting Inc., White Plains. Filed Dec. 9.

**St. Vito & Most Holy Trinity,** Mamaroneck. \$2,673 in favor of Continental Lighting Corp., Flora. Filed Dec. 3.

**Teuscher, Enrique,** New Rochelle. \$11,947 in favor of Greentech Renewables, Ronkonkoma. Filed Dec. 4.

## NEW BUSINESSES

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

## Sole Proprietorships

**Cury Studios,** 21 Ganung Drive, Ossining 10562. c/o. Filed Dec. 17.

**Dawn Chan,** 1872 Pleasantville Road, Briarcliff Manor 10510. c/o Dawn Chan. Filed Dec. 13.

**Dennis Lee Photography,** 23 Lake Path, South Salem 10590. c/o Dennis Lee. Filed Dec. 10.

**Dennis Scanlan Excavation,** 11 Baylor Circle, White Plains 10605. c/o Dennis Scanlan. Filed Dec. 13.

**DG Welding Service**, 29 N. Water St., Ossining 10562. c/o Diego S. Nalerio Alves. Filed Dec. 6.

**Doing It Right Music Analytics**, 7 Nassau Road, Larchmont 10538. c/o John Sloncker. Filed Dec. 12.

**Elevate2innovate**, 225 W. Second St., Mount Vernon 10550. c/o Willy Valentin. Filed Dec. 13.

**Excel Management & Psychotherapy**, 106 Alexander Ave., White Plains 10606. c/o Damien Alexander William. Filed Dec. 10.

**GNM Bookkeeping**, 35 Briar Lane Crompond 10517. c/o Rovena Prenga. Filed Dec. 6.

**Greaves Consulting Services**, 117 Pelhamdale Ave., Mount Vernon 10553. c/o Darrin Greaves. Filed Dec. 13.

**Greene Lightning Electric**, 10 Lecount Place Pl New Rochelle 10801. c/o Tiffany Cherry. Filed Dec. 10.

**Imagination Station Playhouse**, 59 Pleasant St., New Rochelle 10801. c/o. Filed Dec. 6.

**Jackie Brunell Physical Therapy**, 3506 James St., Shrub Oak 10588. c/o Jacqueline Brunell. Filed Dec. 16.

**Kerri Valentine**, 8 Somerston Road, Yorktown Height 10598. c/o Kerri Valentine. Filed Dec. 13.

**Krazee Satisfaction**, 1 Saint Pauls, Mount Vernon 10550. c/o Brian C. Hughes. Filed Dec. 9.

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

**Law Office of Wayne H. Spector**, 360 Hamilton Ave., White Plains 10601. c/o. Filed Dec. 17.

## HUDSON VALLEY

### BUILDING LOANS

### Above \$1 million

**12 Buckman LLC**, as owner. Lender: Broadview Capital LLC. Property: 12 Buckman Place, Monsey. Amount: \$1.2 million. Filed Nov. 19.

**124 Fairview Avenue LLC**, as owner. Lender: Accolend LLC. Property: 124 Fairview Ave., Spring Valley. Amount: \$1.3 million. Filed Dec. 2.

**564 W. Central Avenue LLC**, as owner. Lender: Northeast Community Bank. Property: 564 W. Central Ave., Monsey. Amount: \$3.6 million. Filed Nov. 26.

**Mirbeau of Beacon LLC**, as owner. Lender: M&T Bank. Property: in Beacon. Amount: \$45.5 million. Filed Nov. 19.

**TD Bank**, as owner. Lender: Goshen Turnpike Business Park LLC. Property: in Bloomingburg. Amount: \$7.1 million. Filed Nov. 29.

**Whiteman, Aaron and Virginia E. Slattery**, as owner. Lender: Homestead Funding Corp. Property: in Beacon. Amount: \$1.2 million. Filed Nov. 18.

**Yale Holdings New York LLC**, as owner. Lender: 6 Yale Funding LP. Property: 6 Yale Drive, Spring Valley. Amount: \$1.5 million. Filed Dec. 2.

### Below \$1 million

**10 De Clark Place LLC**, as owner. Lender: Northeast Community Bank. Property: 10 deClark Place, Nanuet. Amount: \$234,800. Filed Nov. 22.

**Gold Score Properties Inc.**, as owner. Lender: Kiavi Funding Inc. Property: in Poughkeepsie. Amount: \$347,000. Filed Nov. 20.

**Mountainview Equities LLC**, as owner. Lender: Loan Funder LLC Series 88012. Property: 56 Mountainview Ave., Nyack. Amount: \$95,500. Filed Nov. 29.

**Primelending**, as owner. Lender: Judith Aguilar Darlena Medina and Alejandra M. Medina Contreras. Property: in Newburgh. Amount: \$309,000. Filed Nov. 27.

**Walden Savings Bank**, as owner. Lender: Austin D. Zedziniak and Daria C. Pawlowski. Property: in Minisink. Amount: \$354,302. Filed Nov. 29.

**Walden Savings Bank**, as owner. Lender: Faith Rose Evelyn Drouin, et al. Property: in Newburgh. Amount: \$369,080. Filed Nov. 27.

**Weller, Yechezkel and Susan Weller**, as owner. Lender: Cardinal Financial Company LP. Property: 6 Sophia St., Monsey. Amount: \$802,650. Filed Nov. 27.

**Y&L Developments LLC**, as owner. Lender: RFIF 7 LLC. Property: 12 N. Church St., Goshen. Amount: \$500,000. Filed Nov. 26.

### DEEDS

### Above \$1 million

**541 539 Main Street LLC**, Monroe. Seller: Y&R Properties LLC, Poughkeepsie. Property: 541 Main St., Poughkeepsie. Amount: \$1.5 million. Filed Nov. 29.

**Zenelaj, Agron and Sahitaj, Vjollca**, Newnan, Georgia. Seller: Fernando Carvalho and Perpetua Carvalho Living Trust, et al, Congers. Property: 18 Waters Edge, Congers. Amount: \$1.1 million. Filed Dec. 12.

### Below \$1 million

**3387 Route 343 LLC**, Coconut Creek, Florida. Seller: Gregory Haymann, Amenia. Property: in Amenia. Amount: \$695,000. Filed Dec. 4.

**5 Camp Hill LLC**, Pomona. Seller: Gregory and Wayne Roman, Pomona. Property: 5 Camp Hill Road, Pomona. Amount: \$385,000. Filed Dec. 13.

**52 Second Avenue LLC**, Highland Mills. Seller: Deutsche Bank National Trust Company Trust, et al, Salt Lake City, Utah. Property: 52 Second Ave., Nanuet. Amount: \$800,000. Filed Dec. 13.

**76 Camp Hill LLC**, Spring Valley. Seller: Marguerite Marie Johnson, Montclair, New Jersey. Property: in Poughkeepsie. Amount: \$350,000. Filed Nov. 29.

**Aleman, Cindy M.**, Nanuet. Seller: US Bank NA, et al, Dallas, Texas. Property: 88 Roosevelt Drive, West Haverstraw. Amount: \$389,000. Filed Dec. 13.

**BSD Equities New York LLC**, Monroe. Seller: Derek Gerard Owens, White Plains. Property: in Poughkeepsie. Amount: \$270,000. Filed Dec. 2.

**Castaldo Holdings Inc.**, Poughkeepsie. Seller: Linda Aiello, Hyde Park. Property: 62 Holt Road, Hyde Park. Amount: \$304,000. Filed Dec. 5.

**Chestnut Pascack 30 LLC**, Nanuet. Seller: Daniel T. and Geri L. Duffy, Chestnut Ridge. Property: 32 Wilshire Drive, Chestnut Ridge. Amount: \$800,000. Filed Dec. 12.

**Christie, Shavar, et al**, Mount Vernon. Seller: 39 Underhill 120 LLC, Pomona. Property: 39 Underhill Drive, Pomona. Amount: \$507,500. Filed Dec. 3.

**CMJS Business LLC**, Highland Mills. Seller: Michael G. Gerth III Trust, Potsdam. Property: in Hyde Park. Amount: \$240,000. Filed Dec. 3.

**Cuevas, Ricardo**, Peekskill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3544 Bennington Drive, Unit 95, Fishkill. Amount: \$726,000. Filed Dec. 4.

**De Ronde LLC**, Monsey. Seller: Malamud Legacy Trust, Monsey. Property: 7 Deronde Road, Monsey. Amount: \$999,000. Filed Dec. 5.

**Deal House Capital Fund II LLC**, New Rochelle. Seller: Harrison Lacey, Poughkeepsie. Property: in Poughkeepsie. Amount: \$195,000. Filed Nov. 29.

**Dover House LLC**, Spring Valley. Seller: Tyrone Brown-referee, Yonkers. Property: 38 Dover Terrace, Monsey. Amount: \$901,000. Filed Dec. 9.

**Haverstraw Ventures IV LLC**, Monsey. Seller: County Rockland Rentals LLC, Nanuet. Property: 10 Edgar St., Haverstraw. Amount: \$285,000. Filed Nov. 27.

**Hershkowitz, Abraham**, Spring Valley. Seller: 21 Van Gogh Lane LLC, Brooklyn. Property: 21 Van Gogh Lane, Airmont. Amount: \$710,000. Filed Dec. 11.

**Hoffman, Harry**, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 15 Heritage Lane, Monsey. Amount: \$999,000. Filed Nov. 27.

**Hudson Valley House Buyers LLC**, Poughkeepsie. Seller: Patricia Capolino, Poughkeepsie. Property: in Poughkeepsie. Amount: \$525,000. Filed Dec. 5.

**Isidoro, Angel D and Cristina S. Martinez**, Rosedale. Seller: St. Joseph Group LLC, New City. Property: 147 Strawtown Road, New City. Amount: \$750,000. Filed Dec. 10.

**JDF Homes LLC**, Nyack. Seller: Estate of Lia Wanamaker, Valley Cottage. Property: 6 Reina Court, Valley Cottage. Amount: \$187,500. Filed Dec. 12.

**K2east LLC**, Brooklyn. Seller: Francois Rubens, Spring Valley. Property: 9 E. Hickory St., Spring Valley. Amount: \$770,000. Filed Dec. 11.

**Kaff, Moshe and Frimie Kaff**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 1 Heritage Lane, Monsey. Amount: \$924,000. Filed Dec. 2.

**Kiernan, Brian**, Salt Point. Seller: Anapat Properties LLC, Millbrook. Property: 7781-3783 Route 44, Millbrook. Amount: \$725,000. Filed Dec. 4.

**Koidesh LLC**, Brooklyn. Seller: Rockland New York Equities LLC, Spring Valley. Property: 16 Taft Lane, New Square. Amount: \$900,000. Filed Dec. 4.

**Louis, Sherlie**, Nanuet. Seller: CRL Properties LLC, Monsey. Property: 22 Old Mill Road, West Nyack. Amount: \$595,000. Filed Dec. 6.

**Lucero, Jayron S., et al**, Spring Valley. Seller: M&T Bank, Getzville. Property: 69 Zariello Lane, West Haverstraw. Amount: \$390,000. Filed Dec. 4.

**Markowitz, Jacob**, Brooklyn. Seller: M. Kaufman Realty LLC, Brooklyn. Property: 91 Captain Shankey Drive, Garnerville. Amount: \$580,000. Filed Dec. 11.

**Mazel 101 LLC**, Suffern. Seller: Jay Golland-Referee, New City. Property: 101 Lime Kiln Road, Wesley Hills. Amount: \$620,000. Filed Dec. 10.

### JUDGMENTS

**Andryshak, Thomas**, Florida. \$7,742 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 13.

**Augustin, Richener,** Highland Falls. \$25,926 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 13.

**Balampanis, Anthanasios,** New Windsor. \$2,914 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 6.

**Banks, Pinnock Lamarr,** Harriman. \$3,758 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Dec. 6.

**Bonilla, Carlos Jr.,** New Hampton. \$6,955 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 6.

**Brach, Joel,** Monroe. \$33,002 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 13.

**Brach, Joel,** Monroe. \$35,988 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 13.

**Cargill, Shane,** Middletown. \$912 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 11.

**Castrovinci, Antonio G.,** New Windsor. \$4,330 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 10.

**Cintron, Nelson D.,** New Hampton. \$21,483 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 11.

**Cook, Christopher J.,** New Windsor. \$4,186 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 11.

**Cosgrove, Dylan,** Greenwood Lake. \$1,593 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 12.

**Cuenca, Jesus M. Gallo,** Newburgh. \$3,581 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 6.

**Cunningham, Calvin,** Walden. \$5,059 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 11.

**Davila, Benizia,** Middletown. \$1,021 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 6.

**Deverso, Janet,** Port Jervis. \$8,940 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 5.

**Devito, Patrick,** Walden. \$3,746 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 13.

**Dixon, Torrick L.,** Chester. \$7,070 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 6.

**Dolata, Devin W.,** New Windsor. \$9,197 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 11.

**Elliott, Philip,** Cornwall-on-Hudson. \$4,522 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 13.

**Epps, Deann,** Goshen. \$1,614 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Dec. 6.

**Festinger, Adriana,** Chester. \$2,087 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 6.

**Gaszczak, Gregory,** Greenwood Lake. \$11,734 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 11.

**George, Trevor L.,** Goshen. \$6,460 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 6.

**Giagiakos, Jordan,** Walden. \$3,349 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 10.

**Gill, Monica,** Warwick. \$1,617 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 6.

**Govea, Roberto Morales,** Walden. \$2,499 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 13.

**Haverlan, Kirsten A.,** Walden. \$5,085 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 5.

**Hayes, Valerie,** Middletown. \$5,493 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 11.

**Holliday, Anthony,** Newburgh. \$1,830 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 10.

**Joshua, Tayja,** Middletown. \$3,546 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Dec. 10.

**Lampley, Tracie,** Newburgh. \$9,703 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 10.

**Marshall, Jonathan,** Chester. \$4,575 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 10.

**Mertz, Adele,** Monroe. \$21,059 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 5.

**Mondesir, Amanda R.,** Newburgh. \$12,540 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Dec. 10.

**Murillo, April E.,** New Windsor. \$4,747 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 5.

**Nove, Benjamin,** Monroe. \$7,060 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 12.

**Padgett, Cory S.,** Beacon. \$3,568 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 10.

**Phillips, Ishmael,** Middletown. \$1,038 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 11.

**Platinum Carpentry LLC, et al,** Stamford, Connecticut. \$24,346 in favor of Simply Funding LLC, Chester. Filed Dec. 13.

**Rivera, Luis A Santiago,** Newburgh. \$2,366 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 11.

**Rocha, Juana,** Newburgh. \$10,970 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 12.

**Rodriguez, Genyer Delacruz,** Middletown. \$6,747 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 6.

**Rodriguez, Willow L.,** Middletown. \$4,520 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 6.

**Ross, Robert A.,** Middletown. \$9,375 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 6.

**Rossi, Gina M.,** Middletown. \$22,522 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 6.

**Sawyer, Jerome B.,** Cornwall. \$3,246 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 10.

**Schnitzler, Leah,** Monroe. \$12,406 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 6.

**Sierra, Johnny,** Middletown. \$12,286 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 12.

**Sizee Inc,** Monroe. \$128,931 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Dec. 10.

**Stern, Shmiel,** Monroe. \$129,546 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 10.

**Stevens, Christine,** New Windsor. \$5,329 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 6.

**Stymacks, Jennifer E.,** Florida. \$10,292 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 6.

**Terwilliger, Linda,** Maybrook. \$1,500 in favor of Evergreens Senior Housing LP, Filed Dec. 10.

**Tomaselli, Bernadette,** Pine Island. \$7,043 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 10.

**Vargas, Jennifer,** Otisville. \$2,716 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 9.

**Warner Construction Inc.,** Middletown. \$53,470 in favor of J. Perez Construction Inc., Walden. Filed Dec. 12.

**Weiss, Joel,** Monroe. \$21,160 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 10.

**Weiss, Joel,** Monroe. \$22,259 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 11.

**Wilson, Janaya,** Middletown. \$14,536 in favor of Goldman Sachs Bank USA, New York. Filed Dec. 10.

## MECHANIC'S LIENS

**38 Commerce LLC, as owner,** \$35,000 in favor of Mottys Mechanical Inc. Property: 38 Commerce Drive, Woodbury. Filed Dec. 16.

**38 Grant Street Realty LLC,** as owner. \$1,842 in favor of Minuta Architecture PLLC. Property: 38 Grant St., Walden. Filed Dec. 10.

**Chen, Hui Ling and Jennifer Chen,**

**Cornerstone Family Healthcare,** as owner. \$24,000 in favor of Harvey Bloch Ortiz Bailer Inc., et al. Property: 100 Broadway, Newburgh. Filed Dec. 17.

**Elkay Drive 694 LLC,** as owner. \$20,000 in favor of Mottys Mechanical Inc. Property: 43 Elkay Drive, Chester. Filed Dec. 16.

**Oreilly Auto Enterprises LLC,** as owner. \$4,429 in favor of Central Irrigation Supply Inc. Property: in Crawford. Filed Dec. 9.

## NEW BUSINESSES

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

## Partnerships

**NY Cuban Food Truck,** 16 Bivona Lane, New Windsor 12553. c/o Roberto and Lizzie N. Ramos. Filed Dec. 11.

## Sole Proprietorships

**Anything Goes Candle Co.,** 403 E. Main St., Middletown 10940. c/o Chad Jacob Alcorn. Filed Dec. 13.

**Auto Repair Wilsino,** 54 Watkins Ave., Middletown 10940. c/o Wilson Fernando Murquincho Suquilanda. Filed Dec. 11.

**Circle Abc Contracting,** 12 Snow Drift Lane, Goshen 10924. c/o Anthony John Lista. Filed Dec. 11.

**El Quetzal United FC Soccer Academy,** 5 Park St., Apt. 2B, Brewster 10509. c/o Jose Oswaldo Guerra Cetino. Filed Dec. 6.

**Garcia Realty & Notary Services,** 367 Windsor Hwy., Suite 403, New Windsor 12553. c/o Tanya K. Lakin Garcia. Filed Dec. 13.

**Imagine That,** 108 Harvest Drive, Brewster 10509. c/o Joan E. Santoriello. Filed Nov. 26.

**JED Private Car Service,** 139 Lake Shore Drive West, Carmel 10512. c/o Vivean J. Castillo. Filed Dec. 9.

**JRC Enterprises,** 64 Gardenerstown Road, Newburgh 12550. c/o Jayden Ronel Cook. Filed Dec. 9.

**Oleksandra, Stashkiv,** 6 Gleneida Ave., Apt. B, Carmel 10512. c/o Stashkiv Oleksandra. Filed Dec. 17.

**Proinspect Services,** 492 Bart Bull Road, Middletown 10941. c/o C.G. DiBernardo. Filed Dec. 11.

**Revel Sports Lounge,** 15 Railroad Ave., Middletown 10940. c/o Howard C. Libron. Filed Dec. 13.

**See Your Wings,** 24 Chelsea Ridge Drive, Apt. D, Wappingers Falls 12590 c/o Melissa R. Wood. Filed Dec. 16.

**TYMKIV Transportation,** 171 Gleneida Ridge Road, Carmel 10512. c/o Ihor Tymkiv. Filed Dec. 6.

## BUILDING PERMITS

### Commercial

**Burba, Brendan**, Norwalk, contractor for Rocio Costa Vasquez. Construct foundation for one-story addition at side of single-family residence at 13 Cedar Crest Place, Norwalk. Estimated cost: \$20,000. Filed Nov. 13.

**BW Waypointe LLC**, Norwalk, contractor for BW Waypointe LLC. Perform replacement alterations at 515 West Ave., Norwalk. Estimated cost: \$1,000. Filed Nov. 12.

**DiGiorgi Roofing & Siding Inc.**, Norwalk, contractor for Brian Williams and Lavonne Noel-Williams. Replace four double-hung window inserts at 25 Karen Drive, Norwalk. Estimated cost: \$3,286. Filed Nov. 14.

**Fairfield County Investment Company**, Norwalk, contractor for Fairfield County Investment Company. Perform replacement alterations at 235 Main Ave., Norwalk. Estimated cost: \$10,000. Filed Nov. 14.

**Gunner LLC**, Norwalk, contractor for Victoria Murillo Disney. Remove and replace existing siding with James Hardie Lap siding at 29 Hayes Ave., Norwalk. Estimated cost: \$31,750. Filed Nov. 8.

**IJ Group Oz LLC**, Norwalk, contractor for IJ Group Oz LLC. Perform replacement alterations at 64 Wall St., No. 1, Norwalk. Estimated cost: \$1,000. Filed Nov. 14.

**In 2 Blue Design LLC**, Norwalk, contractor for Rowayton Holdings LLC. Install concrete in-ground pool with spa and auto cover at 6 Range Road, Norwalk. Estimated cost: \$110,000. Filed Nov. 18.

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

**Magna Construction Limited LLC**, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 601 Merritt 7, Norwalk. Estimated cost: \$550,000. Filed Nov. 18.

**Mariani Enterprises**, Norwalk, contractor for Francois A. Morin. Construct a pergola at 12 Little Brook Road, Norwalk. Estimated cost: \$35,000. Filed Nov. 12.

**New England Modulars LLC**, Norwalk, contractor for Stephen Goldblum. Perform replacement alterations at 430 Main Ave., Norwalk. Estimated cost: \$75,000. Filed Nov. 18.

**Ronshagen, Robert A.**, Norwalk, contractor for Mark L. and Melinda D. Vallerie. Strip and reroof 12 Rudolf Lane, Norwalk. Estimated cost: \$11,250. Filed Nov. 14.

**Titan Enterprises Inc.**, Norwalk, contractor for Ernest and Martha Dumas. Replace vinyl siding on main house and garage at 162 Main St., Norwalk. Estimated cost: \$24,000. Filed Nov. 15.

**Trademarc Construction Inc.**, Norwalk, contractor for Suzanne McGraw. Remove existing cedar roof and replace at 133A Rowayton Ave., 1, Norwalk. Estimated cost: \$65,000. Filed Nov. 18.

**Trademarc Construction Inc.**, Norwalk, contractor for Eileen P. Smith. Remove existing cedar roof and replace Unit 2 at 133A Rowayton Ave., 2, Norwalk. Estimated cost: \$65,000. Filed Nov. 18.

**Unlimited Services LLC**, Norwalk, contractor for Wanda Lopez. Perform replacement alterations at 3 Eleanor Lane, Norwalk. Estimated cost: \$16,500. Filed Nov. 13.

### Residential

**Bay Restoration LLC**, Norwalk, contractor for John and Alice Chetta. Perform replacement alterations at 11 Fairview Ave., Norwalk. Estimated cost: \$12,000. Filed Nov. 12.

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Gloria Jaimes. Remove old shingles and install new shingles at 175 New Canaan Ave., Norwalk. Estimated cost: \$11,500. Filed Nov. 14.

**Dziejma, Adam and Margorzata Dziejma**, Norwalk, contractor for Adam and Margorzata Dziejma. Construct rear deck with stairs to grade at 32 Benedict St., Norwalk. Estimated cost: \$15,000. Filed Nov. 13.

**Goncalves, Fabiano**, Norwalk, contractor for Fabiano Goncalves. Construct superstructure for two-story addition at rear of single-family residence at 33 Stonecrop Road North, Norwalk. Estimated cost: \$240,000. Filed Nov. 12.

**JP Carroll Roofing LLC**, Norwalk, contractor for Elizabeth E. McCauley. Replace roof at 55 Fox Run Road, Norwalk. Estimated cost: \$12,449. Filed Nov. 14.

**LA Barnaby & Sons Inc.**, Norwalk, contractor for Elizabeth K. Laverty. Strip and reroof 19 Raymond Terrace, Norwalk. Estimated cost: \$13,145. Filed Nov. 14.

**Loja, Julio**, Norwalk, contractor for Alejandro Arregui Contreras. Tear off roof and install new shingles at 26 Ingalls Ave., Norwalk. Estimated cost: \$18,673. Filed Nov. 14.

**Malloy, Christopher**, Norwalk, contractor for Christopher Malloy. Remodel three bathrooms, kitchen, mudroom and office. Replace vinyl siding, install new windows at 7 Richmond Hill Road, Norwalk. Estimated cost: \$163,000. Filed Nov. 8.

**Rob Home Improvement LLC**, Norwalk, contractor for Nancy Leclerc. Place new cedar siding at 10 Carriage Drive, Norwalk. Estimated cost: \$45,000. Filed Nov. 12.

**Signature Exteriors LLC**, Stamford, contractor for Joseph M. and Jody C. Katz. Install new vinyl siding at 98 Dulan Drive, Stamford. Estimated cost: \$51,982. Filed Nov. 18.

**Signature Exteriors LLC**, Stamford, contractor for Samuel Tessler and Alysia Radak. Replace existing asphalt shingles with all required underalignments and accessories at 160 Vine Road, Stamford. Estimated cost: \$15,520. Filed Nov. 18.

**Socci, Vincent M. and Colleen M. Socci**, Stamford, contractor for Vincent M. Socci and Colleen M. Socci. Add a hot tub to the property at 358 Rocky Rapids Road, Stamford. Estimated cost: \$13,300. Filed Nov. 8.

**Solimine Contracting LLC**, Norwalk, contractor for Kelly Meixner and Nicholas Wilson. Remove wall and install beam, relocate kitchen, create office on first floor, renovate first-floor 1/2 bathroom at 102 Gregory Blvd., Norwalk. Estimated cost: \$173,031. Filed Nov. 12.

**Sotire Jr., Michael T.**, Norwalk, contractor for Michael T. Sotire Jr. Remove existing wood deck and construct rear deck at 71 Walter Ave., Norwalk. Estimated cost: \$12,000. Filed Nov. 14.

**Suciu, Peter and Dina Suciu**, Stamford, contractor for Peter and Dina Suciu. Extend existing sunroom from 219 square feet to 374 square feet, convert second-floor rear bedroom into a walk-in closet for an existing primary bedroom at 28 Terrace Ave., Stamford. Estimated cost: \$105,368. Filed Nov. 27.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Louise Kaminer. Install roof-mounted solar panels and one Tesla energy storage system at 15 Doral Farm Road, Stamford. Estimated cost: \$47,310. Filed Nov. 4.

**Synergy Smart Homes LLC**, Middletown, contractor for Anita Dey. Install rooftop solar panels at 2396 Washington Blvd., Stamford. Estimated cost: \$22,400. Filed Nov. 5.

**Trinity Solar LLC**, Cheshire, contractor for Allison Rutherford and Amara Bruno. Remove and replace roofing with 30 squares of architectural shingles, ice and water barriers and 3/4" plywood at 70 Shelter Rock Road, Stamford. Estimated cost: \$27,559. Filed Nov. 13.

**USGS LLC**, Stamford, contractor for Silsby Hill LLC. Remove existing sunroom and create two-story addition to include on first floor: exercise room, home theater, bedroom with full bathroom; second floor: home office, game room with full bathroom, slide to lower level going from a 5-bedroom, 3.5 bath house to a 6-bedroom, 5.5 bath totalling approximately 2,600 square feet at 446 Taconic Road, Stamford. Estimated cost: \$800,000. Filed Nov. 15.

**Veliz-Paiz, Herbert M. and Lilian Ortiz de Veliz**, Stamford, contractor for Herbert M. Veliz-Paiz and Lilian Ortiz de Veliz. Complete renovation of single-family home at 21 Stephen St., Stamford. Estimated cost: \$100,000. Filed Nov. 14.

**Venture Home Solar LLC**, Southington, contractor for Robert and Linda Rosenthal. Install roof-mounted solar panels at 66 West Trail, Stamford. Estimated cost: \$27,481. Filed Nov. 6.

**Venture Home Solar LLC**, Southington, contractor for Martin and Sylvia Bier. Install roof-mounted solar panels at 42 Coopers Pond Road, Stamford. Estimated cost: \$42,213. Filed Nov. 13.

**Venture Home Solar LLC**, Southington, contractor for Lauren Prince. Remove and reroof 184 Willowbrook Ave., Stamford. Estimated cost: \$17,799. Filed Nov. 15.

**Victory Home Improvement LLC**, Bridgeport, contractor for Lawrence P. and Lorraine F. Palma. Install a 22kw Generac generator and above ground tanks at 42 Tall Oaks Road, Stamford. Estimated cost: \$10,600. Filed Nov. 1.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct new townhouse construction that consists of 6 attached townhouse units, five two-bedroom units and one three-bedroom unit at 210-220 Ursula Place, Stamford. Estimated cost: \$2,219,421. Filed Nov. 25.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct 6 attached townhouses with 5-2-bedroom units and 1-3-bedroom unit at 192-202 Ursula Place, Stamford. Estimated cost: \$2,219,420. Filed Nov. 22.

**Vincent, Provenzano**, Greenwich, contractor for Thomas Conlon. Add second-floor bathroom at 5 Glendale Circle, Stamford. Estimated cost: \$15,000. Filed Nov. 27.

**W.B. Shaw & Associates LLC**, Moodus, contractor for Keith Roe and Elizabeth Eaton Roe. Replace existing sunroom with new prefabricated sunroom. Footprint will not change. All measurements will remain the same. Reuse existing foundation at 65 Windward Lane, Stamford. Estimated cost: \$130,000. Filed Nov. 13.

**Westview Electric LLC**, Guilford, contractor for Sasa Ostojic and Katherine Reeves. Remodel kitchen and replace cabinets at 100 Northhill St., Stamford. Estimated cost: \$21,000. Filed Nov. 20.

**Window King LLC**, Bronx, New York, contractor for Jennifer Page Bramlette. Replace all 37 windows in house with new energy efficient windows at 462 Ocean Drive West, Stamford. Estimated cost: \$37,620. Filed Nov. 6.

**Wojtek Ultimate Construction LLC**, Ridgefield, contractor for E and W LLC. Replace asphalt roof at 122 Brook Run Lane, Stamford. Estimated cost: \$12,600. Filed Nov. 13.

**Zeiss, Paul E. and Kathy A. Zeiss**, Norwalk, contractor for Paul E. and Kathy A. Zeiss. Construct concrete pad for hot tub at 11 Olive Lane., Norwalk. Estimated cost: \$5,000. Filed Nov. 14.



## COURT CASES

### Bridgeport Superior Court

**Manzer, Jonathan,** Stamford. Filed by Sefka Rangelova, Stamford. Plaintiff's attorney: Richard H. Raphael, Westport. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6140151-S. Filed Nov. 13.

**NGM Inc., et al,** Bridgeport. Filed by Michael Thompson, Bridgeport. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff was in the school hallway that was not supervised by the defendants, when a group of students started a fight with the plaintiff. The plaintiff was struck and hit by the group of students causing the plaintiff to sustain painful serious personal injuries. The injuries and damages sustained by the Plaintiff were caused by the negligence and carelessness of the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6140278-S. Filed Nov. 18.

**Old Greenwich Donuts Inc., et al,** Old Greenwich. Filed by Darlene Pickering, New Canaan. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully in the defendants' premises. When entering the restaurant via the rear entrance door, the plaintiff was suddenly and without warning caused to trip and fall to the ground due to the uneven, loose, unsecured, obstructive, dangerous, defective and/or hazardous condition of the floor plates within the threshold, thereby causing the plaintiff to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6140156-S. Filed Nov. 13.

**Trofort, Martha,** Bridgeport. Filed by Patricia Jaumin, Fairfield. Plaintiff's attorney: Halloran & Sage LLP, New Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6140044-S. Filed Nov. 12.

**White, Marlon Omer,** Bridgeport. Filed by Chris C. Shaffer, Pound Ridge. Plaintiff's attorney: The Maddox Law Firm Inc., Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6140333-S. Filed Nov. 19.

### Danbury Superior Court

**Kohler, Leslie,** New Haven. Filed by Kyle Orvis, New Preston. Plaintiff's attorney: Hoekenga & Machado LLC, New Milford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052089-S. Filed Oct. 22.

**Leighton, Kevin,** Newtown. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052235-S. Filed Nov. 5.

**Milgram, Dalton, et al,** Sandy Hook. Filed by Joseph Ruggiero, Hartford. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052002-S. Filed Oct. 11.

**Stavola, Eric Anthony,** Bethel. Filed by Christopher M Dionisio, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052008-S. Filed Oct. 15.

**The Standard Fire Insurance Company, et al,** Hartford. Filed by Christopher Troiano, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide its policy containing provisions for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052083-S. Filed Oct. 21.

### Stamford Superior Court

**Grade A Market of Danbury LLC, et al,** Norwalk. Filed by Mariana Ion, New Britain. Plaintiff's attorney: Nuzzo & Roberts LLC, Cheshire. Action: the plaintiff was lawfully on the premises controlled by the defendant when plaintiff slipped and fell due to an accumulation of water/liquid in the floral department, causing personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070028-S. Filed Nov. 4.

**Seidl, Benjamin, et al,** Poughkeepsie, New York. Filed by Louis Junior, Darien. Plaintiff's attorney: Skiber Michael E. Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070171-S. Filed Nov. 12.

**Sellers, Lillian, et al,** Westport. Filed by Hilda Mercado, Norwalk. Plaintiff's attorney: John Kanca IV, Norwalk. Action: the plaintiff was lawfully upon said premises as a business invitee, walking on the exterior of the premises controlled by the defendant when the plaintiff was caused to slip, trip, and/or fall, causing her to sustain injuries, losses, and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070435-S. Filed Nov. 26.

**Stropparo, Dorothy, et al,** Baltic. Filed by Vanessa Cardinal, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070103-S. Filed Nov. 6.

## DEEDS

### Commercial

**560 North Street LLC,** Greenwich. Seller: John D. Kuhns and Kathryn Kuhns, Greenwich. Property: Lot 1, Map 6159, Greenwich. Amount: \$10. Filed Dec. 4.

**889 Lake LLC,** Greenwich. Seller: 889 Lake House LLC, Greenwich. Property: 889 Lake Ave., Greenwich. Amount: \$N/A. Filed Dec. 6.

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

**Belosic, Alex and Josephine Chekmeyan,** Stamford. Seller: Mayank Desai and Bhargavi Desai, Stamford. Property: 710 Hope St., Unit 1, Stamford. Amount: \$750,000. Filed Dec. 5.

**David Montanari Holdings No. 2 LLC,** Stamford. Seller: Gian Marco Montanari, Stamford. Property: 138 Woodside Green, Unit 4, Stamford. Amount: \$165,000. Filed Dec. 3.

**Dunn, Craig A.,** Stamford. Seller: Ghulam Musthafa, Stamford. Property: 28 Standish Road, Unit 9-A-2, Stamford. Amount: \$231,000. Filed Dec. 6.

**Hamilton Avenue Industrial LLC,** Darien. Seller: TSI Realty LLC, Stamford. Property: 120 Hamilton Ave., Stamford. Amount: \$1. Filed Dec. 5.

**Kings HWY LLC,** Fairfield. Seller: Joseph J. Lagana Builders Inc., Fairfield. Property: 1972-1974 King's Highway East Condominium, Fairfield. Amount: \$1,400,000. Filed Dec. 10.

**Pollio, Joseph and Elizabeth C. Pollio,** New Canaan. Seller: Ruth S. Castillo, Stamford. Property: 143 Crystal Lake Road, Stamford. Amount: \$915,000. Filed Dec. 5.

**Prabhakar, Nandini,** Stamford. Seller: Ranjit Sahni and Chizuko Sawano-Sahni, Rye Brook, New York. Property: 127 Greyrock Place, Unit 504, Stamford. Amount: \$390,000. Filed Dec. 6.

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

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

**The Matthew Wood LLC,** Stamford. Seller: Arben Biberaj and Jamie Biberaj, Stamford. Property: 1 Broad St., Unit 9G, Stamford. Amount: \$699,000. Filed Dec. 5.

**Yang, Xiu Feng,** Jackson, Tennessee. Seller: Kathleen Doherty, Stamford. Property: 62 Weed Hill Ave., Stamford. Amount: \$697,500. Filed Dec. 5.

### Residential

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

**Akhter, Sharmin,** Stamford. Seller: Sergio Orellana and Alida Marina, Zephyrhills, Florida. Property: 142 Lockwood Ave., Stamford. Amount: \$852,000. Filed Dec. 3.

**Aleksa, Jason and Nancy Jean Aleksa,** Fairfield. Seller: Susan Turcotte, Westport. Property: 3701 North St., Fairfield. Amount: \$1,079,000. Filed Dec. 10.

**Anselmo, Toni Ann,** Stamford. Seller: Edmond E. Melfi and Jeanne M. Melfi, Stamford. Property: 61 Seaview Ave., Unit 24, Stamford. Amount: \$470,000. Filed Dec. 4.

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

**Bannon, Thomas and Allison Bannon,** Stamford. Seller: Lance Kreizer and Jane Kreizer, Fairfield. Property: 43 Argonne St., Fairfield. Amount: \$789,000. Filed Dec. 10.

**Belosic, Alex and Josephine Chekmeyan,** Stamford. Seller: Mayank Desai and Bhargavi Desai, Stamford. Property: 710 Hope St., Unit 1, Stamford. Amount: \$750,000. Filed Dec. 5.

**Cartwright, David R.,** Fairfield. Seller: Veralynn De Dominicis, Fairfield. Property: 160 Old Dam Road, Fairfield. Amount: \$1,865,000. Filed Dec. 13.

**Colmenares, Verdi, Miguel Angel and Dayana Lisbeth Berrios Vacquez,** Stamford. Seller: Krystyna Swiderska, Stamford. Property: 44 Maple Tree Ave., Stamford. Amount: \$700,000. Filed Dec. 4.

**D'Angelo, Ligia,** Fairfield. Seller: Christina Ramirez, Fairfield. Property: 1787 Stratfield Road, Fairfield. Amount: \$0. Filed Dec. 9.

**Davis, Matthew and Marc Beuttler,** Greenwich. Seller: Nicole Reynolds, Greenwich. Property: Lot 45, Connecticut Ave., Greenwich. Amount: \$1. Filed Dec. 2.

**Davis, Sean,** North Salem, New York. Seller: Toni L. Rishar, Stamford. Property: 25 Adams Ave., Unit 202, Stamford. Amount: \$475,000. Filed Dec. 2.

**Doherty, Mark and Kathleen Doherty,** Norwalk. Seller: Jeanne L. Zimmer, Fairfield. Property: 1462 Melville Ave., Fairfield. Amount: \$415,000. Filed Dec. 10.

**Dunn, Craig A.,** Stamford. Seller: Ghulam Musthafa, Stamford. Property: 28 Standish Road, Unit 9-A-2, Stamford. Amount: \$231,000. Filed Dec. 6.

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

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

# Legal Records

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

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

**Goldstein, Ayelet** and **Jordan Goldstein**, Stamford. Seller: Shirley Truman-Smith, Stamford. Property: 139 Turner Road, Stamford. Amount: \$1,190,000. Filed Dec. 5.

**Gorton, Stephanie** and **Ingrid Baron**, Tucson, Arizona. Seller: Frederick S. Conklin and Nancy P. Conklin, Tucson, Arizona. Property: 221-223 Millard St., Fairfield. Amount: \$0. Filed Dec. 10.

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

**Jacques, Waylon**, New York, New York. Seller: Yue Deng Ishizuka, Stamford. Property: 876 Stillwater Road, Stamford. Amount: \$936,500. Filed Dec. 3.

**Johnson, Valerie**, Stamford. Seller: Alberto Johnson, Stamford. Property: 53 Prospect St., Unit 400, Stamford. Amount: \$0. Filed Dec. 2.

**Kreitler, William Howard** and **Alexandra Rose Kreitler**, Fairfield. Seller: Gregorio Francisco, Fairfield. Property: 9 Lee Drive, Fairfield. Amount: \$925,000. Filed Dec. 13.

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.  
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Phone: 914-694-3600

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

**Loganathan, Sudan** and **Shelby Blalock**, Fairfield. Seller: John Sebastian Papadopoulos, Fairfield. Property: 221 High Meadow Road, Fairfield. Amount: \$1,299,000. Filed Dec. 12.

**Mariano, Angela** and **Vladimir Mariano**, Fairfield. Seller: Ellen J. Capozzi and Richard A. Miller Jr., Fairfield. Property: 75 Berkeley Road, Fairfield. Amount: \$480,000. Filed Dec. 9.

**Meyerovich, Aleksandr**, Trumbull. Seller: Raymond Joseph Panigutti, Fairfield. Property: 298 Pansy Road, Fairfield. Amount: \$775,000. Filed Dec. 11.

**Minieri, Christina** and **Michael Minieri**, Stamford. Seller: Alexandria Ann Russell, Stamford. Property: 61 Seaview Ave., Unit 16C, Stamford. Amount: \$530,000. Filed Dec. 4.

**Mirkov, Sean** and **Milena Mirkov**, Fairfield. Seller: John Mirkov, Westport. Property: 320 Rakoczy Ave., Fairfield. Amount: \$525,000. Filed Dec. 9.

**Montgomery, Gaye**, Richmond, Virginia. Seller: Debra Bartone. Franklin Lakes, New Jersey. Property: 43 Harbor Drive, Unit 203, Stamford. Amount: \$N/A. Filed Dec. 2.

**Murphy, Jumana** and **David Murphy**, Fairfield. Seller: John Grassi and Marcelle Grassi, Amherst, New York. Property: 9 Marne Ave., Fairfield. Amount: \$575,000. Filed Dec. 12.

**Naclerio, Richard** and **Elisa Naclerio**, Briarcliff Manor, New York. Seller: Francis A. Salem and Ann M. Salem, Stamford. Property: 27 Bartina Lane, Stamford. Amount: \$2,115,000. Filed Dec. 4.

**Okogun, Isi Joan**, Stamford. Seller: Dynamic Real Estate Development of Connecticut LLC, Stamford. Property: 46 Puritan Lane, Stamford. Amount: \$685,000. Filed Dec. 3.

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

**Pagliuco, Robin Elizabeth**, Fairfield. Seller: Robert A. Pagliuco, Fairfield. Property: 60 Pope St., Fairfield. Amount: \$100. Filed Dec. 11.

**Parker, Jared** and **Catherine Morrissey**, New York, New York. Seller: US Bank NA, Salt Lake City, Utah. Property: 421 Sasco Hill Road, Fairfield. Amount: \$10. Filed Dec. 12.

**Pollio, Joseph** and **Elizabeth C. Pollio**, New Canaan. Seller: Ruth S. Castillo, Stamford. Property: 143 Crystal Lake Road, Stamford. Amount: \$915,000. Filed Dec. 5.

**Prabhakar, Nandini**, Stamford. Seller: Ranjit Sahni and Chizuko Sawano-Sahni, Rye Brook, New York. Property: 127 Greyrock Place, Unit 504, Stamford. Amount: \$390,000. Filed Dec. 6.

**Rabinove, Justin** and **Lauren Rabinove**, Fairfield. Seller: Michael A. Laraia and Mikaela M. Laraia, Fairfield. Property: 25 Brookfield Ave., Fairfield. Amount: \$580,000. Filed Dec. 9.

**Rodriguez Garcia, Josue Adalberto** and **Sandra P. Plaza**, Stamford. Seller: Nancy Brookes, Stamford. Property: 346 Glenbrook Road, Stamford. Amount: \$680,000. Filed Dec. 5.

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

**Shea, Samantha Browning** and **Adam Mark Chmielecki**, Fairfield. Seller: Marion Kish, Fairfield. Property: 35 James St., Fairfield. Amount: \$1. Filed Dec. 11.

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

**Sullivan III, John W.** and **Anne M. Sullivan**, Norwalk. Seller: Edward J. Fuhrman and Donna S. Fuhrman, Stamford. Property: 186 Overbrook Drive, Stamford. Amount: \$900,000. Filed Dec. 5.

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

**Velasco, John-Paul** and **Karen Halasan-Velasco**, South Windsor. Seller: Charlotte Bidgood and Christopher Ellinghausen, Southport. Property: 290 Acorn Lane, Southport. Amount: \$1,880,000. Filed Dec. 9.

**Yang, Xiu Feng**, Jackson, Tennessee. Seller: Kathleen Doherty, Stamford. Property: 62 Weed Hill Ave., Stamford. Amount: \$697,500. Filed Dec. 5.

**Zieses, Marshall** and **Debra Zieses**, Old Greenwich. Seller: Gary A. Belmonte, Stamford. Property: 1258 Stillwater Road, Unit 9, Stamford. Amount: \$825,000. Filed Dec. 2.

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

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

## MORTGAGES

**8 Park Holdings LLC**, Stamford, by unreadable. Lender: Stormfield SPV I LLC, 200 Pequot Ave., Southport. Property: 8 Park Ave., Greenwich. Amount: \$2,239,500. Filed Nov. 15.

**80 Otter Rock Drive LLC**, Greenwich, by Alexander Karlan. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floors 2-1, Elgin, Illinois. Property: 80 Otter Rock Drive, Greenwich. Amount: \$19,000,000. Filed Nov. 14.

**Allman, Pamela**, Fairfield, by Andrew L. Wallach. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 954 S. Pine Creek Road, Fairfield. Amount: \$450,000. Filed Nov. 13.

**Antonopoulos, Nick** and **Kristen Antonopoulos**, Stamford, by Ana E. Williams. Lender: M&T Bank., 1 Fountain Plaza, Buffalo, New York. Property: 175 S. Lake Drive, Stamford. Amount: \$1,000,000. Filed Nov. 15.

**BAO Partners LLC**, Fairfield, by N/A. Lender: Loan Funder LLC, Series 86207, 645 Madison Ave., 19th floor, New York, New York. Property: 133 Knapps Highway, Fairfield. Amount: \$244,000. Filed Nov. 12.

**Biagini, Leo**, Greenwich, by Martha C. Chiriboga. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 38 Hidden Brook Road, Riverside. Amount: \$2,000,000. Filed Nov. 12.

**Brauner, Aaron K.**, Walnut Creek, California, by Brooke Cavaliero. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 205 Hope St., Apt. 4, Stamford. Amount: \$368,000. Filed Nov. 13.

**Braunschvig, Benjamin** and **Xiaoni Zhang**, New York, New York, by Tesheena Farquharson. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 5415 Congress St., Fairfield. Amount: \$800,000. Filed Nov. 12.

**Campbell, Falasha**, Stamford, by Jason J. Morytko. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 252 Brion Drive, Fairfield. Amount: \$700,803. Filed Nov. 13.

**Cardillo Jr., Luigi** and **Brenda Cardillo**, Stamford, by John A. Cassone. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 7 Akbar Road, Stamford. Amount: \$960,000. Filed Nov. 12.

**Collen, George W.** and **Helen E. Collen**, Stamford, by Elizabeth L. Grajeda. Lender: First County Bank, 117 Prospect St., Stamford. Property: 48 Kenilworth Drive East, Stamford. Amount: \$60,000. Filed Nov. 14.

**DeSilva, Erin** and **Daniel DeSilva**, New York, New York, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 198 Eastlawn St., Fairfield. Amount: \$850,000. Filed Nov. 12.

**Dosso, Idriss** and **Carla Loum**, Jersey City, New Jersey, by Daniel Pagana. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 147 Cedarwood Road, Stamford. Amount: \$877,500. Filed Nov. 14.

**Doyle, David** and **Breana Doyle**, Stamford, by Aleksandr Y. Troyb. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 51 Eastfield Drive, Fairfield. Amount: \$496,400. Filed Nov. 14.

**Forbes, Abigail**, Norwalk, by Frank J. MacPhail. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 180 Lamplighter Lane, Fairfield. Amount: \$571,500. Filed Nov. 15.

**Foss, Gregory M.** and **Caryn M. Doyle**, Queensbury, New York, by W. Glenn Major. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 428 Erskine Road, Stamford. Amount: \$888,250. Filed Nov. 13.

**Fryer, Robert H.** and **Connie H. Kostacos**, Cos Cob, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 116 Old Stone Bridge Road, Cos Cob. Amount: \$100,000. Filed Nov. 12.

**Fullington, Mary C.**, Stamford, by Irene J. De Jackome. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 73 Harbor Drive, Apt. 415, Stamford. Amount: \$560,000. Filed Nov. 13.

**Gordon, Jonathan** and **Karen Levine**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 216 Little Hill Drive, Stamford. Amount: \$35,000. Filed Nov. 13.

**Harris, Camille**, Stamford, by Cheryl A. Rodriguez. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 167 Knickerbocker Ave., Stamford. Amount: \$275,000. Filed Nov. 12.

**Hill, Sarah A.** and **Andrea Oncioiu**, Fairfield, by Gennaro Bizzarro. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 81 Twin Brooks Lane, Fairfield. Amount: \$720,000. Filed Nov. 14.

**Holland, Mandel E.**, Stamford, by Nicola Corea. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 75 Noble St., Stamford. Amount: \$50,000. Filed Nov. 12.

**Iragorri, Maurice** and **Sara Iragorri**, Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 208 Village Lane, Fairfield. Amount: \$300,000. Filed Nov. 12.

**Jackson, Alexander E.** and **Jane Caldwell Jackson**, Riverside, by Jeremy E. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 49 Byram Drive, Greenwich. Amount: \$7,150,000. Filed Nov. 15.

**Jenkins, Jared** and **Jennifer Jenkins**, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 1055 Stillson Road, Fairfield. Amount: \$119,500. Filed Nov. 13.

**Johnston, Stephen A.** and **Lindsay C. Johnston**, Fairfield, by Leah M. Parisi. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 318 Dunnlea Road, Fairfield. Amount: \$1,050,000. Filed Nov. 14.

**Labella, Luke** and **Maria Shanley**, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 100 Pecksland Road, Greenwich. Amount: \$1,800,000. Filed Nov. 14.

**Lane, David Brandon** and **Casey Ann Lane**, Fairfield, by Gary R. Khachian. Lender: Liberty Bank, 315 Main St., Middletown. Property: 80 Hubbell Lane, Fairfield. Amount: \$870,000. Filed Nov. 14.

**Lechner, Thomas** and **Clare Lechner**, Greenwich, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 40 Sachem Road, Greenwich. Amount: \$1,095,050. Filed Nov. 14.

**Levin, Denys G.** and **Louise Camille Chapman**, Greenwich, by Luz Stella Amaya G. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 545 Cognewaugh Road, Cos Cob. Amount: \$385,300. Filed Nov. 13.

**Liu, Jiaxin** and **Eric Klein**, Stamford, by Joshua F. Gilman. Lender: United Wholesale Mortgage LLC, 585 South Boulevard East, Pontiac, Michigan. Property: 8 Wardwell St., No. 7, Stamford. Amount: \$209,000. Filed Nov. 14.

**Martin, Michael R.** and **Fabiana Monteleone**, Stamford, by Jonathan T. Hoffman. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave, Chicago, Illinois. Property: 71 Ashton Road, Stamford. Amount: \$537,600. Filed Nov. 15.

**McMahon, Ryan** and **Lauren McMahon**, Fairfield, by John J. Bove. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 116 Melin Drive, Fairfield. Amount: \$1,188,000. Filed Nov. 14.

**Meadowcroft LLC**, Greenwich, by Vicki K. Johnson. Lender: Bayport Funding LLC, 98 Cuttermill Road, Suite 424N, Great Neck, New York. Property: 7 Dairy Road, Greenwich. Amount: \$300,000. Filed Nov. 15.

**Miele, Joseph** and **Meghan Miele**, Fairfield, by Rana Rehani. Lender: Daniel Miele and Anne Marie Miele, 5075 Yacht Harbor Circle, Unit 603, Naples, Florida. Property: 9 Ludlowe Court, Fairfield. Amount: \$475,000. Filed Nov. 15.

**Morocho, Manuel, et al**, Greenwich, by Jonathan T. Hoffman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 8 Rockland Place, Greenwich. Amount: \$615,000. Filed Nov. 15.

**Motamedidehkordi, Nassim**, Fairfield, by Andrew L. Wallach. Lender: The Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 206 Country Road, Fairfield. Amount: \$756,000. Filed Nov. 15.

**Old Church Road LLC**, New York, New York, by Sebastian Kuleaza. Lender: Michaud 2020 GST, 300 Bellevue Parkway, Suite 300, Wilmington, Delaware. Property: 1 Old Church Road, Unit 1, Greenwich. Amount: \$2,160,000. Filed Nov. 13.

**Olsen, Jakob** and **Rhonda Hagstedt Olsen**, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 10 Maher Ave., Greenwich. Amount: \$1,993,000. Filed Nov. 13.

**Peralta, Arturo Sebastian**, Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 50 Oak Ridge St., Greenwich. Amount: \$367,500. Filed Nov. 14.

**Remling, Joanne C.**, Stamford, by Lakeyva Spearman. Lender: M&T Bank., 1 Fountain Plaza, Buffalo, New York. Property: 419 Strawberry Hill Ave., Stamford. Amount: \$100,000. Filed Nov. 15.

**Richardson, Tanner C.** and **Colleen A. Richardson**, Stamford, by John J. Lonizos. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 172 Dogwood Court, Stamford. Amount: \$640,000. Filed Nov. 15.

**Salazar Diestra, Hugo**, Stamford, by Eric Diaz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 124 Woodside Ground, Apt. 1C, Stamford. Amount: \$266,000. Filed Nov. 12.

**Saper, Jordan**, Greenwich, by Jeremy E. Kaye. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 158 Clapboard Ridge Road, Greenwich. Amount: \$2,000,000. Filed Nov. 12.

**Seigel, Neil** and **Jennifer Seigel**, Stamford, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 34 Hedge Brook Lane, Stamford. Amount: \$580,445. Filed Nov. 12.

**Shackelford, Sadie** and **Christopher Foley**, Greenwich, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 303 Bruce Park Ave., Greenwich. Amount: \$740,000. Filed Nov. 12.

**Shah, Samit M.** and **Reshma Narula**, Fairfield, by Susannah Vining. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 79 Mayweed Road, Fairfield. Amount: \$1,083,750. Filed Nov. 15.

**Sylva, Jermaine**, Fairfield, by George M. Xyles. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 305 Andrassy Ave., Unit 305, Fairfield. Amount: \$50,000. Filed Nov. 13.

**Tadman, Mark Samuel** and **Shelby Donovan Tadman**, Fairfield, by Neil A. Lippman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 20 and 54 Oxbow Road, Fairfield. Amount: \$692,800. Filed Nov. 14.

**Taro, Nicholas**, Greenwich, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 45 Prospect St., Greenwich. Amount: \$72,932. Filed Nov. 14.

**The Peterson Living Trust**, Greenwich, by Jonathan J. Martin. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 495 Den Lane, Greenwich. Amount: \$800,000. Filed Nov. 13.

**Thomas, Rachel** and **Ross W. Thomas**, Fairfield, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 687 Stillson Road, Fairfield. Amount: \$683,000. Filed Nov. 12.

**Uddin, Mohammed Kamal**, Stamford, by Adam J. Hirsch. Lender: Meadowbrook Financial Mortgage Bankers Corp. 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 73 Liberty St., Apt. 8, Stamford. Amount: \$176,250. Filed Nov. 14.

**Vaccaro, Mary Joan**, Scituate, Rhode Island, by Amanda Burns. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 351 Apt. 505, Greenwich. Amount: \$768,000. Filed Nov. 13.

**Vuppala, Kiran** and **Lina Chitturi**, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 22 Indian Field Road, Greenwich. Amount: \$250,000. Filed Nov. 12.

**Walsh, Daniel B.** and **Jessica A. Walsh**, Fairfield, by Samantha Whyte. Lender: M&T Bank., 1 Fountain Plaza, Buffalo, New York. Property: 74 James St., Fairfield. Amount: \$296,000. Filed Nov. 12.

**Watson, Christopher G.**, Stamford, by Robert J. Yamin. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 51 Schuyler Ave., Apt. 5F, Stamford. Amount: \$285,000. Filed Nov. 13.

**Whitman, Lynn Rich**, Stamford, by Jennifer Lima. Lender: First County Bank, 117 Prospect St., Stamford. Property: 153 Ocean Drive East, Stamford. Amount: \$125,000. Filed Nov. 14.

**Whittley, Weaverton V.**, Fairfield, by Melissa Orozco. Lender: American Eagle Financial Credit Union Inc, 333 E. River Drive, East Hartford. Property: 165 Wynn Wood Drive, Fairfield. Amount: \$300,000. Filed Nov. 15.

**Williamson, Sage A.** and **Charles William Arnold**, New Rochelle, New York, by Michael A. DiSanto. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 14 Tree Top Court, Stamford. Amount: \$400,000. Filed Nov. 14.

## NEW BUSINESSES

**Caring for Transitions Office No. 36122**, 197 Riverbank Drive, Stamford 06903, c/o Siam Star Solutions Inc. Filed Dec. 2.

**Ficoa LLC**, 607 Main Ave., Norwalk 06854, c/o Edison Eduardo Allavaca Jerez. Filed Dec. 2.

**Ma Maison Childcare and Preschool Academy**, 111 W. North St., Stamford 06902, c/o Ma Maison Childcare LLC. Filed Nov. 21.

**Metro Maintenance**, 76 Noble St., Stamford 06902, c/o Metro Maintenance LLC. Filed Dec. 9.

**Moon & Sun Nail Spa Inc.**, 110 Bedford St., Stamford 06901, c/o Lin Xiao Fang. Filed Nov. 5.

**New Hong Kong Chinese Restaurant Inc**, 130 Bay 40th St., Brooklyn, New York 11214, c/o Feng Weifan. Filed Nov. 5.

**Premier Bariatric Surgery**, 2001 W. Main St., Suite 210, Stamford 06902, c/o New York Bariatric Surgery Group PLLC. Filed Nov. 25.

**Residential Services Company**, 112 Hoyt St., Apt. 3C, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

**Revitalyzr**, 95 Morgan St., Apt. 11A, Stamford 06905, c/o Abdullah Pasha. Filed Nov. 18.

**Rickard Group**, 215 Stillwater Ave., No. 409, Stamford 06902, c/o Baptiste Family Investments Inc. Filed Dec. 10.

**Sala Tree Yoga**, 135 Atlantic St., Stamford 06901, c/o Jennifer Irwin. Filed Nov. 20.

**Sanzio's Painting LLC**, 16 Raymond Terrace, Norwalk 06855, c/o Sanzio H. Araujo. Filed Dec. 2.

**St. Camillus Stamford Opco LLC**, 494 Elm St., Stamford 06902, c/o Ark Healthcare and Rehabilitation at St. Camillus. Filed Dec. 3.

**Tacos Cardona LLC**, 50 Fairfield Ave., Stamford 06902, c/o Tacos Cardona LLC. Filed Nov. 22.

**Tacos Cardona**, 50 Fairfield Ave., Stamford 06907, c/o Martin Guerrero. Filed Nov. 7.

**Taqueria Garibaldi LLC**, 83 Atlantic St., Stamford 06901, c/o Taqueria Garibaldi LLC. Filed Dec. 6.

**The Casa Famoso Co.**, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Dec. 3.

**The Law Office of Anthony Febles**, 53 East Ave., Suite 2, Norwalk 06851, c/o Anthony Febles. Filed Dec. 2.

**Toolz Consulting**, 22 Barjune Road, Norwalk 06851, c/o Tulio Renato Nino. Filed Dec. 2.

**XG Consultants Group**, 300 First Stamford Place, Suite 360, Stamford 06902, c/o MBD Consultants LLC. Filed Nov. 25.

# Legal Notices

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

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

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

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

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

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

Notice of Formation of  
R & R CI LLC. Arts. of  
Org. filed with Secy. of  
State of NY (SSNY) on  
12/30/2024. Office  
location: Westchester  
County. Princ. Office  
of LLC: c/o The LLC  
14 St. Eleanorais Lane,  
Tuckahoe, NY 10707.  
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.  
#63737

Name of LLC: Simrose  
Real Estate Holdings  
LLC. Arts. of Org.  
filed NY Sec. of State  
12/20/2024 Princ. off.  
loc.: Westchester Cty.  
Sec. of State designated  
as agent of LLC upon  
whom process against  
it may be served. Sec. of  
State shall mail a copy of  
process to the LLC, c/o  
Simona Rosen;  
Simrose Real Estate  
Holdings LLC, 1975  
Crompond Rd, Cortlandt  
Manor NY 10567, Attn:  
Simona Rosen Purpose:  
Real Estate Services.  
#63738

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, February 06, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-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. 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

D265386, PIN 8LC201, FA Proj , Orange, Rockland Cos., CULVERT REHAB & REPLACEMENTS - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 10.00%

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