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Bill Yousman, Ph.D., a professor of the School of Communication, Media & the Arts at Sacred Heart University in Fairfield. *Photograph by Tracy Deer-Mirek.*

ECONOMIC DEVELOPMENT

Hochul promises much in her State of the State Address

New York's Gov. Kathy Hochul on Jan. 14 delivered her 2025 State of the State Address at the Kitty Carlisle Hart Theatre at the Empire State Plaza in Albany. • **Page 4**

CRIME

Seven indicted, arrested, for allegedly operating Hudson Valley drug ring

A Dutchess County Grand Jury has indicted seven people for allegedly running a narcotics trafficking network that operated in Westchester, Dutchess, Ulster and Orange Counties. • **Page 8**

EVENTS

Citrin Cooperman, Westfair to host 'Women in Power' Jan. 30 at Manhattanville

Citrin Cooperman and the Westfair Business Journal once again invite you to the 2025 "Women in Power" event at 8:30 a.m. Thursday, Jan. 30, at Manhattanville University in Purchase. • **Page 13**

MONDAY

January 20

ISSUE #3

Low Medicaid rates, affordable housing exemptions worry Fairfield residents

BY GARY LARKIN / glarkin@westfairinc.com

State lawmakers listen to top legislative issues at SHU forum.

FAIRFIELD – Issues related to affordable housing, Medicaid reimbursement rates to healthcare facilities, mixed-use developments, and state spending are high on Fairfield and Easton residents' minds for this year's state legislative session.

"It will be a tough budget year," state Sen. Tony Hwang of Fairfield and Easton told the audience at Sacred Heart University's Martire Center on Thursday, Jan. 9. "This budget is going to be particular difficult. I say that because we are no longer going to have the federal supplemental ARPA (American Rescue Plan Act) money, which has been a real asset."

Hwang, the ranking Republican member on the Senate Aging and Bonding committees, was joined by state Rep. Jennifer Leeper, chair of the House Education Committee; state Rep. Cristin McCarthy-Vahey, chair of the House Public Health Committee; and state Rep. Sarah Keitt, vice chair of the House Commerce Committee.

Affordable housing and Section 8-30(g)

"In Fairfield, we just applied for an 8-30(g) moratorium and now we have a 90-day open comment period," Leeper said. "It's a huge victory for our community. Developers can continue to put forward applications during these 90 days although I think we should put in an amendment

to put in a freeze (on all affordable housing units) during this 90-day period."

Under that affordable housing law, developers are allowed to bypass local zoning regulations and build affordable housing projects, potentially leading to concerns about the impact on existing neighborhood.

However, Section 8-30(g) allows municipalities to apply for a temporary moratorium on affordable housing developments. If granted by the state, the four-year moratorium allows a municipality to exempt itself from most affordable housing developments. A municipality may want to file for such an exemption from the affordable housing act to gain control over the pace and type of affordable housing development within their borders.

Under Section 8, states and local governments can determine eligibility for affordable housing. Commonly, households earning 80% of the Area Median Income (AMI) is the threshold for eligibility. In Connecticut, 80% of AMI is the threshold.

Every year, the U.S. Department of Housing & Urban Development (HUD) calculates and publishes the AMI for every geographic region in the country using data from the U.S. Census.

Currently, those thresholds are:

- Low-income households earn less than 80% of AMI
- Very low-income households earn less than 50% of AMI
- Extremely low-income households earn less than 30% of AMI.

In addition to affordable housing, the overall housing stock continues to be quite scarce.

"We will need to keep talking about housing," McCarthy-Vahey said. "It is a crisis. Homelessness is on the rise."

The longtime state representative described her experience at a recent open house.

"The Realtor who was showing the house for \$1.2 million told me there were 45 single-family units on the market in Fairfield. And normally there, at this time, there are 600-plus. That in Easton there were only four single-family homes for sale. We just do not have supply."

Medicaid reimbursement in CT

Healthcare facilities, including hospitals, nursing homes, and nonprofits aiding the poor are losing money due to a very low Medicaid reimbursement rate. According to data from the state of Connecticut, in 2021, Medicaid paid 71.62% of nursing home costs in Connecticut and in 2022 hospitals were 62 cents on the dollar for treating Medicaid patients.

"I am really concerned that absolutely we have to increase our Medicaid reimbursement," said Keitt, who sits on the Human Service and Public Health and Children committees. "I think we rank like 48th in the country. It not only affects those in the state that are on Medicaid, like children on Husky and our disabled adults and pregnant women, but it affects all of us because we lose providers."

Edith Boyle, CEO of the community behavioral health services nonprofit Life Bridge Services in Bridgeport, believes state bureaucrats don't understand the effect lower Medicaid rate reimbursement has on their services.

"In Bridgeport, our children and adults and families, and in Fairfield we serve a lot of seniors who have Medicare but have Medicaid as a secondary," Boyle said. "But the one thing in common is 83% of the people that we serve are Medicaid-eligible."

"I want to say how disheartening it was to see the recent study by DSS (Department of Social Services) touting how cost-efficient our Medicaid program is. I really equate that to walking into a home of some of these (poor) families in Bridgeport and giving them accolades for being cost-efficient."

She believes the lack of funds is causing her organization to lose talented therapists and counselors because Boyle can no longer afford to keep them. "We can't compete with salary because it's a joke what we pay compared to hospitals and private practices," she said.

And then, the clincher for the services firm that serves about 2,000 patients per year.

After being in business for 175 years, Boyle announced she received their first going concern notice in their audit this year. "That means there is a concern that we may not be open in two years if things don't change," she said.

Hwang explained how he reached out to Gov. Ned Lamont about the problem.

"When I spoke to Gov. Lamont last year, I told him if you were going to tie healthcare cost containment to Medicaid rate based upon our benchmarking you are woefully off the mark because those rates are absolutely unsustainable," the senator said. "You are punishing the patients themselves and also the providers – if they have a freedom of choice – and the quality of care."



State Sen. Tony Hwang addresses the audience during the Fairfield and Easton Legislative Forum at Sacred Heart University on Jan. 9. From left are, state Reps. Jennifer Leeper, Cristin McCarthy-Vahey, and Sarah Keitt. Photo by Gary Larkin

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CNN Wire: Ex-WWE CEO McMahon settles SEC charges over undisclosed settlements

BY JOHN TOWFIGHI, CNN

Payments allegedly made to women on behalf of wrestling tycoon at center of probe.

Stamford's Vince McMahon agreed to pay \$1.7 million to settle Securities and Exchange Commission charges over settlements he made on behalf of himself and World Wrestling Entertainment without properly disclosing them to the company's board of directors, the SEC announced Friday.

McMahon, the former chief executive of Stamford-based WWE, made two settlement payments to women in 2019 and 2022 on behalf of himself and WWE without properly disclosing them to the WWE board of directors, legal department or accountants, the SEC said.

The undisclosed settlement payments caused issues with WWE's financial accounting and disclosures, the SEC added. WWE is owned currently by TKO Group Holdings, a company that went public in 2023.

Without admitting or denying the SEC's findings of wrongdoing, McMahon agreed to pay a \$400,000 civil penalty in addition to reimbursing the WWE just over \$1.3 million, according to the SEC.

In one of the undisclosed settlements, McMahon paid a former employee \$3 million for her to agree not to disclose her relationship with McMahon or make claims against him or the WWE, the SEC said. In the other undisclosed settlement, McMahon paid an independent contractor \$7.5 million for her not to disclose allegations against McMahon, the SEC said.

Because McMahon did not disclose the settlements with the company, it

overstated net income in 2018 by about 8% and net income in 2021 by about 1.7%, according to the SEC.

"Doing so circumvented WWE's system of internal accounting controls and caused material misstatements in WWE's 2018 and 2021 financial statements," the SEC said. WWE re-issued its financial statements in August 2022 after

learning of McMahon's settlement agreements.

"There was never anything more to this than minor accounting errors with regard to some personal payments that I made several years ago while I was CEO of WWE," McMahon said in a statement. "I'm thrilled that I can now put all this behind me."

WWE and TKO Group Holdings did not respond to CNN's request for comment.

"Company executives cannot enter into material agreements on behalf of the company they serve and withhold that information from the company's control functions and auditor," Thomas P. Smith Jr., the associate regional director in the SEC's New York Regional Office said in the agency's press release.

McMahon has been embattled in recent years with allegations of sexual misconduct. In October, McMahon and his wife Linda, who is president-elect Donald Trump's pick for Education Secretary, were named in a lawsuit alleging the McMahon's knowingly enabled the sexual abuse of children by a WWE employee in the 1980s.

Laura Brevetti, an attorney for Lin-



Vince McMahon, the embattled former CEO of WWE, settled SEC charges over undisclosed settlements he made to women in 2019 and 2022. *CNN Photo*

da McMahon, called the allegations false.

"This civil lawsuit based upon thirty-plus year-old allegations is filled with scurrilous lies, exaggerations and misrepresentations regarding Linda McMahon," Brevetti said. "Ms. McMahon will vigorously defend against this baseless lawsuit and without doubt ultimately succeed."

Jessica Rosenberg, an attorney for Vince McMahon, did not respond to CNN's request for comment for this story. Rosenberg said in a previous statement that the lawsuit's allegations are false.

The Wall Street Journal previously reported in 2022 McMahon had paid more than \$12 million to four women to cover up "allegations of sexual misconduct and infidelity."

In 2022, McMahon stepped down as

CEO of WWE and the following year paid a multimillion-dollar settlement to Rita Chatterton, a former employee and referee, who accused McMahon of raping her in 1986. McMahon returned to WWE's board in January 2023.

"Mr. McMahon denies and always has denied raping Ms. Chatterton. And he settled the case solely to avoid the cost of litigation," Jerry McDevitt, a lawyer for McMahon, told the Journal at the time.

In January 2024, McMahon stepped down as chairman of TKO, WWE's parent company, following allegations of sexual assault and trafficking. McMahon has denied the allegations.

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Hochul promises much in her State of the State Address

BY PETER KATZ / pkatz@westfairinc.com

New York's Gov. Kathy Hochul on Jan. 14 delivered her 2025 State of the State Address at the Kitty Carlisle Hart Theatre at the Empire State Plaza in Albany. As expected, Hochul called for improvements to Metro-North service in the Hudson Valley including upgrading of stations and reducing commuting times between Manhattan and Poughkeepsie. She also touched on dozens of other proposals including cutting taxes for more than 8.3 million middle class New Yorkers, putting more police on New York City's subways and cracking down on investment firms that buy up single-family houses and drive up the prices.

She proposed offering free SUNY and CUNY Community College tuition for adult students who are pursuing in-demand careers.

Hochul said, "Our future depends on the ability of every family to afford the essentials of life, and our ability to protect the safety and security of our residents. But we will not achieve these goals without a fight. So my commitment to every New Yorker is this: Your family is my fight. That has been the inspiration and impetus for everything we have done for the last three years."

Hochul said that she knows New Yorkers are struggling with inflation and sky-high rents and wages that don't keep up with their needs.

"A state of the state address can be full of flowery rhetoric and still fail to address the needs of the people. I believe it needs to be much more than just lofty words," Hochul said. "It should be a concrete blueprint that will deliver actual results that the people will feel. That's what New Yorkers expect and that is what you will see today: a bold, actionable plan for 2025 that addresses affordability and public safety head on."

She called for a sweeping middle-class income tax cut benefitting 8.3 million taxpayers making less than \$323,000. She pointed out that the inflation sales tax refund she has already proposed would give \$300 to individuals and \$500 to families.

She called for tripling the maximum child care tax benefit to \$1,000 for babies and children up to the age of four and in 2026 boosting the credit

for school-age children to \$500.

She said she wants to partner with the legislature and find a way to provide universal childcare and Hochul proposed spending \$110 million to build new child care centers and renovate existing ones.

Hochul also said she wants to see that every child gets free breakfast and free lunch at school so children who are in need will be spared the embarrassment and the stigma of standing out among their classmates.

Hochul said that New York "must be livable and safe. My fight for your family also means that New

Yorkers feel secure on the streets, on our subways, and in our communities."

"We cannot allow our subway to be a rolling homeless shelter. We've already invested \$1 billion dollars into reforming our mental health system, more support than any time in New York history. As part of this investment, dedicated teams work day and night to help get the severely ill and homeless off our subways and into supportive housing. But we know it's not enough. Our laws must be even stronger. And that's why I'm willing to stand up and say we need to expand involuntary commitment into a hospital to include someone who does not possess the mental capacity to care for themselves such as refusing help with the basics: clothing, food, shelter, medical care."

Hochul called for judges statewide to use their power to stop the cycle of offenders being released over and over without consequences only to commit crimes again.

Hochul announced an initiative to "build new playgrounds and create hundreds of thousands of new opportunities for kids to join music and drama clubs, youth volunteer organizations, and sports teams. These activities are transformative."

Hochul said that she wants the state to commit an additional \$100 million on top of the \$650 million already spent on building or preserving housing units. The additional money would be used to build starter homes and provide down payment assistance to first-time homebuyers.



Hochul flanked by giant video screens at Hart Theatre.

"Our future depends on the ability of every family to afford the essentials of life, and our ability to protect the safety and security of our residents. But we will not achieve these goals without a fight. So my commitment to every New Yorker is this: Your family is my fight."

— Governor Kathy Hochul

Hochul announced a plan to block private equity companies that often buy numerous houses as investments, reducing inventory, driving up prices and preventing families from being able to afford home ownership.

"New York is going to do something that no other state in the nation has done and ban private equity companies from bidding on properties the first 75 days that they're on the market," Hochul said. "That's how we ensure single- and two-family homes remain available for the families they were built for. And that's how we make homeownership possible for more New Yorkers. We'll also ban price fixing software that inflates rents and costs tenants nationally \$3.8 billion a year."

Hochul said that people need look no further than the deadly fires in Los Angeles for a reminder of how fragile our world is and what the future will hold if we sacrifice mother nature on the altar of profit.

"Our hearts go out to everyone in California who has lost homes and lost loved ones," Hochul said. "I'm grateful for the firefighters who worked 24-hour shifts to defend their communities from walls of fire. And I'm really proud of the New York National Guardsmen who have been deployed to assist in California. I know you'll join me in saying a silent prayer for their safety and all those afflicted by this horrific tragedy. In the last few years we've experienced record heat, droughts, floods, tornadoes, blizzards, hurricanes. My fight for your family also means preventing these catastrophes from becoming our new normal. For we are truly the first generation to experience the effects of climate change and we are the last generation who can do anything about it."

Hochul called for a new \$1 billion investment to support New York's transition to a zero emission economy, saying that every other state should follow New York's lead.



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70 Gedney Way, White Plains, NY

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Westchester single-family home prices up 8.9% in 2024

BY PETER KATZ / pkatz@westfairinc.com

WESTCHESTER, PUTNAM & DUTCHESS Market Report

FULL YEAR 2024



Houlihan Lawrence Full Year 2024 Report cover

The residential real estate market was quite active in 2024 in Westchester, Putnam, Dutchess and parts of Connecticut, especially in the luxury sectors, according to data from the real estate brokerage firm Houlihan Lawrence.

Westchester County saw a 28% increase in home sales in the luxury market that begins at \$2 million, while Putnam and Dutchess Counties saw a 66% jump in sales over \$1 million, which is the floor for their luxury homes. Greenwich experienced a 14% rise in sales above \$3 million, which is where the Greenwich luxury market begins. In Darien, although sales in the luxury sector of over \$2 million decreased by 17%, the median sale price rose by 26%. Rowayton saw a 53% surge in sales and New Canaan's luxury market grew by 13% in homes sold.

Throughout 2024, the supply-to-demand ratio remained exceptionally high across many price points, according to Houlihan Lawrence's Full Year 2024 report.

"As we close out 2024, we are inspired by the overwhelming demand from buyers eager to settle into the vibrant markets we serve north of New York City. This year has been marked by significant market dynamics that underscore the enduring appeal and resilience of our region's real estate," said Liz Nunan, Houlihan Lawrence's president and CEO. "Looking ahead to 2025, the outlook remains positive, with home sales and prices expected to

grow at a more sustainable pace. Moderating mortgage rates may help create a more balanced market environment, potentially easing conditions for buyers while still providing opportunities for sellers."

The average price for a single-family home in

Westchester was up 8.9% from 2023 to 2024, rising to \$1,255,584 from \$1,153,365. In the fourth quarter of the year, there were 1,032 single-family homes sold compared with 967 in the fourth quarter of 2023. For the entire year 2024, there were 4,422 single-family homes sold compared with 4,490 in 2023.

The Westchester condominium market saw 1,200 units change hands in 2024, up 9% from the 1,101 sales in 2023. The average selling price was \$624,161, up 6.9% from 2023's \$584,052.

In Westchester there were 1,503 co-ops sold in 2024, a 13.7% drop from the 1,741 sold in 2023. The average selling price was \$248,261, up 6.8% from last year's \$232,424.

In Dutchess County, 2024 saw 2,016 single-family homes change hands. That was down 8.7% from the 2,207 sales in 2023. The average sale price was \$593,175, up 21.1% from the \$489,565 recorded in 2023.

There were 276 condos sold in Dutchess during 2024, down 5.8% from the 295 that were sold in 2023. The average sale price went up by 9.5% from \$326,935 in 2023 to \$357,945 in 2023.

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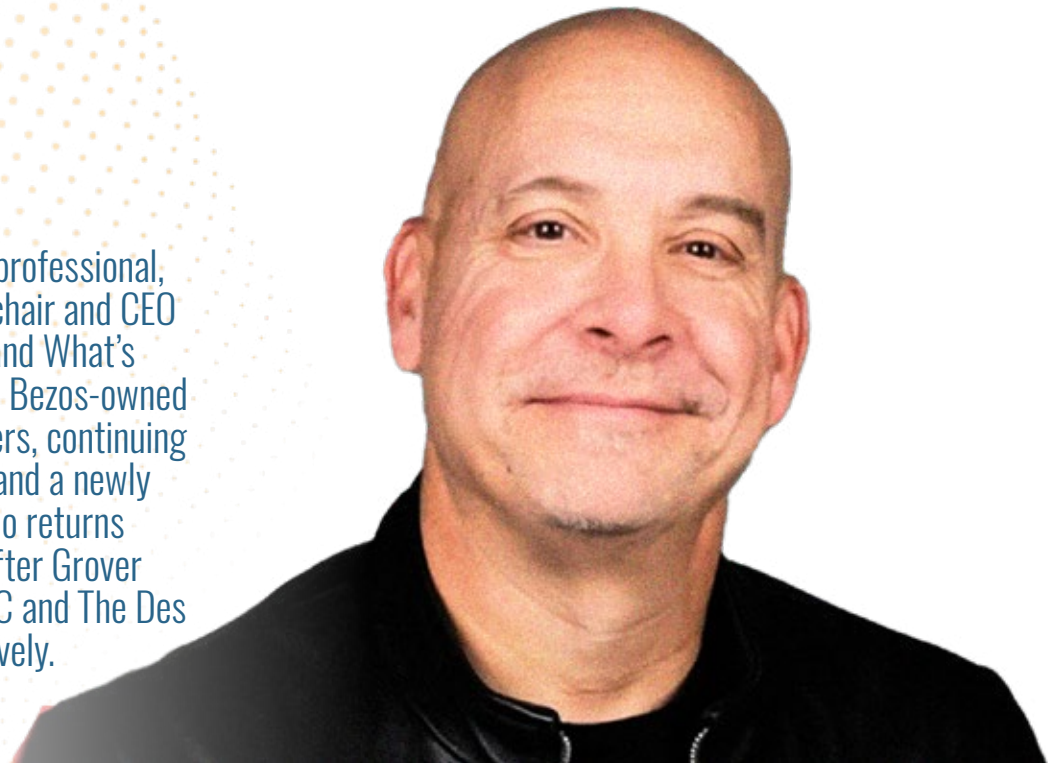
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AS TRUMP TAKES OFFICE, WHITHER THE MEDIA?

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

These are not the best of days for the media, either social or professional, what with Dobbs Ferry-raised Mark Zuckerberg, co-founder, chair and CEO of Meta Platforms, parent company of Facebook, Instagram and What's App, announcing an end to fact-checking on the sites; the Jeff Bezos-owned Washington Post, once among the pride of national newspapers, continuing to drift on a sea of layoffs and controversial editorial moves; and a newly litigious atmosphere in which President Donald J. Trump – who returns to office today, Monday, Jan. 20, as only the second person, after Grover Cleveland, to serve two nonconsecutive terms – has sued ABC and The Des Moines Register for defamation and consumer fraud respectively.



In the ABC case, the network agreed to pay \$15 million to Trump's presidential library, along with legal fees, and apologize after George Stephanopoulos, host of "This Week With George Stephanopoulos," mischaracterized the sexual assault the president was found liable for at the E. Jean Carroll trial. As for The Register, Trump is suing it, parent company Gannett Inc. and pollster J. Ann Seltzer for a Nov. 2 poll that put former Vice President Kamala Harris, the 2024 Democratic presidential nominee, about three percentage points ahead of Trump when he actually won the state by more than 13 percentage points. Trump's suit – and a second similar one filed by the Center for American Rights, a Chicago-based nonprofit law firm, on behalf of some Register subscribers – claims fraudulent disservice that attempted to sway the election.

What will all this mean for consumers of information and for American democracy? "Well, nothing good," said Bill Yousman, Ph.D., a professor in the School of Communication, Media & the Arts at Sacred Heart University in Fairfield, whose work includes research on media and the construction of ideology and the relationship of media and democracy.

First and foremost, however, Yousman said he sees a through line in all these disparate examples, and that is what he called "the myth of the liberal media."

It is true, he said, that most journalists vote Democratic rather than Republican. But, he said, how journalists vote is moot in considering the mission of a media company, which is to succeed as a business. The overriding tendencies of the billionaire media boys' club – the Elon Musks, Mark Zuckerbergs and Jeff Bezoses of the world – "is not to identify left or right. Rather they will do what they have to

do to generate a profit."

And that may mean blowing with the wind. Bezos' Amazon and Meta each reportedly gave \$1 million to Trump's inauguration, along with Apple, anti-trust litigation-challenged Google and Microsoft. Bezos yanked The Washington Post's endorsement of Harris, sending 250,000 readers to cancel their subscriptions. (The Post rejected a cartoon by Pulitzer Prize-winning cartoonist Ann Telnaus that depicted a kneeling Bezos, Zuckerberg and OpenAI CEO Sam Altman, who also donated to the inauguration, offering money bags to a statue of Trump, leading Telnaus to resign from the publication. Post Opinions Editor David Shipley said the cartoon was repetitious.) Recently, Amazon announced a \$40 million deal for a documentary on first lady Melania Trump.

Would that money be flowing to Harris had she won? Not necessarily, Yousman said. In a divided government, the Republicans in Congress would still see any fact-checking guardrails at companies like Meta as tantamount to censorship. One bipartisan exception is a law banning TikTok as a Chinese security risk. TikTok has until Sunday, Jan. 19, to separate from Chinese parent company ByteDance before it's shut out of U.S. app stores. On Friday, Jan. 10, TikTok argued before the United States Supreme Court that this amounts to an infringement on free speech (to say nothing of what it might mean for American small businesses and influencers who use the platform for their livelihood).

As of the morning of Thursday, Jan. 16, however, the Court had not yet ruled but seems poised to uphold the ban. Both the Biden Administration and the incoming Trump Administration have been considering a stay on any ban, while former and current Trump advisers like Steve Mnuchin,

former secretary of the Treasury, and Elon Musk, co-head with Vivek Ramaswamy of the new Department of Government Efficiency (DOGE), have been floated as potential buyers. Yousman said he views TikTok just like any social media platform, collecting data to monetize. (Rival Facebook, he added, has been the primary mover behind the quest for a ban.)

Though extremely popular with young people, including the 18 and 19 year olds whom Yousman teaches in his "Introduction to Media and Culture" course, TikTok, with one and a half billion active monthly users, is not the most popular platform. Worldwide, Facebook has three billion active monthly users; YouTube, two and a half billion; and Instagram and What's App, two billion each; while Musk's X, formerly Twitter, is down the line with 600,000.

TikTok scrutiny notwithstanding, fewer brakes on social media and more restraints on professional media can contribute to misinformation (getting the facts wrong) and disinformation (doing so deliberately) while enhancing the dissemination of individual "truths," which are really just opinions -- all of which can harm democracy.

"The No. 1 thing you need in a democracy is an agreement on the facts. If we can't agree that (President Joe) Biden won the 2020 election, then you end up with Jan. 6."

But Trump didn't create the landscape of misinformation and disinformation. Rather, Yousman added, he gamed it:

"it's not like democracy before Trump was flawless. The founders left us with a hugely flawed system. What Trump has done is to exploit those fissures... to turn the unwillingness to accept basic facts into the basis for his power."

What should the media and consum-

ers of media do?

"In an environment so polarized, fact-checking is ineffective anyway," Yousman said. You are never going to persuade someone to a viewpoint he or she doesn't want, he added, noting for example that many people think Anthony Fauci, M.D., the controversial former director of the National Institute of Allergy and Infectious Diseases (NIAID), lied to them about Covid, not accounting for the rapidly changing scenario of the novel coronavirus and scientific research in general.

"The upshot is simple fact-checking is not the solution. More effective is media literacy education mandated in the elementary schools."

Yousman said he realizes that he speaks from a prejudiced viewpoint when it comes to the subject he teaches. But it is critical in a country where the average American reads at a seventh- to eighth-grade level to start at a young age to develop nuanced, critical thinking skills. Of course, the people against social media guardrails are also the ones who are apt to oppose media literacy, he said.

Nonetheless, Yousman added, "we need a social transformation. We need to deal with underlying causes of disinformation, which include conditions of inequality."

Meanwhile, local news organizations – which Americans still value in the shift to digital consumption – must keep plugging away.

"Journalists have to fight against the headwinds," Yousman said.

He likened them to Sisyphus, the Greek mythological figure forced in Hades to roll an immense boulder up a hill that fell back down as it reached the top, requiring Sisyphus to try again and again for all eternity.

For the next four years and beyond, Yousman said, journalists are going to have to keep making that climb.

Deputy county clerk declares candidacy for clerk's job

BY PETER KATZ / pkatz@westfairinc.com

Deputy Westchester County Clerk John Allen has declared his candidacy for the Democratic nomination to run for county clerk. Allen threw his hat in the ring just a few days after White Plains Mayor Tom Roach announced that he would not be seeking another term and would be running for the county clerk's job currently held by Tim Idoni, who decided not to run for another term.

In announcing his candidacy, Allen noted that he had spent 19 years working with Idoni. Among his responsibilities is evaluating the existing computer systems and procedures of the office and advising on adopting new technology to increase productivity and efficiency.

"It has been my honor to serve as deputy county clerk here in West-

chester and to help Tim Idoni implement a vision for truly collaborative and transparent government," Allen said. "We in Westchester have been building a stronger relationship with the residents of the county over the last two decades. I do not undertake this campaign lightly."

Allen is a longtime resident of Port Chester, where he serves as a trustee and also is a member of the Port Chester Industrial Development Agency. Allen is an attorney. He received his bachelor's degree from American University and his law degree from William and Mary School of Law.

"Our county clerk's office is recognized by our peers as the best in New York state," Allen said. "I am very proud of that record, and we need to make sure that it continues."



John Allen

"It's been an honor to serve as deputy county clerk, helping build a transparent, collaborative government. Our office is the best in New York, and I'm committed to ensuring that continues."

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Seven indicted, arrested, for allegedly operating Hudson Valley drug ring

BY PETER KATZ / pkatz@westfairinc.com

A Dutchess County Grand Jury has indicted seven people for allegedly running a narcotics trafficking network that operated in Westchester, Dutchess, Ulster and Orange Counties.

Indicted and arrested were: Damian Cunningham, age 40, of Mount Vernon; Nicole Kane, age 36, of Highland; and five people from Poughkeepsie -- Shamique Delaine, age 33; Jonte Hatcher, age 41; Romell Hearn, age 45; Daquan Killian, age 32; and Dwan Scafe, age 36.

The 155-count indictment cites specific instances of alleged drug trafficking activity by the named individuals in places that include Yorktown Heights, Yonkers, Poughkeepsie and Highland.

The yearlong investigation was led by Attorney General Letitia James' Organized Crime Task Force. Investigators seized more than 10,500 counterfeit oxycodone pills containing fentanyl worth approximately \$75,000, over eight kilograms of cocaine worth approximately \$200,000, three firearms, including a ghost gun, and

\$14,000 in cash. Also recovered was drug paraphernalia, including scales, ziplock bags and other packaging materials used to hold and measure narcotics.

"Our investigation dismantled a drug trafficking network that was responsible for moving massive quantities of dangerous narcotics throughout the Hudson Valley, where communities have been hit hard by the opioid crisis," James said, while specifically citing the cooperation of the New York State Police in the investigation.

James revealed that electronic surveillance was used during the investigation along with other techniques. Her office said that the defendants and their co-conspirators frequently used coded and cryptic terminology to try and disguise their activities including referring to the counterfeit oxycodone pills as "blues" and using "soft" as code for cocaine.

The indictment alleged that Nicole Kane purchased cocaine and counterfeit oxycodone pills containing fentanyl from three of the defendants and made sales from her home in Highland. Oth-



Some of the evidence in HV drug ring case.

er drug trafficking is alleged to have included transactions at a supermarket and auto supply store parking lot in Poughkeepsie and near the Newburgh Mall in Orange County.

It's alleged that drugs were seized by police in Westchester County when they stopped one of the defendants in a vehicle in March of this year.

Felony narcotics offenses charged in the indictment include criminal sale of a controlled substance in the first and second degrees, which are Class A felonies and carry sentences of 24 and 14 years in prison, respectively. Hearn and Scafe are charged with operating as major traffickers, which carries a maximum sentence of life in prison.

BANKING & FINANCE

Rockland investors try to recoup from real estate setbacks

BY BILL HELTZEL / bheltzel@westfairinc.com

A bankrupt Rockland real estate investment company that says it lost control of a housing project, because a bidder defaulted on a deal, has sued to keep a \$500,000 security deposit.

Diamond Elite Park LLC, Spring Valley, accused a stalking horse bidder, Strategic Real Estate Management LLC, Monsey, of breach of contract, Jan. 6 in U.S. Bankruptcy Court, White Plains.

The object of the dispute is a vacant four-story office building in Phoenix, Arizona that Diamond Elite tried to convert to apartments.

Diamond Elite, which describes itself in court records as a group of

New York investors led by Yehoishiah Rubin, of Spring Valley, bought the office building in 2022 for \$10 million.

Rezoning the property took longer than anticipated, and the costs of renovations exceeded expectations. In 2023, Okoa Capital, a Utah company that loaned \$6.8 million for the project, declared a default and foreclosed on the property.

The foreclosure prompted Diamond Elite to file for Chapter 11 reorganization in White Plains bankruptcy court, automatically stopping the foreclosure. It declared \$10 million in assets and \$15.4 million in liabilities.

Diamond Elite made a deal with Strategic Real Estate to submit a

\$7 million stalking horse bid for the Phoenix property. The stalking horse method establishes the opening bid for a property, in effect, encouraging competitors to bid higher.

Strategic Real Estate agreed to make a \$500,000 "good faith deposit." It paid \$350,000 right away and was supposed to pay \$150,000 when the bankruptcy court approved the contract.

In March 2024, the court approved the contract, but Strategic Real Estate allegedly failed to pay the \$150,000 balance.

Then Strategic Real Estate terminated the contract, according to the lawsuit, and Diamond Elite had to turn the property over to Okoa Capital.

Diamond Elite is demanding that the \$350,000 deposit be released from an escrow account and that Strategic Real Estate pay the remaining \$150,000 pledged for the deposit.

Meanwhile, U.S. Bankruptcy Trustee William Harrington asked the court to convert the Chapter 11 reorganization case to a Chapter 7 liquidation, or to dismiss the case all together.

Diamond Elite had not properly maintained the property, the trustee said, and as of 2023 it was "in a state of extreme disrepair." The property is not generating revenue, the company has failed to pay quarterly bankruptcy fees, and monthly operating reports have not been filed since July. "Thus, conversion to Chapter 7 is in the best interest of creditors and the estate."

Diamond Elite objected, stating that it has fixed or will fix the problems the trustee cited. And if it can recover the deposit "it will have the funds to propose a feasible plan of reorganization."

On Jan. 9, U.S. Bankruptcy Judge Sean H. Lane granted the trustee's request and converted the case to Chapter 7.



APRIL 10

**MARITIME AQUARIUM
NORWALK, CT**

5:30 PM



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

Millennial & Gen Z Awards

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

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NOMINATION REQUIREMENTS FOR CANDIDATE:

- 1. Living and/or working**
in Fairfield or Westchester counties
- 2. Born between**
1981 - 2002
- 3. Must not have won**
the competition previously

Visit: events.westfaironline.com/millennialgenz

2025 TIMELINE

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

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St. Michael's Church in Greenwich offers an example of a Burr Salvatore Architects renovation. *Photograph by Tim Lee.*

Burr Salvatore Architects consider: Renovate or rebuild?

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“We design houses for living, not museums for tiptoeing.”

– Burr Salvatore Architects

With offices in Darien and Manhattan, Burr Salvatore Architects takes its inspiration from history “to craft timelessly beautiful environments.”

Recently, principals Mary Burr and Ryan Salvatore spoke with Westfair Business Journal about when it's time to revamp your house or rebuild entirely:

Mary, Ryan, what are the factors in considering whether to refurbish or chuck it all and start from scratch?

“There isn't a magic formula on deciding whether to renovate or rebuild, because there are myriad factors that become drivers: How do the client's ambitions for the project overlay onto the existing house? What is the condition of the existing house? Are there any architectural, emotional or regulatory merits in keeping the existing house? At some point it often becomes clear that it is more efficient, either from a logistics or a budget

standpoint, to rebuild, but even then there may be emotional attachments that motivate everyone to renovate instead.”

Can you give us some recent examples from your own work?

“We recently completed a significant overhaul and addition to a 1929 Georgian house set high on a crest with fabulous water views beyond. The original house was just perfectly scaled, but it was too small to accommodate our client's program. We were able to dismantle some unsympathetic additions that had been constructed and to mine the existing house for the details that governed the improvements we made. We detailed precise reconstructions of brick and eave elements, but we toned them down in certain areas to maintain the hierarchical integrity of the original, central part of the house. The result is a seamless addition that is a complement to the existing house rather than a competitor to it.

“We are currently being considered for a completely different type of project – one that has an existing outbuilding sited along a coastal bluff, which would never be permitted today. In this case, no matter what the state of the building – and it's pretty grim – we know that we have to salvage it. In this particular case, it will mean being very intentional about the proposed improvements so that we can meet the regulatory restrictions on such a special site. But in the end, it will be worth it, because the siting is so special.

“We regularly encounter houses that could not be recreated today for one reason or another, but which are just obsolete relative to the way people live. Those are challenges, because it can be gut-wrenching to see irreplaceable craft just discarded. But the reality is that we design houses in which our clients live, not museums in which they tiptoe around details.”

When working with zoning regulations, is it better to start over or work with what you have?

“There is not a one-size-fits-all response. If a structure is grandfathered in, because it predated a zoning regulation – for example it is within a setback, or it is in a flood zone where building new would require razing it – then sometimes it is more efficient to work with what exists.

“There are, however, scenarios where the regulations encourage owners to tear down their existing house and start fresh. On waterfront sites located within a FEMA (Federal Emergency Management Agency) flood zone, there are often limits on the amount you can spend to improve these houses before being required to bring them into compliance with the flood regulations. Unfortunately, compliance either means bringing the existing house out of the flood plain, which is costly and which can compromise its relationship to its neighbors in meaningful ways, or razing it and starting anew. Unfortunately, we have seen many historic waterfront houses torn down rather than renovated as a result of

this type of regulation.”

How does renovate or rebuild apply to an historic house?

“We love old houses. We live in one ourselves. They carry a character and patina that comes with age and which new construction cannot replicate. As much, they have a story to tell – how that one particular step creaks or the floors are subtly worn by traffic patterns. These fun little reminders can often trigger wonder at who once lived there or how life has changed over time.

“There are trade-offs, however, that often come with restoring old houses. For example, depending on the vintage, the ceilings may be 8 feet (or lower), and that is not an easy fix. The basement may be a low, dank environment that is not conducive to finishing or even for use as storage.

“Conversely, there are a number of things that we can readily update in old houses. Single glazed windows can easily be replaced for more efficient ones or walls opened and insulation installed. If the house has radiators and/or window units, it is generally straightforward to introduce a forced air system that feeds the second floor from the attic and the first floor from the basement. Siding, roofing and finishes are all cosmetic changes that can introduce new life into an old house. If the house has an historical value, we would always prefer to renovate it rather than tear it down, but the decision depends both on the client’s aspirations, as well as the condition and character of the house.”

Burr Salvatore did the addition on this Connecticut home. Photograph by Tim Lee.

What about projects that crop up as a renovation unfolds?

“Regardless of how things unfold, we advise all of our clients to hold a contingency and to plan to spend that contingency like they would any other budget line-item. There are always going to be unknowns, but if we can blunt the effect by planning for them, it always helps.”

And what about an additional renovation that needs to be done, even though the client thinks it’s wasteful?

“When the project is done, we never want our clients to look back and feel like a three-year-old bathroom was the tail wagging the dog on a \$3 million investment. That’s not to be cavalier about the cost of existing conditions, but it is to suggest being smart about what the main decision-drivers should be. And almost universally once the clients have moved beyond that unpleasant expenditure, they realize it was the right decision in the service of the best possible overall outcome.”

A semicircular rebuild in Greenwich by Burr Salvatore. Photograph by Tim Lee.

“There isn’t a magic formula on deciding whether to renovate or rebuild, because there are myriad factors that become drivers: How do the client’s ambitions for the project overlay onto the existing house? What is the condition of the existing house? Are there any architectural, emotional, or regulatory merits in keeping the existing house?”

– Mary Burr and Ryan Salvatore



Burr Salvatore Architects rebuilt this waterfront home in the Shippan section of Stamford. Photograph by Read McKendree.



Burr Salvatore did the addition on this Connecticut home. Photograph by Tim Lee.



A semicircular rebuild in Greenwich by Burr Salvatore. Photograph by Tim Lee.



Moderator

CATHERINE Sabol | Partner
Citrin Cooperman



Panelist

KATRINA M. Adams | Executive Director
Harlem Junior Tennis & Education Program



Panelist

TYRÉ Robinson | Tarrytown, New York
Regional President
M&T Bank



Panelist

TARA Rosenblum | Host/Reporter
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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Citrin Cooperman, Westfair to host ‘Women in Power’ Jan. 30 at Manhattanville

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Citrin Cooperman and the Westfair Business Journal once again invite you to the 2025 “Women in Power” event at 8:30 a.m. Thursday, Jan. 30, at Manhattanville University in Purchase.

Catherine Sabol – partner, Citron Cooperman – will moderate a panel that includes Katrina M. Adams, executive director of Harlem Junior Tennis & Education Program; Tyré Robinson, Tarrytown, New York, regional president of M&T Bank; and Tara Rosenblum, a host and reporter at News12.

After a networking buffet, the panelists will share their journeys, strategies and the lessons they’ve learned along the way, demonstrating how they overcame challenges and broke through barriers to reach the top.



Katrina M. Adams.

The child of Chicago educators, Adams left Northwestern University to become a professional tennis player, ranking as high as No. 67 in singles and No. 8 in doubles on the Women’s Tennis Association (WTA) tour before turning to coaching and commentating. But she has also stood out in leadership roles, joining the board of directors of the White Plains-based United States Tennis Association (USTA) in 2005 and rising from vice president of the nonprofit to first vice president to president and chair, becoming the first African-American, first former professional player and youngest person to serve in those two top positions. She is also the author of “Own the Arena: Getting Ahead, Making a Difference, and Succeeding as the Only One” (Amistad/HarperCollinsPublishers, 2021).



Tyré Robinson.

Robinson, who earned her MBA at New York University’s Stern School of Business, is responsible for leading the Metro New York and Southern Connecticut Market as a Business Banking Market manager. She also conceptualized and implemented the Brand Builder Program, which has helped more than 2,500 employees take an active role in their career development. Robinson is a sponsor for the Equity One Sponsorship program, an overarching education and awareness campaign that promotes diversity, equity and inclusion in the workplace.



Tara Rosenblum.

As a longtime anchor/host/reporter for the News 12 Network, Rosenblum focuses on investigative and political stories. She’s also one of the most award-winning local TV reporters in the country, with more than 300 industry awards, including 2017 and 2022 National Edward R. Murrow Awards, 56 Emmy Award wins and 211 Emmy nominations (15 of them for New York’s top general assignment reporter). In 2014 and every year from 2016 to 2023, she was the most Emmy-nominated TV reporter in the New York market. Rosenblum’s passion for breaking news has led her to travel the state, country and world. Some of the major events she has covered include the Virginia Tech Massacre, the 2008, ’12, ’16 and ’20 presidential races and Hurricane Katrina.



Catherine Sabol

With a bachelor’s degree summa cum laude from Binghamton University and a Juris Doctor cum laude from Pace University, Sabol brings 19 years of consulting experience in state and local tax to her role at Citrin Cooperman’s White Plains office, where she assists clients in managing their tax burden by addressing client issues with respect to income and franchise, sales and use, employment and property taxes. Prior to joining Citrin Cooperman, she was a senior manager at BDO, USA in the Northeast state and local tax group. Sabol started her career as an associate in the financial services group in the state and local tax practice at PwC.

To register for “Women in Power,” visit https://wbp.formstack.com/forms/women_in_power_2025

WESTCHESTER

DEEDS

Above \$1 million

32 Sycamore Project Corp., Scarsdale. Seller: Stuart M. Lilien, New York. Property: 32 Sycamore Road, Scarsdale. Amount: \$1.6 million. Filed Dec. 17.

40 Cushman Realty LLC, Bronx. Seller: Mark Drabkin, Scarsdale. Property: 40 Cushman Road, Scarsdale. Amount: \$3.2 million. Filed Dec. 19.

540 North State Road LLC, Bronx. Seller: Kasinathan International Group Inc., Briarcliff Manor. Property: 540 N. State Road, Ossining. Amount: \$2.3 million. Filed Dec. 23.

Baconi, Nicole, Larchmont. Seller: WM Dale Ltd. Partnership, White Plains. Property: 6 Coolidge St., Mamaroneck. Amount: \$1.1 million. Filed Dec. 17.

Blue Mountain Valley Road LLC, Bedford Hills. Seller: JMNUC LLC, Armonk. Property: 123 Valley Road, Bedford. Amount: \$3.2 million. Filed Dec. 17.

Clark, Erica, Bronx. Seller: Chatfield 28 Buying Group LLC, Albertson. Property: 28 Chatfield Road, Yonkers. Amount: \$1.3 million. Filed Dec. 23.

Gary J. Schnetzler LLC, Boca Raton, Florida. Seller: 9 Hunts Lane Capital Corp., Briarcliff Manor. Property: 9 Hunts Lane, New Castle. Amount: \$1.7 million. Filed Dec. 19.

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

Oneill, Brian, Dobbs Ferry. Seller: Mastrantoni Brothers Inc., Mahopac. Property: 4 Amawalk Point Road, Somers. Amount: \$1.2 million. Filed Dec. 19.

Orchard Terrace Place LLC, Brooklyn. Seller: 16-10 Realty Corp., Yonkers. Property: 16 Orchard Place, Yonkers. Amount: \$1.8 million. Filed Dec. 17.

Orchard Terrace Place LLC, Brooklyn. Seller: 142-10 Realty Corp., Yonkers. Property: 142 Orchard St., Yonkers. Amount: \$1.8 million. Filed Dec. 19.

Rodriguez Pichardo Group LLC, Bronx. Seller: 44 Runyon Realty LLC, Yonkers. Property: 40 Runyon Ave., Yonkers. Amount: \$7.2 million. Filed Dec. 19.

Stahelski, Trevor, New York. Seller: Mad Real Properties LLC, Pound Ridge. Property: 32 Hoyt Road, Pound Ridge. Amount: \$1 million. Filed Dec. 19.

Vail Trail LLC, Key Largo, Florida. Seller: Pamela Slater, North Salem. Property: 126 Vail Lane, North Salem. Amount: \$5.6 million. Filed Dec. 19.

Below \$1 million

155 S 13th Ave LLC, Yonkers. Seller: Joseph Franco, Sherrills Ford, North Carolina. Property: 155 S. 13th Ave., Mount Vernon. Amount: \$400,000. Filed Dec. 16.

56 Herriot Terrace LLC, Yonkers. Seller: Xiao Ku W, Kearny, New Jersey. Property: 56 Herriot St., Yonkers. Amount: \$590,000. Filed Dec. 23.

7 Mount Morris LLC, White Plains. Seller: Patricia S. Saunders, Rhinebeck. Property: 7 Mount Morris Ave., White Plains. Amount: \$675,000. Filed Dec. 17.

August P. Petrillo. Housing Development Fund Company Inc., Mount Vernon. Seller: GSB Bleeker LLC, Mount Vernon. Property: 46 Bleeker St., Mount Vernon. Amount: \$900,000. Filed Dec. 17.

Byelick, Susan, New York. Seller: MIM Family Legacy Inc., Reno, Nevada. Property: 65-7 Foxwood Drive, W-7, Mount Pleasant. Amount: \$495,000. Filed Dec. 23.

Deal House Capital Fund II LLC, New Rochelle. Seller: Karen Southard, Yonkers. Property: 206 Gailmore Drive, Yonkers. Amount: \$390,000. Filed Dec. 20.

Francis Joseph LLC, Brewster. Seller: Kenneth Gerlick, Yorktown Heights. Property: 1527 Sylvan Road, Yorktown. Amount: \$140,000. Filed Dec. 17.

Gayle, Kentis, Scarsdale. Seller: 1908 Hunt Ave LLC, Bronx. Property: 187 Pelham Road, New Rochelle. Amount: \$649,000. Filed Dec. 19.

Kalic Management Group LLC, Harrison. Seller: Pietro DiMatteo, Mount Vernon. Property: 737 Gramatan Ave., Mount Vernon. Amount: \$865,000. Filed Dec. 23.

Katonahs Wood II LLC, New York. Seller: Katonahs Dew Drop Farm LLC, New York. Property: 129-137 Katonah Woods Road, Bedford. Amount: \$500. Filed Dec. 17.

Ligay, Renee C., Concord, North Carolina. Seller: Briar Zappico Commons LLC, Hawthorne. Property: 2 Robert Rinaldi Lane, Ossining. Amount: \$635,000. Filed Dec. 20.

LW Premier Real Estate Development Corp., Bronx. Seller: Rosemary Ventura, Pelham. Property: 4 Manger Circle, Pelham. Amount: \$985,000. Filed Dec. 20.

Macan Realty LLC, Bronxville. Seller: Aura Latif, Scarsdale. Property: 130 Pondfield Road, 11, Eastchester. Amount: \$315,000. Filed Dec. 23.

Ortega, Santiago, White Plains. Seller: Valandi LLC, Bronxville. Property: 26 Old Road, Greenburgh. Amount: \$755,000. Filed Dec. 20.

PMS Development LLC, Wading River. Seller: Shaffin Dato, Ontario, Canada. Property: 55 First St., No. 205, Pelham. Amount: \$725,000. Filed Dec. 18.

Primerose Development LLC, Jamaica. Seller: First York Capital LLC, Boca Raton, Florida. Property: 222 Primrose Ave., Mount Vernon. Amount: \$625,000. Filed Dec. 17.

Propflip LLC, Huntington. Seller: Rosemarie Massimiano, Larchmont. Property: 2222 Boston Post Road, Mamaroneck. Amount: \$650,000. Filed Dec. 19.

Rajani, Meera S., White Plains. Seller: Zappico Briar Commons LLC, Hawthorne. Property: 8 Robert Rinaldi Lane, Ossining. Amount: \$575,000. Filed Dec. 19.

Salt Creek Properties - Mh10D LLC, Larchmont. Seller: Rivera Michelle, Pelham. Property: 29 Fourth Ave., Pelham. Amount: \$875,000. Filed Dec. 20.

Slevin, Sam, White Plains. Seller: 23baylorwp LLC, White Plains. Property: 23 Baylor Circle, White Plains. Amount: \$990,000. Filed Dec. 18.

Snetzko, Matthew, Hampton Bays. Seller: 99 Lockwood Corp., White Plains. Property: 31 Mountain View Ave., Greenburgh. Amount: \$747,000. Filed Dec. 17.

SSA Reo Assets 01 LLC, Great Neck. Seller: Christopher B. Meagher, White Plains. Property: 352 S. 10th Ave., Mount Vernon. Amount: \$741,000. Filed Dec. 16.

Thompson, Courtney A, Jamaica. Seller: Rochester Funding LLC, Scarsdale. Property: 130 Ravine Ave., Yonkers. Amount: \$77,000. Filed Dec. 16.

Tracon Properties LLC, New Berlin. Seller: Michael S. Hymes, Westlake, Ohio. Property: 1 Consulate Drive, Eastchester. Amount: \$355,000. Filed Dec. 20.

US Bank NA, Mount Laurel, New Jersey. Seller: Anthony R. Tirone, White Plains. Property: 39 HillCrest Road, Greenburgh. Amount: \$937,000. Filed Dec. 19.

Zhang, Benjamin, White Plains. Seller: Woodcrest Home For Adults Inc., White Plains. Property: 15 Woodcrest Ave., White Plains. Amount: \$862,000. Filed Dec. 17.

JUDGMENTS

101 S. Manor LLC, White Plains. \$168,971 in favor of Elda Holdings LLC, Newark, Delaware. Filed Dec. 10.

20 West Properties LLC, White Plains. \$30,347 in favor of Energo LLC, Woodside. Filed Dec. 10.

Abdelkhalq, Mohamed I., Brooklyn. \$6,382 in favor of State Insurance Fund, White Plains. Filed Dec. 9.

All Home Delray LLC, Delray Beach, Florida. \$95,570 in favor of GCM Capital LLC, White Plains. Filed Dec. 6.

Allen Paez, David O., Tuckahoe. \$11,546 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Dec. 12.

Arkovsky, Holly J. Y., Yonkers. \$6,562 in favor of TD Bank USA NA, Brooklyn Park. Filed Dec. 13.

Awawda, Adibah, Yonkers. \$3,735 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 13.

Bambeto Express Transportation Inc., Atlanta, Georgia. \$28,722 in favor of Mantis Funding LLC, New York. Filed Dec. 9.

Bascomb, Jeffri P. L., Tuckahoe. \$9,957 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Dec. 6.

Beach Juice Co., Armonk. \$10,784 in favor of Top Worldwide, Flint, Michigan. Filed Dec. 9.

Bondi, Stephanie, Mamaroneck. \$8,291 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 5.

Bradshaw, Angelo Jr., West Harrison. \$2,701 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Brennan, Bridget, Yonkers. \$30,008 in favor of Kommer Bave & Ciccone LLP, White Plains. Filed Dec. 11.

Bunting, Johnnie, Mount Vernon. \$3,159 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Burns, Andrew, Mount Kisco. \$1,321 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 10.

Cabrera, Raul, Peekskill. \$24,002 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Carroll, Milavic, Mount Vernon. \$8,863 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 11.

Clarke, Cynthia S., Elmsford. \$3,739 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 6.

Coggeshall, Geoffrey D., White Plains. \$9,479 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 6.

Coste, Ariel, Bronx. \$10,807 in favor of Merchants Insurance Co., Buffalo. Filed Dec. 11.

Cote, John, Peekskill. \$9,067 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 12.

Davis, Diana, Mount Vernon. \$111,944 in favor of Jopal Bronx LLC, Bronx. Filed Dec. 6.

DC White Plains LLC, White Plains. \$169,107 in favor of First-Citizens Bank & Trust Co., Raleigh, North Carolina. Filed Dec. 6.

Del Rosario, Staury A., Sr, Yonkers. \$7,924 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 6.

Demasi, Salvatore M., New Rochelle. \$28,333 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Devis, Reyjan, Ossining. \$1,631 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Dec. 12.

Dia, Oumar, Atlanta, Georgia. \$28,722 in favor of Mantis Funding LLC, New York. Filed Dec. 9.

Donoso, Byron, Yonkers. \$7,284 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 12.

Dubuisson, Pier, Mount Vernon. \$2,260 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Duran, Melvin A., Mount Vernon. \$19,569 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 13.

Fagan, Yvonne M., Elmsford. \$100,994 in favor of Keybank NA, Cleveland, Ohio. Filed Dec. 12.

Fennessy, James, Yorktown Heights. \$8,342 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 11.

George, Joan, White Plains. \$106,914 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Dec. 6.

Gioffre, Danielle, Port Chester. \$1,580 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 11.

Gioffre, Danielle, Port Chester. \$5,747 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 11.

Greco, Vincent, Larchmont. \$1,484 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 11.

Johnson, Katina, Mount Kisco. \$3,327 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 11.

Jossen, Matthew, West Harrison. \$2,409 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

La Torre, Cynthia, Yonkers. \$1,435 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 10.

Lazo, Christopher, Ardsley. \$9,978 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 5.

Loveras, Angela, Mount Vernon. \$2,629 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 6.

Martinez, Sarah, Larchmont. \$3,712 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 12.

Mayfield, Clifford, Ossining. \$2,819 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Medrite Midtown West LLC, Monsey. \$4,832,372 in favor of Crossrounds Joint Venture LLC, Rye. Filed Dec. 10.

Miranda, Maody, Yonkers. \$3,764 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 12.

Muriqi, Jehona, Yorktown Heights. \$4,584 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Myrick, Alanah, Mount Vernon. \$1,867 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 12.

Ndreka, Fatjon, Yorktown Heights. \$4,567 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Dec. 11.

Notice, Nateisha, Mount Vernon. \$2,308 in favor of TD Bank USA NA, Brooklyn Park. Filed Dec. 6.

NYC Oil Corp., Mount Vernon. \$27,621 in favor of Consolidated Edison, New York. Filed Dec. 12.

Ortiz, Mayra, Yonkers. \$5,584 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 13.

Persaud, Amanda V., Mount Vernon. \$2,557 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 5.

Persaud, Vieanna, Yonkers. \$1,273 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 10.

Reid, Althea O., Mount Vernon. \$1,584 in favor of TD Bank USA NA, Brooklyn Park. Filed Dec. 6.

Risi, John, Eastchester. \$9,476 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Dec. 9.

Rivera, Andres Jr., Hastings-on-Hudson. \$22,333 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 6.

Ruiz, Luis A., Croton-on-Hudson. \$11,724 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 12.

Sullivan, Bridget, Yonkers. \$1,377 in favor of Manufacturing & Production Services Corp., Escondido, California. Filed Dec. 11.

Tello, Fausto, Ossining. \$1,888 in favor of Slomins Inc., Hicksville. Filed Dec. 6.

Torregrossa, Dina, Yonkers. \$4,537 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 10.

LIS PENDENS

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

Accolend LLC, as owner. Filed by Toorak Capital Partners LLC. Action: Foreclosure of a mortgage in the principal amount of \$660,000 affecting property located at 178 West Lincoln Ave., Mount Vernon. Filed Dec. 5.

Buchanan, Denise B., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$627,000 affecting property located at 416 Highland Ave., Mount Vernon. Filed Nov. 27.

Buitrago, Vincent, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at 14 Liberty Ave., New Rochelle. Filed Dec. 4.

Colasanti, Joseph, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 1108 Park Ave., Mamaroneck. Filed Dec. 3.

Edwards, Donna, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$126,000 affecting property located at 1307 Park St., Peekskill. Filed Dec. 6.

Federal Housing Commissioner, as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$397,000 affecting property located at 180 Route 202, Somers. Filed Dec. 5.

Felton, Carol A., as owner. Filed by The Bank of New York Mellon National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 3 Teramar Way, White Plains. Filed Dec. 6.

Gabeau, Mike, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$408,000 affecting property located at 7 Cabot Ave., Elmsford. Filed Dec. 6.

GT Power Systems Inc., as owner. Filed by Belway Electrical Contracting Corp. Action: Foreclosure of a mortgage in the principal amount of \$348,000 affecting property located at 61 Grasslands Road, Valhalla. Filed Dec. 6.

Heirs & Distributees, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$738,000 affecting property located at 34 Elinor Place, Yonkers. Filed Dec. 3.

Kay, Sharon E., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$382,000 affecting property located at 258 Altavista Drive, Yonkers. Filed Dec. 9.

Lettsome, Zwire, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$468,000 affecting property located at 420 Hancock Ave., Mount Vernon. Filed Dec. 3.

McConnell, Helen C., as owner. Filed by Fifth Third Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$726,000 affecting property located at 603 Purchase St., Rye. Filed Dec. 5.

Nikisher, Kathleen, as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$110,000 affecting property located at 386 Hallowicks Mill Road, Yorktown. Filed Nov. 27.

Silverstein, Karen, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$376,000 affecting property located at 459 Illington Road, Ossining. Filed Dec. 5.

MECHANIC'S LIENS

Great Point Opportunity Fund A Qozb, Yonkers. \$132,824 in favor of Vamco Sheet Metal Inc., Cold Spring. Filed Dec. 17.

Hudson View Associates LLC, Yonkers. \$66,400 in favor of Vamco Sheet Metal Inc., Cold Spring. Filed Dec. 17.

Hudson View Building No. 4 LLC, Yonkers. \$132,824 in favor of Vamco Sheet Metal Inc., Cold Spring. Filed Dec. 17.

I Park Riverdale LLC, Yonkers. \$106,673 in favor of Vamco Sheet Metal Inc., Cold Spring. Filed Dec. 17.

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Lewis-Thomas, Sylvia, Mount Vernon. \$50,825 in favor of J-Con Inc., Eastchester. Filed Dec. 5.

MJ Gardens LLC, New Rochelle. \$206,740 in favor of Win-Vent. Filed Dec. 5.

Ndiaye, Cheryl, Mount Vernon. \$7,300 in favor of Troubadour Installations Ltd., New York. Filed Dec. 5.

Nikc, Joseph, New Castle. \$25,475 in favor of Tri-State Gunite LP. Filed Dec. 6.

NEW BUSINESSES

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

Partnerships

New Horizons Contracting, 268 Spring St., Apt. 1, Ossining 10562. c/o Jorge A. Zhiminaicela-Yumbia and Mario V. Zhiminaicela-Alvarado. Filed Dec. 11.

Sole Proprietorships

Legion, 1043 Yonkers Ave., Yonkers 10704. c/o Dleanessied McLoy. Filed Dec. 16.

Lynch Consulting Services, 76 Sarles Lane, Pleasantville 10570. c/o Garry R. Lynch. Filed Dec. 10.

MC Designs, 20 N. Broadway F126 White Plains 10601. c/o Michael Cuomo. Filed Dec. 16.

MH Publication Service, 19 aka 21 Fairfield Yonkers 10705. c/o Philippe M. Gille. Filed Dec. 13.

MJM Fashion Colombian Jeans, 1008 Park St., Peekskill 10566. c/o Erika P. Diaz Mendia. Filed Dec. 12.

Palace Management Group, 11 W. Prospect Ave., Mount Vernon 10550. c/o Dawn Gibson. Filed Dec. 6.

Pro Painting Service, 20 Bush Ave., Apt. 1R, Port Chester 10573. c/o Cesar Wilfredo Amado Lopez. Filed Dec. 5.

Royal Minds Educational Services, 117 Pelhamdale Ave., Mount Vernon 10553. c/o Darrin Greaves. Filed Dec. 13.

Solvibez 500, P.O. Box 576, Mount Vernon 10552. c/o Pierre Poulard. Filed Dec. 10.

Spanish Translation Services, 76 Ash St., Apt. 21, Yonkers 10701. c/o Kevin Maldonado Vanegas. Filed Dec. 5.

Supinacreative, 110 Hadden St., Peekskill 10566. c/o Robert Supina. Filed Dec. 5.

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

Unique Style Contracting, 22 Chestnut St., No. 2R, Yonkers 10701. c/o Jose Antonio Perez Martinez. Filed Dec. 9.

Universal Solutions & Consulting, 259 S. Fifth Ave., Mount Vernon 10550. c/o Tyana Wheeleve. Filed Dec. 5.

Uptown Creativ, 175 Cray Ave., Apt. B1 Mount Vernon 10550. c/o Mykael McKesey. Filed Dec. 16.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

364 Main BCN LLC, as owner. Lender: Orange Bank & Trust Co. Property: in Beacon. Amount: \$7.5 million. Filed Dec. 18.

Broadview Capital LLC, as owner. Lender: Acres Point LLC and Broadview Capital LLC Grantee. Property: 4 Melitz St., Palm Tree-Kryas Joel. Amount: \$3.8 million. Filed Dec. 2.

Kim, Ah-Young and Joe Wilson Quanus, as owner. Lender: Citizens Bank NA. Property: in Milan. Amount: \$1.6 million. Filed Nov. 22.

Kovacevic Ismar and Hunter Dougless, as owner. Lender: US Bank National Association. Property: in Pawling. Amount: \$1.3 million. Filed Dec. 12.

Below \$1 million

144 Spring Valley Street LLC, as owner. Lender: Walden Savings Bank. Property: in Beacon. Amount: \$700,000. Filed Nov. 22.

154 Smith LLC, as owner. Lender: Loan Funder LLC Series 82280. Property: in Poughkeepsie. Amount: \$95,000. Filed Nov. 27.

4 Windsor LLC, as owner. Lender: Broadview Capital LLC. Property: in Poughkeepsie. Amount: \$169,000. Filed Nov. 27.

Gluck, Chaim, as owner. Lender: Sky Capital Funding LLC. Property: 35 Johnes St., Newburgh. Amount: \$150,000. Filed Dec. 3.

Marrero, Norberto, as owner. Lender: TEG FCU. Property: in Stanford. Amount: \$295,000. Filed Nov. 22.

Shinske, Stuart and April Dawn Shinske, as owner. Lender: TEG FCU. Property: in La Grange. Amount: \$559,000. Filed Dec. 19.

Tanglewood2 LLC, as owner. Lender: Loan Funder LLC Series 82390. Property: in Clinton. Amount: \$907,000. Filed Nov. 27.

Velocity Commercial Capital LLC, as owner. Lender: Ronald DiPietro. Property: 112 Prospect St., Newburgh. Amount: \$217,500. Filed Dec. 2.

DEEDS

Above \$1 million

968 Route 308 LLC, Rhinebeck. Seller: George J. Crisona Jr. Trust, Jericho. Property: in Rhinebeck. Amount: \$4.5 million. Filed Dec. 5.

Blue Trails LLC, New York. Seller: Silo Ridge Condo III LLC, Scottsdale, Arizona. Property: 44 Roundabout Way, Amenia. Amount: \$14 million. Filed Dec. 17.

Fifth Generation Partners LLC, Pine Plains. Seller: Luxe Builders Inc., Pine Plains. Property: in Pine Plains. Amount: \$1 million. Filed Dec. 5.

Fitzpatrick, Colin, New York. Seller: MTS Realty Corp., Bronx. Property: in Clinton. Amount: \$4.2 million. Filed Dec. 18.

VTR Poughkeepsie LLC, Chicago, Illinois. Seller: Poughkeepsie New York Senior Property LLC, Orlando, Florida. Property: in town of Poughkeepsie. Amount: \$14.4 million. Filed Dec. 20.

Below \$1 million

26 Barton Lane LLC, Stanfordville. Seller: Margaret T. Brizzie, Stanfordville. Property: in Stanford. Amount: \$320,000. Filed Dec. 19.

55 Duelk LLC, Monroe. Seller: Cascade Funding Mortgage Trust HB15, Houston, Texas. Property: 101 Honeywell Lane, Hyde Park. Amount: \$211,000. Filed Dec. 19.

Adams, Francine, Brooklyn. Seller: MDM Homes LLC, Brewster. Property: in Dover. Amount: \$365,000. Filed Dec. 5.

Arpa Gavigan Developments LLC, Cold Springs. Seller: Hudson Todd LLC, Beacon. Property: in city of Beacon. Amount: \$360,000. Filed Dec. 17.

Arpa Gavigan Developments LLC, Cold Springs. Seller: Hudson Todd LLC, Beacon. Property: 321 Main St., city of Beacon. Amount: \$580,000. Filed Dec. 19.

B&Billings Plaza LLC, Floral Park. Seller: Billing Plaza LLC, Poughkeepsie. Property: 2419 Route 82, LaGrange. Amount: \$750,000. Filed Dec. 17.

Belliveau, Joseph, Wappinger Falls. Seller: O'Donnell & Sons Inc., Fishkill. Property: in East Fishkill. Amount: \$985,000. Filed Dec. 20.

Branlett, Richard, Yorktown Heights. Seller: 726 LLC, Monroe. Property: in Poughkeepsie. Amount: \$330,000. Filed Dec. 5.

Bruce J. Troy Family Trust, Red Hook. Seller: TKB Properties LLC, Red Hook. Property: in Red Hook. Amount: \$150,000. Filed Dec. 16.

Carol Katz Trust, Cherry Hill, New Jersey. Seller: Hare Krishna Wappingers LLC, Wappinger Falls. Property: 159 Rombout Road, LaGrange. Amount: \$750,000. Filed Dec. 16.

Greene, Barbara, Pleasantville. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$537,000. Filed Dec. 18.

HQC Solar Holdings 1 LLC, Irvine, California. Seller: Wenzly Inc., New York. Property: 70D and 70B Overocker Road, town of Poughkeepsie. Amount: \$300,000. Filed Dec. 20.

Joyce, Jeremy, Rhinebeck. Seller: Hans Redl LLC, Poughkeepsie. Property: Parksville Road, Pleasant Valley. Amount: \$350,000. Filed Dec. 18.

KDH Ross LLC, Hyde Park. Seller: Sue Ann Cotter LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$500,000. Filed Dec. 6.

Keller, Sarah J., Poughkeepsie. Seller: Grace Smith House Inc., Poughkeepsie. Property: 5 and 7 Brookside Ave., city of Poughkeepsie. Amount: \$375,000. Filed Dec. 20.

Kousco Holdings LLC, Mahopac. Seller: Karen Ryan, Danbury, Connecticut. Property: 163 Hibernia Heights Drive, Salt Point. Amount: \$185,000. Filed Dec. 19.

Mountainview Equities LLC, Suffern. Seller: Jacob J. Herbst and Roumel Albedeiwi, Spring Valley. Property: 56 Mountainview Ave., Nyack. Amount: \$470,000. Filed Nov. 27.

Nkwantabisa, Kwame, Pomona, New Jersey. Seller: Hudson Valley Real Property Holdings LLC, Poughkeepsie. Property: 22 Wilnot Terrace, Poughkeepsie. Amount: \$390,000. Filed Dec. 3.

Pecora, Sandra, Wappinger Falls. Seller: Craig Edward Properties LLC, Chappaqua. Property: 5 Wildwood Drive, Wappinger. Amount: \$230,000. Filed Dec. 4.

Pellon, Kevin, Poughkeepsie. Seller: Offices Abound LLC, East Hampton. Property: 47 S. Hamilton St., city of Poughkeepsie. Amount: \$335,000. Filed Dec. 20.

Phillip, Joel and Freidy Phillip, Monsey. Seller: 23 Fern Drive LLC, Monsey. Property: 23 Fern Drive, Monsey. Amount: \$900,000. Filed Dec. 4.

Pilotti, Robert, Wappinger Falls. Seller: JME Ventures LLC, Cortlandt Manor. Property: in Wappinger. Amount: \$437,000. Filed Dec. 6.

Polnoya Homes LLC, New Square. Seller: 45 Bypass Corp., Spring Valley. Property: 488 Reagan Road, New Square. Amount: \$180,000. Filed Dec. 5.

Quantum View Holdings LLC, Wappinger Falls. Seller: Jessica Vinall, Poughkeepsie. Property: in LaGrange. Amount: \$212,000. Filed Dec. 3.

Reader, Lawrence Joseph III, Beacon. Seller: Obercreek Development LLC, Wappinger Falls. Property: in Wappinger. Amount: \$150,000. Filed Dec. 19.

RG Duell LLC, Fishkill. Seller: Bruce Bozeman, White Plains. Property: in North East. Amount: \$137,500. Filed Dec. 20.

Ruiz, Alejandro V. and **Emerita A. Quito**, Brooklyn. Seller: Synergy Housing LLC, Monsey. Property: 306 N. Midland Ave., Upper Nyack. Amount: \$649,000. Filed Dec. 13.

Sanfilippo, Jenna Marie, Highland Mills. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$542,500. Filed Dec. 17.

Schwartz, Chaim S. Z. and **Chana M. Schwartz**, Brooklyn. Seller: 34 Old Hempstead Management LLC, Monsey. Property: 34 Old Hempstead Road, New City. Amount: \$755,000. Filed Dec. 6.

Seideshow 1 Corp., Franklin lakes, New Jersey. Seller: Ray Weihe and Phyllis Weihe, Suffern. Property: 5 Somerset Drive, Suffern. Amount: \$375,000. Filed Dec. 2.

Shinske, Stuart, Poughkeepsie. Seller: BVA Construction Corporation, Hopewell Junction. Property: in LaGrange. Amount: \$140,000. Filed Dec. 19.

Troy, Erin, Red Hook. Seller: TKB Properties LLC, Red Hook. Property: Crestwood Road, Red Hook. Amount: \$150,000. Filed Dec. 16.

United Nyack LLC, Great Neck. Seller: Alicia Street and Clarence Harris Jr., Nyack. Property: 38 Washington Ave., Nyack. Amount: \$370,500. Filed Dec. 2.

US Bank National Trust Association, Dallas, Texas. Seller: Federico Cuevas, Poughkeepsie. Property: in Wappinger. Amount: \$380,000. Filed Dec. 6.

Webb, John Kevin, Brooklyn. Seller: NML Farm LLC, New York. Property: in North East. Amount: \$50,000. Filed Dec. 16.

JUDGMENTS

Acevedo, Miguel, Middletown. \$18,448 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 17.

Biondi, Debbie, Bloomingburg. \$9,180 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 18.

Biondi, Debbie, Bloomingburg. \$6,639 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 18.

Brach, Joel, Monroe. \$12,188 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 13.

Brennan, Gregory J., Middletown. \$5,486 in favor of Capital One, McLean, Virginia. Filed Dec. 17.

Brown, Gloria, Middletown. \$7,603 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Brown, Javonne, Maybrook. \$7,435 in favor of Crown Asset Management LLC, Crown Asset Management LLC, Filed Dec. 19.

Brown, Richard, Monroe. \$3,247 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 17.

Campo Verde DFW LLC, et al, Arlington, Texas. \$93,091 in favor of Simply Funding LLC, Chester. Filed Dec. 18.

Chavarria, Charyto, New Windsor. \$9,777 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Clinica Delacomunidad Hispana LLC, et al, Arlington, Texas. \$19,795 in favor of Simply Funding LLC, Chester. Filed Dec. 17.

Coley, Kenyatta, Montgomery. \$1,596 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 18.

Crespo, Wilfredo Jr., Walden. \$3,816 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 18.

Desrosier, Ludner, et al, Highland Mills. \$7,957 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 18.

Deverso, Janet, Port Jervis. \$14,100 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Doty, Amy, Middletown. \$1,745 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Dec. 19.

Dullaghan, Frances, Otisville. \$3,613 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Ercolino, Kelly, Salisbury Mills. \$6,806 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 18.

Fernandez, Kennedy, Goshen. \$12,073 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Forman, Jeff, Chester. \$1,850 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Huacón, Libia Toala, Central Valley. \$2,273 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 19.

Lichtenstein, Jacob, Monroe. \$4,796 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 18.

Mariani, Anthony, Middletown. \$2,293 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Martinez, Raul, Monroe. \$18,000 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 17.

Mendlovic, Sarah L, Monroe. \$21,482 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Mogene, Claudy, Middletown. \$1,767 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 19.

Monterrey, Julio A., Washingtonville. \$14,724 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Murganti, Carlos, Middletown. \$3,026 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 17.

Next Boatworks LLC, et al, Bristol, Rhode Island. \$67,964 in favor of Simply Funding LLC, Chester. Filed Dec. 18.

Nieto, Paulina, Circleville. \$10,181 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Pendergast, William, Middletown. \$5,694 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Peres, Les, Goshen. \$3,840 in favor of Morgan Fuel & Heating Company Inc., Wappingers Falls. Filed Dec. 19.

Ramos, Argueta and Magdelin Batista, Monroe. \$25,272 in favor of 273 Prospect LLC, Monroe. Filed Dec. 17.

Reis, Robin, et al, Monroe. \$12,288 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 17.

Riley, George, New Windsor. \$14,340 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Ross, Robert A., Middletown. \$3,595 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 18.

Ruiz, Viola I., Middletown. \$2,433 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 19.

Ryder, Raymond, Port Jervis. \$43,915 in favor of Heritage Financial Credit Union, Middletown. Filed Dec. 19.

Savinon, Joel Sr., Middletown. \$15,185 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 19.

Savinon, Joel Sr., Middletown. \$14,833 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 19.

Seney, Alaina M., Warwick. \$9,279 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 19.

Smith, Matthew V., et al, Rock Tavern. \$12,066 in favor of Syracuse University, Syracuse. Filed Dec. 17.

Solis, Maria, Middletown. \$7,755 in favor of Fifth Third Bank, Cincinnati, Ohio. Filed Dec. 17.

Staszkeski, William J., Florida. \$7,912 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 18.

Thompson Brigaderia & Sweets LLC, et al, New Milford, Connecticut. \$8,218 in favor of Simply Funding LLC, Chester. Filed Dec. 17.

Torres, Rafael, Warwick. \$19,212 in favor of Miller Zeiderman LLP, White Plains. Filed Dec. 19.

Tymczyszyn, Rafal, Monroe. \$6,278 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 18.

Weiss, Joel, Monroe. \$42,382 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Dec. 18.

Williams, Ricky J, Middletown. \$14,679 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Zeko, Barbara, Newburgh. \$5,466 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 13.

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Nike, Joseph, New Castle. \$25,475 in favor of Tri-State Gunitite LP. Filed Dec. 6.

NEW BUSINESSES

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Partnerships

Wama Fusion, 7 Ferndale Avenue, Highland Mills 10930. c/o Marie E. Janclaude and Waldo Desrosier. Filed Dec. 19.

Sole Proprietorships

A Class Bookkeeping, 28 Patio Road, Middletown 10941. c/o Abdul Khaliq Aliya N. Khalig Filed Dec. 26.

Assistit Tech, 3 Schunnemunh Road, No. 111, Monroe 10950. c/o Moshe Schonburn. Filed Dec. 27.

Beacon, 3 Velove Court, Unit 311, Monroe 10950. c/o Dov Rosenberg. Filed Dec. 19.

FRH Mobile Mechanic, 433 Rye Hill Road, Monroe 10950. c/o Fredy Ranferi Herrera. Filed Dec. 20.

Joe Miller Floor Installations, 42 Cherrywood Drive, Goshen 10924. c/o Joseph Paul Miller. Filed Dec. 18.

Love Ny & B, 237 Keasel Road, Middletown 10940. c/o Anahy Chinas Campos. Filed Dec. 19.

Maii Beauty Factory, 88 Dunning Road, Suite 213, Middletown 10940. c/o Mailee Alexa Martinez. Filed Dec. 18.

Nilus Williams Art, 49 Helen Drive, Middletown 10940. c/o Nilus Dondeporta Williams. Filed Dec. 19.

Sephirah Seven Candle Collective, 10818 Cartwheel Court, Washingtonville 10992. c/o Jamel Claressa Banks. Filed Dec. 24.

Shop Of Creation, 3207 Clark St., New Windsor 12553. c/o Chantel Laree Meckl. Filed Dec. 19.

Sonia Wagner LCSW, 179 W. Nyack Road, West Nyack 10994. c/o Sonia A. Wagner. Filed Dec. 23.

Williams Hudson Home, 60 Birchwood Drive, New Windsor 12553. c/o Alexandra Williams. Filed Dec. 24.

BUILDING PERMITS

Commercial

Carpentry Unlimited Inc., Norwalk, contractor for Matthew Norton and Ashley Lunney. Replace sliding glass door and install new ceiling fan at 71 Aiken St., No. D8, Norwalk. Estimated cost: \$18,000. Filed Nov. 21.

Coller Construction LLC, Norwalk, contractor for J West Associates LLC. Perform replacement alterations at 350 Westport Ave., Norwalk. Estimated cost: \$600,000. Filed Nov. 19.

Danjor LLC, Norwalk, contractor for Danjor LLC. Perform replacement alterations at 115 New Canaan Ave., Norwalk. Estimated cost: \$1,000. Filed Nov. 21.

Elmcrest Properties LLC, Norwalk, contractor for Elmcrest Properties LLC. Renovate single-family residence at 20 Richards Lane, Norwalk. Estimated cost: \$70,000. Filed Nov. 21.

Gabriele Builders LLC, Norwalk, contractor for Three Hundred Eighty-One. Install 80 KW generator on rooftop at 3 Duke Place, Norwalk. Estimated cost: \$50,000. Filed Nov. 23.

Jar LLC, Norwalk, contractor for Jar LLC. Perform replacement alterations at 133 S. Main St., Norwalk. Estimated cost: \$1,000. Filed Nov. 25.

Londono, Jesus A., Norwalk, contractor for Jesus A. Londono. Add dormer on single-family residence at 12 Rome St., Norwalk. Estimated cost: \$100,000. Filed Nov. 19.

Oly Mattera Contracting Co., Norwalk, contractor for 3 Color LLC. Construct retaining wall as per engineer design at 175 W. Cedar St., Norwalk. Estimated cost: \$80,000. Filed Nov. 25.

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

Questions and comments regarding this section should be directed to:

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

Pisano, Nick, Norwalk, contractor for Nick Pisano. Demolish single-family residence for future construction at 39 Assisi Way, Norwalk. Estimated cost: \$7,500. Filed Nov. 21.

S&W Building & Remodeling Inc., Norwalk, contractor for Michael J. and Pamela Deering. Remove roof and reroof 4 Daphne Drive, Norwalk. Estimated cost: \$15,000. Filed Nov. 21.

Trademark Construction Inc., Norwalk, contractor for Timothy and Sheila Pettee. Remove and replace cedar roof at 133B Rowayton Ave., No. 3, Norwalk. Estimated cost: \$65,000. Filed Nov. 18.

Vase Management LLC, Norwalk, contractor for Rowayton Senior Housing Corp. Perform replacement alterations at 212 Rowayton Ave., Norwalk. Estimated cost: \$502,250. Filed Nov. 25.

Villa Gesell Construction LLC, Norwalk, contractor for CBD Properties LLC. Remove wall and install beam to expand living room at 37 Seaview Ave., Norwalk. Estimated cost: \$7,500. Filed Nov. 22.

Residential

Anderson, Cristina and Brian Anderson, Norwalk, contractor for Cristina and Brian Anderson. Remodel single-family residence at 6 Beauford Road, Norwalk. Estimated cost: \$50,000. Filed Nov. 15.

Bonsanti, William M., Norwalk, contractor for William M. Bonsanti. Renovate single-family residence at 4 Singingwoods Court, Norwalk. Estimated cost: \$8,000. Filed Nov. 22.

C51 Remodeling LLC, Norwalk, contractor for Emmanuel S. Silva and Magaly L. Jacome. Remove roof and reroof 61 Riverside Ave., No. A1, Norwalk. Estimated cost: \$3,800. Filed Nov. 19.

Cannondale Generators Inc., Norwalk, contractor for John E. Warner. Install 20 KW generator adjacent to club house at 25 N. Seir Hill Road, Norwalk. Estimated cost: \$10,000. Filed Nov. 18.

Cannondale Generators Inc., Norwalk, contractor for Diane Ely. Install 22 KW generator at rear of single-family residence at 15 Chelene Road, Norwalk. Estimated cost: \$10,000. Filed Nov. 18.

Costello Home Construction LLC, Norwalk, contractor for Michael Bonilla. Remove and replace asphalt singles at 258 W. Cedar St., Norwalk. Estimated cost: \$14,730. Filed Nov. 15.

Craftworks Construction LLC, Norwalk, contractor for David and Leigh Christopher-Morris. Remove 2 patio doors and install 1 sliding door at 2 Princes Pine Road, Norwalk. Estimated cost: \$10,000. Filed Nov. 25.

CT Handy LLC, Norwalk, contractor for Allen and Teresa Cunningham. Remodel existing kitchen at 108 Witch Lane, Norwalk. Estimated cost: \$30,000. Filed Nov. 19.

Farrell, John R., Norwalk, contractor for Jason A. and Kim E. Ross. Remove existing deck and construct new wood deck at 104 Silver Creek Lane, No. 104, Norwalk. Estimated cost: \$20,000. Filed Nov. 20.

Form LTD, Norwalk, contractor for David M. Murphy. Remodel existing kitchen and laundry room at 120 Rowayton Ave., Norwalk. Estimated cost: \$110,065. Filed Nov. 21.

G.A. Castro Construction LLC, Norwalk, contractor for Patricio Maldonado. Replace roof at 7 Braybourne Drive, Norwalk. Estimated cost: \$38,249. Filed Nov. 20.

Gunner LLC, Norwalk, contractor for Donald B. Fries. Remove roof and reroof 25 Heron Road, No. 17, Norwalk. Estimated cost: \$21,495. Filed Nov. 21.

HandyCT.com LLC, Norwalk, contractor for 20 Morehouse LLC. Renovate single-family residence at 20 Morehouse Lane, Norwalk. Estimated cost: \$60,000. Filed Nov. 18.

Home Depot USA Inc., Norwalk, contractor for Jeffrey R. and Kimberly A. Dewitt. Remove and replace six windows at 28 Holiday Drive, Norwalk. Estimated cost: \$6,105. Filed Nov. 22.

JP Carroll Roofing LLC, Norwalk, contractor for Danielle and Matthew Bloomberg. Replace roof at 331 W. Cedar St., Norwalk. Estimated cost: \$10,151. Filed Nov. 25.

L A Barnaby & Sons Inc., Norwalk, contractor for Frank V. and Janet A. Anello. Strip roof and reroof 24 Thistle Road, Norwalk. Estimated cost: \$26,360. Filed Nov. 25.

Memoli Building & Remodeling LLC, Norwalk, contractor for Brett and Bodnar Moody. Rebuild existing side-enclosed porch at 32 Orchard Hill Road, Norwalk. Estimated cost: \$70,000. Filed Nov. 19.

Petrucci Builders LLC, Norwalk, contractor for Thomas and Alexandra Lacaria. Add full bathroom to existing finished third floor at 3 Talmadge Place, Norwalk. Estimated cost: \$30,000. Filed Nov. 21.

Pisano, Nick, Norwalk, contractor for Nick Pisano. Remove roof and reroof 39 Assisi Way, Norwalk. Estimated cost: \$25,000. Filed Nov. 21.

Prime Roofing LLC, Norwalk, contractor for Robert A. Herman. Remove roof and replace at 7 Cranbury Woods Road, Norwalk. Estimated cost: \$9,500. Filed Nov. 22.

Reciuga, Rolandas and Maria Reciuga, Norwalk, contractor for Rolanda and Maria Reciuga. Construct a superstructure for one-story addition at 5 Princes Pine Road, Norwalk. Estimated cost: \$60,000. Filed Nov. 25.

Rodger Gibson LLC, Norwalk, contractor for Timothy S. Crawford. Renovate single-family residence at 329 Chestnut Hill Road, Unit 5, Norwalk. Estimated cost: \$55,000. Filed Nov. 15.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Jared and Nicole Rosenfeld. Remove roof and reroof 5 Midwood Road, Norwalk. Estimated cost: \$52,050. Filed Nov. 14.

Simpson, Joshua P., Norwalk, contractor for Luke T. Garvey. Install 24 KW generator at side of single-family residence at 129 Perry Ave., Norwalk. Estimated cost: \$16,000. Filed Nov. 22.

Simpson, Joshua P., Norwalk, contractor for Frederic and Suzanne Fletcher. Install 24 KW generator at side of single-family residence at 9 Ravenwood Road, Norwalk. Estimated cost: \$11,000. Filed Nov. 22.

Sound Renovation LLC, Norwalk, contractor for Universal Enterprises LLC. Remove and install new asphalt shingle roof at 67 Creeping Hemlock Drive, Norwalk. Estimated cost: \$15,000. Filed Nov. 14.

Tri State Tiling LLC, Norwalk, contractor for 1 Rocky Point Road LLC. Renovate single-family residence at 1 Rocky Point Road, Norwalk. Estimated cost: \$91,900. Filed Nov. 18.

Villa Gesell Construction LLC, Norwalk, contractor for Sharon D. Parker. Install new porch and stairs and replace three windows at 18 Grove St., Norwalk. Estimated cost: \$15,000. Filed Nov. 21.

Villa Gesell Construction LLC, Norwalk, contractor for 3 Talmadge Place LLC. Replace roof and three doors at 3 Talmadge Place, Norwalk. Estimated cost: \$40,000. Filed Nov. 21.

Zakhar, Theodore, Norwalk, contractor for Michael Amato. Replace roof at 42 N. Bridge St., Norwalk. Estimated cost: \$9,100. Filed Nov. 19.

COURT CASES

Bridgeport Superior Court

Amguard Insurance Company, Hartford. Filed by Arnaldo Parmezan, Trumbull. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. 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-24-6140356-S. Filed Nov. 19.

Bryant, Deborah, et al, Bronx, New York. Filed by Diana Farrow, Stamford. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. 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-24-6140311-S. Filed Nov. 18.

City of Stamford, et al, Stamford. Filed by Kimberly Woodward, Stamford. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was a pedestrian when she was caused to trip and fall due to a defective, unmarked and/or obstructive concrete support structure in the parking garage. 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-24-6140250-S. Filed Nov. 15.

We Transport LLC, et al, East Hartford. Filed by Jaykar Martinez, Bridgeport. Plaintiff's attorney: Delucia & Levine LLC, Bridgeport. 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-24-6140410-S. Filed Nov. 21.

Danbury Superior Court

Glassioli, Larissa, Bethel. 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-24-6052197-S. Filed Nov. 1.

Kessler, Leo Bennett, et al, New Fairfield. Filed by Jenny Ortiz, New Milford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052029-S. Filed Oct. 16.

Sayers, Larion, et al, Danbury. Filed by Coyne, Von Kuhn & Brady LLC, Shelton. Plaintiff's attorney: Coyne Von Kuhn & Brady LLC, Shelton. Action: the plaintiff law firm brings this interpleader action as it is holding \$23,200 in the trustee account, which is the subject of a claim by the two defendants. Upon receipt of the settlement funds, the plaintiff law firm disbursed the settlement proceeds except for the disputed amount of \$23,200 which represents a claim by the defendants for unpaid medical bills. The plaintiff claims fees and costs associated with the filing and prosecution of this interpleader action. 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-24-6052117-S. Filed Oct. 24.

Souza-silva, Stephani, et al, Danbury. Filed by Abel Novo Jimenez, Danbury. Plaintiff's attorney: Jason Gregg DeGenaro, Guilford. 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 as the court deems appropriate. Case no. DBD-CV-24-6052158-S. Filed Oct. 29.

Uber Freight US LLC, et al, Frisco, Texas. Filed by Danbury Automotive Lifts LLC, Danbury. Plaintiff's attorney: Thibodeau Beadnell Law Group, Danbury. Action: the plaintiff placed an order with AMGO Hydraulic Corp., a South Carolina corporation, for equipment related to its regular course of business. The plaintiff's order was ready for shipment and AMGO Hydraulic Corp. contracted with defendant for delivery. While enroute with the delivery the defendant collided with a bridge in Danbury, Connecticut, resulting in significant damage to the plaintiff's order. As a result of the delivery truck colliding with the bridge, the plaintiff has suffered amages. 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-24-6052383-S. Filed Nov. 19.

Stamford Superior Court

Central Mutual Insurance Company, Hartford. Filed by Karl Chiappetta, Palm Coast, Florida. Plaintiff's attorney: Wofsey Rosen Kweskin & Kuriansky LLP, Stamford. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide 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. FST-CV-24-6070298-S. Filed Nov. 18.

Corcoran, Pamela M., Riverside. Filed by Chitra Suresh, Stamford. Plaintiff's attorney: Papsy Janosov Roche, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070450-S. Filed Nov. 26.

F&F Mechanical Enterprises Inc., et al, North Haven. Filed by Daniel Salvatore, Old Greenwich. Plaintiff's attorney: Silver Golub & Teitell, Stamford. Action: the plaintiff was operating his bicycle when defendant's vehicle collided with the plaintiff. As a result of the impact, the plaintiff suffered 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-24-6070265-S. Filed Nov. 14.

Nod Services LLC, et al, Darien. Filed by Novo Advance LLC, Rochelle Park, New Jersey. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendants entered into a written purchase and sale agreement of a hotel. The agreement required plaintiff to deposit an amount of money in escrow to serve as the deposit for the transaction. However, the defendant sent written notices to plaintiff, falsely claiming that plaintiff had breached the agreement by not filing a new franchise agreement application within 10 days. The defendants' declaration of default was not justified or permitted by the agreement and defendants breached the contract. 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-24-6070543-S. Filed Dec. 3.

DEEDS

Commercial

104 Vernon Drive LLC, Scarsdale, New York. Seller: Charles Schemera, Stamford. Property: 12 Glenville St., Unit 102, Greenwich. Amount: \$955,000. Filed Dec. 12.

169 Old Church Road LLC, Scarsdale, New York. Seller: James E. Squiers and Deborah K. Squiers, Greenwich. Property: 169 Old Church Road, Greenwich. Amount: \$2,210,000. Filed Dec. 11.

35 Mohegan Avenue LLC, Stamford. Seller: A. Sema Piantino, Darien. Property: 35 Mohegan Ave., Stamford. Amount: \$725,000. Filed Dec. 10.

Bosco, Thomas and Katherine Bosco, Fairfield. Seller: Rowland Road A. LLC, Monroe. Property: 15 Rowland Road, Fairfield. Amount: \$2,525,000. Filed Dec. 16.

Boughton, Laura E., New York, New York. Seller: 417 Riverside LLC, Fairfield. Property: 417 Riverside Drive, Fairfield. Amount: \$2,105,770. Filed Dec. 18.

Carolina K&G LLC, Stamford. Seller: Spero P. Mihaleas, Stamford. Property: 19 Abel Ave., Stamford. Amount: \$725,000. Filed Dec. 12.

Conti, Francis L., Stamford. Seller: CGL Partners LLC, Stamford. Property: 2289 Bedford St., Unit H12, Stamford. Amount: \$450,000. Filed Dec. 10.

DeSimone, Daniel and Michael Lasko, Stamford. Seller: 120 Columbus Place LLC, Stamford. Property: 120 Columbus Place, Unit 5, Stamford. Amount: \$325,000. Filed Dec. 13.

Estrada, Brian J. and Heather D. Johnston, Fairfield. Seller: BEA Development LLC, Stratford. Property: Lot D, Map 2736, Fairfield. Amount: \$910,000. Filed Dec. 18.

Evans, Christopher and Bethany Evans, Centennial, Colorado. Seller: 298 Arbor Drive LLC, Fairfield. Property: 298 Arbor Drive, Southport. Amount: \$2,000,000. Filed Dec. 16.

Gramajo, Herman and Arcenia Gramajo, Stamford. Seller: 3047 High Ridge Road Associates LLC, Pound Ridge, New York. Property: 3047 High Ridge Road, Stamford. Amount: \$400,000. Filed Dec. 12.

Greenwich Crossing LLC, Stamford. Seller: GP Holding Company Inc., Stamford. Property: Railroad Avenue, Greenwich. Amount: \$10. Filed Dec. 13.

Hill, Anna Paige and Steven Andrew Hill, Scarsdale, New York. Seller: Eagle's Landing Holdings LLC, Greenwich. Property: 109 S. Brook Drive, Stamford. Amount: \$10. Filed Dec. 12.

Home Helpers LLC, Sheridan, Wyoming. Seller: Onyx Real Estate Services LLC, Sandy Hook. Property: 449 High Road, Fairfield. Amount: \$410,000. Filed Dec. 17.

JC8899LLC, Montebello, California. Seller: Donald Lee, Fairfield. Property: 43 Helen St., Fairfield. Amount: \$350,000. Filed Dec. 20.

JMR Partners LLC, Stamford. Seller: Stokely C. Daley and Marva M. Baker, Stamford. Property: 2 Washington Court, Unit 2, Stamford. Amount: \$330,000. Filed Dec. 12.

Knightly, Thomas, Stamford. Seller: WCL Management LLC, Stamford. Property: South Brook Drive, Lot 22, Stamford. Amount: \$450,000. Filed Dec. 11.

MSJM Investment LLC, Shelton. Seller: Motcim LLC, Fairfield. Property: 156 Halley Ave., Fairfield. Amount: \$475,000. Filed Dec. 20.

Polaris 174 Duane LLC, Stamford. Seller: Dhruv Piplani, Westport. Property: 72 Houston Terrace, Unit A, Stamford. Amount: \$10. Filed Dec. 10.

Sound Vision Group Millspaugh LLC, Fairfield. Seller: Vora Brothers LLC, Fairfield. Property: 93 Millspaugh Drive, Fairfield. Amount: \$663,000. Filed Dec. 17.

Waterside Properties LLC, Stamford. Seller: Mark T. Vitti, Stamford. Property: 236 Glenbrook Road, Unit 13A, Stamford. Amount: \$279,000. Filed Dec. 12.

Wonsos TS LLC, Norwalk. Seller: Peter Sosnow and Elizabeth Sosnow Norwalk. Property: 24-26 Taylor St., Stamford. Amount: \$10. Filed Dec. 13.

Residential

Adcock, Keith and Sydney Owens, Cos Cob. Seller: Caryn U. Jacoby and Richard J. Jacoby, Redding. Property: 201 Cognewaugh Road, Cos cob. Amount: \$2,995,000. Filed Dec. 12.

Ahamed, M.D., Faruk and Mahamuda B. Shammi, Stamford. Seller: Ann Marie Eisdorfer, Trumbull. Property: 397 Hope St., Stamford. Amount: \$750,000. Filed Dec. 9.

Alton, Victoria, Stamford. Seller: Rosa Coppola, Stamford. Property: 40 Oenoke Place, Unit 1, Stamford. Amount: \$645,000. Filed Dec. 9.

Batista, Christian N. and Elizabeth Y. Batista, Bronx, New York. Seller: Alfredo Catalic, Greenwich. Property: 188 Bedford Road, Greenwich. Amount: \$2,410,000. Filed Dec. 13.

Benoist, D'Etive and Jean Francois Benoist, Westport. Seller: Jean Francois Benoist D'Etive, Westport. Property: Lot A, Map 4903, Cos Cob. Amount: \$0. Filed Dec. 9.

Bivona, Anna and Nickolas Harper, Fairfield. Seller: P. Michael Boral, Fairfield. Property: 1074 Valley Road, Fairfield. Amount: \$860,000. Filed Dec. 17.

Bohdan Jr., Christopher and Heather Nonnemacher, Stamford. Seller: Michael Valentino and Rebecca Valentino, Stamford. Property: 65 Tyler Drive, Stamford. Amount: \$930,000. Filed Dec. 11.

Bolan, Megan Elizabeth and Donna Kay Creed Osterhaus, Norwalk. Seller: Catherine Mary Carney, Fairfield. Property: 31 Old Spring Road, Fairfield. Amount: \$742,000. Filed Dec. 17.

Brown, Diane K., Greenwich. Seller: Diane K. Brown, Greenwich. Property: Unit 9, Spring St., Greenwich. Amount: \$0. Filed Dec. 11.

Calomino, Marcia K., Stamford. Seller: Marcia K. Calomino, Stamford. Property: 20 Bridle Path, Stamford. Amount: \$1. Filed Dec. 9.

Carias, Jennifer, New Haven. Seller: Donald N. Miller and Mary L. Miller, Stamford. Property: 50 North St., Unit 106, Stamford. Amount: \$231,000. Filed Dec. 13.

Crouy, Pierre-Jean and Danielle Crouy, Stamford. Seller: Longtao Han and Xiaodi Zhong, Stamford. Property: 160 Glenbrook Road, Unit 4C, Stamford. Amount: \$578,000. Filed Dec. 13.

DeVito, Christopher and Rebecca Rivetti, Fairfield. Seller: Matthew W. Dufour and Kristen M. Dufour, Fairfield. Property: 1786 Jennings Road, Fairfield. Amount: \$1,150,000. Filed Dec. 18.

Dorfman-Gonzalez, Michael and Christie Louie, Queens, New York. Seller: John D. Docimo, Stamford. Property: 26 Knollwood Ave., Stamford. Amount: \$718,000. Filed Dec. 12.

Engelson, Isabelle and Michael Engelson, Stamford. Seller: Elizabeth Peluso, Wilton. Property: 429 Sylvan Knoll Road, Apt. 429, Stamford. Amount: \$355,100. Filed Dec. 12.

Finocchio, Thomas and Amanda Wallace-Finocchio, Stamford. Seller: Helane E. Rheingold, Stamford. Property: 3 Dundee Road, Stamford. Amount: \$940,000. Filed Dec. 11.

Foley, Christopher and Elsa Foley, Fairfield. Seller: Jennifer D. Marco, Fairfield. Property: 97 Ross Hill Road, Fairfield. Amount: \$1,000,000. Filed Dec. 20.

Forman, Rebecca, Greenwich. Seller: Suzanne B. Hogan, Greenwich. Property: 33 Richmond Hill Road, Greenwich. Amount: \$10. Filed Dec. 12.

Forrester, Christopher, Stamford. Seller: Paul Ventura and Marlene Ventura, Stamford. Property: 25 Second St., Unit B-3, Stamford. Amount: \$540,000. Filed Dec. 13.

Frasca, Christina M. and Conor Riordan, Fairfield. Seller: Gustavo A. Hermoza, Fairfield. Property: 16 Cardinal St., Fairfield. Amount: \$724,900. Filed Dec. 16.

Fu, Di and Jun Ku, Fairfield. Seller: Robert Berkowitz and Kate Berkowitz, Fairfield. Property: 60 Southport Ridge, Fairfield. Amount: \$1,415,000. Filed Dec. 20.

Gao, Xiaojiao, Norwalk. Seller: Joe W. Giribaldo, Stamford. Property: 91 Strawberry Hill Ave., Unit 637, Stamford. Amount: \$235,000. Filed Dec. 13.

Garcia, Selvin Humberto, Stamford. Seller: Yvan Cabello Ramos and Felinda Cabello, Stamford. Property: 135 Mulberry St., Stamford. Amount: \$445,000. Filed Dec. 10.

Greenbaum, Allison I. and Frederic L. Greenbaum, Stamford. Seller: Frederic Greenbaum and Allison Greenbaum, Stamford. Property: 67 E. Ridge Road, Stamford. Amount: \$1. Filed Dec. 10.

Hanson, Zachary Otto, Fairfield. Seller: Ian Hall and Breana Derella, Fairfield. Property: 53 Marian Road, Fairfield. Amount: \$1,425,000. Filed Dec. 16.

Haque, Abdul and Raqibul Haque, Fairfield. Seller: Beatriz E. Edwards, Norwalk. Property: 167 Rakoczy Ave., Fairfield. Amount: \$655,000. Filed Dec. 19.

Harvey, Kevin and Ashley Harvey, Fairfield. Seller: Samit M. Shah and Reshma Narula, Fairfield. Property: 1018 High St., Fairfield. Amount: \$1,100,000. Filed Dec. 20.

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Questions and comments regarding this section should be directed to:

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Hatton, Ryan Edward and Jillian May Hatton, New York, New York. Seller: Tiffanie Wong and Mark Joyella, Fairfield. Property: 340 Merwins Lane, Fairfield. Amount: \$1,200,000. Filed Dec. 18.

Hoadley, Ryan, Greenwich. Seller: Ryan Hoadley, Greenwich. Property: 14 Bedford Road, Greenwich. Amount: \$1. Filed Dec. 9.

Jhunja, Rashma and Ram Prakash Jhunja, Stamford. Seller: Paul Wilson, Stamford. Property: 359 Vine Road, Stamford. Amount: \$1,550,000. Filed Dec. 13.

Joyella, Mark and Tiffanie Wong, Fairfield. Seller: Sebastian J. Filippone and Marie D. Filippone, Fairfield. Property: 84 Paul Place, Fairfield. Amount: \$1,060,000. Filed Dec. 19.

Kim, John C., Milford. Seller: Maureen Rita Haynes, Stamford. Property: 970 Hope St., Unit 3A, Stamford. Amount: \$260,000. Filed Dec. 10.

Lawrie, Michael and Kimberley Lawrie, Greenwich. Seller: Elizabeth A. Vaz and Clifford J. Vaz, Greenwich. Property: 48 Spring St., Unit 8. Greenwich. Amount: \$10. Filed Dec. 12.

Lehane Myers, Erin K., Fairfield. Seller: Katelyn DeVita, Fairfield. Property: 199 Henderson Road, Fairfield. Amount: \$850,000. Filed Dec. 17.

Likvornik, Susanna, Stamford. Seller: Steven Kapp, Stamford. Property: 132 Woodside Green, Unit 2B, Stamford. Amount: \$320,000. Filed Dec. 10.

Maritzen, Mark, Mamaroneck, New York. Seller: Jaak Stefan Van Den, Yonkers, New York. Property: 5 Putnam Hill, No. 2H, Greenwich. Amount: \$865,000. Filed Dec. 9.

Mehan, Krizia and Vishal Mehan, Cos Cob. Seller: Peter Igoe, Greenwich. Property: 37 Barton Lane, Greenwich. Amount: \$1. Filed Dec. 10.

Moncada, Christian, Norwalk. Seller: Andrew Donald Martin and Cristina Martin, Fairfield. Property: 310 Castle Ave., Fairfield. Amount: \$377,000. Filed Dec. 17.

Moriarity, Paul and Katie Moriarity, Avon Lake, Ohio. Seller: Lisa M. Silk, Fairfield. Property: 183 Alden St., Fairfield. Amount: \$705,000. Filed Dec. 16.

Ojeda-Cid, Rosa, Stamford. Seller: Heather Ann Sypniewski and Bridget Frances Sypniewski, Stamford. Property: 83 Courtland Hill St., Stamford. Amount: \$660,000. Filed Dec. 13.

Palomino Vargas, Jorge and Tasheena Michael, Fairfield. Seller: Steven Sanzone, Fairfield. Property: 1142 Mill Plain Road, Fairfield. Amount: \$1,100,000. Filed Dec. 17.

Pullman, Lucas and Sally Pullman, Fairfield. Seller: Charles W. Ellis and Jane A. Ellis, Fairfield. Property: 117 Quarter Horse Lane, Fairfield. Amount: \$2,250,000. Filed Dec. 19.

Rhone, Brian P. and Brenna D. Rhone, Riverside. Seller: Anne C. Sherrerd, Riverside. Property: 61 Indian Head Road, Riverside. Amount: \$6,250,000. Filed Dec. 13.

Roberts, Andrew and Madeline Roberts, Greenwich. Seller: Andrew J. LeSueur, Greenwich. Property: 12 Annjim Drive, Greenwich. Amount: \$10. Filed Dec. 13.

Rocafuerte, Christian J. and Irma P. Rocafuerte, Stamford. Seller: Esmeralda Kuqani, Norwalk. Property: 62 Quintard Terrace, Stamford. Amount: \$677,000. Filed Dec. 9.

Roitman, Brian E. and Sonia E. Roitman, Stamford. Seller: Brian E. Roitman and Sonia E. Roitman, Stamford. Property: 153 Turner Road, Stamford. Amount: \$1. Filed Dec. 12.

Silk, Lisa M., Fairfield. Seller: Ann W. McKernan, Fairfield. Property: 67 Old Elm Road, Fairfield. Amount: \$590,000. Filed Dec. 16.

Stanescu, Christian and Teodora Stanescu, Fairfield. Seller: Lindsay Chopin and Lulu Chopin, Fairfield. Property: 366 Suburban Ave., Fairfield. Amount: \$495,000. Filed Dec. 16.

Umur, Serdar M. and Heidi E. Umur, Greenwich. Seller: Elle Olivia Katsaros and Nicholas R. Stenroos, Greenwich. Property: Henry Street, Greenwich. Amount: \$970,000. Filed Dec. 11.

Van Buren, Leslie and Yindran Puspanathan, Stamford. Seller: Eugenia DeVito, Stamford. Property: 64 Club Road, Stamford. Amount: \$885,000. Filed Dec. 10.

Whalen, Sean and Liana Wiley, Stratford. Seller: Christopher Lim and Salina Ho, Fairfield. Property: 29 Rodgers Road, Fairfield. Amount: \$400,000. Filed Dec. 18.

Wierzbicka, Anna and Przemyslaw Wierzbicki, Stamford. Seller: Nadia Levushenko and Anatoliy Yevtushenko, Stamford. Property: 106 Akbar Road, Stamford. Amount: \$1,042,500. Filed Dec. 9.

Yuen, Patrick and Successors, Riverside. Seller: Patrick A. Yuen, Riverside. Property: 42 Terrace Ave., Riverside. Amount: \$1. Filed Dec. 13.

MORTGAGES

127 Henry Street LLC, Mount Vernon, New York, by Ricky M. Capozza. Lender: Emporium TPO LLC, 3010 Gaylord Parkway, Suite 125, Frisco, Texas. Property: 127 Henry St., Greenwich. Amount: \$386,250. Filed Nov. 20.

Arias, Rodrigo, Stamford, by Adam J. Hirsch. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 19 Van Buren Circle, Stamford. Amount: \$440,000. Filed Nov. 21.

Ashmore, Kathleen and Michael Ashmore, Southport, by Stephanie E. Smith. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 181 Taintor Drive, Southport. Amount: \$1,973,151. Filed Nov. 20.

BEC CT LLC, Syosset, New York, by Robert E. Murray Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 373 Taconic Road, Greenwich. Amount: \$4,350,000. Filed Nov. 18.

BEC CT LLC, Syosset, New York, by Robert E. Murray Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 373 Taconic Road, Greenwich. Amount: \$4,350,000. Filed Nov. 18.

Bohm, Athena Yin, Fairfield, by Simone Lynn Palmer. Lender: Akasa Tseng, 8704 Apperson St., Sunland, California. Property: 40 Ermine St., Fairfield. Amount: \$360,000. Filed Nov. 20.

Brodie, Caitlin, Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Dingtletown Road, Greenwich. Amount: \$3,000,000. Filed Nov. 19.

Cardini, George and Nancy Cardini, Greenwich, by Doreen L. McManus. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 45 Ridge St., Cos Cob. Amount: \$200,000. Filed Nov. 18.

Catalano Jr., Robert and Dominique Catalano, Greenwich, by John L. Vecchiolla. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 123 Brook Run Lane, Stamford. Amount: \$593,000. Filed Nov. 18.

Cece, Rachel and Luis Ramiro Gutierrez Montenegro, Stamford, by Lauren J. Mashe. Lender: First County Bank, 117 Prospect St., Stamford. Property: 133 Sylvan Knoll Road, Stamford. Amount: \$268,000. Filed Nov. 18.

Chapman, Zachary J. and Amy T. Chapman, Fairfield, by Shetal Nitin Malkan. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 58 Norcliff Lane, Fairfield. Amount: \$250,000. Filed Nov. 19.

Cintron, Jose M., Fairfield, by Kishore I. Kapoor. Lender: Alliant Credit Union, 11545 W. Touhy Ave., Chicago, Illinois. Property: 826-828 Black Rock Turnpike, Fairfield. Amount: \$180,843. Filed Nov. 21.

Colucci, Melodye, Stamford, by John R. Fiore. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 241 Hamilton Ave., 13, Stamford. Amount: \$334,650. Filed Nov. 19.

DiPietro, Frank Amerigo, Pleasantville, New York, by Dyanna M. Lapeter. Lender: Haddon Business Solutions LLC, 904 W. Redman Ave., Haddonfield, New Jersey. Property: 20 Homestead Lane, Greenwich. Amount: \$120,000. Filed Nov. 20.

Divaraniya, Ajit, Stamford, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 10 Hoover Ave., Unit 3, Stamford. Amount: \$292,500. Filed Nov. 21.

Dolynchuk, Paul and Lynn Dolynchuk, Fairfield, by Robert E. Colapietro. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 226 High St., Fairfield. Amount: \$72,943. Filed Nov. 20.

Ernst, Lars and Jill Mulholland Ernst Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Ozer Place, Greenwich. Amount: \$260,000. Filed Nov. 21.

Frager, Solomon and Alyssa Frager, Stamford, by Maria C. Miller. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 161 Edward Place, Stamford. Amount: \$650,000. Filed Nov. 20.

Graf, Richard E. and Jeannine M. Graf, Fairfield, by Cynthia Acevedo. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 12 Sconset Drive, Fairfield. Amount: \$500,000. Filed Nov. 19.

Gullo, Joseph Michael and Jessica Marie-Coleman Gullo, Brooklyn, New York, by David E. Rosenberg. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 67 Euclid Ave., Fairfield. Amount: \$665,000. Filed Nov. 20.

Harris Jr., Jeffrey Alan and Mark John Mocereino, Port Chester, New York, by Aleksandr Y. Troyb. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1633 Washington Blvd., Unit 2G, Stamford. Amount: \$361,200. Filed Nov. 21.

Henry, David and Sarah-Jane Henry, Fairfield, by Robert E. Colapietro. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 47 Edgewood Road, Fairfield. Amount: \$100,000. Filed Nov. 18.

Jamal, Zain and Anelise Hohl, Greenwich, by Joel M. Kaye. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 275 Bruce Park Ave., Greenwich. Amount: \$990,000. Filed Nov. 19.

Kayserian, Ari Dennis and Hera Kayserian, Yonkers, New York, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 24 McIntosh Road, Stamford. Amount: \$650,000. Filed Nov. 22.

Kochiss, Kevin, Fairfield, by Jeffrey M. Wasikowski. Lender: NQM Funding LLC, 4800 N. Federal Highway, Bldg. E, Suite 200, Boca Raton, Florida. Property: 54 Catamount Road, Fairfield. Amount: \$1,200,000. Filed Nov. 19.

Kosiewska, Duyen Nguyen and Matthew Andrew Kosiewska, Cos Cob, by Scott Rogalski. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 30 Stone Brook Lane, Cos Cob. Amount: \$1,464,984. Filed Nov. 21.

Kulis, Jeffrey M. and Cynthia Kulis, Stamford, by Elizabeth L. Grajeda. Lender: First County Bank, 117 Prospect St., Stamford. Property: 81 White Oak Lane, Stamford. Amount: \$50,000. Filed Nov. 20.

L'Helias, Thomas P. and Sharon L. Ferko, Greenwich, by Albert T. Strazza. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 2 Sherwood Farm Lane, Greenwich. Amount: \$2,700,000. Filed Nov. 20.

Lewis, Nanci, Westport, by Jonathan A. Wetmore. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 68 Merwins Lane, Fairfield. Amount: \$768,000. Filed Nov. 20.

Liberty, Brian and Cameron Liberty, Fairfield, by Barbara Vigorito. Lender: First Savings Bank, 702 N Shore Drive, Suite 300, Jeffersonville, Indiana. Property: 134 Larkspur Road, Fairfield. Amount: \$748,000. Filed Nov. 21.

Lloyd, Benjamin and Stephanie Lloyd, Pomona, California, by John J. Bove. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 122 Hardesty Road, Stamford. Amount: \$1,500,000. Filed Nov. 22.

Low, Timothy Donald and Christina Lindahl, Stamford, by Daniel Pagana. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 52 Kane Ave., Stamford. Amount: \$816,000. Filed Nov. 18.

Luton, Alex and Carolina Romano-Luton, Greenwich, by Cynthia M. Salemme-Riccio. Lender: Amerisave Mortgage Corp., 1200 Altmore Ave., Building 2, Suite 300, Sandy Spring, Georgia. Property: 26 Skyridge Road, Greenwich. Amount: \$500,000. Filed Nov. 22.

Maczuga, Filip Marek and Leah Beth Maczuga, Rye Brook, New York, by Donald H. Brown. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 21 Rolling Wood Drive, Stamford. Amount: \$390,000. Filed Nov. 19.

Magdsick, Karl A. and Winwon Passaragool, Stamford, by Mario F. Coppola. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 13 Havemeyer Lane, Old Greenwich. Amount: \$707,000. Filed Nov. 19.

Merina, Garry and Marie Merina, Stamford, by Arianne O'Donnell. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1072 E Main St., Unit 15-C-2, Stamford. Amount: \$168,750. Filed Nov. 20.

Nash, Riley and Clare Nash, Greenwich, by N/A. Lender: RBC Bank NA, 8081 Arco Corporate Drive, Raleigh, North Carolina. Property: 18 Sandy Lane, Greenwich. Amount: \$1,700,000. Filed Nov. 18.

Nest at Greenfield Hill Inc., Branford, by Carl M. Porto II. Lender: Bay Financial LLC, P.O. Box 185794, Hamden. Property: 161 Hillside Road, Fairfield. Amount: \$1,700,000. Filed Nov. 22.

Noll, Joshua and Samantha Noll, Scarsdale, New York, by Michael B. Nahoum. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 24 Bedford Road, Greenwich. Amount: \$1,387,500. Filed Nov. 22.

O'Connell, Charlene and Kevin M. O'Connell, Fairfield, by Stephanie Ortiz. Lender: Liberty Bank, 315 Main St., Middletown. Property: 161 Tuckahoe Lane, Fairfield. Amount: \$500,000. Filed Nov. 21.

Poidomani, Lina Maria and Ricardo Robles, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 329 Haig Ave., Stamford. Amount: \$128,000. Filed Nov. 18.

Potokin, Jennifer and Jonathan Potokin, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 26 Easthill Road, Stamford. Amount: \$300,000. Filed Nov. 20.

Rowe, Alan L. and Tamana Rowe, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 190 Palmer Hill Road, Greenwich. Amount: \$200,000. Filed Nov. 21.

Ryan, Clarke Emmett and Molly Susan Zaverucha, Greenwich, by David W. Hopper. Lender: James Ryan, 11 Carriage House Lane, Mamaroneck, New York. Property: 27 Tait Road, Old Greenwich. Amount: \$2,520,000. Filed Nov. 18.

Ryan, John and Rachel Ryan, Southport, by Tamara L. Peterson. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 68 Evelyn St., Southport. Amount: \$766,550. Filed Nov. 18.

Sanabria, Fernando and Estela Sanabria, Port Chester, New York, by Seth J. Arnowitz. Lender: Paramount Residential Mortgage Group Inc., 1265 Corona Pointe Court, Suite 301, Corona, California. Property: 25 Windsor Road, Stamford. Amount: \$736,250. Filed Nov. 19.

Sandoval, Oscar, Stamford, by Mark Sank. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 124 West Ave., Stamford. Amount: \$495,000. Filed Nov. 21.

Sanfilippo III, Joseph Anthony and Kelly Sanfilippo, West Palm Beach, Florida, by Cheryl A. Carolan. Lender: Union Home Mortgage Corp., 8241 Dow Circle West, Strongsville, Ohio. Property: 216 Woodrow Ave., Southport. Amount: \$716,000. Filed Nov. 22.

Sciulla, Augustus V. and Collen B. Sciulla, Old Greenwich, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 26 Saint Claire Ave., Old Greenwich. Amount: \$175,000. Filed Nov. 18.

Smith, Diane Dorsey, Stamford, by Robert B. Potash. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 245 Unquowa Road, Apt. 110, Fairfield. Amount: \$325,000. Filed Nov. 18.

Starr, Andrew Y. and Sushela K. Starr, Old Greenwich, by Robert E. Murray Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 136 Shore Road, Old Greenwich. Amount: \$2,700,000. Filed Nov. 22.

Stevenson, Vivian F., Stamford, by Scott Rogalski. Lender: Finance of America Reverse LLC, 8023 E. 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 60 Palmer Ave. Stamford. Amount: \$720,000. Filed Nov. 21.

Taliaferro Jr., Henry Govan and Dana Elaine Smith Taliaferro, West Monroe, Louisiana, by Michael J. Jones. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 51 Forest Ave., Apt. 56, Old Greenwich. Amount: \$200,000. Filed Nov. 22.

Tenaglia, Caroline and Robert Tepe, Cos Cob, by James Kavanagh. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 104 Orchard St., Cos Cob. Amount: \$1,492,500. Filed Nov. 22.

The 25 Selden Lane Revocable Trust, New Canaan, by Jonathan J. Martin. Lender: City National Bank, 350 S. Grand Ave., 12th floor, Los Angeles, California. Property: 25 Selden Lane, Greenwich. Amount: \$2,700,000. Filed Nov. 21.

Tobun, Funkazi, Greenwich, by Robert E. Colapietro. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 9 Stallion Trail, Greenwich. Amount: \$600,000. Filed Nov. 18.

Vasquez Pesantez, Oliver Fernando, Stamford, by John A. Cassone. Lender: Emporium TPO LLC, 3010 Gaylord Parkway, Suite 125, Frisco, Texas. Property: 45 Puritan Lane, Stamford. Amount: \$580,000. Filed Nov. 19.

Watkins Jr., John W. and Pamela B. Watkins, Fairfield, by Robert G. Walker. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 910 Flintlock Road, Southport. Amount: \$500,000. Filed Nov. 22.

Whitbread, Brian and Laura Whitbread, Stamford, by Stephen J. Carriero. Lender: Ives Bank, 220 Main St., Danbury. Property: 258 Woodridge Ave., Fairfield. Amount: \$510,000. Filed Nov. 18.

Zuniga, Jose Luis, et al, Norwalk, by Adam J. Hirsch. Lender: Equity Prime Mortgage LLC, 5 Concourse Parkway, Queen Building, Suite 2250, Atlanta, Georgia. Property: 41 Warren Ave., Fairfield. Amount: \$549,450. Filed Nov. 18.

NEW BUSINESSES

AKC Interiors, 29 McKinley St., Norwalk 06853, c/o Alice Kinsey Cummings. Filed Dec. 5.

Caring Transitions Office 36122, 101 Main St., Third floor, Norwalk 06851, c/o Bhudhiphol Suttiratana. Filed Dec. 4.

Happy Hearts Home Child Care, 27 Catherine St., Norwalk 06851, c/o Nosdrachil Z. Polanco. Filed Dec. 5.

Lucky Strike Norwalk, 701 Connecticut Ave., Norwalk 06854, c/o AMF Bowling Centers Inc. Filed Dec. 6.

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.

Revitalyzzr, 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.

Siam Star Solutions Inc., 197 Riverbank Drive, Stamford 06903, c/o Siam Star Solutions Inc. Filed Dec. 2.

TOC Love Multi Services LLC, 9 Bayview Ave., Norwalk 06854, c/o Pierre Tocsin. Filed Dec. 4.

Legal Notices

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. Eleanoraís 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

Notice of Formation Name of LLC: Piccolino, LLC Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 01/09/2025. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63739

Notice of Formation of 914 UNPLUGGED, LLC. Articles of Organization filed with SSNY on 12/18/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Itzel Aguilera 339 Tarrytown Road, Elmsford, NY 10523. Purpose: any lawful purpose. #63740

NOTICE OF FORMATION OF Nola Scott and Co. LLC. Arts. Of Org. filed with SSNY on 10/11/22. Offc. loc: WESTCHESTER Cty. SSNY desig. agent upon whom process against it may be served. SSNY shall mail a copy of any process against the LLC to 91 Coligni Ave, New Rochelle, NY 10801. Purpose: any lawful activity. #63741

A nonprofit organization in Lower Westchester County is seeking sealed bids to furnish and install security related enhancements. The project consists of multiple bid packages including: replacement of exterior and vestibule doors with impact resistant doors and a mantrap feature, interior door hardening locks and related equipment, solid surface fencing, blast resistant window film, and perimeter lighting. Selection criteria will be based on qualifications and experience, references, and cost. Specifications and bid requirements can be obtained by contacting securupgrades@gmail.com.

All interested firms will be required to sign a nondisclosure agreement and provide primary contact, telephone, fax, and email address. Bids will be accepted until 5 PM on January 30, 2025 and work is to commence by March 3, 2025 and be completed by August 29, 2025. #63742

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

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

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

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

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

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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