



Westchester Women's Summit returns March 14 with wellness focus

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Westfair Business Journal

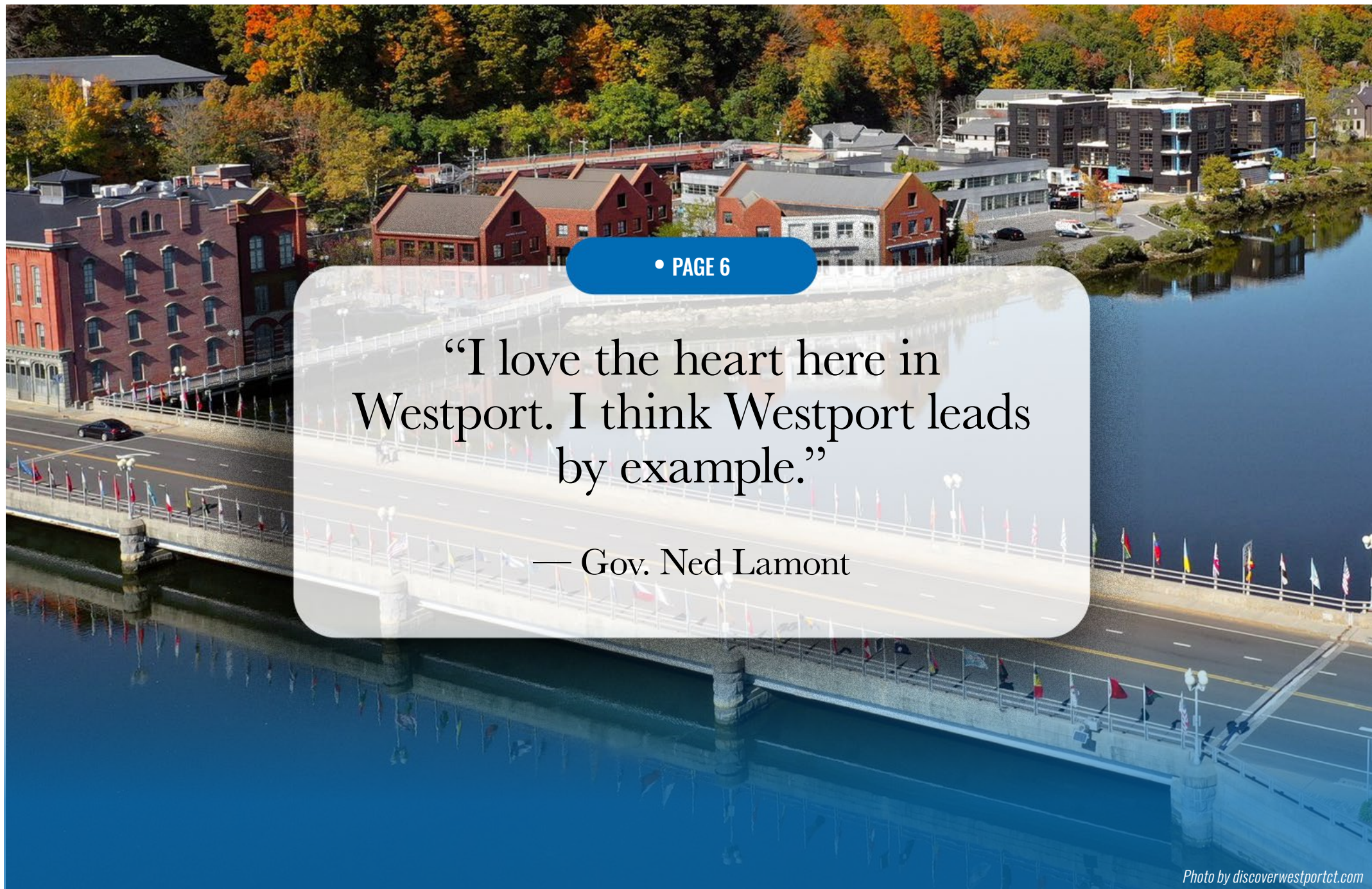
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“I love the heart here in Westport. I think Westport leads by example.”

— Gov. Ned Lamont

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Dead geese in Thornwood had bird flu

BY PETER KATZ / pkatz@westfairinc.com



Pond at Carroll Park in Thornwood in warmer weather. Photo via Google Maps.

Bird flu has been detected in Thornwood. Late in the day on Friday, Feb. 9, Town of Mount Pleasant officials reported they had received confirmation that the Canada geese found dead at the beginning of the week at a pond in a Thornwood park tested positive for bird flu. That followed an announcement earlier in the day from Gov. Kathy Hochul that bird flu had arrived in the New York Metro area, with a total of seven cases reported so far in poultry, and she ordered all 80 live poultry markets in New York City, Westchester and Long Island closed.

Testing by the New York State Department of Environmental Conservation (NYSDEC) found two separate strains of the disease in the dead geese found in Thornwood. Mount Pleasant officials said that Carroll Park in Thornwood will remain closed until further notice.

“The positive results are not surprising considering the presence of the disease being seen in various bird species across New York and other parts of the nation,” Mount Pleasant Supervisor Carl Fulgenzi said. “We now definitely know what we’re dealing with. We will be working closely with the DEC and the Westchester County Health Department in implementing a cleaning protocol for the park.”

Mount Pleasant Police Chief Paul Oliva noted, “As the disease continues to spread among bird species, the exposure to humans grows at the same time.” He also cautioned pet owners to avoid any areas where geese have left droppings, which carry the disease.

Back on Feb. 3, Westchester County Health Commissioner Dr. Sherlita Amler said, “Taking preventive steps

— such as avoiding contact with sick or dead birds and following proper hygiene practices — helps protect both public health and our local wildlife.”

The county urged that if a dead bird is found on a property, it should be disposed of in accordance with New York State Department of Environmental Conservation (DEC) guidance. Proper precautions include wearing disposable gloves, a mask, and eye protection. Avoid direct contact with the animal and its fluids; keep children and pets away, use a shovel, and wash hands and clothing immediately after with soap and hot water. Carcasses should be triple-bagged in garbage or contractor bags and placed in an outdoor trash can.

Amler said, “The virus can be airborne, and you don’t want it getting in your eyes, nose, or mouth. Always wash your hands and clothing with soap and water after disposing of a dead bird.”

Amler also advised residents to keep their pets away from sick or dead birds and not to directly touch any sick or dying animal.

ENERGY

Yonkers extends battery storage system moratorium

BY PETER KATZ / pkatz@westfairinc.com

The Yonkers City Council by a vote of 6-0 has extended for 180 days the 180-day moratorium on new Battery Energy Storage Systems (BESS) in the city that was adopted last July 16. The BESS equipment generally consist of banks of lithium-ion batteries that store excess electricity until it is needed and additional equipment. They frequently are associated with solar electricity farms and store electricity generated during daylight hours that is not immediately needed.

The ordinance established the temporary moratorium for a period of 180 days and authorized the extension of the temporary moratorium for an additional 180 days at the discretion of the City Council. In extend-

ing the moratorium, the council noted that the city issued a request for proposals for a consultant to assist with studying and preparing appropriate regulations concerning BESS installations. The council said that this work is still underway and requires additional time to be completed.

When Yonkers Mayor Mike Spano originally called on the City Council to put a moratorium in place he said, “We need this moratorium on lithium-ion battery facilities to give us more time to determine their environmental impact. We’ve meticulously worked to put measures in place that guarantee smart and efficient development. It would be irresponsible to move forward with approvals of these type



Tesla Megapack battery setup.

of facilities without conducting the necessary research to ensure the safety of their neighbors.”

Planning had been underway for a possible BESS to be installed at 1100 Saw Mill River Road. The development was to use battery storage units built by Tesla known as the Megapack MP2XL. A single MP2XL unit is rated by Tesla as capable of storing up to 3.916 MWh of electricity. A megawatt-hour (MWh) of electricity is one million watts for one hour. Each MP2XL unit weighs 89,000 pounds, according to Tesla.

The MP2XL units have a system to burn off any unwanted gases that might be produced to prevent them from building up and possibly exploding along with a system for controlling the unit’s temperature.

Power generated from this facility was to be sold directly to consumers via the New York State’s Community Distributed Generation Program. The program allows customers to directly offset their energy use with local solar power, while saving money on their electrical bills.



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Larchmont broker accused of years-long insider trading scheme

BY BILL HELTZEL / bheltzel@westfairinc.com

A Larchmont securities broker has been indicted on conspiracy and securities fraud charges in an alleged insider trading scheme.

David S. Cooper, 38, was arrested on Jan. 15 and pleaded not guilty to the charges, in Brooklyn federal court. He also was charged with fraudulent and deceptive practices in a civil case brought by the U.S. Securities and Exchange Commission that was filed in Brooklyn.

The criminal case and lawsuit name three men with whom Cooper allegedly fed confidential information that enabled them to quickly profit on new stock offerings.

Cooper's alleged co-conspirators reaped about \$2.5 million in ill-gotten gains, according to the lawsuit. Cooper's employer earned about \$1 million in sales credits and "Cooper received a substantial portion of that compensation."

Cooper has worked as a broker for Joseph Gunnar & Co. in Uniondale, Nassau County, since 2009.

The other defendants are Randy "Ranjiv" Grewal, 54, of Anthem, Arizona; John "Clams" Lowe, 61, of Sayville, Suffolk County and Stuart, Florida; and Richard L. Ringel, 54, of Boca Raton, Florida.

For more than six years, from 2018 to 2024, the men allegedly exploited insider information before stock offerings were made public, thus gaining an unfair advantage over other investors.

The feds claim that Cooper used his

position at the brokerage to obtain confidential information from investment banks that were underwriting new stock offerings, including the timing and initial stock prices. Then the three traders allegedly used the information to engage in short sales.

Stock offerings tend to cause the price of existing shares to decline because the new shares dilute existing shareholders' percentage of ownership. In a short sale, the trader sells a security that he does not own yet but has arranged to buy later. If the price drops, the trader can buy the security back at the lower price and thus profit.

On April 27, 2023, for instance, Cooper allegedly gave Ringel insider information about Tharimmune Inc. About 15 minutes later, according to the SEC lawsuit, Ringel began short selling the stock. He sold 20,866 shares at about 76-cents to 84-cents per share.

That evening, Tharimmune announced an offering of new stock at 50-cents per share. Then Ringel bought the 20,866 shares for \$10,549 and made a \$6,086 profit.

Other stocks identified in the criminal and civil cases were issued by Chicken Soul for the Soul Entertainment Inc., Revelation Biosciences Inc., Tivic Health Systems Inc., and Zyversa Therapeutics.

Cooper and another employee of the brokerage, who is referred to only as Representative A in the SEC lawsuit, "routinely gave the traders material, non-public information about the

"For more than six years, the men allegedly exploited insider information before stock offerings were made public, thus gaining an unfair advantage over other investors."



timing and/or price offerings that they had obtained from underwriters."

In response to a request for Cooper's side of the story, criminal defense attorney Zach Intrater replied, "We do not have any comment at this time."

The men could be sentenced up to 25 years in prison, if convicted. In the SEC lawsuit, the government is demanding that they disgorge ill-gotten gains.

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Afghanistan people who helped the U.S. military are blocked from coming to Westchester

BY PETER KATZ / pkatz@westfairinc.com

During the time the U.S. was at war in Afghanistan, the U.S. government and especially the military recruited Afghanistan citizens to help in the fight against the Taliban. Among the things the Afghans did was to help the military plan and order airstrikes against the Taliban and its supporters, work as drivers for the U.S. and serve as translators. By working to defeat the Taliban, those people put their lives and those of their families in jeopardy. Now that the Taliban has taken over the country, the jeopardy has multiplied.

The U.S. had promised to protect them, including bringing them to the U.S. where they would rebuild their lives in freedom. Some already are in Westchester and elsewhere in the U.S., but the Biden Administration did not extract everyone. Now, with President Trump moving to shut down as much immigration as possible, some people are stuck in Afghanistan. The State Department has said that it would consider what to do on a "case-by-case" basis, while discounting the blanket promises the U.S. made in the past.

At least three Westchester groups that previously helped bring Afghan people to the county are doing what they can to try to convince the new administration to undo what it has done and help more of the Afghans who helped the U.S.

Ted Buerger, co-founder of Open Arms for Refugees based in Ossining told the Business Journal that the organization was formed three years ago after the fall of Afghanistan's capital city Kabul to help resettle a particular refugee.

"That's when I met Dana Levenberg, who's one of the co-founders. Now a State Assembly member, she was Ossining Town Supervisor at the time," Buerger said. "I said, 'if we're going to support one person we probably should support more than one.' We welcomed our first refugee in January 2022 and another family a month later and then more, including from other countries. We have now directly assisted 20 households and 70 individuals resettling in Westchester, generally Northern Westchester since we're based in Ossining."

Buerger said his organization has supported several of the Afghan people who helped the U.S. during the Afghan war. He said one of the requirements for the organization supporting people is that they have strong cases for coming to the U.S.

"We have supported refugees from Columbia, and there is no American promise there, but the danger and persecution they faced was overwhelming," Buerger said. "Probably 75% of the households and people that we've resettled have been from Afghanistan and almost all fit in the description of people who helped the U.S."

Buerger emphasized that the executive order on Jan. 20 that suspended processing and travel to the U.S. for immigrants terminated the arrival of Afghan allies to whom the U.S. had made promises. He said that in two of his group's cases their flights to the U.S. were cancelled just days before the scheduled February departures as a result of the U.S. doing an about-face.

Buerger said they and two other groups quickly arranged meetings with Democratic Congressman George Latimer who represents New York's 16th Congressional District and Republican Mike Lawler who represents the 17th District to enlist their help in pushing for action. They met directly with Latimer and one of his staffers and also with a staff member of Lawler's office.

"We did this jointly with the groups Neighbors for Refugees located in Larchmont and Hearts & Homes for Refugees located in Pelham," Buerger said. "They do the same kind of work that we do. In fact, we learned how to do this kind of work from them."

Buerger said there had been a total of 21 Afghan people who recently had been expecting to come to Westchester helped by the three community sponsorship organizations that now have been cut off.

"We help them become part of the community with health care, housing. We help them get jobs but we also want them to be connected to the community so they feel this is their home and they're welcome here," Buerger said. "Our understanding is that all of these cases are being



Afghan refugees deplaning from military transport at Philadelphia in 2021. Dept. of Defense photos.

"Now that we're gone, they're in dire straits, and violence and death may follow if we don't do what's right."

— Rep. George Latimer



blocked in the White House. To our knowledge there has been no approval of a case-by-case review."

Buerger said that residents and businesses in Westchester are welcome to visit the Open Arms for Refugees website and click on the button "get them out" where they can find details on what they might do to help get people out of Afghanistan.

"If we all go to our local representatives and let them know how upset we are about this betrayal of trust of our allies then those people can have influence on the White House and let the White House know that they're making both a moral mistake in judgment as well as a political mistake," Buerger said.

Rep. Latimer told the Business Journal, "I think it's pretty clear that these individuals put themselves on

the line, their lives, their families, everything they had to support the Americans when we were in Afghanistan and they had hoped that we would bring freedom and opportunity to the Afghan people. They became pariahs to the Taliban. Now that we're gone they're in dire straits and violence and death may follow if we don't do what's right."

Latimer said that the people in Westchester who are stepping forward are not just advocates but are providing real resources for people who need help.

"I think it's a great statement by these individuals, the organizations they represent and more generally the county as a whole that understands the sacrifice these Afghans have made and they can't be abandoned," Latimer said.

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Each afternoon the Camp Program includes art, sports, trips to local Fairfield County attractions, water play, STEM activities, and more. These activities help children build social skills including working with others and forming strong peer relationships.

Those rising into 7th grade and older are also eligible for a unique Counselor in Training (CIT) program which combines the academic program with leadership training.

SOAR takes place at Eagle Hill School on 17 beautiful acres located in the heart of Greenwich, minutes away from both the Merritt Parkway and I-95.

The program ends on August 1. Financial support is available for those who qualify.



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Port Chester readies for project to revitalize Village Hall gym

BY PETER KATZ / pkatz@westfairinc.com



Port Chester Village Hall. Satellite photo via Google Maps.

Port Chester has set a Feb. 20 deadline for contractors to bid on a project to revitalize the gymnasium at the Village Hall at 222 Grace Church St. The projected cost of the revitalization can't be determined until the bids are evaluated but the village has already received a commitment from the Dormitory Authority of the State of New York for \$750,000 toward the project's cost.

The bid package put out by the village says that it wants to upgrade lighting, HVAC systems, and electrical systems, install a new gym floor, construct a building addition for a mechanical room, update plumbing, and install a gym divider door as well as performing other work.

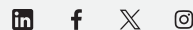
The vision is to turn the gym into a community center that can host a wide range of athletic, academic, theatrical, and recreational programming for residents. The village's Mayor Luis A. Marino and Village Manager Stuart L. Rabin underscored the desirability of the project and thanked the state representatives for working to obtain state funding.

Marino said that such a space is much needed and will be used to support the Port Chester Youth Bureau's efforts to coordinate initiatives aimed at engaging at-risk youth, while providing the village with additional gathering and meeting spaces for local cultural, municipal, and community organizations.

According to the Department of Geography at the University of California in Berkeley, the Port Chester Village Hall was constructed from 1938 to 1939. It was funded in part by the Public Works Administration (PWA), which had been founded during the Great Depression to help the country recover from the economic disaster by creating and supporting public works projects that created jobs. The PWA provided \$58,725 toward the construction project that had a total cost of \$121,763.

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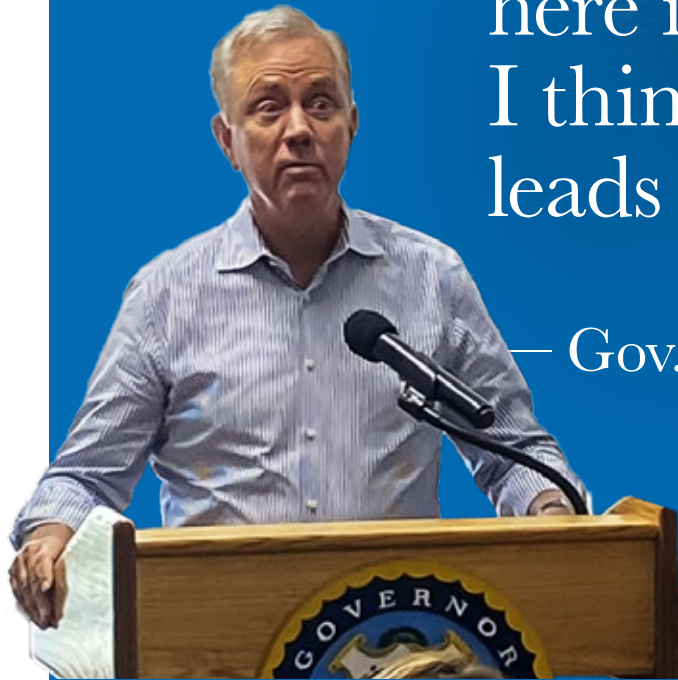
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“I love the heart here in Westport. I think Westport leads by example.”

— Gov. Ned Lamont



Gov. Ned Lamont addresses Homes with Hope employees, elected officials, and others gathered at Gillespie Center in Westport on Monday, Feb. 10. *Photo by Gary Larkin*

Page 1

WESTPORT'S SHELTERS' REOPENING FETED BY GOV. LAMONT

BY PETER KATZ /
pkatz@westfairinc.com

WESTPORT – Homes with Hope's Gillespie Center, Hoskins Place and Susie's House have become as much a part of the town's legacy as Staples High School, the Westport Country Playhouse and the Levitt Pavilion.

So, that is why the grand reopening of the emergency homeless shelters complete with a food pantry and community kitchen on Monday, Feb. 10 was something to celebrate for elected officials, town employees and residents alike.

At the shelter's 45 Jesup Road building Monday Homes with Hope President and CEO Helen McAlinden, Co-chair of the board Becky Martin, First Selectwoman Jennifer Tooker, state Department of Housing Commissioner Seila Mosquera-Bruno and Gov. Ned Lamont lauded the renovations of the shelters and food pantry.

“I love the heart here in Westport,” the governor said. “I think Westport leads by example. We have a real housing shortage in this state.”

He described the need for such services provided by the Gillespie Center, Hoskins Place and Susie's House, especially at a time when there is big housing shortage. “There's more demand for housing than ever before that is driving up the price of our housing,” Lamont said. “And when you drive up the price, landlords drive up the rents. And all of sudden people are homeless.”

Martin likened the shelters and food pantry to yet another of the jewels in Westport's crown.

“Gillespie is our emergency shelter, our community kitchen, our food pantry,” Martin said. “I have always thought this was a jewel in Westport's crown equal to Staples High School, the playhouse, and now thanks to the state and the town and our staff it sparkles like the jewel that it is. Also, Project Return at Susie's House will now be a permanent solution to homelessness for six at-risk women.”

After a seven-month hiatus that ended in January, volunteers were back in business at the renovated Gillespie Center 15-bed emergency shelter for single men and the Hoskins Place four-bed emergency shelter for single women providing food and shelter. In the shelters and the attached food pantry, they are serving up meals and providing food to families in need from the pantry.

Specifically, the renovations included bringing Gillespie Center up to code with new safety protocols brought about since the pandemic that includes a new ventilation system, modifications to the men's and women's bathrooms to make them ADA-compliant, the addition of an isolation room that will allow ill or compromised clients a safe space and modifications to staff offices

to create more space. The food pantry now offers an expanded assortment of fresh fruit and vegetables, eggs, milk, butter and meat and fish.

As for Project Return at Susie's House at Compo Road North, its updates include four bedrooms on the second floor, two bedrooms on the first floor, communal living spaces and large kitchen. The building is also now ADA-compliant.

At Susie's House, Project Return provides long-term housing solutions in a safe, stable environment with on-site case management services. Project Return will prioritize at-risk, vulnerable young women aged 18 to 24. Residents are offered at least one-year leases.

McAlinden pointed out that homelessness is not just something that occurs in the inner cities.

“There's only three affluent towns in the whole of America that have a homeless shelter in their downtown,” McAlinden said. “A lot of affluent downtowns think that the problem of homelessness belongs with the inner city. But if more affluent towns did this – this building is within only a few walking steps of Tiffany's jewelry store – we wouldn't have such a big problem with homelessness and housing insecurity.”

Actually, philanthropy helped get the shelter renovations completed when an anonymous donor gave \$170,956 to Homes with Hope to fill a funding gap that occurred when bids came in higher than expected, according to a report in the Westport Journal.

The projects were funded by a Connecticut Department of Housing/ Small Cities Community Development Block Grant, which included federal funds.

“This building (Gillespie Center



Helen McAlinden, president and CEO of Homes with Hope, speaks at press conference Monday, Feb. 10. *Photo by Gary Larkin*

and Hoskins Place) has \$1.7 million, of which we used federal resources, and Susie's Houses has \$1 million of state funding,” Mosquera-Bruno said.

First Selectwoman Tooker, who has worked closely with Homes with Hope, was proud to deliver a message to the governor and housing commissioner present Monday at the press conference.

“It is a source of great joy and pride for me as the leader of this town to look the governor and the commissioner in the eye and say your money is well spent,” Tooker said.

“Everything Helen (McAlinden) and I work on together. Everything I work on with the board, our leadership team is just amazing. They carry out the work they do with such respect and dignity for their clients and true love for the community.”

Gov. Lamont ended the press conference with a pep talk, of sorts, for Westporters.

“You can tell your neighboring towns what this means for your community,” he said. “A lot of these folks need a helping hand, need a place they can call home. A lot of them are neighbors.”

“It represents the best about our heart and Connecticut is all about and what Westport is all about I urge you to tell this story wherever you go.”



The former Rye country retreat of Andrew Goodman -- who owned Bergdorf Goodman -- is on the market. *Images courtesy Daniel Milstein Photography.*



The pool house interior.

REAL ESTATE

On the market — a country retreat fit for Bergdorf Goodman

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Andrew Goodman was not only the owner of Bergdorf Goodman, the luxe emporium at 754 Fifth Ave., between 57th and 58th streets. He was also its landlord, watching over his retail and real estate investments from his penthouse perch atop the neoclassical marble and sandstone building.

But Goodman — who greatly expanded the store that his father Edwin, the man behind ready to wear, had founded with Herman Bergdorf in 1901 and that would become part of the Neiman Marcus Group, which in turn is now part of Saks Global — had other real estate that he relished, a country retreat in Rye. Indeed, he would pass away there on April 3, 1993 at 86.

Today, the 103-year-old estate on Hilltop Place retains the formal elegance of the Roaring '20s when Goodman was making his moves uptown, albeit with all the amenities of a 21st-century home. The 9,000-plus-square-foot colonial boasts airy yet intimately scaled rooms — including

nine bedrooms, nine full bathrooms and three half-baths — with plenty of French windows and doors to let the light in. (The estate underwent a to-the-studs renovation and expansion in the late 1990s and has since been reimaged and upgraded by its current owners, while preserving the original architecture.)

Outside on the 2.6-acre property, a mix of recreational delights await, including a variety of geometric, floral and vegetable gardens; bocce and tennis courts; and an illuminated in-ground pool. That last feature is accompanied by a fun 1,000-plus-square-foot pool house that includes a spacious great room, kitchen, baths and changing area that would be the envy of any home.

If you tire of the main or pool houses, you can always retreat to the cozy 800-square-foot guest house — decked out in something from Bergdorf Goodman, no doubt.

The Hilltop Place property lists for \$11,750,000. For more, call Donna McElwee at 914-282-3274 or Scott McElwee at 914-374-0715.

ARTS & LEISURE

Westchester — the 'FBI's (and filmmakers') most wanted

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

According to Westchester County Tourism and Film, "more than 160 feature films have been filmed in Westchester since 1965, plus many television series, commercials and music videos."

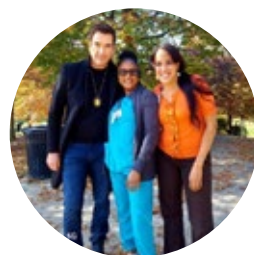
It's easy to see why — an eager film office; varied locations; and close proximity to New York City, one of the entertainment capitals of the world.

According to the county, productions filming in Westchester in 2022 and 2023 included "The Crowded Room" (Apple TV+); "FBI: Most Wanted" (CBS); "Feud: Capote vs. The Swan" (FX, Hulu); "The Gilded Age" (HBO);

"The Girls on the Bus" (HBO); "Leave the World Behind" (Netflix); "Life and Beth" (Hulu); "Maestro" (Netflix); "Poker Face" (Peacock); "Succession" (HBO); "Severance" (Apple TV+); and "The White House Plumbers" (HBO).

That resulted in a 2023 economic impact of \$622.4 million, with 2,053 jobs supported.

Recently, Wartburg, a premier senior care and housing provider, served as the backdrop for filming CBS's hit drama "FBI: Most Wanted," which follows Special Agent Remy Scott (played by McDermott) and his task force as they track down the country's most



From left, Dylan McDermott from "FBI: Most Wanted" with Wartburg employees Nathalie Murray and Yaneika Olivo. Photographs courtesy Wartburg.

dangerous criminals. Over multiple days in the fall and winter, Wartburg welcomed the cast and crew, including stars Dylan McDermott, Keisha Castle-Hughes and Roxy Sternberg, along with more than 100 crew members and extras, as they transformed the 34-acre campus into a multi-location set.

"Wartburg's ability to offer a blend of modern and historic architecture, coupled with our expansive green spaces, has long made it an attractive location for film and photography," said Wartburg President & CEO David J. Gentner, Ed.D. "The cast and crew of 'FBI: Most Wanted' were fantastic to work with, engaging respectfully with our staff and residents. It was incredible to witness the

behind-the-scenes process of a television production -- especially with Wartburg's campus playing a key role in bringing their story to life."

Offering a holistic approach to a full continuum of senior services, from independent and assisted living to rehabilitation, memory care and adult-day programs, Wartburg has also increasingly become a sought-after destination for film and TV productions. In the past year alone, the campus has hosted crews from NBC's "Manifest," CBS's "Evil" and Starz's "Power Book III: Raising Kanan."

Look for episodes of "FBI: Most Wanted" featuring Wartburg to air in the upcoming season.



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The 2024 Westchester Women's Summit. *Courtesy Lonny Webb Photography.*



Juju Chang, co-host of ABC's "Nightline," will deliver the Westchester Women's Summit's keynote. ABC/ Heidi Gutman.

LIFESTYLE

Westchester Women's Summit returns March 14 with wellness focus

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The fifth annual Westchester Women's Summit, the largest Women's History Month celebration in Westchester County, returns to the Sonesta White Plains Downtown Friday, March 14, from 8 a.m. to 5:30 p.m. with a slate of programs that will focus once again on women's wellness in four key areas — physical and mental health, financial health, career health and family and community health.

ism and her ability to address meaningful issues resonate perfectly with our mission to empower and uplift women.”

Among the day's other features are:

The Discovery Village — a marketplace spotlighting sponsors, nonprofits and community resources;

The Experience Zone — an interactive self-care hub offering meditation sessions, makeovers, Krav Maga demonstrations and more;

A Grab & Go Networking Lunch;

A History of Women in Westchester Installation -- an exhibit showcasing the contributions of women throughout the county's history, developed with local universities; and

A Wine and Chocolate Reception, highlighting local boutiques.

Additional sponsors include C&A Digital, Corporate AV, Wartburg, Westfair Communications Inc., White Plains Hospital, MackTeck, VeeKast, Sonesta, Co-Communications, Sisters of the Divine Compassion, Planned Parenthood Hudson Peconic, Hospitality Resource Group and Sharc Media Inc.

For more, visit westchesterwomenssummit.com.

Presented by The Event Department with the Westchester County Office for Women and NewYork-Presbyterian, the summit brings together community leaders, corporate sponsors and other influential voices for a day of workshops, networking and interactive experiences.

This year, Juju Chang, Emmy Award-winning co-anchor of ABC News' "Nightline," will deliver the keynote.

"We are thrilled to have Juju Chang headline this year's event," said Rose Cappa-Rotunno, founder of the Westchester Women's Summit and president of The Event Department. "Her dedication to impactful journal-

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Friday, March 14, 2025

Sonesta Downtown White Plains

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WESTCHESTER COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie Local business cases, Jan 22 – Feb 11

KCT Inc., Yonkers, Kirk Lewin, owner, 25-22055-SHL: Chapter 11, assets and liabilities \$1 million - \$50 million. Attorney: Mark S. Lichtenstein.

1060 Nepperhan Ave LLC, Yonkers, Kirk Lewin, managing member, 25-22056-SHL: Chapter 11, assets and liabilities \$10 million - \$50 million. Attorney: Mark S. Lichtenstein.

Good Deal Cleaning Service LLC, Elmsford, Gustava Williams, 25-22058-SHL: Chapter 7, no assets or liabilities listed. Attorney: Todd S. Cushner.

North Shore Financial I Inc., Tarrytown, Richard Banach, president, 25-22060-SHL: Chapter 7, assets \$2,074,721, liabilities \$3,161,376. Attorney: pro se.

Corbett Buildings and Holdings LLC, Montgomery, Patrick Murphy, sole member, 25-35073-KYP: Chapter 11, assets \$252,200, liabilities \$555,351. Attorney: Michelle L. Trier.

Stephen L. Morino, Rock Tavern, re. Morino's General Contracting, 25-35077-KYP: Chapter 7, assets \$5,295, liabilities \$307,508. Attorney: Michelle L. Trier.

Friesel Family Trust, Spring Valley, 25-22074-SHL: Involuntary Chapter 7 re. \$48,500 loan. Petitioner: Eliezer Biderman, Brooklyn.

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

Karen S. Morley, Poughkeepsie, re. Karens Bar & Grill, 25-35101-KYP: Chapter 7, assets \$438,628, liabilities \$270,593. Attorney: Michelle L. Trier.

358-360 S Orange LLC: Monticello, 25-35122-KYP: Involuntary Chapter 7, re \$83,500 claim. Petitioner: Jose Rodregus, Brooklyn.

Abcus, d.b.a. Stock Cabinet Express LLC, Mount Vernon, Coleen Miller, president, 25-22095-SHL: Chapter 7, assets \$0, liabilities \$438,772. Attorney: Michael A. Koplen.

Pimlico Investment Group Inc., Monticello, 25-35129-KYP: Involuntary Chapter 7, re. \$46,300 claim. Petitioner: Sam Braun Davis, Monsey.

Migdol Kings LLC, Monroe, Yoel Torim, manager, 25-35131-KYP: Chapter 11, assets and liabilities \$500,000 – \$1 million. Attorney: H. Bruce Bronson Jr.

Sullivans Distributions Inc., Bloomingburg, Joel Fleichman, president, 25-35149-KYP: Chapter 11, assets \$100,000 - \$500,000, liabilities \$1 million - \$10 million. Attorney: Edward N. Gerwitz.

U.S. District Court, White Plains

Local business cases, Jan 22 – Feb 11

Glenco Contracting Group Inc., Mount Vernon vs. KCP Concrete Pumps Ltd., British Columbia, Canada, 25-cv-646-JGLC: Contract, removal from Westchester Supreme Court. Attorneys: Martin Skolnick for plaintiff, Peter S. Dawson for defendant.

Antonio Gell, Yonkers vs. El Marinero Restaurant Inc., Yonkers, et al, 25-cv-677-JGLC: Fair Labor Standards Act. Attorney: Michael S. Samuel.

Bankers Standard Insurance Co., Philadelphia vs. Halstead-Quinn Petroleum Co., Mount Kisco, 25-cv-685-NSR: Product liability. Attorney: Robert W. Phelan.

76 Route 6 Holdings Inc., Yorktown vs. town of Yorktown, et al, 25-cv-693-KMK: Civil rights, due process. Attorney: Andrew B. Zinman.

T.V. Seshan, M.D. PC, White Plains vs. Allied Benefit Systems, 25-cv-698-PMH: U.S. Arbitration Act. Attorney: Debra A. Clifford.

David S. Neal, Wilmington, Delaware, et al, vs. 18 Susan Connecticut LLC, Tuxedo, 25-cv-703-PMH: Breach of contract. Attorney: pro se.

Golden Krust Caribbean Bakery Inc., White Plains, et al, vs. Zehra Sherif, Stamford, Connecticut, 25-cv-713-NSR: Declaratory judgment. Attorneys: Barry S. Gedan for plaintiff, Rita M. Lenane-Massey for defendant.

Rizwan A. Khan, Brick Twp., New Jersey vs. Collection Bureau of the Hudson Valley, Newburgh, 25-cv-717-NSR: Fair Debt Collection Act. Attorney: Meir Rubinov.

Amanie Riley vs. Universal Brands LLC, Yonkers, 25-cv-720-KMK: Americans with Disabilities Act. Attorney: Asher Cohen.

Devulapalli Medical PLLC, Harrison vs The Empire Plan, 25-cv-739-NSR: U.S. Arbitration Act. Attorney: Svijetlana Tesic.

Noel Reyes, Yonkers vs. C&M Bagels Inc., Bronxville, et al, 25-cv-812-JGLC: Fair Labor Standards Act. Attorney: Giustino Cilenti.

Rockefeller Photos LLC, Miami vs. Hudson Valley Foods LLC, Shrub Oak, 25-cv-814-KMK: Copyright. Attorney: Daniel Desouza.

401 E&A Deli & Grocery Corp., Mount Vernon vs. United States, 25-cv-862-CS: Agriculture Acts. Attorney: Victor J. Molina Jr.

Devulapalli Medical PLLC, Harrison vs. Aetna US Healthcare, New Jersey, Mount Kisco, 25-cv-739-NSR: U.S. Arbitration Act. Attorney: Debra A. Clifford.

Mistis Transportation Inc., White Plains vs. U.S. Postal Service, 25-cv-870-CS: Contract. Attorney: Sheila A. Murphy.

Cesar Mencos vs. Patricias Pizza Inc., Haverstraw, 25-cv-903-NSR: Fair Labor Standards Act. Attorney: Lina Stillman.

Nicholas Clarke, South Carolina vs. Groomit Inc., Yonkers, 25-cv-979-CS: Telephone Consumer Protection Act. Attorney: Zane C. Hedaya.

Diamond State Insurance, Bala Cynwyd, Pennsylvania vs. Galante Enterprises Inc., Scarsdale, et al, 25-cv-991-KMK: Property damage. Attorney: Guillermo E. Sylanteng III.

John Minchala, et al, vs. Jarro Contracting Company Inc. Ossining, et al, 25-cv-1002-KMK: Fair Labor Standards Act, class action. Attorney: Jon L. Norinsberg.

Riverkeeper Inc., Ossining vs. Quality Bus Service LLC, Webster, et al, 25-cv-1009-JGLC: Environmental matters. Attorney: Reed W. Super.

Devulapalli Medical PLLC, Harrison vs. Anthem Blue Cross Blue Shield, 25-cv-1069-NSR: U.S. Arbitration Act. Attorney: Debra A. Clifford.

Devulapalli Medical PLLC, Harrison vs. EmblemHealth Inc., 25-cv-1071-NSR: U.S. Arbitration Act. Attorney: Debra A. Clifford.

Simone Bruemmer, White Plains vs. German International School of New York, White Plains, 25-cv-1078-PMH: Employee Retirement Income Security Act. Attorney: Kaci Garrabrant.

Teamsters, Elmsford vs. Gianfia Corp., Hawthorne, et al, 25-cv-1088-CS: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

Old Slip Benefits & Insurance Services, White Plains vs. Allstate Insurance Co., Northbrook, Illinois, et al, 25-cv-1110-JGLC: Contract. Attorney: Arthur C. Young.

Carlos Cardoso, Rockland County vs. Bigg Belly, Valley Cottage, et al, 25-cv-1233: Fair Labor Standards Act, class action. Attorney: Catalina Sojo.

DEEDS

Above \$1 million

107 Elm Street LLC, Brooklyn. Seller: 107 Elm LLC, Suffern. Property: 107 Elm St., Yonkers. Amount: \$2.7 million. Filed Jan. 15.

117 Harmon LLC, Pelham. Seller: Brian Loughman, Pelham. Property: 117 Harmon Ave., Pelham. Amount: \$3.1 million. Filed Jan. 16.

16 Coronel Sheldon Pound Ridge LLC, White Plains. Seller: 16 Colonel Sheldon Lane LLC, Pound Ridge. Property: 16 Coronel Sheldon Lane, Pound Ridge. Amount: \$1.6 million. Filed Jan. 21.

188 Ashburton New York LLC, Brooklyn. Seller: 188 Ashburton Holdings LLC, Suffern. Property: 188 Ashburton Ave., Yonkers. Amount: \$3.2 million. Filed Jan. 15.

2 Van Cortlandt Park LLC, Brooklyn. Seller: 2 Van Cortlandt Park Avenue LLC, Suffern. Property: 2 Van Cortlandt Park Ave., Yonkers. Amount: \$2.7 million. Filed Jan. 15.

25 North Tarrytown LLC, Scarsdale. Seller: Trade Association Management Inc., Tarrytown. Property: 25 N. Broadway, Greenburgh. Amount: \$1.1 million. Filed Jan. 21.

26 36 Chestnut Street LLC, Brooklyn. Seller: 26-28 Chestnut LLC, Suffern. Property: 26-28 Chestnut St., Yonkers. Amount: \$1.5 million. Filed Jan. 15.

26 36 Chestnut Street LLC, Brooklyn. Seller: 36 Chestnut LLC, Suffern. Property: 36 Chestnut St., Yonkers. Amount: \$1.5 million. Filed Jan. 15.

418 North Division Street LLC, Purchase. Seller: Peekskill White Plains LLC, Brooklyn. Property: 418 Division St., Peekskill. Amount: \$3.6 million. Filed Jan. 14.

ABF Wilmot Road LLC, Scarsdale. Seller: Steph Becca LLC, Oklahoma City, Oklahoma. Property: Wilmot Road, New Rochelle. Amount: \$3 million. Filed Jan. 16.

County of Westchester, White Plains. Seller: 23 Park Avenue Ltd. Partnership, Yonkers. Property: 23 Park Ave., Yonkers. Amount: \$4.9 million. Filed Jan. 14.

Dedaj Holdings LLC, Easton, Connecticut. Seller: CD Fleetwood Association LLC, New York. Property: 45 Lila Lane, Mount Vernon. Amount: \$1.7 million. Filed Jan. 15.

Jmpbronxville LLC, New York. Seller: Anne E. Coyle, Bronxville. Property: 150 Hampshire Road, Yonkers. Amount: \$1.6 million. Filed Jan. 21.

KBBJ Temp LLC, Bedford. Seller: 137 S. Fourth Avenue LLC, Mount Vernon. Property: 137 Fourth Ave., Mount Vernon. Amount: \$1.4 million. Filed Jan. 15.

RER Capital LLC, Rye. Seller: Nursery Lane LLC, New York. Property: 24-28 Nursery Lane, Rye City. Amount: \$6.2 million. Filed Jan. 15.

Sylvester Andrew Zreliak Family Trust, New Rochelle. Seller: Qh LLC, Harrison. Property: 1460 Old Orchard St., North Castle. Amount: \$1.4 million. Filed Jan. 21.

Tiki 24 LLC, Brewster. Seller: Renea T. Dayton, Waccabuc. Property: 1 Bloomer Road, North Salem. Amount: \$1.5 million. Filed Jan. 14.

Below \$1 million

107 Bannon Ave LLC, Buchanan. Seller: Stuart H. Rickett, Buchanan. Property: 107 Bannon Ave., Cortlandt. Amount: \$475,000. Filed Jan. 21.

158 Harrison Avenue LLC, Harrison Seller: Anthony Giorno, Danbury, Connecticut. Property: 224 Columbus Ave., Harrison. Amount: \$960,000. Filed Jan. 14.

26 South Fourth Avenue LLC, Mount Vernon. Seller: Jin Inc., New York. Property: 26 Fourth Ave., Mount Vernon. Amount: \$250,000. Filed Jan. 16.

39 Lakeview Road LLC, Bedford Hills. Seller: Barbara E. Capo, South Salem. Property: 39 Lakeview Road, Lewisboro. Amount: \$379,000. Filed Jan. 21.

93 Washington Avenue LLC, Greenwich, Connecticut. Seller: Ann Palermo, North Potomac, Maryland. Property: 311 Broadway, Greenburgh. Amount: \$920,000. Filed Jan. 15.

98 Main Street Dobbs LLC, Dobbs Ferry. Seller: Yee Lena, New York. Property: 98 Main St., Greenburgh. Amount: \$600,000. Filed Jan. 13.

Catalano, Samantha, Mount Kisco. Seller: 1926 83rd Realty Corp., La Habra Heights, California. Property: 104A Maple St., Cortlandt. Amount: \$538,000. Filed Jan. 21.

Chowdhury, Mohammed, Bronx. Seller: Trinity Sanctuary II LLC, Mount Vernon. Property: 121 Villa St., Mount Vernon. Amount: \$850,000. Filed Jan. 16.

Decimillionaire Forever LLC, Miami, Florida. Seller: David Flores, New Rochelle. Property: 5 Ashland St., New Rochelle. Amount: \$277,000. Filed Jan. 15.

Ena Mae Properties LLC, Mount Vernon. Seller: Ena Mae Properties LLC, Mount Vernon. Property: 367 Bedford Ave. Mount Vernon. Amount: \$10. Filed Jan. 16.

GS 157 Ellwood LLC, Spring Valley. Seller: Bank of America NA, Houston, Texas. Property: 109 Grandview Ave., Mount Vernon. Amount: \$375,000. Filed Jan. 13.

Guaman, Diana, Peekskill. Seller: Hudson Realty Investors LLC, Buchanan. Property: 104 Osborne Ave., Peekskill. Amount: \$110,000. Filed Jan. 15.

Harrison 550 MP RK6 LLC, Chicago, Illinois. Seller: Saxon Woods Mob LLC, Chicago, Illinois. Property: 550 Mamaroneck Ave., Harrison. Amount: \$15.4. Filed Jan. 15.

Hart, Zachary, Scarsdale. Seller: This Is Forever LLC, New York. Property: 38 Pleasant Road, Bedford. Amount: \$975,000. Filed Jan. 21.

JEK Communications Inc., Mount Vernon. Seller: GS 157 Ellwood LLC, Spring Valley. Property: 157 Ellwood Ave., Mount Vernon. Amount: \$475,000. Filed Jan. 14.

Madison Bay LLC, Great Neck. Seller: Anthony Harvey, Mount Vernon. Property: 234 Third Ave., Mount Vernon. Amount: \$350,000. Filed Jan. 16.

North Salem Open Land Foundation Inc., Brewster. Seller: Hardscrabble North Salem Holdings LLC, Teaneck, New Jersey. Property: 278-282 Hardscrabble Road, North Salem. Amount: \$400,000. Filed Jan. 15.

Pines Bridge Realty LLC, Valhalla. Seller: Ernest Tartaglione, Millwood. Property: 230 Pines Bridge Road, New Castle. Amount: \$10. Filed Jan. 14.

Reinoso, Yokasta, Yonkers. Seller: Francesco A. Maselli Sr., Yonkers. Property: 15 Hardy Place, Yonkers. Amount: \$540,000. Filed Jan. 14.

Sanchez, Rigoberto G., Port Chester. Seller: Leticia Amar, Port Chester. Property: 236 Madison Ave., Rye Town. Amount: \$470,000. Filed Jan. 13.

Saratoga 129 LLC, Brooklyn. Seller: 129 Saratoga Associates LLC, Brooklyn. Property: 129 Saratoga Ave., Yonkers. Amount: \$985,000. Filed Jan. 14.

This Is Forever LLC, New York. Seller: Kathryn K. McMahon, Bedford. Property: 38 Appleby Drive, Bedford. Amount: \$945,000. Filed Jan. 17.

Villa, Maita Jorge R., White Plains. Seller: Cochapamba LLC, Woodhaven. Property: 431 Division St., Peekskill. Amount: \$435,000. Filed Jan. 14.

JUDGMENTS

350 Broadway Real Estate Corp., Paramus, New Jersey. \$30,340 in favor of the city Of Yonkers, Yonkers Filed Jan. 9.

63 Garfield Holdings LLC, Yonkers. \$30,340 in favor of City of Yonkers, Yonkers Filed Jan. 9.

Abutin, Nader S., Yonkers. \$43,488 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 10.

Alston, Charlene M., Mount Vernon. \$5,182 in favor of Capital One NA, McLean, Virginia. Filed Jan. 10.

Amaya, Angelo, Ossining. \$3,308 in favor of Capital One NA, Mclean, Virginia. Filed Jan. 10.

Baffor-Awuah, Evelyn, Yonkers. \$4,386 in favor of Cavalry Spv 1 LLC-Assignee, Greenwich, Connecticut. Filed Jan. 10.

Ballinas, Luz, Scarsdale. \$5,937 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 10.

Barnett, Gus, Yonkers. \$1,417 in favor of Cavalry Spv I LLC Ement Inc., Greenwich, Connecticut. Filed Jan. 10.

Barrentine, Kelly A., Eastchester. \$2,793 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 7.

Basdeo, Whitney M., Yonkers. \$9,320 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 10.

Best Choice Transportation LLC, Maineville, Ohio. \$34,471 in favor of Dext Capital LLC, Lake Oswego, Oregon. Filed Jan. 10.

Bezada, Susana K., Tuckahoe. \$2,511 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 7.

Bradley, Richard, Yorktown Heights. \$13,608 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

Branch, Lessie, Yonkers. \$22,028 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Jan. 8.

Campbell, Kerryann, Yonkers. \$5,614 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 10.

Caramelos Deli Grocery Corp., Mount Vernon. \$7,576 in favor of Jerusalem Distribution Inc., Brentwood. Filed Jan. 6.

Chimento, Maureen, Rye. \$2,986 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

Courtney, Margaret, Yonkers. \$1,520 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Cruz, Jacqueline, Yonkers. \$2,384 in favor of Capital One NA, McLean, Virginia. Filed Jan. 3.

Dayton Car, Middletown. \$68,466 in favor of Mantis Funding LLC, New York. Filed Jan. 10.

De Pujol, Yenif G., Verplank. \$4,781 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 10.

DeCicco of Scarsdale Inc., Scarsdale. \$6,002 in favor of Natural Foods Inc., Forest Hill. Filed Jan. 6.

Desideri, Santino V. Jr., Scarsdale. \$45,769 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 3.

Dombrov, Carol, Yonkers. \$7,763 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

Dos Santos, Bianka, Harrison. \$9,983 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 7.

Downtown RE Holdings LLC, Yonkers. \$79,877 in favor of Catlin Specialty Insurance Co., Atlanta, Georgia. Filed Jan. 10.

Edwards, Ashley, Mount Vernon. \$1,879 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Edwards, Corey, Yonkers. \$1,832 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Enyame, John K., Hartsdale. \$4,422 in favor of Navy Federal Credit Union, Sienna, Virginia. Filed Jan. 10.

Espinal, Robert, Yonkers. \$2,126 in favor of Capital One NA, McLean, Virginia. Filed Jan. 10.

Fenton, Tracy, Mount Vernon. \$27,594 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Jan. 10.

Fiona, Watkins L., Mount Vernon. \$3,556 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

Flores, Jaylene, Mount Vernon. \$7,845 in favor of Capital One Bank NA, McLean, Virginia. Filed Jan. 10.

Franciamore, Lorenza, New Rochelle. \$7,324 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 6.

Franklin, Melody, Yonkers. \$5,411 in favor of Cavalry Spv 1 LLC-Assignee, Greenwich, Connecticut. Filed Jan. 10.

Gutierrez, Rosa M., Yonkers. \$8,052 in favor of Capital One NA, Mclean, Virginia. Filed Jan. 10.

Hahn, Kurt, New Rochelle. \$14,142 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Harrison, Tashana T., Mount Vernon. \$20,884 in favor of Navy Federal Credit Union, Sienna, Virginia. Filed Jan. 3.

Hickson, Lorraine, Larchmont. \$26,726 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

Holland, Brian J., Somers. \$8,666 in favor of Capital One NA, Mclean, Virginia. Filed Jan. 10.

Homefield Bowl Inc., Yonkers. \$16,248 in favor of Hudson Energy Services LLC, Houston, Texas. Filed Jan. 3.

Humes, Bernice L, White Plains. \$4,847 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 10.

Jason Scott Clothing LLC, New York. \$46,043 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 3.

Johnson, Robin, Yonkers. \$2,169 in favor of Credit Corp Solutions Inc., Southfield, Michigan. Filed Jan. 7.

Kirklin-Adams, Amy, Mount Vernon. \$2,258 in favor of Bureaus Investment Group Portfolio No. 15 LLC, Northbrook, Illinois. Filed Jan. 3.

Kobernitski, Steve, Dobbs Ferry. \$18,816 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Kobernitski, Steve, Dobbs Ferry. \$15,958 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Kringas, George, Ossining. \$1,344 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 6.

McDaid, Jonathan, Yonkers. \$11,064 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 10.

Merchant Coterie Inc., New York. \$55,433 in favor of Federal Express Corp, Memphis, Tennessee. Filed Jan. 3.

Nally, Danielle, Mount Vernon. \$35,428 in favor of Bodnarmilone LLP, White Plains. Filed Jan. 3.

Negrea, Vasile, Ossining. \$69,690 in favor of Hajoca Corp., Somers. Filed Jan. 3.

Ohara, Jennifer J., Yonkers. \$12,329 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

Osei, Selina, Yonkers. \$1,461 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Reye, Mar GG, Port Chester. \$2,307 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 10.

Reyes, Julio A., Yonkers. \$5,279 in favor of Capital One NA, Mclean, Virginia. Filed Jan. 10.

Riley, John, Dobbs Ferry. \$16,925 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 3.

Rodriguez, Anaisa, Yonkers. \$95,401 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 8.

Sanchez, Ana L, New Rochelle. \$3,772 in favor of Cavalry Spv 1 LLC-Assignee, Greenwich, Connecticut. Filed Jan. 10.

Santiago, Jonathan, Mohegan Lake. \$9,404 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 10.

Souza Fit LLC, Mount Vernon. \$132,493 in favor of Itria Ventures LLC, New York. Filed Jan. 9.

Saint Hilaire Violette, Yonkers. \$4,895 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

Tamraz, Nicole M., Yonkers. \$1,961 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 7.

LIS PENDENS

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

314 Union Realty LLC, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$960,000 affecting property located at 314 Union Ave., New Rochelle. Filed Jan. 13.

Ally Financial Inc., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$326,000 affecting property located at 565 Willett Ave., Port Chester. Filed Jan. 13.

Anderson, Annet, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 31 McFadden Circle. Yonkers. Filed Jan. 14.

Aquino, Sadiel H, as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$575,000 affecting property located at 4 Woodland Place, White Plains. Filed Jan. 9.

Capital One Bank USA NA, as owner. Filed by JPMorgan Chase Bank Na. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 3 Greentree Drive, Scarsdale. Filed Jan. 13.

Cioffi, John F. III, heir, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$337,000 affecting property located at 109 Village Road, Unit G, Yorktown Heights. Filed Jan. 10.

Citibank NA, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$918,000 affecting property located at 210 Elm St., New Rochelle. Filed Jan. 10.

Consolidated Edison Company of New York Inc., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$382,000 affecting property located at 66 Maple Row, Crompond. Filed Jan. 14.

Deutsche Bank National Trust Co., as owner. Filed by Bright House Life Insurance Co. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 310 Saw Mill River Road, Millwood. Filed Jan. 9.

First Horizon Bank, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$428,000 affecting property located at 15 N. Lawrence Ave., Elmsford. Filed Jan. 13.

Fleury, Donald J. Jr., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$256,000 affecting property located at 28 Mahopac Ave., Amawalk. Filed Jan. 14.

Gjonbalaj, Kosovare, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$262,000 affecting property located at 4 Kamp St., Mohegan Lake. Filed Jan. 14.

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

Kirkland, Barbara, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$457,000 affecting property located at 115 Sterling Ave., Yonkers. Filed Jan. 13.

Mulberry Street Building LLC, as owner. Filed by Blueline Servicing Fund III LLC. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 12 Mulberry St., Yonkers. Filed Jan. 14.

Taylor Regina, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$422,000 affecting property located at 17 Manitou Trail, White Plains. Filed Jan. 10.

MECHANIC'S LIENS

28 South Division Owner LLC, New Rochelle. \$38,100 in favor of APCO Insulation Company Inc., Woodside. Filed Jan. 8.

30 Broad Development LLC, Rye. \$242,200 in favor of Poltech Wall Surfacing Inc., Bridgewater. Filed Jan. 6.

440 Hamilton Developer LLC, White Plains. \$81,418 in favor of Furniture Design Knossos Inc., Queens. Filed Jan. 8.

70 Pier LLC, Yonkers. \$73,221 in favor of Hajoca Corp., Somers. Filed Jan. 7.

80 Nardozi Realty LLC, New Rochelle. \$11,675 in favor of Highway Safety Protection Corp., College Point. Filed Jan. 10.

Ahulu, Evelyn, Yorktown. \$5,888 in favor of A Grade Property Restoration LLC, Ledgewood. Filed Jan. 13.

Anglin, Cory S., Eastchester. \$23,252 in favor of Dimensional Fabricators Inc., Mamaroneck. Filed Jan. 13.

Desrosiers, Lugduni, Yonkers. \$23,607 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 8.

FLIP Holding 50 North Greeley Avenue L, New Castle. \$18,789 in favor of Partridge Venture Engineering PC, New York. Filed Jan. 6.

HPTING-2 Prop Trust, White Plains. \$7,044 in favor of Dain Carver, Cortlandt Manor. Filed Jan. 8.

Lyons, Monique, Yorktown. \$17,377 in favor of TH Remodeling & Renovations Inc., New Windsor. Filed Jan. 8.

Matthews, Karen, Greenburgh. \$4,080 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Jan. 3.

RXR 587 Main Owner LLC, New Rochelle. \$154,393 in favor of GMG Home Services Inc., Middle Villa. Filed Jan. 9.

Sammy Properties Inc., Greenburgh. \$6,669 in favor of Visione Landscaping Inc., Hawthorne. Filed Jan. 9.

Sarah Lawrence College, Yonkers. \$245,641 in favor of Harland Mechanical Inc., Yonkers. Filed Jan. 9.

NEW BUSINESSES

Partnerships

Barroso Home Improvements, 30 Chestnut St., No. 2, Yonkers 10701. c/o Jose Antonio and Luis Enrique Barroso. Filed Jan. 16.

Sole Proprietorships

Albish Realty, 235 Main St., White Plains 10601. c/o John B. Hansbury. Filed Jan. 22.

Alex & Sons Wood Works, 26 Beechwood Road, Bedford Hills 10507. c/o Selvin Alexander Castro. Filed Jan. 17.

Andrade Home Improvement, 154 Lockwood Ave., Yonkers 10701. c/o. Filed Jan. 23.

ARS Magna Press, 9 Midland Gardens, 5B, Bronxville 10708. c/o Adam Peter Bertocci. Filed Jan. 17.

AV Angels V, 55 N. Kensico Ave., Valhalla 10595. c/o Angel Velazco Melchor. Filed Jan. 13.

Ballooniverse, 28 Bobolink Place, Yonkers 10701. c/o Roxann Mariano. Filed Jan. 16.

Bellas Taxi, 219 Fremont St., Peekskill 10566. c/o Bella Leticia Orellana Cabrera. Filed Jan. 21.

Putnam Media Group, 333 Mamaroneck Ave., White Plains 10605. c/o William Bradford Putnam. Filed Dec. 30.

Quicklift Dumpster Rentals, 179 Girdle Ridge Road, Katonah 10536. c/o Milton J. Alvarez. Filed Jan. 7.

Robyn Goche Torres Speech Language Pathologist, 345 Seventh Ave., Pelham 10803. c/o Robyn J. Goche Torres. Filed Dec. 31.

Sallestial Couture, 3 Wyndover Woods Lane, Whiteplains 10603. c/o Lavern Edwards. Filed Jan. 3.

Speech With Julie, 470 Mamaroneck Ave., White Plains 10605. c/o Julia Bancroft. Filed Jan. 6.

TIBM Home Contracting & Management, 85 Eastwoods Road, Pound Ridge 10576. c/o Richard Ferrarone. Filed Dec. 31.

Varano Social Media & Marketing, 93 Chippewa Road, Yonkers 10710. c/o Paul Varano. Filed Jan. 6.

Zaphon Ai, 121 Park View Road, Pound Ridge 10576. c/o John Martone. Filed Dec. 31.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

15 Albert LLC, as owner. Lender: Broadview Capital LLC. Property: 15 Albert Drive, Monsey. Amount: \$1.8 million. Filed Dec. 11.

15 Northbrook LLC, as owner. Lender: Broadview Capital LLC. Property: 15 Northbrook Road, Spring Valley. Amount: \$1.7 million. Filed Dec. 26.

191 Quackenbush LLC, as owner. Lender: Conventus LLC. Property: 191 Quackenbush Lane, Monsey. Amount: \$1.3 million. Filed Dec. 17.

3 Jay Street LLC, as owner. Lender: Conventus LLC. Property: 3 Jay St., Spring Valley. Amount: \$1.4 million. Filed Dec. 17.

Bama Enterprises Corp., as owner. Lender: Northeast Community Bank. Property: 619 Union Road, Spring Valley. Amount: \$1.2 million. Filed Dec. 19.

Farm Credit East, as owner. Lender: Oasis at Warwick LLC. Property: in Warwick. Amount: \$1.5 million. Filed Jan. 6.

Lerner, Rivkeh, as owner. Lender: Citizens Bank NA. Property: 61 Collins Ave., Spring Valley. Amount: \$1.9 million. Filed Dec. 26.

Northeast Community Bank, as owner. Lender: Bald Hill Developments LLC. Property: State Route 208, Monroe. Amount: \$16.9 million. Filed Jan. 3.

Below \$1 million

5 Camp Hill LLC, as owner. Lender: Loan Funder LLC Series 91844. Property: 5 Camp Hill Road, Pomona. Amount: \$150,000. Filed Dec. 13.

9 Kristoffersen LLC, as owner. Lender: Broadview Capital LLC. Property: 9 Kristoffersen Court, Airmont. Amount: \$205,000. Filed Dec. 27.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$100,000. Filed Jan. 10.

Jeff Bank, as owner. Lender: Joseph M. Pillmeier and Raven Coffiel. Property: in Warwick. Amount: \$550,000. Filed Jan. 10.

DEEDS

Above \$1 million

292 North Main Street Owner 34 LLC, Pearl River. Seller: Donald R. Tyler Jr. and Rene Tyler, Blauvelt. Property: 292 Route 45, Spring Valley. Amount: \$2 million. Filed Jan. 8.

43 Ridge Holdings LLC, Brooklyn. Seller: 43 Ridge New York LLC, Spring Valley. Property: 43 Ridge Ave., Spring Valley. Amount: \$1.4 million. Filed Jan. 14.

Brindley, Louis and Roxanne Campanaro, White Plains. Seller: SMK Home Builders Inc., Nyack. Property: 28 Private Del Regno Court, Blauvelt. Amount: \$1.2 million. Filed Jan. 9.

Hauer, Steven and Ruth Hauer, New City. Seller: RXH US Holdings Inc., Toronto, Ontario. Property: 34 Red Rock Road, New City. Amount: \$1 million. Filed Jan. 8.

Haverstraw Place Enterprises LLC, Staten Island. Seller: Haverstraw Place AIA LLC, Purchase. Property: 140 Route 9w North, Haverstraw. Amount: \$8.1 million. Filed Jan. 14.

JVM 55 Old Turnpike LLC, Nanuet. Seller: 44 Second Avenue LLC, Thiels. Property: 44 Second Ave., New City. Amount: \$1.7 million. Filed Jan. 8.

Mirror Lake Developments LLC, Spring Valley. Seller: Sonia E. Garcia, Spring Valley. Property: 3 Mirror Lake Road, Spring Valley. Amount: \$1.2 million. Filed Jan. 14.

Nanuet Holdings DE LLC, New City. Seller: Shops at Nanuet LLC, Indianapolis, Indiana. Property: 1000 912 Fashion Drive and 75 S. Middletown Road. Amount: \$52 million. Filed Jan. 9.

Nanuet Holdings New York LLC, New City. Seller: SPS Portfolio Holdings II LLC, Indianapolis, Indiana. Property: 85 W. Route 59, Nanuet. Amount: \$8 million. Filed Jan. 8.

O'Kranczy, Jennifer, Brooklyn. Seller: 38 42 Tate Developers LLC, New Fairfield, Connecticut. Property: 38 Tate Ave., Piermont. Amount: \$1.2 million. Filed Jan. 9.

Stark, Jacob, Newark, New Jersey. Seller: Arem Associates LLC, Spring Valley. Property: 200 Maple Ave., Monsey. Amount: \$1.1 million. Filed Jan. 14.

Truagh Holdings LLC, Orangeburg. Seller: 527 529 Route 303 LLC, Orangeburg. Property: 527 529 Route 303 Orangeburg. Amount: \$6 million. Filed Jan. 10.

Below \$1 million

14 Viola LLC, Suffern. Seller: Louis Zangrilli, Brooklyn. Property: 14 Viola Road, Montebello. Amount: \$830,000. Filed Jan. 9.

16 Echo Ridge LLC, Airmont. Seller: Sholom Soeifer D. B., Monsey. Property: 16 Echo Ridge Road, Airmont. Amount: \$865,000. Filed Jan. 14.

18 Slinn LLC, Spring Valley. Seller: Richely Belony, et al, Spring Valley. Property: 18 Slinn Ave., Spring Valley. Amount: \$525,000. Filed Jan. 14.

29 Great Oaks Drive LLC, Spring Valley. Seller: Makeda T. Carter, New City. Property: 29 Great Oaks Drive, New City. Amount: \$710,000. Filed Jan. 14.

292 North Main Street Owner 35 LLC, Pearl River. Seller: Donald R. Tyler Jr., Blauvelt. Property: 292 N. Main St., Spring Valley. Amount: \$500,000. Filed Jan. 9.

298 S Rock Road LLC, Monsey. Seller: Florence Diehl, et al, Ramapo. Property: 298 Spook Rock Road, Suffern. Amount: \$700,000. Filed Jan. 8.

34 Orchard LLC, Monsey. Seller: Audrey Linguanti, Spring Valley. Property: 30 Orchard St., Spring Valley. Amount: \$850,000. Filed Jan. 9.

6 Blue Bird LLC, Monsey. Seller: Abraham Kaufman, Brooklyn. Property: 6 Blue Bird Road, Chestnut Ridge. Amount: \$900,000. Filed Jan. 13.

6 Sherwood LLC, Airmont. Seller: Laura E. Schnee, Spring Valley. Property: 7 Sherwood Ave., Spring Valley. Amount: \$999,000. Filed Jan. 14.

81 Remsen 201 LLC, Monsey. Seller: Villas at Remsen 81 F LLC, Monsey. Property: 81 Remsen Ave., Monsey. Amount: \$950,000. Filed Jan. 15.

Blinn Mazzucca Realty LLC, New Fairfield, Connecticut. Seller: Snowflake LP, New City. Property: 3 Germonds Village Bardonina and 14 Crystal Hill Drive, Pomona. Amount: \$593,000. Filed Jan. 8.

CG Elite Ventures LLC, Mount Vernon. Seller: Griselda Guzman Congers. Property: 71 Lenox Ave., Congers. Amount: \$490,000. Filed Jan. 9.

Elite Properties 1 Inc., Edison, New Jersey. Seller: Elya Kogan, and Hana Kogan, Chestnut Ridge. Property: 13 Fox Hollow Road, Hillburn. Amount: \$120,000. Filed Jan. 9.

Goldstein, Solomon, Nanuet. Seller: US Bank National Trust, Dallas, Texas. Property: 54 Spring Brook Road, Nanuet. Amount: \$739,000. Filed Jan. 13.

Jeantine, Nahum and Marlie Jeantine, Spring Valley. Seller: EH Holdings & Development LLC, Nanuet. Property: 73 Jay St., Stony Point. Amount: \$610,000. Filed Jan. 13.

Lafayette Empire LLC, Airmont. Seller: Covenant Holdings Inc., Suffern. Property: 98 Lafayette Ave., Suffern. Amount: \$775,000. Filed Jan. 14.

Leflowitz, Yaakov, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5112 Corner St., Spring Valley. Amount: \$519,000. Filed Jan. 16.

Mann, Sara B., Monroe. Seller: Blueberry Equities LLC, Monroe. Property: 1 Hayes Lane, Monsey. Amount: \$726,240. Filed Jan. 15.

MCM Paving & Excavation Inc., Haverstraw. Seller: Catherine MacMillan, Tomkins Cove. Property: 356 N. Liberty Drive, Stony Point. Amount: \$150,000. Filed Jan. 8.

Olive Tree Acquisitions LLC, Oradell, New Jersey. Seller: The Bank of New York Mellon Trust, Anaheim, California. Property: 23 White Oak St., Nanuet. Amount: \$480,000. Filed Jan. 8.

Red Hook Management 17220 LLC, Brooklyn. Seller: 11 Buckman Pl LLC, Spring Valley. Property: 11 Buckman Place, Spring Valley. Amount: \$989,000. Filed Jan. 17.

Sam Goldstein Revocable Trust, Monsey. Seller: Collage Dolson LLC, Monsey. Property: 32 Dolson Road, Monsey. Amount: \$990,000. Filed Jan. 14.

Spring Valley Portfolio Holdings LLC, Monsey. Seller: Paul Gabriel and Michaelle Gabriel, Nanuet. Property: 4 Roberts Court, Nanuet. Amount: \$685,000. Filed Jan. 10.

Tallman Auto Realty LLC, Airmont. Seller: DiPalma, Augustine, Brant Lake. Property: 303 Route 59, Airmont. Amount: \$450,000. Filed Jan. 13.

Village of Nyack, Nyack. Seller: Main VN Holdings LLC, Monsey. Property: 239 Main St., Nyack. Amount: \$3,000. Filed Jan. 13.

Vista Aba LLC, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 1 Filmore Lane, Monsey. Amount: \$999,000. Filed Jan. 13.

Weinstock, Joshua, Monsey. Seller: Old Nyack Estates LLC, Monsey. Property: 21 Old Nyack Turnpike, Monsey. Amount: \$509,999. Filed Jan. 14.

Weisberger, David, Monsey. Seller: 3 Lane LLC, Airmont. Property: 1 Lane St., Monsey. Amount: \$719,000. Filed Jan. 14.

JUDGMENTS

Acevedo, John, Walden. \$2,157 in favor of Sutton Hill II LLC, Clifton, New Jersey. Filed Jan. 17.

Ali, Khadiza, Harriman. \$7,427 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 16.

Arce, Christina, New Windsor. \$9,040 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 21.

Bruno, Philip, Newburgh. \$9,315 in favor of Barclays Bank Delaware Wilmington, Delaware. Filed Jan. 15.

Bunt, Walter, Cornwall-on-Hudson. \$12,880 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

Cady, Kenneth H., Huguenot. \$13,491 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 16.

Cady, Kenneth H., Huguenot. \$9,980 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 16.

Cassese, Michael, Greenwood Lake. \$5,962 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 17.

Castillo, Ramon, Port Jervis. \$4,641 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 21.

Conquest, Yolanda, Middletown. \$3,051 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 21.

Delgado, Irma, Newburgh. \$9,233 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 15.

Edwards, Amber, Middletown. \$2,500 in favor of Denali Realty Ventures LLC, Middletown. Filed Jan. 15.

Edwards, Tesna, Middletown. \$5,786 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 16.

Faria, David, Middletown. \$5,448 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 15.

Garcia Marcos Clemente, New Windsor. \$2,327 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 15.

Gonzalez, Ishmael, Middletown. \$4,842 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 16.

Gottfried, Evan H., Middletown. \$5,462 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 22.

James, Francine, Chester. \$2,083 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Johnson, Luvenia, New Windsor. \$1,585 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

Katz, Abraham, Monroe. \$2,415 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 16.

Kotkin, Lawrence, Middletown. \$4,407 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 17.

Kowalik, Cezary, Monroe. \$2,133 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

Lane, Francis J., Sparrow Bush. \$3,199 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 16.

Lefberg, Courtney, Campbell Hall. \$9,835 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 17.

Lynch, Heather, Highland Mills. \$4,372 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Martin, Kenneth G., New Windsor. \$4,760 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 15.

McNeil, Siham, Newburgh. \$7,978 in favor of JYP Properties LLC, Monroe. Filed Jan. 21.

Muniz, Anthony I., Pine Island. \$2,693 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 17.

Noboa, Eugene, Middletown. \$5,512 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 16.

Occhiopinto, Janet D., Greenwood Lake. \$14,748 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 16.

Oquendo, Unguel, Middletown. \$7,723 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

Perl Marketing Inc., Brooklyn. \$130,879 in favor of M&T Bank, Buffalo. Filed Jan. 15.

Reed, Robert, Newburgh. \$2,150 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 21.

Remy, Andy, Middletown. \$6,290 in favor of Rockwood Gardens Associates, Middletown. Filed Jan. 22.

Ricciardi, Jake R., Newburgh. \$7,611 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 17.

Rivera, Abimael, Middletown. \$1,373 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 21.

Roa, Yeraldo, Port Jervis. \$21,017 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 21.

Rodriguez, Claudia M, Monroe. \$4,309 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 17.

Rodriguez, Julian, Montgomery. \$16,777 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 16.

Rodriguez, Laura L., Walden. \$4,695 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

Rosario, Pedro, Monroe. \$5,226 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 17.

Savinon, Joel Sr., Middletown. \$8,555 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 16.

Summers, Latanya, Chester. \$3,396 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 16.

Torres, Lizette, New Windsor. \$4,696 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 15.

Torres, Michael, Highland Mills. \$2,610 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

Ulrich, Jennifer D., Newburgh. \$8,700 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 15.

MECHANIC'S LIENS

A&M Urbanski Farms LLC, as owner. \$70,926 in favor of United Rentals Inc. Property: 444 Big Island Road, Goshen. Filed Jan. 6.

Allegiance Healthcare Corp., as owner. \$16,562 in favor of Eastern Roofing Systems Inc. Property: 500 Neelytown Road, Hamptonburgh. Filed Jan. 2.

Congregation Khal Yetev Lev of Blooming Grove, as owner. \$81,000 in favor of Parkway Builders LLC. Property: 31 Merriwold Lane South, Blooming Grove. Filed Jan. 2.

Farmhood Fields LLC, as owner. \$252,683 in favor of EH Beiler Industrial Services LLC. Property: in Crawford. Filed Dec. 30.

Garcia Hernandez Leemarie, as owner. \$67,208 in favor of Warwick Valley Builders LLC. Property: 12 Canterbury Circle, Washingtonville. Filed Jan. 3.

Harriman Commons LLC, as owner. \$1,000 in favor of Binaku Mechanical Inc. Property: 215 Larkin Drive, Monroe. Filed Jan. 2.

IIP New York 1 LLC, et al, as owner. \$511,265 in favor of Ariston Tyko LLC. Property: 14 Hudson Crossing, Hamptonburgh. Filed Jan. 2.

NEW BUSINESSES

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

Sole Proprietorships

Black Lab Bookstore, 17 Halvorsen Road, Cornwall-on-Hudson 12518. c/o Lynda Nielsen. Filed Jan. 21.

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

Ezras Isle, 50 Marian Court, Warwick 10990. c/o Elizabeth Gonzalez. Filed Jan. 21.

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

Jenna Stylez, 88 Dunning Rodd Suite 12, Middletown 10940. c/o Mills Jennifer Lynn. Filed Jan. 21.

LV Painting, 210 Crane Road, Carmel 10512. c/o Luis A. Arroyo Valles. Filed Dec. 24.

Mama Theresa's Pizzeria & Italian Eatery, 374 Windsor Highway, New Windsor 12553. c/o Chacon Gillian Antonette. Filed Jan. 21.

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

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

BUILDING PERMITS

Commercial

94 West Avenue LLC, Norwalk, contractor for 94 West Avenue LLC. Perform replacement alterations at 94 West Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 30.

East Norwalk Partners LLC, Norwalk, contractor for East Norwalk Partners LLC. Perform replacement alterations at 195-201 Liberty Square, Norwalk. Estimated cost: \$20,300. Filed Dec. 23.

Peak Construction Group, Norwalk, contractor for Costco Wholesale Corporation. Construct superstructure interior warehouse at 779 Connecticut Ave., Norwalk. Estimated cost: \$7,173,000. Filed Dec. 24.

Peak Construction Group, Norwalk, contractor for Costco Wholesale Corporation. Construct superstructure for parking garage expansion at 779 Connecticut Ave., Norwalk. Estimated cost: \$10,369,000. Filed Dec. 24.

PMI PG Stamford LLC, Stamford, contractor for PMI PG Stamford LLC. Alter existing multifamily building public space, including demolition of walls, ceilings and fixtures; masonry work for new door and window installations; drywall and ceramic tile installation and plumbing; and electrical updates at 180 200 Broad St., Stamford. Estimated cost: \$321,774. Filed Dec. 9.

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

Regency Construction LLC, Norwalk, contractor for Star Inc. Lighting the Way. Construct ramp and entry patio at 182 Wolfpit Ave., Norwalk. Estimated cost: \$275,000. Filed Dec. 19.

Reimagine Roofing LLC, Phoenix, Arizona, contractor for 474 West Main Street LLC. Remove old roof system down to decking, install fiber board and install new roof system at 474 W. Main St., Stamford. Estimated cost: \$23,675. Filed Dec. 16.

Rimmon Builders LLC, Woodbridge, contractor for Roy Realty LLC. Remodel a 1,550-square-foot one-story masonry building at 179 Shippan Ave., Stamford. Estimated cost: \$534,000. Filed Dec. 18.

Riverbend South LLC, Stamford, contractor for Riverbend South LLC. Expand an existing-use group I-4 child day care facility to add 4 classrooms with toilet rooms at 9 Riverbend Drive South, Stamford. Estimated cost: \$180,000. Filed Dec. 3.

Rose Community Builders LLC, New York, New York, contractor for Shippan Place Preservation LLC. Renovate an existing eight-story multifamily apartment building containing 148 dwelling units. Fifteen units to be converted to ADA type unit at 521 Shippan Ave., Stamford. Estimated cost: \$10,000,000. Filed Dec. 3.

RW Dake & Company Inc., East Rochester, New York, contractor for 1201 High Ridge Associates LLC. Reduce size of teller line and build new demising walls at 1203 High Ridge Road, Stamford. Estimated cost: \$306,606. Filed Dec. 9.

Signature Construct Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Remove existing telephone closet and extend base building corridor, including new finishes, lighting, ceiling and sprinkler at 263 Tresser Blvd., Stamford. Estimated cost: \$18,000. Filed Dec. 5.

Signature Construct Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Remove partitions and suspended ceilings at 263 Tresser Blvd., Stamford. Estimated cost: \$81,100. Filed Dec. 13.

Stamford Hospitality LP, Stamford, contractor for Stamford Hospitality LP. Install, use and removal of temporary tents at 2701 Summer St., Stamford. Estimated cost: \$59,113. Filed Dec. 3.

Stamford Town Center LLC, Stamford, contractor for Stamford Town Center LLC. Illuminated front sign at 230 Tresser Blvd., Stamford. Estimated cost: \$4,500. Filed Dec. 24.

Residential

Advanced Window Systems LLC, Norwalk, contractor for Richard and Rosita Hill. Remove old windows and install new windows at 5 New St., Norwalk. Estimated cost: \$18,750. Filed Dec. 24.

Builders Contractor LLC, Norwalk, contractor for Vincent J. and Christine A. Cataldo. Construct one-story addition at 5 Old Witch Court, Norwalk. Estimated cost: \$100,000. Filed Dec. 23.

Elite Work Home Improvement, Norwalk, contractor for Mayra and Pablo Ruano-Rivera. Remove roof and reroof 21 Hill St., Norwalk. Estimated cost: \$9,500. Filed Dec. 30.

Greenwich Home Inspections and Property Management LLC, Norwalk, contractor for Alexander Levin. Repair bathroom due to water damage at 33 N. Water St., No. 503, Norwalk. Estimated cost: \$25,000. Filed Dec. 20.

JR Stanley Builders, Norwalk, contractor for Robert Giardinelli. Renovate existing kitchen, install windows and remodel five existing bathrooms at 9 Cudlipp St., Norwalk. Estimated cost: \$280,000. Filed Dec. 19.

LHH Builders LLC, Norwalk, contractor for Farhan Memon and Moina Noor. Renovate attached garage at 15 Pequot Drive, Norwalk. Estimated cost: \$104,200. Filed Dec. 20.

Loja, Julio, Norwalk, contractor for Jose Arreguin. Install new architectural shingles at 8 Meredith Court, Norwalk. Estimated cost: \$14,437. Filed Dec. 20.

Lynch, Robert E., Stamford, contractor for Robert E. Lynch. Renovate first floor, enclose breezeway, create mudroom with new bathroom, remove walls to create open concept plan and renovate kitchen at 857 Newfield Ave., Stamford. Estimated cost: \$206,000. Filed Dec. 3.

Mica Development Company - Stillwater Avenue LLC, Stamford, contractor for 70 Dyke2 Lane LLC. Replace existing siding, replace windows on second floor, repair front two-story porch existing framing, install new sheetrock in second-floor apartment bathroom, install new toilet, vanity and replace tub with shower at 70 Dyke Lane, Stamford. Estimated cost: \$40,000. Filed Dec. 2.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Joshua David and Natasha Freeman. Install rooftop solar panels at 308 Wildwood Road, Stamford. Estimated cost: \$97,785. Filed Dec. 2.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Rafael and Sandra Menendez-Aponte. Install rooftop solar panels at 113 Upland Road, Stamford. Estimated cost: \$26,650. Filed Dec. 3.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Marguerite Benoit. Install rooftop solar panels at 13 Chestnut St., Stamford. Estimated cost: \$31,365. Filed Dec. 23.

New England Propane Company Inc., Bethel, contractor for Sam and Kara Zanger. Install Generac generator at 12 White Birch Road South, Stamford. Estimated cost: \$14,000. Filed Dec. 9.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Sylvan Knoll Section II Inc. Complete work at 289 Sylvan Knolls and install four replacement doors at 289 Sylvan Knoll Road, Stamford. Estimated cost: \$13,168. Filed Dec. 16.

Newpro Operating LLC, Norwalk, contractor for Gino C. Bottino. Install one window, one entry door and two patio doors at 49 Neptune Ave., Norwalk. Estimated cost: \$24,596. Filed Dec. 20.

North East Custom Solar LLC, Stamford, contractor for Claire and Miguel A. Rivas. Install rooftop solar panels at 60 Hoyclo Road, Stamford. Estimated cost: \$37,310. Filed Dec. 4.

Old World Craftsmen of New York LLC, Greenwich, contractor for Christopher and Kelsey Lavigne. Finish a portion of the existing basement and replace two windows in the area, which will consist of a full bathroom, closet and gym area at 75 Blackberry Drive, Stamford. Estimated cost: \$98,708. Filed Dec. 30.

Olim, Toiriyon, Stamford, contractor for Toiriyon Olim. Install rooftop solar panels at 500 Pepper Ridge Road, Stamford. Estimated cost: \$9,910. Filed Dec. 4.

Operation MIC LLC, Stamford, contractor for Operation MIC LLC. Install tents at 280 Ocean Drive East, Stamford. Estimated cost: \$5,000. Filed Dec. 2.

Orr, Lloyd and Maple Orr, Stamford, contractor for Lloyd and Maple Orr. Construct new bathroom and legalize finished basement at 80 Webb Ave., Stamford. Estimated cost: \$48,550. Filed Dec. 12.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Maria Aposporos. Remove roof and reroof 43 Sylvan Knoll Road, Stamford. Estimated cost: \$29,000. Filed Dec. 18.

Pelham Homes LLC, Ridgefield, contractor for Audrey M. Howell and Jean-Charles Garody. Construct new single-family home at 41 Konandreas Drive, Stamford. Estimated cost: \$1,400,000. Filed Dec. 23.

Perri, John R., Greenwich, contractor for Carol A. Ritterelser and Patricia L. Colucci. Add a 24kw generator and a 500 gal above ground propane tank to service the generator at 235 Woodbine Road, Stamford. Estimated cost: \$18,000. Filed Dec. 27.

Phil's Main Roofing LLC, Norwalk, contractor for Michael D. Forbes. Reroof using Gaff Timberline lifetime architectural shingles at 94 Fawn Drive, Stamford. Estimated cost: \$40,828. Filed Dec. 5.

Pluggv LLC, Troy, New York, contractor for Christopher T. Ringwald. Install rooftop solar panels at 60 Constance Lane, Stamford. Estimated cost: \$55,781. Filed Dec. 9.

Pluggv LLC, Troy, New York, contractor for Jorge De La Calle Centeno and Rocher Isabel Lopez. Install rooftop solar panels at 158 Skymeadow Drive, Stamford. Estimated cost: \$40,194. Filed Dec. 16.

Pohle, Robert W., Stratford, contractor for George W. III and Bromleigh K. Burton. Install in-ground swimming pool at 9 Constance Lane, Stamford. Estimated cost: \$10,000. Filed Dec. 5.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Mahmood and Fatima Tahir. Install roof-mounted solar panels at 234 Fifth St., Stamford. Estimated cost: \$55,400. Filed Dec. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Dylan and Barbara Distasio. Remove roof and reroof 10 Deane St., Norwalk. Estimated cost: \$45,819. Filed Dec. 20.

Ray, Sarney, Cos Cob, contractor for Michele Defeo. Add dormers to the second floor north and south bedrooms. In the second-floor middle bedroom, change out windows to a sliding door with a balcony at 56 Westcott Road, Stamford. Estimated cost: \$75,000. Filed Dec. 17.

Restoration Real Estate LLC, Stamford, contractor for Allen J. and Sherri F. Rosenthal Rev Trust. Renovate existing primary bathroom at 29 East Lane, Stamford. Estimated cost: \$48,000. Filed Dec. 3.

Restoration Real Estate LLC, Stamford, contractor for William J. and Jevera K. Hennessey. Replace existing roof at 123 Wallacks Drive, Stamford. Estimated cost: \$17,500. Filed Dec. 6.

Rocksolid Construction LLC, Stamford, contractor for Allison Rabin Klein. Renovate kitchen, dining room, living room on first floor at 28 Old North Stamford Road, Stamford. Estimated cost: \$100,000. Filed Dec. 23.

Roofing Solutions of Ct LLC, Norwalk, contractor for Anne Marie Mangano. Remove roof and reroof 104 Clovelly Road, Stamford. Estimated cost: \$9,400. Filed Dec. 4.

Signature Exteriors LLC, Stamford, contractor for Lorraine A. Couch. Replace asphalt shingles on roof with all required underalignments and accessories at 42 Dubois St., Stamford. Estimated cost: \$10,676. Filed Dec. 5.

Signature Exteriors LLC, Stamford, contractor for Karen M. Dirgins. Replace roofing shingles with all required accessories and underalignments at 19 Ledge Terrace, Stamford. Estimated cost: \$11,800. Filed Dec. 20.

Soter, Peter D., Wethersfield, contractor for Pereira Fernandes Family Revocable Trust. Install a safety and code-compliant grid-tied solar system on an existing residential roof at 19 Westwood Place, Stamford. Estimated cost: \$63,408. Filed Dec. 9.

Stamford Building Company LLC, Stamford, contractor for Herbert F. Gretz III and Julianne M. Dunne. Construct retaining walls, steps, fireplace and pergola at 45 Sagamore Road, Stamford. Estimated cost: \$577,000. Filed Dec. 30.

Sunrun Installation Services Inc., San Francisco, California, contractor for Jorge M. and Ondina M. Velasquez. Install roof-mounted solar panels at 10 Sylvandale Ave., Stamford. Estimated cost: \$45,240. Filed Dec. 3.

Varela, Cristian, Norwalk, contractor for Cristian Varela and Dilanna Gonzalez. Remodel existing kitchen, create new laundry room and new front-entry door at 179 Fillow St. Norwalk. Estimated cost: \$50,000. Filed Dec. 30.

COURT CASES

Bridgeport Superior Court

Chick-fil-a Inc., et al, East Hartford. Filed by Angel Medina, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P. Bridgeport. Action: the plaintiff was attempting to open the main door of the premises controlled by the defendants when, suddenly and without warning, the hydraulic door mechanism attached to the main door fell off and struck the plaintiff on the head, thereby causing him to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141403-S. Filed Dec. 17.

Darnow, Jamie, Greenwich. Filed by Melvin Calhoun, Stamford. Plaintiff's attorney: Karayiannis & Denkovich 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-24-6141084-S. Filed Dec. 10.

Fuentes, Maria, et al, Bedford, Massachusetts. Filed by Nicholas Abrantes, Westford, Massachusetts. Plaintiff's attorney: Polito & Harrington LLC, Waterford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141048-S. Filed Oct. 15.

SVMC Holdings, et al, Bridgeport. Filed by Michael Zavaglio, Monroe. Plaintiff's attorney: Koskoff Koskoff & Bieder PC, Bridgeport. Action: the plaintiff suffered a medical malpractice from the defendant. The plaintiff arrived at St. Vincent's Medical Center for a left total knee replacement, but the defendants did not deliver "world-class" care. Instead, when implanting the knee prosthesis, they allegedly failed to meet the minimum safety requirements. 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-25-6141731-S. Filed Dec. 27.

Thomas, Camryn, et al, Stratford. Filed by Lailany Santini p.p.a. Brendalis Santini, Stratford. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6141255-S. Filed Dec. 12.

Danbury Superior Court

Costco Wholesale Corporation, et al, East Hartford. Filed by Carmen Ramirez, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully upon the subject premises controlled by the defendants, walking through the front entrance/exit area, when suddenly and without warning she was caused to slip and fall to the ground due to a piece of plastic/other slippery material upon the ground, thereby causing the plaintiff, Carmen Ramirez, to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052854-S. Filed Dec. 23.

Fitzgerald, Daryl, Newtown. Filed by Discover Bank, West Valley City, 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 monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052715-S. Filed Dec. 11.

Grade A Market, Connecticut Limited Partnership, et al, Norwalk. Filed by Katharyn G. Higgins, Brookfield. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was a business invitee, lawfully within the parking lot of the premises controlled by the defendant when he was suddenly caused to fall due to the unsafe, dangerous, defective and/or hazardous condition of the parking lot, thereby causing her to suffer the injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052769-S. Filed Dec. 16.

Manning, Michelle B., Danbury. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia. Action: the plaintiff is a banking association which issued the defendant a credit account who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052611-S. Filed Dec. 4.

Town of Ridgefield, et al, Ridgefield. Filed by Dawid Korecki, Norwalk. Plaintiff's attorney: Cornelius Joseph Redmond, New York. Action: the plaintiff was a lawful member of the defendant's club/facility/park with an annual/seasonal paid membership to said facility, when the plaintiff, slid down the "Zoom Floom," and as he came off the end of the slide, which was located over a shallow part of the pond, he hit his head on the shallow undersurface of the pond/lake. The plaintiff seeks more than \$15,000 in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6052347-S. Filed Nov. 14.

Stamford Superior Court

Hammond, Abigail, et al, Fairfield. Filed by Christopher Rasile, Riverside. Plaintiff's attorney: Brian Patrick Kraemer, Stamford. Action: the plaintiff and the defendant co-owner hold the real estate as joint tenants with rights of survivorship, and each has an undivided 50% interest therein. The property is subject to any taxes due and owing to the town of Fairfield. The following entity claims an interest in the property, which interest is subsequent to the plaintiff and defendant but which plaintiff prays be ordered paid from any auction. The plaintiff has further caused a Lis Pendens to be filed in the Land Records of the town of Fairfield and has further caused a copy of said Lis Pendens to be served on defendant. 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-24-6070651-S. Filed Dec. 10.

Lynch, John, Westport. Filed by Wilton Meadows Limited Partnership, Wilton. Plaintiff's attorney: Goldman Gruder & Woods LLC, Norwalk. Action: the plaintiff operates a licensed chronic care and convalescent facility with nursing supervision. The defendant was admitted to plaintiff's facility as a patient/resident. Upon admission to the facility, plaintiff informed defendant of his private managed Medicare plans denial of coverage for room and board charges. The plaintiff continued to provide care and services to defendant. The defendant benefited from receiving the care and services, along with the various therapies and other ancillary services, which were necessary for his recovery, daily living and general well-being. The plaintiff provided the care and services, various therapies, and other ancillary services with the expectation that the defendant would pay plaintiff in full for same. Plaintiff has been damaged by defendant's failure to pay. The plaintiff seeks monetary more than \$15,000 in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070838-S. Filed Dec. 17.

Mitchell, Jonathan L., Norwalk. Filed by Credit Acceptance Corp. Southfield, Michigan. Plaintiff's attorney: Nair & Levin Law Offices PC, Bloomfield. Action: The plaintiff was assigned a debt of the defendant who was the holder and user of the credit card and defaulted in making payments. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs. Case no. FST-CV-24-6070555-S. Filed Dec. 4.

Ramnath, Harry, Stamford. Filed by Devine Brothers Inc., Norwalk. Plaintiff's attorney: Robert Joseph Sciglimpaglia Jr., Norwalk. Action: the plaintiff provided propane and oil services to the defendant. Despite repeated requests for payment the defendant has failed to pay the amount due. The plaintiff seeks more than \$2,500 in damages due exclusive of interest and costs. Case no. FST-CV-25-6070756-S. Filed Dec. 12.

Samy, Sharad, et al, Darien. Filed by Edgar Vaca, Stamford. Plaintiff's attorney: Alex J. Martinez Law Offices LLC, Stamford. Action: the plaintiff was a lawful invitee on the premises subcontracted to install countertops for a kitchen remodel for the benefit and with the request of defendant. The plaintiff while attempting to install countertops was attacked and bitten by the defendant's dog. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6070905-S. Filed Dec. 18.

DEEDS

Commercial

10 Henry Street LLC, Armonk, New York. Seller: John Karipides, Greenwich. Property: 10 Henry St., Greenwich. Amount: \$1. Filed Jan. 7.

11 Ledge Road LLC, Greenwich. Seller: Ledge Road II LLC, Old Greenwich. Property: 11 Ledge Road, Old Greenwich. Amount: \$4,100,000. Filed Jan. 7.

16 Harold Street LLC, Trumbull. Seller: Kevin W. Brown and Jelena N. Brown, Trumbull. Property: 16 Harold St., Cos Cob. Amount: \$10. Filed Jan. 10.

1810 Fairfield Beach Road, Fairfield. Seller: Anthony Laudico, Fairfield. Property: 1810 Fairfield Beach Road, Fairfield. Amount: \$2,150,000. Filed Jan. 15.

46 Carriglea LLC, Old Greenwich. Seller: Deanna Kirkpatrick Stackpole, Old Greenwich. Property: 46 Carriglea Drive, Riverside. Amount: \$N/A. Filed Jan. 10.

GLB Holdings LLC, Stamford. Seller: Gregory Black, Stamford. Property: 108 Seaside Ave., Unit 8, Stamford. Amount: \$N/A. Filed Jan. 6.

JKB Properties LLC, Trumbull. Seller: Kevin W. Brown and Jelena N. Brown, Trumbull. Property: 15 Old Field Point Road, Greenwich. Amount: \$10. Filed Jan. 10.

K&J Partnership LLC, Fairfield. Seller: AJ Investments LLC, Southport. Property: 345 Old Dam Road, Fairfield. Amount: \$1,111,000. Filed Jan. 13.

MG3 of Florida LLC, Cos Cob. Seller: 66 Glenwood Drive LLC, Greenwich. Property: 42 Loughlin Ave., Cos Cob. Amount: \$3,250,001. Filed Jan. 6.

Morrow, Claire E., Greenwich. Seller: 139 North Street LLC, Greenwich. Property: 139 North St., Greenwich. Amount: \$0. Filed Jan. 8.

Ridge Park Avenue LLC, Sheridan, Wyoming. Seller: Patricia M. Ryan Reed and John J. Ryan, Stamford. Property: 115 Ridge Park Ave., Stamford. Amount: \$375,000. Filed Jan. 9.

Star LLC, Greenwich. Seller: Danny Cesar, Vernon. Property: 64 W. Broad St., Stamford. Amount: \$750,000. Filed Jan. 10.

Residential

Ann Danoff, New York, New York. Seller: Christian Freyer and Lauren Freyer, Stamford. Property: 61 Seaview Ave., Unit 68, Stamford. Amount: \$535,000. Filed Jan. 7.

Atkinson, Brett, Riverside. Seller: Kirk M.H. Lyons and Ann C. Warren Lyons, Riverside. Property: 19 Coventry Lane, Riverside. Amount: \$1,780,000. Filed Jan. 8.

Gryskiewicz, Steven Kent and Kathleen Ann Wood, Greenwich. Seller: McDonald's USA LLC, Greenwich. Property: Lots 132-133, Map 830, Benjamin St., Greenwich. Amount: \$2,700,000. Filed Jan. 9.

Hubbell, Peter and Caroline Hubbell, Riverside. Seller: David Belmont and Otilia Cheung-Belmont, Riverside. Property: 36 Summit Road, Riverside. Amount: \$1. Filed Jan. 6.

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

Bavedas, Anthony, Shekton. Seller: Ju Young Song and Angela Song, Fairfield. Property: 50 Stone Ridge Way, Unit 3G, Fairfield. Amount: \$731,000. Filed Jan. 13.

Bokow, Rafael H. and Aliza Nussbaum, Inwood, New York. Seller: Anto Ivezaj and Vera Dedvukaj, Harrison, New York. Property: Ritch Avenue West, Greenwich. Amount: \$10. Filed Jan. 9.

Buhrendorf, Stuart W. and Joan A. Buhrendorf, Fairfield. Seller: Peter Jeffrey, Fairfield. Property: 180 Glengarry Road, Fairfield. Amount: \$680,000. Filed Jan. 15.

Copper, Courtney D. and Craig S. Benerofe, Stamford. Seller: John R. Matura, et al, Stamford. Property: 113 Nichols Ave., Stamford. Amount: \$775,000. Filed Jan. 6.

De Voogd, Johannes and Magda Ferencz, Larchmont, New York. Seller: Catherine Crowe Hayden and Kenneth A. Scalzo, Stamford. Property: 105 Dean St., Stamford. Amount: \$1,135,500. Filed Jan. 9.

Drew, Steven and Newman Drew, Stamford. Seller: E. Sherrod Krabbe, Stamford. Property: 44 Mary Joy Lane, Stamford. Amount: \$965,000. Filed Jan. 9.

Frecker, Leigh, Stamford. Seller: Marc J. Breault and Karen W. Breault, Stamford. Property: 15 Mitchell St., Stamford. Amount: \$753,000. Filed Jan. 7.

Gorrell-Alba, Alexander and Paola Alba-Gorrell, Larchmont, New York. Seller: Ranida Richiger, Stamford. Property: 237 Strawberry Hill Ave., Unit 3, Stamford. Amount: \$553,500. Filed Jan. 8.

Gryskiewicz, Steven Kent and Kathleen Ann Wood, Greenwich. Seller: McDonald's USA LLC, Greenwich. Property: Lots 132-133, Map 830, Benjamin St., Greenwich. Amount: \$2,700,000. Filed Jan. 9.

Hubbell, Peter and Caroline Hubbell, Riverside. Seller: David Belmont and Otilia Cheung-Belmont, Riverside. Property: 36 Summit Road, Riverside. Amount: \$1. Filed Jan. 6.

Huyhua, Elizabeth Angela, Port Chester, New York. Seller: Marino Casole and Antonina Casole, Stamford. Property: 76 Houston Terrace, Stamford. Amount: \$980,000. Filed Jan. 9.

Johnson, Nicola Grover, Greenwich. Seller: Timothy O'Neill and Nancy O'Neill, Greenwich. Property: 29 Field Point Road, Greenwich. Amount: \$1. Filed Jan. 7.

Khajegi, Soroush, Stamford. Seller: Bridget B. Fenning, Missouri City, Texas. Property: 86 Old Barn Road West, Stamford. Amount: \$645,000. Filed Jan. 9.

Laraia, Michael and Mikaela Laraia, Fairfield. Seller: Raymond E. Battaglia and Dina M. Battaglia, Fairfield. Property: Lot 9, Map 3791, Ridgeview Ave., Fairfield. Amount: \$1,200,000. Filed Jan. 14.

Leibbrandt, Bryan and Renata Furst Galvao, Stamford. Seller: Michael Bellino, Stamford. Property: 16 Douglas Ave., Unit A, Stamford. Amount: \$545,000. Filed Jan. 10.

Mahoney, Timothy O. and Jeannette L. Mahoney, Paradise Valley, Arizona. Seller: Laurence C. Rollins and Kelly C. Rollins, New Canaan. Property: 97 S. Gate Lane, Southport. Amount: \$3,749,000. Filed Jan. 14.

Martonis, Russell and Maureen Cole Martonis, Stratford. Seller: Jessica Knapp and Robert Knapp, Southington. Property: 130 Partridge Lane, Fairfield. Amount: \$720,000. Filed Jan. 15.

Melo, Richard and Stephanie Robalino, Stamford. Seller: Joshua Takacs and Elizabeth Nelson, Stamford. Property: 697 Cove Road, Unit 1J, Stamford. Amount: \$275,000. Filed Jan. 9.

Morris, Judith Ann and Robert Alan Sanchez, Bountiful, Utah. Seller: Manjool Shah and Jennifer George, Stamford. Property: 236 Briar Brae Road, Stamford. Amount: \$1,319,000. Filed Jan. 9.

Nguyen, Thi Ngan and Duc Thinh Nguyen, Stamford. Seller: Thomas Amann, Stamford. Property: 217 Bridge St., Unit E-6, Stamford. Amount: \$465,000. Filed Jan. 7.

Paternina, Luis and Maria Teresa Torres, New York, New York. Seller: Michael A. Cerussi, Stamford. Property: 40 Eureka Terrace, Stamford. Amount: \$1,550,000. Filed Jan. 6.

Richards, George H. and Susan B. Richards, Fairfield. Seller: Elizabeth Cerny and Steve F. Cerny, Fairfield. Property: 157 Henry St., Fairfield. Amount: \$1,350,000. Filed Jan. 16.

Rybka, Andrey and Tatiana Astankova, Greenwich. Seller: Michael Sebaski and Boo Choi, Greenwich. Property: Lot 172B, Map 6866, Pleasant View Place, Greenwich. Amount: \$1,795,000. Filed Jan. 8.

Sadiev, Dimitar Nickolov, Fairfield. Seller: Jay Kreizer and Adrienne S. Kreizer, Fairfield. Property: 58 Jay Circle, Fairfield. Amount: \$625,000. Filed Jan. 17.

Sergeeva, Maria and Andrei Sergeev, Fairfield. Seller: John C. Swaim, Fairfield. Property: 8 Hazel St., Fairfield. Amount: \$473,000. Filed Jan. 13.

Siebert, Constance A. and Jason Brown, Greenwich. Seller: Gale Meltzer Brudner, Greenwich. Property: 210 Bedford Road, Greenwich. Amount: \$10. Filed Jan. 10.

Smith, Gregory Dawless and Rachel S. Smith, Fairfield. Seller: Margaret Milnamow and Brendan Brendan Milnamow, Fairfield. Property: 99 Eastlawn St., Fairfield. Amount: \$1,401,003. Filed Jan. 15.

Steinberg, Stephanie and Jason Lichtenthal, Milwood, New York. Seller: Kevin Doonan and Philomena Doonan, Stamford. Property: 580 Rock Rimmon Road, Stamford. Amount: \$1,600,000. Filed Jan. 10.

Suthergreen, Barbara S., Stamford. Seller: Steven Drew and Newman Drew, Stamford. Property: 3 Calder Bridge Drive, Unit 2, Stamford. Amount: \$1,849,000. Filed Jan. 8.

Wade, Diane N. and Daniel Circelli, Stamford. Seller: Diane Wade, Stamford. Property: 107 Barnes Road, Stamford. Amount: \$1. Filed Jan. 6.

MORTGAGES

129 North Water LLC, Norwalk, by Carl M. Porto II. Lender: Stormfield SPV I, LLC, 200 Pequot Ave., Southport. Property: 129 N. Water St., Greenwich. Amount: \$10. Filed Dec. 18.

Alden Road Holdings LLC, Boston, Massachusetts, by Peter T. Fritz. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 17 Alden Road, Greenwich. Amount: \$3,342,500. Filed Dec. 20.

Alpert, Haylin L. and Joanna R. Alpert, Stamford, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 148 Scofieldtown Road, Stamford. Amount: \$175,000. Filed Dec. 17.

Argentino, Anthony and Babara Utz Argentino, Weehawken, New Jersey, by James C. Kahn. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 35 Gold St., Greenwich. Amount: \$825,536. Filed Dec. 19.

Ashby, Rebecca and Christopher Ashby, Fairfield, by Teresa M. Grant. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 136 Southwood Road, Fairfield. Amount: \$122,500. Filed Dec. 17.

Ben-David, Batyah, Stamford, by Nicola Corea. Lender: Axen Mortgage, 5874 S. Greenfield Road, Gilbert, Arizona. Property: 1418 Long Ridge Road, Stamford. Amount: \$125,050. Filed Dec. 19.

Bosco, Thomas and Katherine Bosco, Laguna Beach, California, by Eli Johnson. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Rowland Road, Fairfield. Amount: \$1,525,000. Filed Dec. 16.

Brennan, Christopher J. and Elisa A. Brennan, Fairfield, by Steven E. Gold. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 460 Penfield Road, Fairfield. Amount: \$410,000. Filed Dec. 19.

Burke, Julie G. and John M. Burke, Greenwich, by Tom S. Ward Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 519 W. Lyon Farm Drive, Unit 519, Greenwich. Amount: \$1,230,000. Filed Dec. 17.

Burke, Vianet L., Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 26 Melrose Place, Stamford. Amount: \$100,000. Filed Dec. 17.

Calderon, Luis F., Stamford, by William A. Harrison. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 14 Ingall St., Unit A6, Stamford. Amount: \$387,000. Filed Dec. 16.

Carroll, Michael P. and Ellen M. Carroll, Greenwich, by Edward Tumino. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Glen Ridge Road, Greenwich. Amount: \$200,000. Filed Dec. 16.

Christiansen, M. Peter and Linda Christiansen, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 9 Mansion Place, Greenwich. Amount: \$200,000. Filed Dec. 17.

Cleveland, Jacob R. and Morgan G. Cleveland, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 30 Brookmere Drive, Fairfield. Amount: \$230,000. Filed Dec. 16.

Collazos, Erlina M., Greenwich, by Kiesia Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 11 Saint Roch Ave., Greenwich. Amount: \$400,000. Filed Dec. 16.

Colon, Daniel, Stamford, by Brooke Cavaliero. Lender: Ives Bank, 220 Main St., Danbury. Property: 71 Strawberry Hill Ave., Apt. 406, Stamford. Amount: \$211,500. Filed Dec. 18.

De Vito, Christopher and Rebecca Rivetti, Hoboken, New Jersey, by Randie P. Paterno. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1786 Jennings Road, Fairfield. Amount: \$200,000. Filed Dec. 18.

Divaraniya, Ajit and Mukesh Punjabi, Scarsdale, New York, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 103 Ledge Lane, Stamford. Amount: \$558,750. Filed Dec. 18.

Dodd, Derek and Adele Collier, Washington, by Daniel K. Readyoff. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 27 Harding Road, Old Greenwich. Amount: \$1,942,500. Filed Dec. 20.

Dufour, Matthew Wilson and Kristen Mary Dufour, Fairfield, by Chris Barreto. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 180 Lower Farm Road, Fairfield. Amount: \$750,000. Filed Dec. 17.

Ells, James Francis and Brittney Terese Miranda, Stamford, by Daniel Walsh II. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 592 Haviland Road, Stamford. Amount: \$1,050,000. Filed Dec. 16.

Estrada, Brian J. and Heather D. Johnston, Fairfield, by Kenneth J. Ginsberg. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 324 Woodside Circle, Fairfield. Amount: \$819,000. Filed Dec. 18.

Evans, Christopher and Bethany Evans, Centennial, Colorado, by Michael S. Rosten. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 298 Arbor Drive, Southport. Amount: \$1,495,000. Filed Dec. 16.

Fogarty, Kathryn B. and Brian T. Fogarty, Stamford, by Amy S. Zabetakis. Lender: USAA Federal Savings Bank, 10750 McDermott Freeway, San Antonio, Texas. Property: 25 Woodbrook Drive, Stamford. Amount: \$700,000. Filed Dec. 19.

Friedman, Christine, Greenwich, by Kenneth M. Nass. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Forest Ave., Old Greenwich. Amount: \$680,000. Filed Dec. 16.

Fu, Di and Jun Ku, Trumbull, by Phillip L. Ricciuti. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 60 Southport Road, Southport. Amount: \$265,000. Filed Dec. 20.

Gallo Jr., Philip and Elizabeth Bergman, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 335 Ocean Drive West, Stamford. Amount: \$350,000. Filed Dec. 18.

Glen Morris Properties LLC, Stamford, by Gerald M. Fox III. Lender: First County Bank, 117 Prospect St., Stamford. Property: 435 Glenbrook Road, Units 3 and 4, Stamford. Amount: \$1,000,000. Filed Dec. 18.

Gonzalez, Lorena and Peter Gonzalez, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 264 Winnepog Drive, Fairfield. Amount: \$224,000. Filed Dec. 18.

Grisanti, Mark, Greenwich, by Jeffrey Weiner. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 19 Bailiwick Road, Greenwich. Amount: \$400,000. Filed Dec. 18.

Gudewicz, Corey T., Stamford, by Philip J. Toohey. Lender: A&D Mortgage LLC, 899 W. Cypress Creek Road, Lauderdale, Florida. Property: 110 Dunn Ave., Stamford. Amount: \$504,000. Filed Dec. 18.

Guinzaca, Rumipulla, Sandra E. and Carlos R. Sacasari Bacuilima, Stamford, by Cheryl A. Rodriguez. Lender: A&D Mortgage LLC, 899 W. Cypress Creek Road, Fort Lauderdale, Florida. Property: 52 Maher Road, Stamford. Amount: \$548,000. Filed Dec. 19.

Guzman, Flores, Omar and Flor Monserrat Gonzalez Vazquez, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 970 Hope St., Unit 5E, Stamford. Amount: \$302,850. Filed Dec. 20.

Hanson, Zachary Otto, Fairfield, by Douglas I. Bayer. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 53 Marian Road, Fairfield. Amount: \$1,125,000. Filed Dec. 16.

Haque, Raqibul and Abdul Haque, Fairfield, by John K. Cohane. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 167 Rakoczy Ave., Fairfield. Amount: \$524,000. Filed Dec. 19.

Hatton, Ryan Edward and Jillian May Hatton, New York, New York, by Peter Ambrose. Lender: Liberty Bank, 315 Main St., Middletown. Property: 340 Merwins Lane, Fairfield. Amount: \$960,000. Filed Dec. 18.

Holmes, Miguel Antonio and Meredith Marjorie Gillis, Stamford, by Peter Ambrose. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 299 Fairview Ave., Fairfield. Amount: \$560,000. Filed Dec. 20.

Jacoby, Kara Keeley and Robert Joseph Jacoby, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 206 Catamount Road, No. 130, Fairfield. Amount: \$766,500. Filed Dec. 20.

Kollar, John W. and Mary Hanrahan Kollar, Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1082 Jennings Road, Fairfield. Amount: \$250,000. Filed Dec. 17.

Korzenikov, Andrei and Anastasiia Grigoreva, Cos Cob, by Jonathan J. Martin. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 18 Arther St., Greenwich. Amount: \$100,000. Filed Dec. 19.

Lowe, Stacy, Stamford, by Stephanie Caro. Lender: Liberty Bank, 315 Main St., Middletown. Property: 32 Elmer St., Stamford. Amount: \$176,752. Filed Dec. 16.

MAG Holdings LLC, Greenwich, by Aaron Bronillard. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 125 Byram Shore Road, Greenwich. Amount: \$10,000,000. Filed Dec. 16.

McClure, Neil and Margaret McClure, Fairfield, by Daquan Lamar Harrison. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 356 Springer Road, Fairfield. Amount: \$738,000. Filed Dec. 19.

Merly, Kelli and Jesse Merly, Fairfield, by John K. Cohane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 168 Ridgeley Ave., Fairfield. Amount: \$246,400. Filed Dec. 20.

Mesick, Preston and Erin Mesick, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 11 Jeffrey Road, Greenwich. Amount: \$2,060,000. Filed Dec. 17.

Neumann, Sophie and Connor Garrity, Stamford, by Francis J. Browns. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 461 Woodbine Road, Stamford. Amount: \$400,000. Filed Dec. 20.

Novak, Heidi and Joseph Allegro, Greenwich, by Stephen G. Harding. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 223 Glenville Road, Greenwich. Amount: \$1,020,000. Filed Dec. 17.

O'Connell, Jeffrey and Glenda M. O'Connell, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 271 Steiner St., Fairfield. Amount: \$125,000. Filed Dec. 20.

Pednekar, Nilesh and Dipti N. Pednekar, Greenwich, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 4 Sheep Hill Road, Riverside. Amount: \$177,491. Filed Dec. 16.

Pendergast, Joseph and Clare F. Ennis, New York, New York, by Deidre Turner Bailey. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 9 Webbs Hill Road, Stamford. Amount: \$1,000,000. Filed Dec. 17.

Perez Santos, Miguel, Stamford, by John M. Eichholz. Lender: Reliant Home Funding Inc., 445 Broadhollow Road, Suite 334, Melville, New York. Property: 53 Bonner St., Stamford. Amount: \$298,127. Filed Dec. 19.

Piletto, Nicholas and Colette Piletto, Stamford, by Thomas W. Ozimkoski Jr. Lender: CMG Mortgage Inc, 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 83 Dunn Ave., Stamford. Amount: \$542,500. Filed Dec. 20.

Plaisimond, Tania Michele and Nahid Carter, Stamford, by Jonathan T. Hoffman. Lender: Ives Bank, 220 Main St., Danbury. Property: 35 W. Broad St., Unit 307, Stamford. Amount: \$448,000. Filed Dec. 20.

Pullman, Lucas and Sally Pullman, Fairfield, by Kenneth R. Grace. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 117 Quarter Horse Lane, Fairfield. Amount: \$1,125,000. Filed Dec. 19.

Rich IV, James H., Stamford, by Stephen J. Carriero. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 53 Benstone St., Stamford. Amount: \$601,500. Filed Dec. 16.

Robin, Marni Rae and Steven B. Brunstein, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2437 Bedford St., Unit B6, Stamford. Amount: \$370,000. Filed Dec. 16.

Salodkar, Amit and Vrushali Dharkar, Stamford, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 1025 Stillwater Road, Stamford. Amount: \$285,000. Filed Dec. 17.

Scalise, Emily Anne, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 3250 North St., Fairfield. Amount: \$90,000. Filed Dec. 18.

Segal, Gary and Andrea Pappenheimer Segal, Old Greenwich, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 22 Park Ave., Old Greenwich. Amount: \$250,000. Filed Dec. 19.

Soto, Gabriela, Stamford, by Lauren J. Mashe. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 71 Strawberry Hill Ave., Apt. 106, Stamford. Amount: \$105,000. Filed Dec. 17.

Stanescu, Cristian and Teodora Stanescu, Whitestone, New York, by Peter Ambrose. Lender: Barbie Lee's Creation Inc., 900 Edlu Court, Valley Stream, New York. Property: 366 Suburban Ave., Fairfield. Amount: \$371,250. Filed Dec. 16.

Torres Quintero, Yolman D., Fairfield, by Christopher A. Stratton. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 325 Bullard St., Fairfield. Amount: \$358,160. Filed Dec. 19.

Vargas, Jorge Palomino and Tasheena Michael, Fairfield, by Susan Kohn. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1142 Mill Plain Road, Fairfield. Amount: \$990,000. Filed Dec. 17.

Wehr, Charles and Rachel Wehr, Old Greenwich, by Tom S. Ward Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 31 Stoney Ridge Lane, Riverside. Amount: \$2,696,000. Filed Dec. 17.

West Haviland Estates LLC, Stamford, by Mario P. Musilli. Lender: General Portfolio Properties Inc., 175 Middlesex Turnpike, Suite 2F, Bedford, Massachusetts. Property: 20 W. Haviland Lane, Stamford. Amount: \$550,000. Filed Dec. 19.

Wozniak, Ewa M. and Tomasz Wosniak, Stamford, by Regina Volynski. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 48 Heather Drive, Stamford. Amount: \$595,000. Filed Dec. 20.

NEW BUSINESSES

Sunstar Insurance Tennessee, 530 Oak Court Drive, Suite 250, Memphis, Tennessee 38117, c/o Sunstar Insurance Group LLC. Filed Dec. 11.

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

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

The Old House II, 878 E. Main St., Stamford 06902, c/o William O. Medina Delgado. Filed Dec. 17.

The Taco Project Food Truck, 1111 High Ridge Road, Stamford 06905, c/o The Taco Project Stamford LLC. Filed Dec. 20.

Third Wind Capital, 333 Ludlow St., South Tower, Sixth floor, Stamford 06902, c/o Todd A. Marshall. Filed Dec. 17.

V Lounge Bar LLC, 96 Connecticut Ave., Stamford 06902, c/o Nadia M. Rose. Filed Dec. 18.

Village Bagels, 301 Hope St., Stamford 06901, c/o Leonel A. Medina Carrillo. Filed Dec. 17.

White Clouds Cleaning Service, 69 Coolidge Ave., Stamford 06906, c/o Elida Claudia Elizabeth Tun Caz. Filed Dec. 16.

Wonder, 1131 High Ridge Road, Stamford 06905, c/o HDR Holdings LLC. Filed Dec. 19.

You Shine I Shine, 86-92 Myrtle Ave., Apt. 17, Stamford 06902, c/o Raymond McRae Jr. Filed Dec. 11.

Legal Notices

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. Eleanora's 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

HUSOFDANE, LLC Pursuant to 206 c, Articles of Org. filed NY Sec. of State 12/30/24. Office in Westchester Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to 8 Mountain Rd Irvington, NY 10533 which is also the principal business address. Purpose: Any lawful purpose. #63743

5 EDNA LLC Notice of Formation of Limited Liability Company (iLLC'i), Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63745

60 PLAINFIELD LLC Notice of Formation of Limited Liability Company (iLLC'i), Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63746

98 PLAINFIELD LLC Notice of Formation of Limited Liability Company (iLLC'i), Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63747

Notice of Formation of EDVARD SKRIPPOCHNIK VASCULAR SURGERY, PLLC. Articles of Organization filed with SSNY on 12/10/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Edvard Skripochnik, MD, 29 Coutant Drive, New Rochelle, NY 10804. Purpose: any lawful purpose. #63750

Notice of Formation of LA PETITE CLEMENTINE, LLC. Articles of Organization filed with SSNY on 11/22/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Anne Clemente, 10 Byron Place, Unit 413, Larchmont, NY 10538. Purpose: any lawful purpose. #63752

Notice of Formation of PIECE OF CAKE PARTY & EVENT PLANNING, LLC. Articles of Organization filed with SSNY on 11/08/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Brittany Doran, 150 Theodore Fremd Avenue, Apr B4, Rye, NY 10580. Purpose: any lawful purpose. #63753

Notice of Formation of THE STEAM COLLECTIVE, LLC. Articles of Organization filed with SSNY on 11/16/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kevin Sidney Stahl, 81 Chatsworth Avenue, Larchmont, NY 10538. Purpose: any lawful purpose. #63754

The Annual Return of the KASS Warren Foundation Corp. for the year ended December 31, 2024 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: Alan Warren Dated: February 2025 #63755

Notice of Formation of Westchester Plumbing Service LLC. Arts. Of Org. filed with SSNY on 03/14/2024. Office Location: Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to The Limited Liability Company, 49 Clayton Blvd Apt 1323, Baldwin Place, NY 10505. Purpose: any lawful act or activity. #63756

Notice is hereby given that a license, NA 0240 24 112878, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 873 Route 35, Cross River, Town of Lewisboro, Westchester County, for on premises consumption. The Boro Cafe LLC #63757

Notice of Formation of AVNAT LLC, Arts. of Org filed with SSNY on 12/29/24. Office location: Westchester Cty. SSNY desig. as agent of LLC upon whom process may be served. SSNY shall mail process to AVNAT LLC, 237 Rockingstone Ave, Larchmont NY 10538. Purpose: any lawful purpose. #63758

Notice of Formation of Shukumei Studio LLC. Arts. of Org. filed with SSNY on 08/01/2024 Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 100 Fisher Ave, PO Box 126, White Plains NY 10602. Purpose: any lawful business activity. #63759

Notice of Formation of EDVARD SKRIPPOCHNIK VASCULAR SURGERY, PLLC. Articles of Organization filed with SSNY on 12/10/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Edvard Skripochnik, MD, 29 Coutant Drive, New Rochelle, NY 10804. Purpose: any lawful purpose. #63760

Notice of Formation of ENYE LIFESTYLE, LLC Art. Of Org. filed with SSNY on 10/2/2024. Offc. Loc: Westchester Cty. Yonkers NY SSNY desig. aAs agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC,. 108 Jefferson Street Apt. 4F Yonkers, NY 10701. #63761

Notice: Notice of Formation of IORIO LAW PLLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 12/27/2024. Office location: Westchester County. SSNY is designated as an agent of a Professional Limited Liability Company (PLLC) upon whom process against it may be served. SSNY should mail the process to Iorio Law PLLC, 16 Riverview Rd, Irvington, NY 10533. Purpose: The practice of law and any legal purpose/lawful act. #63762

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, March 13, 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. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

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

D265335, PIN 881476, Westchester Co., GUIDE SIGN PANEL & STRUCTURE REPLACEMENT - NY Rte 907K, Town of Eastchester, Cities of Mount Vernon & Yonkers., Bid Deposit: 5% of Bid (-\$375,000.00), Goals: MBE: 7.00%, WBE: 11.00%, SDVOB: 6.00%

D265409, PIN 881447, Rockland, Westchester Cos., CULVERT JOB ORDER CONTRACT - Various Locations., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265459, PIN 881615, FA Proj , Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., STORMWATER MANAGEMENT - Various Locations., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 3.00%

D265463, PIN 881495, FA Proj , Westchester Co., CATCH BASIN REPAIRS - Hutchinson River Parkway, Rt 907W, Various Locations., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 10.00%