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Westfair Business Journal

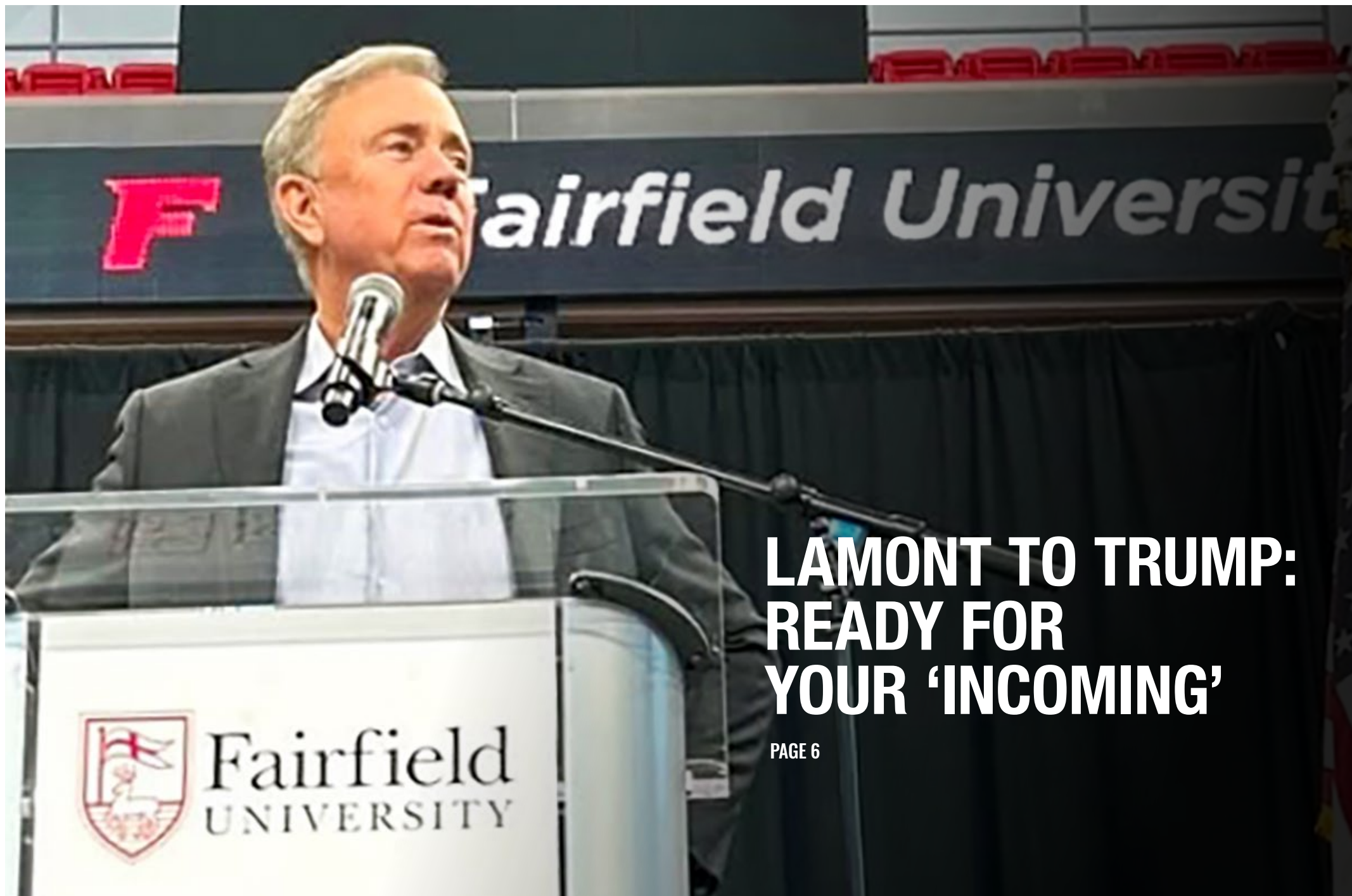
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LAMONT TO TRUMP: READY FOR YOUR 'INCOMING'

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The breakfast was held at Leo D. Mahoney Arena, where Governor Ned Lamont delivered his legislative address: *photo courtesy Fairfield University.*

EDUCATION

Sacred Heart University loses \$3.38M federal grant

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Sacred Heart University's teacher residency program would have benefited from a \$3.38 million federal Teacher Quality Partnership grant. But it was rescinded. *File photo*

EDUCATION

Sacred Heart University loses \$3.38M federal grant

BY GARY LARKIN / glarkin@westfairinc.com

“We are disappointed that this grant, which supported the future of Connecticut education, has been pulled.”

— Deb Noack, Sacred Heart University's executive director of communications

FAIRFIELD – Sacred Heart University became one of the first “victims” of President Donald Trump’s diversity, equity, and inclusion (DEI) executive order that pulls back federal funding from educational institutions that have DEI programs, an SHU representative said.

“Sacred Heart University learned late last week that a \$3.38 million U.S. Department of Education Teacher Quality Partnership grant had been rescinded,” said Deb Noack, the college’s executive director of communications. “We are disappointed that this grant, which supported the future of Connecticut education, has been pulled.”

The U.S. Department of Education and the Department of Government Efficiency (DOGE) told schools and universities in all 50 states in a Feb. 14 letter from the DOE’s acting assistant secretary for civil rights, Craig Trainor, to eliminate DEI programs or risk losing federal funding.

The letter gave institutions 14 days to comply.

The letter based its argument on the Supreme Court case where Harvard University was sued over its affirmative action policies. The court ruled that using racial preferences in college admissions is illegal.

All educational institutions are advised to: (1) ensure that their policies and actions comply with existing civil rights law; (2) cease all efforts to circumvent prohibitions on the use of race by relying on proxies or other indirect means to accomplish such ends; and (3) cease all reliance on third-party contractors, clearinghouses, or aggregators that are being used by institutions in an effort to circumvent prohibited uses of race.

“We are working with our state and national representatives to determine if there is any action we can take to reverse this decision,” Noack said. “We will continue exploring alternative solutions and advocating for the resources that our students and faculty—and the beneficiaries of our research and programs—deserve.”

Noack cited the importance of the grant to teachers in Connecticut.

“This grant (called Teachers@Heart) would have supported efforts to address the critical teacher shortage in high-need areas in the State of Connecticut,” she said. “The program also would help new teachers enter the profession prepared and supported—especially in shortage areas like special education and STEM, and it would develop experienced teacher-mentors to strengthen

school communities and reduce turnover.”

SHU was the only university in the Northeast to receive the award.

In addition to revoking Executive Order 11246, which was signed by President Lyndon B. Johnson 60 years ago, the Office of Federal Contract Compliance Programs told schools and universities receiving DEI-related grants to “immediately cease promoting diversity, enforcing affirmative action requirements, and allowing or encouraging federal contractors or subcontractors from considering race, color, sex, sexual preference, religion, or national origin in employment, procurement, or contracting practices,” according to a client memo from Reed Smith law firm of Pittsburgh.

Along these same lines, federal contractors and grant recipients must now certify that they do not operate “any programs promoting DEI” that violate federal anti-discrimination laws, the Reed Smith memo stated. Under the EO, this required certification of compliance with all applicable federal anti-discrimination laws will be considered “material to the government’s payment decisions” under the False Claims Act (FCA), Reed Smith wrote. This creates significant exposure for contractors and grantees, including through whistleblower complaints.



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Barnes & Noble to close its City Center White Plains store April 20

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Barnes & Noble, the nation's largest bookseller, is closing a chapter on what has been a mainstay of City Center in White Plains.

The e-book and print retailer – which pioneered both the superstore and the concept store, featuring blond-wood aesthetics, comfortable seating environments, dining options and author experiences – will shutter the White Plains locale on April 20.

"We have loved being a part of the neighborhood and it has been our honor and privilege to serve here for the last 20 years," spokeswoman Janine Flanigan said in a statement. "We have three wonderful nearby stores we invite customers to visit, once this location is closed."

Indeed, there are Barnes & Nobles in Eastchester (a concept store with a dining area in the Vernon Hills Shopping Center's former Alex & Henry's restaurant); Hartsdale and Yonkers (both in shopping centers on Central Avenue); and Mount Kisco (which opened Nov. 16); as well as at Mohegan Lake's Cortlandt Town Center; The Palisades Center in West Nyack; Nanuet's Rockland Plaza; Danbury Fair; Milford Crossing; and Stamford Town Center, with three new Connecticut stores set to open this year. They are a roughly 25,000-square-foot store with café at Stamford's High Ridge Shopping Center (May 14), an approximately 9,500-square-foot space at Southbury Green (June 4) and an estimated 18,000-square-foot store with café at

The Shops at Stone Bridge in Cheshire (Sept. 17).

The upcoming Connecticut stores are among the more than 60 the company has said it will open this year, thanks to a pandem-

ic-era resurgence of readership fueled in part by TikTok's BookTok community of influencers, which has more than 309 billion views and has made a sensation of authors like Colleen Hoover, helping to sell approximately 40 million print books in 2022 alone.

With about 600 stores nationwide and a strong online presence, Barnes & Noble sells more than 190 million physical books a year and is the largest retailer of publications, carrying about 3,000 magazine titles and more than 400 newspaper titles.

While Barnes & Noble, which became a publicly traded company in 1993, was acquired in August 2019 by Elliott Advisors (UK) Limited ("Elliott") – owner of Waterstones, the largest retail bookseller in the United Kingdom -- and taken private, it actually began its life in Wheaton, Illinois, in 1873. That's when Charles M. Barnes started a book business from his home. In 1917, his son, William, teamed with G. Clifford Noble to establish Barnes & Noble in Manhattan, where during the Great Depression, they opened what was to become the flagship on Fifth Avenue at 18th Street.

In 1971, bookseller Leonard Riggio acquired the Barnes & Noble trade name and flagship to create "The World's Largest Bookstore," with 150,000 textbook and trade titles.



But riding the BookTok wave, B & N is set to open three more Connecticut stores.

Over the last 50 years as its fortunes have waned and waxed, B & N has not only survived but thrived, acquiring B. Dalton Bookseller's 797 stores, Doubleday Book Shops, the rights to the Scribner's bookstore trade name, BookStop, the SparkNotes.com study aids website, Sterling Publishing and the Borders and Waldenbooks brands.

In 2009, the company entered the e-book market with its acquisition of Fictionwise and launched its Nook brand of e-reading products, introducing several devices in the tablet

and e-reader categories over the last several years.

It remains to be seen what will replace Barnes & Nobles at City Center White Plains, where the bookseller has been an anchor along with Burlington Coat Factory, Nordstrom Rack, ShopRite and Target.

But as the Greek philosopher Aristotle noted, "Nature abhors a vacuum." So do shopping centers. The City Center 15: Cinema de Lux has been replaced by Apple Cinemas. Who knows what awaits?

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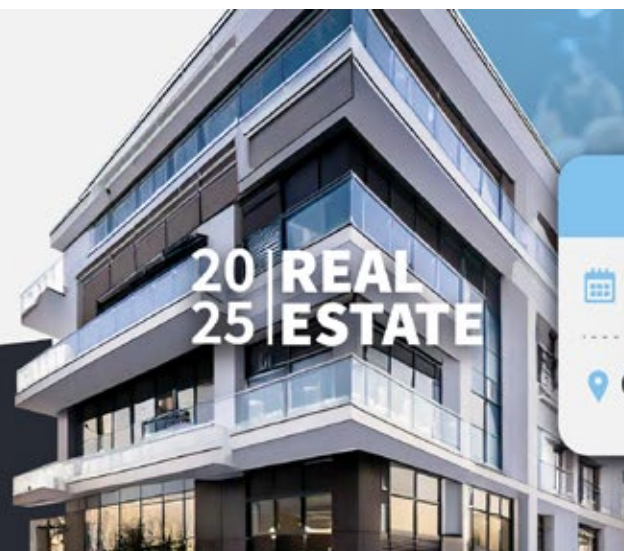
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20 REAL
25 ESTATE

Second phase construction at Murphy Brothers' self storage facility underway

BY PETER KATZ / pkatz@westfairinc.com

Work has begun to expand the Murphy Brothers self storage facility at 426 Waverly Ave. in Mamaroneck with a second section that will join with the existing 40,000-square-foot building. The second building will be 43,000 square feet. Footings for the new building in the \$6.5 million project are being poured and the start of the work follows a groundbreaking ceremony that was attended by local business leaders, officials, members of the Murphy Brothers team and other invited guests.

The Murphy Brothers' first self storage building at the site opened in 2015 and was designed with 260 storage units by architect Kim Martelli of KTM Architect in Mamaroneck. It was built to be energy efficient as will be the new structure.

The new building will house new headquarters for Murphy Brothers Contracting in addition to offering self

storage units for rent by the public.

Peter Ferraro Sr., CEO of the New York Self Storage Association was at the groundbreaking ceremony and commented, "Self storage helps people manage their lives and the people in the village (of Mamaroneck) should be ecstatic that they'll have a place to bring their items."

John Ravitz, executive vice president and COO of the Business Council of Westchester, said that the new facility will create jobs and bring in revenue but "more

importantly it's going to continue to allow the Murphy Brothers contracting to be a serious player in Westchester County and we're very proud of that."

Michel Murphy noted that it took seven years to obtain final approvals to go ahead with the new building.

Chris Murphy thanked the community for its support over the years and especially the support that "enabled

"Self storage helps people manage their lives, and the people in the village should be ecstatic that they'll have a place to bring their items."

— Peter Ferraro Sr., CEO of the New York Self Storage Association



Rendering of Murphy Brothers' self-storage facility in Mamaroneck.



From left: Michael Murphy; Chris Murphy; Kristen Motel; Kim Martelli; Michael Stein; Brian Dempsey; Anthony Gioffre.

us to kick this project off" and acknowledged the efforts of his brothers Michael and Sean.

Attorney Anthony Gioffre who with attorney Kristen Motel of the White Plains-based law firm Cuddy & Feder represented the project during the approval process noted, "This project was the culmination of many years of planning, investment and commitment to realize the Murphy Brothers' vision. It was an honor to be a part of an amazing development team, and

this groundbreaking was an important milestone to bring this project to life."

According to Murphy Brothers, the project approval team included architect Martelli, Michael Stein of Hudson Engineering, Brian Dempsey of DTS Provident, and Bill Canavan of HydroEnvironmental Solutions. The construction loan team included Jeff Bonville and Will Dunkel, of Tompkins Community Bank, Ken Meccia, of Statewide Abstract and Richard Klein of Dorf Nelson Zauderer.

REAL ESTATE

Floor & Decor seeks to repurpose former supermarket

BY PETER KATZ / pkatz@westfairinc.com



2094 E. Main St., Cortlandt Manor. Satellite photo via Google Maps.

The retailing chain Floor & Decor Outlets of America, Inc., wants to repurpose a now-closed ShopRite supermarket at 2094 E. Main St. in Cortlandt Manor into one of its retail outlets. The building offers 56,500 square feet of floor space and Floor & Decor intends to use all of it. The property is owned by Kitzbuehel Realty LLC located in Scarsdale.

Founded in 2000 and headquartered in Atlanta, Floor & Decor describes itself as a specialty retailer of hard surface flooring and related accessories and seller of commercial surfaces. As of Dec. 28, 2023, the company operated 221 warehouse-for-

mat stores and five small design studios across 36 states. Floor & Decor says it believes that it offers the industry's broadest in-stock assortment of tile, wood, laminate and vinyl, and natural stone flooring.

The chain's warehouse-format stores typically average approximately 78,000 square feet and stock about 4,500 different products. The chain

operates four regional distribution centers. It says it sources its products from more than 240 vendors, who primarily are manufacturers in 26 countries. As of Dec. 28, 2023, the chain had 12,783 employees, 9,857 of whom were full-time. Floor & Decor

has stores in Port Chester and Nanuet along with Fairfield and Danbury.

In its 2023 annual report filed with the Securities and Exchange Commission, when discussing the development of new stores Floor & Decor said, "Most of our stores are situated in highly visible retail and industrial locations. We have developed a disciplined approach to new store development, based on an analytical, research-driven method to site selection and a rigorous real estate review and approval process. By focusing on key demographic characteristics for new site selection, such as aging of homes, length of home ownership and median income, we expect to open new stores with attractive returns."

The company reported revenues of \$4.4 billion for 2023 and net income

of \$245.9 million.

In a traffic study prepared as part of the plans submitted seeking the Town of Cortlandt's approval to go ahead with the repurposing of the former supermarket, Corey Chase of Dynamic Traffic LLC said calculations show that while a supermarket produces 162 vehicle trips during the weekday morning peak, Floor & Decor would produce only 16 trips. During weekday afternoon peak, when a supermarket is producing 487 vehicle trips, Floor & Decor would produce only 26 trips.

The repurposing plan proposes to provide 331 parking spaces, which is above the town requirement for one parking space for each 200 square feet of retail development and would be a total of 283 required spaces.



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“The only thing holding this state back from real economic growth is the fact there’s not enough places for people to live.”

– Governor Ned Lamont



Fairfield First Selectman Bill Gerber warms up the crowd at the annual regional chamber breakfast meeting at Fairfield University. *Photo by Gary Larkin*

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LAMONT TO TRUMP: READY FOR YOUR ‘INCOMING’

BY GARY LARKIN /
glarkin@westfairinc.com

FAIRFIELD – Whether it’s DEI-related programs, housing, or education, Gov. Ned Lamont likes to refer to related federal funding cuts and changes as the Trump administration’s “incoming” – as in mortar shells.

“I like where we are as a state right now,” Lamont told a crowd of more than 300 at the Leo D. Mahoney Arena on Fairfield University campus during a meeting of southern Connecticut chambers of commerce. “We got a lot incoming, a lot we can control and an awful lot we don’t control. But that’s what we got to deal with.”

Then, he showed his frustration with the President’s war on diversity, equity and inclusion that could cost public schools, colleges, universities in Connecticut millions in already awarded federal grants.

“Frankly, I don’t know what the incoming is from Washington, D.C.,” the governor told the gathering of

small business owners, chambers of commerce, and executives of major corporations. “You’re yanking all of our grants. Whatever you think of Joe Biden, he had DEI in an awful number of his federal grants. Now President Trump said he doesn’t like DEI, and he wants to take that out of all of the grants and cut the funding. You see that happening at some of the universities. (See related story, Sacred Heart University loses \$3.38M grant.)

He explained how such widespread cuts in federal funding could affect Medicaid expense reimbursements.

“Let’s say we have \$8 (billion)-\$9 billion in Medicaid expenses,” he said. “Half of that is related to the federal government. We get a 50-50 match. If all of sudden they say we’re going to change that, we’re going to cap that, we’re going to cut that to 60-40(%), 70-30(%), that’s hundreds of millions of dollars we got to deal with.”

He mentioned that the state has a robust rainy day fund that is in place to help the state make its way through a possible recession, but not for anything long term that Trump is already starting to put in place via executive order.

“I like where we are,” Lamont said. “We have a \$4-plus billion rainy day fund. That can’t solve for world peace. But it can solve for recession, if it might come, even a short-term government shutdown. It allows us to manage some of the unpredictability out there.”

What to do about housing

While the volatility of Washington, D.C., is certainly something he cannot control, Lamont did pontificate about something the state can control. It’s providing more housing for the workforce.

“The only thing holding this state

back from real economic growth is the fact there’s not enough places for people to live,” Lamont said. “And it’s not like they always wanted to move to Connecticut. We were losing people for a generation of so. Right now, our population is picking up.

“The only thing slowing us down is housing. I hear this from every employer I talk to: ‘I need workforce housing. I need a place for folks to live. I need a place for single people to live.’ It’s not two acres and six bedrooms, but how about a single bedroom in a downtown area. I want more of that growth put forth.”

He mentioned that the state is building about 70% more housing today than it did about six years ago, with most of the progress in major cities.

As for helping suburbs catch up to cities, Lamont pointed out Fairfield First Selectman Bill Gerber and Bridgeport Mayor Joe Ganim.

“We’re working very closely with Bill (Gerber) of Fairfield and doing everything we can to make sure you decide where you want housing to go,” Lamont said. “I want this to be led by local control. I have a bill in the legislature that says, look, you tell us where you want housing to go. I assume it would be near a bus stop or train station. But you decide where you want that to be.

“You zone that accordingly, and I give you relief from things like (affordable housing statute) 8-30(g), which are out there to put pressure on our communities to build a little more

housing.”

Gerber is appreciative of what Lamont has done for his town.

“Gov. Lamont has led Connecticut through some difficult times confronting some of our most complex fiscal issues head on, laying the foundation for an increasingly brighter economic future for Connecticut and doing so with reason and composure.”

In Fairfield, we try to follow the governor’s lead confronting issues head on and supporting economic growth with a focus on creating opportunities for those to choose to live, learn, and work in our amazing town.”

Also, Lamont told Ganim he was impressed with all the progress being made at the Steelpointe Harbor project, which will include a new apartment building, mixed-use retail, and a hotel in the next couple of years.

The annual breakfast meeting with the governor was co-hosted by several business organizations. The include: the Bridgeport Regional Business Council, the Fairfield Chamber of Commerce, the Monroe Chamber of Commerce, the Hispanic Chamber of Commerce of Greater Bridgeport, and the Southern Connecticut Black Chamber of Commerce.

SEC sanctions Purchase investment firm and broker

BY BILL HELTZEL / bheltzel@westfairinc.com

The U.S. Securities and Exchange Commission has censured a Purchase investment firm and one of its brokers for charging fees that put their interests ahead of their clients' interests.

The SEC ordered One Oak Capital Management to pay \$150,000 and broker Michael DeRosa to pay \$75,000 in penalties, on Feb. 14, for business practices that operated "as a fraud or deceit" upon clients.

One Oak and DeRosa consented to the SEC cease-and-desist order.

One Oak specializes in fixed-income securities, such as municipal bonds and corporate bonds, and has about \$283 million in assets under management. Stephen Ditursi is the CEO and chief investment officer.

DeRosa, 75, of Manalapan, New Jersey, joined One Oak in 2020 while continuing to work for Fox Chase Capital Partners in Staten Island.

Shortly after he joined One Oak, the SEC says, DeRosa recommended to about 180 long-time clients, who were mostly elderly, that they convert

their accounts to One Oak.

The old accounts were set up as brokerage deals, where clients paid commissions when assets were bought or sold.

One Oak charges advisory fees for managing client portfolios.

One Oak and DeRosa did not disclose that the advisory fees were significantly higher than the commissions clients had been paying. For example, clients who converted their accounts to One Oak in 2020 and 2021 paid seven times more, on average, and in some cases, ten times more, than they had previously paid.

One Oak charged the new clients \$268,000 in advisory fees, from which DeRosa received about 75%.

Despite charging higher fees, according to the SEC, DeRosa did not increase the number of trades or provide more services.

Also, One Oak was required to obtain signed investment management agreements from clients before charging advisory fees. About 60 clients did not receive an agreement be-

Clients were charged excessive fees



fore fees were assessed. Some received the agreement without an attached fee schedule. Some received the agreement with a blank fee schedule that was filled out after the clients signed the agreements.

One Oak also failed to provide some clients with a detailed advisory brochure that the SEC requires investment advisers to give clients before they open an account.

One Oak and DeRosa did not conduct meaningful reviews of the clients' investment profiles, according to the cease-and-desist order, and therefore did not have a reasonable basis to

believe that the advisory accounts were in their clients' best interests.

"In fact, many of the converted accounts," the SEC says, "were not suitable to be advisory accounts."

The SEC noted that One Oak voluntarily refunded most of the advisory fees.

One Oak agreed to notify clients about the cease-and-desist order, hire an independent compliance consultant to review its policies, and to adopt all recommended changes.

DeRosa was also barred from associating with anyone or any firm in the securities industry for nine months.

Insurers seek to recoup losses on damaged homes

BY BILL HELTZEL / bheltzel@westfairinc.com

Insurance companies that paid out nearly \$900,000 to repair two damaged houses are trying to recoup their losses by suing contractors they claim were negligent and responsible for the disasters.

A Bedford house sustained \$457,231 in losses when a furnace malfunctioned last year, according to court records. A Chappaqua house sustained \$394,750 in damages when an electric wire failed in 2022.

The insurers claim that contractors that serviced the Bedford and Chappaqua houses were negligent.

Bakers Standard Insurance Co., Philadelphia, the insurer of the Bedford house, sued Halstead-Quinn Petroleum Co., a HVAC contractor in Mount Kisco, Jan. 25 in White Plains federal court.

Halstead-Quinn serviced the oil-fired Bedford boiler in November 2023. Two months later, according to the complaint, oil fumes that had built up in the furnace delayed ignition of the burner and led to a puff back, a kind of explosion, that expelled smoke and soot throughout the house.

Bakers Standard says it paid \$457,231 to repair and remediate the property on behalf of homeowner Martin Wayne. Now it blames Halstead-Quinn for the damages and is demanding payment, for alleged failure to properly inspect the furnace or identify the dangerous condition.

Halstead-Quinn did not reply to an email asking for its side of the story.

Diamond State Insurance Co., Bala Cynwyd, Pennsylvania, the insurer of the Chappaqua house, sued Galante

Enterprises Inc., Scarsdale, and State Wide Inspection Services Inc., Fishkill, Feb. 4 in White Plains federal court.

Galante Enterprises is an electrical contractor that installed a new circuit breaker panel, according to the complaint. State Wide Inspection approved the work in August 2021.

Six months later, in February 2022, high winds knocked down a utility pole near the house, according to the complaint, and electric service was shut off. When service was restored, a grounding wire overheated, arced and ignited a fire.

Diamond State Insurance alleges that the new breaker panel required a heavier gauge grounding wire and that Galante had reused the old wire that could not handle the stronger electrical current.

Diamond State paid \$394,750 to repair the property, on behalf of the

Contractors blamed for Chappaqua and Bedford disasters



owner, Lady Home Flipper, of Chester, Orange County.

Diamond State accused Galante Enterprises of failure to install a properly-rated grounding wire, and State Wide Inspection Services of failure to identify improper wiring.

Lady Home Flipper bought the house in 2018 for \$520,000 and it was up for sale when the fire occurred. The house sold 10 months later, according to property records, for \$889,000.

State Wide Inspection Services did not reply to an email asking for its side of the story. Efforts to contact Galante Enterprises for a comment were unsuccessful.

BCW's AI Alliance 360° Explores Emerging Technologies and AI Innovations

The Business Council of Westchester (BCW) continued its groundbreaking AI Alliance 360° series with the latest event, "Emerging Technologies and AI Innovations," held on February 7th at Manhattanville University. The session featured expert insights into the transformative power of artificial intelligence, highlighting its impact on businesses, education, and economic development.

The event began with an engaging workshop led by Cori Moreno, an AI business strategist at Google. Moreno provided a dynamic demonstration of Google's emerging suite of AI-powered tools, including Gemini, NotebookLM, and AIStudio, illustrating how these technologies drive growth, enhance productivity, and spark radical transformation.



From left, Ben Verschueren, Executive Director of Empire State Development's Division of Science, Technology, and Innovation (NYSTAR); Cori Moreno, AI Business Strategist at Google; BCW President & CEO Marsha Gordon; Nikhil Jagga, President, CMIT Solutions White Plains; Cara Cea; Senior Communications Officer Communications and Marketing and Conference Services at Manhattanville University, and Fahman Rabbani, Director of IT & Data-Canada & Specialized Nutrition at Danone North America.

"We believe that AI is more than a digital evolution. It's a once-in-a-lifetime, generational shift in technology that will profoundly change the way we live," said Moreno. "It's on par with the invention of the printing press, electricity, and the automobile. If we're going to be bold, as we intend to be, we need to be guided by very thoughtful principles."

Following the workshop, BCW President and CEO Marsha Gordon led an insightful coffee chat featuring Fahman Rabbani, Director of IT & Data-Canada & Specialized Nutrition at Danone North America, and Ben Verschueren, Executive Director of Empire State Development's Division of Science, Technology, and Innovation (NYSTAR). Their discussion covered a broad range of topics, from corporate AI integration to state-supported AI initiatives designed to foster economic growth and workforce development.

Rabbani detailed Danone's partnership with Microsoft's Copilot, an AI-powered tool enhancing productivity and creativity. He shared a compelling example of how AI streamlined

communication with a supplier, reducing a complex 150-page document into a concise one-page summary.

"This led us to an A+ rating with the supplier — a rating we hadn't received in the past," said Rabbani, emphasizing AI's potential to revolutionize efficiency.

Verschueren highlighted several of New York State's AI initiatives, including the development of a major AI center in Buffalo, workforce training partnerships with community colleges, and entrepreneurship assistance centers offering AI workshops. He encouraged businesses to embrace AI while maintaining human oversight.

"Play with these tools and figure out what's out there. Empower your employees to go and do it," said Verschueren. "A key theme that has come through is that we're still in a supervisory mode. AI will get you an incredible leap, but then you have to finish that last step."

Manhattanville University's Senior Communications Officer, Cara Cea, opened the event by discussing the institution's AI-driven initiatives.

"At Manhattanville, we are deeply committed to harnessing the potential of AI to enhance our operations and educational offerings to prepare students for a world that is going to be run by AI," said Cea. "We have integrated a variety of generative AI tools, including chatbots, query-based research, and content development, to streamline our processes and improve efficiency."

Since launching AI Alliance 360° last year, BCW has continued to expand its programming to help members navigate and leverage the latest advancements in AI. With AI reshaping industries at an unprecedented pace, BCW remains committed to providing the knowledge and connections necessary for businesses to thrive in this evolving landscape.



BCW BUSINESS COUNCIL OF WESTCHESTER

EVENING NETWORKING RECEPTION

February 10, 2025
The Capitol Theatre
Port Chester, NY



Louisiana tries to extradite New Paltz doctor to stand trial for providing abortion medication

BY PETER KATZ / pkatz@westfairinc.com

New York Gov. Kathy Hochul late on Feb. 13 revealed that her office has received an order of extradition designed to force New York to turn over to Louisiana authorities a New York doctor who they accuse of participating in a murder by providing an abortion medication sent to a patient in Louisiana. The doctor is from New Paltz and previously had been identified as Mary Carpenter.

"They're saying that she is to be charged with the crime of a criminal abortion by means of abortion-inducing drugs. This is a very serious offense," Hochul said. "As I have said before, in the state of New York, at my direction, we have put in place strict shield laws that anticipated this



very situation: That in the aftermath of the overturning of *Roe v. Wade* — the established law for 49 years that gave women the rights that my mother's generation had to fight for, that my generation took for granted, that are no longer there for my daughter's generation — after 49 years of having

the established law of the nation overturned by this Supreme Court, we knew that in the state of New York that we had providers who could be vulnerable."

Hochul explained that New York contemplated a telemedicine prescription for this legally abor-

tion-inducing drug, which has been on the market and approved by the FDA for more than 20 years.

"Louisiana has changed their laws, but that has no bearing on the laws here in the state of New York. Doctors take an oath to protect their patients," Hochul said. "I took an oath of office to protect all New Yorkers, and I will uphold not only our constitution, but also the laws of our land. And I will not be signing an extradition order that came from the Governor of Louisiana: Not now, not ever. I want to be very clear on that."

Hochul said that a law enforcement notice has been issued throughout New York that certain out-of-state warrants are not enforceable in the state of New York.

"We have taken all the steps we can to protect this doctor to continue allowing her to continue practicing what we believe is reproductive health, which I believe is an essential right," Hochul said.

ECONOMY

Trump Administration targets Social Security; Hudson Valley offices affected

BY PETER KATZ / pkatz@westfairinc.com

Even though during the presidential campaign Donald Trump promised not to touch Social Security, his new administration is making moves that have affected some of its operations and the ability of people to receive services from the Social Security Administration (SSA).

Effective Feb. 14, many Social Security offices around the country were abruptly closed to in-person services, including the Social Security offices in Poughkeepsie and West Nyack. The White Plains Social Security Hearing Office at 75 South Broadway has been scheduled to close on May 31 when the facility's lease expires.

People seeking help with Social Security issues from various offices around the country including the ones in Poughkeepsie and West Nyack are being told they can no longer go in-person and need to contact the

agency by telephone.

The Association of Administrative Law Judges (AALJ) notified U.S. Senators and members of the House of Representatives who represent the Hudson Valley about the closing of the White Plains SSA hearing office. AALJ said this creates a significant

inconvenience and loss of services for residents of Westchester, Rockland, Putnam, Orange, Dutchess, Ulster and Sullivan Counties.

Sen. Kristen Gillibrand of New York sent a letter on Feb. 14 to Michelle King, the Trump Administration's acting Social Security commissioner demanding answers about what is going on.

"At a time when President Trump is trying to gut the federal workforce, this closure would affect the staff who strive every day to provide the American people with high-quality service.

Maintaining and improving the services that SSA offers to the public is essential to ensuring that Americans can access their earned benefits," Gillibrand said. "Despite pleas from Democrats in the House and Senate, Republicans have resisted increases to SSA's operational budget, and have in fact, suggested cuts. Current estimates indicate that if SSA funding is cut back below 2022 levels, the agency will be forced to lay off additional staff and add to an already large backlog."

Gillibrand pointed out that with the White Plains hearing office gone, people would have to travel from 24 to 135 miles to find an open Social Security hearing office. She said that as of now the White Plains office has about 2,000 cases pending and that she is aware that some people have been waiting eight months to have their cases heard.

"Access to SSA's hearing offices is critical for those who were denied eligibility for Social Security Disability



Insurance (SSDI) or Supplemental Security Income (SSI)," Gillibrand said. "Initial denials occur fairly frequently in the disability determination process, with many individuals receiving an initial denial and ultimately receiving approval for benefits."

Gillibrand told King that she wants answers about what led to the decision to close the White Plains office and asked: "Did the Administration's directive to the General Services Administration to revoke all leases for federal offices nationwide have an impact on SSA's decision to close the White Plains hearing office? Does the Administration have plans to close additional SSA offices?"

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James Nolan
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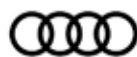
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This 19th-century carriage-style house was once part of railroad magnate Samuel Sloan's Garrison estate. Photographs courtesy Houlihan Lawrence.

BUSINESS

A Garrison home that's part of a railroad tycoon's legacy

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



The "treehouse" primary suite overlooks a songbird-filled dogwood.



The indoor pool contains an underwater treadmill.

“The orchards and gardens offer picturesque beauty and tranquility—a farm, more than a garden and less than a farm.”

Samuel Sloan (1817-1907) wasn't just president of the Delaware, Lackawana and Western Railroad, a “true monarch of the land,” as one historian put it, helping to preside over the 19th century's transportation revolution and allying himself with financier J.P. Morgan. He was a founder of Citibank and something of a residential real estate developer in the Hudson Valley, to which he moved in the 1850s.

Sloan — an Irish immigrant who worked his way up a New York importing business to lead Long Island College Hospital and the Hudson River Railroad, then became a New York state senator — built Wyndune and Walker House in Garrison for daughters Margaret and Elizabeth respectively so that they could be near his estate of Oulagasket, later Lisburne Grange.

Now a portion of that estate has come on the market, bridging past, present and future.

The 4,464-square-foot carriage-style house, which sits on 5.1 acres on Fox Hollow, was renovated from top to bottom in 2009 to blend style, comfort and functionality. All the rooms, which include three bedrooms and three bathrooms, are spacious and gracious, with a particularly expansive, airy primary suite, whose charm is underscored by a fireplace and an entire wall of skylit windows. The windows give

the primary a treehouse feel, with a view onto a dogwood right outside that's home to many songbirds.

The "treehouse" primary suite overlooks a songbird-filled dogwood.

It's the kind of feature Sloan might've relished. Here are two he surely didn't see — a heated indoor “endless” swimming pool with an underwater treadmill and a cedar and

glass poolroom and sauna with a heated river-stone floor.

Each owner adds his or her touch. The current owner has designed the orchards and flower and vegetable gardens — threaded with stone walls -- to offer picturesque beauty and tranquility, describing it as a “farm, more than a garden and less than farm.” Eleven different kinds of fruit grow there, with harvesting from May (strawberries) into December (persimmons). Some species of flowers are available for arrangements year-round. The garden is planted out to the deer fence that envelops the property.

Among the amenities are two EV chargers for the two-car garage, which would've no doubt tickled car collector Sloan, a man ahead of his transportation time.

The house is listed at \$2,095,000. For more, call Abbie Carey at 845-661-5438.

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Legal Records

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Feb. 12 - 18

Last Chance Realty Corp., White Plains, Anthony F. Vaccaro, president, 25-22115-SHL: Chapter 11, assets \$200,000, liabilities \$273,043, Attorney: H. Bruce Bronson.

Rosko Gloucester LLC, Airmont, 25-22120-SHL: Involuntary Chapter 7, re. \$64,500 claim, Petitioner: Chaim Stamm, Hallandale Beach, FL.

Mr Rosko LLC, Airmont, 25-22121-SHL: Involuntary Chapter 7, re. \$47,350 claim, Petitioner: David Ben Harush, Suffern.

Springfield Gardens Plus LLC: Monticello, 25-35171-KYP: Involuntary Chapter 7, re. \$81,000 claim, Petitioner: James C. Szmids, Brooklyn.

Cue & Brew Barbecue Inc., Poughkeepsie, Steve Klein, president, 25-35172: Chapter 7, assets \$15,000, liabilities \$153,830, Attorney: Dario DiLello.

William Laun vs. Ron Abraham, Valley Cottage, re. Roll Sweet LLC, 25-7002-SHL: Adversary proceeding in Abraham Chapter 7 (24-23034), Attorney: H. Bruce Bronson.

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

U.S. District Court, White Plains

Local business cases, Feb. 12 - 18

Gregory P. Mango, Brooklyn vs. Smoki USA Inc., Brewster, 25-cv-1244-JGLC: Copyright infringement, Attorney: Craig B. Sanders.

Jennifer Demoya vs. Kidz Roc Inc., New Rochelle, et al, 25-cv-1253-JGLC: Shareholder derivative complaint, Attorney: Armando Llorens.

Prosperous Properties LLC, Spring Valley vs. Great Lakes Insurance SE, Munich, Germany, 25-cv-1254-NSR: Insurance, removal from Rockland Supreme Court, Attorneys: Matthew S. Aboulafia for plaintiff, Eric R. Leibowitz for defendant.

T.V. Seshan M.D., P.C.: White Plains vs. Blue Cross Blue Shield Association, Chicago, et al, 25-cv-1255-CS: U.S. Arbitration Act, Attorney: Debra A. Clifford.

Steven V. Schulz, Ridgefield, CT vs. 15 Cobblestone Lane LLC, Spring Valley, et al, 25-cv-1256-NSR: Foreclosure, Attorney: Jeffrey I. Klein.

T.V. Seshan M.D., P.C.: White Plains vs. AnthemBlue Cross Blue Shield, Indianapolis, et al, 25-cv-1264-CS: U.S. Arbitration Act, Attorney: Debra A. Clifford.

Great Northern Insurance Co., Whitehouse Station, NJ vs. Korth & Shannahan Painting Co. Inc., Elmsford, 25-cv-1304-NSR: Property damage, Attorney: Robert W. Phelan.

Anquanette S. Neails, Monticello vs. Monticello Housing Authority, 25-cv-1345-KMK: Personal injury, Attorney: Antoinette L. Williams.

Vittoria Solla, Mahopac vs. Boston Children's Health Physicians, Valhalla, 25-cv-1352-KMK: Americans with Disabilities Act, Attorney: Jordan A. El-Hag.

Elder Care Homecare Inc., Scarsdale vs. Laurie Racanelli, Irvington, et al, 25-cv-1356-PHM: Defend Trade Secrets Act, Attorney: Brittany J. Finder.

Volkswagen of America Inc., Reston VA vs. Prestige Imports, Pleasantville, et al, 25-cv-1383: Contract, Attorney: Owen H. Smith.

Marie Pisculli, Orange County vs. Ashley Northeast, Middletown, 25-cv-1398: Fair Labor Standards Act, Attorney: William K. Li.

DEEDS

Above \$1 million

17 Coligni Avenue LLC, Mount Vernon. Seller: Richard Rinaldi, New Rochelle. Property: 17 Coligni Ave., New Rochelle. Amount: \$3.1 million. Filed Jan. 23.

181 Hook Road LLC, Wellington, Florida. Seller: Sterling East Building Corp., New Rochelle. Property: 181 Hook Road, Bedford. Amount: \$5.9 million. Filed Jan. 23.

300 White Street Holdings LLC, Astoria. Seller: C&B Equipment Sales Corp., Croton-on-Hudson. Property: 300 White St., Cortlandt. Amount: \$4.5 million. Filed Jan. 23.

458 Lexington Avenue Group No. 5 LLC, Putnam Valley. Seller: Winklers Nurseries Inc., Armonk. Property: 458 Lexington Ave., Mount Kisco. Amount: \$1.4 million. Filed Jan. 24.

526 North Highstreet LLC, Katonah. Seller: 526 North High Street LLC, Scarsdale. Property: 526 N. High St., Mount Vernon. Amount: \$1 million. Filed Jan. 27.

Akther, Najmin, Bronx. Seller: 47 Lincoln Terrace LLC, Yonkers. Property: 47 Lincoln Terrace, Yonkers. Amount: \$1.2 million. Filed Jan. 23.

ECP Willett LLC, Southport, Connecticut. Seller: David Gelfarb, New York. Property: 126 N. Main St., Rye Town. Amount: \$1.8 million. Filed Jan. 22.

Feiner, Peter, Scarsdale. Seller: 32 Secor Road LLC, Scarsdale. Property: 32 Secor Road, Scarsdale. Amount: \$3.1 million. Filed Jan. 28.

Harrington, Jeremiah F., Rye. Seller: 18 Cedar Place LLC, Harrison. Property: 18 Cedar Place, Rye City. Amount: \$1.6 million. Filed Jan. 24.

Keeler, John C., Katonah. Seller: Girdle Ridge HSCA LLC, Katonah. Property: 52 Girdle Ridge Drive, Bedford. Amount: \$3.1 million. Filed Jan. 23.

MPH HIX 10 LLC, Scarsdale. Seller: Linda Heilman, Rye. Property: 10 Hix Ave., Rye City. Amount: \$1.4 million. Filed Jan. 27.

Riendeau, Michelle, New York. Seller: 57 Beverly LLC, Purchase. Property: 57 Beverly Drive, Rye City. Amount: \$4.2 million. Filed Jan. 24.

US Bank NA, Coppell, Texas. Seller: Pauline Galvin, Yonkers. Property: 423 Halstead Ave., Rye Town. Amount: \$1.2 million. Filed Jan. 22.

Below \$1 million

135 Hale LLC, White Plains. Seller: Jesus Morales, Yorktown Heights. Property: 133-135 Hale Ave., White Plains. Amount: \$940,000. Filed Jan. 22.

19 Hobby Street LLC, White Plains. Seller: Luna Properties LLC, Pleasantville. Property: 19 Hobby St., Mount Pleasant. Amount: \$925,000. Filed Jan. 22.

25 Whittier Hills Road LLC, Somerset, New Jersey. Seller: Amelia S. Bueti, North Salem. Property: 25 Whittier Hills Drive, North Salem. Amount: \$580,000. Filed Jan. 28.

34 CSY LLC, Brooklyn. Seller: Annmarie Seemer, Yonkers. Property: 34 Cliff St., Yonkers. Amount: \$225,000. Filed Jan. 27.

59 Ellis Place LLC, White Plains. Seller: US Bank Trust Company NA, West Palm Beach, Florida. Property: 59 Ellis Place, Ossining. Amount: \$505,000. Filed Jan. 22.

74 Grace Street LLC, Mamaroneck. Seller: Phillip Capeci, Port Chester. Property: 74 Grace Church St., Rye Town. Amount: \$900,000. Filed Jan. 27.

802c Heritage Hills LLC, Croton-on-Hudson. Seller: Ingrid Lorenz, Ossining. Property: 802 C Heritage Hills, Somers. Amount: \$10. Filed Jan. 27.

Abo Ali Real Estate LLC, Yonkers. Seller: Raymond Delgrosso, Yonkers. Property: 41 Parsons St., Yonkers. Amount: \$800,000. Filed Jan. 21.

Brown Robin Management LLC, Scarsdale. Seller: Florence M. Roche, Pelham. Property: 118 First Ave., Pelham. Amount: \$620,000. Filed Jan. 23.

Buena Vista Builders LLC, New York. Seller: Stafura Construction Inc., Mohegan Lake. Property: 1 Crompond, Cortlandt. Amount: \$140,000. Filed Jan. 22.

Bunch, Joshua M., West Hempstead. Seller: Robert D. Ryan, Cross River. Property: 1015 Constant Ave., Peekskill. Amount: \$465,000. Filed Jan. 28.

ECNY Life LLC, Wayne, New Jersey. Seller: Dainty Campbell, Mohegan Lake. Property: 426 Main St., Peekskill. Amount: \$500,000. Filed Jan. 22.

Eiler Ridge LLC, Yonkers. Seller: David A. Crosby, Irvington. Property: Eiler Lane, Greenburgh. Amount: \$450,000. Filed Jan. 22.

GSD Realty Group, Ossining. Seller: Lucciano Ricchezza, Yorktown Heights. Property: 17 Shenorock Drive, Somers. Amount: \$290,000. Filed Jan. 22.

H2D Realty LLC, Yonkers. Seller: Christopher B. Meagher, White Plains. Property: 402 Homestead Ave., Mount Vernon. Amount: \$384,000. Filed Jan. 22.

Hendon Yorktown LLC, Atlanta, Georgia. Seller: Mongero Properties LLC, Yorktown Heights. Property: Saw Mill River Road, Yorktown. Amount: \$400,000. Filed Jan. 28.

Ivy International New York LLC, Cortlandt Manor. Seller: Philip N. Kwartier, Yonkers. Property: 10 Ivy Place, Yonkers. Amount: \$380,000. Filed Jan. 22.

Kazazis, Argiro P., Somers. Seller: Luther Family Partnership, Norwalk, Connecticut. Property: 904 D Heritage Hills, Somers. Amount: \$760,000. Filed Jan. 28.

Kuriakose, Arun, Yonkers. Seller: RE Capital Group Corp., West Harrison. Property: 2539 Gregory St., Yorktown. Amount: \$835,000. Filed Jan. 27.

Lodianis Construction Inc., Bronx. Seller: Emily W. White, Mount Vernon. Property: 412 Highland Ave., Mount Vernon. Amount: \$550,000. Filed Jan. 24.

Multiple IX LLC, Miami, Florida. Seller: Mirna E. Parra, Mount Vernon. Property: 321 Seventh Ave., Mount Vernon. Amount: \$393,000. Filed Jan. 21.

Nestor Home Improvement LLC, Yonkers. Seller: Patrick Barry, Yonkers. Property: 64 S. Devoe Ave., Yonkers. Amount: \$920,000.

Shi, Shouqian, Yonkers. Seller: GMG Realty Holdings LLC, Scarsdale. Property: 235 W. Delano Ave., Yonkers. Amount: \$918,000. Filed Jan. 27.

Tacuri, Kleber G. T., White Plains. Seller: Green Zeta LLC, White Plains. Property: 106 Robertson Ave., White Plains. Amount: \$745,000. Filed Jan. 24.

US Bank Trust NA, New York. Seller: Ricardo Mosquera, Rye. Property: 184 Purchase St., Rye City. Amount: \$470,000. Filed Jan. 28.

Vazquez, Abel, Bronx. Seller: SGB Realty Group LLC, Monroe. Property: 237 Catherine St., Unit 5, Cortlandt. Amount: \$560,000. Filed Jan. 24.

FEDERAL TAX LIENS

\$10,000 or greater,

Westchester County, Feb. 12 - 18

Baugh, Joseph A.: Mount Vernon 2020 personal income, \$14,216.

Duran, Julian and Lauren Duran: Mount Kisco, 2022 - 2023 personal income, \$59,226.

J&M Painting Contractors LLC: Rye, 2018 - 2020 corporate, quarterly and withheld nonpayroll taxes, \$103,207.

Sparrow, Christopher L.: New Rochelle, 2014, 2017 personal income, \$193,200.

Zomick, Lauren: Harrison, 2021 - 2023 personal income, \$75,806.

JUDGMENTS

515 West 143 Street Housing Development Fund Corp., Long Island. \$34,995 in favor of Sprague Operating Resources LLC, Harrison. Filed Jan. 15.

Abdullah, Adam, Syracuse. \$1,883 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

Adisa, Aziz S., Brooklyn. \$3,472 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Allen, Shea, White Plains. \$2,689 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Anokye, Presley, Bronx. \$944 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Arevalo, Leslie I, Yonkers. \$1,647 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

Augustin, Michael D., White Plains. \$1,836 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

Bambace, Richard A., Lincolndale. \$24,942 in favor of E. Advance Services LLC, New York. Filed Jan. 13.

Barberan, Nichole A., Montrose. \$2,316 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Barclay, Aaliyah, New City. \$6,511 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Batista, Christian V., Bronx. \$6,049 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Batista, Juan, Yonkers. \$1,219 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Benoit, Julie, Amsterdam. \$1,482 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Berk, Alex B., Mohegan Lake. \$2,306 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

Bertrand, Brandon, Brooklyn. \$2,975 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

Bobet, Joel, Yonkers. \$2,379 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Bradica, Caitlin B., Yonkers. \$2,529 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Brettschneider, Andrew, Scarsdale. \$25,491 in favor of Prince Law Group LLC, White Plains. Filed Jan. 16.

Brooks, Thomas C., Brooklyn. \$2,985 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

Brown-Phifer, Angel A., Las Vegas, Nevada. \$5,964 in favor of Milio Brothers Inc., Yonkers Filed Jan. 16.

Brown, Brandon O., PEEKSKILL. \$1,000 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Cabbagestalk, Amad S, New York. \$6,652 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

Cabrera, Brandon, Bronx. \$2,621 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

Campuzano, Christopher, Bronx. \$984 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Cardenas, Amanda L, Yonkers. \$1,008 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

Cassone, Joseph A., Mahopac. \$1,847 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Castro, Joaquin, Yonkers. \$5,018 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 13.

Cloud, Alexis, Rye. \$3,227 in favor of Kingfield Lot Owners Association Inc., Rye. Filed Jan. 17.

Coro, Kevin B., Ossining. \$1,481 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Davis, Antonio L., Yonkers. \$1,062 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Delaney, Akeila R., Bronx. \$1,681 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

Deloatch, Ashley, Pomona. \$1,878 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Diaz-Alvarez, Priscilla D., Yonkers. \$891 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Dixon, Kamena, Elmsford. \$1,001 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 16.

Dominican Grocery Y Deli, Houston, Texas. \$52,946 in favor of Mantis Funding LLC, New York. Filed Jan. 17.

Edwards, Markland A., Jr., White Plains. \$1,554 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Eloued, Lobna, Bronx. \$1,403 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Eugene, James J., Rye. \$2,997 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

Fiumara, Mia N., Yonkers. \$3,091 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

Gedney Electric LLC, White Plains. \$40,151 in favor of Benfield Electric Supply Corp, Mount Vernon. Filed Jan. 14.

Globe Cafe LLC, West Harrison. \$24,148 in favor of LCF Group Inc., Lake Success. Filed Jan. 16.

Gomes, Michael O., New Rochelle. \$3,454 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 15.

Gomes, Michael O., New Rochelle. \$4,955 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 15.

Goulet, Kamila, Dobbs Ferry. \$6,810 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Herrera, Humberto, Yonkers. \$4,694 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 16.

Loola Doola Boutique, White Plains. \$26,985 in favor of 204 Martine Avenue Inc., Scarsdale. Filed Jan. 13.

Luzunaris, Quincy, Mount Vernon. \$47,024 in favor of Coastal Federal Credit Union, Raleigh, North Carolina. Filed Jan. 13.

Mac Industries Corp., Brooklyn. \$27,955 in favor of Tokyo Century USA Inc., Scottsdale, Arizona. Filed Jan. 17.

Malito LLC, Millwood. \$10,718 in favor of Ferraro Foods of Connecticut LLC, Cheshire, Connecticut. Filed Jan. 17.

Merry Flowers LLC, Mount Vernon. \$15,743 in favor of Prime Petals LLC, Miami, Florida. Filed Jan. 16.

Morocho, Rosa, Sleepy Hollow. \$3,151 in favor of Credit Corp Solutions Inc., Southfield, Michigan. Filed Jan. 13.

Petilli-Brady, Geniene, Yonkers. \$7,177 in favor of Cavalry Spv 1 LLC, Greenwich, Connecticut. Filed Jan. 14.

RCK Builders LLC, Mamaroneck. \$389,807 in favor of Helen Panero, Larchmont. Filed Jan. 16.

Sebastian, Eddie, Cynthiana, Kentucky. \$16,895 in favor of Mantis Funding LLC, New York. Filed Jan. 17.

Tavares, Yurisang, Yonkers. \$20,166 in favor of Teachers Federal Credit Union, Hauppauge. Filed Jan. 16.

Thomas, Carol, Yonkers. \$1,082 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

Vazquez, Joanne, Nutley, New Jersey. \$35,432 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 16.

LIS PENDENS

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

Akinabad, George, as owner. Filed by Bank of New York Mellon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$599,000 affecting property located at 91-93 Henry Ave., Harrison. Filed Jan. 14.

Alleyne, Aaron, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$720,000 affecting property located at 148 Elm Ave., Mount Vernon. Filed Jan. 13.

Alliance Mezzanine Investors LP, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$757,000 affecting property located at 35 Castle Heights, Tarrytown. Filed Jan. 16.

Alma Realty Corp., as owner. Filed by DHS Fraco LLC. Action: Foreclosure of a mortgage in the principal amount of \$132,000 affecting property located at In Peekskill. Filed Jan. 15.

Andrew M. Romano Obo Sassa-Fras Realty Inc., as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$561,000 affecting property located at 479 Bedford Road, Bedford. Filed Jan. 17.

Bostic, Beatrice D., as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$349,000 affecting property located at 422 Cedar Ave., Mount Vernon. Filed Jan. 10.

Boyd, Anthony, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$241,000 affecting property located at 57 W. Second St., Mount Vernon. Filed Jan. 16.

Bueno, Frank, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at 244 S. Fifth Ave., Mount Vernon. Filed Jan. 15.

Capriolo, Stacey, Heir, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 32 Centre St., Yonkers. Filed Jan. 16.

Dolan, Courtney E., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$605,000 affecting property located at 316 Quaker Road, Chappaqua. Filed Jan. 16.

Duggal, Mona, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$399,000 affecting property located at 11 Dunham Road, Hartsdale. Filed Jan. 16.

Gelpi, Elise P., as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$787,000 affecting property located at 41 Dellwood Circle, Bronxville. Filed Jan. 16.

Ortiz-Qureishi, Luisa, as owner. Filed by US Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$267,000 affecting property located at 3145 Stoneleigh Court, Yorktown. Filed Jan. 17.

Soloman, Ignatius, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$211,000 affecting property located at 28 Wolfe St., Yonkers. Filed Jan. 16.

Stone, Renae, as owner. Filed by the State of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of \$189,000 affecting property located at 7 Poplar Circle, Peekskill. Filed Jan. 15.

MECHANIC'S LIENS

70 Pier LLC, Yonkers. \$58,882 in favor of Ferguson Enterprises LLC, Maspeth. Filed Jan. 14.

Arthouse WP Development LLC, White Plains. \$155,000 in favor of Joma Interior Solution Corp., Brooklyn. Filed Jan. 13.

Arthouse WP Development LLC, White Plains. \$114,934 in favor of Tile Depot NY, Brooklyn. Filed Jan. 16.

Bauer, Rady, New Castle. \$1,949,412 in favor of Bueti Brothers Inc., Mount Kisco. Filed Jan. 13.

Boreland, Lyn, New Rochelle. \$296,877 in favor of Alcino Meireles, Ossining. Filed Jan. 22.

Cordiano, Sandra, Pound Ridge. \$56,653 in favor of CR Systems Inc., Briarcliff. Filed Jan. 13.

Cornerstone Ardsley LLC, Greenburgh. \$33,787 in favor of Costas Construction Inc., Yonkers. Filed Jan. 22.

Danis F. Masonry Inc., Yonkers. \$138,696 in favor of Alcino Meireles, Ossining. Filed Jan. 22.

I Park Riverdale LLC, Yonkers. \$39,000 in favor of Gold Group Fireproofing Inc., Brooklyn. Filed Jan. 15.

Marble Avenue Properties, Mount Pleasant. \$24,719 in favor of Giant Siding & Windows Inc., White Plains. Filed Jan. 21.

O'Sullivan, Jacqueline, Greenburgh. \$27,700 in favor of Alcino Meireles, Ossining. Filed Jan. 22.

Pennella, Amerigo, Trust, Rye. \$7,000 in favor of Nieto Contractors Inc., Port Chester. Filed Jan. 21.

Perl, Fredric, Yonkers. \$6,250 in favor of Glen Roofing Corp., Yonkers. Filed Jan. 14.

S-Wd/Wp LLC, White Plains. \$20,027 in favor of United Rentals North America Inc., Chappaqua. Filed Jan. 17.

Wartburg Residential Community Inc., Mount Vernon. \$97,959 in favor of Unlimited Technology Inc., Elmsford. Filed Jan. 21.

NEW BUSINESSES

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

Partnerships

Cheer Academy, 317 Railroad Ave., Bedford Hills 10507. c/o Barbara Accetta and Taryn Walsh. Filed Jan. 10.

Sole Proprietorships

Chavez Junk Removal, 80 Guion Place, Apt. Low, New Rochelle 10801. c/o Jose Luis Chavez. Filed Jan. 10.

Chick & Bee, 21 Pinesbridge Road, Yorktown Height 10598. c/o Lisa Ritson. Filed Jan. 16.

Cleaning Your Home, 48 Hall Ave., West Harrison 10604. c/o Jessica M. Cardenas Loja. Filed Jan. 10.

CMM Renovations, 8 Homewood Court, Hartsdale 10530. c/o Claudette Mair. Filed Jan. 15.

Cool Dawgs Pet Care, 35 E. Grassy Sprain Road, Yonkers 10710. c/o Monica Vuksanaj. Filed Jan. 17.

Cutie Pies, 271 Bedford Road, Pleasantville 10570. c/o Carrie Roberts Filed Jan. 15.

D G M Renovations, 42 Herriot St., First floor, Yonkers 10701. c/o Daniel Martinez Maldonado. Filed Jan. 10.

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

Dainty Haven Design, 121 Westmoreland Ave., White Plains 10606. c/o Shara K. Lopossa. Filed Jan. 15.

Dough For All, 159 Highbridge Road, New Rochelle 10804. c/o Cristina Schulz-Langendorf. Filed Jan. 17.

E M Power Speech, 16 Beechwood Blvd., Rye Brook 10573. c/o Ellen M. Potter. Filed Jan. 13.

E-Z Street Mobile Detailing, 245 Coachlight Square, Montrose 10548. c/o Michael Joseph Osborn-Glennon. Filed Jan. 14.

Fortunato Condori, 472 Ellendale Ave., Port Chester 10573. c/o Fortunato Condori. Filed Jan. 21.

Gina Cooney Real Estate, 1 Pamela Lane, South Salem 10590. c/o Gina Cooney. Filed Jan. 16.

Good Home Decorations, 111 Wolfs Lane, Pelham 10803. c/o Antonio Reid. Filed Jan. 13.

Groovewear914, 27 Claremont Ave., No.1B, Mount Vernon 10550. c/o James Groves. Filed Jan. 17.

How Sweet It Is, 994 McLean Ave., Yonkers 10704. c/o Aurea M. Roman. Filed Jan. 13.

J & B Limo, 9 Old Tomahawk St., Yorktown Hts 10598. c/o Alfonso Guzman. Filed Jan. 21.

Jeweled Faun, 4 Rose St., White Plains 10605. c/o Leslie Hardie. Filed Jan. 16.

JF Soccer Training, 95 Bank St., White Plains 10606. c/o John Florez. Filed Jan. 15.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

12 Locust Hollow Drive LLC, as owner. Lender: Citizens Bank NA. Property: 12 Locust Hollow Drive, Monsey. Amount: \$2 million. Filed Jan. 27.

17 Stonehouse Drive LLC, as owner. Lender: NYRFP LLC, et al. Property: 17 Stonehouse Drive, Spring Valley. Amount: \$2 million. Filed Jan. 30.

5 Challenger LLC, as owner. Lender: Broadview Capital LLC. Property: 5 Challenger Court, Monsey. Amount: \$2 million. Filed Jan. 27.

Broadview Capital LLC, as owner. Lender: Flash Builders 17 LLC. Property: 17 Duellk Ave., Monroe. Amount: \$1 million. Filed Jan. 22.

Columbia Bank, as owner. Lender: Patel Parimal. Property: in Chester. Amount: \$1 million. Filed Jan. 10.

Klein, Lazer and Bas S. Klein, as owner. Lender: Flagstar Bank NA. Property: 58 Briarcliff Drive, Monsey. Amount: \$1 million. Filed Jan. 28.

Northeast Community Bank, as owner. Lender: 111 Schunnemunk LLC. Property: 111 Schunnemunk Road, Monroe. Amount: \$2.8 million. Filed Jan. 21.

Below \$1 million

BMO Bank NA, as owner. Lender: Thomas Ruth and Thomas Jerry. Property: in Warwick. Amount: \$16,000. Filed Jan. 24.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$100,000. Filed Jan. 13.

Federal Savings Bank, as owner. Lender: Russell and Kathleen Potter. Property: in Port Jervis. Amount: \$368,550. Filed Jan. 13.

George D Miller & Sons Inc., as owner. Lender: James L. Rhein. Property: in Walkkill. Amount: \$350,000. Filed Jan. 17.

Lima One Capital LLC, as owner. Lender: MDA Real Estate Group Inc. Property: 5 First St., Cornwall-on-Hudson. Amount: \$263,000. Filed Jan. 16.

DEEDS

Above \$1 million

105 Overlook LLC, Pomona. Seller: We Buy Sell RE New York LLC, Monsey. Property: 105 Overlook Road, Pomona. Amount: \$1.4 million. Filed Jan. 22.

49 Twin Avenue LLC, Spring Valley. Seller: Meir Rothenberg, Monsey. Property: 49 Twin Ave., Spring Valley. Amount: \$2.2 million. Filed Jan. 21.

Banda, Yaakov and Yocheved Banda, Monsey. Seller: 65 South Madison Realty LLC, Monsey. Property: 67 S. Madison Ave., Spring Valley. Amount: \$1.2 million. Filed Jan. 30.

BH 9 LLC, Monsey. Seller: DeFrancesco Family Trust, Pomona. Property: 9 Manor Drive, Monsey. Amount: \$1.6 million. Filed Jan. 22.

BNOS Binah Holding LLC, Spring Valley. Seller: John J. Chambers, Suffern. Property: 51 Church Road, Airmont. Amount: \$1.2 million. Filed Jan. 29.

Cascade Funding Alternative Holdings LLC, West Palm Beach, Florida. Seller: Eric Israel, referee, et al, Bardonia. Property: 106 Harbor Cove, Piermont. Amount: \$1.6 million. Filed Jan. 22.

Cure Care Consulting Corp., Montvale, New Jersey. Seller: 44 South Liberty Drive Associates LLC, Rockleigh, New Jersey. Property: 44 S. Liberty Drive, Stony Point. Amount: \$1.1 million. Filed Jan. 22.

Euvic Inc., Jersey City, New Jersey. Seller: Theresa and Richard Tenore, Sloatsburg. Property: 95 Eagle Valley Road, Sloatsburg. Amount: \$1 million. Filed Jan. 30.

Zieg, Yitzchak and Rella Zieg, Spring Valley. Seller: Chestnut Ridge Five LLC, Middletown. Property: 30 Coleman Court, Chestnut Ridge. Amount: \$1.4 million. Filed Jan. 23.

Below \$1 million

126 Orchard LLC, Spring Valley. Seller: Chana Frankel, Spring Valley. Property: 26 Orchard St., Spring Valley. Amount: \$790,000. Filed Jan. 21.

136 Sixth Street LLC, Brooklyn. Seller: Hillburn Holdings LLC, Monsey. Property: 136 Sixth St., Hillburn. Amount: \$365,000. Filed Jan. 22.

165 Saddle LLC, Spring Valley. Seller: Whispering Holdings LLC, Pomona. Property: 165 Saddle River Road, Monsey. Amount: \$880,000. Filed Jan. 21.

40 Benson LLC, Brooklyn. Seller: Hudson Valley Acquisitions 3 LLC, Elmsford. Property: 40 Benson St., West Haverstraw. Amount: \$250,000. Filed Jan. 23.

Bridge Suffern LLC, Airmont. Seller: Jillian Munoz, Suffern. Property: 30 Highland Ave., Suffern. Amount: \$800,000. Filed Jan. 28.

Buonaiuto, Anthony and Jamie Buonaiuto, West Nyack. Seller: Parrott Road Inc., Allendale, New Jersey. Property: 53 Parrott Road, West Nyack. Amount: \$100,000. Filed Jan. 22.

Chavis Monsey LLC, Monsey. Seller: Alphonso Marshall, Spring Valley. Property: 54 Hempstead Road, Spring Valley. Amount: \$350,000. Filed Jan. 28.

Ehrental, Mordechai and Leah Ehrental, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$759,000. Filed Jan. 28.

Frieder, Pinchas, Monsey. Seller: 3 Lane LLC, Airmont. Property: 3 Lane St., Monsey. Amount: \$948,000. Filed Jan. 23.

Gitsit Solutions LLC Trust, Orange, California. Seller: Estate of Eileen F. Ventriglia, et al, West Nyack. Property: 35 Amory Ave., Pearl River. Amount: \$450,000. Filed Jan. 29.

Gross, Joseph, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 5 Hayes Lane, Monsey. Amount: \$718,000. Filed Jan. 28.

Guerrero, Paolo and Amaty Gayatri, Edgewater, New Jersey. Seller: Geller Capital Properties LLC, White Plains. Property: 8 State St., Congers. Amount: \$645,000. Filed Jan. 30.

Home and Home Realty New York LLC, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 5 Hayes Lane, Monsey. Amount: \$918,000. Filed Jan. 23.

Hudson Valley Acquisitions 3 LLC, Elmsford. Seller: Dominguez Fines, et al, Haverstraw. Property: 40 Benson St., West Haverstraw. Amount: \$135,000. Filed Jan. 23.

Israel, Tziporah B, Pomona. Seller: Ayden Rock Holdings LLC, New City. Property: 3 Anders Lane, Pomona. Amount: \$825,000. Filed Jan. 29.

Kotlaroff, Mark and Svetlana Kotlaroff, New City. Seller: Vanderbuilt Mortgage and Finance Inc., Maryville, Tennessee. Property: 15 Laurel Road, New City. Amount: \$680,100. Filed Jan. 23.

Kulek, Gershon, Westbury. Seller: Amos Financial LLC, Highland Park, Illinois. Property: 95 Call Hollow Road, Pomona. Amount: \$400,000. Filed Jan. 21.

Lowinger, Joshua, et al, Monsey. Seller: 15 Terrace Road LLC, Yonkers. Property: 17 Jeremy Court, Wesley Hills. Amount: \$825,000. Filed Jan. 17.

Management Group New York LLC, Monsey. Seller: Hiram Colon, Nanuet. Property: 29 Albacon Road, Nanuet. Amount: \$510,000. Filed Jan. 30.

Mazariegos, Udilfido D., et al, Stony Point. Seller: Camp Holdings LLC, Larchmont. Property: 29 Washburns Lane, Stony Point. Amount: \$550,000. Filed Jan. 24.

Pesech Chudosh LLC, Suffern. Seller: Estate of Jane M. Stack, Suffern. Property: 8 Linda Drive, Montebello. Amount: \$800,000. Filed Jan. 29.

Rabinovitz, Yehezkel, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 3 Hayes Lane, Monsey. Amount: \$774,000. Filed Jan. 27.

SB Realty Management LLC, Monsey. Seller: Joseph Beuschel, Chestnut Ridge. Property: 940 Chestnut Ridge Road, Chestnut Ridge. Amount: \$875,000. Filed Jan. 21.

Shimon Properties LLC, New York. Seller: David E. Booth, Tappan. Property: 22 Van Wardt Place, Tappan. Amount: \$740,000. Filed Jan. 24.

Tauber, Aaron and Perry Tauber, Brooklyn. Seller: Rose Garden 304 LLC, Monsey. Property: 2 Rose Garden Way, Monsey. Amount: \$971,000. Filed Jan. 27.

TBSTS New York LLC, Airmont. Seller: Richard and Rayna Klev, Monsey. Property: 1 Eros Drive, Airmont. Amount: \$830,000. Filed Jan. 29.

Weber Capital LLC, Brooklyn. Seller: Harold Dennis, Spring Valley. Property: 5 Mirror Lake Road, Spring Valley. Amount: \$842,000. Filed Jan. 21.

Weber, Shulem, Monsey. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Kaser. Amount: \$770,000. Filed Jan. 21.

Yungeree LLC, Suffern. Seller: Barbara Jacobson, Suffern. Property: 21 Buena Vista Road, Wesley Hills. Amount: \$637,500. Filed Jan. 27.

Zofmonsey LLC, Monsey. Seller: Rubel, Abraham, Monsey. Property: 6 Carlton Lane, Monsey. Amount: \$995,000. Filed Jan. 27.

JUDGMENTS

Adler, Mendel, Monroe. \$3,676 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 23.

Aneke, Onyemaechi A., Newburgh. \$5,063 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Barone, Cierra M, Montgomery. \$2,990 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Bassier, Izett, Newburgh. \$5,962 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Blank, Maria, Florida. \$2,686 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Braver, Joel, Monroe. \$3,098 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Brown, Aaron, Chester. \$11,507 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 22.

Bryant, Shenise, Harriman. \$4,303 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 23.

Castellanos, Anton, Goshen. \$4,493 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 23.

Craig, Dawn, Newburgh. \$3,723 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Dunn, Jacqueline, Newburgh. \$7,015 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Esposito, Andrew, Central Valley. \$4,050 in favor of Valley Landholding LLC, Spring Valley. Filed Jan. 24.

FB Global LLC, Monroe. \$54,099 in favor of Leaf Capital Funding LLC, Philadelphia, Pennsylvania. Filed Jan. 22.

Flight Team LLC, Houston, Texas. \$68,924 in favor of Simply Funding LLC, Chester. Filed Jan. 23.

Fresh Coconut & Smoothies LLC, Fort Lauderdale, Florida. \$22,879 in favor of Simply Funding LLC, Chester. Filed Jan. 23.

Fuller, Vincent, Newburgh. \$5,064 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 22.

G&R Floor Solution Inc., Washingtonville. \$54,340 in favor of Fenix Capital Funding LLC, Brooklyn. Filed Jan. 22.

Geronimo, Jeovany, Walden. \$3,229 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Henry, Chris M. Jr., Walden. \$6,758 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

Hirt, Daniel R., Monroe. \$4,173 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 22.

Jones, Doris, New Windsor. \$4,725 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Jorgensen, Joseph, Middletown. \$2,690 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Kim Sang, Soon, Middletown. \$1,501 in favor of Shi & Zheng LLC, Middletown. Filed Jan. 22.

Kindlain, Diane M., Maybrook. \$1,302 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Kirby, Jerome A., Middletown. \$15,121 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

Klein, Esther, Monroe. \$12,463 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

Llewellyn, Katherine El, Highland Mills. \$4,300 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 23.

Llunjic, Besfort, Newburgh. \$2,903 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Madden Distributing Inc., China Grove, North Carolina. \$3,077 in favor of Simply Funding LLC, Chester. Filed Jan. 24.

MaGee, Kathleen, Florida. \$2,586 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 22.

Mehta, Zubin, Monroe. \$7,958 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 23.

Mertz, Yoel, Monroe. \$25,509 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

Milk Mechanical Consulting Inc., Monroe. \$157,967 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Jan. 22.

Milligan, Jamel T., Monroe. \$4,718 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 22.

M.r Greenthumb LLC, Somerset, Pennsylvania. \$22,947 in favor of Simply Funding LLC, Chester. Filed Jan. 23.

Perez, Leidy, Walden. \$1,535 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Ramirez, Francisco, Goshen. \$4,292 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Rhem, Nadine E., Newburgh. \$3,064 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Rivera, Jamie Velez, Washingtonville. \$6,499 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

Robertson, Lyndel A., Monroe. \$2,664 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Santiago, Giorfelix, Monroe. \$13,900 in favor of 1535 Route 208 LLC, Monroe. Filed Jan. 23.

Schmidt, Sarah, Middletown. \$5,795 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Schwerberg, Marius, Walden. \$5,568 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 24.

Sineno, Gregory, Chester. \$15,744 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 23.

Smith, Elena, New Windsor. \$2,600 in favor of TD Bank Usa, Brooklyn Park, Minnesota. Filed Jan. 22.

Solorzano, Alfonso, New Windsor. \$3,552 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Soto, Pedro, Middletown. \$4,227 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Tirone, Joimeme, Highland Mills. \$8,181 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 22.

Vargas, Victor, Florida. \$3,164 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 22.

Waldman, Esther, Monroe. \$20,580 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

Walker, McDaniel Lorena Jane, Gardiner. \$7,006 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 22.

Yupa, Carlos O., Middletown. \$6,675 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 23.

Zeffiro, Tracy L., Monroe. \$9,034 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 22.

Zuber, Taylor, Slate Hill. \$4,282 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 23.

MECHANIC'S LIENS

38 Commerce LLC, as owner. \$933,000 in favor of Mordchai Mandel. Property: 38 Commerce Drive, Harriman. Filed Jan. 8.

Cong Yetev Lev Dstamar, as owner. \$10,467 in favor of Complete Equipment Rentals LLC. Property: 1 Roanoke Drive, Monroe. Filed Jan. 7.

General Switch Corp., as owner. \$20,981 in favor of Gallagher Bassett Services Inc. Property: 20 Industrial Place Extension, Middletown. Filed Jan. 21.

Herrera, Paul, as owner. \$19,265 in favor of Spray Alliance Corp. Property: 232 County Route 50, Wawayanda. Filed Jan. 21.

LK Drive 694 LLC, as owner. \$180,000 in favor of Mandel Mordchai. Property: 43 Elkay Drive, Chester. Filed Jan. 8.

Rodriguez, Robert, as owner. \$5,200 in favor of Leon Point Construction LLC. Property: 1009 County Route 37, Wawayanda. Filed Jan. 13.

Washburn, Mark A., as owner. \$6,323 in favor of Leon Point Construction LLC. Property: 15 Elmendorf St., Port Jervis. Filed Jan. 13.

Zmijewski, Robert J., as owner. 51, 756 in favor of RZ Architecture LLC. Property: in New Windsor. Filed Jan. 27.

NEW BUSINESSES

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

Partnerships

Delos Coating & Design, 97 Sproat St., Middletown 10940. c/o Jordan A. and Shaye Ralene Delossantos. Filed Jan. 24.

Sole Proprietorships

All Avenues Garbage Service, 10 Red Maple Way, New Windsor 12553. c/o Wilson Montalvo III. Filed Jan. 27.

Claire's Cornucopia, 26 Pond Hill Ave., Warwick 10990. c/o Claire Emily Curtin. Filed Jan. 21.

Crust & Crumb Sourdough, 50 Firehouse Road, Port Jervis 12771. c/o Autumn Makenzie Millard. Filed Jan. 21.

Ethereal Herbal Teas, 74 North St., Pine Bush 12566. c/o Kiarra Marie Navarro. Filed Jan. 23.

Hair By Ann, 88 Dunning Road Suite 12, Middletown 10940. c/o Ann Margaret Goetschius. Filed Jan. 21.

King Klean, 63 23 South St., Middletown 10940. c/o Natakhi Noni Torres. Filed Jan. 23.

KJ Caterers, 5 I Zupnick Drive, Palm Tree 10950. c/o Abraham Itzkowitz. Filed Jan. 21.

Maomaos Happy Life Pet Service, 83 Woodlake Drive, Middletown 10940. c/o Yujing Wan. Filed Jan. 27.

Shutter Sweets Photo Lounge, 480 Broadway, Newburgh 12550. c/o Mark Anthony Cruz. Filed Jan. 27.

BUILDING PERMITS

Commercial

1004 Hope Street LLC, Stamford, contractor for 1004 Hope Street LLC. Remove existing flat roof and install new baked aluminum gravel on all outside roof edges at 1004 Hope St., Stamford. Estimated cost: \$45,850. Filed Jan. 15.

300 Atlantic Street Owner LLC, Stamford, contractor for 300 Atlantic Street Owner LLC. Replace two existing wall signs with new signs that include the new logo at 300 Atlantic St., Stamford. Estimated cost: \$11,575. Filed Jan. 24.

78 Harvard Avenue Associates LLC, Stamford, contractor for 78 Harvard Avenue Associates LLC. Replace existing awning fabric with new awning fabric at 78 Harvard Ave., Stamford. Estimated cost: \$1,000. Filed Jan. 22.

AV Tuchy Inc., Norwalk, contractor for Stamford Yacht Club. Alter existing lap pool and activity pool and install new circulation and filtration systems, pool deck renovation and barrier construction at 97 Ocean Drive West, Stamford. Estimated cost: \$586,582. Filed Jan. 3.

Adi East Inc., South Salem, New York, contractor for UB High Ridge Spe LLC. Remove and replace non-loadbearing exterior wall and aluminum and glass storefront. Work to facilitate removal of a liquid nitrogen storage tank from the store interior at 1101 High Ridge Road, Stamford. Estimated cost: \$23,744. Filed Jan. 24.

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Mount Kisco, NY 10549
Phone: 914-694-3600

All Trade Industries LLC, Waterbury, contractor for Pmi Pg Stamford LLC. Install 42 EV stations at 180 200 Broad St., Stamford. Estimated cost: \$80,000. Filed Jan. 9.

Atlantic Ironwork Restoration LLC, Ludlow, Massachusetts, contractor for Hundley Court Common Association. Front fire escape is the emergency egress for Units 2c, 2d, 3b and 3c. Wooden portion on the front escape that is at the bottom of the ladder that services 3c as emergency egress will be replaced with a steel retrofit unit at 5 Hundley Court, Stamford. Estimated cost: \$34,000. Filed Jan. 2.

Bautista, Jose A., Milford, contractor for Post Road II LLC. Proposed placement of illuminated storefront channel letter sign on a raceway, one story at 789 E. Main St., Stamford. Estimated cost: \$2,750. Filed Jan. 23.

Blackwell Construction LLC, Fairfield, contractor for ESRT First Stamford Place Spe LLC. Construct a new demising wall consolidating tenant space at 151 Greenwich Ave., Stamford. Estimated cost: \$70,400. Filed Jan. 17.

Brendan, Burba, Wilton, contractor for Children's Learning Centers of Fairfield County Inc. Modify the existing partition in classroom No.1 to create a larger classroom at 64 Palmers Hill Road, Stamford. Estimated cost: \$15,000. Filed Jan. 30.

Cardona, Ruben C., Waterbury, contractor for Hamilton Daycroft LLC. Install 200-amp service pedestals, each to serve two level poles mounted in parking lot area at 333 Hamilton Ave., Stamford. Estimated cost: \$19,000. Filed Jan. 15.

Coastal Construction Corp., Duxbury, Massachusetts, contractor for UB Stamford LP. Perform interior fit-out of a quick-serve chicken restaurant at 2215 Summer St., Stamford. Estimated cost: \$600,000. Filed Jan. 8.

Coppola & Sons Construction Company Inc., Norwalk, contractor for GWS Inc. Repair roof asphalt shingles at 480 Fairfield Ave., Stamford. Estimated cost: \$2,500. Filed Jan. 29.

Fairfield Contractors LLC, Stamford, contractor for Mater Salvatoris. Perform replacement alterations at 914 Newfield Ave., Stamford. Estimated cost: \$1,300,000. Filed Jan. 17.

Gesualdi Construction Inc., Stamford, contractor for ESRT First Stamford Place Spe LLC. Alter suite 150 (1st floor), including new office fronts, pantry, a new IT room at 151 Greenwich Ave., Stamford. Estimated cost: \$266,000. Filed Jan. 29.

Residential

Better Built Basements LLC, Berlin, contractor for Rajdeep Singh and Anita B. Arwade. Remodel basement. Approximately 435 square feet at 11 Alton Road, Stamford. Estimated cost: \$46,400. Filed Jan. 2.

Cannondale Generators Inc., Wilton, contractor for Shira and Ofer Vadel. Install 14kw Generac generator with at 154 High Line Trail, Stamford. Estimated cost: \$11,000. Filed Jan. 2.

Chakravarti, Prakash and Anna Chakravarti, Stamford, contractor for Prakash and Anna Chakravarti. Convert basement with new framing, insulation and sheetrock at 184 Idlewood Drive, Stamford. Estimated cost: \$30,000. Filed Jan. 29.

Dario Palladino & Son Construction LLC, South Salem, New York, contractor for Diane V. Melchionne. Add a two-story attached two-car garage with an office above — 470 square feet on both floors at 81 Malvern Road, Stamford. Estimated cost: \$120,000. Filed Jan. 13.

Deak, William F., New Milford, contractor for Ramblin Rose Trust. Install 24kw Generac standby generator at 278 Cascade Road, Stamford. Estimated cost: \$15,000. Filed Jan. 28.

EM Quality Home Improvement LLC, Stratford, contractor for Mobley Gregory. Remodel two bathrooms on the second floor without repositioning fixtures, and the master bathroom at 7 Mead St., Stamford. Estimated cost: \$18,000. Filed Jan. 2.

Fairfield Contractors LLC, Stamford, contractor for Jonathan C. and Kimberly A. Kolman. Redo 1/2 bathroom in basement and add shower at 69 Long Hill Drive, Stamford. Estimated cost: \$15,000. Filed Jan. 14.

Gimenez, Jose D. and Claudia Gimenez, Stamford, contractor for Jose D. and Claudia Gimenez. Build shed roof dormer on existing second floor at 50 Frisbie St., Stamford. Estimated cost: \$35,000. Filed Jan. 8.

Gold Coast Pool & Spa LLC, Trumbull, contractor for Martin and Christina Bernstein. Install a granite pool, 3' to 8' deep, with automatic cover at 284 Briar Brae Road, Stamford. Estimated cost: \$93,000. Filed Jan. 27.

Guiltec Development LLC, Stamford, contractor for Julia H. and Daniel C. Anderson Revocable Trust. Alter and elevate the dwelling at 95 Soundview Drive, Stamford. Estimated cost: \$416,840. Filed Jan. 27.

Helio Solar LLC, Shelton, contractor for Michael E. and Kathy K. Davias. Install roof-mounted solar panels and 1 inverter at 1381 Hope St., Stamford. Estimated cost: \$43,200. Filed Jan. 15.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Saowalak Thungthongsuai. Remove and replace 18 windows, same size, no structural change at 254 Seaside Ave., Stamford. Estimated cost: \$17,173. Filed Jan. 22.

Humphrey Design and Build LLC, Pelham, New York, contractor for Ronald J. Castillo. Renovate master bathroom and kitchen at 98 Dogwood Lane, Stamford. Estimated cost: \$100,000. Filed Jan. 9.

Iacono, Bruno, Norwalk, contractor for Adam J. Whittingham. Construct in-ground pool with automatic cover, and heated source from natural gas at 30 Old Logging Road, Stamford. Estimated cost: \$125,000. Filed Jan. 6.

JN Ruddy LLC, Darien, contractor for James Ryan Harvey and Julia S. Halberstam. Remodel kitchen, third-floor bathroom, second-floor closet and new second-floor laundry and bathroom, and new first-floor mudroom and powder room at 180 Stamford Ave., Stamford. Estimated cost: \$375,000. Filed Jan. 14.

Jia Hua, Wilton, contractor for Shen Can. Alter two-family dwelling: renovate existing bathrooms on first and second floors, add two new bathrooms on first and second floors, eliminate one bedroom on each of the first and second floors to create living space at 306 Courtland Ave., Stamford. Estimated cost: \$120,000. Filed Jan. 29.

JJM Home Improvement LLC, Norwalk, contractor for David Arbia. Install a hot tub on concrete pad with safety cover at 64 Deepwood Road, Stamford. Estimated cost: \$5,000. Filed Jan. 16.

Kane, Stephen C., Stamford, contractor for George Lanny Epperson. Renovate kitchen, and all baths at 134 Foxwood Road, Stamford. Estimated cost: \$350,000. Filed Jan. 9.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Wendy Teal. Install rooftop railed solar panels at 22 Union St., Stamford. Estimated cost: \$15,092. Filed Jan. 16.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Wendy Teal. Install rooftop railed solar panels at 22 Union St., Stamford. Estimated cost: \$45,305. Filed Jan. 16.

Orwal Carpentry & Services LLC, Stamford, contractor for Mohammad Rahim. Remove illegal dwelling unit in basement at 90 Victory St., Stamford. Estimated cost: \$2,000. Filed Jan. 15.

RPE Contracting LLC, White Plains, New York, contractor for Brian J. and Melissa M. Battista. Remove existing wood deck and porch and construct 1 1/2-story garage addition, and new covered porch into front yard at 30 Prudence Drive, Stamford. Estimated cost: \$250,000. Filed Jan. 16.

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.

Sunrun Installation Services Inc., San Francisco, California, contractor for Ralph V. Vitti Jr. and Camille G. Vitti. Install roof-mounted solar panels at 17 Lewelyn Road, Stamford. Estimated cost: \$60,632. Filed Dec. 3.

Sunrun Installation Services Inc., San Francisco, California, contractor for Jeffrey T. and Alison R. Black. Install roof-mounted solar panels at 1712 Newfield Ave., Stamford. Estimated cost: \$169,464. Filed Dec. 6.

Sunrun Installation Services Inc., San Francisco, California, contractor for Frank Cogliano and Megan Pavia. Remove solar panels and re-install with proper permitting at 18 Prudence Drive, Stamford. Estimated cost: \$5,295. Filed Jan. 7.

Sunrun Installation Services Inc., San Francisco, California, contractor for Luciani T. Jake and Otis Kristen. Install roof-mounted solar panels, one Tesla powerwall and three energy storage systems at 22 Mitchell St., Stamford. Estimated cost: \$55,374. Filed Jan. 16.

Thomas A. Connolly, Milford, contractor for Nicole Boxer and Jacob Jack. Install a fueled generator at 112 Devon Ave., Stamford. Estimated cost: \$13,500. Filed Jan. 6.

Top Pro Home Improvement LLC, Bethel, contractor for Nestor L. Pazmino. Remove roof and reroof 47 Hundley Court, Stamford. Estimated cost: \$7,000. Filed Dec. 2.

Trinity Solar LLC, Cheshire, contractor for Rachel Friedman. Install roof-mounted solar panels at 11 Redmont Road, Stamford. Estimated cost: \$42,000. Filed Dec. 6.

Trinity Solar LLC, Cheshire, contractor for Michael and Erin Oyster Sapia. Install roof-mounted solar panels at 6 Bowen St., Stamford. Estimated cost: \$15,000. Filed Dec. 6.

Trinity Solar LLC, Cheshire, contractor for Trent and Montserrat Russell. Install roof-mounted solar panels at 15 Ridgeway St., Stamford. Estimated cost: \$31,000. Filed Dec. 13.

Trinity Solar LLC, Cheshire, contractor for Charles Liberna. Install roof-mounted solar panels at 260 Rock Rimmon Road, Stamford. Estimated cost: \$62,000. Filed Dec. 9.

Trinity Solar LLC, Cheshire, contractor for Chelsea Ann Clemens. Install roof-mounted solar panels at 102 Belltown Road, Stamford. Estimated cost: \$44,000. Filed Dec. 30.

Trinity Solar LLC, Cheshire, contractor for Li Mengmeng and Liang Youzhuo. Install roof-mounted solar panels at 12 Strawberry Patch Lane, Stamford. Estimated cost: \$40,000. Filed Dec. 13.

Trinity Solar LLC, Cheshire, contractor for Norah M. Medwinter and Yvonne Desport. Install roof-mounted solar panels at 9 Green St., Stamford. Estimated cost: \$44,000. Filed Dec. 17.

Trinity Solar LLC, Cheshire, contractor for Alison D. and Rick A. Corbo. Install roof-mounted solar panels at 7 Tree Lane, Stamford. Estimated cost: \$49,000. Filed Dec. 13.

Trinity Solar LLC, Cheshire, contractor for Richard and Marie Hyppolite. Install roof-mounted solar panels at 14 Cowing Court, Stamford. Estimated cost: \$29,000. Filed Dec. 20.

Trinity Solar LLC, Cheshire, contractor for Orlovsky Living Trust. Remove roof and reroof 37 River Ridge Court, Stamford. Estimated cost: \$23,000. Filed Dec. 18.

Trinity Solar LLC, Cheshire, contractor for Peter A. and Beth M. Silver. Install roof-mounted solar panels at 65 Edgewood Ave., Stamford. Estimated cost: \$16,000. Filed Jan. 22.

United Better Homes LLC. Rhode Island/USA, Central Falls, Rhode Island, contractor for Battinelli Family Holdings LLC. Installation of a 12.750 KW roof-mounted solar system with 30 panels and one inverter at 564 Hunting Ridge Road, Stamford. Estimated cost: \$43,500. Filed Jan. 8.

USA General Construction LLC, Danbury, contractor for Ines M. Benitez and Alex Brito Quintana. Remove roof and reroof 28 Jessup St., Stamford. Estimated cost: \$12,698. Filed Jan. 22.

USHS LLC, Stamford, contractor for 31 Gray Farms Road LLC. Construct addition and renovation to single-family house, including the renovation of the entire basement at 31 Gray Farms Road, Stamford. Estimated cost: \$750,000. Filed Jan. 9.

USHS LLC, Stamford, contractor for Aviva B. and Jared M. Kafer. Renovate existing residence at 67 Overbrook Drive, Stamford. Estimated cost: \$475,000. Filed Jan. 14.

Venture Home Solar LLC, Southington, contractor for German Navarro and Piedrahita Norma Diaz. Install roof-mounted solar panels at 12 Adams Ave., Stamford. Estimated cost: \$15,093. Filed Dec. 2.

Venture Home Solar LLC, Southington, contractor for Lauren Prince. Install roof-mounted solar panels at 184 Willowbrook Ave., Stamford. Estimated cost: \$70,185. Filed Dec. 3.

Vitti, Ralph V. Jr. and Camille G. Vitti, Stamford, contractor for Ralph V. Vitti Jr and Camille G. Vitti. Roofing at 17 Lewelyn Road, Stamford. Estimated cost: \$4,000. Filed Dec. 16.

Westview Electric LLC, Guilford, contractor for Harris J'von. Remodel kitchen at 60 Elmcroft Road, Stamford. Estimated cost: \$22,000. Filed Dec. 20.

WW Miranda Home Improvement LLC, Brewster, New York, contractor for Blackwood Lane LLC. Build a first floor and a second floor over an existing foundation at 81 Blackwood Lane, Stamford. Estimated cost: \$400,000. Filed Dec. 18.

COURT CASES

Bridgeport Superior Court

Clemons, Bradley Thomas, West Haven. Filed by Gillian Noel Kane, New Canaan. Plaintiff's attorney: The Maddox Law Firm Inc., Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141280-S. Filed Dec. 13.

Cochran, Andrew, Limington, Maine. Filed by Mario Varela, Bridgeport. Plaintiff's attorney: Samantha Ann Kretzmer, 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-24-6141584-S. Filed Dec. 23.

Gintoli, Kim, Bridgeport. Filed by Luis Rodriguez, Meriden. Plaintiff's attorney: Formica PC, New Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141618-S. Filed Dec. 23.

Hernandez, Maria, Bridgeport. Filed by Denny Alvarez, Bridgeport. Plaintiff's attorney: Samantha Ann Kretzmer, 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-24-6141521-S. Filed Dec. 20.

William Street Condominium Association Inc., et al, Bridgeport. Filed by Kristal Pabon, Bridgeport. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: the plaintiff was exiting her condominium controlled and maintained by the defendant when she was caused to trip and fall by a rotted and broken railing causing her to sustain injuries. The fall was caused by the carelessness and negligence of the defendant. 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. FBT-CV-25-6141794-S. Filed Dec. 30.

Danbury Superior Court

5 Grove Street LLC, et al, New Canaan. Filed by Christopher Huie, Mount Vernon. Plaintiff's attorney: Etemi Law LLC, Watertown. Action: the plaintiff was lawfully on the premises controlled and maintained by the defendants when the plaintiff while delivering a package was caused to slip and/or fall and sustain injuries, losses and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052784-S. Filed Dec. 17.

Cleary, Anne E., New Fairfield. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Stillman Law Office, Farmington Hills. 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 more than \$15,000 in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052565-S. Filed Dec. 3.

Dennis, Robert S. Jr., et al, La Jolla, California. Filed by the town of Brookfield, Brookfield. Plaintiff's attorney: Halloran & Sage LLP, Hartford. Action: the plaintiff filed a Blight Lien and Certificate of Continuing Lien on the defendant's property with a daily penalty commencing, which continues to accrue until the blighted condition of the property is cured. No part of the Blight Lien has been paid and the property remains in blighted condition. The plaintiff claims strict foreclosure of the lien, immediate possession of the encumbered premises and more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052771-S. Filed Dec. 16.

Novack, Jennifer, New Fairfield. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052428-S. Filed Nov. 21.

Vape Craft LLC d.b.a. Vape Craft, et al, Cheyenne, Wisconsin. Filed by Zahav Asset Management LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: the plaintiff and defendant entered into a purchase and sale of future receipts agreement, whereby the merchant sold and the plaintiff purchased, future receipts of the merchant. The merchant defaulted on the agreement and the defendant, as guaranteed the obligations of the merchant on the agreement. However, the defendant has defaulted on the guaranty for failure to pay the plaintiff all amounts due on the agreement. 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-24-6052385-S. Filed Nov. 19.

Stamford Superior Court

Anzalone, Thomas D., DS, et al, Greenwich. Filed by Suzanne Samsen, Armonk, New York. Plaintiff's attorney: Shipman & Goodwin LLP, Hartford. Action: the plaintiff suffered medical malpractice from the defendant. The plaintiff saw defendant in his office for an emergency visit due to pain in the left lower portion of her mouth. The defendant placed calcium hydroxide inside the plaintiff, but the calcium hydroxide spread further than expected into the plaintiff's periapical tissues and the plaintiff was admitted to the hospital for three days and had a surgery performed to remove some of the calcium hydroxide. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070799-S. Filed Dec. 13.

Subashchandrabose, Rajagopal, et al, Stamford. Filed by the city of Stamford, Stamford. Plaintiff's attorney: Vincent Freccia III, Stamford. Action: the plaintiff filed and caused to be recorded a Blight Lien and Certificate of Continuing Lien on the defendant's property, with a daily penalty commencing, which continues to accrue until the blighted condition of the property is cured. No part of the Blight Lien has been paid, and the property remains in blighted condition. The plaintiff claims strict foreclosure of the lien, immediate possession of the encumbered premises, 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-24-6070825-S. Filed Dec. 16.

Sutcliffe, Paula Ann, et al, Cos Cob. Filed by Garlic Hill, LLC, Greenwich. Plaintiff's attorney: FLB Law, Westport. Action: the plaintiff seeks a judgment declaring that plaintiff is the sole owner of the property free and clear of any claims by the defendants or any of their heirs, issue, successors or beneficiaries of their respective estates. The plaintiff seeks judgment and no monetary damages. Case no. FST-CV-24-6070419-S. Filed Nov. 25.

DEEDS

Commercial

37 Grant LLC, Stamford. Seller: Abdallah Hanna and Hasnaa Hanna, Stamford. Property: 69 Emery Drive, Stamford. Amount: \$1,070,000. Filed Jan. 14.

50 Leonard LLC, Riverside. Seller: John R. Prouty and Deborah Z. Prouty, Riverside. Property: 50 Leonard Ave., Riverside. Amount: \$10. Filed Jan. 15.

83 Silo LLC, Riverside. Seller: Deborah Z. Prouty, Riverside. Property: 83 Silo Circle, Riverside. Amount: \$10. Filed Jan. 15.

Ahmed, Mustak and Sumona Akter Eity, Stamford. Seller: Good Samaritan Church Inc., Stamford. Property: 298-302 W. Main St., Stamford. Amount: \$875,000. Filed Jan. 16.

Arev Partners LLC, Greenwich. Seller: Dr. John Ethan Freiberg, Greenwich. Property: 15 Zaccheus Mead Lane, Greenwich. Amount: \$10. Filed Jan. 13.

Dehler, Brett, Fairfield. Seller: Refortis LLC, Fairfield. Property: 274 High St., Fairfield. Amount: \$25,000. Filed Jan. 21.

Dieckmann, Walker, Fairfield. Seller: Charter Oak Properties 31 LLC, Fairfield. Property: 568 Stillson Road, Fairfield. Amount: \$682,500. Filed Jan. 24.

Felicita LLC, Greenwich. Seller: Kevin Tierney and Marianne Tierney, Stamford. Property: 12 Pintail Lane, Greenwich. Amount: \$10. Filed Jan. 15.

George, Johnson and Stella George, Norwalk. Seller: Hetwood Homes LLC, Stamford. Property: 356 High Ridge Road, Stamford. Amount: \$875,000. Filed Jan. 17.

Lie, Edy and Susiana Chan, Stamford. Seller: Third Street Development LLC, Stamford. Property: 20 Third St., Unit 17, Stamford. Amount: \$280,000. Filed Jan. 16.

Pattfarm LLC, Greenwich.

Seller: Trevor H. Ganshaw and Lee A. Ganshaw, Greenwich. Property: 200 Clapboard Ridge Road, Greenwich. Amount: \$14,500,000. Filed Jan. 13.

Payton, Carson and Sam Payton, Greenwich. Seller: 472 North Maple Avenue LLC, Greenwich. Property: 472 N. Maple Ave., Greenwich. Amount: \$4,095,000. Filed Jan. 16.

Ratter, Adrian and Marsellina Purnawan, Demarest, New Jersey. Seller: US Bank Trust NA, Dallas, Texas. Property: 16 Dandy Drive, Greenwich. Amount: \$1,990,000. Filed Jan. 17.

Wonderwall Adventures LLC, Greenwich. Seller: Oreo LLC, Greenwich. Property: 1 Deer Lane Greenwich. Amount: \$8,900,000. Filed Jan. 13.

Residential

Allen IV, John C. and Caroline G. Allen, Stamford. Seller: Jeffrey D. Eichenberg and Johnna M. White, Stamford. Property: 66 Westgate Drive, Stamford. Amount: \$1,700,100. Filed Jan. 17.

Brookfield, Fitzgerald, Greenwich. Seller: Dennis Ever and Cynthia Ever, Greenwich. Property: 220 Overlook Drive, Greenwich. Amount: \$10. Filed Jan. 17.

Canet, Deborah and David Canet, Stamford. Seller: Duane B. Taylor, Stamford. Property: 1 Broad St., Unit PH28A, Stamford. Amount: \$930,000. Filed Jan. 16.

Cardoso Guedes de Souza, Luisa and Lucas Schirm Caixeta, Stamford. Seller: Jerome Bagaporo and Carlo Maria Cabal, Stamford. Property: 69 Palmer Ave., Unit A, Stamford. Amount: \$688,000. Filed Jan. 17.

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Phone: 914-694-3600

Dill, Sloane, Stamford. Seller: Denise Williams, Stamford. Property: 35 Mead St., Unit 5, Stamford. Amount: \$465,000. Filed Jan. 15.

Frank, Rich and Carolyn Frank, Easton. Seller: Jack D. Longmire and Linda S. Longmire, Stamford. Property: 123 Harbor Drive, Unit 103, Stamford. Amount: \$1. Filed Jan. 16.

Gaisi, Laila, et al, Yonkers, New York. Seller: Roseann DeCamillo, Greenwich. Property: 135 Courtland Ave., Unit 18, Stamford. Amount: \$450,000. Filed Jan. 14.

Gayola, Wendy, Stamford. Seller: Leigh Frecker, Stamford. Property: 24 Ponus Ave., Stamford. Amount: \$567,500. Filed Jan. 17.

Hayum, Max and Graham Hayum, New York, New York. Seller: Juan Pablo Vivas Benker and Maria Morales Crespo, Riverside. Property: 6 Hendrie Ave., Riverside. Amount: \$10. Filed Jan. 16.

Higuera, Joseph G., Greenwich. Seller: Ann Richardson Knox and Harold Knox, Greenwich. Property: Lot 25, Valleywood Road, Greenwich. Amount: \$1. Filed Jan. 17.

Jimenez Barrios, Ronald Samuel, Stamford. Seller: Louis G. Caras, Stamford. Property: 73 Rippowam Road, Stamford. Amount: \$869,000. Filed Jan. 13.

Manger, Renee, Stamford. Seller: Benjamin Berger and Jessica Berger, Stamford. Property: 168 Colonial Road, No. 5, Stamford. Amount: \$845,000. Filed Jan. 17.

McCormack, Sean and Laura Zych-McCormack, Stamford. Seller: William T. Ziegler and Jacqueline Ziegler, Ponte Vedra Beach, Florida. Property: Wildwood Road, Stamford. Amount: \$230,000. Filed Jan. 17.

Molina, Nicholas and Jessica Molina, Woodside, New York. Seller: Hasmukh N. Parikh and Jayshree H. Parikh, Fairfield. Property: 144 Black Rock Ave., Fairfield. Amount: \$475,000. Filed Jan. 21.

Moore, Ross and Beth Moore, Palm City, Florida. Seller: Ross James Moore, Palm City, Florida. Property: 23 Hillcrest Park Road, Old Greenwich. Amount: \$1. Filed Jan. 15.

Muppidi, Akash and Hannah Muppidi, Stamford. Seller: Robert Kane, Stamford. Property: 183 Stamford Ave., Stamford. Amount: \$1,257,000. Filed Jan. 16.

Mussolini, Angela, New Rochelle, New York. Seller: Julia B. DeBellis, Stamford. Property: 105 Harbor Drive, Apt. 108, Stamford. Amount: \$620,000. Filed Jan. 13.

O'Neill, Carin, Greenwich. Seller: Carin O'Neill, Greenwich. Property: 135 Milbank Ave., Greenwich. Amount: \$0. Filed Jan. 17.

Palmer, Marcus, Stamford. Seller: Bernice S. Braccia and Robert S. Braccia, Stamford. Property: 202 Soundview Ave., Unit 48H, Stamford. Amount: \$355,000. Filed Jan. 16.

Perciasepe, Peter John, Stamford. Seller: Frankie Ann Soggi, Stamford. Property: 167 Sylvan Knoll Road, Apt. 167, Stamford. Amount: \$300,000. Filed Jan. 17.

Pereira-Freitas, Joao Geraldo, Stamford. Seller: Adeilson Dos Reis and Jocylene Reis, Stamford. Property: 10 Noble St., Stamford. Amount: \$780,000. Filed Jan. 16.

Rajama, Rajasree Krishnankutty Nair, Fairfield. Seller: Carolyn K. Marcato, Fairfield. Property: 3845 Park Ave., Unit 3, Fairfield. Amount: \$570,000. Filed Jan. 21.

Saturne, Jessica, Stamford. Seller: James Teague, Stamford. Property: 71 Strawberry Hill Ave., Unit 404, Stamford. Amount: \$235,000. Filed Jan. 17.

Schultz, Frank and Leslie Schultz, Stamford. Seller: Jennifer Ramey, Stamford. Property: 35 W. Broad St., Unit 411, Stamford. Amount: \$600,000. Filed Jan. 13.

Shevelev, Mikhail and Olga Sheveleva, Stamford. Seller: John Marchetti and Suzanne Marchetti, Old Greenwich. Property: 26 Tomac Ave., Old Greenwich. Amount: \$3,906,000. Filed Jan. 15.

Skeadas, Constantina Chloe, Greenwich. Seller: Mark R. Corteil and Deniz Senturk, Stamford. Property: 94 Southfield Ave., Unit 603, Stamford. Amount: \$780,000. Filed Jan. 17.

The town of Fairfield, Fairfield. Seller: Miguel A. Gonzales-Kempsey, Madison. Property: 254 Greenfield St., Fairfield. Amount: \$340,000. Filed Jan. 21.

Tyagi, Ruchika, Fairfield. Seller: Sharon Williams, Fairfield. Property: 329 New England Ave., Fairfield. Amount: \$415,000. Filed Jan. 23.

Wilson, Christina Elizabeth, Fairfield. Seller: Ronald Kadar, Fairfield. Property: 132 Beaver St., Fairfield. Amount: \$400,000. Filed Jan. 23.

LIS PENDENS

5545 Park Residential LLC, et al, Fairfield. Filed by Parrett, Porto, Parese & Colwell PC, Hamden, for Steamatic of Connecticut LLC. Property: 5545 Park Ave., Fairfield. Action: foreclose defendants' mortgage. Filed Nov. 12.

Burley, Jane A, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 23 Congress St., Stamford. Action: foreclose defendant's mortgage. Filed Dec. 3.

Capone Jr., Joseph, Stamford. Filed by Mark F. Katz, Stamford, for AAA Advantage Carting & Demolition Services LLC. Property: 26 Court St., Stamford. Action: foreclose defendant's mortgage. Filed Dec. 17.

Chmura, Andrew Robert, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Mill River House Condominium Association Inc. Property: 35 W. Broad St., Stamford. Action: foreclose defendants' mortgage. Filed Dec. 13.

Cummings, James, et al, Fairfield. Filed by Korde & Associates PC, New London, for US Bank NA. Property: Map 406, Grasmere Ave., Fairfield. Action: foreclose defendants' mortgage. Filed Nov. 5.

Engstrom, Jan I., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 169 Rock Major Road, Fairfield. Action: foreclose defendants' mortgage. Filed Nov 18.

Enhoffer, Eric, et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 164 Church Hill Road, Fairfield. Action: foreclose defendants' mortgage. Filed Nov. 5.

Furnari, Louis J., et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 80 Horton St., Stamford. Action: foreclose defendants' mortgage. Filed Dec. 10.

Giresi, Maria C., Greenwich. Filed by Abram Heisler, Norwalk, for Tino M. Giresi. Property: 27 St. Roch Ave., Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 5.

Gonzalez, Eduardo, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 23 Congress St., Stamford. Action: foreclose defendants' mortgage. Filed Dec. 3.

Gusinski, Vladimir, Greenwich. Filed by Robyn Mann, New Milford, for Elena Konstantinou. Property: 93 Porchuck Road, Greenwich. Action: foreclose defendant's mortgage. Filed Nov. 25.

Hammond, Abigail and Total Mortgage Services LLC, Fairfield. Filed by the Law Office of Brian P. Kraemer PC, Stamford, for Christopher Rasile. Property: 52 Beaver Brook Lane, Fairfield. Action: foreclose defendants' mortgage. Filed Dec. 2.

MCJB LLC, Greenwich. Filed by Lampert, Toohey & Rucci LLC, New Canaan, for Stamford Forge LLC. Property: 44 Cutler Road, Greenwich. Action: foreclose defendant's mortgage. Filed Nov. 26.

Parker, Amy D., et al, Stamford. Filed by Robert J. Sciglimpaglia, Norwalk, for the city of Stamford. Property: 23 Gilford St., Stamford. Action: foreclose defendants' mortgage. Filed Dec. 18.

Rahim, Emran M, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 47 Young Dixon Way, Stamford. Action: foreclose defendant's mortgage. Filed Dec. 10.

Schulman, David W., et al, Stamford. Filed by Robert J. Sciglimpaglia, Norwalk, for the city of Stamford. Property: 18 Hillview Lane, Stamford. Action: foreclose defendants' mortgage. Filed Dec. 18.

Wholey, Robert, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 54 Whitmore Lane, Unit 7, Stamford. Action: foreclose defendants' mortgage. Filed Dec. 4.

Zajkowski, Robert, et al, Stamford. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: 393 Glenbrook Road, Stamford. Action: foreclose defendants' mortgage. Filed Dec. 6.

MORTGAGES

1241 East Main Street Associates LLC, Branford, by Kathryn Lynne Perez. Lender: Lewis Capital Fund LLC, 90 Canal St., Boston, Massachusetts. Property: 1241 E. Main St., Stamford Amount: \$2,000,000. Filed Dec. 24.

Akhter, Shamin and Mohammad M. Rashid, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 62 Treat Ave., Stamford Amount: \$700,800. Filed Dec. 24.

Battista, Melissa M. and Brian J. Battista, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Prudence Drive, Stamford Amount: \$251,100. Filed Dec. 26.

Brachfeld Parlaghy, Diego Alejandro, Greenwich, by David H. Dworski. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 7 Hillside Road, Greenwich. Amount: \$150,000. Filed Dec. 26.

Campofranco, Nicholas and Emily Solomon Campofranco, Greenwich, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 153 Lake Ave., Greenwich. Amount: \$250,000. Filed Dec. 23.

Carvalho, Douglas Franco and Jackson Krystiano Carvalho, Greenwich, by Dorothy M. Martin. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 25 Hawthorne Street South, Greenwich. Amount: \$926,500. Filed Dec. 26.

Cass, Christopher G. and **Ellen Cass**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 638 Tahmore Drive, Fairfield. Amount: \$200,000. Filed Dec. 26.

Cooper, Kimberly, Southport, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 1285 Mill Hill Road, Southport. Amount: \$120,000. Filed Dec. 23.

De Almeida, Thelma Ferreira, Fairfield, by Charlene M. Pederson. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 117 Sterling St., Fairfield. Amount: \$300,000. Filed Dec. 27.

Delaney, Colleen and **Timothy Tidmarsh**, Stamford, by Jason J. Morytko. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 126 Cedarwood Road, Stamford. Amount: \$1,281,075. Filed Dec. 24.

Downs, Adam W. and **Caroline S. Downs**, Greenwich, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Memory Lane, Greenwich. Amount: \$440,000. Filed Dec. 26.

Dutra, Neusa Carine and **Ricardo A. Dutra**, Greenwich, by Jeffrey Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 245 Byram Road, Greenwich. Amount: \$100,000. Filed Dec. 26.

Felder, Andrew and **Ashley Pascoe**, Fairfield, by Descera Daigle. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 184 Sigwin Drive, Fairfield. Amount: \$726,750. Filed Dec. 23.

Feldman, Andrew Jonathan and **Kristen Bordonaro**, Fairfield, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 200 Rock Major Road, Fairfield. Amount: \$250,000. Filed Dec. 27.

Florio, Bradly and **Laura Florio**, Greenwich, by Jonathan T. Hoffman. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 45 Walnut Ridge Court, Stamford. Amount: \$1,359,200. Filed Dec. 26.

Fuentes, Aimee, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Harold Ave., Apt. 2, Greenwich. Amount: \$200,000. Filed Dec. 26.

Goldstein, Ari, Stamford, by Howard R. Wolfe. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 18 Old North Stamford Road, Stamford. Amount: \$717,000. Filed Dec. 24.

Gordon, Matthew and **Diane Gordon**, Greenwich, by Luis F. Mejia. Lender: Nutmeg State Financial Credit Union, P.O. Box 66, Rocky Hill. Property: 30 High St., Greenwich. Amount: \$60,000. Filed Dec. 26.

Goulding, Peter C. and **Rachel C. Goulding**, Greenwich, by Jonathan Siranaula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1 MacPherson Drive, Greenwich. Amount: \$750,000. Filed Dec. 26.

Greenwich Retail LLC, New York, New York, by Joanne M. Colonel. Lender: Morgan Stanley Private Bank NA, 1585 Broadway, New York, New York. Property: 310 Greenwich Ave., Greenwich. Amount: \$11,500,000. Filed Dec. 26.

Groll, Andrew and **Katharine Bushell**, Stamford, by Jody Ann Fay. Lender: TOMO Mortgage LLC, 1424 11th Ave., Fourth floor, Seattle, Washington. Property: 109 Forest St., No. 13, Stamford. Amount: \$535,000. Filed Dec. 24.

Hertz, Louisa and **Benjamin Hertz**, Stamford, by Erin Spiess Chang. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 3 Bennett St., Old Greenwich. Amount: \$2,962,500. Filed Dec. 23.

Hollenberg, Jonathan and **Julie Hollenberg**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 216 Dundee Road, Stamford. Amount: \$250,000. Filed Dec. 27.

Horton, Jonathan R. and **Iqbal A. Horton**, Greenwich, by Cameron Elizabeth Snyder. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 100 Brookside Drive, Greenwich. Amount: \$952,000. Filed Dec. 26.

Hughes, Maynard H. and **Jennifer A. Hughes**, Stamford, by Scarlett A. Almonte. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 116 Sawmill Road, Stamford. Amount: \$200,000. Filed Dec. 23.

Johnson, Maryson, Middlebury, by Nicholas A. D'Agosto IV. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 25 Adams Ave., Unit 210, Stamford. Amount: \$352,500. Filed Dec. 23.

Kafer, Aviva B. and **Jared M. Kafer**, Stamford, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 67 Overbrook Drive, Stamford. Amount: \$700,000. Filed Dec. 26.

Karpowich, Brandon and **Kimberly Cobile**, Stamford, by Joe H. Lawson II. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 46 Middlebury St., Stamford. Amount: \$612,418. Filed Dec. 27.

Kennelly, James and **Jennifer Maxon**, Fairfield, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 117 Edgewood Place, Fairfield. Amount: \$47,389. Filed Dec. 27.

Khosla, Akhil and **Christine Shanahan**, Fairfield, by Aleksandr Y. Troyb. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 118 Mill River Road, Fairfield. Amount: \$995,000. Filed Dec. 23.

Lazar, Roman and **Inna Lazar**, Greenwich, by Daniel Walsh II. Lender: American Heritage Lending LLC, 19800 MacArthur Blvd., Suite 950, Irvine, California. Property: 236 Stanwich Road, Greenwich. Amount: \$1,905,759. Filed Dec. 24.

Lombardia, Lane and **Astreid G. Roa**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 16 Douglas Ave., No. B, Stamford. Amount: \$417,055. Filed Dec. 23.

Lombardo, Michael, Stamford, by Cynthia M. Salemme-Riccio. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 85 Riverside Ave., Apt. F5, Stamford. Amount: \$223,850. Filed Dec. 26.

Lynch, David and **Fiona Lynch**, Harrison, New York, by Robert E. Murray Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 19 Mallard Drive, Greenwich. Amount: \$2,574,000. Filed Dec. 23.

Mayen-Mayen, Manuel De Jesus and **Celita E. Velasquez**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 79 Lenox Ave., Stamford. Amount: \$175,000. Filed Dec. 27.

McDonald, William J., Fairfield, by David P. McMorris. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 63 Sunset Circle, Fairfield. Amount: \$180,000. Filed Dec. 23.

McLean, James and **Caitlin Boland**, Brooklyn, New York, by Jonathan T. Hoffman. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 258 Ingleside Drive, Stamford. Amount: \$523,000. Filed Dec. 23.

Meersand, Wendy and **Jack Meersand**, Stamford, by Seth J. Arnowitz. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 8 Northwoods Road, Stamford. Amount: \$125,000. Filed Dec. 26.

Miller, Barbara R., Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 86 Chestnut Hill Lane, Stamford. Amount: \$175,000. Filed Dec. 23.

Niebler, Traci and **Patrick Niebler**, Mechanicsburg, Pennsylvania, by Jamie K. Gerard. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2132 Stratfield Road, Fairfield. Amount: \$607,500. Filed Dec. 24.

Novy, Lauren, Stamford, by Jeffrey M. Wasikowski. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 105 Harbor Drive, No. 140, Stamford. Amount: \$492,800. Filed Dec. 27.

Parker, Jared and **Catherine Morrissey**, Fairfield, by David E. Hoyle. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 421 Sasco Hill Road, Fairfield. Amount: \$3,246,750. Filed Dec. 23.

Piedrahita, Roger Steve, Stamford, by Jeffrey Weiner. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 43 Oxford Court, Stamford. Amount: \$100,000. Filed Dec. 27.

Pietrucha, Lucyna, Fairfield, by Tara M. Kovach. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 345 Steiner St., Fairfield. Amount: \$32,018. Filed Dec. 26.

Popa, Deanna, Stamford, by Jonathan T. Hoffman. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 217 Bridge St., Unit E4, Stamford. Amount: \$433,750. Filed Dec. 23.

Qayyum, Zheala, Fairfield, by Karen Young. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 25 Twin Brooks Lane, Fairfield. Amount: \$99,870. Filed Dec. 27.

Rodriguez, Joe and **Shelly Ann Walker**, Stamford, by Nicola Corea. Lender: Nations Lending Corp., 4 Summit Park Drive, Suite 200, Independence, Ohio. Property: 47 Woodway Road, Unit 2, Stamford. Amount: \$293,000. Filed Dec. 26.

Ryan, Kathleen, Wilton, by George M. Xyles. Lender: Novus Home Mortgage 20225 Water Tower Blvd., Suite 400, Brookfield, Wisconsin. Property: 22 Grand St., Greenwich. Amount: \$766,500. Filed Dec. 26.

Schmoelzer, Herbert A. and **Bernadette Schmoelzer**, Stamford, by Maria C. Miller. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 92 Rachelle Ave., Stamford. Amount: \$160,000. Filed Dec. 27.

Serenio, Salvatore A. and **Kaylee M. Kerz**, Bridgeport, by Joseph L. Furnari Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 98 Alvin St., Fairfield. Amount: \$508,000. Filed Dec. 23.

Torsters, Peteris, Fairfield, by Kelly J. Gorman. Lender: Liberty Bank, 315 Main St., Middletown. Property: 67 Glen Ridge Road, Fairfield. Amount: \$284,000. Filed Dec. 26.

Vasquez, Juan Rafael and **Jennifer Barta**, Greenwich, by Kimberly A. O'Brien. Lender: Albright Credit Union, 14 Research Drive, Bethel. Property: 94 Florence Road, Riverside. Amount: \$50,000. Filed Dec. 23.

Walsh, Jesse, Stamford, by Charles A. Fiore. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 100 Gould Ave., Fairfield. Amount: \$810,000. Filed Dec. 24.

Wlody, George and **Vanessa Ortiz**, Trumbull, by Michael T. Barrett. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 850 E. Main St., Apt. 520, Stamford. Amount: \$494,505. Filed Dec. 24.

Zackson, Judith, Greenwich, by Jeremy E. Kaye. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 343 Taconic Road, Greenwich. Amount: \$3,330,000. Filed Dec. 26.

Zeldin, Jacob, Stamford, by Stuart Welkovich. Lender: Amy Zeldin and Todd Zeldin, 1694 Wildwood Road NE, Atlanta, Georgia. Property: 332 Mill Road, Stamford. Amount: \$858,000. Filed Dec. 27.

NEW BUSINESSES

AI Romo LLC, 354 Oaklawn Ave., Stamford 06905, c/o A Robles LLC. Filed Jan. 28.

Andreas Barkas d.b.a. **Barkas Site Development LLC**, 65 High Ridge Road, Suite 378, Stamford 06905, c/o Andreas Barkas. Filed Jan. 15.

Awesome Deals Worldwide, 111 Towne St., Stamford 06902, c/o Cohen Bradley Zeke. Filed Jan. 28.

Ballet Folklorico De Las Americas, 1078 E. Main St., Apt. 4E, Stamford 06902, c/o Adriana Paola Garcia Bohorquez. Filed Jan. 9.

Belle Vie By D, 135 Breezy Hill Road, Stamford 06903, c/o Dierdre Blohm. Filed Jan. 14.

Belles Lettres Romance, 8 Wallacks Lane, Stamford 06902, c/o Marrie Stephanie Misuzu Gwydyr. Filed Jan. 2.

CMVA Projects, 3 Kittredge St., Norwalk 06851, c/o Mavila Velarde Alvarez Carlos. Filed Jan. 17.

Crown Homes California LLC, 65 High Ridge Road, Suite 130, Stamford 06905, c/o Stephanie Bianca Ruais. Filed Jan. 2.

Dairy Queen, 885 Summer St., Stamford 06905, c/o Kari Pesavento. Filed Jan. 3.

Danmay, 15 Victory St., Apt. 2, Stamford 06902, c/o Danay Katarzyna. Filed Jan. 6.

Dorena's Coffe Truck, 92 Myrtle Ave., No.1, Stamford 06902, c/o Silvia Dorena Mo Guitz. Filed Jan. 7.

Dynasty Enterprises, P.O. Box 3052, Stamford 06905, c/o Chandra Moenay. Filed Jan. 27.

Dynasty Limousine, P.O. Box 3052, Stamford 06905, c/o Priya Moenay Chandra. Filed Jan. 27.

Fal Jr. LLC, 885 Summer St., Stamford 06905, c/o Frank Lucherini. Filed Jan. 22.

Grace of God Home Day Care, 11 Noble St., Stamford 06902, c/o Familia Yuferka. Filed Jan. 17.

AVP, Senior Software Development Engineer, Synchrony Bank, Stamford, CT. Dsgn sftwr soltns to meet bus & techncl reqrmnts. Req Bach's deg or foreign equiv deg, in Comp Sci, Comp Engg, Info Systs, or rel fld, + 5 yrs post-bach's, prgrssv, rel work exp. 100% Telecm-mtng permitted. To apply, email resume to HR Manager referencing job code CT0059 in subject line to: kristine.mackey@syf.com.

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. Eleanorais Lane, Tuckahoe, NY 10707. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63737

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

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 NPLUGGED, LLC. Articles of organization filed with SSNY on 1/18/2024. 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), 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), 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), 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

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 126 feet on a 140-foot-tall building at the approx. vicinity of 1 Father Finian Sullivan Drive, Yonkers, Westchester County, NY 10703. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corporation, Trenton

Clark, t.clark@trileaf.com, 1395 S Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067, (678) 653-8673. #63765

Notice of Formation of MONTE GRIFFITH LLC Art. Of Org. filed with SSNY on 6/6/24. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 91 Laurel Place New Rochelle, NY 10801. Purpose: any lawful purpose. #63766

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, March 27, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

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

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

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

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265445, PIN 881369, FA Proj , Rockland, Westchester Cos., BRIDGE REHABILITATION - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 10.00%

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.

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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%