



Six months on,  
Westchester  
Medical Center's  
pediatric head  
assesses  
her role

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The late Maria Fareri, the inspiration for the Maria Fareri Children's Hospital.

An artist's rendering of the Brenda Fareri Critical Care Tower at Maria Fareri Children's Hospital. Photographs courtesy Westchester Medical Center Health Network (WMC Health).

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# Depreciation write-offs for your business

BY NORMAN G. GRILL, CPA AND JOHN SHORTSLEEVE, CPA

Tax savings are often possible when your business puts newly acquired qualifying assets into service. Under Section 179 of the tax code, companies can take substantial depreciation deductions, subject to various limits adjusted annually for inflation.

Another potential write-off is for first-year bonus depreciation. Like the Sec. 179 deduction, bonus depreciation is subject to limits that change annually. But the limits are going down rather than up. And under the Tax Cuts and Jobs Act, bonus depreciation is scheduled to disappear after 2026.

## 01 Basics you need to know

Most tangible depreciable assets, such as equipment, furniture and fixtures, computer hardware, and some software, qualify for the Sec. 179 deduction in the year you purchase and place them in service. Vehicles also qualify, but they're subject to additional limitations.

For tax years beginning in 2025, the Sec. 179 deduction maxes out at \$1.25 million and begins to phase out when total qualifying assets exceed \$3.13 million (up from \$1.22 million and \$3.05 million, respectively, for 2024).

For qualifying assets placed in service in 2025, first-year bonus depreciation drops to 40% (from 60% in 2024). This figure is scheduled to drop to 20% for 2026 and to be eliminated in 2027. However, Congress may restore it to 100% before then.

## 02 How income affects your deduction

Under tax law, a Sec. 179 deduction can't result in an overall business taxable loss. So, the deduction is limited to your net aggregate taxable income from all your companies. This includes wages and other compensation, your net business income, net proceeds from selling business assets, and possibly net rental income.

If the business income limitation reduces your Sec. 179 deduction, you can carry forward the disallowed amount or use first-year bonus depreciation. Unlike Sec. 179, bonus depreciation isn't subject to dollar limits or phaseouts.

## 03 Sec. 179 deductions, first-year bonus depreciation or both?

You may still be undecided about the best tax-saving strategy for assets you purchased and placed in service in 2024. Here's an example that combines two methods:

In 2024 calendar-tax-year a C corporation purchased and placed in service \$500,000 of assets that qualify for the Sec. 179 deduction and first-year bonus depreciation. However, due to the taxable income limitation, the company's Sec. 179 deduction is limited to \$300,000, which can be claimed on the corporation's federal income tax return.

The company can deduct 60% of the remaining \$200,000 using first-year bonus depreciation (\$500,000 minus \$300,000). So, the write-offs for the year include 1) a Sec. 179 deduction of \$300,000 and 2) \$120,000 of bonus depreciation (60% of \$200,000). Thus, the company achieves \$420,000 in write-offs on its 2024 tax return, leaving only \$80,000 to depreciate in future tax years. (Note: If the business income limitation didn't apply, the company could have written off the entire amount under the Sec.

179 deduction rules because its asset additions were below the phaseout threshold.)

## 04 Don't go it alone

Depending on the details, you may have a robust depreciation deduction for 2024 and possibly depreciation to carry forward in 2025. However, maximizing the benefits of both depreciation methods can be complex. And it might adversely affect your company's eligibility for certain other deductions, such as the Section 199A qualified business income deduction for eligible pass-through businesses.



*This column is for information only and should not be taken as advice. Tax deductions can be complex and expensive to correct if mistakes are made. So consider getting the assistance of a qualified tax professional.*



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# MTA collected \$48.6M in Congestion Pricing tolls in January

BY PETER KATZ / pkatz@westfairinc.com

The Metropolitan Transportation Authority's (MTA) Finance Committee was told at its meeting Feb. 24 that the agency collected \$48.6 million in tolls from vehicles entering the Manhattan Central Business District under its Congestion Pricing plan during 27 days in January.

There were \$9.1 million in operating expenses that included items such as costs of operating the cameras and E-ZPass readers, customer service, collection of tolls by mail, and credit card fees. In addition, the MTA set aside \$2 million in an accrual fund that has been amassing funds to be used at a later time. The Financial Committee was told that the net revenues from the initial period of the Congestion Pricing program came to \$37.5 million.

The Finance Committee was told that 68% of the toll money came from passenger vehicles, 22% from taxis and vehicles for hire, 9% from trucks and 1% from buses and motorcycles.

In analyzing the toll collections by time of day, the MTA found that 95% of the tolls came from the peak periods of 5 a.m. to 9 p.m. on weekdays and 9 a.m. to 9 p.m. on weekends. The remaining 5% came from the time periods outside of the peak hours.

Based on the January collections, the MTA is projecting that it will have no trouble reaching \$500 million in toll collections from Congestion Pricing for 2025, provided that the toll collection is allowed to continue. President Trump last week ordered the program killed and the MTA quickly filed a lawsuit in federal court to block that action. U.S. Secretary of Transportation Sean Duffy, who is one of the defendants in the lawsuit, said he might be amenable to allowing Congestion Pricing to continue but only if tolls are reduced.

In addition to Duffy, the lawsuit names as defendants Gloria M. Shepherd, who is executive director of the Federal Highway Administration, and the U. S. Department of Transportation and the Federal Highway Administration.

The lawsuit says, in part, that although the attempt to terminate Congestion Pricing "is clearly contrary to law, it is perhaps unsurprising given that the Trump Administration has attempted to take a number of unilateral executive actions that have been challenged in and stopped by the

courts. These actions include attempts to freeze federal funding despite prior Congressional appropriations, to cut funding from the National Institutes of Health, and to redefine the Fourteenth Amendment's citizenship guarantee in a move that one court called "blatantly unconstitutional."

The lawsuit alleges that the Trump Administration has unlawfully terminated the prior federal government agreement that the tolling

program can proceed and that what is has done violates the Administrative Procedures Act and is arbitrary and capricious. The lawsuit also contends that the administration is violating the due process clause of the Constitution's Fifth Amendment as well as the National Environmental Policy Act.

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MTA Finance Committee meeting.

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# Speeders, distracted drivers beware of the camera in Fairfield

BY GARY LARKIN / glarkin@westfairinc.com

**FAIRFIELD – Automated traffic enforcement safety devices (ATESD), better known as speed and red light cameras, are a “go” for the town after the Representative Town Meeting approved an ordinance Monday night.**

After a three-hour debate at the Board of Education meeting room RTM members voted 32-6 to enact the ordinance. Now the town’s newly installed Fairfield Traffic Authority will administer the installation of the seven to 10 cameras that will be placed in six school zones.

“I recognize the legitimate concerns of some of our colleagues,” said Rep. Pierre Ratzki, one of a handful of sponsors of the ordinance. “But I think those concerns have been answered by our discussions and the merits of this ordinance.

“First of all, traffic safety is top priority. We get a lot of messages from our constituents about concerns over traffic violations. A child was hit in a school zone not that long ago. We want to make sure our children can walk to and from school safely. There has been an alarming rise in anti-social driving (accidents). This would reduce that.”

Although the final vote didn’t show it, there were several members who were concerned about the privacy of the data that would be collected and disseminated by the third-party vendor’s cameras.

“I do believe the intent and interest behind this is improving safety on our streets, accomplishing that in a cost-effective manner,” said Rep. Myke Hartigan. “All of that I am in support of. I am going to vote no on this proposal. I came to my decision by talking to a number of data security professionals and a lot of neighbors in my community.

“Even though the third-party vendor would collect the data and would have to destroy it within 90 days, there can still be plenty of valuable data to sell (and time to sell it). Data is going to be the real value to the vendor. I don’t know what the Town of Fairfield will be charged for the installation of the camera system, but I’m willing to bet it is significantly less than what can be made by selling the data by the vendor.”

He pointed to a hypothetical situation where an inordinate number of

speeding or red light tickets are given out in a particular neighborhood. Although, a person living there may not have been cited for speeding or running a red light, the insurance carrier may “ding” them for living in a high-risk insurance area.

The ordinance, which is allowed under a general statute passed by the state instituting the ATESD program, states the following: “The purpose of the use of automated traffic enforcement safety devices is to promote public safety and general welfare of the residents of and visitors to the Town, and its common interest to enact reasonable regulations pertaining to the reduction, control and/or prevention of traffic fatalities and pedestrian injuries and deaths so as to promote the public safety, convenience, general welfare, and quality of life of the Town’s residents.”

It goes on to state that “the Town of Fairfield (the ‘Town’) hereby authorizes the use of automated traffic enforcement safety devices at locations within school zones, pedestrian safety zones, and other places within the boundaries of Fairfield, Connecticut, provided that the locations of such devices are identified in a plan submitted to and approved by the Connecticut Department of Transportation.”

Ratzki pointed out the safeguards the state put in place in the general statute: “It doesn’t kick in until 10 miles over the speed limit, it’s not allowed to target particular cars and the cameras are car-neutral.”

Under the ordinance, a fine for a first violation would be \$50 and \$75 for each subsequent violation. There will be no points added to a driver’s license since it would be a town ordinance and a \$12.50 processing fee will be assessed when paying the fine online.

At the RTM meeting First Selectman Bill Gerber explained his reasoning behind including a revenue line for the ATESDs in the 2025-2026 proposed budget.

“Chief (Robert) Kalamaras looked into other towns,” Gerber said. “While the goal is safety, not to make money, I felt obligated by campaign promises not to accumulate budget surpluses. I felt obligated (to include \$50,000-\$75,000 in revenue) to include that in the budget.



Fairfield RTM Moderator Marcy Spolyar watches as Town Clerk Betsy Browne tabulates the vote during Monday’s RTM meeting on the installation of speed and red light cameras near schools. The ordinance passed 32-6 after three hours of debate.

“Traffic safety is top priority. A child was hit in a school zone not that long ago. We want to make sure our children can walk to and from school safely.”

– Rep. Pierre Ratzki

He said he came up with the figure based on there being 130 tickets issued per month at \$62.50 per ticket.

The chief, who was also at the RTM meeting, mentioned how he had spoken with the Board of Selectmen Monday morning about the possible revenue generated and cost of the cameras.

“I never did the calculations on it,” he said. “I spoke on this at the Board of Selectmen meeting this morning and I think they proposed nine or 10 cameras. At the same time, they were projected \$2.3 million for the first year and \$2.1 million in the years after. So, I think the number first selectman put forward is very conservative.”

One of the issues that came up during the three-hour debate on the ordinance included whether or not the newly installed Parking Traffic Authority should have to come before the RTM after it has approved its plan for carrying out the speed and red light camera plan. An amendment calling for that was defeated.

The ordinance calls for the Fairfield Traffic Authority to provide a written report each June to the Board of Selectmen and the Representative Town Meeting with a summary of the

total number of violations issued and the number at each location at which a ATESD is located in the previous year; the number of vehicle owners who have received more than one violation in the previous year; and recommendations of the authority for additional location for ATESDs based upon the previous year’s incidents of accidents.

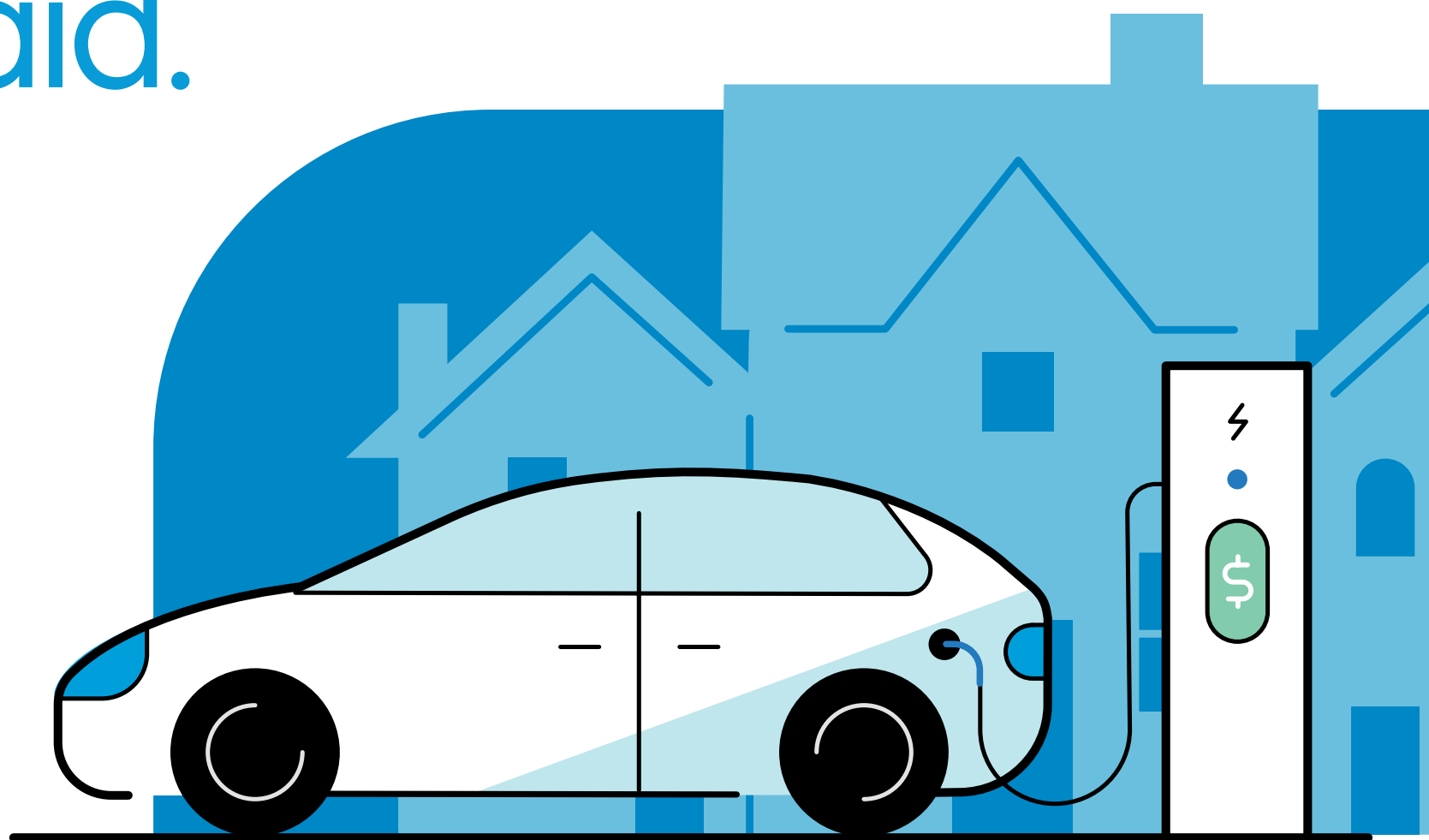
Under the ordinance, a person who receives an ATESD-generated ticket is entitled to appeal the ticket within 30 days of the mailing of the notice.

So far, the only town that has administered an ATESD program is Washington in Litchfield County. Many others, including nearby Milford and Stamford, are considering it or have approved such a plan.

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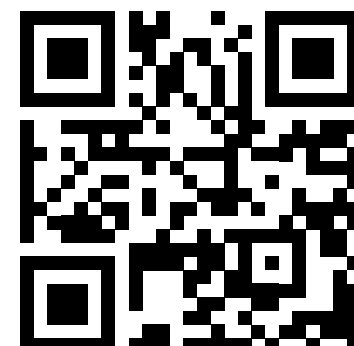
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An artist's rendering of the Brenda Fareri Critical Care Tower at Maria Fareri Children's Hospital. Photographs courtesy Westchester Medical Center Health Network (WMC Health).

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## WESTCHESTER MEDICAL CENTER ADVANCES NEW LEADERSHIP AND CRITICAL CARE CENTER

BY GEORGETTE GOUVEIA /  
ggouveia@westfairinc.com

Winter has been a big season for Westchester Medical Center – the flagship hospital in the Westchester Medical Center Health Network (WMCHHealth), a 1,700-bed health-care system headquartered in Valhalla, with nine hospitals on seven campuses spanning 6,200 square miles of the Hudson Valley.

On Wednesday, Feb. 26, the center's Maria Fareri Children's Hospital received a \$5 million donation from John and Brenda Fareri, whose daughter Maria was the hospital's inspiration. The five-story, 162,000-square-foot Brenda Fareri Critical Care Tower, which is projected to open in 2026 at a cost of \$220 million, will feature 128 private patient rooms, all Intensive Care Unit capable to support the technology and level of care necessary for the most critically ill and injured individuals.

The late Maria Fareri, the inspiration for the Maria Fareri Chil-

dren's Hospital.

Maria Fareri is the only hospital in the United States named for a child. Maria was 13, an eighth grader at Central Middle School in Greenwich, when she succumbed to rabies after being bitten by a bat one night as she slept. The unnoticed incident left only a pinprick mark and early symptoms that mimicked other viruses. If caught early, rabies is curable by vaccine. By the time the classic symptoms appeared in Maria, however, including a refusal to drink water, it was too late. Maria died on Oct. 3, 1995 at Westchester Medical Center.

Learning that their daughter had wished for the health and well-being of the world's children as part of a school project, John and Brenda – a developer (Fareri Associates LP) and a nurse respectively – dedicated themselves to helping create a children's hospital that would combine state-of-the-art care with a nurturing environment for young ones. The \$150 million Maria Fareri Children's Hospital opened in 2004. (Ten years later, its and Maria's stories would become the subject of the film "Louder Than Words," starring David Duchovny and Hope Davis.)

With the new building project has

come new leadership. In August, Erika Berman Rosenzweig, M.D., succeeded Michael Gewitz, M.D. as director of the medical center's Department of Pediatrics and the William Russell McCurdy physician-in-chief of the children's hospital. She also succeeded Leonard Newman, M.D., as a professor and chair of pediatrics at the affiliated New York Medical College (NYMC) School of Medicine. (See story on Page 12.)

In January, WMCHHealth has named Leo Bodden, MBA, CHCIO, CDH-E, CCIE as senior vice president, chief information officer (CIO), to integrate and standardize all the technologies the network uses.

Then two weeks ago, the network appointed David Lubarsky, M.D., MBA, FASA, president and CEO of WMCHHealth. Lubarsky, who previously served as CEO of University of California Davis Health, is no stranger to the area or the medical center.

A graduate of Edgemont High School in Greenburgh; Washington University in St. Louis (Bachelor of Arts in history and medical degree, first graduate of its Scholars Program in Medicine); and Duke University's Fuqua School of Business, (finishing

as valedictorian with his MBA), Lubarsky began his medical career as an internal medicine intern at Westchester Medical Center.

"While I wasn't actively seeking a new role, I was open to considering an opportunity where I could make a real impact on patients' lives – especially in a place that holds personal significance," he said. "I have always admired WMCHHealth's mission – delivering top-tier, specialized medical care while staying deeply connected to its communities. Returning to WMCHHealth is incredibly meaningful to me. This is where I began my career, and I'm honored to have the opportunity to give back to a community that was so formative."

Overseeing more than 12,000 employees, nearly 3,000 attending physicians and 1,700 inpatient beds across its hospitals, Lubarsky is tasked with strengthening the health network, expanding access to care, integrating facilities, advancing AI-driven health care, optimizing system operations and shepherding capital initiatives like the critical care tower.

He succeeds Michael D. Israel, who led WMCHHealth for nearly two decades and last year announced his retirement.

"Throughout his career, Dr. Lubarsky has demonstrated visionary leadership in managing complex health-care organizations," said Zubeen Shroff, chairman of the Westchester County Health Care Corp. (WCHCC) Board of Directors. "His track record of driving financial and operational excellence, while prioritizing patient experience and expanding community access to care, makes him exceptionally qualified for this role. With his dedication to innovation and patient care, Dr. Lubarsky will position WMCHHealth to continue growing and evolving to serve our diverse communities."



Leo Bodden, MBA, CHCIO, CDH-E, CCIE, asenior vice president and chief information officer (CIO) of WMC Health.



David Lubarsky, M.D., president and CEO of WMC Health.

# Former Harrison restaurant wants \$4M for lockout

BY BILL HELTZEL / bheltzel@westfairinc.com

**A former Harrison restaurant is demanding \$4 million from a landlord that allegedly locked it out of the business illegally last year after Valentine's Day.**

Two 7 Three Kitchen Corp. accused Auburndale Properties Inc. of wrongful eviction, in a complaint filed on Feb. 13 in Westchester Supreme Court.

The lockout, the complaint states, has caused "loss of customers, loss of reputation, and loss of revenues."

Constantine Kalandranis formed Two 7 Three Kitchen Corp. in 2015. He opened 273 Kitchen on the first floor of a 3-story building at 273 Halstead Ave., Harrison. Later, he renamed it The Greekish.

The restaurant leased the space from Q&Y 15 Inc. for five years. In 2023 the lease was extended for five years, through May 2028.

Q&Y 15 Inc. sold the building in December 2023 to an affiliate of Auburndale Properties Inc., of Woodcliff Lake, New Jersey, for \$1.5 million, according to a property record.

Early last year the space was being renovated for Valentine's Day and restaurant week, according to the complaint, and everyone knew that

the owner wanted to sell the business or rebrand the restaurant.

But when the restauranter tried to enter the business on Feb. 16, he discovered that the locks had been changed.

The restaurant had paid the monthly rent as it came due, the complaint states, and the landlord had given no notice of an eviction.

Since the lockout, the business claims it has been unable to get back a \$12,000 security deposit or reclaim furniture, fixture and equipment valued at \$250,000.

Two 7 Three Kitchen Corp. accused Auburndale Properties Inc. of wrongful eviction and conversion; breach of contract; breach of lease; and negligent conduct.

It is demanding \$1 million for each alleged violation, unspecified punitive damages, return of the \$12,000 security deposit, and the right to enter the building to collect its property.

Auburndale Properties did not reply to an email asking for its responses to the allegations.

Two 7 Three Kitchen Corp. is represented by White Plains attorney Michael J. Raneri.

"The lockout has caused 'loss of customers, loss of reputation, and loss of revenues.'"



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# Anti-Musk, Trump, demonstration at Tesla dealership in Mount Kisco

BY PETER KATZ / pkatz@westfairinc.com

An estimated 300 people participated in a demonstration on the public sidewalk in front of a Tesla dealership in Mount Kisco on Feb. 22, part of a growing number of demonstrations staged at Tesla dealerships across the U.S. against Elon Musk and Donald Trump.

Musk and his team of computer people have gained entry to systems at the Treasury Department, Social Security, Internal Revenue Service and other government departments. They have accessed personal, sensitive data on U.S. citizens and companies, including Social Security numbers, bank account numbers, tax returns, and medical records. At the behest of Trump, they have been at the forefront of firing federal workers and shutting down federal government operations.

Musk has been the CEO of Tesla since 2008 and many people think of him as being synonymous with Tesla Motors, which was founded in 2003 by Martin Eberhard and Marc

Tarpenning. An estimated one-third of Musk's fortune consists of Tesla stock.

Because of the association of Musk and Tesla, protestors against the dismantling of the federal government currently underway by Musk and President Donald Trump have used Tesla dealerships as a background for

some of their demonstrations. Rolling Stone reported that Tesla dealerships in about 100 U.S. cities have been the locations for demonstrations.

Many of the demonstrations have been organized using the internet as a communications tool. For example, Indivisible Putnam Progressives was among the groups to announce online the sidewalk demonstration at the Tesla showroom at 115 Kisco Ave., in Mount Kisco from 1 to 3 p.m. on Saturday, Feb. 22.

The group's internet post urged people to bring signs and their voices.

Francesca Hagadus, who is a former member of the Mount Pleasant Town Board and is current vice chair of the Mount Pleasant Democratic Com-

"This was about Elon Musk. Elon Musk was not elected by us. He is overstepping his bounds."

— Francesca Hagadus



Demonstration at Tesla dealership in Mount Kisco

mittee, attended the demonstration in Mount Kisco and told the Business Journal, "This was about Elon Musk. Elon Musk was not elected by us. He is overstepping his bounds. He's not even a paid consultant."

She said that the signs carried by demonstrators were homemade and that the demonstrators received a lot of support and encouragement from motorists who were driving by.

"There would be an occasional Trumper who yelled something at us but everybody else was beeping their horns and giving a thumbs up," Hagadus said. "There was a Trump car that went by that had Trump slogans painted on the side. We were not

protesting a private dealership. What we were protesting is in the hope that people will recognize the symbolism of Tesla and Elon Musk."

Hagadus said that although some people feel angry and powerless right now, there still are things they can do including calling their elected representatives' offices and leaving messages with staffers.

Hagadus noted that some people in the crowd at the Tesla dealership said this was the third demonstration they had been at during the week, including one at the federal courthouse in White Plains and another outside of Senate Minority Leader Chuck Schumer's office in Peekskill.

## GOVERNMENT

# Delgado announces he's not running for reelection

BY PETER KATZ / pkatz@westfairinc.com



"He is simply not interested in doing the job of Lieutenant Governor."

— Anthony Hoglebe

New York's Lieutenant Governor Antonio Delgado says he will not be running for another term in the post on a ticket with Gov. Kathy Hochul. Delgado did not say what he plans to do but did hold out the possibility of running for public office again in a role other than lieutenant governor.

Delgado was appointed to the post of lieutenant governor in May 2022 by Hochul, who had become governor in August 2021 after Andrew Cuomo left the position. Delgado had worked in the music industry and served in Congress representing New York's 19th Congressional District.

Hochul's Communications Director

Anthony Hoglebe issued a statement saying, "Antonio Delgado finally said out loud what has been obvious for quite some time: he is simply not interested in doing the job of the Lieutenant Governor of the State of New York. Governor Hochul had already begun taking steps to identify a new running mate for 2026. We will also be reallocating responsibilities

within the administration to ensure that important initiatives that had been within the Lieutenant Governor's office are no longer neglected. Governor Hochul wishes him the best in his future endeavors."

There has been some speculation that Delgado is interested in running for governor.



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# Doctor claims he was illegally fired for pending criminal charges

BY BILL HELTZEL / bheltzel@westfairinc.com

"Dr. Bhatia, a person of moral integrity and professional conduct, decided to go and meet the officers himself."

— Lawsuit Complaint

**A doctor who was suspended and then fired while he was under investigation for allegedly sexually molesting his best friend's 7-year-old daughter claims he was fired illegally.**

Nitin Bhatia, of Ridgefield, New Jersey, accused ENT and Allergy Associates, Tarrytown, and Aetna Health Inc. of violating due process, in a complaint filed on Feb. 14 in Westchester Supreme Court.

The medical practice hired Bhatia in 2014, and by 2020 his career was blossoming. He was told that he would be receiving a \$60,046 bonus. He had been made a partner at the end of 2019 and was to become a full partner in September 2020, entitling him to more lucrative compensation.

But on June 16, 2020, he was put on administrative leave, without pay, pending resolution of criminal charges in Pennsylvania, according to his lawsuit. On June 30, Aetna terminated his provider agreement, cutting off insurance payments.

On Oct. 1, 2020, he was fired.

The abrupt reversal of fortune was based on criminal charges brought against Bhatia in May 2020 by Pocono Mountain Regional Police.

Bhatia and his best friend attended a physicians conference at the Kalahari Water Park hotel, and their families had shared a penthouse suite.

His friend's 7-year-old daughter was sleeping on a living room sofa, according to police reports, when Bhatia, who was intoxicated, alleged-

ly sexually assaulted her.

Bhatia was charged with five felonies and four misdemeanors, including the primary charge of aggravated indecent assault of a child.

Bhatia argues in his lawsuit that Aetna and ENT and Allergy Associates violated state and federal laws, as well as procedures spelled out in their contracts.

He was not given 30 days notice of their actions, for instance, or given a fair hearing to explain what happened or to confront his accuser.

Aetna terminated their provider agreement "without cause," the complaint states. But then the letter contradicts itself, stating "We are doing this because of indictment, arrest or conviction of a felony."

Bhatia claims he "was never arrested," according to the complaint. Instead, he says, he surrendered to police, posted bond, was released on the same day, and was presumed innocent unless proven guilty.

"Dr. Bhatia, a person of moral integrity and professional conduct decided to go and meet the officers himself," the complaint states, and "out of courtesy of the court was released on bond immediately."

According to a police report, a warrant was issued and Bhatia turned himself in around 11 a.m. He was taken into custody, handcuffed, and taken to the Monroe County Correctional Facility. Sometime after 4 p.m., he posted bail and was released.

In August 2022, Bhatia entered a no contest plea, by which he did



not admit guilt but agreed to accept a conviction. The criminal docket does not say exactly what charge or charges he pleaded.

Bhatia is asking the court to declare that his termination was unlawful, that he is still a partner at ENT and Allergy Associates, and that he is entitled to monetary damages and profits from the medical practice.

ENT and Allergy Associates does not comment on pending legal matters, chief legal officer Avia Cohen Pierson stated in an email.

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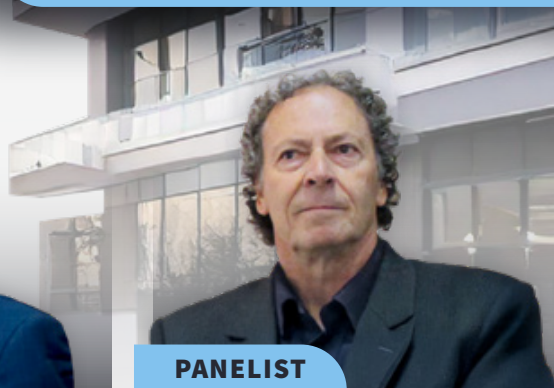
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# Six months on, Westchester Medical Center's pediatric head assesses her role

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Erika Berman Rosenzweig, M.D., is the head of pediatrics at New York Medical College School of Medicine and the affiliated Westchester Medical Center, both in Valhalla. *Courtesy Westchester Medical Center.*

"Maria Fareri Children's Hospital has top academic excellence in a community-facing, warm and patient-centered environment. Our teams are experts at caring for some of the most complex and critically ill children. There is no need to go anywhere else for their child's care."

— Dr. Rosenzweig

It's been six months since Erika Berman Rosenzweig, M.D., an expert in pulmonary hypertension, became chair of the Department of Pediatrics at the Valhalla-based New York Medical College (NYMC) School of Medicine; and director of the Department of Pediatrics at the affiliated Westchester Medical Center, the flagship hospital in the Westchester Medical Center Health Network (WMCHHealth). At that time, she also became the William Russell McCurdy physician-in-chief at WMCHHealth's Maria Fareri Children's Hospital, whose Brenda Fareri Critical Care Tower will be launched in 2026. (See related story on Page 6.)

In treating pulmonary hypertension — a life-threatening condition that affects children and adults — Rosenzweig serves in leadership roles in the Pulmonary Hypertension Association and the Pediatric Pulmonary Hypertension Network of North America; and had a 24-year tenure on the faculty of Columbia University Irving Medical Center/NewYork-Presbyterian Hospital, rising to professor and vice chairman for clinical and translational research of the

Department of Pediatrics and director of the Adult and Pediatric Pulmonary Hypertension Comprehensive Care Center.

Rosenzweig has authored or co-authored more than 250 scientific publications and has been editor-in-chief of the journal *Advances in Pulmonary Hypertension*. She has also led more than 50 clinical trials developing novel therapeutic approaches for the treatment of the condition. A Rye Brook resident, Rosenzweig continues to care for patients with pulmonary hypertension referred to her from around the world.

Recently, she took time from her schedule to answer some questions from the *Westfair Business Journal*:

## **Dr. Rosenzweig, what attracted you to New York Medical College and Westchester Medical Center?**

"When I was initially approached about the opportunity to lead Maria Fareri Children's Hospital, I wasn't actively looking for a career shift. However, after only a few conversations, I was pleasantly surprised at how I was immediately drawn into the opportunity to lead the region's advanced care pediatric center.

"Having lived my adult life in this region, I was shocked at how little I really knew about this hidden treasure. What I did know, however, was that most families with an ill child do not want to have to travel all the way to a big city for their child's care, whether routine or complex, acute or chronic.

"As I researched more about the teams, specialized programs and opportunities, I was deeply impressed and frankly intrigued. Maria Fareri Children's Hospital stands uniquely in New York as an academic children's hospital on a campus with a medical college (NYMC) and nestled within the WMCHHealth Network, which delivers a community feel to the highest-level care. I saw a combination of programs of excellence that are or have the potential to be nationally recognized and some that will flourish and grow with some nurturing.

"It was clear to me that Maria Fareri Children's Hospital had all the ingredients for success, ranging from Level I pediatric trauma and critical care to the highest-level neonatal ICU, to name just a few. I was particularly inspired by the hospital's commitment to innovation and its strong academic partnership with New York Medical College, which creates an environment where clinical care, research and education intersect to advance the field of pediatrics. I had many leadership roles previously, but this one had the

potential to fit like a glove.

"For me, I knew that the opportunity to raise the bar in Westchester and the Hudson Valley for pediatric care could be transformative in elevating children's health across the entire region and well beyond."

## **Pulmonary hypertension is an unusual field. Tell us about the condition and how it is treated.**

"Most people don't know what pulmonary hypertension is. To put it simply, pulmonary hypertension is a potentially lethal disease that affects the circulation of the lungs, which sits between the right and left sides of the heart. When the pressure goes up, as in pulmonary hypertension, patients suffer from right-sided heart strain and, in the worst case, right-sided heart failure. It can affect people of all ages but is seen most commonly in children with congenital heart disease and premature infants.

"For children, this can equate to difficulty breathing, frequent respiratory infections and inability to perform usual day-to-day activities due to shortness of breath. I have been fortunate to have been in the field since its inception when there was only one drug in the form of a continuous infusion available for both children and adults. I have been involved in most of the clinical trials that have prompted FDA (U.S. Food and Drug Administration) drug approvals for



**Maria Fareri  
Children's Hospital**  
Westchester Medical Center Health Network

pulmonary hypertension, and I'm very happy to say that after two and a half decades in the field, we now have 14-plus medications available to treat pulmonary hypertension.

"Of note, most of the research has been done in adults, and we are required to treat children off-label with these medications, which is why it requires a very high level of expertise at a program suited to care for pediatric pulmonary hypertension patients, like Maria Fareri Children's Hospital and Westchester Medical Center.

"The good news is that while pulmonary hypertension remains a serious and potentially lethal disease, we have many treatments available. I even have patients I manage at Maria Fareri Children's Hospital that I have been treating for over 25 years.

"I am so delighted to bring this expertise and our new pediatric pulmonary hypertension center here to Maria Fareri Children's Hospital as the very first and only pediatric pulmonary hypertension center in Westchester County and the Hudson Valley and one of only a handful across the country.

"I am also extremely proud to join my adult cardiology colleagues in expanding the adult pulmonary hypertension center at Westchester Medical Center substantially. To be able to provide this level of care and service in this region is truly exciting for me and the team as we aim to save many precious lives."

**With the new Brenda Fareri Critical Care Tower underway, what plans do you have for the Maria Fareri Children's Hospital?**

"I have many goals....Most importantly, every goal that we set is carved around the core mission to provide the very best care for all children and their families in the Hudson Valley and beyond.

"Every single opportunity and program that we build will be around that mission, set 20 years ago and inspired by Maria Fareri's wish of wanting to heal all the children of the world. This is a promise that fills the walls of this amazing children's hospital and one that is woven into our plans to innovate and shape the next 20 years.

"We will expand upon the existing excellence in the areas of critical care medicine, cardiac, neurology, trauma,

gastroenterology, hematology and oncology, neonatal and more, plus all of our inpatient services. We will use digital science to help us innovate, using the latest technology to provide the most advanced care to our patients and ensure we are reaching them where they are. Our digital footprint will expand so we can partner with our communities even more meaningfully as we address the current children's health crisis.

"Maria Fareri Children's Hospital has top academic excellence in a community-facing, warm and patient-centered environment. Our teams are experts at caring for some of the most complex and critically ill children. As I come to know Maria Fareri Children's Hospital, I feel very confident letting people know that there is no need to go anywhere else for their child's care. Here, we will be with families every step of the way."

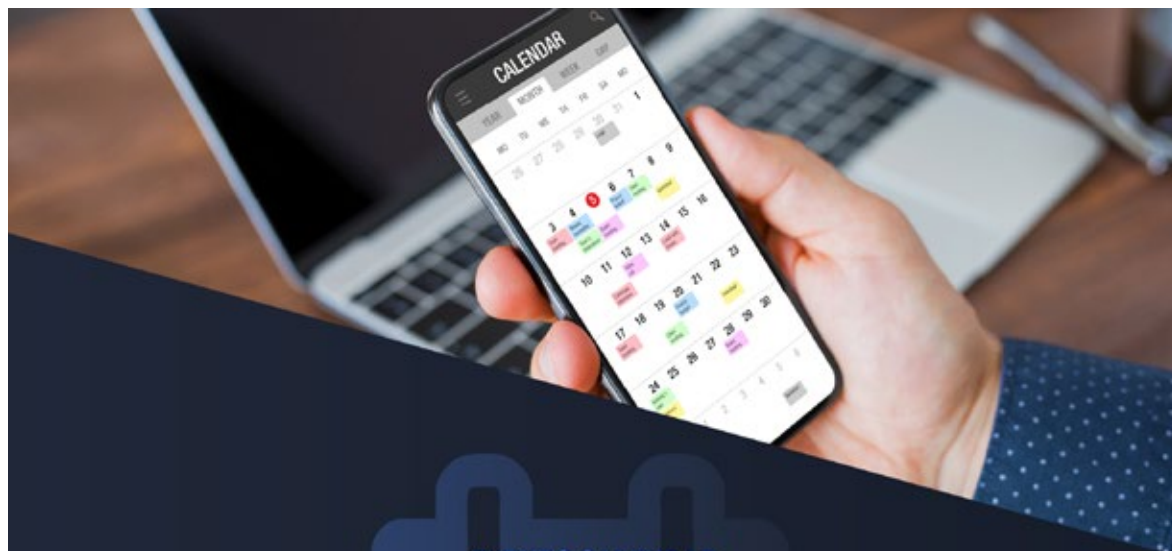
**Tell us about your path to becoming a doctor: Was medicine always in the picture?**

"...I grew up in Long Island, New York, in a family of five. I knew at a very early age I wanted to be a doctor. First inspired by my ophthalmologist with frequent visits when I was just 5 years old, I developed over the years a deep passion for helping people and a love for science.

"At a time when not many women were going into medicine, it was my father's encouragement that also inspired me. My dad tells the story about us being on a dock in Montauk when the fisherman pulled in a shark. I was mesmerized by the beating heart that was visible, and he predicted then I was destined for medicine and, ironically, pediatric cardiology.

"I attended undergraduate school at the University of Michigan and then returned home to New York, where I attended Mount Sinai Medical School. I spent the next three decades at Columbia University in New York City. It was there that I found my mentor, Robyn Barst, M.D., the field of pulmonary hypertension and built my career as a pulmonary hypertension expert throughout the years....

"A long journey and many experiences have shaped my passion for ensuring that children receive the very best."



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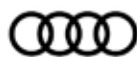
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## WESTCHESTER

**U.S. Bankruptcy Court White Plains and Poughkeepsie Local business cases, Feb. 19 - 25**

**Stone Haretige Capital LLC, Bloomingburg, Willie Degraw, member,** 25-35179-KYP: Chapter 11, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

**JW Realty Holdings LLC, Monroe, Yitzchok Weiner, managing member,** 25-35180-KYP: Chapter 11, assets \$1.35 million, liabilities \$1.155 million. Attorney: Jonathan S. Pasternak.

**1 Dalfonso LLC: Newburgh, Aron Ostreicher, owner,** 25-35193-KYP: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

**U.S. District Court, White Plains Local business cases, Feb. 19 - 25**

**Village of Nyack vs. Professional Disposables Inc., Orangeburg, et al,** 25-cv-1409-PMH: Environmental matters. Attorney: Robert Gitelman.

**Congregation Rabbinical Institute of Tartikov Inc., Monsey, et al, vs. village of Pomona, et al,** 25-cv-1471-NSR: Civil rights. Attorney: Joseph A. Churgin.

**T.V. Seshan, M.D., PC, White Plains vs. Empire Blue Cross Blue Shield,** 25-cv-1556-NSR: U.S. Arbitration Act. Attorney: Debra A. Clifford.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores  
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Phone: 914-694-3600

**Westchester Teamsters Local Union No. 456, Elmsford, et al, vs. Saltarelli Industries Inc., Yonkers, et al,** 25-cv-1578: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

**Wampus Mills LLC, Armonk, et al, vs. town of North Castle,** 25-cv-1582: Violation of due process. Attorney: Katharine R. Wendle.

**Federal Tax Liens, \$10,000 or greater, Westchester County, Feb. 19 - 25**

**409 Broadway LLC:** Yonkers, 2014, 2015, 2018, 2022 - 2023 quarterly taxes and failure to file correct information, \$12,991.

**Araman, Paul:** South Salem, 2020, 2022 - 2023 personal income, \$493,101.

**Athans, Timothy D.:** Tuckahoe, 2022 personal income, \$98,942.

**Bloiso, Carolyn:** Chappaqua, 2019 personal income, \$34,385.

**Brantley, Michael:** Yonkers, 2018, 2020 personal income, \$15,588.

**Drangel, Jason M. and Jessica L. Drangel:** Purchase, 2021, 2023 personal income, \$343,814.

**Fogler, Jonathan:** North Salem, 2023 personal income, \$14,054.

**Forte, Anthony P.:** Harrison, 2023 personal income, \$19,327.

**Friends of the Mozartina Musical Arts Conservatory Inc.:** Tarrytown, failure to file correct information, \$58,637.

**George, Sarah:** Tuckahoe, 2022 personal income, \$98,942.

**Gerard, William and Virginia Gerard:** North Salem, 2018 personal income, \$37,815.

**Gioscia, Michael and Clorissa Gioscia:** Briarcliff, 2023 personal income, \$137,492.

**Jose, Cinthia Polanco:** Yonkers, 2021 personal income, \$32,430.

**Kelly, Christophe E.:** South Salem, 2014, 2015, 2018 personal income, \$42,351.

**Klingensmith, Mark and Mallory Klingensmith:** Pelham, 2020, 2023 personal income, \$70,982.

**Nusbaum, Lawrence III:** White Plains, 2019 personal income, \$18,762.

**O'Shea, Kevin T.:** Chappaqua, 2014, 2016, 2019 personal income, \$178,929.

**Rusin, Carolyn:** White Plains, 2016, 2018 - 2022 personal income, \$525,016.

**Schoch, David C.:** Yonkers, 2023 personal income, \$123,247.

**Volcy, Daniela:** Elmsford, 2018 personal income, \$36,763.

**Weinig, Jacob:** Scarsdale, 2019 personal income, \$950,953.

**Williams, Troy and M. Coyo Williams:** White Plains, 2020 - 2023 personal income, \$54,029.

## DEEDS

## Above \$1 million

**1179 Yonkers Avenue New York LLC,** Brooklyn. Seller: 1179-1185 Yonkers Avenue LLC, Brooklyn. Property: 1179 Yonkers Ave., Yonkers. Amount: \$7.5 million. Filed Feb. 4.

**219 Mamaroneck Avenue Realty LLC,** Harrison. Seller: Milber 219 Mamaroneck LLC, Mamaroneck. Property: 219 Mamaroneck Ave., Mamaroneck. Amount: \$2.2 million. Filed Feb. 4.

**29 Winfield Avenue LLC,** Mount Kisco. Seller: Eric R. Hermann, Park City, Utah. Property: 29 Winfield Ave., Harrison. Amount: \$3.1 million. Filed Jan. 30.

**2SM Development LLC,** Miami, Florida. Seller: Sudershan K. Singla, Port Chester. Property: 106 Westchester Ave., Rye Town. Amount: \$1.2 million. Filed Jan. 29.

**467 Midland Avenue LLC,** New York. Seller: Christopher Villata, Rye. Property: 467 Midland Ave., Rye City. Amount: \$1.1 million. Filed Feb. 3.

**5 Seymour Place LLC,** White Plains. Seller: Annette M. Kaicher, White Plains. Property: 5 Seymour Place, White Plains. Amount: \$1.1 million. Filed Feb. 3.

**Bhasin, Gagan,** Lake Forest Park, Washington. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 2 Dewitt Drive, New Castle. Amount: \$1.6 million. Filed Feb. 3.

**Cohn, Barbara H.,** Chappaqua. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 43 Lila Lane, New Castle. Amount: \$1.8 million. Filed Feb. 3.

**Duhani LLC,** Brewster. Seller: Helen Tunick, Carmel. Property: 66 Main St., Bedford. Amount: \$1.1 million. Filed Jan. 30.

**Frank & Debra Coletto Family Revocable Living Trust,** Mineola. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 4 Dewitt Drive, New Castle. Amount: \$1.4 million. Filed Jan. 30.

**FS Credit 360 Huguenot LLC,** New York. Seller: RXR 587 Main Owner LLC, New York. Property: 360 Huguenot St., New Rochelle. Amount: \$122 million. Filed Feb. 4.

**Grace Lane Ventures LLC,** Ossining. Seller: Robert Gatti, Ossining. Property: 46 Grace Lane, New Castle. Amount: \$1.2 million. Filed Jan. 31.

**Hazelnut Home LLC,** New York. Seller: Mark A. Walsh, Pound Ridge. Property: 125 Horseshoe Hill Road, Pound Ridge. Amount: \$1.6 million. Filed Jan. 29.

**MPG HIX 6 LLC,** Scarsdale. Seller: Hix Park Inc., Rye. Property: 6 Hix Ave., Rye City. Amount: \$1.4 million. Filed Jan. 30.

**Saidenberg, Doug,** New York. Seller: FMF 114 Birchall Drive LLC, New York. Property: 114 Birchall Drive, Scarsdale. Amount: \$3.3 million. Filed Jan. 30.

**Schwarcz, Jeffrey,** New Rochelle. Seller: 349 Oxford LLC, New Rochelle. Property: 349 Oxford Road, New Rochelle. Amount: \$2.5 million. Filed Feb. 4.

**Smith, Jackie K. II,** Pelham. Seller: 95 Eighth Street LLC, White Plains. Property: 95 Eighth St., Pelham. Amount: \$1 million. Filed Feb. 5.

**US Highking Asset Management Inc.,** Scarsdale. Seller: Alan M. Waxenberg, Scarsdale. Property: 28 Farragut Road, Scarsdale. Amount: \$1.7 million. Filed Feb. 3.

**Votto, Peter J.,** Fairfield, Connecticut. Seller: Morgan Immovable Property Corp., Locus Valley. Property: 22 Allapartus Road, New Castle. Amount: \$1.5 million. Filed Feb. 5.

**Weintraub, Jared,** New York. Seller: Pleasant Properties LLC, Bronx. Property: 33 Chatham Road, New Castle. Amount: \$1.1 million. Filed Jan. 30.

**Westchester Beavers LLC,** Scarsdale. Seller: Maira E. Barbieri, Stamford, Connecticut. Property: 89 Frances Ave., Harrison. Amount: \$1.2 million. Filed Feb. 5.

## Below \$1 million

**135 Stone Oaks LLC,** Greenwich, Connecticut. Seller: Mary P. Ware, Hartsdale. Property: 135 Stone Oaks Drive, Greenburgh. Amount: \$752,000. Filed Jan. 31.

**441 Kimball Avenue LLC,** Yonkers. Seller: Vivian H. Berger, White Plains. Property: 441 Kimball Ave., Yonkers. Amount: \$472,000. Filed Feb. 3.

**48 High Realty LLC,** Bedford Corners. Seller: Nordic Holdings LLC, South Salem. Property: 48. High St., Bedford. Amount: \$600,000. Filed Feb. 3.

**6 Warburton LLC,** New York. Seller: Warburton Realty Corp., Hackensack, New Jersey. Property: 6 Warburton Ave., Yonkers. Amount: \$970,000. Filed Feb. 3.

**AR Development New York LLC,** Kew Gardens. Seller: Rebecca J. Horton, Yonkers. Property: 35 Lake Ave., Yonkers. Amount: \$555,000. Filed Feb. 3.

**Berdino Properties LLC,** Elmsford. Seller: 121 Lafayette Avenue Associates LLC, White Plains. Property: 113 Washington Ave., North Castle. Amount: \$130,000. Filed Feb. 4.

**Bruncaj, Avdyl,** Yonkers. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 58 Underhill Road, Greenburgh. Amount: \$875,000. Filed Feb. 3.

**Carchipulla, Milton P. U.,** Peekskill. Seller: Pie Hole Group LLC, Mount Kisco. Property: 167 Union Ave., Peekskill. Amount: \$563,000. Filed Jan. 31.

**Equity Trust Company Custodian, Ira Matthew Hawley Ira,** Cortlandt Manor. Seller: JPMorgan Chase Bank NA, West Palm Beach, Florida. Property: 3-06 Brooke Club Drive, Ossining. Amount: \$351,000. Filed Jan. 30.

**Fajardo, Cristian T.,** Ossining. Seller: US Bank Trust NA, Dallas, Texas. Property: 21 Richmond Place, Cortlandt. Amount: \$369,000. Filed Jan. 29.

**Galaxy 17 LLC,** Hastings-on-Hudson. Seller: John F. Kopchik, Hastings-on-Hudson. Property: 17 Division St., Greenburgh. Amount: \$800,000. Filed Feb. 5.

**Gargurevich, Jessica,** Tamarac, Florida. Seller: 111 Lawton St LLC, New York. Property: 111 Lawton St., Yonkers. Amount: \$490,000. Filed Feb. 3.

**Grace Lane Ventures LLC,** Ossining. Seller: Robert D. Gatti, Ossining. Property: Grace Lane, New Castle. Amount: \$200,000. Filed Jan. 28.

**Lestyne, Jeffrey M.,** Harrison. Seller: 147 Harrison Avenue Associates LLC, Harrison. Property: 147 Harrison Ave., Harrison. Amount: \$640,000. Filed Jan. 31.

**MGM Home Management LLC**, Valhalla. Seller: Maureen E. Mohammed, Poughkeepsie. Property: 56D Kirby Close, Yorktown. Amount: \$260,000. Filed Feb. 3.

**Mouts, Meletios**, Bronxville. Seller: Fat Wing Candice Connecticut LLC, Yorktown Heights. Property: 2965 Gomer St., Yorktown. Amount: \$525,000. Filed Feb. 3.

**Saeed, Babra**, Yorktown Heights. Seller: Hillside Board LLC, Scarsdale. Property: 892 Feris Place, Yorktown. Amount: \$740,000. Filed Feb. 3.

**Tarasova, Ostine**, New Rochelle. Seller: WY Group NR LLC, White Plains. Property: 175 Huguenot St., New Rochelle. Amount: \$585,000. Filed Feb. 5.

**Tarkhan, Yazan**, Yonkers. Seller: 46 Livingston LLC, Yonkers. Property: 44 Livingston Ave., Yonkers. Amount: \$625,000. Filed Feb. 5.

**Wilmington Savings Fund Society FSB**, Anaheim, California. Seller: Julie A. Cherico, White Plains. Property: 1500 Cross Road, Yorktown. Amount: \$679,000. Filed Feb. 4.

## JUDGMENTS

**Cortlandt Manor**. Yonkers. \$2,099 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Franklyn, Arden**, White Plains. \$2,514 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Fugazy, Gianni**, Harrison. \$1,015 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Gallipoli, Kimberly M.**, New York. \$4,234 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

**Garcia, Carolyn**, Bronx. \$2,830 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Garrett, Dashawnda**, Yonkers. \$1,079 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**George, Kevisha K.**, Bronx. \$1,444 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

**Gladman, Christian J.**, Holmes. \$3,408 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Grant, Jayden O.**, Stony Point. \$1,582 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Guadalupe, Amairis N.**, Bronx. \$4,261 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Henry, Tori-Ann N.**, Bronx. \$2,167 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Hernandez, Soralyssa B.**, Bronx. \$1,481 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Howard, Jaquiel V.**, Yonkers. \$1,234 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Jackson, Laila E.**, Bronx. \$2,960 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

**Jean, Farahdjine**, Suffern. \$1,142 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Johnson-Acerra, Gracielle**, Hopewell Junction. \$6,130 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Keqaj, Jessica**, Yonkers. \$6,553 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Kirkland, Justin O.**, Mount Vernon. \$1,474 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Kirkland, Katiya L**, Yonkers. \$1,554 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Lampkin, Tyler T.**, Yonkers. \$1,771 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Lewis, Amoy**, Mount Vernon. \$2,976 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Lewis, Natalie T.**, Saint Alba. \$2,948 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Lluberres, Nicholas J. N.**, Bronx. \$1,872 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Louis, Jonathan**, Yonkers. \$2,534 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Magadan, Elena**, Brooklyn. \$3,298 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Marinez-Sanchez, Valerie**, Mount Vernon. \$2,038 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Marroqui, Andrew**, Port Chester. \$1,632 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Martinez, Caitlyn R.**, Bronx. \$6,580 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Martinez, Yocelyn**, Bronx. \$1,262 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**McMahon, Michael H.**, Ossining. \$1,852 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Mestre, Vanessa**, Bronx. \$1,922 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Mighty, Camarey D.**, Jamaica. \$1,200 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Miller, India F**, White Plains. \$2,712 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Miranda, Leslie C.**, Yonkers. \$1,487 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Mitchell, Amaya N.**, White Plains. \$1,581 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Morinigo, Angel E.**, White Plains. \$1,000 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Morocho, Sterling M.**, Sleepy Hollow. \$2,991 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Mosqueda, Melanie L.**, Yonkers. \$1,000 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Murray, Aaron L.**, Brooklyn. \$1,544 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Murray, Jamona**, Tuckahoe. \$1,917 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Nelson, Anita R.**, New Rochelle. \$1,451 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Palmer, Susan**, Brooklyn. \$1,210 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Peart, Ashante D.**, Bronx. \$3,272 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Peart, Shamari R.**, Mount Vernon. \$1,877 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Pena, Jenise M.**, Peekskill. \$1,617 in favor of Westchester Community College, Valhalla. Filed Jan. 13.

**Ramos, Adriana**, Yonkers. \$2,971 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Reed, Tamia L.**, Peekskill. \$3,031 in favor of Westchester Community College, Valhalla. Filed Jan. 14.

**Rios, Mathieu T.**, Bronx. \$6,525 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Robinson, Jamaal S.**, Bronx. \$1,872 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Rojas, Luigi J.**, Yonkers. \$1,764 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Ruiz-Jimenez, Kelvin**, Mount Vernon. \$1,164 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Saavedra, Aileen**, Mahopac. \$1,216 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

**Sanchez, Genesis J.**, New York. \$1,852 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

**Saxon, Jasmond A.**, Bronx. \$3,909 in favor of Westchester Community College, Valhalla. Filed Jan. 15.

**Sepulveda, Matthew D.**, Bronx. \$2,297 in favor of Westchester Community College, Valhalla. Filed Jan. 16.

**Shahin, Aseel O.**, Yonkers. \$2,971 in favor of Westchester Community College, Valhalla. Filed Jan. 17.

## LIS PENDENS

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

**Alan Bonistall Electrical Contractors Inc.**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$1,067,500 affecting property located at 1275 Fairhills Drive, Ossining. Filed Jan. 13.

**Asumeng, Charles K.**, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$510,000 affecting property located at 21 Vernon Ave., Yonkers. Filed Jan. 24.

**Bautista, Hortencia**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$496,000 affecting property located at 215 Manhattan Ave., Tuckahoe. Filed Jan. 21.

**Chrouch, Josephine**, as owner. Filed by Axonic Credit Opportunities Master Fund LP. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 137 S. 14th Ave., Mount Vernon. Filed Jan. 22.

**Dallas, Eric**, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$310,000 affecting property located at 17 Mount Joy Place, New Rochelle. Filed Jan. 22.

**Doe, Jane**, as owner. Filed by

M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$340,000 affecting property located at 228A Millington Road, Cortlandt. Filed Jan. 22.

**Fraser, Patrice**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$476,000 affecting property located at 60 St. John's Ave., Yonkers. Filed Jan. 24.

**Galani, Elizabeth A.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,500,000 affecting property located at 7 Winkler Farm Road, Bedford. Filed Jan. 22.

**Healy, Jo A.**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 88 Parkway North, Yonkers. Filed Jan. 9.

**Heirs and Distributees of the Estate of Daniel V. Hidalgo** aka **Daniel Villarin Hildago**, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$720,000 affecting property located at 6 Hillside Ave., Pelham. Filed Jan. 21.

**Katz, Michael**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$289,000 affecting property located at 109 Vista Place, Mount Vernon. Filed Jan. 15.

**Krasniqi, Fahri**, as owner. Filed by Loan Funder LLC. Action: Foreclosure of a mortgage in the principal amount of \$344,000 affecting property located at in Greenburgh. Filed Jan. 15.

**Owens, Elaine**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 406 S. Columbus Ave., Mount Vernon. Filed Jan. 15.

**Rabadi, Bashar**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$340,000 affecting property located at 227 Park Ave., Yonkers. Filed Jan. 22.

**Sarr, Amadou L.**, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$572,000 affecting property located at 66 Shadow Lane, New Rochelle. Filed Jan. 15.

## MECHANIC'S LIENS

**1060 Nepperhan Avenue LLC**, Yonkers. \$32,853 in favor of Dan Ionescu Architects, New York. Filed Jan. 27.

**30 Broad Developemnt LLC**, Port Chester. \$415,298 in favor of Moriches Contracting Inc. Filed Jan. 23.

**30 Division Street LLC**, New Rochelle. \$127,505 in favor of Park Ave Building & Roofing Supp, Brooklyn. Filed Jan. 28.

**57 Alexander Developer LLC Co.**, Yonkers. \$288,640 in favor of Regent Cabinets LLC. Filed Jan. 22.

**82-90 Caryl Avenue Owners Corp.**, Yonkers. \$16,000 in favor of OS Elevator Inc., Yonkers. Filed Jan. 27.

**Berkemeier Living Center LLC**, Mount Vernon. \$153,841 in favor of Lippolis Electric Inc., Pelham. Filed Jan. 28.

**Colombo, Jason**, North Castle. \$9,476 in favor of Robert Schweitzer Landscape Architects, Redding. Filed Jan. 29.

**Formato, Jean T.**, Eastchester. \$928 in favor of Got to Go Portable Restrooms, Cortlandt Manor. Filed Jan. 28.

**GS White Plains Owners LLC**, White Plains. \$125,406 in favor of United Rentals North America Inc., Chappaqua. Filed Jan. 28.

**Midway Shopping Center LP**, Scarsdale. \$21,704 in favor of Contractors Line & Grade South L, Elmsford. Filed Jan. 27.

**Miroza Tower LLC**, Yonkers. \$77,025 in favor of Metal Tek Products Inc., Plainview. Filed Jan. 28.

**St. Clair Owners LLC**, Yonkers. \$2,950,298 in favor of RC Russell Management LLC, River Edge. Filed Jan. 30.

**Wakefield Station Apartments LLC**, Yonkers. \$359,086 in favor of MSY Group Inc. Filed Jan. 23.

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

## NEW BUSINESSES

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

## Sole Proprietorships

**JLAI Anesthesia Care**, 3 Dorothy Court, Hawthorne 10532. c/o Jason G. Lai. Filed Jan. 22.

**Latinx House Cleaning**, 48 Hall Ave., West Harrison 10604. c/o Carmen N. Quituisaca Veletanga. Filed Jan. 10.

**Leila Geramian**, 765n Broadway, 11d, Hastings-on-Hudson 10706. c/o Leila Geramian. Filed Jan. 22.

**Lenny & Leo**, 222 Silver Spring Road, South Salem 10590. c/o. Filed Jan. 21.

**Lorenna, Lorenzo**, 167 Dobbs Ferry Road, White Plains 10607. c/o Lorenna Lorenzo. Filed Jan. 9.

**Love You More Baking Co.**, 53 Woodland Road, Bedford Hills 10507. c/o Caitlin Marie Miles. Filed Jan. 16.

**Madriz Landscaping**, 272 Union Ave., New Rochelle 10801. c/o Alma T. Ayala. Filed Jan. 8.

**Matthew Reid**, 35 Hillside Terrace, White Plains 10601. c/o Matthew Reid. Filed Jan. 17.

**Milanka Lakic**, 35 Euclid Ave., Ardsley 10502. c/o Milanka Lakic. Filed Jan. 10.

**MN Tailoring & Alteration**, 20 Stanley Place, Yonkers 10705. c/o Madona Amiri. Filed Jan. 9.

**NN Nails**, 1085 B Yonkers Ave., Yonkers 10704. c/o Nhan Nguyen. Filed Jan. 21.

**Ose Painting**, 182 Archer Ave. No.2, Mount Vernon 10550. c/o Oscar de Sousa Lima. Filed Jan. 13.

**Ossining Bank**, 205 Main St., Ossining 10562. c/o Chantal Voltaire. Filed Jan. 13.

**Pita Place**, 650 Lee Blvd, Yorktown Heights 10598. c/o Fausto R. Taco Lobato. Filed Jan. 16.

**Precision Pro Contracting**, 32 Lincoln Place, No.1, Ossining 10562. c/o Wilmer P. Arias Jarama. Filed Jan. 8.

**Pro Egos Home Improvement**, 134 Fairview Ave., Port Chester 10573. c/o Diego Javier Vizhco Pulla. Filed Jan. 21.

**Prometheus Health Solutions**, 5 Renaissance Square, White Plains 10601. c/o Olubunmi Akunbajo. Filed Jan. 15.

**R&J Lawn Guardians**, 84 Waller Ave., Apt. 2, White Plains 10605. c/o Bryan Martinez-Lopez. Filed Jan. 22.

**Rainbow Showers Mobile Ultrasound**, 85 Riverdale Ave., Yonkers 10701. c/o Rosa Canales. Filed Jan. 15.

**RG Creations**, 22 Nastor Apt. 1, Irvington 10533. c/o Rita Graciela Gamarra. Filed Jan. 21.

## HUDSON VALLEY

### BUILDING LOANS

### Above \$1 million

**243 North Road LLC**, as owner. Lender: Rhinebeck Bank. Property: in town of Poughkeepsie. Amount: \$2 million. Filed Jan. 28.

**Adrian & Defrim Properties LLC**, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in Wappinger. Amount: \$1.2 million. Filed Jan. 23.

**Hopewell Developers LLC**, as owner. Lender: Levon New York CLXXIV LLC. Property: in East Fishkill. Amount: \$10.1 million. Filed Jan. 15.

**Lenart, Brett**, as owner. Lender: US Bank National Association. Property: in Dover. Amount: \$1.2 million. Filed Jan. 21.

### Below \$1 million

**Affenpinscher LLC, et al**, as owner. Lender: Bank of Millbrook. Property: in Amenia. Amount: \$450,000. Filed Jan. 10.

**AHM of Dutchess LLC**, as owner. Lender: Nvestor Funding Inc. Property: in city of Poughkeepsie. Amount: \$30,000. Filed Jan. 15.

**Arptile Developers LLC**, as owner. Lender: Loan Funder LLC Series 90675. Property: in Beekman. Amount: \$463,266. Filed Jan. 15.

**Eastern Digi Title Holding Trust**, as owner. Lender: Kiavi Funding Inc. Property: in Hyde Park. Amount: \$468,600. Filed Jan. 10.

**Meyer, Karen and Dennis Meyer**, as owner. Lender: Walden Savings Bank. Property: in city of Beacon. Amount: \$300,000. Filed Jan. 15.

**PJ NY Equities LLC**, as owner. Lender: Loan Funder LLC Series 90216. Property: in Dover. Amount: \$104,000. Filed Jan. 23.

**Ventures in Redhook Inc.**, as owner. Lender: RCN Capital LLC. Property: in Red Hook. Amount: \$130,600. Filed Jan. 3.

### DEEDS

### Above \$1 million

**300 Middletown Road Unit 3 LLC**, Pearl River. Seller: Palisades Federal Credit Union, Pearl River. Property: 300 N. Middletown Road, Pearl River. Amount: \$1 million. Filed Feb. 5.

**5 South Post Lane Holdings LLC**, Jackson, New Jersey. Seller: Yoel D. Dembitzer. Airmont. Property: 5 Post Lane, South Airmont. Amount: \$1.8 million. Filed Jan. 31.

**6 Concord Drive LLC**, Mount Vernon. Seller: Miriam Karp, Monsey. Property: 6 Concord Drive, Monsey. Amount: \$1.5 million. Filed Feb. 3.

## WESTCHESTER COUNTY & HUDSON VALLEY

**Blum, Gavriel**, Monsey. Seller: Suffern Group Division LLC, Monsey. Property: 92 W. Maple Ave., Monsey. Amount: \$1 million. Filed Feb. 5.

**CIG Grandview LLC**, Pomona. Seller: John and Diane Haltner, Diane, Monsey. Property: 137 Grandview Ave., Wesley Hills. Amount: \$1.2 million. Filed Feb. 5.

**Klein, Moses**, Monsey. Seller: Ace Builders New York LLC, Spring Valley. Property: 83 S. Madison Ave., Spring Valley. Amount: \$1.2 million. Filed Feb. 5.

**Upper Depew Partners LLC**, Nyack. Seller: Upper Depew on the Hudson LLC, Bergenfield, New Jersey. Property: 26 28 Upper Depew Ave., Nyack. Amount: \$4.8 million. Filed Feb. 4.

### Below \$1 million

**11 Amarillo LLC**, Nanuet. Seller: Whitestone Assets LLC, Monsey. Property: 11 Amarillo Drive, Nanuet. Amount: \$666,400. Filed Jan. 30.

**11 Prairie Suffern LLC**, Brooklyn. Seller: 11 Prairie LLC, Brooklyn. Property: 11 Prairie Ave., Suffern. Amount: \$700,000. Filed Jan. 31.

**1145 Willowbrook Road Inc.**, West Islip. Seller: Wells Fargo Bank National Association, West Palm Beach, Florida. Property: 1145 Willowbrook Road, Clinton Corners. Amount: \$322,000. Filed Jan. 3.

**12 Dade LLC**, Monsey. Seller: John, Binu and John Swapna, New City. Property: 12 Dade Road, New City. Amount: \$687,500. Filed Feb. 6.

**142 Fairview LLC**, Spring Valley. Seller: 142 Estates LLC, Chester. Property: 142 Fairview Ave., Spring Valley. Amount: \$960,000. Filed Feb. 4.

**18 Nensan LLC**, Spring Valley. Seller: Clarence T. Carson, Spring Valley. Property: 18 Nansen Court, Spring Valley. Amount: \$700,000. Filed Jan. 30.

**18 Razel Avenue LLC**, Monsey. Seller: George Hernandez, Spring Valley. Property: 18 Razel Ave., Spring Valley. Amount: \$715,000. Filed Feb. 3.

**2 Grandview LLC**, Spring Valley. Seller: Joyce C. Judson Trust, et al, Suffern. Property: 2 Grandview Ave., Suffern. Amount: \$750,000. Filed Jan. 30.

**22 S. Madison Properties LLC**, Spring Valley. Seller: Bertolino, Daniel E. Bertolino, referee, et al, New City. Property: 22 S. Madison, Spring Valley. Amount: \$796,000. Filed Feb. 4.

**3 Hayes Lane LLC**, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 3 Hayes Lane, Monsey. Amount: \$800,000. Filed Feb. 4.

**39 West Railroad LLC**, Monsey. Seller: Josefa Chez and Mercedes J. Arroyo, West Haverstraw. Property: 39 41 Railroad Ave., West Haverstraw. Amount: \$350,000. Filed Feb. 6.

**520 Kennedy LLC**, Monsey. Seller: Yechiel Stern, Brooklyn. Property: 520 Kennedy Drive, Spring Valley. Amount: \$295,000. Filed Feb. 5.

**60 Millwood LLC**, Millbrook. Seller: Jane C. Geisler Trust, Pelham. Property: in Union Vale. Amount: \$675,000. Filed Jan. 3.

**603 Kennedy Drive LLC**, Spring Valley. Seller: David Malool, Spring Valley. Property: 603 Kennedy Drive, Spring Valley. Amount: \$380,000. Filed Feb. 4.

**728 South Pascack LLC**, New York. Seller: Leroy D. Little and Josephine R. Little, Chestnut Ridge. Property: 728 S. Pascack Road, Chestnut Ridge. Amount: \$875,000. Filed Feb. 5.

**9 Highview Avenue LLC**, Brooklyn. Seller: Aron Brisk, Spring Valley. Property: 9 Highview Ave., Stony Point. Amount: \$549,000. Filed Feb. 4.

**9 Maple LLC**, West Nyack. Seller: John A. Sautner, New City. Property: 9 Maple Ave., West Nyack. Amount: \$310,000. Filed Jan. 30.

**Al Shlou, Omar,** Poughkeepsie. Seller: 77 Creek Road LLC, Poughkeepsie. Property: 77 Creek Road, town of Poughkeepsie. Amount: \$600,000. Filed Jan. 3.

**Castaldo Properties Inc.,** Poughkeepsie. Seller: Robert C. Jordan, Hyde Park. Property: 8 Jonathan Drive, Staatsburg. Amount: \$227,500. Filed Jan. 6.

**Chen, Kenny K.,** Poughkeepsie. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$259,000. Filed Jan. 6.

**El Khoury, Tania,** Red Hook. Seller: Dell Olio Properties II LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$750,000. Filed Jan. 6.

**Gerke Avenue Holdings LLC,** Spring Valley. Seller: Patrick Kaplan and Jessica Deriso, New City. Property: 8 Gerke Ave., New City. Amount: \$952,000. Filed Feb. 5.

**Golden Laffa LLC,** Brooklyn. Seller: Clerimene and Fleurimond Pradel, Hillburn. Property: 36th Fifth St., Hillburn. Amount: \$590,000. Filed Feb. 5.

**Grape House LLC,** Poughkeepsie. Seller: Chester H. Gordon, Poughkeepsie. Property: in East Fishkill. Amount: \$380,000. Filed Jan. 6.

**Main Street Holdings New York LLC,** Monsey. Seller: 3 Lane LLC, Airmont. Property: 3 Lane St., Monsey. Amount: \$835,000. Filed Jan. 31.

**O'Connell, Michael,** Amenia. Seller: Apuglia Holdings LLC, LaGrangeville. Property: Midway Ave., Amenia. Amount: \$37,500. Filed Jan. 2.

**Ostreicher, Simon and 916 Wolcott LLC,** Airmont. Seller: Simon Ostreicher, Airmont. Property: 65 Church Road, Airmont. Amount: \$200,000. Filed Feb. 5.

**Park Avenue New City LLC,** Spring Valley. Seller: Kangaroo Properties LLC, Airmont. Property: 3 Park Ave., New City. Amount: \$750,000. Filed Jan. 31.

**Quantum View Holdings LLC,** Wappingers Falls. Seller: Istvan Carmine G, Wappingers Falls. Property: in Fishkill. Amount: \$900,000. Filed Jan. 6.

**Rao, Orlando,** Poughkeepsie. Seller: 21 Fox LLC, Pearl River. Property: 21 Fox Court, Suffern. Amount: \$580,000. Filed Jan. 30.

**Seidenfeld, Hersh** and **Esther Silbiger,** Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5114 Corner St., Spring Valley. Amount: \$529,000. Filed Jan. 31.

**Seven Valley,** Kristine Ciganek, referee, et al, New City. Property: 7 Valley Drive, Nanuet. Amount: \$501,000. Filed Feb. 3.

**Sultan Business Enterprises Inc.,** Poughkeepsie. Seller: Wonderly Kyle, Fishkill. Property: in town of Poughkeepsie. Amount: \$480,000. Filed Jan. 6.

**Ungar, Yisroel A,** Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Monsey. Amount: \$759,000. Filed Jan. 31.

## JUDGMENTS

**Acevedo, Luz,** Port Jervis. \$20,979 in favor of Michael Angelo Preservation LLC, Bronx. Filed Jan. 29.

**Aguila, Milton N.,** New Windsor. \$1,831 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 28.

**Aguilar, Jeronimo Cruz,** Newburgh. \$11,820 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Augustine, Kimberley J.,** Middletown. \$47,920 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 27.

**Belanger, Christopher,** Highland Falls. \$4,721 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Campbell, Patrick,** Newburgh. \$1,560 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 28.

**Cartagena, Rose A.,** Wallkill. \$10,556 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Jan. 27.

**Degroodt, Dennis,** Walden. \$3,421 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 29.

**Delafuente Julio,** Middletown. \$16,505 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Deverso, Janet L.,** Port Jervis. \$19,041 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 27.

**Double ZZ Entertainment Inc.,** Henderson, Nevada. \$26,380 in favor of Simply Funding LLC, Chester. Filed Jan. 27.

**Fish, Bruchie,** Monroe. \$5,827 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 27.

**Flores, Adam,** Monroe. \$2,885 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 24.

**Gonzalez, Corinne,** Warwick. \$1,989 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 28.

**Gonzalez, Raul G.,** Newburgh. \$24,519 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Graham, Taisha,** Highland Falls. \$4,119 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 29.

**Greene, Damion,** Middletown. \$3,089 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 28.

**Irizarry, Samantha,** Slate Hill. \$12,215 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Jacobs, Morris,** Monroe. \$1,753 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Jan. 27.

**Lasaponara, Justin,** New Windsor. \$17,738 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Layton, Kim,** Slate Hill. \$1,584 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 27.

**Lewbar Hardscapes Inc.,** New Hampton. \$2,075 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**LJC Solution LLC,** Port Huron Charter Township, Michigan. \$62,256 in favor of Simply Funding LLC, Chester. Filed Jan. 24.

**Marin, Brandon,** Newburgh. \$2,739 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Moffa, Rosaria G.,** New Windsor. \$4,128 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 27.

**Murchison, Joshua A.,** Highland Falls. \$6,925 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 27.

**N&R DaSilva Enterprise LLC,** Middletown. \$2,055 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Nguon, Graciela,** Middletown. \$11,052 in favor of Heritage Financial Credit Union, Middletown. Filed Jan. 29.

**Obie, Tijawan,** New Windsor. \$2,451 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 29.

**Ogrady, Susan M.,** Monroe. \$7,511 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Jan. 29.

**Ojode, Harrison,** Highland Falls. \$12,141 in favor of Heritage Financial Credit Union, Middletown. Filed Jan. 29.

**PS Holdings Solutions Inc.,** Monroe. \$163,210 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Jan. 27.

**Ramos, Cecilia,** Newburgh. \$7,941 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Ramos, Ginny,** Middletown. \$1,690 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 29.

**Reid, Michael A., et al,** Washingtonville. \$16,952 in favor of 76 Woodcock Mountain Drive LLC, Monroe. Filed Jan. 29.

**Rodriguez, Cristino J. III,** Newburgh. \$20,396 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Roman, Gail,** Middletown. \$4,938 in favor of Heritage Financial Credit Union, Middletown. Filed Jan. 29.

**Rosa, Christopher,** New Windsor. \$8,540 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Sabatino, Doviana D.,** Pine Bush. \$1,670 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Jan. 29.

**Shirazi, Matt,** Chester. \$8,146 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 28.

**Singleton, Jonathan,** Monroe. \$1,763 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 27.

**Skouras, Lindsey,** New Windsor. \$2,740 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 27.

**Smith, Wainwright,** Newburgh. \$28,247 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Sturdivant, Lamont D.,** Maybrook. \$2,806 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 29.

**Thompson, Danyetta,** Newburgh. \$39,345 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Thompson, Danyetta,** Newburgh. \$3,905 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 28.

**Ungar, Yehuda,** Highland Mills. \$6,198 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Jan. 27.

**Vaquero, Vanessa,** Newburgh. \$1,763 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

**Woods, Anthony,** New Windsor. \$4,776 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 29.

**Worden, Robert,** Port Jervis. \$9,795 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 29.

## MECHANIC'S LIENS

**6 Eahal Court LLC,** as owner. \$77,522 in favor of Hues Painters Inc. Property: 6 Eahal Court, Monroe. Filed Jan. 31.

**Aaron, Chlorine,** as owner. \$3,571 in favor of TH Remodeling & Renovations Inc. Property: 69 Fullerton Ave., Newburgh. Filed Jan. 30.

**Armor Realty Inc.,** as owner. \$7,420 in favor of Belle Landscape Construction Inc. Property: in Wawayanda. Filed Jan. 29.

**Farmhood Fields LLC,** as owner. \$32,432 in favor of SD Cooleration Inc. Property: 330 Crans Mill Road, Crawford. Filed Jan. 31.

**Mandi Associates LLC,** as owner. \$13,330 in favor of Eiz Contractors Inc. Property: 3 Villa Parkway, Highlands. Filed Jan. 30.

**Ridge Road Builders LLC,** as owner. \$77,825 in favor of Power Air Heating & Cooling Corp. Property: 2 Duell Ave., Monroe. Filed Jan. 31.

## NEW BUSINESSES

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

## Partnerships

**Qg Antique Co.,** 86 Highland Ave., Middletown 10940. c/o Cao Hongwei and Xu Feng. Filed Jan. 28.

## Sole Proprietorships

**Better Homes Cleaning Services,** 164 N. Miller St., Newburgh 12550. c/o Michael Austin Brown. Filed Jan. 29.

**Clean Unique One,** 26 Crest Road, Newburgh 12550. c/o Marcos D. Cordero. Filed Jan. 30.

**Djh Services & Consulting,** 31 Emma Lane, Monroe 10926. c/o Diane J. Haltner. Filed Jan. 29.

**Gold Painting,** 53 W. Corbett Road, Montgomery 12549. c/o Benigno Huestipac. Filed Jan. 28.

**Juliana Spotless Services,** 8 Gabby Lane, Middletown 10940. c/o Juliana Sanchez. Filed Jan. 31.

**Made By Makenzie,** 79 Lake Ave., Otisville 10963. c/o Makenzie Faith Warf. Filed Jan. 28.

**Ricki Block SLP,** 27 Fieldstone Drive, Middletown 10940. c/o Ricki Block. Filed Jan. 29.

**Sunshine Playhouse,** 58 Maple Ave., Chester 10918. c/o Jacqueline Watkins. Filed Jan. 28.

**Two Seeds,** 5 Berwynn Road, Harriman 10926. c/o Michael Anthony Rivera. Filed Jan. 29.

## BUILDING PERMITS

### Commercial

**Burns Construction Company Inc.**, Norwalk, contractor for Twenty Sheehan Avenue LLC. Install concrete pad for temporary diesel storage tank at 20 Sheehan Ave., Norwalk. Estimated cost: \$5,000. Filed Jan. 6.

**Fairfield Pool Associates LLC**, Norwalk, contractor for Elizabeth Gentile. Install in-ground fiberglass pool at 16 Shamrock Lane, Norwalk. Estimated cost: \$70,000. Filed Jan. 6.

**Glenn W. DeMott**, Uncasville, contractor for UB High Ridge Special Purpose Entity LLC. Install set of illuminated letters on facade at 1101 High Ridge Road, Stamford. Estimated cost: \$3,000. Filed Jan. 2.

**Gold Seal Roofing LLC**, Middletown, contractor for the City of Stamford. Replace roof with new membrane over asphered roof insulation board and construct new canopy roofs over two egress stairways at 350 W. Main St., Stamford. Estimated cost: \$962,000. Filed Jan. 15.

**Halyard Building Company**, Norwalk, contractor for Mill Pond East LLC. Construct superstructure for 77 mixed-use units at 1 Cemetery St., Norwalk. Estimated cost: \$13,387,188. Filed Jan. 7.

**Hamilton Daycroft LLC**, Stamford, contractor for Hamilton Daycroft LLC. Install three 200-amp service pedestals located in parking lots, to serve six EV chargers at 44-150 Blachley Road, Stamford. Estimated cost: \$28,000. Filed Jan. 6.

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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

**HRR Associates LLC, Lisa Quattrocchi**, Stamford, contractor for HRR Associates LLC for replacement alterations at 17 High Ridge Road, Stamford. Estimated cost: \$75,000. Filed Jan. 23.

**IJK Services LLC**, Wilton, contractor for 400 Main Street LLC. Remodel 1,470-square-foot Dunkin' with millwork replacement, paint and damaged tile at 400 Main St., Stamford. Estimated cost: \$120,000. Filed Jan. 23.

**Impala Jaycee LLC**, Stamford, contractor for Impala Jaycee LLC. Replace two wall signs each with illuminated channel letters and one illuminated pylon sign at 184 Selleck St., Stamford. Estimated cost: \$30,000. Filed Jan. 28.

**John Foti**, Stamford, contractor for Angeli Gulati. Renovate kitchen and remove a nonload bearing wall at 255 Strawberry Hill Ave., Stamford. Estimated cost: \$30,000. Filed Jan. 24.

**KMF Construction LLC**, Stamford, contractor for Summer Street Properties LLC. Alter an existing medical office space to add exam rooms at 999 Summer St., Stamford. Estimated cost: \$123,000. Filed Jan. 17.

**KMF Construction LLC**, Stamford, contractor for Summer Street RSK LLC. Subdivide one office space into two separate tenant spaces at 600 Summer St., Stamford. Estimated cost: \$105,680. Filed Jan. 22.

**Kuriansky-Hope Street LLC c/o Pyramid Real Estate Group**, Stamford, contractor for Impala Jaycee LLC. Replace lightbox and awning at 346 Hope St., Stamford. Estimated cost: \$6,175. Filed Jan. 2.

**L&M Interior Construction LLC**, White Plains, New York, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 101 Broad St., Stamford. Estimated cost: \$88,000. Filed Jan. 13.

**Lasberg Construction Associates Inc.**, Armonk, New York, contractor for 88 Hamilton Owner LLC. Perform replacement alterations at 88 Hamilton Ave., Stamford. Estimated cost: \$250,000. Filed Jan. 22.

**M&E Innovative Home Solutions LLC**, Stamford, contractor for Inspirica Inc. Repair existing rear deck/porch at 710 Pacific St., Stamford. Estimated cost: \$45,000. Filed Jan. 27.

**M. Castle Construction LLC**, Norwalk, contractor for Benjamin Scott Smith. Renovate existing full bathroom at 149 Water St., No. 6D, Norwalk. Estimated cost: \$10,000. Filed Jan. 7.

**Magna Construction Limited LLC**, Stamford, contractor for 2187 Atlantic Street LLC. Subdivide the existing seventh floor into five suites at 2187 Atlantic St., Stamford. Estimated cost: \$2,764,400. Filed Jan. 27.

**Mr. Enterprises LLC**, Stamford, contractor for Anna Pand and Angela S. Markoja. Renovate master bathroom and place new door to a second bathroom with minor electrical work at 81 Courtland Ave., Stamford. Estimated cost: \$46,500. Filed Jan. 17.

**Usaty, Robert**, Norwalk, contractor for 236-238 East Avenue Properties LLC. Perform replacement alterations at 236 East Ave., Norwalk. Estimated cost: \$58,000. Filed Jan. 6.

### Residential

**A. De O. Painters LLC**, Norwalk, contractor for Susan E. Lopez. Renovate existing basement at 4 Acacia St., Norwalk. Estimated cost: \$64,000. Filed Jan. 7.

**Brank, William L.**, Greenwich, contractor for Donald and Bettyann Hultgren. Add a roof to the porch with a railing on both sides and center the window at 46 Mill Stream Road, Stamford. Estimated cost: \$20,000. Filed Jan. 6.

**Chacua, Eliecer and Brian Chacua-Diaz**, Norwalk, contractor for Eliecer Chacua and Brian Chacua-Diaz. Renovate single-family residence at 65 Dry Hill Road, Norwalk. Estimated cost: \$100,000. Filed Jan. 6.

**Clifford, Charles I.**, Southington, contractor for Gwendolyn Askew Garnett. Install solar panels on the roof. Upgrade system and replace two main panels at 3 Green St., Stamford. Estimated cost: \$38,080. Filed Jan. 16.

**Earthlight Technologies LLC**, Ellington, contractor for Daniel Hadi Nitiutomo and Tufariello Liana Bree. Install roof-mounted solar panels at 58 Cady St., Stamford. Estimated cost: \$24,300. Filed Jan. 23.

**Fabiano Albino Services LLC**, Greenwich, contractor for Ghosh Ajoy. Renovate outside fire escape stairs at 77 Maple Ave., Stamford. Estimated cost: \$150,000. Filed Jan. 2.

**Flying Colors Roofing LLC**, Brookfield, contractor for Jonathan Costello. Tear roof to sheathing and place 30-year architectural shingles at 19 Cowan Ave., Stamford. Estimated cost: \$14,000. Filed Jan. 7.

**Frattaroli, Frank A. Jr.**, Stamford, contractor for Carol L. Gaudio and Ronald A. Nagle. Legalize roof replacement at 100 Hope St., Stamford. Estimated cost: \$7,172. Filed Jan. 28.

**Gorbachevskly, Igor**, Stamford, contractor for Igor Gorbachevskly. Legalize finished basement at 1437 High Ridge Road, Stamford. Estimated cost: \$1,000. Filed Jan. 15.

**Green Power Energy LLC**, Annandale, New Jersey, contractor for Neal and Natalya Behrend. Install roof-mounted solar panels at 172 Mill Brook Road, Stamford. Estimated cost: \$84,095. Filed Jan. 16.

**Gunner LLC**, Stamford, contractor for Apte Aunshuman. Remove and replace existing roof at 76 Crestwood Drive, Stamford. Estimated cost: \$13,000. Filed Jan. 28.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Angelina Marie Fabricatore. Remove and replace four windows, same size, no structural change at 10 Hilltop Ave., Stamford. Estimated cost: \$4,455. Filed Jan. 30.

**Kennett, Graham and Gioia Kennett**, Stamford, contractor for Graham and Gioia Kennett. Remove rear glass greenhouse window panels and knee wall existing rear sunroom and renovate existing space for a new exterior bar area at 55 Cook Road, Stamford. Estimated cost: \$31,500. Filed Jan. 14.

**Master Carpentry LLC**, Norwalk, contractor for 34 Hundley Court LLC. Convert the existing storage to a new full bathroom on the first floor at 34 Hundley Court, Stamford. Estimated cost: \$8,000. Filed Jan. 31.

**Mockus, Jason P.**, Worcester, Massachusetts, contractor for Victoria Zavaleta Rossither and Rossana Aurora Ovidia. Install roof-mounted solar panels at 264 Dundee Road, Stamford. Estimated cost: \$62,289. Filed Jan. 24.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Wendy Teal. Remove and dispose of old roofing material and install new Owens Corning duration shingle roof replacement at 22 Union St., Stamford. Estimated cost: \$6,735. Filed Jan. 2.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for William and Yuna Johnson. Install rooftop solar panel at 161 Hubbard Ave., Stamford. Estimated cost: \$23,985. Filed Jan. 17.

**Newpro Operating LLC**, Woburn, Massachusetts, contractor for Valerie A. Devito. Install a new tub to shower conversion unit for replacement without structural changes at 27 Lindstrom Road, Stamford. Estimated cost: \$23,835. Filed Jan. 23.

**Philip Spadaro Contractor LLC**, Riverside, contractor for Philip R. Spadaro and Sophia Porricelli. Change use from two-family to three-family residence at 112 Dean St., Stamford. Estimated cost: \$5,000. Filed Jan. 23.

**Pumerantz, Alexis Hope and Zachary Joshua**, Stamford, contractor for Alexis Hope Pumerantz and Zachary Joshua. Change the location of the existing powder room on the first floor to a different area of the house on the same floor. Expand existing kitchen and enlarge existing cased openings on the first floor making space for a mudroom from the existing kitchen area at 1 Halliwell Drive, Stamford. Estimated cost: \$50,000. Filed Jan. 14.

**Ouellette, Joseph**, Norwalk, contractor for Joseph Ouellette. Create an office in existing basement at 24 Ravenwood Road, Norwalk. Estimated cost: \$10,000. Filed Jan. 6.

**Salley, Brian and Olivia Wilson**, Stamford, contractor for Brian Salley and Olivia Wilson. Remodel within existing kitchen space at 345 Briar Brae Road, Stamford. Estimated cost: \$38,675. Filed Jan. 8.

**Signature Exteriors LLC**, Stamford, contractor for Melissa and Ryan Johnson. Remove existing roof and install new asphalt shingles with all required underalignments and accessories at 123 Emery Drive East, Stamford. Estimated cost: \$27,276. Filed Jan. 8.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Rama Horus Zomaletho. Install roof-mounted solar panels at 82 Congress St., Stamford. Estimated cost: \$77,548. Filed Jan. 16.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Rebecca and Tsachy Mishal. Install roof-mounted solar panels at 63 Crane Road North, Stamford. Estimated cost: \$44,706. Filed Jan. 17.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Alane K. Sachs Revocable Trust and Peter Sachs Revocable Trust. Install roof-mounted solar panels at 14 Farm Hill Road, Stamford. Estimated cost: \$91,825. Filed Jan. 23.

**Trinity Solar LLC**, Cheshire, contractor for Allison Rutherford and Bruno Amara. Install roof-mounted solar panels at 70 Shelter Rock Road, Stamford. Estimated cost: \$54,000. Filed Jan. 16.

**Trinity Solar LLC**, Cheshire, contractor for Prasanna and Jenessa De Alwis. Install roof-mounted solar panels at 34 Klondike Ave., Stamford. Estimated cost: \$16,000. Filed Jan. 15.

**Trinity Solar LLC**, Cheshire, contractor for Preston Lamont. Install roof-mounted solar panels at 23 Young Dixon Way, Stamford. Estimated cost: \$13,000. Filed Jan. 15.

**Trinity Solar LLC**, Cheshire, contractor for Ryan and Laura Levesque. Install roof-mounted solar panels at 236 Dundee Road, Stamford. Estimated cost: \$47,000. Filed Jan. 17.

**Trinity Solar LLC**, Cheshire, contractor for Andrew and Gabrielle Silver. Install roof-mounted solar panels at 15 Duke Drive, Stamford. Estimated cost: \$43,000. Filed Jan. 15.

**Unlimited Services LLC**, Norwalk, contractor for Wanda Lopez. Renovate single-family residence at 3 Eleanor Lane, Norwalk. Estimated cost: \$36,000. Filed Jan. 7.

**Venture Home Solar LLC**, Southington, contractor for Daniel C. and Amanda Jean Milano. Install roof-mounted solar panels at 94 Mathews St., Stamford. Estimated cost: \$25,387. Filed Jan. 15.

**Venture Home Solar LLC**, Southington, contractor for Salvatore J. Cerulli Jr. and Lisa D. Cerulli. Install roof-mounted solar panels at 168 Waterbury Ave., Stamford. Estimated cost: \$28,638. Filed Jan. 16.

**Zakrzewski, Magdalena**, Norwalk, contractor for Magdalena Zakrzewski. Install a shed at rear of single-family residence at 4 Stephen Mather Road, Norwalk. Estimated cost: \$8,000. Filed Jan. 6.

## COURT CASES

### Bridgeport Superior Court

**Allwood, Fitzbert, et al**, Stratford. Filed by Constantine Galanis, Bristol. Plaintiff's attorney: Howard Kohn Sprague & Fitzgerald, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6142298-S. Filed Jan. 16.

**Kamlani, Elizabeth, et al**, Fairfield. Filed by Citizens Bank NA, f.k.a. RBS Citizens NA, Glen Allen, Virginia. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff is the owner of a mortgage that the defendants failed to pay the principal balance of the note, plus interest. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6142030-S. Filed Jan. 8.

**Lara, Hector, et al**, Filed by U-Haul Company of Connecticut, Phoenix, Arizona. Plaintiff's attorney: Marshall Dennehey, Action: the plaintiff rented a vehicle to the defendants, who allegedly knowingly, willfully and intentionally, conspired and agreed to a course of action to defraud plaintiffs through an illegal scheme in which they leased a rental truck and intentionally crashed it into a target vehicle in order to make an unlawful and fraudulent insurance claim. The plaintiff seeks more than \$15,000 monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6141890-S. Filed Jan. 2.

**Samuel, Rafael K., et al**, Derby. Filed by Helen A. Dondorful-Amos, West Haven. Plaintiff's attorney: Steven Harry Cousins. 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-25-6142214-S. Filed Jan. 14.

**Zaffis, Cheryl**, Stratford. Filed by Joseph Catanese, Stratford. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff was a pedestrian crossing the street when the defendant allegedly struck the plaintiff, thereby causing him to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6142028-S. Filed Jan. 7.

### Danbury Superior Court

**Henry, Pierre**, Danbury. Filed by Tina King, Bethel. Plaintiff's attorney: Richard Arconti, Danbury. Action: the plaintiff entered a month-to-month lease of the third floor of the defendant's premises. The plaintiff continued to be a lawful tenant of the premises through the fall season however when she began to descend the stairs from her apartment she was caused to fall from the top step all the way to the bottom due to the hazardous and defective condition of the stairs, causing her injuries and damages. The stairs were hazardous and defective in that there were no handrails on either side and there was no interior lighting for the top step area. The plaintiff's fall and resultant injuries were due to negligence. 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-25-6052980-S. Filed Jan. 7.

**Knowlton Associates LLC, et al**, Orange. Filed by Davis Tree Service LLC, Danbury. Plaintiff's attorney: Cohen & Wolf PC, Danbury. Action: the plaintiff is the lawful owner of certain tree and logging equipment and vehicles commonly used in the tree-service industry. The defendant without permission from the members of Davis Service, unlawfully moved the equipment into the garage area at the property and has since, without proper cause, excluded Theresa Matthews and Cristian Zuniga from accessing it. The plaintiff has customers requesting its services and without access to the equipment the plaintiff cannot fulfil service requests, resulting in lost revenue and damage to its reputation within the industry. 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-24-6052356-S. Filed Nov. 15.

**Madera, Gabriel**, Danbury. Filed by Lvnv Funding, Greenville, South Carolina. Plaintiff's attorney: Schreiber Law LLC, Salem, New Hampshire. Action: The plaintiff acquired the defendant's delinquent credit account and is owner of the account. Despite written demand, the defendant has failed to make any payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. DBD-CV-24-6052522-S. Filed Nov. 27.

**State of Connecticut**, Hartford. Filed by Madeline Neufeld, New Haven. Plaintiff's attorney: Alexander Tiva Taubes, New Haven. Action: during the plaintiff's junior and senior years at Henry Abbott Technical High School, from approximately 2020 through 2022 she was sexually abused, exploited and assaulted by defendant. At all relevant times, defendant was acting within the scope of his employment with the defendant and used his position as the plaintiff's math teacher to gain access to the plaintiff and to sexually abuse her. 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-24-6052698-S. Filed Dec. 11.

**TDE Claims LLC d.b.a.TDE Claims, et al**, South Beloit, Illinois. Filed by Central Advance LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered into a purchase and sale of future receivables agreement, whereby the defendant sold and the plaintiff purchased. The defendant defaulted on the agreement by failing to communicate and discuss reconciliation following nonpayment. The defendant closed its depository accounts, changing its depository account and insufficient funds in the defendant's bank account. 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. DBD-CV-24-6052584-S. Filed Dec. 3.

### Stamford Superior Court

**CS Unitec Inc.**, Wilton. Filed by Thomas Liberatore, Norwalk. Plaintiff's attorney: Sabatini & Associates LLC, Newington. Action: the plaintiff went out on medical leave and underwent foot surgery during the medical leave. The defendant was the plaintiff's and he was in communication with defendant during the medical leave of absence. Defendant terminated the plaintiff's employment and the reasons given by the defendant for the termination decision were pretext to disguise unlawful retaliation and discrimination. 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-25-6071172-S. Filed Jan. 7.

**Furnari, Louis J., et al**. Filed by the city of 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, 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 reliefs the court deems appropriate. Case no. FST-CV-25-6070938-S. Filed Dec. 19.

**JZ Investments Inc., et al**, Greenwich. Filed by The Galinn Fund LLC, White Plains. Plaintiff's attorney: Charles Donald Neville, West Hartford. Action: The plaintiff is the owner of the note and the mortgage of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage 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-25-6071140-S. Filed Jan. 6.

**Taylor, David**, Greenwich. Filed by Christian Cuminotto, Harrison, New York. Plaintiff's attorney: Michael Lincoln Chambers Jr., Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6071262-S. Filed Jan. 14.

**Tigin Irish Pub, et al**, East Hartford. Filed by Damian Garrigan, Yonkers, New York. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff was lawfully upon the premises owned and controlled by the defendant, when he fell asleep at the bar of the restaurant. The defendant locked the doors, turned the lights off and left the plaintiff there alone sleeping at the bar. The plaintiff woke up alone in the dark premise and was caused to fall down a flight of steps. 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-25-6070879-S. Filed Dec. 18.

## DEEDS

### Commercial

**1290 Summer Street LLC**, Westport. Seller: Jenn Realty LLC, Harrison, New York. Property: 1290 Summer St., Stamford. Amount: \$4,000,000. Filed Jan. 22.

**14 Dewart Road Trust**, Greenwich. Seller: 14 Dewart LLC, Greenwich. Property: 14 Dewart Road, Greenwich. Amount: \$10. Filed Jan. 24.

**38 Richmond Place LLC**, Stamford. Seller: Freddy Miraballes, Newtown. Property: 38 Richmond Place, Stamford. Amount: \$1. Filed Jan. 21.

**88 Hamilton Owner LLC**, Port Chester, New York. Seller: WWE Real Estate Holdings LLC, Stamford. Property: 88 Hamilton Ave., Stamford. Amount: \$10. Filed Jan. 21.

**963 and 966 Fairfield Beach Road LLC**, West Harrison, New York. Seller: Christopher Klutch and Valerie A. Klutch, Fairfield. Property: 963-966 Fairfield Beach Road, Fairfield. Amount: \$2,070,000. Filed Jan. 29.

**Butz, William Fortune and Richard Jock Davis**, Vero Beach, Florida. Seller: 76 Shore Road Holdings LLC, Vero Beach, Florida. Property: 76 Shore Road, Greenwich. Amount: SN/A. Filed Jan. 27.

**Payabvash, Seyedmehdi**, Greenwich. Seller: Byram Properties LLC, Greenwich. Property: 14 William St., Unit B, Greenwich. Amount: \$1,450,000. Filed Jan. 22.

**RMS 74 Broad Street LLC**, Stamford. Seller: GBR Broad and Summer Limited Liability Company, et al, Tarrytown, New York. Property: 74 Broad St. Stamford. Amount: SN/A. Filed Jan. 24.

**Sanfilippo, Christopher and Paige Koba**, Fairfield. Seller: DH Holdings of Connecticut LLC, Fairfield. Property: 51 Henderson Road, Fairfield. Amount: \$585,000. Filed Jan. 28.

**Soundview Plaza LLC**, Spring Valley, New York. Seller: 1266 Main Street Stamford LLC, Stamford. Property: 1266 E. Main St., Stamford. Amount: \$6,500,000. Filed Jan. 24.

**Stamford Town Center II LLC**, Port Washington, New York. Seller: Macy's Retail Holdings LLC, Springdale, Ohio. Property: 151 Broad St., Stamford. Amount: SN/A. Filed Jan. 23.

**TAJ Development LLC**, Riverside. Seller: Jonathan A. Schmitz and Karen D. Schmitz, Stamford. Property: 1263 Westover Road, Stamford. Amount: \$1,550,000. Filed Jan. 23.

**Wade, Lauren**, Greenwich. Seller: Gaia Group LLC, Greenwich. Property: 40 W. Elm St., Apt. 3G, Greenwich. Amount: \$1,160,000. Filed Jan. 29.

## Residential

**Barrera, Moran, Jose Guillermo**, Stamford. Seller: Rocco Docimo and Michelina Docimo, Stamford. Property: 91 Noble St., Stamford. Amount: \$605,000. Filed Jan. 21.

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Phone: 914-694-3600

**Bynum, Ernest P.**, Stamford. Seller: Leonore Woltjer Nelson, Stamford. Property: 1 Strawberry Hill Court, Unit 3A, Stamford. Amount: \$400,000. Filed Jan. 21.

**Caggiano, Ryan and Amanda Caggiano**, Milford. Seller: Joshua E. St. Onge and Diana L. St. Onge, Trumbull. Property: 834 Holland Hill Road, Fairfield. Amount: \$832,000. Filed Jan. 31.

**Carey, Ashley and Brian Zanchi**, Fairfield. Seller: GP3RE LLC, Shelton. Property: 90 Ridgeview Ave., Fairfield. Amount: \$1,250,000. Filed Jan. 31.

**Chocheles, Conor and Morgan Chocheles**, Riverside. Seller: Conor W. Chocheles and Morgan G. Chocheles, Riverside. Property: 27 Spring St., Riverside. Amount: \$1. Filed Jan. 21.

**Dephillips, Edward**, Fairfield. Seller: Phoenix at Fairfield Beach Corp. and Phoenix, Fairfield. Property: 2154 and 2197 Fairfield Beach Road, Fairfield. Amount: \$1,750,000. Filed Jan. 31.

**Gainsley, Rebekah**, Austin, Texas. Seller: Ernest R. Albert, Greenwich. Property: 19 Orchard Hill Lane, Greenwich. Amount: \$2,350,777. Filed Jan. 29.

**Garofalo, Vincent and Mary Beckerman**, Fairfield. Seller: Robert A. Waghorne and Mary C. Waghorne, Bridgeport. Property: 581 Riverside Drive, Fairfield. Amount: \$1,785,000. Filed Jan. 28.

**Kavanagh, Elizabeth**, Greenwich. Seller: John J. Kavanagh, Greenwich. Property: 75 Sherwood Place, Greenwich. Amount: SN/A. Filed Jan. 29.

**Lee, Una**, Milford. Seller: Ian Marucci and Katie Marucci, Fairfield. Property: 75 Adley Road, Fairfield. Amount: \$1,775,000. Filed Jan. 27.

**Legun, Jeffrey D. and Mary Elizabeth Foster Legun**, Old Greenwich. Seller: Hitesh Mittal and Preeti Mittal, Old Greenwich. Property: 19 Nimitz Place, Old Greenwich. Amount: \$0. Filed Jan. 21.

**Martins, Alexandre Ferreira and Margarete Cristina Da Silva Martins**, Stamford. Seller: Brendan Brady, Stamford. Property: 82 Columbus Place, Unit 3, Stamford. Amount: \$690,000. Filed Jan. 23.

**Melkonyan, Artak and Zhenik Melkonyan**, Stamford. Seller: Magesh Thotta and Preethi Sukumar, Newington. Property: 39 Glenbrook Road, Unit 2T, Stamford. Amount: \$285,000. Filed Jan. 21.

**Morrow, Richard Patrick**, Fairfield. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 140 Sherwood Farm Road, Fairfield. Amount: \$2,000,000. Filed Jan. 27.

**Ngao, Sara and Juan Sebastian Alvarez**, Stamford. Seller: Dongmi Kim and Rangsoo Kim, Stamford. Property: 34 McLean Ave., Stamford. Amount: \$650,000. Filed Jan. 23.

**O'Hara, Steven**, New York, New York. Seller: Harry Freund and Matta Freund, Greenwich. Property: 7 Cotswood Road, Greenwich. Amount: \$4,100,000. Filed Jan. 29.

**O'Neill, Nancy and Timothy O'Neill**, Greenwich. Seller: Mary E. Quick and Madeline T. Pedersen, Greenwich. Property: 180 Round Hill Road, Greenwich. Amount: \$10. Filed Jan. 29.

**Padilla-Pena, Darwin**, New York, New York. Seller: Robert Cullinane, Stamford. Property: 19 Center Terrace, Stamford. Amount: \$670,000. Filed Jan. 21.

**Petty, James and Wendy Petty**, Fairfield. Seller: Stephen C. Demakos and Janet Y. Ellis, Fairfield. Property: Lot 7, Map 6456, Fairfield. Amount: \$1,550,000. Filed Jan. 27.

**Ribadeneira, Julia**, Stamford. Seller: Mark S. Lebow and Debra J. Carroll, Stamford. Property: 52 Terrace Ave., Stamford. Amount: \$500,000. Filed Jan. 23.

**Rodriguez, Elim Y. and Edwin A. Aguilar Figueroa**, Stamford. Seller: Michael T. Smith, Stamford. Property: 71 Strawberry Hill Ave., Unit 811, Stamford. Amount: \$235,000. Filed Jan. 23.

**Senturk, Deniz and Mark Rene Corteil**, Stamford. Seller: Arnildo R. Britez Cabrera, Stamford. Property: 155 Fox Ridge Road, Stamford. Amount: \$1,550,000. Filed Jan. 21.

**Thornton Jr., Homer L.**, Stamford. Seller: Victor Chau and Diep Phuong, Stamford. Property: 2475 Summer St., Unit 1H, Stamford. Amount: \$240,000. Filed Jan. 24.

**Traynor, Douglas and Deirdre Traynor**, Fairfield. Seller: Shereen Abdel-Meguid, Southport. Property: 51 Elmwood Drive, Southport. Amount: \$1,515,000. Filed Jan. 27.

**Whitty, Stephen and Jacqueline Cutler**, Fairfield. Seller: Christopher Pyne, Fairfield. Property: 54 Second St., Fairfield. Amount: \$465,000. Filed Jan. 29.

## LIS PENDENS

**Aronstein, David, et al**, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 6 Hubbard Court, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 3.

**Cowin, Andrew J.**, Greenwich. Filed by Law Offices of Wayne D. Efron PC, Greenwich, for Allyson Tucker Cowin. Property: 660 Lake Ave., Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 6.

**Doonan, Kevin, et al**, Stamford. Filed by Korde & Associates PC, New London, for US Bank Trust Company NA. Property: Lots 2 and 3, Map 1824, Stamford. Action: foreclose defendant's mortgage. Filed Dec. 30.

**Ferrandino Enterprises LLC**, Greenwich. Filed by Law Offices of Mark A. Smith, Mount Kisco, New York, for Catherine Dishner. Property: 42 Shore Road, Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 30.

**Gray, Joan Hyde**, Fairfield. Filed by Cohen and Wolf PC, Bridgeport, for town of Fairfield. Property: 3724 Post Road, Fairfield. Action: foreclose defendant's mortgage. Filed Dec. 5.

**Kamlani, Elizabeth, et al**, Fairfield. Filed by Brock & Scott PLLC, Farmington, for M&T Bank. Property: 575 Winnepog Drive, Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 13.

**Marchetti, John, et al**, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust NA. Property: 26 Tomac Ave., Old Greenwich. Action: foreclose defendants' mortgage. Filed Dec. 10.

**Martello, David, et al**, Greenwich. Filed by Robertson, Anschutz, Schneid, Crane & Partners, Westbury, New York, for CSMC 2018-SP3 Trust. Property: 11 Brook Crossway, Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 10.

**Melich, Leslie, et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for M&T Bank. Property: 32 Van Buskirk Ave., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 3.

**Ruiz, Nelly, et al**, Stamford. Filed by Leopold & Associates PLLC, Armonk New York, for US Bank NA. Property: 112 Willard Terrace, Stamford. Action: foreclose defendants' mortgage. Filed Dec. 23.

**Tigre Corte, Pablo Roberto, et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for Carrington Mortgage Services LLC. Property: 19 Stillwater Ave., Unit E, Stamford. Action: foreclose defendants' mortgage. Filed Dec. 23.

**Urena, Tanya, et al**, Fairfield. Filed by Leopold & Associates PLLC, Armonk, New York, for Servbank SB. Property: 29 Rockview Road, Southport. Action: foreclose defendant's mortgage. Filed Jan. 10.

**Wallace III, Michael E.**, Fairfield. Filed by Glass & Braus LLC, Fairfield, for Wilmington Trust NA. Property: 2683 Bronson Road, Fairfield. Action: foreclose defendant's mortgage. Filed Jan. 16.

## MORTGAGES

**221-223 Hunyadi LLC**, Fairfield, by Francis Lieto. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 221 Hunyadi Ave., Fairfield. Amount: \$412,500. Filed Jan. 3.

**530 Old Post Road Partners LLC**, Greenwich, by Clifford Nicolas. Lender: 530 OPR 3 LLC, 20 Scenic Hill Lane, Monroe. Property: 530 Old Post Road 3, Greenwich. Amount: \$3,000,000. Filed Jan. 3.

**Achter, Julie**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Davis Road, Fairfield. Amount: \$200,000. Filed Dec. 30.

**Berger, Gregory J. and Elana F. Berger**, New York, New York, by Robert G. Walker. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 85 Evelyn St., Southport. Amount: \$1,286,700. Filed Dec. 31.

**Bosak, Geral**, Stamford, by Anita Hassantalebi. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 30 Brightside Drive, Stamford. Amount: \$39,750. Filed Jan. 2.

**Bria, Daniel and Caitlin Bria**, Norwalk, by John R. Fiore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 494 Westover Road, Stamford. Amount: \$500,000. Filed Dec. 31.

**Brown, David B.**, Fairfield, by Lori O. Readl. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 218 Golden Pond Lane, Fairfield. Amount: \$100,000. Filed Jan. 2.

**Carelli, Karen**, Fairfield, by S. Bardsnes. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 241 Alberta St., Fairfield. Amount: \$172,000. Filed Dec. 31.

**Clementine Interiors LLC**, Stamford, by Gillian V. Ingraham. Lender: Commercial Lender LLC, P.O. Box 3801, Vernon. Property: 34 Sawmill Lane, Greenwich. Amount: \$3,163,560. Filed Dec. 30.

**Costa, Luis and Gabriela Mihalov**, Stamford, by Stephen J. Carriero. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 25 Prince Place, Stamford. Amount: \$596,000. Filed Dec. 30.

**Coutinho, Maria**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 131 Roseville St., Fairfield. Amount: \$418,192. Filed Dec. 30.

**Coxe, Jennifer and Ezekiel Scherl**, New York, New York, by David E. Hoyle. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 248 Lake Ave., Greenwich. Amount: \$2,137,500. Filed Jan. 2.

**Ferguson, Gregg**, Trumbull, by Jonathan T. Hoffman. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 450 Center St., Unit 9, Southport. Amount: \$402,500. Filed Dec. 31.

**Fisher, Stephen J.** and **Jodie O'Brien**, Fairfield, by Cynthia Acevedo. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 160 Cedar Road, Southport. Amount: \$71,000. Filed Dec. 31.

**Frecker, Leigh** and **Alfred Frecker**, Stamford, by Scott Rogalski. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 43 Harbor Drive, Apt. 101, Stamford. Amount: \$412,500. Filed Dec. 31.

**Gelonesi, Nicholas A.** and **Carla Gelonesi**, Stamford, by Daniel M. McCabe. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 12 Lenox Ave., Stamford. Amount: \$200,000. Filed Dec. 31.

**Glavin, Brendan** and **Erin Glavin**, Greenwich, by Clare Bolduc. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 21 Stanwich Lane, Greenwich. Amount: \$1,604,000. Filed Dec. 30.

**Gonzalez, Joseph L.** and **Anna Futyma**, Stamford, by Douglas Seltzer. Lender: Carrington Mortgage Services LLC, 1600 S. Douglas Road, Suites 100 and 200-A, Anaheim, California. Property: 2226 High Ridge Road, Stamford. Amount: \$578,916. Filed Dec. 30.

**Greco, Pasquale D.** and **Angela Isabella Greco**, Greenwich, by Jessica Confalone. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 9 Highland Place, Greenwich. Amount: \$49,877. Filed Jan. 2.

**Healy, Lauren M.** and **John F. Healey III**, Fairfield, by Fu-Hsiang Luan. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 327 Eleven O'clock Road, Fairfield. Amount: \$200,000. Filed Dec. 30.

**Holden, W. Blakely** and **Catherine J.H. Holden**, Greenwich, by Clare Bolduc. Lender: Fieldpoint Private Bank & Trust, 1 Greenwich Plaza, Suite A, Second floor, Greenwich. Property: 30 Meadowcroft Lane, Greenwich. Amount: \$4,500,000. Filed Jan. 2.

**Islam, Mohammad Atiquel**, Stamford, by Tamara L. Peterson. Lender: Ives Bank, 220 Main St., Danbury. Property: 164 Gray Farms Road, Stamford. Amount: \$780,000. Filed Dec. 30.

**Jack-Thompson, NatreCIA C.**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 120 Courtland Circle, Apt. C, Stamford. Amount: \$100,000. Filed Jan. 3.

**Jamaitis, Keith**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 796 Eleven O'Clock Road, Fairfield. Amount: \$200,000. Filed Dec. 30.

**Jensen, Erin C.** and **Dugan A. Jensen**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 61 Park Ave., Greenwich. Amount: \$3,000,000. Filed Dec. 30.

**Jones, Timothy** and **Kristen Koff**, New York, New York, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 87 Square Acre Drive, Stamford. Amount: \$580,000. Filed Dec. 31.

**Karantonis, Antonios** and **Erica Giannitti**, Stamford, by Donald H. Brown. Lender: Jet Direct Funding Corp., 111 W. Main St., Suite 110, Bay Shore, New York. Property: 45 Fawn Drive, Stamford. Amount: \$180,000. Filed Dec. 30.

**Kerr, Donald E.** and **Irene C. Kerr**, Greenwich, by Douglas Seltzer. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 167 Stanwich Road, Greenwich. Amount: \$931,700. Filed Dec. 31.

**Lake, Frederick C.** and **Jennifer E. Lake**, Stamford, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 28 Broad Brook Lane, Stamford. Amount: \$187,000. Filed Jan. 2.

**Landers, Sean D.**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 41 Upland Drive, Greenwich. Amount: \$925,000. Filed Jan. 2.

**Laria, Lucas**, Stamford, by John A. Cassone. Lender: Giuseppe Laria and Christopher P. Laria, 503 Pepper Ridge Road, Stamford. Property: 503 Pepper Ridge Road, Stamford. Amount: \$400,000. Filed Jan. 2.

**Lechner, Thomas** and **Clare Lechner**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 40 Sachem Road, Greenwich. Amount: \$500,000. Filed Jan. 3.

**Leon Solval, Justo Leonel**, Port Chester, New York, by Louis P. Pittocco. Lender: PFN Lending Group Inc., 5016 N. Parkway Calabasas, Suite 200, Calabasas, California. Property: 4 Sachem Lane, Greenwich. Amount: \$999,999. Filed Jan. 2.

**Lopez, Joanna N.** and **Anderson Guzman Munoz**, East Elmhurst, New York, by Tamara L. Peterson. Lender: Citizens Bank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 311 Berwick Ave., Fairfield. Amount: \$500,000. Filed Dec. 31.

**Maisuria, Sanjaykumar P.** and **Hemaginibahen S. Maisuria**, Fairfield, by Mark P. Vessicchio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 374 Halley Ave., Fairfield. Amount: \$200,000. Filed Dec. 30.

**Marrian, Anna Katherine** and **Michael Montana**, Greenwich, by Antonio Faretta. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 70 Riverdale Ave., Unit 701, Greenwich. Amount: \$60,000. Filed Dec. 30.

**Martello, Angela** and **Lea Marcinczyk**, Stamford, by Eva Lee Chan. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 14 River Place, Stamford. Amount: \$920,837. Filed Dec. 30.

**McGinty, Michael** and **Laurelyn Kraus**, Stamford, by Jennifer Brown. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 28 Third St., No. 36, Stamford. Amount: \$129,800. Filed Dec. 30.

**McGregor, Kerri-Anne** and **Bruce Allen Williams Jr.**, Stamford, by Stephen J. Carriero. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 92 Hemlock Drive, Stamford. Amount: \$600,000. Filed Dec. 31.

**Mercanti-Anthony, Michael-Joseph** and **Catherine Berzolla**, Greenwich, by Amanda C. Burns. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 66 Lockwood Lane, Riverside. Amount: \$1,436,000. Filed Dec. 30.

**Migliore, Alissa** and **Eva Migliore**, Stamford, by Marissa L. Florio. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 20 Norias Road, Greenwich. Amount: \$800,000. Filed Dec. 30.

**O'Shea, Joseph Ryan** and **Michelle O'Shea**, Mamaroneck, New York, by Stephen M. Spedaliere. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1 Palmer Lane, Riverside. Amount: \$3,000,000. Filed Jan. 2.

**Olesen, Daina Druva** and **Sean Andrew Olesen**, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 138 Lockwood Road, Riverside. Amount: \$450,000. Filed Dec. 30.

**Ortiz, Oscar**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 64 Maher Road, Stamford. Amount: \$437,525. Filed Jan. 2.

**Pereira, Cesar DePaula** and **Aline Cristina Fernandes**, Stamford, by Janine M. Bicker. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 19 Westwood Place, Stamford. Amount: \$185,000. Filed Dec. 31.

**Petros Holdings LLP**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 123 Harbor Drive, 302, Stamford. Amount: \$200,000. Filed Jan. 2.

**PGC Holdings LLC**, Westfield, New Jersey, by Kyle Julien. Lender: SCCRE 355 Greenwich Lender LLC, 29 W. 36th St., Suite 904, New York, New York. Property: 355 Greenwich Ave., Greenwich. Amount: \$1,700,000. Filed Dec. 31.

**Pimputkar, Chaitali S.**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 57 Smith St., Fairfield. Amount: \$255,000. Filed Dec. 30.

**Przypek, Justin** and **Victoria Lagrippio**, Stamford, by Thomas L. McKirdy. Lender: First County Bank, 117 Prospect St., Stamford. Property: 38 Maryanne Lane, Stamford. Amount: \$472,000. Filed Dec. 31.

**Sacharoff, Rachel H.**, Stamford, by Lola E. Riley. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 71 Elizabeth Ave., Stamford. Amount: \$145,000. Filed Dec. 31.

**Saenz, Richard** and **Meredith Saenz**, Fairfield, by Brian S. Cantor. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 339 Fairview Ave., Fairfield. Amount: \$300,000. Filed Dec. 30.

**Shames, Bianca** and **Jason Shames**, Fairfield, by John A. Florek. Lender: Cliffco Inc., 70 Charles Lindbergh Blvd., Suite 200, Uniondale, New York. Property: 148 Szost Drive, Fairfield. Amount: \$806,500. Filed Jan. 2.

**Sierra, William A.** and **Heide Victoriana Romero Ibanez**, Fairfield, by Salvatore Ponzio. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 134 Warsaw St., Fairfield. Amount: \$19,786. Filed Jan. 2.

**Sorrentino, Joseph** and **Justine Sorrentino**, Long Island City, New York, by David E. Hoyle. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 235 Skyview Drive, Stamford. Amount: \$735,700. Filed Dec. 30.

**Teske, Amy** and **Patrick Teske**, Greenwich, by Joel M. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 26 Valleywood Road, Cos Cob. Amount: \$1,360,000. Filed Dec. 30.

**Tun Caz, Elida Claudia Elizabeth** and **Israel Urizar**, Stamford, by Mayra M. Rios. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 48 Kirkham Place, Stamford. Amount: \$631,500. Filed Dec. 31.

**Tyers, John**, Riverside, by Jeremy E. Kaye. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 14 Tyler Lane, Riverside. Amount: \$1,500,000. Filed Dec. 30.

**Ulloa, Alexandra Mary**, Stamford, by Stephen J. Carriero. Lender: Ives Bank, 220 Main St., Danbury. Property: 1400 Long Ridge Road, Stamford. Amount: \$500,000. Filed Dec. 30.

**Vanns, LLC**, Southport, by Ani Nigoghosian. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 138 S. Gate Lane, Southport. Amount: \$200,000. Filed Dec. 30.

**Varvaras, Eleni** and **Vasilios Varvaras**, Fairfield, by Cynthia Acevedo. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1290 Stikson Road, Fairfield. Amount: \$200,000. Filed Dec. 31.

**Weir, Christine G.** and **Jeffrey C. Weir**, Riverside, by Christopher A. Stratton. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 18 Crescent Road, Riverside. Amount: \$800,000. Filed Jan. 3.

## NEW BUSINESSES

**A&G Tax Services**, 12 Windsor Place, Unit A, Norwalk 06854, c/o Cheneta Paige. Filed Jan. 8.

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

**Green & Tonic LLC**, 20 Acosta St., Stamford 06902, c/o Green & Tonic. Filed Jan. 22.

**Jami A. Sherwood LLC**, 48 Putter Drive, Stamford 06907, c/o Jami A. Sherwood. Filed Jan. 10.

**Kiku Sushi**, 1074 Hope St., Stamford 06907, c/o Ze Quiang Li. Filed Jan. 27.

**KZ Carpentry**, 982 Hope St., Apt. 3C, Stamford 06907, c/o Kz Carpentry. Filed Jan. 23.

**Lovers Run Wild Crochet**, 25 Glenbrook Road, Apt. 641, Stamford 06902, c/o Spruill Naima Analis Alston. Filed Jan. 22.

**Luminous Health & Wellness**, 217 Bridge St., Unit E6, Stamford 06905, c/o Project Beloved Inc. Filed Jan. 22.

**Mazz Consulting**, 1633 Washington Blvd., Stamford 06902, c/o John Mazzella. Filed Jan. 23.

**My Lil Corner Store 2025**, 100 Hoyt St., Stamford 06905, c/o King Jazrahel. Filed Jan. 24.

**Ole Mole**, 1030 High Ridge Road, Stamford 06905, c/o Ena Laura Coronado. Filed Jan. 10.

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

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

**VP Analyst, Gartner, Inc., Stamford, CT.** Rspnsbl for applyng tech prdct mngmnt senior exprts wth oprtns rsrch ldrshp, strng exctv clnt engagmnt & evnt ldrshp wth a glbl mrkt cvrg frm Nrth Amrca to Asia. Req Bach deg or frgn equiv deg in Busns, Mngmnt, Infrmnt Systms, Cmmctns, or a rel fld & 10 yrs of pst-bclurrate, prgrssv rel wrk exp. Up to 20% dmstc or intrntnl trvl req. 100% telecmmtng prmttd. To apply, please email resume to: sarah.giannone@gartner.com and reference job code: 96770.

**Lead Software Engineering, Gartner, Inc., Stamford, CT.** Dsgn, implmnt, administer, & maintain fincl apps & integrations. Req Bach's deg or foreign equiv deg in Comp Sci, Info Systs, Info Tech, or rel fld & 6 yrs yrs post-bach, prgrssv, rel work exp. 100% Telecmmtng permitted. To apply, please email resume to: Ty Wood, Ty.Wood@gartner.com and reference job code: 96116.

# Legal Notices

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 (LLC), 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 (LLC), 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 (LLC), 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 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

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 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

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. #63763

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

NOTICE OF FORMATION of Just Chippys LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 2/13/2025. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: Kendall Feighan, 1137 Westchester Ave Apt 213 White Plains NY 10604. Purpose: Any lawful purpose. #63767

Notice of Formation of Literally Brands US LLC. Arts. of Org. filed with the SSNY on 2/9/2025. Office: Westchester County. SSNY Entity Protect Registered Agent Services LLC designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to Entity Protect Registered Agent Services LLC 447 Broadway 2ND Fl. #3000, New York, NY 10013. Purpose: Any lawful purpose. #63768

Notice of Formation of CTC'S Capital LLC. Art. Of Org. filed with SSNY on 1/13/25. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Bruno Oliveto, 452 Fourth Avenue #2, Pelham, NY 10803. Purpose: any lawful purpose. #63769

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

D265472, PIN 881556, FA Proj , Westchester Co., CONCRETE PAVEMENT REPAIR - Various locations., PLA Candidate, Bid Deposit: 5% of Bid (- \$1,500,000.00), Goals: DBE: 10.00%

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.

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