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Investing in our future: tackling childhood poverty in Westchester and beyond

BY ALLISON LAKE, EXECUTIVE DIRECTOR,
WESTCHESTER CHILDREN'S ASSOCIATION

Photo courtesy Westchester Children's Association

Childhood poverty is a silent crisis affecting families across New York state and here in Westchester County. Despite being one of the wealthiest regions in the nation, Westchester's prosperity belies the struggles of many families who face daily challenges in securing basic necessities such as housing, food, and clothing. It is time to shed a brighter light on this issue and take decisive action to address the growing needs of our children.

A recent report by the Westchester Children's Association (WCA) underscores the urgency of this problem. The WCA's innovative Poverty Pulse tool provides real-time insights into the economic challenges families face, highlighting an uncomfortable truth: traditional poverty statistics often fail to capture the full scope of need in our communities. While census data on child poverty is released nearly a year after collection, families cannot wait for delayed responses. Children in poverty suffer the immediate consequences of limited opportunities, poor health outcomes, and educational disadvantages.

The findings of the Poverty Pulse, which was formally presented at the WCA's event on Nov. 20, reveal a stark reality for many Westchester families. Local organizations like Feeding Westchester and The Sharing Shelf report surging demands for food and clothing assistance. These numbers are not just statistics — they represent children and families struggling to find stability and security in an unpredictable economy.

The broader picture is just as concerning. According to a report from the National Center for Children in Poverty, childhood poverty in New York State remains stubbornly high, even as federal programs like the expanded Child Tax Credit have

shown their potential to lift millions of children out of poverty. New York has one of the largest economies in the world, but 18% of children in the state experience poverty — more than in 32 other states according to the state comptroller's office.

Nearly 1 in 5 New York children live in poverty, and the rate is even higher for people of color. Experts estimate that expanding the Empire State Child Credit could slash New York's child poverty rate by nearly 35%, offering families a lifeline and giving children a fairer shot at a brighter future.

Addressing childhood poverty is not just a moral imperative — it is an investment in the future of our communities. Every dollar spent on alleviating poverty has a ripple effect, reducing reliance on social services, improving educational outcomes, and strengthening the workforce. When we invest in children, we invest in a stronger, healthier society for everyone.

The holidays often inspire increased donations, volunteering, and gift-giving, providing a valuable opportunity to support families in need within our community. However, these efforts offer only short-term relief. Achieving lasting change requires addressing systemic issues such as economic barriers, affordable housing, access to healthy food, and livable wages. These long-term solutions are essential to lifting families out of poverty permanently and creating measurable, enduring improvements for society as a whole.

What Can People Do to Help?

Fighting childhood poverty requires collective action, and there are concrete steps we can all take to make a difference:

- 1. Advocate for Policy Change.** Reach out to state representatives to express support for the Child Poverty Reduction Advisory

"Traditional poverty statistics often fail to capture the full scope of need in our communities. While census data on child poverty is released nearly a year after collection, families cannot wait for delayed responses."



Allison Lake

Council (CPRAC) recommendations including expanding the Child Tax Credit. Programs like these put cash in families' pockets and offer much-needed support.

- 2. Support Local Organizations.** Donate to or volunteer with organizations addressing poverty in Westchester County, through advocacy and direct service, such as the Westchester Children's Association, Feeding Westchester, The Sharing Shelf, Westhab, 914Cares or the United Way of Westchester and Putnam.
- 3. Raise Awareness.** Educate others about the realities of childhood poverty in your community. Share information from the WCA's Poverty Pulse report and encourage others to attend events that foster solutions and collaboration.

Before the year ends, let us commit to addressing childhood poverty with the urgency and compassion it demands. Expanding the Empire State Child Credit, offering more subsidized housing options and making public benefit reform are needed. If we don't act now, with boldness and urgency, the long-term implications for today's children and societal costs will be severe. Together, we can break the cycle of poverty, ensuring every child in New York and Westchester County has the chance to thrive.

Allison Lake is Executive Director of Westchester Children's Association, a nonprofit child advocacy organization dedicated to improving the lives of Westchester's young people by shaping policies and programs to meet their needs. She is also an appointed member of Gov. Hochul's Child Poverty Reduction Advisory Council.



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Alexander Crossing construction completed in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

"Callahan has a long track record of making exciting residential developments come to life across the Northeast, and we're particularly proud to see our New York team lead the way on the construction of Alexander Crossing."

— Dave Morrow

The construction manager for Rose Associates' Alexander Crossing apartment development in Yonkers says that construction has been completed on the seven-story building. Callahan Construction Managers, headquartered in Bridgewater, Massachusetts, previously had said that Alexander Crossing at 57 Alexander St. marked its first residential project from its New York office, which opened in White Plains in 2021.

The development features 440 units in a mix of studio-, one-, two- and three-bedroom configurations. The construction involved five levels of wood-frame over a two-level podium cast-in-place garage.

Callahan said it used a phased approach in the construction schedule so that Rose could begin marketing the available units as quickly as possible.

"Callahan has a long track record of making exciting residential developments come to life across the Northeast, and we're particularly proud to see our New York team lead the way on the construction of Alexander Crossing," said Dave Morrow, vice president of New York operations for Callahan Construction. "As we continue to win

more work in the Tri-State area focused on residential and mixed-use developments, we look forward to creating desirable living spaces for residents to work and play."

Rose has been leasing units and as of March 11 was offering 13-month leases with one month of free rent. It advertised a studio for \$2,140 a month, with a net effective rent of \$1,975.38. A one-bedroom unit was advertised for \$2,999 with a net effective rent of \$2,768.31, and a two-bedroom unit was

advertised for \$3,683 with a net effective rent of \$3,408.92.

Among the amenities for residents at Alexander Crossing are an outdoor heated swimming pool, landscaped terraces with grills, dining areas, and an outdoor gaming area. There is a fitness center, resident lounge with river views, a co-working lounge, a multiport virtual game simulator, electric car charging stations, building-wide Wi-Fi, and a bike room.

The Yonkers Industrial Development Agency had approved a package of financial incentives for the approximately \$177 million project on 6.16 acres of land along the riverfront. Rose Associates had purchased the property from Altman Stage Lighting Co.,



Alexander Crossing in Yonkers.

Altman Holdings LLC and Ron Rob Realty Corp.

Ten percent of the apartments were to be priced as affordable housing. The plan included 443 parking spaces. The developer proposed 25,000 square feet of open space on the waterfront with a public walkway for river access.

The site was highlighted in The

Alexander Street Master Plan that had been adopted by the Yonkers City Council in 2009. The plan established a framework for the redevelopment of a section of the city's Hudson River waterfront and called for a mix of residential, retail, commercial and open space uses in an area covering approximately 153 acres.

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Local NGOs in dire straits after Trump-Musk USAID cuts

BY GARY LARKIN / glarkin@westfairinc.com

This story has been updated to correct the headline and text regarding the impact on AmeriCares. The 92 clinics closing in Africa are part of Save the Children's network.

Save the Children and AmeriCares aid organizations are in crisis mode as vital funds and contracts with USAID have been cut off by the Trump administration.

Both non-government organizations (NGOs), which are based in Fairfield and Stamford, respectively, have reached out to their donors and prospective philanthropists to raise necessary funds to counteract the unprecedented reduction in U.S. foreign assistance. As of Feb. 28, the Trump administration had begun the dismantling of the United States Agency for International Development (USAID), which included about 2,000 terminations and a 90-day freeze on foreign aid. In total, if dismantled nearly 10,000 people would lose their jobs at the federal agency.

“Earlier this week, the U.S. government made further cuts to the U.S. foreign assistance budget, announcing that 5,800 of 6,200 USAID awards (\$54 billion) and 4,100 of 9,100 State Department grants will be eliminated,” according to a Feb. 28 Save the Children press release.

The Trump administration and the Elon Musk-run DOGE (Department of Governmental Efficiency) announced the reason for the cuts: “clearing significant waste stemming from decades of institutional drift” and “to use taxpayer dollars wisely to advance American interests.”

Save the Children has used its social media channels to promote the need for replenishing the funds.

On its international website, the NGO details the effect the foreign aid cuts have had on the organization in just one month. They will have to close 463 health facilities, close five nutrition centers and stop child protection programs in 13 countries. The federal government is Save the Children’s largest provider, funding about 25% of its global work.

“Suspension of this funding is catastrophic for the children and families whose lives and futures depend on it,” a Save the Children statement said. “The speed and scale of the termina-

tions are not only impacting the ability to deliver immediate life-saving services, but they are also creating chaos and confusion, leaving organizations with impossible decisions on staffing, prioritizing needs, and withdrawing from communities where we have had long-standing operations.”

Janti Soeripto, Save the Children president and CEO, explained the impact of cutting such aid.

“It’s critical to understand that these decisions to cut foreign assistance funding and withdraw in such a disorderly fashion have life and death consequences and it’s imperative that we, as humanitarians, shed light on these very real implications,” she said.

As of March 7, Save the Children’s U.S. operations announced staff reductions of about 300 with more layoffs expected in the NGO’s international offices. On its website, Save the Children gave some examples of the impact of the aid cuts: “In the Democratic Republic of the Congo, we will be forced to close 92 health clinics providing health care to over 200,000 people. In Sudan and Syria, malnutrition treatment for infants and young children is at risk. Over 4.4 million pounds of food is stuck in warehouses across multiple countries, waiting to be delivered to families experiencing catastrophic hunger.”

“We are asking many of our donors to consider increasing their level of support, accelerating their funding – example, donating now rather than year’s end – and donating flexible funding,” a Save the Children spokesperson said.

Flexible funding allows the NGO’s teams and partners to fill urgent funding gaps and adapt as the situation changes.

AmeriCares’ immediate response to the lost funds and USAID job losses has been to create a resilience fund.

“The U.S. administration’s abrupt termination of foreign assistance puts lives on the line and futures at risk,” AmeriCares stated in a recent release. “Humanitarian assistance increases access to health care for people in the



Save the Children, based in Fairfield, and AmeriCares, based in Stamford, are facing big funding shortfalls thanks to the elimination of contracts and funds from USAID. Photo courtesy of Save the Children

Save the Children of Fairfield has laid off 300, closing 92 clinics in Africa; AmeriCares of Stamford losing funds

most desperate situations. It can make the difference between life and death.

“Millions of people around the world depend on humanitarian assistance to survive. Now, with U.S. foreign aid cuts, children and adults in the most desperate situations will suffer, or even die. Health systems will be overwhelmed. Decades of progress will be reversed, threatening the already fragile state of global health. Now more than ever, we need your support to deliver on #AmeriCares mission to help people and communities around the world increase access to health in times of disaster and every day.”

AmeriCares 2025 Resilience Fund is designed to raise funds to make up for the lost U.S. government money.

The aid cuts have also been devastating for the International Rescue Committee.

“As of February 28, the State Department had terminated at least 10,000 grants and contracts — a decision that will significantly impact humanitarian aid clients around the world,” according to a statement. “The terminations include programs that were previously classified as “life-saving activities” and had been given a waiver from foreign aid suspension.”

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Nominate coworkers, friends, or family for the 40 Under Forty Awards.

NOMINATION DEADLINE: MARCH 28

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★ Live or work in Fairfield county

★ Be a leader who's part of the county's business growth

★ Has not previously won this competition

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"When you buy (something), there's a story to it. We want everyone to know we curate every product."

— Suni Unger, Co-owner of 365 Collective



From left, Abigail Fox and Suni Unger with products from Cuddle + Kind at their 365 Collective store in Greenwich. *Photograph by Georgette Gouveia.*



Photograph courtesy 365 Collective.

Page1

GREENWICH'S 365 COLLECTIVE — WHERE EVERYTHING HAS A STORY

BY GEORGETTE GOUVEIA /
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Nestled near Starbucks – now undergoing renovation on Greenwich Avenue – is a store where the curatorial spirit is writ large.

On one shelf sits Chic Fire's Steve Fire Extinguisher, emblazoned with an image of movie star Steve McQueen, who epitomized 1960s and '70s cool, and one of his race cars. (Shoppers of a certain vintage will remember that he played a fire chief in the 1974 film "The Towering Inferno.") On another sits Spencer Peterman's Spalted/Ambrosia Maple Harvest Wood Bowl, made from a discarded log, which gives it a marbled appearance.

There are soups by 18 Chestnuts, including a butternut squash and pear concoction that's tangier than the traditional squash and Golden Delicious apples pairing; Cuddle + Kind handknit, anthropomorphic animal dolls, with each providing 10

meals to the underserved worldwide; Saint Jane skincare and cosmetics products; Softies' blankets and socks; barware and poker sets; fine jewelry; and coffee-table books by Assouline, Abrams and Chronicle Books, including Assouline's "James Bond Destinations."

You'll find all these and more at 365 Collective by Abigail Fox + Serendipity, a roughly 800-square-foot store that opened Dec. 20 in time for the holidays but didn't make its official bow until the first weekend in March, said co-owner Suni Unger. The store and its new online shopping platform (200,000-plus average monthly page views) represent the partnerships of Abigail Fox Designs, a former gift and clothing store in Old Greenwich that still has a shop in Nantucket, Massachusetts; Unger's Serendipity Magazine; and its Greenwich Wine + Food experiences. The new venture, under parent company Unger Publishing LLC, features not only the brick-and-mortar store at 315 Greenwich Ave. but an online magazine and newsletters offering daily content on food, home, real estate, travel and wellness; and corporate and event gift design for everyone from brides to PepsiCo, with a distribution center in Cos Cob.

"Abby was always a contributing editor with our products," said Unger, who met Fox in 2006. "This just seemed like a perfect match."

Given 365's publishing pedigree, the store's emphasis on storytelling is as unsurprising as it is unusual. Over hot chocolate topped with marshmallows – visitors have a choice of

that or coffee as they browse -- Fox and Unger point with pride to items as well as the tales of each product line's makers, unspooled in detail on the website.

"When you buy (something), there's a story to it," Unger said. "We want everyone to know we curate every product."

Ten-year-old, Florida-based Chic Fire seeks to make fire safety apparent through stylishness, reasoning that an attractive extinguisher can be prominently placed in the event it is needed. In its western Massachusetts workshops, Petermans Bowls and Boards Inc. upcycles fallen maples in the early stages of decomposition to fashion nesting bowls and boards that Spencer Peterman can personalize.

Softies' blankets and socks began their lives in Minnesota in 2005 when Dennis Murphy, a veteran, decided to start his own company with help from wife Peggy after 40 years in women's clothing sales and manufacturing. The plush products have become a comfort to her in her 19-year battle with leukemia.

These are the stories of small business owners – many of them women, minorities and veterans, people who give back to others, just as together Abigail Fox and Serendipity have given more than \$1 million to various causes since these businesses were launched in 2008 and 2010 respectively.

This emphasis on small business stories comes at a time when the Small Business Administration (SBA) finds itself particularly challenged. According to Inc., "the agency's 7(a)

portfolio, which extends low-interest loans backed by the government, saw cash flow run negative by roughly \$274 million through the first half of 2024." Compounding the hurdles for some applicants: The federal government is closing SBA offices in such immigrant "sanctuary cities" as New York, Boston, Atlanta, Chicago, Denver and Seattle.

But 365 Collective has the backs of small businesses. "In the coming weeks, we are excited to begin hosting our promised event activations," Fox has noted in the press materials, "which will include meetings with makers and artisans, book signings, wellness workshops, culinary experiences and more."

On Friday, March 28, and Saturday, March 29, (10 a.m. to 5 p.m.), it's "Experience Vintage!," with one-of-a-kind pieces set to trend in 2025.

Saturday, April 5 (10 a.m. to 3 p.m.), it's the Permanent Bracelet Event with Nicole Zusi of Forlanya Jewelry. Zusi crafts custom-fitted, clasp-free bracelets that are welded in real-time.

Saturday, April 26 (11 a.m. to 5 p.m.) it's "Shoes & Brews," with Woolloomooloo footwear found James Rowley, IPAs and craft stouts.

Saturday, May 3 (10 a.m. to 3 p.m.) – Zusi returns for a trunk show and live jewelry design.

Saturday, May 10 (10 a.m. to 5 p.m.) – It's a Special Mother's Day Gifting Featuring Jewelry Designer Isabel Dunay, a Greenwich native.

Store hours are 11 a.m. to 4 p.m. Sundays and 10 a.m. to 5 p.m. Tuesdays through Saturdays.



BANKING

Partner Insights

Facing Loan Maturity Without Stabilization? Here's What to Expect

At Cuddy & Feder, we represent borrowers in obtaining construction loans and lenders in making construction loans. As we have been on both sides of the construction loan, we generally know what is typical and what to expect in navigating the construction financing process. During the initial term of a construction loan, a borrower typically makes payments of interest only (i.e., not

principal) because the property itself is not generating any revenue. The property is not generating revenue because the project is in the process of being built and, therefore, there are no tenants paying rent. Important for any construction lender is the ultimate goal that, not only will the project get fully built but, more importantly, that the project will start generating revenue. This is a criti-

A property has achieved 'stabilization' when it generates enough revenue to meet financial tests set by lenders, such as debt service coverage ratios and debt yield tests.

cal point for the construction lender because, generally, the repayment of the construction loan will come from the proceeds of a new permanent loan. A lender cannot make a permanent loan unless the property is generating revenue. A property has achieved "stabilization" when the project is generating enough revenue such that it has satisfied various financial tests as determined by each lender on a project-by-project basis, which tests may include debt service coverage ratios and debt yield tests. Since the repayment of a construction loan is from a new permanent loan, the construction lender will generally require that the borrower complete the construction of the project on or before the initial maturity date of the construction loan but will then give the borrower the right to extend the maturity date of the construction loan by a certain period of time to give the borrower time to obtain a permanent loan. Usually, in order to qualify for the extension, the project must have, among other things, achieved stabilization.

What happens if there are construction delays and stabilization has not been achieved prior to the maturity date? The borrower does not qualify for the extension and is facing an upcoming maturity date with the obligation to repay millions of dollars of principal, failing which the lender may exercise any one of its remedies, including foreclosure. Both lenders and borrowers generally try to avoid this scenario and will try to negotiate a loan modification. Borrowers should expect that this modification will be costly. Lenders will generally charge fees and those fees must be paid upfront. If the lender doesn't already have a personal guaranty of the loan, the lender will likely ask for one as a condition of extending the maturity date. Further, the lender may increase the interest rate either at the commencement of the extended loan term or during the extended loan term if stabilization still hasn't been achieved by a certain date, or both.



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Liquor sticker campaign returns to Westport

BY GARY LARKIN / glarkin@westfairinc.com



WESTPORT'S RELATIONSHIP WITH ALCOHOL
A COMMUNITY DISCUSSION

April 7
7pm-8pm
Toquet Hall

The Westport Prevention Coalition (WPC) invites you to a community discussion for Alcohol Awareness Month.

- Local Speakers
- Breakout Sessions
- Resources

Please RSVP to [PositiveDirections.org/events](https://www.positivedirections.org/events)

WESTPORT together

positive directions

WESTPORT – The Westport Prevention Coalition (WPC) is bringing back its liquor stickers parent awareness campaign with the help of Aspetuck Health District (AHD).

The liquor stickers campaign, which provides parents with information cards along with stickers to seal unfinished bottles of alcohol, includes featuring the stickers at local liquor stores. The goal is to increase parents' awareness that underage drinking poses real risks to youth, and that the primary location where they obtain alcohol is in their own home or a friend's home.

In Westport, WPC's 2024 Youth Survey found that 1 in 14 seventh graders (7%) reported using alcohol in the past month. According to Margaret Watt, prevention director at Positive Directions, who conducted the survey in collaboration with Westport Public Schools, that rate is much higher than in neighboring towns like Fairfield, Trumbull, Darien, and Norwalk. Staples High School students

also drink at higher rates than in nearby towns.

The Westport Youth Survey also found that more than half (54%) of Westport students who drink reported getting their alcohol from their parents with permis-

sion. In addition, the most common places where youth use alcohol are at parties and in homes. That's why the liquor stickers cards emphasize the role of parents and highlight Connecticut's Social Host Law.

That law holds adults responsible for any underage alcohol or cannabis use that occurs on their property. When youth are gathering at a home, parents are responsible for providing supervision to ensure that no underage substance use is taking place. The penalty for parents is up to \$2,000 per minor.

According to the National Institutes of Health, underage alcohol use interferes with brain development, is associated with injuries, risky behaviors such as fights and sexual assault, problems at school, use of other substances, and addiction.

NIH reports that 90% of people

who have an addiction disorder began using substances before age 18. Research indicates that the younger a person is when they start drinking or using other substances, the more likely they are to become dependent.

The liquor stickers are available at the following package stores: 99 Bottles, BevMax, Black Bear, Castle Wine & Spirits, Dan's Liquors, Discount Liquor, Greens Farms Spirits, Kindred Spirits & Wine, The Grapevine, and Westport Wine and Spirits.

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REAL ESTATE

3030 Park and East Hill communities under new management

BY GARY LARKIN / glarkin@westfairinc.com

BRIDGEPORT — Senior living communities 3030 Park in Bridgeport and East Hill in Southbury are now under the management of Senior Living Hospitality Group, a Connecticut-based organization formed by the local management team.

This team previously operated as part of Watermark Retirement Communities, an Arizona-based organization.

For the residents and families of 3030 Park and East Hill, the transition to Senior Living Hospitality Group ensures continuity in management and operations, reinforces a commitment to exceptional service, and renews the focus on delivering "next-generation hospitality" in senior living, Senior Living Hospitality Group announced.

All community employees will remain in their positions, ensuring the continued delivery of high standards in tailored service and compassionate

care. The Connecticut-based leadership team also remains unchanged, including Frederick Zarrilli, president; Joan King, COO; and Samantha Nook, senior vice president.

"We are thrilled to bring an even greater degree of local perspective and insight as we continue investing in the future of our beautiful,

vibrant communities," Zarrilli said. "This transition is the latest step in delivering on our mission of providing our residents and families with a value proposition and customer experience that is unmatched in our marketplace."

The management transition involves no change in the communities' ownership or financing. Senior Living Hospitality Group's appointment as manager has the full support of 3030 Park's and East Hill's ownership group, the prior manager Watermark Retirement Communities, and National Health Investors Inc., which has provided the communities' long-term lease financ-

ing since 2016.

Senior Living Hospitality Group manages senior living communities, including continuing care retirement communities that offer independent living, assisted living, memory care, skilled nursing, and rehabilitation services.

- 3030 Park is a continuing care retirement community offering sophistication and elegance on a beautiful 14-acre campus located on the Bridgeport/Fairfield line. The community's centerpiece is an architecturally significant 10-story tower featuring 196 Independent Living apartments with six private cottage residences, and a two-story health center. It also includes a 23-bed, private-unit skilled nursing facility and rehabilitation center.
- East Hill is a continuing care retirement community located in Southbury, offering a serene natural setting on 55 wooded acres overlooking the Pomperaug



▲ The retirement community at 3030 Park in Bridgeport is one of two that are now under new management. Photo courtesy of 3030 Park

River Valley. It is situated next to Heritage Village, a residential and golf community. The community's residential buildings, connected by covered bridges, include 130 Independent Living apartments along with 51 assisted living apartments, 14 memory care studios, and a 34-bed skilled nursing facility and rehabilitation center.



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Westchester Parks Foundation

Ontario imposes then suspends 25% tariff on electricity sent to NY, Minnesota and Michigan; Trump doubles tariffs on steel and aluminum from Canada

BY PETER KATZ / pkatz@westfairinc.com

The Canadian province of Ontario on March 10 put a 25% tariff on the electricity it exports to New York, Minnesota and Michigan in retaliation for tariffs already imposed or threatened on electricity and other Canadian goods by President Trump. On March 11, Ontario suspended the new tariff ending talks to be held later in the week in Washington. The talks were set up after Trump on the morning of March 11 ordered new tariffs on steel and aluminum imports from Canada. Trump said that he has ordered the 25% tariffs on steel and aluminum imports from Canada to be doubled to 50%, kicking the growing trade war up another notch.

The electricity from Ontario serves an estimated 1.5 million businesses and residences in the U.S. The new tariff is expected to cost U.S. customers an additional \$300,000 to \$400,000 per day.

Ontario's Premier Doug Ford said

that Ontario will not back down in the trade war that Trump started. He said that Trump's tariffs are disaster for the U.S. and are making life more expensive for American families and businesses.

Ontario hydroelectric generating station. Both New York Gov. Kathy Hochul and Senate Minority Leader Chuck Schumer of New York were quick to react to Ontario's announcement, calling on both President Trump and Ontario to back away from the tariffs that have been imposed and threatened.

"President Trump's reckless tariffs on Canadian energy imports are a direct

hit to New Yorkers' wallets, driving up utility costs from Buffalo to the Bronx and disrupting energy markets, while creating uncertainty for businesses and families," Schumer said. "A prolonged trade war has the potential to disrupt the flow of natural gas and electricity,

including hydroelectric power, from Canada, disruptions we cannot afford during a time of rising costs."

Hochul has directed the state's Department of Public Service (DPS), the New York State Energy Research and Development Authority (NYSERDA) and the state's Division of Homeland Security and Emergency Services to begin an expeditious review of Trump's tariffs and the retaliatory measures being taken by Ontario to provide a transparent accounting of their effects on energy prices and supply reliability.

"This is a textbook example of bad public policy and I'm calling on President Trump to immediately rescind his tariffs before they inflict further damage," Hochul said. "If he won't act, Congress must. The people of New York deserve transparency and accountability. We will not allow President Trump and Congressional Republicans to play politics with our energy security while hardworking New Yorkers foot the bill."

Hochul wants the DPS, NYSERDA and Homeland Security review to come up with:

A comprehensive analysis of how the



tariffs will increase costs for electricity, natural gas, heating fuels and other essential energy sources across the state;

An assessment of supply chain vulnerabilities, particularly for communities in the North Country and other areas with limited alternatives;

A clear evaluation of the impact on ratepayers and businesses, including expected price increases and affordability concerns;

A review of New York's contingency plans as a result of Canadian retaliation on its energy exports;

An examination of the feasibility of adding a one-line "Trump Tariff" cost indicator on utility bills, ensuring that New Yorkers can see exactly how much this federal policy is costing them each month.

Hochul called for the state agencies to provide answers by March 17.

COURTS

Putnam surgeons try to collect \$179,000 debt for seven years

BY BILL HELTZEL / bheltzel@westfairinc.com

A surgical practice that has been trying to collect a \$169,165 payment from a Putnam Valley couple for nearly seven years is trying again to enforce the debt.

Northern Westchester Surgical Associates accused Johnny Javier Icaza and Ana Lucia Mendez of fraud, in a Feb. 24 complaint filed in Westchester Supreme Court.

The couple secretly transferred ownership of a Peekskill rental property, according to the complaint, in a "scheme to divert assets."

In 2018, Mendez and her husband, Icaza, agreed to pay \$169,165 for a surgical procedure she received,

according to the complaint. Since then they have allegedly refused to pay any of the debt.

In 2019, the Blue Cross Blue Shield Federal Employee Program sent Icaza a \$78,440 check as partial payment for the medical services, the complaint states, but Icaza kept the money instead of forwarding the check to the medical practice.

In 2020, Northern Westchester Surgical Associates, of Putnam Valley, sued the couple. Icaza and Mendez failed to answer the complaint, and in 2021 a Westchester Supreme Court judge awarded the medical practice the full amount plus interest, totaling

\$210,788.

Unbeknownst to the medical practice, according to the complaint, Icaza and Mendez had concealed a significant asset that could have been used to pay creditors.

Mendez bought a two-story retail-residential property in Peekskill, in 2006. In 2019, Icaza formed EISNR Corp. and Mendez deeded the property to the corporation for \$0 consideration.

EISNR is also a defendant in the lawsuit.

Northern Westchester Surgical claims that the property transfer was a deliberate attempt to make Icaza and Mendez "insolvent and judgment proof" against creditors.

The medical practice also discovered that EISNR had defaulted on a \$200,000 mortgage on the Peekskill property. The lender filed a foreclosure action, and on March 15, 2024, EISNR sold the Peekskill property, according to a county property record, for \$385,000.

Northern Westchester Surgical filed a claim for part of the proceeds of the sale. On Nov. 18, Westchester Supreme Court Justice Janet C. Malone ruled that the medical practice was not entitled to anything because it had failed to put a lien on the property before it was sold.

Now Northern Westchester Surgical's attorney, Albert A. Hatem, White Plains, is going after EISNR, claiming that it was a "corporate fiction" used by Icaza and Mendez to "perpetuate fraudulent conduct."

It is asking the court to order EISNR to pay \$169,165, plus 9% interest back to 2018.

Attempts to find contact information for Icaza and Mendez, to ask for their side of the story, were unsuccessful.

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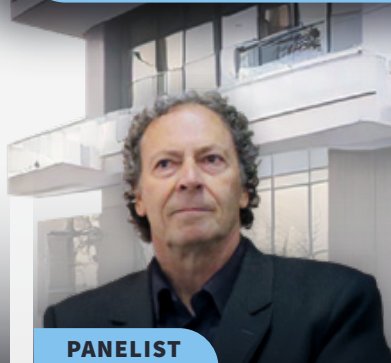


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Aerial view of L'Abbaye des Vaux-de-Cernay. Photographs courtesy L'Abbaye de Vaux-des-Cernay.

TRAVEL TALK:

L'Abbaye des Vaux-de-Cernay, near Paris

BY JEREMY WAYNE / jwayne@westfairinc.com

“L'Abbaye des Vaux-de-Cernay makes an unforgettable experience, a magnificent resort on Paris's doorstep.”

Take the RER suburban railroad from Paris's Gare du Nord and in about the time it takes to get from Grand Central Terminal to White Plains you will find yourself at the end of the line in Saint-Rémy-Les Chevreuses, a charming French village close to Paris that nonetheless feels as if it is in the deepest heart of the countryside. Worth a visit in its own right, it's also the stopping off point for getting to an astonishing country house hotel, L'Abbaye des Vaux-de-Cernay.

In truth, “country house hotel” doesn't quite do L'Abbaye justice. A Cistercian monastery dating from the 12th century, the abbey and its 185-acre estate have been reimagined as a luxurious resort hotel with all imaginable resort-type bells and whistles, coupled with a heavy dose of French *je ne sais quoi*.

L'Abbaye is the first foray into the world of country hotels for the French group, Paris Society, headed by raffish restaurant wonder boy Laurent de Gourcuff, whose portfolio to date has consisted mainly of restaurants and nightclubs. (Gourcuff is also the chap who has breathed new life into the

legendary Maxim's.) The transformed L'Abbaye is no charming gîte (French farmhouse hotel), no intimate Relais & Châteaux hotel, no mom-and-pop guesthouse on the riverbank. Rather, it's virtually an entire village and not a small one at that, with four restaurants; bars a-plenty; a large swimming pool; a spa and wellness center in the old stables; a boatyard; a cinema; a games room; and goodness me, even a farm with individual family cottages.

There are walks and there are woods; there is a lake, gentle as a Monet painting, which, irrespective of the time of year, shimmers in the early-morning mist. There are bicycles to ride, boats to row and tennis balls to thwack on newly constructed, top-of-the-line hard tennis courts – all meticulously planned with relaxation and recreation in mind. There's even a kids' club, affiliated with upscale French kids clothing brand, Tartine et Chocolat, because L'Abbaye, it must be said, is also child- (and pet-) friendly. The vast estate was almost overrun with very well-dressed French children (and equally well-groomed French chiens) the week I visited, which coincided with the French

mid-semester holiday break known as Toussaint. Go for it, kids. You're only young once.

In the main house, magnificent stone-vaulted public rooms lead one into the other, with stone columns and monumental carved fireplaces the dominant feature in each. I couldn't help thinking how the Baroness Charlotte de Rothschild, a 19th century scion of the European banking dynasty who bought the Abbey in 1878 and rescued it from ruin, must have rattled around in this humungous place, though it's true she wasn't short of company. A gifted artist and pianist – who as a teenager had taken piano

lessons from Frédéric Chopin, socialite that she was – she loved to entertain, her guests including the composer Georges Bizet of “Carmen” fame and the painters Édouard Manet and Georges Bizet.

Still, heaven knows if she managed to fill all the bedroom. Perhaps there were fewer then, but there are now 145 of them, swagged, chintzed and paisleyed up to the rafters in fabulous fabrics by L'Abbaye's artistic director, the celebrated Dior designer Cordelia de Castellane.

At the first floor James Bar – named for Charlotte's brother and also perhaps a kind of homage to those



Les Chasses restaurant.



“There are walks and there are woods; there is a lake, gentle as a Monet painting, which, irrespective of the time of year, shimmers in the early-morning mist.”



Cistercian monks who, as history relates, were not averse to the occasional flask of ale in hot weather – I took my libations in front of a roaring fire, before heading diagonally across the ground floor to L’Abbaye’s posh-option restaurant, Les Chasses.

Even if you’re not crazy for la chasse (the hunt), even if you’re viscerally opposed to blood-sports, I venture you may yet find the restaurant appealing. With hunting horns decorating the walls and an impressive stone fireplace as its centerpiece, the room is a bastion of good taste, of calm, of beautifully set tables, candlelit in the evenings, exuding warmth in all senses.

A silky poached egg with silken yoke and seasonal girolles mushrooms, from the woods around the estate, makes a wonderful starter, and the classic fillet de boeuf, served with velvety pommes purées (mashed potatoes) in a rich foie gras jus, confirmed this restaurant’s gastronomic credentials. And when your waiter recommends the fish in Dugleré sauce, taking the trouble to explain to you that the sauce was indeed created in the 19th century by Adolphe Dugléré, a pupil of Marie-Antoine Carême (one of the great, legendary chefs), it feels like a kind of living gastronomic history lesson, to the point where it seems wrong not to order the dish. I was certainly glad I did.

Blissfully unstuffy despite the snowy linens and beautiful china, the restaurant welcomes children and, again, there were any number of them on the evening I dined there.

Less formal is the rustic Auberge restaurant, with its wooden beams and red checked tablecloths, where a serving of beef or slow-cooked lamb for one might easily feed a family of four. The atmosphere is laidback, too, at the open weekends-only Trattoria, where you can enjoy excellent linguine al ragù while a guitarist strums those sentimental French and Italian classics.

Breakfast, served in the vast and positively baronial Réfectoire des Moines, is a little like feeding time at the zoo. But it’s a very upscale zoo to be sure, where the quality of the food – a vast buffet with additional

hot dishes available to order – and the edifying sight of beautifully-dressed and well-mannered Parisians and their equally well-dressed offspring “tucking-in,” make for an overall delightful experience. The weekend brunch, which I did not experience during my stay, also served in the refectory, is said to be exceptional.

Not everything is perfect, or runs on oiled wheels, though, which gives L’Abbaye a kind of human touch. For instance, at times there were so many agents at the front desk – mostly smiling 20-somethings in L’Abbaye’s zingy, signature tartan – that they seemed like a theater troupe, while at other times there was only one poor trainee left alone to deal with an army of simultaneous check-ins. And a couple of the vast public rooms felt a little chilly in late fall (well, what do you expect from a 12th century abbey?) although this is hardly going to be a problem in spring and summer, when L’Abbaye will be bathed in warm sunshine.

Modeled, so the publicity material had advised, on the typical “English country house hotel,” I was interested to learn that L’Abbaye was something of a mold-breaker for France, that such places, and on such a scale, are actually quite a rarity. This ties in with the historical fact that while the upper-class English traditionally left town to “play” in the country, their French counterparts – especially pre-Revolution – might lead quiet lives during the week on their country estates but would come to Paris at the weekend, for, er, “recreation.”

Nowadays, though, no such distinctions need be made. On weekdays or at the weekend and in any season, L’Abbaye des Vaux-de-Cernay makes an unforgettable experience, a magnificent resort on Paris’s doorstep. If you possibly can, be sure to add a couple of days to your City of Lights itinerary to enjoy it.

Jeremy Wayne is a travel adviser with Superior Travel of New York. Email him at jeremy@superiortravel.com.

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains and Poughkeepsie Local business cases, March 5 - 11

The Complex at Port Chester LLC, Greenwich, Connecticut, 25-22181-SHL: Chapter 11, assets \$50,000 - \$100,000, liabilities \$10 million - \$50 million. Attorney: pro se.

Levy Ventures LLC, New City, Eluzer Gold, member, 25-22182: Chapter 11, assets and liabilities \$10 million - \$50 million. Attorney: J. Ted Donovan.

Kensington Media Group Inc.: Bronxville, Morin Bishop, president, 25-22189-SHL: Chapter 7, assets \$100,900, liabilities \$746,294. Attorney: Anne J. Penachio.

Aron Brown, New City, business not identified, 25-22192-CGM: Chapter 13, assets \$0 - \$50,000, liabilities \$500,000 - \$1 million. Attorney: Aron A. Kolber.

A.R.M. Bagels, d.b.a. Highridge 2 Bagels, Hartsdale, Anthony Iaccarino, president, 25-22194-KYP: Chapter 11, assets \$14,600, liabilities \$540,609. Attorney: Anne J. Penachio.

Meadow Creek Farm of New York Realty LLC, Pleasant Valley, Helaina C. Ricciardi, managing member, 25-35241-KYP: Chapter 11, assets \$500,024, liabilities \$859,427. Attorney: Michelle L. Trier.

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

WPB Holdings Group LLC, Monsey, 25-22197-SHL: Involuntary Chapter 7. Petitioner: Ahraon Berlin, Monroe, New York.

U.S. District Court, White Plains Local business cases, March 5 - 11

Plumbers & Steamfitters Local 21, Peekskill vs. Taconic Heating & Cooling Corp., Cortlandt Manor, 25-cv-1855-NSR: Employee Retirement Income Security Act. Attorney: Danielle M. Carney.

Structural Steel and Bridge Painters Local 806, White Plains vs. Twins Contracting LLC, New Rochelle, et al, 25-cv-1857-JGLC: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

Diocesan Society of the Protestant Episcopal Church, Manhattan vs. Environmental Construction Inc., Stony Point, et al, 25-cv-1879-KMK: Environmental. Attorney: Justin M. Gardner.

Ernesto Newberry, Teaneck, New Jersey vs. Curtis Instruments Inc., Mount Kisco, 25-cv-1915-CS: New York Labor Law. Attorney: Yan Fu.

T.V. Seshan, M.D. P.C., White Plains vs. Blue Cross Blue Shield Association, 25-cv-2035: Motion to confirm arbitration award. Attorney: pro se.

Tiffany Wilkerson, Yonkers vs. Dunkez Private Home Care Inc., Mount Vernon, 25-cv-2036: Job discrimination. Attorney: Erica T. Kagan.

T.V. Seshan, M.D. P.C., White Plains vs. Anthem Healthchoice Assurance Inc., 25-cv-2035: U.S. Arbitration Act. Attorney: David Nissanoff.

DEEDS

Above \$1 million
33pennylane LLC, White Plains. Seller: Doris Hait, Scarsdale. Property: 14 Withington Road, Greenburgh. Amount: \$1.2 million. Filed Feb. 18.

39 Westmoreland Realty LLC, Long Island City. Seller: Westbanken LLC, White Plains. Property: 39 Westmoreland Ave., White Plains. Amount: \$7.5 million. Filed Feb. 19.

Cedar Fox LLC, Woodside, California. Seller: S&L Stables Inc., North Salem. Property: 1 Lost Pond Lane, North Salem. Amount: \$6 million. Filed Feb 13.

Forest Beach LLC, Larchmont. Seller: Stefanou Spyridon, Rye. Property: 658 Forest Ave., Rye City. Amount: \$1.2 million. Filed Feb. 12.

Horizon Technology Inc., White Plains. Seller: Parking Enterprizes LLC, Hartsdale. Property: 101 Windsor Terrace, White Plains. Amount: \$1.5 million. Filed Feb 14.

Perry, Matthew, Scarsdale. Seller: US Bank NA, Coppell, Texas. Property: 27 Whig Road, Scarsdale. Amount: \$1.8 million. Filed Feb 13.

Power Authority of the State of New York, Albany. Seller: SWD/wp LLC, White Plains. Property: 220 Hamilton Ave., White Plains. Amount: \$30 million. Filed Feb 14.

Saha, Kamala V., Mamaroneck. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 2 Cooper Road, Scarsdale. Amount: \$7.2 million. Filed Feb. 18.

Salerno, Alessandro, Hoboken, New Jersey. Seller: Michael J. Khader, Yonkers. Property: 49 Stornoway St., New Castle. Amount: \$1.6 million. Filed Feb 13.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: KI Toll Fort Aiv LLC, New York. Property: 18 Dewitt Drive, New Castle. Amount: \$2.5 million. Filed Feb. 12.

Below \$1 million

163 Union Avenue Peekskill LLC, Ossining. Seller: 163 Union Avenue LLC, Cortlandt Manor. Property: 163 Union Ave., Peekskill. Amount: \$745,000. Filed Feb. 20.

173 New Rochelle LLC, New Rochelle. Seller: 173 Fourth Street LLC, Mount Vernon. Property: 173 Fourth St., New Rochelle. Amount: \$997,000. Filed Feb. 19.

177 White Road LLC, Mahopac. Seller: Patricia McCarthy, Plymouth, Massachusetts. Property: 177 White Road, Scarsdale. Amount: \$918,000. Filed Feb 14.

178 Wyndcliff LLC, Yonkers. Seller: Alana Tasgal, Queens. Property: 134 Crescent Place, Yonkers. Amount: \$700,000. Filed Feb 13.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Joan Datre, Yonkers. Property: 82 Courter Ave., Yonkers. Amount: \$360,000. Filed Feb. 18.

51 Cooper Lane LLC, Brooklyn. Seller: Donna M. Kelly, Larchmont. Property: 51 Cooper Lane, Mamaroneck. Amount: \$960,000. Filed Feb 13.

67 Grant Avenue Association LLC, Bronx. Seller: Berlanti Construction Company Inc., Harrison. Property: 31-35 Oakland Ave., Harrison. Amount: \$100,000. Filed Feb 13.

91 Elliot Avenue New York LLC, Brooklyn. Seller: Anthony J. Spalla, Yonkers. Property: 99 Buena Vista Ave., Yonkers. Amount: \$750,000. Filed Feb. 12.

Alkaifi, Marwan A., Yonkers. Seller: Handala Realty LLC, Yonkers. Property: 1519 Nepperhan Ave., Yonkers. Amount: \$982,000. Filed Feb. 12.

Barjak, Gregory, Bronxville. Seller: YB Estate Holding LLC, New City. Property: 414 Fulton Ave., Mount Vernon. Amount: \$770,000. Filed Feb. 12.

BHY 132 Holmes Avenue LLC, Brooklyn. Seller: June H. Watson, Hartsdale. Property: 132 Holmes Ave., Greenburgh. Amount: \$351,000. Filed Feb. 12.

Birkdale Imperatives Inc., Ossining. Seller: Cedar Lane Holdings LLC, Yonkers. Property: 178 Cedar Lane, Ossining. Amount: \$355,000. Filed Feb. 12.

Brektushi, Lul, Hartsdale. Seller: Mad Real Properties LLC, Yonkers. Property: 179 Woodland Ave., Yonkers. Amount: \$555,000. Filed Feb 13.

DMR Development Group LLC, Mount Vernon. Seller: Immaculate LLC, White Plains. Property: 12 Martens Place, Mount Vernon. Amount: \$415,000. Filed Feb. 12.

Glen, Jairo Jr., Yonkers. Seller: GBZ Equities LLC, Brooklyn. Property: 70 Croton Terrace, Yonkers. Amount: \$710,000. Filed Feb. 19.

Grasso Brothers General Contracting Inc., New Rochelle. Seller: Louis P. Grasso III, Stamford, Connecticut. Property: Cadillac Drive, New Rochelle. Amount: \$250,000. Filed Feb. 19.

Leka, Alfred, New York. Seller: JMCB Panther VII LLC, Pleasantville. Property: 28 Madison Ave., Mount Pleasant. Amount: \$739,000. Filed Feb. 12.

MJD Contracting Corp., Carmel. Seller: Kevin M. Carter, White Plains. Property: 733 Hoover Ave., Peekskill. Amount: \$386,000. Filed Feb 13.

Murphy, Austin C., Bedford. Seller: 154 Bedford Road LLC, Armonk. Property: 156 Bedford Road, North Castle. Amount: \$995,000. Filed Feb. 12.

Re Casa LLC, Fresh Meadows. Seller: Nationstar Mortgage LLC, Coppell, Texas. Property: 352 Summit Ave., Mount Vernon. Amount: \$533,000. Filed Feb 13.

Rodriguez, Kristina, New Rochelle. Seller: Guardian 81 Inc., Middletown. Property: 414 Benedict Ave., 4F, Greenburgh. Amount: \$337,000. Filed Feb. 20.

Singer, Larry, Scarsdale. Seller: 56 Copley Court LLC, Briarcliff Manor. Property: 333 N. State Road, K56, Ossining. Amount: \$699,000. Filed Feb. 18.

Team Iselin LLC, Larchmont. Seller: Barbara L. Weed, Greenwich, Connecticut. Property: 63 Iselin Terrace, Mamaroneck. Amount: \$975,000. Filed Feb 14.

TFFC LLC, Wilmington, Delaware. Seller: Anthony A. Ricci, Boca Raton, Florida. Property: 25 N. Broadway, Yonkers. Amount: \$215,000. Filed Feb. 12.

Trillionaire Bound LLC, Huntington. Seller: Peter M. Hoffman, West Harrison. Property: 65 Stonewall, Harrison. Amount: \$880,000. Filed Feb 13.

Van Gova Group LLC, Yonkers. Seller: Manuela M. Urrutia, Yonkers. Property: 9 Kinross Place, Yonkers. Amount: \$185,000. Filed Feb. 19.

Velazquez, Emy, Bronx. Seller: HWB Homes LLC, New Rochelle. Property: 86 Garding Drive, New Rochelle. Amount: \$990,000. Filed Feb. 18.

We Bought the House LLC, Tuckahoe. Seller: James S. Mittelmark, Santa Fe, Minnesota. Property: 19 Meadowbrook Drive, Ossining. Amount: \$612,000. Filed Feb. 18.

Wilson, Heather, Bedford Corners. Seller: Qasim LLC, Armonk. Property: 60 Whippoorwill Road East, North Castle. Amount: \$850,000. Filed Feb 14.

Zimba Dreams Construction LLC, New Rochelle. Seller: Benjamin F. Vasta, Mount Kisco. Property: 136 Harriman Road, New Castle. Amount: \$443,000. Filed Feb 14.

Federal Tax Liens, \$10,000 or greater, Westchester County, March 5 - 11

Arena Special Opportunities Fund LP: Purchase, 2020, 2023 annual partnership withholding tax, \$26,202.

Breidenbach, S. D.: Bedford Hills, 2021 - 2022 personal income, \$604,250.

Chidekel, David H.: Scarsdale, 2014 - 2018, 2020 - 2021, 2023 personal income, \$758,523.

Cicinelli, Anthony and Annette Cicinelli: Yorktown Heights, 2023 personal income, \$72,408.

Cobert, Stuart M.: Scarsdale, 2022 - 2023 personal income, \$253,637.

Creativa LLC: Pelham, 2021 employer unemployment taxes, \$82,963.

Cross, John D. and Jody T. Cross: South Salem, 2023 personal income, \$106,869.

Engel, Marcy: Scarsdale, 2022 - 2023 personal income, \$253,637.

Fair, David J. and Linda M. Fair: Eastchester, 2017 - 2018 personal income, \$47,378.

Flood, Michael J.: Bedford Hills, 2021 - 2023 personal income, \$604,250.

Giordano, Douglas: Elmsford, 2020 - 2021 personal income, \$14,557.

Glinert, E.J.: Scarsdale 2023 personal income, \$29,464.

Grant, Lurline E.: Mount Vernon, 2009 - 2010, 2014 - 2015 personal income, \$11,481.

Hertzberg, Murray R. and Josephine Hertzberg: Valhalla, 2021 - 2022 personal income, \$72,197.

Murphy, Cathleen: Yorktown Heights, 2023 personal income, \$11,997.

Nigro, August M. Jr.: Hartsdale, 2019, 2023 personal income, \$83,794.

Osorio, Monique: Yonkers, 2019 - 2020 personal income, \$38,271.

Otto, Christian A.: Scarsdale, 2022 - 2023 personal income, \$262,573.

Papacostas, Demetrios: Bedford, 2017 - 2018 personal income, \$187,226.

Parness, Judah A.: Yonkers, 2013, 2020 - 2022 personal income, \$64,604.

Parness, Kristen M.: Yonkers, 2020 - 2022 personal income, \$45,571.

Salamanca-Cardona, Lucia: Dobbs Ferry, 2021 personal income, \$198,371.

Scott, Jessica M.: Scarsdale, 2022 - 2023 personal income, \$262,573.

Scully, John H. and Hadley L. Scully: Bedford Hills, 2022 - 2023 personal income, \$426,851.

Selimaj, Klaudio: Yonkers, 2019 - 2020 personal income, \$38,271.

Voss, Alain: Pound Ridge, 2023 personal income, \$147,838.

JUDGMENTS

Anisimova, Liudmila, Hartsdale. \$4,052 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 30.

Bess, Myece A, Mount Vernon. \$17,343 in favor of Carmax Business Services LLC, Skennesaw, Georgia. Filed Feb. 6.

Blondell, Kenya, Mount Vernon. \$11,730 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 6.

Carrillo, Juan A, White Plains. \$8,522 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Castleberry, Latifah I, Elmsford. \$4,697 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Cotacio, Magnolia, Hastings-on-Hudson. \$2,035 in favor of Goldman Sachs Bank Usa, Richardson, Texas. Filed Feb. 3.

Cotto, Jose E. Jr., Hamden, Connecticut. \$11,327 in favor of 168/170 Broadway Property Corp, Yonkers. Filed Feb. 3.

Curran, Claire, White Plains. \$2,201 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 3.

Daly, Christine, Yonkers. \$4,204 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Dixon, Murville M-li, Yonkers. \$3,635 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Dynamix Scaffold Group LLC, Brooklyn. \$34,671 in favor of Geico LLC, Hartsdale. Filed Jan. 29.

Eaton, Michael P, White Plains. \$6,575 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Eichler, Michael J., Verplanck. \$2,072 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 30.

Eisenhardt, Leigh A, Buchanan. \$15,643 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 4.

Eusebio-Behler, Catia, Elmsford. \$1,932 in favor of Midland Funding LLC, San Diego, California. Filed Jan. 30.

Fails, Tavian, Yonkers. \$16,641 in favor of Hudson View Care Center Inc., Yonkers. Filed Feb. 6.

Flores, Yina, Shrub Oak. \$2,972 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 3.

Frias, Jessica M, Yonkers. \$3,391 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Garrett, Raymond, Port Chester. \$1,972 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Gomez, Roberto A. B., Yonkers. \$3,058 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 3.

Gordon, John, Yonkers. \$2,117 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 30.

Howard, Donna, Yonkers. \$8,170 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 30.

Jackson-Lee, Shaquille, Mamaroneck. \$2,162 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Jones, Anthony T., Mohegan Lake. \$4,711 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 30.

Lagrule, Luz, White Plains. \$12,090 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Landa, Eduardo, Port Chester. \$2,814 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Lawrence, Sarah H., Tarrytown. \$5,239 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 6.

Liles, Ahtiya, Hartsdale. \$2,367 in favor of Drexel University, Philadelphia, Pennsylvania. Filed Jan. 29.

Mahmuti, Sedat, Yonkers. \$11,287 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Marchesa Holdings LLC, New York. \$204,626 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 29.

Matos, David, New Rochelle. \$34,530 in favor of Consolidated Edison, New York. Filed Jan. 28.

McFarlane, Charles J., New Rochelle. \$5,639 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 5.

McQueen, Breanna, Mount Vernon. \$8,496 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Michael, Alexander Optical Boutique Corp., Larchmont. \$3,443 in favor of Marchon Eyewear Inc., Melville. Filed Jan. 28.

Mitchell-King, Kimel S, Bronx. \$42,286 in favor of 3484-3826 White Plains Road LLC, West Harrison. Filed Feb. 6.

Osorio, Jennifer, Jackson Heights. \$8,074 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 3.

Paez, Brigida, Mount Vernon. \$6,913 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 4.

Palacio, Alexandra, Bronxville. \$7,671 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Palmer, Shannon, Mount Vernon. \$5,577 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 30.

Pau, Michael, Armonk. \$17,190 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 6.

Pileggi, James, Mohegan Lake. \$7,777 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Quiroga, Maricela, Peekskill. \$3,881 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Quiroz, Jenny, Sleepy Hollow. \$2,326 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Robinson, Tyrrell N., White Plains. \$13,464 in favor of Allstate Fire & Casualty Insurance Co., Tarrytown. Filed Feb. 4.

Roychoudhury, Abir, New Rochelle. \$18,364 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 30.

Sanguino, Valeria, Port Chester. \$8,945 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Santiago, Gregorio, Yonkers. \$12,358 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 3.

Saunders, Blossom A., Mount Vernon. \$14,151 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 3.

Shotaj, Alina, Yonkers. \$4,021 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 3.

Singh, Christopher, Scarsdale. \$2,198 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Sinis, Kathleen P., West Harrison. \$1,500 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 30.

Swanson, Eileen, Yonkers. \$1,745 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Feb. 6.

Ticora, Tatianna, Dobbs Ferry. \$1,029 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Trester, Craig M., Tuckahoe. \$10,691 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 3.

Ullaguari, Luis A, Sleepy Hollow. \$4,612 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 4.

Valencia, Martha, Bedford. \$2,940 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 3.

Ziomber, Michael, Eastchester. \$11,153 in favor of Irish Hill Century Farm LLC, Stillwater. Filed Feb. 6.

LIS PENDENS

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

2142 Frederick Douglass Boulevard Corp., as owner. Filed by Greystone Commercial Mortgage Capital LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,700,000 affecting property located In Mount Vernon. Filed Jan. 21.

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

Alessandro, Kerry J., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$284,000 affecting property located at 6 Cottonwood Drive, Mahopac. Filed Jan. 30.

Alexis, Martine, as owner. Filed by Municipal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 100 Clinton Ave., New Rochelle. Filed Feb. 6.

Capital One NA, as owner. Filed by Westgate Park Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$16,000 affecting property located at 117 DeHaven Drive, Yonkers. Filed Jan. 31.

Clark Laverne, estate, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$123,000 affecting property located at 120 Maryton Road, White Plains. Filed Jan. 22.

Davis, Loretta H., as owner. Filed by KeyBank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 80 Trouissant Ave., Yonkers. Filed Feb. 5.

Dodaj, Edmond, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$684,000 affecting property located at 133 Parkview Ave., Bronxville. Filed Jan. 31.

Friefeld, Frances, heir, as owner. Filed by US Alliance Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$172,000 affecting property located at 43 Irenhyl Ave., Port Chester. Filed Jan. 31.

Fuzailov, Daniel, as owner. Filed by Wilmington Savings Fund Society Federal Trust. Action: Foreclosure of a mortgage in the principal amount of \$731,000 affecting property located at 114 N. Seventh Ave., Eastchester. Filed Jan. 23.

James, Samuel G. as owner. Filed by United Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$353,000 affecting property located at 144 S. 13th Ave., Mount Vernon. Filed Feb. 14.

Krasniqi, Lul, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$455,000 affecting property located at 16 Spring Glen Drive, Mount Kisco. Filed Feb. 3.

Mann, Harold J., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$472,000 affecting property located at 19 Ernst Road, Cortlandt. Filed Feb. 5.

Ramdas, Devica, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$589,000 affecting property located at 79 Hudson Park Road, New Rochelle. Filed Jan. 30.

Thomas, Tara V., as owner. Filed by US Alliance Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$88,000 affecting property located at 57 Briarbrook Drive, Unit 56, Briarcliff Manor. Filed Jan. 31.

MECHANIC'S LIENS

115 S Madison LLC, Yonkers. \$5,444 in favor of Shlome Star/Big Star Demo, Monsey. Filed Feb. 12.

Belfast 12 LLC, Yonkers. \$516 in favor of Got to Go Portable Restrooms, Cortlandt Manor. Filed Feb. 10.

Casey, Sarah Q., Bedford. \$2,548 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Feb. 10.

Chapins, Barbara, Yorktown. \$13,000 in favor of Safe Step Walk-In Tub LLC, Nashville, Tennessee. Filed Feb. 11.

Cragswold Inc., Scarsdale. \$16,500 in favor of PJ McGoldrick Company Inc., Pelham. Filed Feb. 11.

GC White Plains Owner LLC, White Plains. \$144,632 in favor of ES Metals, Miami, Florida. Filed Feb. 12.

Lebedeva, Tatiana, North Castle. \$92,044 in favor of Affordable Home Expo Corp. Filed Feb. 11.

MG Main Spe LLC, White Plains. \$6,356 in favor of Unified Door & Hardware Group LL, Pennsauke. Filed Feb. 12.

Midland Rye LLC, Rye. \$142,034 in favor of Ferguson Enterprises LLC, Maspeth. Filed Feb. 12.

St. Johns Riverside Hospital, Yonkers. \$39,153 in favor of Ennell Group Electric Corp., Long Island. Filed Feb. 12.

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.

Partnerships

Luna Flower Shop, 14 Chestnut Hill Ave., White Plains 10606. c/o Laura Edith Perez de la rosa and Luis Antonio Alvarez. Filed Jan. 24.

Smith Smart Shop, 345 Mayflower Ave., 1H, New Rochelle 10801. c/o Tex Smith, Dolores Powell and Ebony Smith. Filed Jan. 27.

Taits Express Facilitation, 30 Lorraine Ave., 1B, Mount Vernon 10553. c/o Ken Tait and Justin Robinson. Filed Feb. 4.

Sole Proprietorships

Hiram N Mendez, 738 South St, Peekskill 10566. c/o Hiram Noel Mendez. Filed Feb. 4.

Law Office of James Williamson, 2500 Westchester Ave., Purchase 10577. c/o James Gaynor. Filed Jan. 27.

Legence Tax Advisers, 221 Hillside Ave., Yonkers 10703. c/o Melody Sash. Filed Jan. 31.

Lucinda Carr Productions, 304 Fenimore Road, 11A, Mamaroneck 10543. c/o Dorothy Lucinda Carr. Filed Jan. 24.

Maria Pineda Photography, 341 Mount Pleasant Ave., Mamaroneck 10543. c/o Maria Pineda. Filed Jan. 24.

Maydeliver Services, 140 Pelham Road, Apt. 1E, New Rochelle 10805. c/o Meire Montenegro. Filed Jan. 24.

Mi Casa Market Place, 58 Dekalb Ave., White Plains 10605. c/o Marcia Moscoso. Filed Feb. 4.

Mount Beau, 157 Stanley Ave., Yonkers 10705. c/o Jade Antonette Dixon. Filed Jan. 27.

Nohemi A. Masonry & Landscaping Co., P.O. Box 295, Peekskill 10566. c/o Raul Arpi. Filed Feb. 7.

Pickle Time, 15 Damian Way, Cortlandt Manor 10567. c/o Nancy del Monte. Filed Feb. 3.

Sacred Element, 95 Beekman Ave. 210E, Sleepy Hollow 10591. c/o Aislynn Flores. Filed Feb. 4.

Salon Di Angela, 110 S. Central Ave., Hartsdale 10530. c/o Angela Gizzo. Filed Feb. 4.

Silva Sparrow, 218 Elm St, New Rochelle 10805. c/o Isabella Silva Wrobel. Filed Jan. 27.

TS Guard, 100 Waring Place, Apt. 1, Yonkers 10703. c/o Konana Athacoli. Filed Jan. 28.

TCC Cleaning Service, 16 Brookside Ave., Pelham 10803. c/o Jacquelin Campbell. Filed Jan. 28.

Tech Sono, 31 Whittemore Place, Rye Brook 10573. c/o Marina Kuznetsava. Filed Feb. 3.

Thecurated Hub, 137 Alexander St, Yonkers 10701. c/o Garfield Williams. Filed Jan. 27.

Time For Living Life, 304 Fenimore Road, 11A, Mamaroneck 10543. c/o Dorothy Lucinda Carr. Filed Jan. 24.

Trissi, 24 Ray Place, Scarsdale 10583. c/o Solly Rafael. Filed Feb. 3.

Vallyjo Stores, 26 Springvale Road, Croton-on-Hudson 10520. c/o Valerie Pawlows. Filed Jan. 31.

VNR Advance Consultants, 345 Longvue Terrace, Yonkers 10710. c/o Vincent Restivo. Filed Jan. 28.

Westchester Staging & Design, 108 N. Division St., Peekskill 10566. c/o Albelisa Kemp. Filed Feb. 3.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

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

17 Stonehouse Drive LLC, as owner. Lender: NYRFP LLC and Park National Capital Funding LLC. Property: 17 Stonehouse Drive, Spring Valley. Amount: \$2 million. Filed Jan. 30.

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

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

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

Below \$1 million

Breuer, Alexander, as owner. Lender: TD Bank NA. Property: in Monsey. Amount: \$527,000. Filed Jan. 24.

Genova, Nancy and Wren, Steven, as owner. Lender: Flagstar Bank NA. Property: 48 Central Highway, New City. Amount: \$899,900. Filed Jan. 21.

Loan Funder LLC as owner. Lender: Forgellos Renovations LLC. Property: 8 Crescent Road, Mahopac. Amount: \$148,000. Filed Jan. 15.

Perez, Robert J., as owner. Lender: Citizens Bank NA. Property: 37 Seifert Lane, Putnam Valley. Amount: \$252,000. Filed Jan. 2.

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

Repetti, Danielle, as owner. Lender: TEG Federal Credit Union. Property: 19 Lockwood Lane, Mahopac. Amount: \$960,000. Filed Jan. 16.

DEEDS

Above \$1 million

11 Hybrid Road LLC, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 11 Hybrid Road, Monsey. Amount: \$1.3 million. Filed Feb. 11.

20 Clover Way LLC. Seller: 12 Clover Way LLC, Ringwood, New Jersey. Property: in town of Poughkeepsie. Amount: \$1.5 million. Filed Jan. 23.

6 Ronald LLC, Monsey. Seller: Joseph and Rose Stern Legacy Trust, et al, Monsey. Property: 6 Ronald Drive, Monsey. Amount: \$8 million. Filed Feb. 13.

Chartwell Auxiliary Realty LLC, Congers. Seller: 115 Route W9 LLC, Monsey. Property: 109 and 114 N. Route 9W, Congers. Amount: \$3.8 million. Filed Feb. 10.

Double R Capital Inc., Pleasant Valley. Seller: 80 Washington Square Properties LLC, Poughkeepsie. Property: 1099 Route 9, Fishkill. Amount: \$1 million. Filed Jan. 23.

Dyson, Eliza M., Amenia. Seller: Thorne Water LLC, Millbrook. Property: in Amenia. Amount: \$7.4 million. Filed Jan. 21.

Hu, Dawn, New York. Seller: DLV SR Investors LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$2.2 million. Filed Jan. 24.

MH Capital LLC, Los Angeles, California. Seller: Yitzchak Weinberger and Rivka T. Parnes Landau, Monsey. Property: 3 Spruce Road, Monsey. Amount: \$1.1 million. Filed Feb. 10.

Smile Garden LLC, Spring Valley. Seller: 28 Eckerson LLC, Spring Valley. Property: 17 Smile Way, Spring Valley. Amount: \$1.2 million. Filed Feb. 13.

Smile Garden LLC, Spring Valley. Seller: 28 Eckerson LLC, Spring Valley. Property: 19 Smile Way, Spring Valley. Amount: \$1.2 million. Filed Feb. 13.

Sulzburg Capital LLC, Montvale, New Jersey. Seller: Moshe Halberstam, Brooklyn. Property: 15 Old Nyack Turnpike, Monsey. Amount: \$1.4 million. Filed Feb. 14.

Weingarten, Yehoshua F., Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 43 Meron Road, Monsey. Amount: \$1.4 million. Filed Feb. 13.

Below \$1 million

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

12 Woodland LLC, Monsey. Seller: Rose Feig, Airmont. Property: 12 Woodland Place, Monsey. Amount: \$980,000. Filed Feb. 14.

1432 Route 9D Wappingers LLC, Danbury, Connecticut. Seller: Dutchess Property Group LLC, Wappingers Falls. Property: in Fishkill. Amount: \$750,000. Filed Jan. 16.

15 Rockledge LLC, Suffern. Seller: Cynthia Amaro, et al, Suffern. Property: 15 Rockledge Drive, Suffern. Amount: \$475,000. Filed Feb. 14.

2 South Liberty Drive LLC, Brooklyn. Seller: Brisk, Aaron, Spring Valley. Property: 2 S. Liberty Drive, Stony Point. Amount: \$1,000. Filed Feb. 11.

35 Seitz Terrace Poughkeepsie 12603 LLC, Poughkeepsie. Seller: Renate Vargas, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$250,000. Filed Jan. 21.

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.

40 Ewing LLC, Chester. Seller: Hestia Properties LLC, Piermont. Property: 40 Ewing Ave., Spring Valley. Amount: \$895,000. Filed Feb. 11.

57 Bridge Street LLC, Beacon. Seller: Kathleen Kokser, Pleasant Valley. Property: in Fishkill. Amount: \$70,000. Filed Jan. 23.

50 Westside Avenue LLC, Brooklyn. Seller: 50 Westside LLC, Brooklyn. Property: 50 Westside Ave., Haverstraw. Amount: \$965,000. Filed Feb. 13.

56 Pershing Avenue LLC, Monroe. Seller: Lester M. Runza, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$575,000. Filed Jan. 23.

9 Ten Street LLC, Linden, New Jersey. Seller: Rene Pacheco Arana Trust, et al, West Nyack. Property: 9 Ten Eyck St., Stony Point. Amount: \$560,000. Filed Feb. 11.

Chomiak, Halyna, Naples, Florida. Seller: LLW Properties LLC, Pleasant Valley. Property: in Hyde Park. Amount: \$390,000. Filed Jan. 23.

Daskalowitz, Jacob Y. and **Rivky Daskalowitz**, Monsey. Seller: 116 Adar Court LLC, Suffern. Property: 116 Adar Court, Monsey. Amount: \$975,000. Filed Feb. 13.

Gold, Mordechai and **Pearl Gold**, Brooklyn. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Monsey. Amount: \$759,000. Filed Feb. 14.

Jones, Elisabeth H. Ivaniw, Springfield, Virginia. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 164 Hudson View Terrace, Hyde Park. Amount: \$516,500. Filed Jan. 21.

Kestenbaum, Arthur and **Rivka Strulovic**, Brooklyn. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$728,000. Filed Feb. 13.

KS Lane LLC, Spring Valley. Seller: 3 Lane LLC, Airmont. Property: 3 Lane St., Monsey. Amount: \$860,000. Filed Feb. 10.

Lala Enterprises LLC, Wappingers Falls. Seller: Gertrude Lippin, White Plains. Property: in East Fishkill. Amount: \$235,000. Filed Jan. 22.

M&G Rapid Realty LLC, Yonkers. Seller: AHJP LLC, Greenwich, Connecticut. Property: 15 Jewett Ave., city of Poughkeepsie. Amount: \$300,000. Filed Jan. 22.

Miller, Phillip, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 3 Hayes Lane, Monsey. Amount: \$763,000. Filed Feb. 10.

Oprandy, Patricia A., Hopewell Junction. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$802,000. Filed Jan. 23.

Sanchez, Louis, Dover Plains. Seller: Bailey Family Real Estate Holdings LLC, Wassaic. Property: in Dover. Amount: \$277,000. Filed Jan. 22.

Santana, Johalex and **Sailhury Mendoza**, Nyack. Seller: 30 Lafayette LLC, Tappan. Property: 30 Lafayette Road, Tappan. Amount: \$510,000. Filed Feb. 10.

Varughese, Ninan, Vancouver, Washington. Seller: Grove Home Construction LLC, Pleasant Valley. Property: 16 Page Court, LaGrange. Amount: \$641,500. Filed Jan. 23.

Visoky, Kyle Mark, Peekskill. Seller: 247 Capital Management LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$350,000. Filed Jan. 21.

Wanko, Joseph, New York. Seller: DC Luxury Holdings LLC, Wappingers Falls. Property: 31 Davis St., city of Beacon. Amount: \$650,000. Filed Jan. 23.

Wesley Rockwell Realty LLC, Congers Seller: Benjamin J. Kimmel and Claire M. Kimmel, Wesley Hill. Property: 53 Spook Rock Road, Wesley Hills. Amount: \$820,000. Filed Feb. 10.

JUDGMENTS

Acuna, Jarol E., Monroe. \$3,988 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Andryshak, Stephen, Campbell Hall. \$1,511 in favor of Meenan Oil Company LP, Woodbury. Filed Feb. 7.

Acesso & Company Inc., Brooklyn. \$751,222 in favor of BBR Investments LLC, Newtown Falls, Ohio. Filed Feb. 10.

Ayala, Migdalia, Middletown. \$5,350 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 11.

Bachanas, Theresa A., Goshen. \$5,322 in favor of Capital One, Mclean, Virginia. Filed Feb. 11.

Bauza, Theresa, Highland Mills. \$11,559 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 11.

Bodiford, Matthew C., Bronx. \$25,803 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Feb. 7.

Bryant, Shenise, Harriman. \$1,337 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 7.

Campos, Gustavo Norberto Farelo, et al, Fuquay Varina, North Carolina. \$5,965 in favor of Simply Funding LLC, Chester. Filed Feb. 7.

Carrasco, Edgar, Middletown. \$1,766 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 10.

Castaneda, Efrain, Middletown. \$3,670 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 11.

Deluca, Tom, Highland Mills. \$8,940 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 10.

Dorner, Carmel L., Newburgh. \$4,010 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 11.

Durso, Christine M., Monroe. \$9,070 in favor of Capital One, Mclean, Virginia. Filed Feb. 11.

Escoto, Stephanie, Middletown. \$3,737 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Frank, Malcolm, Monroe. \$11,325 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 7.

Franklin, Latoya, Washingtonville. \$1,387 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 10.

Freight Direct LLC, Monroe. \$213,875 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 10.

Gibney, Matthew R., Highland Falls. \$3,411 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Goldstein, Mark, Monroe. \$1,406 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 7.

Grisby, Michelle L., Warwick. \$2,640 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 10.

Gruhl, Jeanne K., Campbell Hall. \$2,670 in favor of Capital One, Mclean, Virginia. Filed Feb. 7.

Guillermo, Angel M., Highland Mills. \$9,042 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Johnson, Priscilla, Goshen. \$10,203 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 11.

K&M New Hampton LLC, Florida. \$41,670 in favor of ODK Capital LLC, Denver, Colorado. Filed Feb. 11.

Kliti, Choukri J., Middletown. \$17,118 in favor of Erin Capital Management LLC, New York. Filed Feb. 10.

Kliti, Choukri J., Middletown. \$15,698 in favor of Erin Capital Management LLC, New York. Filed Feb. 10.

Larson, Adam, Wallkill. \$11,177 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 10.

Manley, Joshua S, Newburgh. \$6,329 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 11.

Marble Floor Care Geb LLC, et al, North Palm Beach, Florida. \$13,623 in favor of Simply Funding LLC, Chester. Filed Feb. 7.

Medina, Angela L., Middletown. \$4,015 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Mosley, Emanuel B. Jr., Middletown. \$2,539 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Feb. 11.

Murray, Malcom, Bronx. \$12,095 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Feb. 10.

Owusu, Ansah Darilyn, Middletown. \$8,051 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 10.

Pasenti Concrete Inc., et al, Chester. \$7,727 in favor of Hampshire Co LLC Deft, Morristown, New Jersey. Filed Feb. 11.

Pena, Phillippe A., Walden. \$3,561 in favor of Capital One, Mclean, Virginia. Filed Feb. 11.

Pena, Phillippe, Walden. \$3,450 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 7.

Saccoh, Imani, New Windsor. \$1,672 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 10.

Schonbrun, Leah, Monroe. \$10,359 in favor of US Bank National Association, Cincinnati, Ohio. Filed Feb. 11.

Silva, Alejandro J., Middletown. \$19,290 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 7.

Soriano, Mauricio I., Otisville. \$3,186 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Southerland, Diana M., Middletown. \$2,006 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Starik, David, Monroe. \$57,082 in favor of Dime Community Bank, Hauppauge. Filed Feb. 7.

Stewart, Thomas Ray Jr., Dallas, Texas. \$94,922 in favor of Simply Funding LLC, Chester. Filed Feb. 11.

Sumner, Ryan, Warwick. \$5,959 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 10.

Vandunk, Robert, Middletown. \$11,435 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed Feb. 11.

Villachica, Leonardo, Newburgh. \$10,247 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Feb. 7.

Wilson, Keith, New Windsor. \$4,624 in favor of Capital One, Mclean, Virginia. Filed Feb. 7.

Winters, Nygel M., Newburgh. \$5,271 in favor of Capital One, Mclean, Virginia. Filed Feb. 10.

Wolfe, Leslie J., Middletown. \$5,295 in favor of Capital One, Mclean, Virginia. Filed Feb. 7.

MECHANIC'S LIENS

CS Topny West LLC, as owner. \$18,144 in favor of A Plus Complete Restoration LLC. Property: 110 Fletcher Drive North, Newburgh. Filed Feb. 21.

Excelsior Developers LLC, as owner. \$21,278 in favor of MJR Supply LLC. Property: 97 Acres Road, Monroe. Filed Feb. 19.

Harmony House Upstate LLC, as owner. \$101,362 in favor of Enrique Arias. Property: 19 High St., Chester. Filed Feb. 26.

Hoffman, Khrystian and **Paul Hoffman**, as owner. \$11,602 in favor of Precision Roofing Inc. Property: 76 Clinton Road, Tuxedo. Filed Feb. 19.

Love, Maureen, as owner. \$11,514 in favor of Precision Roofing Inc. Property: 72 Circuit Road, Tuxedo. Filed Feb. 19.

SBG Business Holdings LLC and **208 Estates Holdings LLC**, as owner. \$432,357 in favor of Pro Sitework Inc. Property: in Blooming Grove. Filed Feb. 18.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$21,234 in favor of KG Pumping Corp. Property: 5-7 Israel Zupnik Drive, Palm Tree. Filed Feb. 10.

Zacharia, Magdalini, as owner. \$11,000 in favor of United Rentals Inc. Property: 8N Plank Road, Newburgh. Filed Feb. 19.

NEW BUSINESSES

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

Sole Proprietorships

CFS Landscaping, 527 Ivy Hill Road Walden 12586. c/o Charles Fred Salvaty III. Filed Feb. 14.

Crowded Table Catering, 19b S. Main St., Harriman 10926. c/o Jaimie Michelle Phipps. Filed Feb. 14.

Elevated Imaging Photography, 61 Joshua Drive, Bloomingburg 12721. c/o Diana Marie Miller. Filed Feb. 11.

FZ Pro Painting Plus, 10 Fernandez Drive, New Windsor 12553. c/o Fabricio Zanetti. Filed Feb. 13.

GA Property Services, 384 Buttermilk Falls Road, Warwick 10990. c/o Gabriel Antoine. Filed Feb. 10.

Greenville Volunteer Ambulance, 1495 Greenville Turnpike Port Jervis 12771. c/o Geoffrey Russell Stafford Sr. Filed Feb. 18.

Little Apple Playschool, 105 Laurel Ave., Cornwall-on-Hudson 12518. c/o Josephine Mary Carrasco. Filed Feb. 11.

LKB Haul Trucking Co., 163 Lake Drive, Newburgh 12550. c/o Gairessa L. Allen. Filed Feb. 18.

MGM Auto Electronics, 43 Albany Post Road, Newburgh 12550. c/o Martinez Miguel Gonzalez. Filed Feb. 13.

RTL Fabrication & Metal Art, 27 Lower Reservoir Road, Goshen 10924. c/o Russell Thomas Lercara. Filed Feb. 10.

Sandraelitetravel, 131 Sherwood Drive, South Middletown 10941. c/o Sandra Renee Edmond. Filed Feb. 14.

Your Wellness Harbor, 529 Fifth Ave., Middletown 10941. c/o Beth A. Martin. Filed Feb. 13.

FAIRFIELD COUNTY BUILDING PERMITS

Commercial

390 Westport Avenue LLC, Norwalk, contractor for 390 Westport Avenue LLC. Perform replacement alterations at 406-410 Westport Ave., Norwalk. Estimated cost: \$1,000. Filed Jan. 10.

A2Z Contractors LLC, Norwalk, contractor for AG 229 Main LLC. Replace existing rear deck at 229 Main St., Norwalk. Estimated cost: \$35,000. Filed Jan. 13.

Iannone, Franco, Norwalk, contractor for Merwin LLC. Revert storage space to one-bedroom residential at 58 Van Zant St., Norwalk. Estimated cost: \$10,000. Filed Jan. 8.

Kopac, Andrew J., Norwalk, contractor for David Anthony and Lisa Arpaia. Perform replacement alterations at 2 Harbor Bluff Lane, Norwalk. Estimated cost: \$12,000. Filed Jan. 7.

National Services II LLC, Hartford, contractor for Atlantic PSH LLC. Repair six dwelling units 103, 104, 203, 204, 303 and 304 and offices and storage areas in the basement below at 660 Atlantic St., Stamford. Estimated cost: \$54,000. Filed Jan. 27.

NEC Group LLC, Kingston, Massachusetts, contractor for Girl Scouts of Connecticut Inc. Replace and install antennas, ancillary tower and ground equipment at existing and unmanned wireless communication facility with no change to structure height or ground space at 69 Guinea Road, Stamford. Estimated cost: \$40,000. Filed Jan. 17.

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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

OT Home Improvement LLC, Danbury, contractor for 200 Elm Street Ground Owner LLC. Perform replacement alterations at 695 E. Main St., Stamford. Estimated cost: \$90,000. Filed Jan. 9.

Provenzano, Vincent, Norwalk, contractor for 10-12 Cross Street Associates LLC. Perform replacement alterations at 10 Cross St., Norwalk. Estimated cost: \$16,000. Filed Jan. 13.

Regency Centers Real Estate Developer, Stamford, contractor for Regency Centers Real Estate Developer. Install illuminated channel letters and illuminated cabinet wall sign circle at 1131 High Ridge Road, Stamford. Estimated cost: \$3,200. Filed Jan. 16.

Rockland Holdings LLC, Norwalk, contractor for Rockland Holdings LLC. Perform replacement alterations at 50 Rockland Road, Norwalk. Estimated cost: \$20,000. Filed Jan. 13.

Signature Constrctn GRP of Connecticut Inc., Norwalk, contractor for Spus8 680 Washington Blvd LP. Perform replacement alterations at 680 Washington Blvd., Stamford. Estimated cost: \$1,483,000. Filed Jan. 13.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Demo existing space, new offices and conference room, paint, carpet and construct new pantry at 263 Tresser Blvd., Stamford. Estimated cost: \$220,000. Filed Jan. 9.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 501 Merritt 7, Norwalk. Estimated cost: \$48,000. Filed Jan. 16.

Signs Pro LLC, Stamford, contractor for Kuriansky-Hope Street LLC c/o Pyramid Real Estate Group. Install welded aluminum frame awning with standard Sunbrella fire retardant fabric with the training floor logo at 346 Hope St., Stamford. Estimated cost: \$1,200. Filed Jan. 9.

Stamford Town Center LLC, Stamford, contractor for Stamford Town Center LLC. Repair Stamford Mall parking structure ramp, level 6 at 100 Greyrock Place, Stamford. Estimated cost: \$250,000. Filed Jan. 27.

Standard Builders Inc., Norwalk, contractor for Norwalk Hospital Association. Renovate third floor at 34 Maple St., Norwalk. Estimated cost: \$470,000. Filed Jan. 15.

Tarzia Contracting LLC, Stamford, contractor for Tehrani Norman Credit Shelter and Norman Tehrani Estate. Expand Cantina Restaurant to include two openings to be made through the demising wall that runs east to west at 482 Summer St., Stamford. Estimated cost: \$10,000. Filed Jan. 14.

Trinity Solar LLC, Cheshire, contractor for St. Bridget's RC Church Corp. Install roof-mounted solar panels at 274 Strawberry Hill Ave., Stamford. Estimated cost: \$16,000. Filed Jan. 2.

UB Properties LLC, Stamford, contractor for UB Properties LLC. Renovate Group B Yoga Studio at 601 Newfield Ave., Stamford. Estimated cost: \$200,000. Filed Jan. 22.

UB Stamford LP, Stamford, contractor for UB Stamford LP. Install channel letters for Sound Federal Credit Union at 2215 Summer St., Stamford. Estimated cost: \$1,700. Filed Jan. 7.

UB Stamford LP, Stamford, contractor for UB Stamford LP. Replace existing illuminated sign with new illuminated sign as per submitted drawings at 2215 Summer St., Stamford. Estimated cost: \$5,450. Filed Jan. 17.

Ventura Carpentry LLC, Peekskill, New York, contractor for Fermin Cromax L. Fernandez and Jaquez Rafael D. Fernandez. Build a new closet in bedroom, completely remodel bathroom with sliding door, full ceramic wall, new toilet, sink and shower tray, as well as new flooring and painting at 85 Courtland Ave., Stamford. Estimated cost: \$18,000. Filed Jan. 22.

Westview Electric LLC, Guilford, contractor for Juenara D. Washington. Remodel kitchen project; no structural work at 24 East Ave., Stamford. Estimated cost: \$30,000. Filed Jan. 2.

Woodway Group LLC, Stamford, contractor for Woodway Group LLC. Re-face existing pylon sign with LEDs, same size and location as existing and re-image two dispensers at 1335 Hope St., Stamford. Estimated cost: \$10,000. Filed Jan. 14.

Young Developers LLC, Norwalk, contractor for the city of Norwalk. Replace roof at 125 East Ave., Norwalk. Estimated cost: \$56,000. Filed Jan. 13.

Residential

A1 Home Improvement LLC, Berlin, contractor for Laura Coppola and Laura DiMarino. Remove roof and re-roof at 30 Pine Tree Drive, Stamford. Estimated cost: \$11,600. Filed Jan. 14.

Augusto C. Trepovich, Norwalk, contractor for Marjorie Y. Chimes. Replace asphalt roof shingles and install Timberline shingles at 18 Gurley Road, Stamford. Estimated cost: \$13,900. Filed Jan. 3.

Bilt By Gannon LLC, Norwalk, contractor for Peter W. Picard. Replace cedar roof at 189 Rowayton Ave., Norwalk. Estimated cost: \$150,000. Filed Jan. 10.

Brown Roofing Company Inc., Seymour, contractor for Michael Marco and Matthew Moulin. Remove roofing to the decking, install new sheathing where rotted or damaged as needed and install asphalt roofing at 102 Clover Hill Drive, Stamford. Estimated cost: \$21,002. Filed Jan. 24.

Brown Roofing Company Inc., Norwalk, contractor for Mystic Trust. Remove roof and reroof 4 Mystic Court, Norwalk. Estimated cost: \$14,505. Filed Jan. 13.

Burr Roofing Siding & Windows Inc., Stratford, contractor for Crystal Ackley and Christian Capello-Colon. Replace exterior siding and front door and repair existing front portico at 2856 High Ridge Road, Stamford. Estimated cost: \$82,584. Filed Jan. 14.

Diep, Bui, Stamford, contractor for Bui Diep. Remodel a small kitchen, remove nonload-bearing wall between kitchen and dining room and relocate light switches to an adjacent wall at 10 West St., Stamford. Estimated cost: \$15,000. Filed Jan. 31.

Fairchester Custom Windows LLC, Stamford, contractor for Karen M. Featherston. Install replacement Andersen windows and replacement Andersen gliding patio door into existing openings with no structural alterations at 202 Soundview Ave., Stamford. Estimated cost: \$54,537. Filed Jan. 31.

Fulcrum Contracting LLC, Monroe, contractor for Peter and Elizabeth Sosnow. Remove asphalt roof shingles and replace at 24 Taylor St., Stamford. Estimated cost: \$12,000. Filed Jan. 10.

G.A.Castro Construction LLC, Stamford, contractor for Alfred and Jennifer L. Aranda. Replace roof at 123 Dogwood Lane, Stamford. Estimated cost: \$16,162. Filed Jan. 14.

Giant Siding & Windows Inc., White Plains, New York, contractor for Andrew and Katherine Schrichte. Install James Hardie siding/house wrap/trim windows at 1145 Riverbank Road, Stamford. Estimated cost: \$115,860. Filed Jan. 31.

Green Power Energy LLC, Annandale, New Jersey, contractor for Victor and Yevgeniya Shinsky. Install roof-mounted solar panels at 29 Happy Hill Road, Stamford. Estimated cost: \$48,140. Filed Jan. 24.

Gunner LLC, Stamford, contractor for Andreas and Brooke Lamelas. Remove and replace existing siding with Vermont greenstone at 66 Dogwood Lane, Stamford. Estimated cost: \$37,460. Filed Jan. 10.

Gunner LLC, Stamford, contractor for Lisa M. and Shane G. Fitzmaurice. Remove and reroof 74 Old Colony Road, Stamford. Estimated cost: \$13,600. Filed Jan. 10.

Gunner LLC, Stamford, contractor for Glen and Alana J. Markham. Remove and replace existing siding door with CertainTeed monogram at 5 W. Hill Lane, Stamford. Estimated cost: \$28,000. Filed Jan. 10.

Gunner LLC, Stamford, contractor for Mauro and Elena Fidaleo. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable at 62 Stanton Drive, Stamford. Estimated cost: \$27,260. Filed Jan. 21.

Gunner LLC, Stamford, contractor for Alexander B. Baldwin Trust. Remove and replace existing siding with CertainTeed 'Monogram' vinyl siding at 36 Rippowam Road, Stamford. Estimated cost: \$18,500. Filed Jan. 6.

Gunner LLC, Stamford, contractor for Mehmet and Deniz Soyuer. Remove and replace existing roof and remove existing four skylights and replace with new Velux skylights at 85 Blackberry Drive, Stamford. Estimated cost: \$23,250. Filed Jan. 28.

Helio Solar LLC, Shelton, contractor for Emilie Chang. Install roof-mounted solar panels and one inverter at 24 Coachlamp Lane, Stamford. Estimated cost: \$23,868. Filed Jan. 28.

Home Depot USA Inc., Atlanta, Georgia, contractor for Dawn E. and William J. Rogers. Remove and replace 23 windows, same size, no structural change at 68 Severance Drive, Stamford. Estimated cost: \$14,923. Filed Jan. 23.

Knips, Robert and Julie Knips, Norwalk, contractor for Robert and Julie Knips. Install new gas fireplace insert at 7 Auburn St., Norwalk. Estimated cost: \$10,000. Filed Jan. 13.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Alex and Faina Yelensky. Install roof-top solar panels and 42 modules at 106 Heming Way, Stamford. Estimated cost: \$77,490. Filed Jan. 31.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Alex and Faina Yelensky. Remove and dispose of old roofing material and install new Owens Corning duration shingle full roof replacement at 106 Heming Way, Stamford. Estimated cost: \$28,698. Filed Jan. 22.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Mario and Edna Navarro. Install roof-top solar panels and 16 modules at 53 Dunn Ave., Stamford. Estimated cost: \$25,322. Filed Jan. 27.

New England Home Solutions & More LLC, Meriden, contractor for Bardhyl and Zenel Xhekaj. Remove roof and reroof 647 Fairfield Ave., Stamford. Estimated cost: \$34,989. Filed Jan. 21.

Royal Restoration Connecticut LLC, Norwalk, contractor for Man Zhang. Replace old shingles with new GAF HDZ architectural shingles at 41 Baxter Drive, Norwalk. Estimated cost: \$10,845. Filed Jan. 7.

Signature Exteriors LLC, Stamford, contractor for Melissa and Ryan Johnson. Remove existing siding and install new vinyl siding with all applicable underalignments and accessories at 123 Emery Drive East, Stamford. Estimated cost: \$56,224. Filed Jan. 8.

Signature Exteriors LLC, Norwalk, contractor for Todd Boe and Lorraine Marandola. Remove existing siding and install new vinyl siding with all applicable underalignments and accessories at 129 Old Saugatuck Road, Norwalk. Estimated cost: \$32,818. Filed Jan. 10.

Stanton, Mary, Norwalk, contractor for Mary Stanton. Perform replacement alterations at 16 Burchard Lane, Norwalk. Estimated cost: \$90,000. Filed Jan. 9.

Trinity Solar LLC, Cheshire, contractor for James C. Charling. Remove roof and reroof 91 Halpin Ave., Stamford. Estimated cost: \$11,000. Filed Jan. 7.

Trinity Solar LLC, Cheshire, contractor for Orlovsky Living Trust. Install roof-mounted solar panels at 37 River Ridge Court, Stamford. Estimated cost: \$28,000. Filed Jan. 30.

Trinity Solar LLC, Cheshire, contractor for Charles Liberna. Remove and replace roofing at 260 Rock Rimmon Road, Stamford. Estimated cost: \$22,000. Filed Jan. 22.

TRS Renovations LLC, Darien, contractor for Constance and Peter W. Carlson. Change fixtures in two upstairs bathrooms and replace fixtures only in laundry room at 196 Dolphin Cove Quay, Stamford. Estimated cost: \$35,000. Filed Jan. 24.

Vas Construction Inc., Norwalk, contractor for Jack A. Smith. Construct foundation only for two and ½-story addition at 3 Gull Road, Norwalk. Estimated cost: \$30,000. Filed Jan. 8.

Window Solutions Plus LLC, Norwalk, contractor for Korey Saluck. Renovate single-family residence at 63 Neptune Ave., Norwalk. Estimated cost: \$68,000. Filed Jan. 10.

COURT CASES

Bridgeport Superior Court

Coleman, William Larry, et al, West Haven. Filed by Anthony Victory, Hamden. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff entered into an agreement with the defendant who agreed to sell, assign and transfer future receivables, plus default fees. To secure the obligations of the agreement, the defendant executed and delivered to the plaintiff the agreement and a Security Agreement and Guaranty of Payment wherein he guaranteed to the plaintiff the payment and performance by the defendants under the terms of the agreement. The plaintiff is the holder and owner of the agreement and guaranty and is the party entitled to collect the debt due thereunder. The defendant failed, neglected or refused to pay as required under the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6142071-S. Filed Jan. 8.

Geanuracos, James, Monroe. Filed by Harry Dudley, Shelton. Plaintiff's attorney: Robinson Mahoney PLLC, Fairfield. 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-25-6142251-S. Filed Jan. 15.

Rojas-Cuatzo, Maria, Bridgeport. Filed by Christina Beliard, Trumbull. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6142384-S. Filed Jan. 21.

Teddie's Department Store of Bridgeport Inc., et al, Bridgeport. Filed by Ricardo Saavedra, Jersey City, New Jersey. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff was lawfully in the premises maintained and controlled by defendant. The plaintiff was exiting the store into the back bay area when he was caused to slip and fall on cardboard box material, causing him to strike his head on a compactor and sustain serious 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-25-6142188-S. Filed Jan. 13.

Danbury Superior Court

Cobuzzi Masonry LLC, et al, Danbury. Filed by Dominic Accurso, Brewster. Plaintiff's attorney: Gregory Larkin Folchetti, Carmel. Action: the plaintiff is a construction contractor that was hired to perform work at a property. The defendants created and/or caused to be created a dangerous, defective and otherwise hazardous condition at the property. While traversing the exterior area and environs in front of the residence being constructed at the property, the plaintiff, was caused to fall over an electrical extension cord placed, located and/or otherwise caused to be located and existing across the entrance threshold to the premises. As a result of the fall, plaintiff lost his balance and was propelled to the ground, causing him serious injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052671-S. Filed Dec. 9.

Danbury Hospital LLC, et al, Danbury. Filed by Krysten Lopez, Bethel. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered medical malpractice from the defendant. The plaintiff was admitted to the defendant's hospital with complicated diverticulitis that had caused an abscess that required percutaneous drainage by interventional radiology. However, during the procedure, defendant went into anaphylactic shock due to a latex allergy in the Penrose drain. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6052631-S. Filed Dec. 5.

Echavarria, Adriano, Danbury. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052717-S. Filed Dec. 11.

Kabul Market LLC d.b.a. Kabul Market, et al, Decatur, Georgia. Filed by Zahav Asset Management LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered into a Purchase and Sale of Future 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, changed its depository account and had insufficient funds in the defendant's bank account. As a result, the plaintiff suffered damages. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052676-S. Filed Dec. 10.

Ruiz, Angel M., et al, Danbury. Filed by Boanerge Carcamo, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was a pedestrian when he suffered a collision allegedly caused by the defendants' vehicle and sustained severe and painful personal injuries. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052818-S. Filed Dec. 18.

Stamford Superior Court

16 Oakwood Holdings, LLC, Norwalk. Filed by Merritt Station Norwalk LLC, Stamford. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: the plaintiff seeks a judgment clearing up all doubts and disputes with defendant and confirming that 87 Glover is not encumbered by the purported easement pursuant to the doctrine of merger. The plaintiff seeks equitable or other relief in lieu of monetary damages. Case no. FST-CV-25-6071127-S. Filed Jan. 3.

Cohen, Linda Fischl, et al, Doylestown, Pennsylvania. Filed by Steven Lecher Associates, LLC, Bridgeport. Plaintiff's attorney: Gregory & Adams PC, Wilton. Action: the plaintiff incurred costs and expenses related to purchasing and developing the property of the defendant, including retaining counsel, ordering a title search, engaging a surveyor, preparing development plans and undertaking other actions. Despite the valid and binding Purchase Agreement, counsel for the estate and the defendant seller's agent have stated that the estate does not intend to honor the Purchase Agreement and instead plans to sell the property to a third party. Upon information and belief, the defendants have entered a contract of sale for the property with a third party. Plaintiff, through its counsel, formally notified the defendants that the Purchase Agreement is valid and fully enforceable. 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-25-6071179-S. Filed Jan. 7.

Ding, Yi, Greenwich. Filed by American Express National Ban, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. 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-25-6071323-S. Filed Jan. 17.

Garbera, Theodore, et al, Norwalk. Filed by Carlos Saldana p.p.a. Maria E. Loza-Saldana, Norwalk. Plaintiff's attorney: James Albert Welcome, Waterbury. Action: the minor plaintiff, an invitee to a birthday party, was participating in outside activities, including running in the back yard area of the defendant's property when plaintiff fell into an unmarked and uncovered open hole in the ground, the depth of which was approximately three feet deep. As a result of the dangerous condition of the premises and the carelessness and negligence of the defendants, the minor plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6071248-S. Filed Jan. 13.

Hickey, Robyn Michele, et al, Katonah, New York. Filed by Virginia Katz, Norwalk. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. 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-25-6071177-S. Filed Jan. 7.

DEEDS

Commercial

34 Ridgedale LLC, Monroe. Seller: Robert C. Anderson and Evelyn A. Anderson, Fairfield. Property: 34 Ridgedale Road, Fairfield. Amount: \$700,000. Filed Feb. 14.

366 WPA LLC, Boca Raton, Florida. Seller: 366 West Putnam Managers LLC, Greenwich. Property: 366 W. Putnam Ave., Greenwich. Amount: SN/A. Filed Feb. 11.

Benchmark 18 Greenwich Ave LLC, New York, New York. Seller: Thomas Realty Inc., Fairfield. Property: 18-20 Greenwich Ave., Greenwich. Amount: \$2,950,000. Filed Feb. 11.

Final Five LLC, Greenwich. Seller: September Associates LLC, Stamford. Property: 250 Greenwich Ave., Stamford. Amount: \$1,200,000. Filed Feb. 6.

Gambuzza, Jenna and **Keith Van Sise**, Stamford. Seller: Secretary of Housing and Urban Development, Philadelphia, Pennsylvania. Property: 59 Tanglewood Lane, Stamford. Amount: \$900,000. Filed Feb. 7.

James, Henry J.K. and **Lauren N. Herrick**, New York, New York. Seller: Sand Dollar Development LLC, Fairfield. Property: 72 Lower Farm Road, Fairfield. Amount: \$1,899,000. Filed Feb. 14.

Milburn LLC, Stamford. Seller: Withney Milburn, Stamford. Property: 34 Hamilton Ave., Stamford. Amount: \$10. Filed Feb. 7.

Sensi, Sarah, White Plains, New York. Seller: Sound Cove Property LLC, Old Greenwich. Property: 140 Woodside Green, Unit 3A, Stamford. Amount: 272,500. Filed Feb. 5.

J&B Residences LLC, New York, New York. Seller: Linden Court LLC, Greenwich. Property: 218 Clapboard Ridge Road, Greenwich. Amount: \$15,400,000. Filed Feb. 14.

Tian, Peng and **Xiaoling Zhu**, Riverside. Seller: 8 Snowball LLC, Darien. Property: 86 Mary Lane, Greenwich. Amount: \$3,100,000. Filed Feb. 14.

Zaff, Ori and **Chloe Tinell**, Stamford. Seller: Federal National Mortgage Association, Dallas, Texas. Property: 17 Hope St., Unit 3B, Stamford. Amount: \$415,000. Filed Feb. 3.

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Questions and comments regarding this section should be directed to:

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

Residential

Ben-Simon, Tamar R., Greenwich. Seller: Bobby Ben-Simon and Tamar Ben-Simon, Greenwich. Property: 31 Baldwin Farms North, Greenwich. Amount: \$0. Filed Feb. 13.

Carraway, Laura and **R. Matthew Carraway**, Fairfield. Seller: Michael Gantz and Caroline Hooker Gantz, Juno Beach, Florida. Property: 898 Cross Highway, Fairfield. Amount: \$1,900,000. Filed Feb. 14.

Colantuoni, Alice and **John Colantuoni**, Greenwich. Seller: Spencer T. Adler, Greenwich. Property: 7 Upland Drive, Greenwich. Amount: \$10. Filed Feb. 10.

Falkoff, Elizabeth A., Old Greenwich. Seller: David Falkoff and Elizabeth Falkoff, Old Greenwich. Property: 9 Park Ave., Old Greenwich. Amount: \$0. Filed Feb. 14.

Friedman, Danielle T., Stamford. Seller: William J. Nizolek and Judith A. Nizolek, Stamford. Property: 405 Eden Road, Stamford. Amount: \$910,000. Filed Feb. 7.

Gordon, Alan M., The Bronx, New York. Seller: Andrew P. Scalesi, Stamford. Property: 254 Seaside Ave., Unit 34C, Stamford. Amount: \$540,000. Filed Feb. 7.

Grossman, Walter S. and **Judith E. Grossman**, Fairfield. Seller: R. Matthew Carraway and Laura C. Carraway, Fairfield. Property: 117 Carlynn Drive, Fairfield. Amount: \$2,400,000. Filed Feb. 13.

Hauser Jr., Richard M. and **Elizabeth Walker**, Greenwich. Seller: Lara I. Karabey and Hakan T. Karabey, New York, New York. Property: 101 Lewis St., Unit 1, Greenwich. Amount: \$1,620,000. Filed Feb. 12.

Hopper, David W., Greenwich. Seller: Nicole Grover Johnson, Greenwich. Property: 568 Riversville Road, Greenwich. Amount: \$1. Filed Feb. 14.

Jain, Arpit Kumar, Stamford. Seller: Amanda L. Browne and Michael James Moloney, Stamford. Property: 68 Hope St., Unit 10, Stamford. Amount: \$515,000. Filed Feb. 3.

Lagana, Jennifer, Stamford. Seller: Yan Dong and Zhili Li, Stamford. Property: 48 McIntosh Road, Stamford. Amount: \$810,000. Filed Feb. 7.

Marcella, James, Stamford. Seller: Gregory Breitbart, Stamford. Property: 1 Broad St., Unit 9E, Stamford. Amount: \$720,000. Filed Feb. 7.

Matura, Sheila, Stamford. Seller: Pragati Ricci, Shelton. Property: 38 Courtland Ave., Unit 4, Stamford. Amount: \$220,000. Filed Feb. 5.

Neichin, Judith A., Fairfield. Seller: Judith Ann Neichin, Fairfield. Property: 930 Galloping Hill Road, Fairfield. Amount: \$0. Filed Feb. 11.

Patafio, Philip and **Kristen S. Mogrovejo**, Greenwich. Seller: Joseph M. Pagliarulo, Darien. Property: 477 Riversville Road, Greenwich. Amount: \$3,800,000. Filed Feb. 12.

Rosenau, Abby and **Thomas Rosenau**, Westport. Seller: Jaqueline E. Bush and Richard G. Bush, Fairfield. Property: 88 Knollwood Drive, Fairfield. Amount: \$814,000. Filed Feb. 11.

Siguencia, John, Stamford. Seller: John R. Sharnik, Stamford. Property: 27 Maple Tree Ave., Unit 1, Stamford. Amount: \$419,000. Filed Feb. 7.

Torv, Daniel L. and **Linda E. Torv**, Fairfield. Seller: Peter B. Voytek and Margaret Voytek, Fairfield. Property: 63 Rodgers Road, Unit 34, Fairfield. Amount: \$360,000. Filed Feb. 11.

Vanam, Samantha and **Andrew M. Vanam**, Fairfield. Seller: Seth Gordon and Amy Gordon, Fairfield. Property: 91 Hemlock Hills South, Fairfield. Amount: \$1,595,000. Filed Feb. 14.

Yudell, Robert M., Stamford. Seller: Sharon W. Yudell, Arrigbn, Tennessee. Property: 100 Shady Knoll Drive, Stamford. Amount: \$1. Filed Feb. 3.

LIS PENDENS

389 West Main Street Realty LLC, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 389 W. Main St., Stamford. Action: foreclose defendant's mortgage. Filed Jan. 21.

Ahmetaj, Eddi, Stamford. Filed by Frankel & Berg, Norwalk, for 33 Greenwich Avenue Condominium Association Inc. Property: 37 Greenwich Ave., Unit 3-10E, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 17.

Chowdhury, Sayeed R., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for M & T Bank. Property: 88 Judd St., Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 31.

Corrado, Caroline B., Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 52 Todd Lane, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 21.

Dachman, Jill, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for PNC Bank, NA. Property: 130 Rockland Road, Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 30.

Haskell, Jacey Ann, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Lakeview Loan Servicing LLC. Property: 492 High St., Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 30.

Melillo, Anthony J., Cos Cob. Filed by Joseph T. O'Connor, Stamford, for Jean Louise Melillo. Property: 6 Caroline Farms Road, Unit 2, Cos Cob. Action: foreclose defendant's mortgage. Filed Jan. 13.

One Stamford Plaza Owner LLC, et al, Stamford. Filed by McCarter & English LLP, Stamford, for Wells Fargo Bank NA. Property: 1, 2, 3 and 4 Stamford Plaza, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 21.

Pogosian, Irina, et al, Greenwich. Filed by Korde & Associates PC, New London, for Wilmington Savings Fund Society. Property: Lot 44, Glen Ridge Road, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 17.

Sutherland, Callum, Greenwich. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: Lot 32, Pine Street, Greenwich. Action: foreclose defendant's mortgage. Filed Jan. 27.

MORTGAGES

Alexa-Braun, Corey and **Daniel Braun**, Stamford, by Albert T. Strown. Lender: Ives Bank, 220 Main St., Danbury. Property: 16 Mill Stone Circle, Stamford. Amount: \$588,750. Filed Jan. 14.

Allen IV, John C. and **Caroline G. Allen**, Stamford, by William A. Harrison. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 66 Westgate Drive, Stamford. Amount: \$1,360,080. Filed Jan. 17.

Amuso, Troy J. and **Denise A. DiGrigoli**, Fairfield, by Sharon M. Jones. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 42 Blaine St., Fairfield. Amount: \$330,000. Filed Jan. 15.

ASJB LLC, Greenwich, by Claudia Bennett. Lender: First County Bank, 117 Prospect St., Stamford. Property: 8 Fox Run Lane, Greenwich. Amount: \$4,000,000. Filed Jan. 15.

Barnaby, Paul T., Fairfield, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 347 Ronald Drive, Fairfield. Amount: \$105,000. Filed Jan. 17.

Barr, Kelly, Fairfield, by Terriann Walker. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 1466 Melville Ave., Fairfield. Amount: \$54,700. Filed Jan. 14.

Basta, Randa, Stamford, by Vanessa Theresa Thompson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 254 Seaside Avenue F, Stamford. Amount: \$346,900. Filed Jan. 15.

Boughton, Laura Ellen, New York, New York, by Maria Teixeira. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 417 Riverside Drive, Fairfield. Amount: \$1,684,616. Filed Jan. 17.

Gaixeta, Lucas Schirm and **Luisa Cardoso**, Stamford, by Andrew L. Wallach. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 69 Palmer Ave., No. A, Stamford. Amount: \$619,200. Filed Jan. 17.

Canet, David and **Deborah Canet**, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1 Broad St., Unit PH28A, Stamford. Amount: \$405,000. Filed Jan. 16.

Carrasquero, Humberto and **Eva S. Carrasquero**, Stamford, by Katherine A. Cascella. Lender: Liberty Bank, 315 Main St., Middletown. Property: 387 Stillwater Ave., Stamford. Amount: \$17,000. Filed Jan. 15.

Cerniglia, Justine M., Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Pinecroft Road, Greenwich. Amount: \$265,000. Filed Jan. 15.

Chan, Susiana and **Edy Lie**, Stamford, by Gerald M. Fox III. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 20 Third St., Unit 17, Stamford. Amount: \$104,000. Filed Jan. 16.

Ciambriello, Gaetano, Fairfield, by Lukas J. Thomas. Lender: Ice Lender Holdings LLC, 31 W. 34th St., Suite 1012, New York, New York. Property: 81-83 Welch Terrace, Fairfield. Amount: \$892,500. Filed Jan. 13.

Da Silva, Leonildo and **Maria D. Rocha Silva**, Stamford, by Joette L. Trinh. Lender: American Pacific Mortgage Corporation, 3000 Lava Ridge Court, Suite 200, Roseville, California. Property: 97 E. Hunting Ridge Road, Stamford. Amount: \$551,485. Filed Jan. 13.

Debattista, Patrick C., et al, Stamford, by Mario P. Musilli. Lender: Ives Bank, 220 Main St., Danbury. Property: 62 Little Hill Drive, Stamford. Amount: \$820,000. Filed Jan. 14.

Dill, Sloane, New Canaan, by Peter Ambrose. Lender: Ives Bank, 220 Main St., Danbury. Property: 35 Mead St., Unit 5, Stamford. Amount: \$310,000. Filed Jan. 15.

Fang, Chiaoyu and **Luis Pelaez**, Bayside, New York, by Jonathan T. Hoffman. Lender: Ives Bank, 220 Main St., Danbury. Property: 40 Hoyt St., Unit B2, Stamford. Amount: \$135,000. Filed Jan. 14.

George, Johnson and **Stella George**, Norwalk, by Jonathan T. Hoffman. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 356 High Ridge Road, Stamford. Amount: \$787,500. Filed Jan. 17.

Horvath, Krystalyn and **Wata Krystalyn Turoczi**, Fairfield, by Edward W. Vioni. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 13 Campfield Drive, Fairfield. Amount: \$274,725. Filed Jan. 16.

Jes Biscayne Properties LLC, New Canaan, by Charles P. Abate. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 72 Hamilton Ave., Greenwich. Amount: \$6,050,000. Filed Jan. 15.

Jimenez Barrios, Samuel Ronald, Mamaroneck, New York, by Daniel P. Weiner. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 73 Rippowam Road, Stamford. Amount: \$795,786. Filed Jan. 13.

Kueffner, Paul S. and **Susan H. Kuettner**, Southport, by Paul A. Keily. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 125 Carriage Drive, Southport. Amount: \$394,000. Filed Jan. 14.

Laila Gaisi, John Henry and **Neema Gaisi**, Mount Vernon, New York, by Gerald M. Fox III. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 135 Courtland Ave., Apt. 18, Stamford. Amount: \$360,000. Filed Jan. 14.

Laraia, Michael and **Mikaela Laraia**, Fairfield, by Kathleen M. Dunn. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 268 Ridgeview Ave., Fairfield. Amount: \$1,020,000. Filed Jan. 14.

Lucas, Evelyn, Danbury, by Joseph A. Saffi. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 129 Sylvan Knoll Road, Unit 129, Stamford. Amount: \$268,000. Filed Jan. 13.

Martinez-Saenz, Miguel and **Julie Holland**, Fairfield, by Jack S. Lipson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 50 Judges Hollow Road, Fairfield. Amount: \$903,700. Filed Jan. 13.

Martonis, Russell and **Maureen Cole Martonis**, Stratford, by Robert B. Bellitto Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 130 Partridge Lane, Fairfield. Amount: \$640,000. Filed Jan. 15.

Miley, Willard M. and **Stella H. Miley**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 888 Banks North Road, Fairfield. Amount: \$350,000. Filed Jan. 13.

Misisco, Thomas M. and **Karen F. Misisco**, Greenwich, by Richard A. Shannon. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 15 Richmond Hill Road, Greenwich. Amount: \$1,100,000. Filed Jan. 15.

Mongillo, Brian P., Stamford, by Benito Bonano III. Lender: American Eagle Financial Credit Union Inc., 333 E. River Drive, East Hartford. Property: 105 Country Club Road, Stamford. Amount: \$250,000. Filed Jan. 17.

Muppidi, Akash and **Hannah Muppidi**, Stamford, by Mario P. Musilli. Lender: Ives Bank, 220 Main St., Danbury. Property: 183 Stamford Ave., Stamford. Amount: \$1,005,600. Filed Jan. 16.

Mussolini, Angela, New Rochelle, New York, by Carole Brown. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 105 Harbor Drive, 108, Stamford. Amount: \$332,000. Filed Jan. 13.

Nelson, Kimberly Plue and **Scott Legrande Nelson**, Fairfield, by Alexandra L. Pfeiffer. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 11 Woody Lane, Fairfield. Amount: \$75,000. Filed Jan. 17.

O'Neil, Andrea, Fairfield, by Jeremiah N. Ollenu. Lender: Baycoast Mortgage Company LLC, 330 Swansea Mall Drive, Swansea, Massachusetts. Property: 564 Duck Farm Road, Fairfield. Amount: \$200,000. Filed Jan. 16.

Otis, Nicholas T. and **Madison R. Otis**, New York, by Jeremy E. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 12 River Lane, Cos Cob. Amount: \$1,000,000. Filed Jan. 15.

Palmer, Marcus, Fairfield, by Charles A. Fiore. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 202 Soundview Ave., Unit 48, Stamford. Amount: \$175,000. Filed Jan. 16.

Pattfarm LLC, Hockessin, Delaware, by Wendy L. Stempien. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 200 Clapboard Ridge Road, Greenwich. Amount: \$10,150,000. Filed Jan. 13.

Pereira-Freitas, Joao Geraldo, Stratford, by Larry Pereira. Lender: OCMB Bank Inc., 19000 MacArthur Blvd., Suite 200, Irvine, California. Property: 10 Noble St., Stamford. Amount: \$624,000. Filed Jan. 16.

Rairan, Melissa A., Fairfield, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 60 Bibbins Ave., Fairfield. Amount: \$70,000. Filed Jan. 15.

Renn, Edward A., Fairfield, by Michele C. Dewar. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Old Meadow Lane, Unit 30, Southport. Amount: \$1,295,000. Filed Jan. 16.

Ruiz, German Fernando and **Aimee Higgins**, Fairfield, by John J. Carangelo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 334 Rowland Road, Fairfield. Amount: \$1,500,000. Filed Jan. 14.

Sadiev, Dimitar Nickolov, Fairfield, by Michael S. Rosten. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 58 Jay Circle, Fairfield. Amount: \$500,000. Filed Jan. 17.

Sandolo, Sofia, Old Greenwich, by Cynthia M. Salemme-Riccio. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 36 Center Drive, Old Greenwich. Amount: \$1,475,000. Filed Jan. 15.

Saturne Jessica, Stamford, by Jonathan T. Hoffman. Lender: TOMO Mortgage LLC, 1424 11th Ave., Fourth floor, Seattle, Washington. Property: 71 Strawberry Hill Ave., 404, Stamford. Amount: \$188,000. Filed Jan. 17.

Schultz, Leslie and **Frank Schultz**, Westford, Massachusetts, by Jerome Pagter. Lender: Ark-La-Tex Financial Services LLC, 5160 Tennyson Pkwy, Suite 1000, Plano, Texas. Property: 35W Broad St., Unit 411, Stamford. Amount: \$400,000. Filed Jan. 13.

Sergeev, Andrei and **Maria Sergeeva**, Fairfield, by Peter Ambrose. Lender: Origin Point LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 8 Hazel St., Fairfield. Amount: \$425,000. Filed Jan. 13.

Shevelev, Mikhail and **Olga Sheveleva**, Stamford, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 26 Tomac Ave., Old Greenwich. Amount: \$3,000,000. Filed Jan. 15.

Sieger-Grimm, Susan Elaine, Stamford, by Francisco Alberto Cabrejas Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 61 Briar Brae Road, Stamford. Amount: \$120,000. Filed Jan. 15.

Smith, Gregory Dawless and **Rachel S. Smith**, Fairfield, by Douglas I. Bayer. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 99 Eastlawn St., Fairfield. Amount: \$900,000. Filed Jan. 15.

Taft, Daniel F. and **Marilyn Taft**, Fairfield, by Scott Rogalski. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 6 Riverview Circle, Fairfield. Amount: \$398,000. Filed Jan. 16.

Tyson, Martin and **Michele Tyson**, Fairfield, by Douglas Seltzer. Lender: Arvest Bank, P.O. Box 399, Lowell, Arizona. Property: 167 Old Stratfield Road, Fairfield. Amount: \$490,000. Filed Jan. 15.

Ventura, Cenia Karina and **Maria C. Madariaga de Ventura**, Stamford, by Jonathan T. Hoffman. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 11 Renwick St., Stamford. Amount: \$481,500. Filed Jan. 16.

Wonderall Adventures LLC, Greenwich, by Margaret A. O'Neal. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 1 Deer Lane, Greenwich. Amount: \$8,900,000. Filed Jan. 13.

Yiannoulis, Vicky Katherine and **Ruthanne Lucille Sobbecki**, Fairfield, by Antonio Faretta. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 25 Sedan Terrace, Fairfield. Amount: \$725,944. Filed Jan. 16.

NEW BUSINESSES

Autosave Car Rental, 43 Barbara Drive, Norwalk 06851, c/o Clariza Rivera. Filed Jan. 9.

Fitneaty, 426 Westport Ave., No. 1106 Norwalk 06851, c/o Umer Mukhtar. Filed Jan. 9.

Prince Limousine, 4 Pogony St., Apt. A-1, Norwalk 06854, c/o Roc Roller. Filed Jan. 14.

Rare Haven Collectibles, 2389 Main St., Suite 100, Glastonbury 06033, c/o Jorge Torres. Filed Jan. 22.

RRW CPA, 10 Hoyt St., Suite 302, Norwalk 06851, c/o Richard Williams. Filed Jan. 22.

Sauce Restaurant Group, 401 Shippin Ave., Stamford 06902, c/o Joanne Tsiachouridis. Filed Jan. 10.

Shippin Painting & Home Improvement, 45 Ralph St., Stamford 06902, c/o Mark Lapinski. Filed Jan. 3.

Spend Solutions Group, 200 Woodridge Drive S, Stamford 06902, c/o Michael Dennhardt. Filed Jan. 8.

The Casa Famosa Co., 175 Greenwich St., New York, New York. 10007, c/o Diageo Americas Supply Inc. Filed Jan. 21.

The Glazed Rabbit, 49 Center Avenue Extension, Norwalk 06851, c/o Angela LosQuadro. Filed Jan. 9.

UC Uliana Chepliuik, 143 Seaside Ave., No. 3, Stamford 06903, c/o Uliana Chepliuik. Filed Jan. 16.

Verde Galerie, 105 Broad St., Stamford 06901, c/o Iris Correia Oliveira. Filed Jan. 16.

Victoni Home Improvement LLC, 54 Saint Charles Ave., Stamford 06907, c/o Michael Koblosh. Filed Jan. 31.

Waterside Liquor Store, 318 Greenwich Ave., Stamford 06902, c/o Harbor Point Package Store LLC. Filed Jan. 8.

Weathers Consumer Report, 215 Stillwater Ave., Unit 510, Stamford 06902, c/o Weathers Candace. Filed Jan. 3

Analyst (Citadel Americas Services LLC – Greenwich, CT); Multi. Pos. Avail. Offering salary of \$225,000 - \$275,000 per year. Analyze fin. statements & bus. strategies, build detailed fin. models & conduct comp. due diligence & channel checks. Provide coverage for comps in spec. subsector. F/T. Resumes and transcripts: citadelrecruitment@citadel.com. Ref: JobID: 9010085.

Associate (Citadel Americas Services LLC – Greenwich, CT); Mult pos avail. Offer'ng salary of \$150,000 - \$200,000 per year. Conduct differentiat-ed, bottom-up fundamen-tal fin rsrch & analysis of companies, bus models & industries. Actively partic- ipate in quarterly earnings calls & monitor dynamic news flows. F/T. Resume and transcripts: citadelrecruitment@citadel.com. Ref: JobID: 9010086.

Legal Notices

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

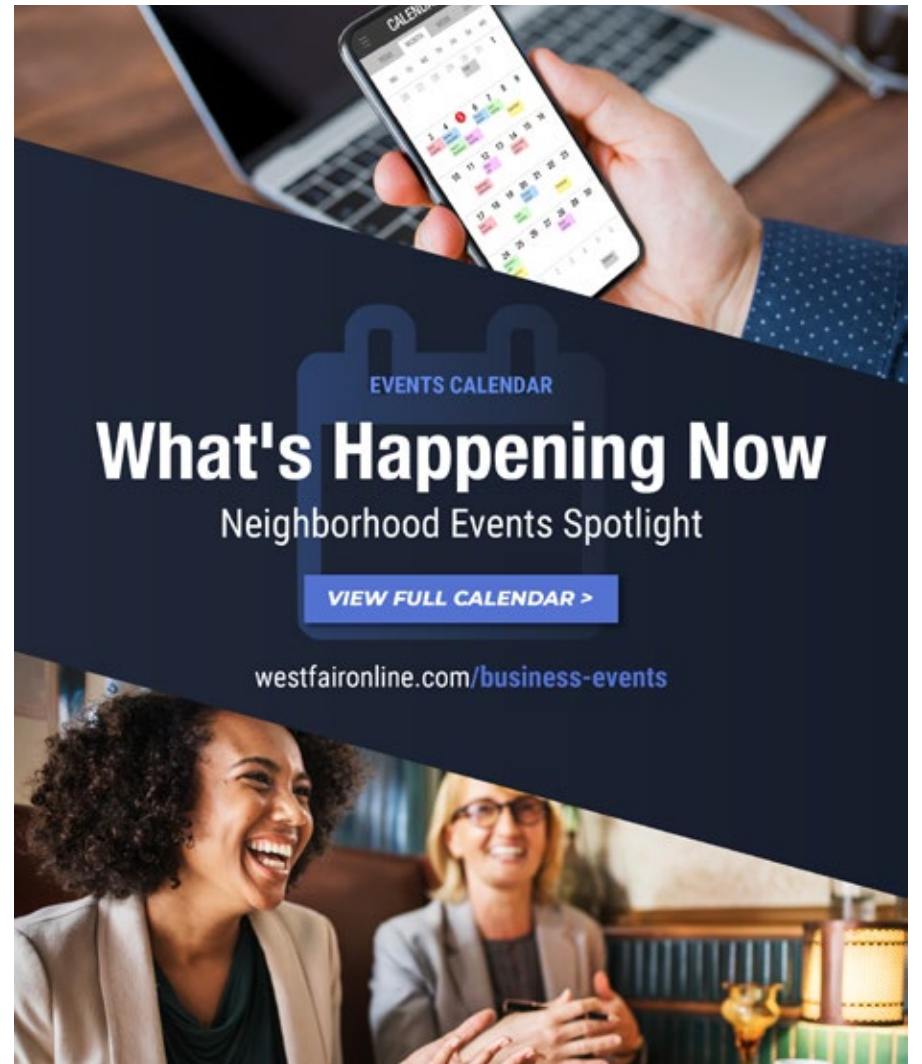
Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 126 feet on a 140 foot tall building at the approx. vicinity of 1 Father Finian Sullivan Drive, Yonkers, Westchester County, 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 CTCS 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



Notice is hereby given that a license, NA 024024 112878, for beer, cider and wine only, has been applied for by the undersigned to sell beer, cider and wine, at retail in a restaurant under the Alcoholic beverage Control Law at 873 Route 35, Cross River, town of Lewisboro, Westchester county for on premises consumption. The Boro Cafe LLC #63772

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 24 140787 has been applied for by Papi Sushi Latin Fusion Corp. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 811 McLean Ave, Suite 1 Yonkers NY 10704 3866. #63773

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 24 146318 has been applied for by JSP3 P, LLC to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 578 Anderson Hill Road, Purchase NY 10577 1701. #63774

Notice is hereby given that a Change of Class Application to upgrade to an On Premises Restaurant Liquor License, NYS Application ID CL 24 107288 01 has been applied for by Ansiga Corp to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 808 Commerce Street, Thornwood New York 10594. #63775

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 24 142402 has been applied for by Ironwood Port Chester LLC to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 179 North Main Street, Port Chester New York 10573. #63776

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 25 202305 has been applied for by SMC Tavern Inc to sell beer, wine, cider and liquor at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 214 Route 59, Suffern New York 10901 5205. #63777

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 24 246828 has been applied for by ECAL Entertainment Inc. to sell beer, wine, cider and liquor at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 195 Route 303, West Nyack, New York 10994. #63778

Notice is hereby given that an On Premises Restaurant Liquor License, NYS Application ID NA 0340 24 246828 has been applied for by ECAL Entertainment Inc. to sell beer, wine, cider and liquor at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 195 Route 303, West Nyack, New York 10994. #63779

Notice of Formaiton of Stream of Terror Film LLC. Arts. of Org. filed with SSNY on 2/2425. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Scott Tomorelli 20 Park Dr. Mount Kisco, NY 10549. Purpose: any lawful act or activity. 11097542 #63787