

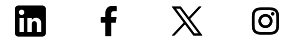
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Tara Rosenblum and Juju Chang . Photographs Courtesy Westchester Women's Summit

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First CT Wegmans on target to welcome customers by July 23

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First CT Wegmans on target to welcome customers by July 23

BY GARY LARKIN / glarkin@westfairinc.com



Wegmans Norwalk Store Manager Emily Gee joins Service Manager Cody Nunn in front of the large Wegmans sign and entrance at the new Connecticut Avenue store Thursday, March 13 due to open in July. Photos by Gary Larkin

“We’re excited to begin the countdown to July 23 when we can welcome the Norwalk community through our doors.”

– Emily Gee,
Wegmans
Norwalk Store
Manager



Store Manager Emily Gee makes her way into the back end of the Wegmans Connecticut Avenue store where prepared restaurant-style food and seafood are sold during a tour on Thursday, March 13.

NORWALK – If everything goes as planned on July 23, Wegmans – the first in the state – will welcome customers at its new Connecticut Avenue store and they will enter the produce section and shop while others will take the escalator upstairs to the café and some with their smartphones will pick up their meals to go.

The 92,000-square-foot supermarket planned for 675 Connecticut Ave. will become the 111th operated by the Rochester, New York-based company. The property was appraised in 2023 for \$30.67 million, according

to city public records. It was purchased in 2022 for \$22.5 million by Wegmans Food Markets Inc.

They are located throughout the Northeast and Middle Atlantic states – New York, Pennsylvania, New Jersey, Virginia, Maryland, Massachusetts, North Carolina, Delaware, and Washington, D.C.

On a recent tour of the Wegmans construction site,

Norwalk Store Manager Emily Gee showed the Fairfield County Business Journal around a good portion of the 92,000 square feet.

“We break the store into four quadrants,” she said. “There is the

perishable area of the store, which is produce, meat, bakery, seafood, deli, cheese and floral. We have our total restaurant foods area, which includes sushi, pizza, subs.

“Then there is the merchandising side of the store. That includes groceries, dairy, frozen, home and entertainment, health and wellness. On the front end, we have the service side of the store. That’s cashiers, attendants, helping hands, service desk, meals to go (our catering line), cart to curb area.”

The store will also have an app where customers can order anything and pick it up from the store as well as checking the availability of items. “We will also be on Uber and Door Dash,” she added.

HIRING A STAFF OF WORKERS

The Norwalk store, which is on the site of a former office building, plans to hire 500 employees by July 23.

“We’re looking for enthusiastic candidates to round out our team before opening day,” Gee said. “We’re excited to begin the countdown to July 23 when we can welcome the Norwalk community through our doors.”

Fourteen full service registers and 12 self-service checkouts will be available at the store, Gee said.

Part-time and full-time roles are available, ranging from customer service positions in merchandising, service, culinary, and perishable departments, to entry-level management roles. Gee added that the store has about 200 positions to fill.

Paid training will begin immediately and continue until at least May 2025. The training location will be the Harrison, New York, store, which is located at 106 Corporate Park Drive.

According to Gee, the company expects the developer and construction companies to deliver the store to Wegmans with enough time to prepare for opening.

Additionally, the parking garage, which is mostly complete, will have 551 parking spaces and 12 Tesla charging stations on the bottom level.

Full-time job applicants are invited to apply online at jobs.wegmans.com, or call 203-299-3333 for more information.

Interviews are conducted by appointment only and applications are not accepted at the store construction site.



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Westfair Business Journal

Nita Lowey dies at age 87

BY PETER KATZ / pkatz@westfairinc.com

Nita Lowey, who from 1989 until 2021 served in Congress representing Westchester, has died at age 87. In 2019 she announced that she would not for reelection in 2020. Among her achievements in Congress was to become the first woman to chair the powerful House Appropriations Committee.

Lowey's family announced her passing. She died at her home in Harrison, surrounded by her husband, children and other family members. She had battled breast cancer that had spread to other parts of her body.

Nita Lowey.

Governor Kathy Hochul on Sunday announced that flags will be flown at half-staff in honor Lowey beginning immediately and through sunset on Monday, March 17.

"I'm deeply saddened by the passing of my friend, former Representative Nita Lowey," Hochul said. "As a freshman member of Congress, Nita helped show me ropes as I was learning how to navigate Washington. She was a tireless fighter for the State of New York and never stopped working to deliver for the people of Westchester and Rockland."

Lowey served for 32 years in the House of Representatives, representing parts of the Hudson Valley. She died on March 15 in Harrison and was survived by her husband of 64 years, Stephen Lowey; her children Dana, Jackie and Douglas; and eight grandchildren.

Dee DelBello, publisher of the Business Journals and the website westfaironline.com, recalled, "I remember so clearly many years ago being in a car with Nita Lowey and my husband, Al DelBello. The congressional seat in our district just opened and Nita asked my husband if he was interested in running for it because, she said, 'I will run if you don't.' Al lost no time in responding. 'I have no interest in running for Congress but will help and support you.'

"And so Nita Lowey's journey to Congress began.

"Nita's ever-present concern and sensitivity to other people came through clearly. It's the same type of concern that she carried with her throughout her entire service as a congresswoman.

"If there was a problem in her district Nita was there. She was never too busy to attend an event when invited. Her district congressional offices were

open to all her constituents and an enormous volume of requests and problems were addressed with the help of her outstanding staff.

"Yes, Nita was your friend at home and in Congress."

House Democratic Minority Leader Hakeem Jeffries said, "The Empire State and the entire country have lost a principled, passionate and powerful public servant with the passing of Congresswoman Nita Lowey. Over the course of her historic career, Congresswoman Lowey courageously served her constituents and stood up for New Yorkers while shattering multiple glass ceilings along the way.

"Born and raised in the Bronx, Nita was a true New Yorker to her core. In 1988, she was elected to a district in Westchester and Rockland Counties, which she represented passionately for over three decades. Congresswoman Lowey always used her hard-fought power to make sure that New York was front and center at the negotiating table, helping deliver much-needed resources to our state following the devastation of September 11, 2001, Superstorm Sandy and the coronavirus pandemic," Jeffries said.

Westchester County Executive Ken Jenkins said, "Westchester County mourns the passing of former U.S. Congresswoman Nita Lowey. She was a tireless advocate for our County, a mentor, a friend and always a beacon of hope. Serving as a U.S. Representative from 1989 until 2021, she championed integrity, honesty and the values of good government. Lowey made history as the first woman to chair the House Appropriations Committee, leaving a legacy of breaking barriers and improving lives. Her commitment to public service will continue to inspire and guide us."

CNN's Jake Tapper said, "It's hard to encapsulate the impact she had in 914 (Westchester). Lowey simply defined a whole generation of public service in NY. I know there will be a lot of broken hearts today."

Rep. George Latimer, who represents New York's 16th Congressional District, said, "She was the definition of an excellent public servant: smart, warm. Principled and fearless. For over 30 years, she represented our home area in Congress with grace and fortitude. Nita Lowey has passed away... but she will be forever remembered. And forever praised."

Senate Minority Leader Chuck Schumer of New York said, "Congress-



Nita Lowey.

"Nita's ever-present concern and sensitivity to other people came through clearly. It's the same type of concern that she carried with her throughout her entire service as a congresswoman."

— Dee DelBello

woman Lowey was the heart of the Hudson Valley and my friend of over 40 years. She was a trailblazer who ran the Appropriations Committee with amazing effectiveness. So many stand on her shoulders and her impact continues to resonate years after her retirement. Above all else though, Congresswoman Lowey was a kind hearted person, always putting others first and caring for their well-being. Her work helped improve the lives of millions, especially in the Hudson Valley where she will forever remain a beloved institution. I will very much miss her."

According to Former House Speaker Nancy Pelosi, "Chairwoman Nita Lowey built a brighter, more hopeful future — for her beloved New York constituents and for all Americans. I traveled the world with Nita for years and saw the esteem in which she was held by heads of state and women and girls. She was beloved."

In one of the numerous honors she received during her lifetime from Westchester organizations, The Open Door Family Medical Center's School-Based Health Center Program changed its name to the Nita M. Lowey Center for Health in Schools.

The program provides primary

health care services for students in elementary, middle and high schools in Port Chester and Ossining. Services are available regardless of a family's ability to pay and there are no out-of-pocket costs.

"The name change pays tribute to our long-standing partnership with Congresswoman Lowey, who has been a major supporter of the Open Door since the program's beginning," said Lindsay Farrell, president and CEO of Open Door at the time. "She has been instrumental in securing the funding for the launch and growth of our School-Based Health Center program over many years."

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WESTCHESTER WOMEN'S SUMMIT



Tara Rosenblum and Juju Chang . Photographs Courtesy Westchester Women's Summit

Page 1

WESTCHESTER WOMEN'S SUMMIT CELEBRATES FEMALE POWER

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

At the fifth annual Westchester Women's Summit – held Friday, March 14, at the Sonesta Downtown White Plains — New York state Senate Majority Leader Andrea Stewart-Cousins talked about “the power of the sisterhood...the power of your wisdom, the power to recreate what can be recreated.”

“We have power, and I say this at a time when people feel powerless.”

If you thought Stewart-Cousins – the first woman and first African American woman to serve as Majority Leader – was referring to the Trump Administration's excision of Diversity, Equity and Inclusion initiatives, which seek to level the playing field for minorities in schools and the workplace, well, you would be right.

“We're being told to let non-DEI people take over. Not gonna happen.” She noted that one-third of the members of the State Senate were women, and that New York had passed an Equal Rights Amendment.

Stewart-Cousins' impromptu remarks, which drew a standing ovation from the 450 attendees, also considered the power of history – “the power of the ancestors. We are the fruits of their labors.”

And in turn, “we have history to make.” Just as we stand on the shoulders of those who have come before, she added, the future stands on ours.

It was an inspirational highlight in a day of addresses, panels and workshops – along with a networking grab-and-go lunch and a wine, chocolate and shopping closing reception — that was ostensibly about all kinds of wellness, physical, mental, financial, professional and community. But underlying the conference was Stewart-Cousins' theme, power, a subject that women, who until recently in history have not widely held overt public power, have had an ambivalent relationship with.

“You need to cultivate your inner world as much as your outer world.”

– Patricia Stark



Personal and professional development coach Patricia Stark led a workshop on “Calmfidence,” the title of her book. Photographs by Georgette Gouveia.

FINANCIAL INDEPENDENCE

Power is in part about money. In a morning panel on “Future-Proof Finances: Planning for Caregiving, Retirement & Your Passion,” experts navigated the complexity and importance of financial and estate planning, wills and trusts.

“Get started as early as possible,” said Greg Sirett, CFP, CRC, a retirement plan adviser at Empower. “Einstein said compounding is the eighth wonder of the world. Sign up for a 401k plan on day one. One key thing to do as an investor is to diversify it. Historically, stocks have the best rate of return, although not in the past few weeks.”

But that's why you diversify your portfolio, weighting it less to stocks and more to conservative instruments as you age. Sirett also advised waiting to collect Social Security – which may be undergoing changes to its already daunting claims process <https://www.newsweek.com/social-security-processing-claims-changes-leaked-memo-2045897> — to maximize the benefit, which is an 8% increase at age 70, beyond which the benefit increase stops. Among the reasons to begin collecting at 62, the earliest age, he added, are poor health or a family history of poor health. In general, Sirett said, you want to wait until at least the full retirement age, which is 67.

As the lawyer on the panel Joanna C. Feldman, a partner in Maker, Fragale & Di Costanzo LLP, discussed the necessity of a power of attorney and a will or trust, although whether you have a will or a trust and what kind of trust, depends on the individual.

“Estate planning is a kind of insurance,” she said, adding, “it's not one size fits all. What you put in your estate depends on what you want to do.”

That's why — said Maria Bronzi,

partner, Strategic Alliances -Altium Wealth Partners — it's important to have a team, including a fiduciary financial planner and an estate lawyer, led by someone “who understands what you want your life to look like.” Such a team, she added, will bring you peace of mind.

PSYCHOLOGICAL INDEPENDENCE

But peace of mind also starts from within. “You need to cultivate your inner world as much as your outer world,” said Patricia Stark, a former broadcaster (WABC, Fox, PBS) turned personal and professional development coach (Patricia Stark Communications) and author of “Calmfidence: How to Trust Yourself, Tame Your Inner Critic and Shine in Any Spotlight.” People with “calmfidence” trade their inner critic for an inner coach, a voice that gives them the confidence not only to succeed themselves but to help others.

Sometimes that's easier said than done. But the workshop leader who followed Stark – Sarena Diamond, CEO and founder of the Diamond Solutions Group – built on that idea. Diamond had a dream job and boss until someone higher up decided she didn't. Instead of withdrawing into herself, she went on an already planned family vacation to Hawaii, where she realized that she could be the boss she wanted to have and created a business that has helped companies like IBM, Pepsi Co and Mellon Investor Services in the areas of management, communications and training.

Like Stark's “Calmfidence” workshop, Diamond's talk about “Becoming Unstoppable” drew on the core principle of ancient Roman Stoic philosophy – the only thing you can really control in life is your attitude toward it.



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NEW YORK STATE'S PROPOSED 30-MONTH LOOKBACK PERIOD – WHAT IT COULD MEAN FOR COMMUNITY-BASED LONG-TERM CARE RECIPIENTS

New York State has proposed significant changes to Medicaid that could have major implications for individuals applying to receive home care or assisted living services. Originally expected to be implemented in March 2025, New York's 30-month lookback period for non-institutionalized individuals applying for Community Medicaid has not yet received final federal approval, but applicants in New York should nevertheless prepare for its potential impact.

Previously, there was no lookback period required for individuals seeking Community Medicaid services. This allowed many seniors and disabled individuals to preserve their assets while receiving the care they need. However, in 2020, New York enacted a 30-month lookback period and transfer penalty for community long-term coverage for the first time. Although these regulations have not yet been implemented, New York has submitted a request to the Centers for Medicare & Medicaid Services ("CMS") to approve this change. Implementation was expected to be delayed until at least March 2025 to allow for time to train personnel on the new procedures and to obtain CMS approval. Additionally, CMS must confirm that New York State has utilized federal funds from the American Rescue Plan (ARPA), as the state is not permitted to impose new Medicaid eligibility restrictions until these funds have been expended.

If the proposed 30-month lookback is enforced, applicants will face various challenges that will require guidance. These challenges may include whether they can shelter excess income through pooled

income trusts and how the transfer penalty start date will be calculated. Similar to the regulations for nursing home care applicants, it is likely that Community Medicaid applicants would have to provide a comprehensive accounting of all transfers made within the 30-month period immediately preceding their application date in order to determine their eligibility to receive said services. Any uncompensated transfers, such as gifts to family members (other

than a spouse), property transfers, or assets placed in trust, could result in a penalty period during which Medicaid coverage for Community Medicaid services would be denied. This could result in delayed access to critical services such as adult day health care, assisted living programs, certified home health agency services, personal care services, and private duty nursing.

The implementation of a 30-month lookback period for home care

benefits represents a significant shift in Medicaid policy, and individuals planning to apply for Community Medicaid should take proactive steps to protect their financial future.

The Elder Law and Special Needs Practice Group at Bleakley Platt & Schmidt, LLP is dedicated to helping their clients navigate these complex changes in the law and assisting clients looking to receive Medicaid Services. Contact Sara L. Keating at (914) 287-6110 or skeating@bpslaw.com.

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It's something Juju Chang, the multiple Emmy Award-winning co-anchor of ABC's "Nightline" alluded to in her keynote address and conversation with mistress of ceremonies Tara Rosenblum, herself a multiple Emmy Award-winning anchor and reporter at News 12. Chang – a self-described "part-time Westchester resident who lives at the intersection of Whole Foods in Port Chester, the H Mart in Hartsdale, Balducci's in Rye Brook and Wegmans in Harrison" – recalled a storied career with its share of challenges. Arriving in the United States at age 4 with her family from Seoul, South Korea, and growing up in Northern California, where not many students looked like her, she was an overachieving people pleaser who decided to be an engineer until a test in which she got 27 out of 100 answers told her that hers would be another path.

At the time, Connie Chung was breaking barriers as an Asian American woman anchor and reporter for the major networks. Chang graduated from Stanford University with a Bach-

elor of Arts in political science and communication and joined ABC News as an entry-level desk assistant in 1987 and ascended to "World News Tonight" and "Good Morning America."

At "GMA," she was removed as newsreader, something that could've been a stumbling block. Instead, she embraced "Nightline," ABC's late-night news program celebrating its 45th anniversary, where she has distinguished herself for her social justice reporting on violence against Asian Americans; refugees at the southern border; the LGBTQ+ community; and Covid's and climate change's racial disparities. (She also reports on major news events for "GMA" and "20/20" as well.)

In her talk and subsequent Q and A with Rosenblum, Chang considered a number of issues challenging society as well as journalism, from AI to the litigiousness that has the media in some instances muzzling itself. (ABC paid \$15 million to President Donald J. Trump, who sued the network's "This Week With George Stephanopoulos" for his mischaracterization of Trump's



Despite its title, the Westchester Women's Summit always features a few good men. Joseph Pagni Jr., co-owner of Joseph Richard Florals in Armonk, is on hand to present attendees with free flowers at the "Wine, Women and Chocolate" closing reception, which always features tables of wares by women-owned small businesses.

conviction in the E. Jean Carroll case.) Even on her way to the women's summit, Chang said she was on the phone with ABC lawyers to go over her due diligence on a story.

Another issue that journalism and society are encountering, she added is toxic masculinity, which manifests itself in violent, anti-women, homophobic behavior. It's something she has told her three sons – Chang is married to WNET president and CEO Neal Shapiro – to guard against.

Instead, the optimistic Chang believes "it is better to light one candle than to curse the darkness," words that have been attributed to former first lady Eleanor Roosevelt.

"What's our superpower?" she asked. "Empathy."

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EDUCATION

Trustee Meditz gives \$50M to Fairfield University

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD — Fairfield University alum and trustee John Charles Meditz has gifted \$50 million to the university – the largest in the Jesuit school's history.

The 1970 graduate made the gift to "create a lasting impact and advance the University's mission to expand student learning and continuously enhance the quality of its Jesuit, Catholic liberal arts and sciences education," the school announced Monday, March 17.

With the recent donation Meditz's total lifetime giving to the University now exceeds \$75 million. This includes his gift in 2008, which laid the foundation for the Fairfield University Art Museum, along with an additional gift endowing the Frank and Clara Meditz Executive Director Chair, named in honor of his parents.

"Fairfield has always been and continues to be an institution that is guided by and embraces the liberal arts as the cornerstones of life-long intellectual engagement and discovery," Meditz said. "My gift is a reflection of my deep personal belief in the power of a liberal arts education to inspire and equip students with the tools and experiences they need to become thoughtful, engaged citizens of our world."

In recognition of Meditz's generosity, President Mark R. Nemeč, Ph.D., announced that Fairfield University's

College of Arts & Sciences will be renamed the John Charles Meditz College of Arts & Sciences, effective July 1.

"Meditz College will continue to serve as a vital foundation of our dedication to be stewards of our more than 500-year-old Jesuit Catholic educational tradition, forming men and women for and with others in service of the greater good," Nemeč said. "Announcing the gift today is especially meaningful as it commemorates the 83rd anniversary of Fairfield's founding in 1942, further celebrating John's extraordinary impact as Fairfield is called to do more for our students."

A graduate of the College of Arts

"A liberal arts education inspires and equips students to become thoughtful, engaged citizens."

– John Charles Meditz



John Charles Meditz Fairfield University trustee

and Sciences, where he earned a bachelor of arts in economics, and Rutgers University, where he earned an MBA in finance, Meditz has spent decades building a legacy of service and leadership.

He co-founded Horizon Kinetics LLC in 1994 and serves as managing director and senior portfolio manager there. Throughout his professional career, Meditz has exemplified a commitment to excellence in every role, from his early teaching career at William Patterson College to his significant contributions in the finance industry, including at Manufacturers Hanover Trust Co., and Bankers Trust Co.

For nearly 30 years, he has been a trustee of the University's Board of Trustees, actively engaging in various leadership capacities, including serving as the honorary chair of the Fairfield Rising Campaign steering committee. His long history of support includes both financial contributions and service on key committees such as the Fairfield Awards Dinner and Our Promise Capital Campaign. In recognition of his dedication, Meditz was awarded an honorary doctoral degree in 2015 and received the Alumni Service Award in 2011.

His continued commitment to the arts has helped fund important initiatives such as the Arthur Szyk and Gesù exhibitions. Additionally, Meditz's support has extended to various

campus priorities, including the Leslie C. Quick, Jr. Recreation Complex, the John C. Meditz '70 Scholarship established in 1989, and the Fairfield Awards Dinner's scholarship fund.

"The naming of the College in honor of John Charles Meditz speaks to his enduring legacy of leadership, service, and commitment to academic excellence that he embodies," said Dean of the College of Arts & Sciences Richard Greenwald, Ph.D. "Fairfield will forever be grateful of his recognition of the importance of the arts and sciences, and the foundation for which we provide our students with the critical skills they need to succeed in today's world, while grounding them in the Jesuit tradition of academic rigor and personal reflection."

Outside of Fairfield University, Meditz has served on numerous boards, chair committees, and foundations, including as chairman of the Weehawken Planning Board; trustee of John Cabot University in Rome; treasurer of the Weehawken (New Jersey) Public Library; and as a trustee for organizations such as the former Palisades Medical Center, now part of the Hackensack Meridian Health Network, and his alma mater Xavier High School in New York.

John Charles Meditz reflected on the importance of giving back and the value of a liberal arts education. Click here to watch.



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Liberty Lines gets \$1.8B county contract for Bee-Line buses

BY PETER KATZ / pkatz@westfairinc.com

As the result of a competitive bidding process, Yonkers-based Liberty Lines has been awarded a \$1.8 billion contract from Westchester County to continue operating the Bee-Line Bus system. Liberty Lines first started working with the county on the bus system in the mid-1970s. The new contract covers a 10-year period and stems from a bidding process that began when the county issued a Request for Proposals in 2023. There were two responses to the RFP: Liberty and TransDev Transportation.

TransDev operates in 19 countries and in the U.S. has operations in 46 states and the District of Columbia and Puerto Rico. It bills itself as the largest private operator of public transportation in the U.S.

Liberty Lines began in 1953. It currently operates out of two facilities in Yonkers, employing approximately 610

union and 140 non-union employees and operating a fleet of 350 vehicles.

"We listened to the public, our riders, advocates, transportation professionals and selected leaders," Westchester County Executive Ken Jenkins said. "Their concerns were at the forefront of our evaluation process and Liberty Lines scored significantly higher in addressing these concerns while still presenting a more cost-effective proposal."

In response to feedback from users of the Bee-Line system, the contract for the first time includes performance metrics. These metrics cover on-time performance, traffic citations, announcements of stops and bus cleanliness. The contract gives the county the authority to assess liquidated damages if Liberty Lines fails to meet performance requirements.

Westchester County Transportation Board Chair Thomas Ross said,



A Westchester Bee-Line bus.

"Announcement of the award of a 10-year contract to Liberty Lines continues the ongoing process of improving public transportation. The new contract is significant as it provides the county and Liberty Lines the tools to increase the bus system's performance and the county to more tightly control costs. The contract takes advantage of the power created by combining private business skills and public management oversight to produce high quality public transit services."

Danny D'Amato, a vice president of Transport Workers Union Local

100 congratulated Liberty Lines on winning the contract and said, "Local 100 members at Liberty Lines have been providing transportation to the residents of Westchester for many decades. We are proud of the partnership with the county and Liberty, and have historically worked together to ensure that the people of Westchester County have access to safe and reliable transportation."

Liberty Lines reports operating 59 routes throughout the county. The company says it transports 30 million passengers per year and its vehicles travel more than 10 million miles.

COURTS

Rockland contractors sue rivals to stop bankruptcy protections

BY BILL HELTZEL / bheltzel@westfairinc.com

Owners of a Rockland construction company are trying to stop two former partners from using bankruptcy court to escape paying a \$1.4 million court judgment.

Thomas and Louis Bertussi, of Pearl River, sued John Raymond Cervini and his father Eugene Cervini, of West Nyack, in two lawsuits filed on March 6 in U.S. Bankruptcy Court, White Plains.

The Cervinis should not be allowed to discharge their debts in bankruptcy court, the Bertussis argue, "based on acts of defalcation" while they were officers in a joint venture.

The Bertussis own Bertussi Contracting Inc. in Pearl River. John Cervini owns Grace Contracting & Development, in Blauvelt, and employs his father.

In 2015, the construction companies

began working together informally. In 2016, they made the arrangement official, by forming B&G Contracting Ltd., owned 60% by the Bertussis and 40% by the Cervinis.

The co-venture worked on eight construction projects.

But in 2018, according to the bankruptcy complaints, the Cervinis used Grace Contracting to submit winning bids for projects in Port Jervis and Goshen.

The Cervinis allegedly caused B&G's labor force to leave the joint venture, "effectively shutting down B&G's operations."

The Bertussis sued the Cervinis for breaches of fiduciary duty and to dissolve B&G Contracting, in lawsuits filed in Rockland Supreme Court.

In December 2023, Rockland Supreme Court Justice Serri L. Eisenpress ruled in favor of Thomas and Louis Bertussi and for the estate of

their brother, John, who died in 2022.

The Bertussis were awarded \$1.6 million. The judgement was later offset by funds received in the dissolution of B&G Contracting, leaving \$1.4 million owed.

Then John Cervini petitioned for Chapter 11 bankruptcy protection, declaring \$552,721 in assets and \$5,116,795 in liabilities. His father, Eugene, petitioned for Chapter 7 protection, declaring \$770,290 in assets and \$1,928,459 in liabilities.

The bankruptcy actions automatically stopped creditors from trying to collect debts outside of bankruptcy court.

The Bertussis claim that the Cervinis may not use bankruptcy to get out of paying the \$1.4 million court judgment. Bankruptcy law, for example, does not allow a debt to be discharged if it resulted from acts of fraud or defalcation while the debtor is acting in a fiduciary capacity.

The Rockland court found that the

Cervinis had usurped corporate opportunities from B&G Contracting, while acting in a fiduciary capacity as officers, directors and shareholders of the firm.

The Bertussis also allege that John Cervini made false statements in his bankruptcy petition, "with fraudulent intent in an effort to render himself 'judgment proof.'" And he allegedly looted Grace Contracting — by making \$1.7 million in undocumented and uncollectible loans to himself, family members and friends — "in an effort to reduce its value."

Eastchester attorney Julie C. Curley was withholding comment on the allegations against John Cervini, pending approval by her client.

White Plains attorney Wendy M. Weathers did not reply to a message asking for Eugene Cervini's side of the story.

The Bertussis are represented by White Plains attorneys Brian T. Belovich and Jeffrey A. Reich.

20 | REAL 25 | ESTATE

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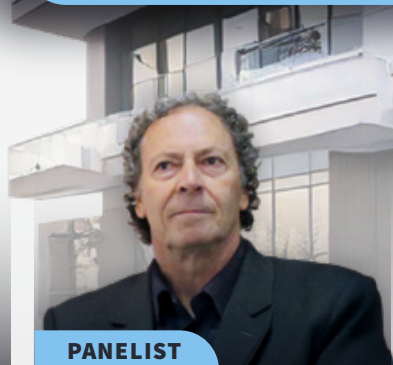


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Five Years After Lockdown: Dr. Yoshua Quinones on Covid's Lasting Impact and Lessons Learned

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"We are all so fragile and need to support each other while relying on legitimate information to survive."

— Dr. Yoshua Quinones

March marks the fifth anniversary of the lockdown resulting from the Covid-19 pandemic. More than seven million people have died from the disease worldwide, more than 1.2 million of them in the United States. Some 6,500 Americans have died of the virus since the beginning of this year.

Beyond the deaths and the supply issues that have led to continuing inflation, Covid has created not only lingering health effects but a demarcation between the way we lived before the pandemic and the way we live now, particularly in the areas of remote work and remote learning.

Recently, the Westfair Business Journal reached out to Yoshua Quinones, M.D. -- a board-certified internist with Medical Offices of Manhattan and contributor to LabFinder for a postmortem on the last five years. Quinones is a graduate of the Universidad Autónoma de Guadalajara School of Medicine and trained at Wyckoff Heights Medical Center in Brooklyn. He's dedicated to preventive medicine, specializing in hypertension, diabetes, mental health, obesity and well-being.

Fluent in English, Russian and Spanish, Quinones aims to prevent these and other medical conditions by educating patients and communities about healthy habits, risk factors and regular checkups:

Dr. Quinones, it's been five years since Covid came to these shores and the country went into lockdown. What is your biggest take-away from that experience?

"My biggest takeaway is that we

are very vulnerable. It showed how weak and connected we all are, how a virus can change everyone's lives. In just a few days, hospitals overflowed, businesses shut down, schools closed and everyday life came to a huge halt. Sadly, many families were separated, and people lost their jobs overnight. It became clear that no matter where we lived or how much money we had, no one was completely safe.

"Also, we all learned that N95 masks are crucial for preventing the spread of diseases. One more take-away is to always keep your pantry stocked with extra medicine, hygiene supplies and food."

What did we get wrong about the pandemic and do wrong in combating it?

"We messed up in many, many ways. At first, Covid wasn't taken seriously, and by the time action was taken, it was too late. People were confused about masks, vaccines and lockdowns. Essential workers, elderly people and low-income families weren't protected enough. Misinformation spread everywhere, starting from social media. Mental health struggles were a big deal, and there was a lack of assistance at certain points of the pandemic."

What did we get and do right?

"Researchers developed vaccines incredibly fast, saving millions of lives. Masks, social distancing and lockdowns helped slow the spread once we started learning about the virus. Remote work and online learning changed our lives forever and

have become a new reality. Doctors improved treatments by studying and understanding Covid-19. We also have more awareness of how important hygiene is."

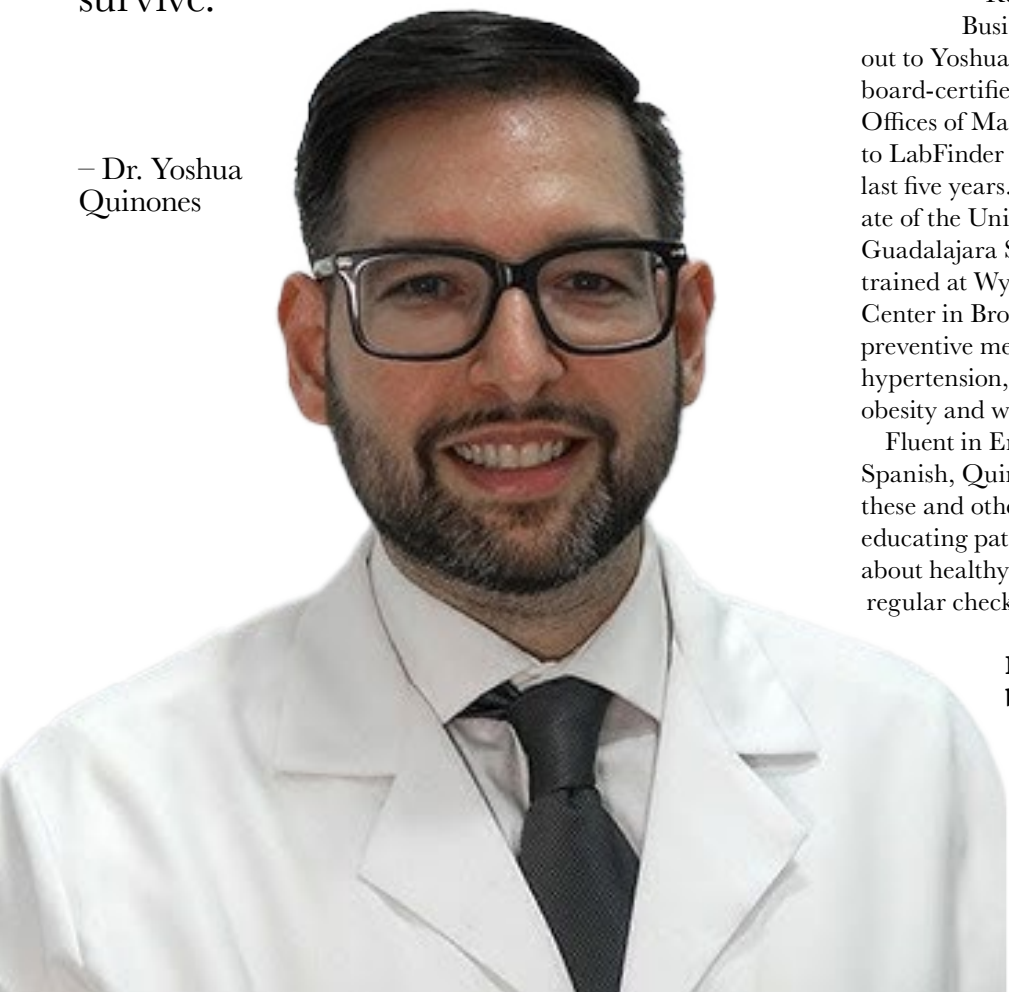
Many people who've had Covid have had long-term complications, including loss of hearing, speech and even singing voices – challenges that were not initially associated with the virus. Have we failed to understand its reach and to combat long Covid?

"At this point, long Covid symptoms are still being researched. There is no clear treatment, and many people are still struggling to get doctors to take them seriously. Sadly, some have lost their ability to work or even perform basic daily activities.

"This needs more awareness. We need more funding for research in order to help people with post-Covid symptoms."

Given the current measles outbreak, what, if anything, have we learned from Covid?

"Seems like we haven't learned enough from Covid, and sometimes we might even forget how it was five years ago. The measles outbreak proves that misinformation, distrust in public health and vaccine hesitancy are still major issues. We must learn from past mistakes and past outbreaks and evolve. Viruses and outbreaks must be taken seriously. We are all so fragile and need to support each other while relying on legitimate information to survive."



Yoshua Quinones, M.D. Courtesy Medical Offices of Manhattan.

News@Noon

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New England meets Sweden in new Eleish Van Breems Home flagship in Westport

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Tuesday, March 18, the home design duo of Rhonda Eleish and Edie Van Breems are opening their new flagship store in Westport, having restored an 18th-century sea captain's trading post overlooking the Saugatuck River.

"We worked with local and European artisans, architects, carpenters and contractors who were each incredibly skilled, resulting in a team that understood not only our aesthetic but could use local materials and traditional building methods," the pair said in a statement about the new Eleish Van Breems Home at 177 Main St. "From the start, it has been a dream project and true labor of love to restore the building."

Eleish and Van Breems -- whose Scandinavian aesthetic also plays out in three other Westport locations on Franklin Street and Railroad Place as well as in stores in New Preston, Connecticut, and Nantucket, Massachusetts -- have cherished the building on Main Street since they were classmates at Greens Farms Academy in Westport and it was The Remarkable Bookstore.

"It was the 1970s and publishing was still king. Bookstores were quite the cultural mecca in town, especially

the bubblegum pink The Remarkable Book Store. It was a sanctuary and a beloved playground for the bookish drama and dance students we were, as it was a true sanctuary for everyone else in town as well. (From) Parisian-style bookstalls in the courtyard to Heathcliff

the resident cat, who slept in the store's psychology section...we just loved it."

Van Breems' extended family had owned the property in the early 1950s, the pair added, bringing it full circle.

The courtyard they remember has been revamped with a stone fence from Van Breems' Revolutionary-era farmhouse, while a 1930s floral gate by French iron master Edgar Brandt hints at what's inside -- French oak floors by The Hudson Co.; Italian bronze windows, doors, staircases, railings and a central vitrine by Astec Bronze; Louis Poulsen lighting; custom walnut and brass shelves by Amuneal; and wall coverings by mid-century master Josef Frank that harmonize with the building's original, hand-hewn chestnut beams -- to name just a few of the details.

There's a garden on the third (top) floor designed as a floral aerie with a bird's eye view of the Saugatuck River and downtown Westport. From there

"At Eleish Van Breems, we believe that design is more than just how things look but should evoke emotion and inspire joy."

– Rhonda Eleish & Edie van Breems



The new Eleish Van Breems Home flagship in Westport marries the design business' Swedish aesthetic to Westport's history. Photographs courtesy Eleish Van Breems.

you can take the now enclosed exterior stairway to the lower level to savor Fika, the Swedish-style coffee break, in the new coffee bar and library of vintage and current design books for purchase.

In the coffee bar, flights of Swedish fancy are found in cabinetry the color of cardamon, a spice beloved by the Swedes, and in Tug Rice's cartoon of Swedish botanist Carl Linneaus enjoying a cup of coffee in one of the store's pink and white mugs by Swedish potter Agneta Livijn. (Subtle touches of pink throughout nod to The Remarkable Bookstore.)

Fika is a pleasure Eleish and van Breems never fail to relish on design trips to Sweden, where they visit with Eleish's family in Stockholm. Indeed, enjoyment is key to their design philosophy.

"At Eleish Van Breems we believe that design is more than just how things look but should evoke emotion and inspire joy," Van Breems added, "and our hope is that this very special new Westport location promotes mindful and inspiring experiences for our guests and clients from which new design ideas can spring to life."

REAL ESTATE

A Larchmont house that's to the 'Manor' born

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

This 1953 Mediterranean-style home, redesigned in 2012 by architect Robert Keller, showcases Larchmont Manor's stunning views of the Long Island Sound just steps from Manor Park and a dog beach.

The 5,905-square-foot custom build at 15 Helena Ave. features luxurious finishes and striking architectural details, including high ceilings, graceful archways, large windows and an open-floor plan that unfolds to stone

terraces, an outdoor kitchen and an expansive backyard, all ready for indoor/outdoor entertaining and relaxation.

The main floor boasts formal rooms with a fireplace, a chef's kitchen with a breakfast room, a double-height family room with a stacked stone fireplace and library and a guest suite.

Upstairs, the six bedrooms including a primary suite with a deck offering sweeping Long Island Sound views, a fireplace and a spa bath. (There are

five and a half bathrooms in all.)

The lower level contains a media room, a rec room, a playroom with a climbing wall, a kid's bunk room and a full bath.

Water babies will enjoy access to sunrise/sunset kayaking and paddleboarding, but there's also a pool site plan available for those who prefer not to leave the 0.47-acre site.

The property lists for \$5,195,000. For more, call Houlihan Lawrence's Pollena Forsman at 914-420-8665.



Photographs courtesy Houlihan Lawrence.

WESTCHESTER COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

**Local business cases,
March 12 - 18**

Ibrahim Ilaiyan, Hopewell Junction, re. Tri Star 6 Inc., Cortlandt Manor, 25-35258-KYP: Chapter 13, assets \$632,578, liabilities \$488,087. Attorney: Gary Gjertsen.

Mark A. Dickman, Montgomery, re. Revolutionary Reining LLC, Montgomery, 25-35259-KYP: Chapter 7, assets \$5,220, liabilities \$1,585,041. Attorney: Michael O'Leary.

But-Tique LLC, Mamaroneck vs. Wilfredo and Raquel Gonzalez, Cottage Valley, 25-7007-SHL: Adversary proceeding in Gonzalez Chapter 7 (24-23083). Attorney: Dawn Kirby.

Pearl Gestetner, Monroe, re. World of Nature Inc., Monroe, 25-35276-KYP: Chapter 13, assets \$7,609, liabilities \$1,249,352. Attorney: Allen A. Kolber.

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:

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

U.S. District Court, White Plains

**Local business cases,
March 12 - 18**

Michael Buxbaum, Boca Raton, Florida vs. Key Star Capital Fund II LP, New City, 25-cv-1958-PMH: Civil rights, Attorney: pro se.

T.V. Seshan MD P.C., White Plains vs. Blue Cross Blue Shield, 25-cv-2049-KMK: Motion to confirm arbitration. Attorney: Debra A. Clifford.

Fabrizio Dottin, Westchester vs. United Hebrew of New Rochelle, et al, 25-cv-2084-CS: Employment discrimination. Attorney: Alfredo J. Pelicci.

Joe Hand Promotions Inc., Feasterville, Pennsylvania vs. Dylan's Grill House Restaurant Corp., Bordonia, et al, 25-cv-2119-JGLC: Cable / Satellite TV, Attorney: Julie C. Lonstein.

Ashley Thorne, Yonkers vs. The Learning Experience Holding Corp., Dobbs Ferry, et al, 25-cv-2147-CS: Americans with Disabilities Act. Attorney: Jordan A. El-Hag.

Adam's Apple Fruits & Vegetables LLC, North Bellemore vs. Shefa Foods New York Inc., Congers, et al, 25-cv-2156-PMH: Agricultural Commodities Act. Attorney: Matthew H. Sheppe.

Brittney Pagan, Fairfield, Connecticut vs. Saint Joseph's Medical Practice PC, Yonkers, 25-cv-2164-KMK: Civil rights, jobs. Attorney: Claudia Pollak.

Health Carousel Travel Network, Cincinnati, Ohio vs. Good Samaritan Hospital of Suffern, et al, 25-cv-2188: Contract. Attorney: Philip J. Campisi Jr.

Miriam L. Torres vs. Mehron Inc., Chestnut Ridge, 25-cv-2224: Americans with Disabilities Act. Attorney: Peter A. Romero.

Luis F. Andrade, Newark, New Jersey vs. Comito Construction Corp., Palisades, et al, 25-cv-2225: Personal injury. Attorney: Holly O. Ronai.

Federal Tax Liens, \$10,000 or greater,

Westchester County, March 12 - 18

Bellantoni, Rocco: Tuckahoe, 2023 personal income, \$27,675.

Bucci, Don N. and Joann: Bucci Port Chester, 2019, 2021 personal income, \$102,395.

Callahan, Louise: Mount Kisco, 2020 - 2021 personal income, \$77,821.

Cassidy, Gwynn: Dobbs Ferry, 2019, 2022 personal income, \$94,374.

Inserra, Kyle M.: New Rochelle, 2018, 2022 - 2023 personal income, \$40,568.

JCT Development New York Inc.: Rye, 2024 quarterly taxes, \$493,754.

Larkin, Peter J.: Bedford Corners, 2023 personal income, \$96,810.

Lawrence, A.R.: Chappaqua, 2023 personal income, \$37,426.

Lawrence, Gala: Mount Vernon, 2022 - 2023 personal income, \$30,130.

Lubart, Mitchell and Ricki Lubart: Bedford, 2022 personal income, \$11,235.

Luposellos Auto Body Inc.: Croton-on-Hudson, 2023 - 2024 quarterly taxes, \$23,419.

Mestl, James and Kathleen Mestl: Bronxville, 2020 - 2021, 2023 personal income, \$520,039.

New Roc Social LLC: New Rochelle, 2020, 2024 quarterly taxes, \$41,701.

Pagan, Michael A.: Rye, 2021 personal income, \$145,270.

Parker, Bredgette M.: Hartsdale, 2019 - 2023 personal income, \$136,342.

Premier Cloud Inc.: New Rochelle, 2023 employer unemployment and quarterly taxes, \$21,653.

Rabbit Hole Spirits LLC, Kaveh Zamanian: White Plains, 2020 failure to file correct information, \$226,549.

RD Flooring Inc.: Croton-on-Hudson, 2021, 2024 quarterly taxes, \$16,944.

Rodriguez, Rafael: Pelham Manor, 2023 personal income, \$105,257.

Sharma, Sanjay and Shirley Sharma: Rye, 2019 personal income, \$199,542.

Silkowski, Jeremiah: Dobbs Ferry, 2019, 2022 personal income, \$94,374.

Silva, Michael J. and Traci P. Silva: South Salem, 2017 - 2018, 2021 personal income, \$21,525.

Spiegel, Glenn H.: Chappaqua, 2023 personal income, \$37,426.

Velastegui, Xavier: Yonkers, 2019 - 2020, 2022 - 2023 personal income, \$39,746.

DEEDS

Above \$1 million

105 Maple New York LLC, Brooklyn. Seller: Maple Tree Management LLC, Clifton, New Jersey. Property: 105 Maple St., Yonkers. Amount: \$1 million. Filed Feb. 20.

119 Glenwood LLC, Rye. Seller: 119 Glenwood Avenue LLC, Mount Vernon. Property: 119 Glenwood Ave., Yonkers. Amount: \$2.2 million. Filed Feb. 20.

163 Union Avenue LLC, Cortlandt Manor. Seller: Schimneck Realty Company LLC, White Plains. Property: 2127 Crompond Road, Cortlandt. Amount: \$2.1 million. Filed Feb. 25.

255 South Regent Street LLC, Mamaroneck. Seller: WBO LLC, Port Chester. Property: 255 S. Regent St., Rye Town. Amount: \$4.2 million. Filed Feb. 27.

CETC & MBSC Realty LLC, North Palm Beach, Florida. Seller: Alexander C. Twinning, Old Lyme, Connecticut. Property: 15 Kensington Road, 115, Eastchester. Amount: \$2 million. Filed Feb. 21.

Dowling, David, Austin, Texas. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 29 Lila Lane, New Castle. Amount: \$1.4 million. Filed Feb. 24.

Jaspan, Oren N., New York. Seller: Jay Court Holdings LLC, Ramapo. Property: 9 Twin Ponds Drive, Bedford. Amount: \$1.5 million. Filed Feb. 28.

Kampfer, Rachel, Scarsdale. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 85 Spier Road, Scarsdale. Amount: \$4.3 million. Filed Feb. 25.

Light, Emily B., New York. Seller: 7 Bishop LLC, South Salem. Property: 7 Bishop Drive, Rye Town. Amount: \$2.4 million. Filed Feb. 20.

Martinez, Ana, Bronx. Seller: Morillo Property LLC, Mount Vernon. Property: 54 Ravine Ave., Yonkers. Amount: \$1 million. Filed Feb. 25.

Nancy Apartments LLC, White Plains. Seller: Rifkin Fisher Avenue LLC, Mamaroneck. Property: 79 Fisher Ave., White Plains. Amount: \$4.9 million. Filed Feb. 28.

Schmeep LLC, New York. Seller: Marc R. Dyer, Rye. Property: 95 North St., Rye City. Amount: \$2.9 million. Filed Feb. 20.

Valley 98 Management LLC, Larchmont. Seller: Angelika Kypar-Krischke, Scarsdale. Property: 98 Valley Road, Mamaroneck. Amount: \$1.4 million. Filed Feb. 26.

Vohra, Pankaj, West New York, New Jersey. Seller: L&M Contracting Enterprises LLC, Hartsdale. Property: 5 Southway, Greenburgh. Amount: \$1.4 million. Filed Feb. 20.

Below \$1 million

138 Hyatt Corp., Yonkers. Seller: Joyce Fanelli, White Plains. Property: 138 Hyatt Ave., Yonkers. Amount: \$550,000. Filed Feb. 24.

16 Hardy LLC, Dobbs Ferry. Seller: Harry A. Dawkins, New Rochelle. Property: 128 Mayflower Ave., New Rochelle. Amount: \$350,000. Filed Feb. 20.

322 Way LLC, Brooklyn. Seller: Wells Fargo Bank NA, West Palm Beach, Florida. Property: 322 Woodworth Ave., Yonkers. Amount: \$336,000. Filed Feb. 21.

419 S. Seventh LLC, Brooklyn. Seller: Selene Finance LP, Jacksonville, Florida. Property: 419 Seventh Ave., Mount Vernon. Amount: \$352,000. Filed Feb. 27.

65 Tower Place LLC, Yonkers. Seller: Antonia T. Meireles, Yonkers. Property: 65 Tower Place, Yonkers. Amount: \$600,000. Filed Feb. 25.

9 VBY LLC, Brooklyn. Seller: Jasmine Rodriguez, Brooklyn. Property: 9 Van Buren St., Yonkers. Amount: \$655,000. Filed Feb. 21.

Calderone, Jessie, New York. Seller: Palmer 905 LLC, Larchmont. Property: 905 Palmer Ave., Mamaroneck. Amount: \$490,000. Filed Feb. 25.

Catechis, Stamatios, Bronx. Seller: Hold Capital LLC, Melville. Property: 1 Oak Hill Road, Greenburgh. Amount: \$650,000. Filed Feb. 25.

Celina Properties 1 LLC, Mahopac. Seller: Mark Feller, Peekskill. Property: 147 Bay St., Peekskill. Amount: \$315,000. Filed Feb. 20.

Cullinan, Brian, Rye. Seller: US Bank NA, Coppell, Texas. Property: 99 Pietro Drive, Yonkers. Amount: \$775,000. Filed Feb. 28.

DeNusta, Marilou, White Plains. Seller: Kosal LLC, Bronxville. Property: 205 Warren Ave., Greenburgh. Amount: \$915,000. Filed Feb. 25.

East Duncan Hill LLC, Putnam Valley. Seller: RAA Realty Corp., Croton-on-Hudson. Property: 2030 Albany Post, Cortlandt. Amount: \$450,000. Filed Feb. 25.

Equinox Renovations LLC, Weston, Connecticut. Seller: Joseph A. Barresi, Ossining. Property: 3 Belleview Ave., Ossining. Amount: \$221,000. Filed Feb. 27.

Guru Mahant 439 LLC, New Rochelle. Seller: 439 Nana Realty Corp., New Rochelle. Property: 439 North Ave., New Rochelle. Amount: \$700,000. Filed Feb. 25.

Hartmann, John F., Monsey. Seller: Daprile Development & Leasing Corp., North Bellmore. Property: 290 Lake St., Mount Pleasant. Amount: \$950,000. Filed Feb. 21.

Ignatieff, Michael J., Fort Lee, New Jersey. Seller: Federal Home Loan Mortgage Corp., Rochester. Property: 210 Seven Bridges Road, New Castle. Amount: \$541,000. Filed Feb. 25.

Midland Avenue One LLC, Port Chester. Seller: Nancy Borek, Rye. Property: 352 Midland Ave., Rye City. Amount: \$825,000. Filed Feb. 25.

Newell, Hopeton, Mount Vernon. Seller: Mem Flipp Corp., Bronxville. Property: 185 Ramona Court, Yorktown. Amount: \$545,000. Filed Feb. 24.

Pichardo, Kerlin, New York. Seller: 49 Poplar LLC, Yonkers. Property: 49 Poplar St., Yonkers. Amount: \$315,000. Filed Feb. 26.

Robker Corp., Ossining. Seller: James Bertoldi, Ossining. Property: 49 Pine Ave., Ossining. Amount: \$480,000. Filed Feb. 21.

Salazar, Ramon E., Sleepy Hollow. Seller: Blend Dynamic Experience LLC, White Plains. Property: 2 Dennison St., White Plains. Amount: \$575,000. Filed Feb. 21.

US Bank Trust NA, New York. Seller: Ana Nunez, Yonkers. Property: 523 The Colony, Greenburgh. Amount: \$621,000. Filed Feb. 26.

Vasquez, Carlos Jr., Elmsford. Seller: HSBC Bank USA NA, Greenville, South Carolina. Property: 9 Montclair Road, Yonkers. Amount: \$693,000. Filed Feb. 21.

White, Andrew, Ossining. Seller: D2g Realty LLC, Yonkers. Property: 31 Ramapo Road, Ossining. Amount: \$625,000. Filed Feb. 20.

X Multiple LLC, Miami, Florida. Seller: Louis Wisely, Yonkers. Property: 11 Lafayette Place, Yonkers. Amount: \$230,000. Filed Feb. 24.

YRH Property Corp., Rockville Centre. Seller: Jean Rapaglia, New Rochelle. Property: 24 Kress Ave., New Rochelle. Amount: \$600,000. Filed Feb. 24.

JUDGMENTS

Ace American Insurance Co., Buffalo. \$1,131 in favor of Robert L. Hecht, Hewlett. Filed Feb. 12.

Algozy, Mohamed S., Mount Vernon. \$25,000 in favor of Pocket Cash Inc., Armonk. Filed Feb. 14.

Almonte, Jofiel, Larchmont. \$1,437 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Alphonse, Andrew C., New Rochelle. \$2,961 in favor of Westchester Community College, Valhalla. Filed Feb. 20.

Amenra-Vaughan, Ajna M., Dobbs Ferry. \$1,835 in favor of Westchester Community College, Valhalla. Filed Feb. 20.

Ancela, Luis M., Yonkers. \$4,036 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 21.

Anderson, Annmarie A., Buffalo. \$3,433 in favor of Westchester Community College, Valhalla. Filed Feb. 18.

Argueta, Juana J., New Rochelle. \$1,191 in favor of Westchester Community College, Valhalla. Filed Feb. 21.

Barnes, Harvey C., Peekskill. \$13,745 in favor of Sunmark Credit Union, Latham. Filed Feb. 18.

Barrett, Sean C., Ossining. \$30,051 in favor of E Advance Services LLC, New York. Filed Feb. 7.

BE Bronx Builders LLC, Bronx. \$12,130 in favor of Daikin Applied Americas Inc, Yonkers. Filed Feb. 10.

Bhatti, Ahmad A., Yonkers. \$1,426 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 18.

Botler, Matthew d.b.a., Mount Kisco. \$43,776 in favor of Aerus LLC, Bristol, Virginia. Filed Feb. 13.

Brown, Laurence, Katonah. \$1,422,821 in favor of Hamilton Equity Group LLC, Buffalo. Filed Feb. 11.

Brown, Maureen B., Briarcliff Manor. \$14,950 in favor of Navy Federal Credit Union, Sienna, Virginia. Filed Feb. 3.

Cambareri, Carmelo, Bedford. \$3,100 in favor of Slomins Inc., Hicksville. Filed Feb. 20.

Chen, Jenny, Flushing. \$87,321 in favor of H&H Property Corp., Port Chester. Filed Feb. 10.

DeGennaro, Danielle, Harrison. \$3,239 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 7.

Eddings, Levar A., White Plains. \$20,562 in favor of 1991 Kennedy JC LLC, Rockaway Park. Filed Feb. 11.

Enriquez, Jack, Yonkers. \$23,870 in favor of Fifth Third Bank NA, Cincinnati, Ohio. Filed Feb. 12.

Estevez, Pedro J., Yonkers. \$6,126 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 18.

Garcia, Jeremy, Mamaroneck. \$12,799 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 18.

Garcia, Laura, Mamaroneck. \$1,933 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 13.

Haughton, Judith E., Mount Vernon. \$6,057 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 21.

Hill, Donna, Yorktown Heights. \$1,313 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 21.

Investor Summit Group, New York. \$101,276 in favor of Alexandra Murray, Larchmont. Filed Feb. 10.

Jarvis, Lorene, Mount Vernon. \$18,314 in favor of Adira at Riverside, Yonkers. Filed Feb. 10.

Kandhai, Anthony, Mount Vernon. \$6,353 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 21.

Lanera, Jean, Armonk. \$5,117 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 21.

Lazaro, Erika, Ossining. \$1,418 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

McCants, Calvin C., White Plains. \$12,139 in favor of Sunmark Credit Union, Latham. Filed Feb. 20.

Merrick, Sharon, White Plains. \$5,273 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 13.

Min, Jeongki, Irvine, California. \$244,034 in favor of GCM Funding LLC, White Plains. Filed Feb. 11.

Moses, Michelle Y., Lawrenceville, Georgia. \$12,854 in favor of Matthew J. Fecteau, Mount Vernon. Filed Feb. 11.

Muscat, Shirley, Briarcliff Manor. \$1,648 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 10.

Newton, Grace M., Mount Vernon. \$7,523 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 21.

Nicholson, Andrew P., Dobbs Ferry. \$16,072 in favor of KeyBank NA, Cleveland, Ohio. Filed Feb. 20.

Nunez, Rosa, White Plains. \$5,439 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 21.

Ortiz, David, Port Chester. \$1,503 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 4.

Passiatore, Angela, Ossining. \$2,121 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 11.

Patel, Vikrambhai, Mount Vernon. \$8,019 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 7.

Peer, Vic, Scarsdale. \$5,137 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 13.

Pinto, Dolores, White Plains. \$20,904 in favor of Micro-dental Laboratories Inc., West Babylon. Filed Feb. 18.

Pisacano, Karen J., Hawthorne. \$1,004 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 10.

Preldakaj, Sander, Mamaroneck. \$7,281 in favor of Credit Corporate Solutions Inc., Southfield, Michigan. Filed Feb. 21.

Reyes, Francisca, Bronx. \$1,291 in favor of Midland Funding LLC, San Diego, California. Filed Feb. 6.

Roberts, Kristopher K., Mount Vernon. \$6,992 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 10.

Rodriguez, Gregoria, Yonkers. \$2,076 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 21.

Rodriguez, Kristine A., Yonkers. \$11,026 in favor of Navy Federal Credit Union, Sienna, Virginia. Filed Feb. 18.

Salmon, Ricardo O., Mount Vernon. \$26,751 in favor of Simply Funding LLC, Chester. Filed Feb. 21.

Samuel, Lynnette, Somers. \$2,526 in favor of Rubin & Rothman LLC, Islandia. Filed Feb. 21.

Thompson, Gladys, Yonkers. \$5,408 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 21.

Vasconcellos, Humberto, Port Chester. \$7,471 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 4.

Vesuvio, Romina, Peekskill. \$4,788 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 21.

Wilson, Genesis S., New Rochelle. \$10,164 in favor of Municipal Credit Union, New York. Filed Feb. 5.

LIS PENDENS

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

Alfonso, Manuel A., as owner. Filed by Wilmington Savings Fund Society - FSB. Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 5 Everts Ave., White Plains. Filed Feb. 7.

American Express Centurion Bank, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$332,000 affecting property located at 262 Rockne Road, Yonkers. Filed Feb. 10.

Blake, Michael R., as owner. Filed by Selene Finance L P. Action: Foreclosure of a mortgage in the principal amount of \$230,000 affecting property located at 59 Sprain Road, Yonkers. Filed Feb. 6.

Bradley, Ralston, as owner. Filed by Wilmington Savings Fund Society FSB Trust. Action: Foreclosure of a mortgage in the principal amount of \$644,000 affecting property located at 42 E. Grand St., Mount Vernon. Filed Feb. 4.

Brancaleoni, Susan F. - heir, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$637,000 affecting property located at 269 London Road, Yorktown. Filed Feb. 7.

Brickey Valley Realty Inc., as owner. Filed by Habib American Bank. Action: Foreclosure of a mortgage in the principal amount of \$941,000 affecting property located at in Yonkers. Filed Feb. 11.

Cameron, Kevin, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$492,000 affecting property located at 17-19 Harding Drive, New Rochelle. Filed Feb. 10.

Capital One NA, as owner. Filed by Colonial Savings - FA. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 2739 Windmill Drive, Yorktown Heights. Filed Feb. 10.

Daniel, Susan, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$677,000 affecting property located at 316 McLean Ave., Yonkers. Filed Feb. 6.

Darby-Woodard, Anne, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$488,000 affecting property located at 205 Davis Ave., White Plains. Filed Feb. 5.

Darden, Lillie, as owner. Filed by The Bank of New York Mellon Trust. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 61 Hamilton Ave., New Rochelle. Filed Feb. 4.

Davidson, Lisa, as owner. Filed by MSR Holdings LLC. Action: Foreclosure of a mortgage in the principal amount of \$575,000 affecting property located at 811 Half Moon Bay Drive, Cortlandt. Filed Feb. 11.

Litrenta, Christopher M., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$876,000 affecting property located at 22 Cypress Point Drive, Purchase. Filed Feb. 11.

M3m Properties LLC, as owner. Filed by Emilia Restoration LLC. Action: Foreclosure of a mortgage in the principal amount of \$13,000 affecting property located at 23 Medford Lane, Scarsdale. Filed Feb. 11.

Smith, Cedric, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$784,000 affecting property located at 125 Greenridge Ave., White Plains. Filed Feb. 4.

MECHANIC'S LIENS

365 Bronx River Road Owners Inc, Yonkers. \$32,556 in favor of Citron Brothers Plumbing & Heating, Tuckahoe. Filed Feb. 21.

Amodio, Daniel J., Scarsdale. \$3,650 in favor of Ifloor NY LLC, Brooklyn. Filed Feb. 14.

Arthouse WP Developments LLC, White Plains. \$699,808 in favor of YNH Construction NY LLC, Uniondale. Filed Feb. 14.

Cipes, Stephen, Cortlandt. \$23,608 in favor of Ferguson Enterprises LLC, Long Island. Filed Feb. 14.

Coakley, Cornelius, Yonkers. \$8,588 in favor of Castleton Environmental Contractors, Nanuet. Filed Feb. 18.

Fogliano, Rella, Eastchester. \$140,000 in favor of RC Russell Management LLC. Filed Feb. 20.

Fulton Realty Partners LLC, Mount Vernon. \$1,776 in favor of Highway Safety Protection Corp., College Point. Filed Feb. 19.

Guttman, Alyssa, Scarsdale. \$5,900 in favor of Hastings Roofing Inc., Yonkers. Filed Feb. 18.

Kim David, Jee-Yo, Greenburgh. \$12,331 in favor of American Builders & Contractors, Beloit. Filed Feb. 27.

Maroulis, George, Mamaroneck. \$10,000 in favor of Kwit Solutions LLC, New Rochelle. Filed Feb. 14.

MG Main Spe LLC, White Plains. \$189,691 in favor of Machado Construction LLC, Danbury, Connecticut. Filed Feb. 14.

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

Questions and comments regarding this section should be directed to:

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

MG Main Spe LLC, White Plains. \$194,917 in favor of Bonanza Contracting LLC. Filed Feb. 19.

MH Mohegan Owner 1 LLC, Yorktown. \$42,887 in favor of Kennedy Floors Inc., Paterson Plank. Filed Feb. 18.

St. Clair Owners LLC, Yonkers. \$359,190 in favor of ECD NY Inc., Congers. Filed Feb. 14.

Verdi, Jared, Pound Ridge. \$465,000 in favor of Tri City Construction Corp., Whites-tone. Filed Feb. 14.

NEW BUSINESSES

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

Partnerships

Concertboo, 58 Caryl Ave., Apt. 4a, Yonkers 10705. c/o Jenny Frias and Micael Buquet. Filed Feb. 20.

Sole Proprietorships

A-1-24/7-Towing, 31 Cliff St., New Rochelle 10801. c/o Rosemary Narvesen. Filed Feb. 26.

Ala Industries, 41 Winfield Ave., Mount Vernon 10552. c/o Ayana Albert. Filed Feb. 14.

American Sparkling Spaces, P.O. Box 2072, Mount Vernon 10551. c/o Duwayne Thompson. Filed Feb. 14.

Baker Speech Therapy, 600 North Ave., No. 608, New Rochelle 10801. c/o Lauren Baker. Filed Feb. 26.

Binet Hair Braiding, 1 W. Prospect Ave., Mount Vernon 10550. c/o Mariana Jeng. Filed Feb. 21.

Breezytown Publishing, P.O. Box 893, Hartsdale 10530. c/o Anthony Fabrizio. Filed Feb. 18.

Brick By Brick, 112 N. Ninth Ave., Mount Vernon 10550. c/o. Filed Feb. 27.

Bunnies Everything Beauty, 388 Tarrytown Road, White Plains 10607. c/o Toy-isha Bernard. Filed Feb. 19.

Cherrys Concepts, 1 Sher-wood Place, New Rochelle 10801. c/o Ihuoma B. Obialo. Filed Feb. 25.

College Connection, 136 Overlook Ave., Peekskill 10566. c/o. Filed Feb. 27.

Curly, Jacques Jacquelyn Walent, 445 Hamilton Ave. No. 100, White Plains 10601. c/o Jacquelyn Walent. Filed Feb. 24.

Donna Maria Vittoria, c/o 1998 Commerce St., Yorktown Heights 10598. c/o Donna Vittoria. Filed Feb. 20.

Empowerher2, 466 Dunham Ave., Mount Vernon 10553. c/o Deirdre Brisbane. Filed Feb. 24.

Eyecka Lips & Brows, 445 Orchard St., Port Chester 10573. c/o. Filed Feb. 27.

Feez Transportation, 73 Hillside Ave., Mount Vernon 10553. c/o Valerie Sloan Smith. Filed Feb. 20.

Fenton Audits, 135 Croton Ave. H2w, Ossining 10562. c/o Nathaniel Grier Fenton. Filed Feb. 12.

Future FM Enterprise, 110 Grand View Ave., Mount Vernon 10553. c/o Sean Marshall. Filed Feb. 24.

Green House Collective, 74 Hawkes Ave., Ossining 10562. c/o Ryan Corley. Filed Feb. 24.

H2hu Media, 156a N. Broadway, White Plains 10603. c/o Davia Steinberg. Filed Feb. 18.

Konon Engineering, 15 Post Office Road, Waccabuc 10597. c/o Walter Konon. Filed Feb. 27.

Kris Reinmuth Home Improvement, 7 Woodland Place, White Plains 10606. c/o. Filed Feb. 11.

Kwest Productions, 95 Croton Ave. No. 1, Ossining 10562. c/o Jeremy K. Owusu. Filed Feb. 26.

L. Yuqui Notary & Management Services, 20 Francis St., First floor, Sleepy Hollow 10591. c/o Lissett A Yuqui. Filed Feb. 14.

Mount Vernon Information Services, 11 Prospect Ave., Mount Vernon 10550. c/o Courtney B. Boyd. Filed Feb. 14.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

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

Erblich, Avraham, as owner. Lender: TD Bank NA. Property: 23 Nytko Drive, Pomona. Amount: \$1.2 million. Filed Feb. 13.

Kahana, Yitzchok, as owner. Lender: TD Bank NA. Property: 16 Smolley Drive, Monsey. Amount: \$2.3 million. Filed Feb. 11.

Below \$1 million

13 Elener Lane LLC, as owner. Lender: NYRFP LLC and Park National Capital Funding LLC Property: 13 Elener Lane, Spring Valley. Amount: \$840,000. Filed Feb. 13.

Gc3 Capital Corporation LLC, as owner. Lender: Pinnacle Financial Services LLC. Property: in North East. Amount: \$298,000. Filed Feb. 14.

Grey Investments LLC, as owner. Lender: Kiavi Funding Inc. Property: 94 New York Ave., Congers. Amount: \$714,900. Filed Feb. 13.

Jl Forest LLC, as owner. Lender: Kiavi Funding Inc. Property: 63 Lindbergh Lane, New City. Amount: \$454,200. Filed Feb. 14.

Lacey & Haley Holdings LLC, as owner. Lender: Oaktree Funding Corp. Property: in Dover. Amount: \$60,500. Filed Feb. 19.

Myers Run LLC, as owner. Lender: Mid-Hudson Valley FCU. Property: in Wappinger. Amount: \$700,000. Filed Feb. 7.

Nelson, Michael J., as owner. Lender: Guaranteed Rate Inc. Property: in Pine Plains. Amount: \$236,000. Filed Feb. 5.

Sweeney, Dylan, as owner. Lender: Walden Savings Bank. Property: in Pleasant Valley. Amount: \$627,000. Filed Feb. 7.

DEEDS

Above \$1 million

610 Chestnut LLC, Monsey. Seller: Fab Four Inc., Chestnut Ridge. Property: 610 Chestnut Ridge Road, Chestnut Ridge. Amount: \$1.1 million. Filed Feb. 18.

Building Better Dreams LLC, Nanuet. Seller: Ohr Hachayim LLC, Spring Valley. Property: 291 303 Route 59, Nyack. Amount: \$3 million. Filed Feb. 24.

Chateau Yitzhor LLC, Monsey. Seller: Martha A. Bach Family Trust, et al, Yorktown Heights. Property: 180 Remsen Ave., Monsey. Amount: \$1.9 million. Filed Feb. 25.

Eiger, Cheskel D., Monsey. Seller: 26 Highview LLC, Monsey. Property: 26 Highview Ave., Monsey. Amount: \$1.2 million. Filed Feb. 14.

Lefkowitz, Earnest, Spring Valley. Seller: 22 Stephens LLC, Orangeburg. Property: 22 Stephens Place, Spring Valley. Amount: \$1.2 million. Filed Feb. 19.

Streicher, Moshe, Monsey. Seller: 15 Joint Venture LLC, Monsey. Property: 4 Miriam Lane, Monsey. Amount: \$1.7 million. Filed Feb. 20.

Zee Bridge Capital LLC, New York. Seller: Gerard Amalfitano, referee, New City. Property: 65 Main St., Nyack. Amount: \$2 million. Filed Feb. 18.

Below \$1 million

12 Northbrook LLC, Monsey. Seller: 12 Northbrook Realty LLC, Monsey. Property: 12 Northbrook Road, Spring Valley. Amount: \$975,000. Filed Feb. 24.

152 W Washington LLC, Spring Valley. Seller: Diane Barkley Irrevocable Income Only Trust, et al, Pearl River. Property: 152 W. Washington Ave., Pearl River. Amount: \$425,000. Filed Feb. 25.

16 Elish LLC, Spring Valley. Seller: 16 Elish Parkway LLC, Spring Valley. Property: 16 Elish Parkway, Spring Valley. Amount: \$950,000. Filed Feb. 18.

173 Maple Avenue LLC, Monsey. Seller: Michael A. Stone and Denise Stone, Stony Point. Property: 13 Smith St., Stony Point. Amount: \$808,000. Filed Feb. 25.

196 Ramapo Road LLC, Pomona. Seller: 196 Ramapo LLC, Monsey. Property: 196 Ramapo Road, West Haverstraw. Amount: \$499,000. Filed Feb. 20.

2 Prime LLC, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 2 Prime Lane, Monsey. Amount: \$688,000. Filed Feb. 24.

216 N. Pascack Road LLC, Spring Valley. Seller: Kohn, Yosef, Spring Valley. Property: 20 Franklin St., Spring Valley. Amount: \$999,000. Filed Feb. 18.

29 Blauvelt SB LLC, Brooklyn. Seller: Ywmm Realty LLC, Brooklyn. Property: 29 Blauvelt Ave., West Haverstraw. Amount: \$400,000. Filed Feb. 25.

29 Vincent Road LLC, Monsey. Seller: Ramapo Town Of, Suffern. Property: 43 Suzanne Drive, Spring Valley. Amount: \$632,000. Filed Feb. 25.

31 Tiocken LLC, Brooklyn. Seller: Marlene Y. Baptiste, Spring Valley. Property: 31 Tiocken Road, Spring Valley. Amount: \$885,000. Filed Feb. 14.

33 Eagle Ridge 120 LLC, Monsey. Seller: Canter, Mitchell J. Canter – referee, et al, Nanuet. Property: 33 Eagle Ridge Way, Nanuet. Amount: \$447,000. Filed Feb. 14.

35 Clove LLC, Bedford Hills. Seller: Gerald and Beauvil Leonard, Theresa D. Leonard, Spring Valley. Property: 106 Creekside Circle, Spring Valley. Amount: \$437,000. Filed Feb. 18.

Baptiste, Marlene, Spring Valley. Seller: Lavine Family LLC, New City. Property: 9 Ash Court, New City. Amount: \$740,000. Filed Feb. 19.

Carrington Mortgage Services LLC, Lansing, Michigan. Seller: Glenn Cummings, referee, West Nyack. Property: 454 Strawtown Road, West Nyack. Amount: \$328,324. Filed Feb. 18.

Chait, Max and Shifra L. Chait, Pittsburgh, Pennsylvania. Seller: Daniel Lynch and Carla Senft. Property: 8 Woodhaven Drive, New City. Amount: \$975,000. Filed Feb. 20.

Flohr, Yekusiel, Monsey. Seller: Broad Enterprises LLC, Monsey. Property: 53 Mountainview Ave., Nyack. Amount: \$375,000. Filed Feb. 25.

Flohr, Yekusiel, Monsey. Seller: FB Main Orchard LLC, Monsey. Property: 136 Duryea Lane, Nanuet. Amount: \$399,000. Filed Feb. 20.

Gitsit Real Property LLC, Orange, California. Seller: David Castagna-Referee, et al, New City. Property: 203 Strawtown Road, New City. Amount: \$525,000. Filed Feb. 24.

Grey Investments LLC, Brooklyn. Seller: Omaha Property Manager LLC, et al., Chicago, Illinois. Property: 94 New York Ave., Congers. Amount: \$749,000. Filed Feb. 24.

Halperin, Usher, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 1 Hayes Lane, Monsey. Amount: \$738,000. Filed Feb. 24.

Jas Designs Events LLC, Monsey. Seller: 16 S. Remsen LLC, Monsey. Property: 7 S. Remsen, Monsey. Amount: \$999,000. Filed Feb. 20.

Jl Forest LLC, Woodbury. Seller: Alexander Curtin, New City. Property: 63 Lindbergh Lane, New City. Amount: \$525,000. Filed Feb. 14.

Klein, Jacob, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 6 Prime Lane, Monsey. Amount: \$688,000. Filed Feb. 19.

Konigsberg, Naftali, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$694,000. Filed Feb. 20.

Kottuppallil, Anto Sabu and Babu, Airine T., Yonkers. Seller: Liberty Contractors LLC, Congers. Property: 25 High St., Valley Cottage. Amount: \$760,000. Filed Feb. 14.

Loeffler, Rivka, Spring Valley. Seller: Rockland Equities LLC, New Square. Property: 16 Taft Lane, New Square. Amount: \$690,000. Filed Feb. 20.

Mazal 18 Builders Inc., New City. Seller: 15 Terrace Road LLC, Yonkers. Property: 18 Rockwood Lane, Wesley Hills. Amount: \$637,500. Filed Feb. 26.

Preston Park LLC, Spring Valley. Seller: Jetty Lisap LLC, Montvale, New Jersey. Property: 252 Old Nyack Turnpike, Spring Valley. Amount: \$300,000. Filed Feb. 18.

Redner Street 19121 LLC, Spring Valley. Seller: US Bank National Trust, et al, Chicago, Illinois. Property: 65 Alan Road, Spring Valley. Amount: \$469,875. Filed Feb. 21.

RR Residents LLC, Spring Valley. Seller: MTGLQ Investors LP, et al, Dallas, Texas. Property: 60 Lonergan Drive, Suffern. Amount: \$270,000. Filed Feb. 24.

Seidenfeld, Shaya, Spring Valley. Seller: 21 Srigaud LLC, Spring Valley. Property: 21 Rigaud Road South, Spring Valley. Amount: \$800,000. Filed Feb. 25.

US Bank National Trust, St. Paul, Minnesota. Seller: Melissa Pressley-referee, et al, Garnerville. Property: 9 Emil Lane, Garnerville. Amount: \$542,656. Filed Feb. 25.

Ysp Holdings LLC, Monsey. Seller: Arem Associates LLC, Spring Valley. Property: 202 Maple Ave., Monsey. Amount: \$995,000. Filed Feb. 26.

JUDGMENTS

A Legacy Group LLC, Flint, Michigan. \$88,336 in favor of Simply Funding LLC, Chester. Filed Feb. 13.

Altamirano, Jeffrey R., New Windsor. \$28,552 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 13.

Ayuk, Sherrice, Port Jervis. \$2,800 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Bermudez, Jolenys, Middletown. \$1,604 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 14.

Bill, Adam S., Monroe. \$2,614 in favor of Capital One, McLean, Virginia. Filed Feb. 13.

Brooks, Isha N., Newburgh. \$4,839 in favor of Capital One, McLean, Virginia. Filed Feb. 13.

Brown, Sonja, Middletown. \$3,760 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 13.

Career Accelerate Inc., Brooklyn. \$119,667 in favor of M&T Bank, Buffalo. Filed Feb. 18.

Casey, Karen, Washingtonville. \$8,127 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 19.

Clarke, Robert C., Middletown. \$5,546 in favor of Capital One, McLean, Virginia. Filed Feb. 19.

Coker, Richmond, Middletown. \$1,612 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Corralesvillal, Carolina, Newburgh. \$1,440 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 14.

Cottrell, Andrew, New Hampton. \$11,981 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 13.

Crane, Karen D., Sparrow Bush. \$5,340 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Feb. 19.

Crowley, Heather R., Port Jervis. \$20,596 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 18.

Cruz, David, Campbell Hall. \$2,026 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 18.

Darrigo, Kimberly, Newburgh. \$2,779 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Diaz, Oscar, Walden. \$2,144 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Edwards, Kristin, Monroe. \$2,472 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Forever Young LLC, et al, Brockton, Massachusetts. \$9,078 in favor of Simply Funding LLC, Chester. Filed Feb. 13.

Forshay, Samuel, Florida. \$2,339 in favor of Credit Corp. Solutions Inc., Draper, Utah. Filed Feb. 18.

George, Jack, Middletown. \$8,847 in favor of Sutton Hill II LLC, Livingston, New Jersey. Filed Feb. 13.

Gonzalez, Julian E., et al, Middletown. \$7,755 in favor of Southgate II LLC, Livingston, New Jersey. Filed Feb. 13.

Grasso, Michelle, Monroe. \$2,667 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Hernandez, Emma, Pine Bush. \$1,715 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 14.

Hult, Hailey, New Windsor. \$14,298 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Feb. 11.

Inglima, Meriel, Monroe. \$3,061 in favor of Capital One, McLean, Virginia. Filed Feb. 18.

Jackson, Liscole Young, Newburgh. \$5,672 in favor of Capital One, McLean, Virginia. Filed Feb. 19.

Jones, Frank, Middletown. \$7,406 in favor of Sutton Hill II LLC, Livingston, New Jersey. Filed Feb. 19.

Kele Services LLC, Miami, Florida. \$15,172 in favor of Simply Funding LLC, Chester. Filed Feb. 18.

Kiawah Island Oasis LLC, et al, Kiawah Island, South Carolina. \$25,321 in favor of Simply Funding LLC, Chester. Filed Feb. 18.

Landau, Jen, et al, Monroe. \$106,560 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 18.

Leyland, Darius, Florida. \$3,420 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 13.

Love, Tami L., Newburgh. \$4,482 in favor of Capital One, McLean, Virginia. Filed Feb. 18.

McDowell, James C., Brooklyn. \$6,227 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Feb. 19.

Mertz, Yoel, Monroe. \$58,411 in favor of Capital One, McLean, Virginia. Filed Feb. 13.

Mitts, Timothy, Monroe. \$4,218 in favor of Capital One Bank, Glen Allen, Virginia. Filed Feb. 14.

Mullins, Amanda, Port Jervis. \$4,078 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 19.

Philly King Xpress LLC, Mooresville, North Carolina. \$14,560 in favor of Simply Funding LLC, Chester. Filed Feb. 11.

Reed, Ramona, et al, Middletown. \$6,316 in favor of Colonial Property Management LLC, Monsey. Filed Feb. 19.

Reyes, Elda, Newburgh. \$1,404 in favor of Slomins Inc., Hicksville. Filed Feb. 11.

Solis, Norberto, Middletown. \$1,696 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 11.

Sperandeo, Cara T., Montgomery. \$1,709 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

St. Louis Pizza & Crab LLC, et al, Greensboro, North Carolina. \$10,216 in favor of Simply Funding LLC, Chester. Filed Feb. 11.

Stein, Menachem M., Monroe. \$16,347 in favor of Capital One, McLean, Virginia. Filed Feb. 13.

Ulrich, Jennifer, Newburgh. \$7,872 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 13.

Watkins, Debra, Middletown. \$1,477 in favor of TD Bank Usa, Brooklyn Park, Minnesota. Filed Feb. 13.

Williams, Marquis A., Highland Mills. \$11,860 in favor of Capital One, McLean, Virginia. Filed Feb. 19.

Zaydas Toy Emporium LLC, Warwick. \$5,368 in favor of Schylling Inc., North Andover, Massachusetts. Filed Feb. 18.

Rojas, Luis, as owner. \$8,200 in favor of Turnbull Well Drilling Associates LLC. Property: 854 Bradley Parkway, Blauvelt. Filed Feb. 4.

NEW BUSINESSES

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

Sole Proprietorships

Biechhalter, 7 Beer Sheva St., No. 104, Monroe 10950. c/o Katz Mordche. Filed Feb. 19.

Frenns Findings & Fashions, 50 Cross Road, Middletown 10941. c/o Damato Frenn Louise. Filed Feb. 21.

HV Business Link, 28 North St., Second floor, Middletown 10940. c/o Martinez Barbara. Filed Feb. 24.

Iplant4u, 60 Clinton St., No. 3, Montgomery 12549. c/o Sosa Lydia Leonor Pinto. Filed Feb. 20.

Mod Tiki Market, 56 Wawayanda Ave., Middletown 10940. c/o Marty Shane Hodulick. Filed Feb. 19.

Rolloff Joe, 2302 County Route 1, Westtown 1098. c/o Joseph Abdalla. Filed Feb. 19.

Seal Team Asphalt, 150 Old Roosa Gap Road, Bloomingburg 12721. c/o Almodovar Joaquin Jr. Filed Feb. 21.

Shine Mental Health Counseling, 372 Fullerton Ave., Newburgh 12550. c/o Nicole Alexandra Loidice. Filed Feb. 19.

Stewarts Taxi Car Service, 20 John St., Warwick, 10990. c/o Stewart Ralph Harold. Filed Feb. 18.

YJTalent Advisory, 83 Woodlake Drive, Middletown 10940. c/o Wan Yujing. Filed Feb. 18.

MECHANIC'S LIENS

27 North Rockland Avenue LLC, as owner. \$4,330 in favor of Apex Contracting & Remodeling Solutions Inc. Property: 27 N. Rockland Ave., Congers. Filed Feb. 3.

Admirals Cove Holdings LLC, as owner. \$46,041 in favor of TK Elevator Corp. Property: 2 Girling Drive, Haverstraw. Filed Feb. 10.

Cavalluzzi, Paul and Joanna Cavalluzzi, as owner. \$369,311 in favor of Michael Leone. Property: 20 Gerke Ave., New City. Filed Feb. 13.

Glenwick, Steven and Stacey Glenwick, as owner. \$3,722 in favor of Olympic Heating & Air Conditioning Inc. Property: 64 Ludvigh Road, Bardonia. Filed Feb. 13.

Green Development LLC, as owner. \$174,079 in favor of Cioffi Excavating Services Inc. Property: 135 N. Main St., Clarkstown. Filed Feb. 3.

Kennely Square Realty LLC, as owner. \$53,405 in favor of Cioffi Excavating Services Inc. Property: 962 S. Route 9W, Congers. Filed Feb. 3.

Pearl River Campus LLC, as owner. \$302,282 in favor of Trane Technologies, et al. Property: 401 N. Middletown Road, Pearl River. Filed Feb. 3.

BUILDING PERMITS

Commercial

3 Color LLC, Norwalk, contractor for 3 Color LLC. Perform replacement alterations at 175 W. Cedar St., Norwalk. Estimated cost: \$80,000. Filed Jan. 27.

A.V. Tuchy, Norwalk, contractor for Eastern Standard Holdings LLC. Renovate single-family residence at 2 Woodward Ave., Norwalk. Estimated cost: \$190,000. Filed Jan. 28.

Brown Roofing Company Inc., Norwalk, contractor for Jean Jolis. Remove two skylights and replace with nonelectrical skylights at 8 Timberline Road, Norwalk. Estimated cost: \$15,544. Filed Jan. 24.

Construction Technology Group Inc., Norwalk, contractor for Norwalk Hospital Association. Renovate for new xRay equipment room at 34 Maple St., Norwalk. Estimated cost: \$77,300. Filed Jan. 24.

Monte Construction, Norwalk, contractor for Mark LaBarbera and Anna Marie Greco. Perform replacement alterations at 25 Stony Brook Road, Norwalk. Estimated cost: \$25,000. Filed Jan. 23.

James and Maria DeFlorio Properties, Norwalk, contractor for James and Maria DeFlorio Properties. Perform replacement alterations at 105 Ely Ave., Norwalk. Estimated cost: \$1,000. Filed Jan. 23.

Lang Pool Service Inc., Norwalk, contractor for David Berrios. Install an in-ground pool at 29 Styles Lane, Norwalk. Estimated cost: \$77,000. Filed Jan. 21.

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

MP Construction LLC, Norwalk, contractor for KH 800 Connecticut Avenue LLC. Perform replacement alterations at 800 Connecticut Ave., Norwalk. Estimated cost: \$16,000. Filed Jan. 28.

Seaman Construction Inc., Norwalk, contractor for Scott J. Feinstein. Perform replacement alterations at 17 Pine Hill Avenue Extension, Norwalk. Estimated cost: \$15,000. Filed Jan. 28.

Stadler, Michael J., Norwalk, contractor for Christine Mangone. Renovate town house at 71 Aiken St., No. Q/16, Norwalk. Estimated cost: \$27,000. Filed Jan. 24.

Stamford Wrecking Company, Norwalk, contractor for Wegman's Food Market Inc. Perform replacement alterations at 651 Connecticut Ave., Norwalk. Estimated cost: \$226,977. Filed Jan. 17.

Stevens, Sam, Norwalk, contractor for Pine Street Studios Condo. Replace existing skylights at 32 Pine St., Norwalk. Estimated cost: \$22,000. Filed Jan. 28.

Top Pro Home Improvement LLC, Norwalk, contractor for Guillermo P. Navas. Remove existing siding and install vinyl siding at 17 Mark Drive, Norwalk. Estimated cost: \$12,000. Filed Jan. 24.

Residential

Arton Builders LLC, Norwalk, contractor for Daniel Blank. Construct two-story addition with covered porch at 5 Blackstone Drive, Norwalk. Estimated cost: \$142,000. Filed Jan. 28.

Brown Roofing Company Inc., Norwalk, contractor for Michael and Katharine Reed. Remove roof and reroof 146 Ponus Ave., Norwalk. Estimated cost: \$62,183. Filed Jan. 24.

Burr Roofing Siding & Windows Inc., Norwalk, contractor for William Carmichael. Remove roof and reroof 13 Suburban Drive, Norwalk. Estimated cost: \$81,205. Filed Jan. 28.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Elizabeth A. and Billie L. Bruggeman. Strip roof and reroof 2 Ridge Farms Road, Norwalk. Estimated cost: \$40,505. Filed Jan. 14.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Franco and Joann Chieffalo. Strip roof and reroof 9 Bobwhite Drive, Norwalk. Estimated cost: \$23,783. Filed Jan. 16.

Fabiano Albino Services LLC, Norwalk, contractor for Glenn A. and Sharon D. Moss. Repair fire damage at single-family residence at 2 Cossitt Road, Norwalk. Estimated cost: \$200,000. Filed Jan. 17.

FCL Painting & Power Washing, Norwalk, contractor for FCL Home Investments LLC. Renovate single-family residence at 3 Topping Lane, Norwalk. Estimated cost: \$75,000. Filed Jan. 24.

Festa Projects LLC, Norwalk, contractor for Geoffrey Laporte. Renovate single-family residence, expand 1/2 bath to create full bathroom at 14 1/2 Roton Ave., Norwalk. Estimated cost: \$63,000. Filed Jan. 14.

Five Star Construction & Development LLC, Norwalk, contractor for Danielle and Matthew Bloomberg. Renovate single-family residence at 331 W. Cedar St., Norwalk. Estimated cost: \$15,000. Filed Jan. 27.

G.A. Castro Construction LLC, Norwalk, contractor for Rolando Diaz-Ramos. Replace roof and vinyl siding at 121 S. Main St., Norwalk. Estimated cost: \$50,000. Filed Jan. 28.

Gunner LLC, Norwalk, contractor for Gillis Condron. Replace roof with GAF asphalt on main house and garage at 135 1/2 Patrick Ave., Norwalk. Estimated cost: \$74,700. Filed Jan. 27.

Mike's Custom Builders LLC, Norwalk, contractor for Daniel and Sherry Egan. Renovate single-family residence at 1 Marvin St., Norwalk. Estimated cost: \$48,000. Filed Jan. 23.

Pharra, Milbin, Norwalk, contractor for Milbin Pharra. Install vinyl siding on single-family residence at 163 Scribner Ave., Norwalk. Estimated cost: \$30,000. Filed Jan. 14.

RR Builders LLC, Norwalk, contractor for Peter Andrew and Pamela J. Huggins. Construct superstructure for two-story addition at rear of single-family residence at 43 Orchard Hill Road, Norwalk. Estimated cost: \$240,000. Filed Jan. 21.

Ramos, Maria, Norwalk, contractor for Maria Ramos. Remove roof and reroof 152 Partrick Ave., Norwalk. Estimated cost: \$6,400. Filed Jan. 23.

Realize Services LLC, Norwalk, contractor for Matthew H. Kolakowski. Remove roof and reroof 52 E. Rocks Road, Norwalk. Estimated cost: \$8,400. Filed Jan. 24.

Rhino Back Roofing LLC, Norwalk, contractor for Justin B. and Dianne Jewell. Replace roof at 38 Saddle Road, Norwalk. Estimated cost: \$20,870. Filed Jan. 24.

Ruggieri, Kristin, Norwalk, contractor for Kristin Ruggieri. Renovate single-family residence at 13 Woodcrest Road, Norwalk. Estimated cost: \$100,000. Filed Jan. 24.

Stadler, Michael J., Norwalk, contractor for Robin Carter. Renovate single-family residence at 9 Lark Lane, Norwalk. Estimated cost: \$30,000. Filed Jan. 17.

Stenersen, Christopher and Kristen Stenersen, Norwalk, contractor for Christopher and Kristen Stenersen. Construct two-car detached garage at 297 Buttery Road, Norwalk. Estimated cost: \$26,000. Filed Jan. 27.

Stephen C. Gidley Inc., Norwalk, contractor for Bruce G. and Melissa R. Ellard. Replace existing deck with stairs to grade at 212 Richards Ave., No. 8, Norwalk. Estimated cost: \$60,000. Filed Jan. 13.

Sunny House LLC, Norwalk, contractor for James H. and Lois M. Benfield. Renovate existing second floor at 15 Clearview Ave., Norwalk. Estimated cost: \$80,000. Filed Jan. 21.

Tabachneck, Paul, Norwalk, contractor for Paul Tabachneck. Convert existing garage to music studio at 4 Gilbert St., Norwalk. Estimated cost: \$40,000. Filed Jan. 4.

Taranto, John and Sereniti D. Dobson, Norwalk, contractor for John Taranto and Sereniti D. Dobson. Construct pavilion and outdoor kitchen with fireplace at 77 Murray St., Norwalk. Estimated cost: \$35,000. Filed Jan. 21.

The Joseph DeCicco Revocable Trust, Norwalk, contractor for Joseph Decicco. Construct a second-story addition at 6 Cricklewood Lane, Norwalk. Estimated cost: \$150,000. Filed Jan. 16.

The Remodeler Specialist LLC, Norwalk, contractor for Pablo J. and Diana D. Simo. Replace roof with asphalt shingles at 74 Marlin Drive, Norwalk. Estimated cost: \$8,000. Filed Jan. 24.

WI Services Inc., Norwalk, contractor for Tessa Wardlaw. Replace two windows in single-familiar residence at 11 Orchard Hill Road, Norwalk. Estimated cost: \$5,375. Filed Jan. 14.

Zaro Carpentry LLC, Norwalk, contractor for Tyrrell Haynes. Renovate single-family residence and repair fire damage at 4 Crest Road, Norwalk. Estimated cost: \$140,000. Filed Jan. 27.

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 defendants 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 defendants. 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 Dominick Accurso, Brewster. Plaintiff's attorney: Gregory Larkin Folchetti, Carmel. Action: the plaintiff was a construction contractor who was hired to perform work at a property. The defendants allegedly created and/or caused 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 allegedly 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, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052717-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, changing its depository account and insufficient funds in the defendant's bank account. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052676-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 defendant's vehicle and sustained severe and painful personal 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-24-6052818-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 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 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 backyard 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. 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

33 Broad Road LLC, New York, New York. Seller: Paul Schwabe, Delray Beach, Florida. Property: 33 Broad Road, Greenwich. Amount: \$5,500,000. Filed Feb. 19.

81 Hendrie Avenue LLC, Riverside. Seller: Sebastian Francisco Domenech and Deborah Elizabeth Campelo, Riverside. Property: 81 Hendrie Ave., Riverside. Amount: \$4,250,000. Filed Feb. 20.

Berman, Roger H., et al, Naples, Florida. Seller: Cloverleaf LLC, Fairfield. Property: 22 Brett Road, Fairfield. Amount: \$1,000,000. Filed Feb. 19.

Bond, Christopher and Katelyn Devita Bond, Fairfield. Seller: Newhall Park LLC, Fairfield. Property: 94 Henderson Road, Fairfield. Amount: \$1,275,000. Filed Feb. 19.

Chmiel, Robert and Kristin Chmiel, Greenwich. Seller: 11 Orchard Place LLC, Port Chester, New York. Property: 11 Orchard Place, Unit A. Greenwich. Amount: \$2,550,000. Filed Feb. 21.

de Souza, Sebastiao and Edulce Souza, Stamford. Seller: Zi-2 Investment LLC, Wappinger Falls, New York. Property: 511 W. Main St., Unit 2, Stamford. Amount: \$355,000. Filed Feb. 11.

FMC Summer LLC, Stamford. Seller: Elizabeth Stearman, San Antonio, Texas. Property: 700 Summer St., Unit 3N, Stamford. Amount: \$305,000. Filed Feb. 11.

Hanna, Bassam, Stamford. Seller: Confirmation LLC, Cos Cob. Property: 87 Glenbrook Road, Unit 2C, Stamford. Amount: \$152,000. Filed Feb. 13.

Kundid, Anka, North Salem, New York. Seller: Jesme Properties LLC, Marietta, Georgia. Property: 68 Rockridge Lane, Stamford. Amount: \$855,000. Filed Feb. 13.

Lindberg, Eleanor and Beth Barsanti, Greenwich. Seller: LITM LLC, Greenwich. Property: 13 E. Lyon Farm Drive, Greenwich. Amount: \$1. Filed Feb. 21.

North Star Real Estate Development No. 1, LLC, Norwalk. Seller: Nibia Stezano, Cos Cob. Property: 24 Valley Road, Cos Cob. Amount: \$1,025,000. Filed Feb. 21.

Parking Enterprizes LLC, Hartsdale, New York. Seller: Refat Berisha, Elenville, New York. Property: 2475 Summer St., Unit 3H, Stamford. Amount: \$259,000. Filed Feb. 14.

Schiff, Ashley R., Aspen, Colorado. Seller: Ramble Farm Connecticut LLC, Greenwich. Property: 399 Riversville Road, Greenwich. Amount: \$0. Filed Feb. 20.

Sosa Inoa, Ariel F., et al, Stamford. Seller: GR Capital LLC, Stamford. Property: 610 Rock Rimmon Road, Stamford. Amount: \$1,675,000. Filed Feb. 13.

Sunset Holdings LLC, Southington. Seller: Karen C. Cook and Katherine H. Cook, Norwalk. Property: 116 West Lane, Stamford. Amount: \$1,800,000. Filed Feb. 10.

The Innis Arden Golf Club Incorporated, Old Greenwich. Seller: Jean Sicienski, Stamford. Property: 591 Fairfield Ave., Stamford. Amount: \$535,000. Filed Feb. 12.

Residential

Abrahamian, Leona and Harmik Abrahamian, Glendale, California. Seller: Gregory Johnson, Redding. Property: Summer Street, Unit 120-2B, Stamford. Amount: \$270,000. Filed Feb. 11.

Barreto, Manuel, Greenwich. Seller: Samarpana Tamm, Holmdel, New Jersey. Property: 5 Chinmoy Ave., Greenwich. Amount: \$1,050,000. Filed Feb. 20.

Cassone, Brooke Olivia, Stamford. Seller: Rachel D. Cece and Luis R. Gutierrez, Stamford. Property: 135 Courtland Ave., Unit 10, Stamford. Amount: \$315,000. Filed Feb. 14.

Coletes, Sergi Fontcuberta I., Greenwich. Seller: William Samuel Barclay and R. Kenneth Barclay, Norwalk. Property: 71 Strawberry Hill Ave., Unit 1102, Stamford. Amount: \$500,000. Filed Feb. 10.

Deignan, Ann and Margaret Healy, Greenwich. Seller: Jeffrey Marks and Linda Marks, Petersburg, New York. Property: 48 Spring St., Unit 6, Greenwich. Amount: \$1,713,000. Filed Feb. 20.

Del Brocco, Alexander P. and Tamara L. Del Brocco, Stamford. Seller: Stanley B. Mattison, Stamford. Property: 2539 Bedford St., Unit 37D, Stamford. Amount: \$1. Filed Feb. 13.

Donnelly, John E. and Christy E. Donnelly, Fairfield. Seller: Andrew Zabroni and Patricia Zabroni, Fairfield. Property: 72 Alberta St., Fairfield. Amount: \$789,000. Filed Feb. 18.

Fiore, Richard, Stamford. Seller: Nitin K. Punn, West Babylon, New York. Property: 2437 Bedford St., Unit A7, Stamford. Amount: \$495,760. Filed Feb. 11.

Fiorentino, Vincent J., Riverside. Seller: Vincent Fiorentino, Riverside. Property: 8 Meadow Road, Riverside. Amount: \$10. Filed Feb. 19.

Goldberg, Ronald Harris and Lori Sue Goldberg, Stamford. Seller: Ronald H. Goldberg and Lori Goldberg, Stamford. Property: 77 Havemeyer Lane, Stamford. Amount: \$1. Filed Feb. 13.

Guerrero, Joni, Meriden. Seller: Ted J. Oztruzka, Stamford. Property: 125 Prospect St., Unit 3B, Stamford. Amount: \$195,000. Filed Feb. 13.

Hahn-Re, Carolyn, Stamford. Seller: Philip Hahn, Stamford. Property: 80 Maple Tree Ave., Unit 10, Stamford. Amount: \$525,000. Filed Feb. 14.

Hanna, Marcy, Greenwich. Seller: Kerry Michael Goad and Alicia A. Goad, Cos Cob. Property: 8 Glendale St., Cos Cob. Amount: \$10. Filed Feb. 21.

Harmon, Bryan H., Stamford. Seller: Vijay Mareddy and Fatima Jyothsna Thirumalareddy, Duluth, Georgia. Property: 1900 Summer St., Unit 1, Stamford. Amount: \$525,000. Filed Feb. 14.

Jergensen, Tanner and **Lindsay Kraft**, Norwalk. Seller: Carrie Perkins, Fairfield. Property: 48 Lounsbury Road, Fairfield. Amount: \$840,000. Filed Feb. 18.

John, Jeffrey and **Sarah John**, Fairfield. Seller: Louis Scopelliti and Geraldine C. Scopelliti, Fairfield. Property: 28 Newell Place, Fairfield. Amount: \$815,000. Filed Feb. 21.

Lilley, Sarah, Stamford. Seller: Kenneth Connolly and Erin M. Connolly, Stamford. Property: 115 Highview Ave., Unit B. Stamford. Amount: \$750,000. Filed Feb. 12.

Lin, Zheng Mao and **Songfang Zheng**, Fairfield. Seller: Elaine Ye, Fairfield. Property: 171 Henderson Road, Fairfield. Amount: \$745,000. Filed Feb. 18.

Mangassarian, Gacia., Greenwich. Seller: Gracia Mangassarian, Greenwich. Property: 70 Sound View Drive, Unit 1-South, Greenwich. Amount: \$10. Filed Feb. 19.

McTavish, Mitchell and **Elana McTavish**, Guilford. Seller: Peter A. Kushel and Rachel V. Kushel, Fairfield. Property: 279 Canterbury Lane, Fairfield. Amount: \$1,256,000. Filed Feb. 19.

Minta, Magdalena A. and **Marcin Minta**, Stamford. Seller: Jeffrey Brantner and Andrea J. Brantner, Stamford. Property: 48 Fawn Drive, Stamford. Amount: \$790,000. Filed Feb. 13.

Molgano, Angela, et al, Stamford. Seller: Andrew Glassman and Katie Glassman, Stamford. Property: 23 Kensington Road, Stamford. Amount: \$775,000. Filed Feb. 11.

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

Molloy, Ryan and **Jennifer Molloy**, Greenwich. Seller: Stephen R. Walker and Kathryn L. Walker, Greenwich. Property: 29 Grosset Road North, Greenwich. Amount: \$1. Filed Feb. 21.

O'Boyle, Robert, Greenwich. Seller: Robert V. O'Boyle, Greenwich. Property: 119 Stonehedge Drive North, Greenwich. Amount: \$1. Filed Feb. 21.

O'Malley, Lillian, Palm Beach, Florida. Seller: Lillian M. O'Malley, Palm Beach, Florida. Property: 9 Windrose Way, Greenwich. Amount: \$0. Filed Feb. 21.

Pai, Arjun Dhananjay and **Anne Rosen Pai**, Old Greenwich. Seller: Mario Guraieb and Maria Teresa Mantecon, Old Greenwich. Property: 2 Halsey Drive, Old Greenwich. Amount: \$2,850,000. Filed Feb. 21.

Parsons, Jack and **Megan Parsons**, New York, New York. Seller: Erik Hoyos and Sarah Herbst, Stamford. Property: 60 Mountain Wood Road, Stamford. Amount: \$1,100,000. Filed Feb. 14.

Perkins, Joseph and **Elana Rodriguez Perkins**, Stamford. Seller: David J. Franus and Rita A. Franus, Stamford. Property: 15 Pine Hill Terrace, Stamford. Amount: \$585,000. Filed Feb. 14.

Pirro, Ryan and **Brianna C. Thompson**, Stamford. Seller: Duane M. Pribanic and Kathleen F. Pribanic, Stamford. Property: 169 Gaymoor Drive, Stamford. Amount: \$690,000. Filed Feb. 14.

Scuderi, Kirk, Stamford. Seller: Wayne S. Wofsey, Stamford. Property: 811 Rock Rimmon Road, Stamford. Amount: \$500,000. Filed Feb. 10.

Solis, Saul, Stamford. Seller: Adrienne Melendez, Stamford. Property: 99 Prospect St., Unit 71, Stamford. Amount: \$225,000. Filed Feb. 12.

Stein, Thomas J. and **Mary S. Stein**, Denver, Colorado. Seller: Stephan Skoufalos and Agatha K. Skoufalos, Greenwich. Property: 29 Highview Ave., Greenwich. Amount: \$3,875,000. Filed Feb. 20.

LIS PENDENS

2 Fences PF LLC, et al, Fairfield. Filed by Cohen and Wolf PC, Bridgeport, for The Ridge Homeowners Association Inc. Property: 2 Fence Row Drive, Fairfield. Action: foreclose defendant's mortgage. Filed Feb. 5.

Baxter, Melinda, et al, Stamford. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for West Side Commons Association Inc. Property: 20 Spruce St., Unit 3, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 23.

Clements, Kathleen Anna, Greenwich. Filed by Grayson & Associates PC, Greenwich, for Ronald Drake and Elizabeth Drake. Property: 70 Round Hill Road, Greenwich. Action: foreclose defendant's mortgage. Filed Feb. 25.

Fonseca, Luiz O., et al, Fairfield. Filed by Korde & Associates PC, New London, for NewRez LLC. Property: Lot 41, Map 2085, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 3.

Islam, Noor, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 94 Frederick St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 27.

Joyce, Catherine, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Santander Bank NA. Property: 53 Edgewood Place, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 7.

Kiley Jr., Gerard J., et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 56 Indian Hill Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 28.

Mhatre, Harshal, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 295 Haviland Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 27.

Mustafa, Nahin, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 63 Houston Terrace, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 27.

Sutcliffe, Paula Ann, et al, Greenwich. Filed by Cohen and Wolf PC, Bridgeport, for Garlic Hill LLC. Property: 117 Hamilton Ave., Greenwich. Action: foreclose defendants' mortgage. Filed Feb. 24.

Wilson, Alan Preston, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 15 Mead St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 28.

Zimmerman, Richard J., Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for NorthStar Condominium Association Inc. Property: Unit 206, NorthStar Condominium Association Inc, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 27.

MORTGAGES

1290 Summer Street LLC, Westport, by Rick M. Capozza. Lender: Fairbridge Credit LLC, 330 Post Road, Suite 230, Darien. Property: 1290 Summer St. and 89 Franklin St., Stamford. Amount: \$4,000,000. Filed Jan. 22.

530 Old Post Road Partners LLC, Greenwich, by Clifford Nicolas. Lender: 530 OPR 3 LLC, 20 Scenic Hill Lane, Monroe. Property: 530 Old Post Road, Greenwich. Amount: \$3,000,000. Filed Jan. 14.

Baraf, Robert A.B. and **Leslie Z. Baraf**, Greenwich, by Douglas Seltzer. Lender: CIBC Bank USA, 6825 W. 111th St., Worth, Illinois. Property: 333 Stanwich Road, Greenwich. Amount: \$1,890,306. Filed Jan. 17.

Barrera Moran, Jose Guillermo, Stamford, by Jonathan T. Hoffman. Lender: A&D Mortgage LLC, 899 W Cypress Creek Road, Fort Lauderdale, Florida. Property: 91 Noble St., Stamford. Amount: \$484,000. Filed Jan. 21.

Bateman, Christopher and **Marissa Bateman**, Stamford, by Antonio Faretta. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 237 Minivale Road, Stamford. Amount: \$730,565. Filed Jan. 21.

Bella Blue 45 LLC, Greenwich, by Amanda L. Harvey. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 45 Meadow Wood Drive, Greenwich. Amount: \$9,000,000. Filed Jan. 17.

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.

Cevallos, John Paul and **Gabriela Cevallos**, Fairfield, by Jeffrey Weiner. Lender: CrossCountry Mortgage LLC, P.O. Box 2026, Flint, Michigan. Property: 142 Hunter Road, Fairfield. Amount: \$333,900. Filed Jan. 21.

Corteil, Mark Rene and **Deniz Senturk**, Brick, New Jersey, by Christian W. Bujdud. Lender: Garden State Home Loans Inc., 2091 Springdale Road, Suite 16, Cherry Hill, New Jersey. Property: 155 Fox Ridge Road, Stamford. Amount: \$500,000. Filed Jan. 21.

Crews, Peter and **Yekaterina Chovanetz**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 145 Lockwood Road, Greenwich. Amount: \$500,000. Filed Jan. 17.

Dieckmann, Walker, Fairfield, by Timothy M. Pletcher. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 568 Stillson Road, Fairfield. Amount: \$546,000. Filed Jan. 24.

Ebrahim, Ahmed, Fairfield, by Jill M. Maguire. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 18 Old Stratfield Road, Fairfield. Amount: \$250,000. Filed Jan. 22.

Fajardo, Franklin F., Stamford, by Brooke Cavaliero. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 127 Joffre Ave., Stamford. Amount: \$400,000. Filed Jan. 24.

Ferreira Martins, Alexandre and **Margarete Cristina da Silva Martins**, Greenwich, by Andrew L. Wallach. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 82 Columbus Place, Unit 3, Stamford. Amount: \$655,500. Filed Jan. 23.

Fisk Management LLC, Yonkers, New York, by Erica Shack. Lender: PSB Crosby Street LLC, 531 Central Park Ave., Suite 301, Scarsdale, New York. Property: 63 Church St., Units A & B, Greenwich. Amount: \$350,000. Filed Jan. 17.

Freimuth, Stanley E. and **Sarah Freimuth**, Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 105 Hamilton Ave., Apt. 10, Greenwich. Amount: \$300,000. Filed Jan. 16.

Hayum, Max and **Graham Hayum**, New York, New York, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 6 Hendrie Ave., Riverside. Amount: \$2,168,000. Filed Jan. 16.

Hofmann, Matthew and **Michael Hofmann**, Stamford, by Robert E. Colapietro. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 299 Westover Road, Stamford. Amount: \$200,509. Filed Jan. 24.

Howell, Audrey M. and **Garody Jean-Charles**, Bronx, New York, by Mark McNally. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 41 Konandreas Drive, Stamford. Amount: \$1,260,000. Filed Jan. 23.

Irizarry, Sammy and **Jennifer Irizarry**, Stamford, by Jeremiah N. Olienn. Lender: Kind Lending LLC, P.O. Box 2026, Flint, Michigan. Property: 93 Woodbrook Drive, Stamford. Amount: \$300,000. Filed Jan. 22.

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

Johnston, Scott M., Fairfield, by Peter Ambrose. Lender: Bankwell Bank, 258 Elm St., New Canaan. Property: 2196 Kings Highway, Fairfield. Amount: \$10. Filed Jan. 21.

Lafayette Development Company LLC, Stamford, by John A. Cassone. Lender: The Exchange Corp., 828 High Ridge Road, Stamford. Property: 821 E. Main St., Stamford. Amount: \$600,000. Filed Jan. 23.

Mayer, Jared and Alli Mayer, Stamford, by Nasrin Begum. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 98 Diamondcrest Lane, Stamford. Amount: \$271,890. Filed Jan. 21.

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.

Mitchell, Angela M., Stamford, by Robert E. Colapietro. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 39 Glenbrook Road, Apt. 2K, Stamford. Amount: \$45,500. Filed Jan. 23.

Murray, Brian J. and **Lynn A. Murray**, Stamford, by N/A. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 22 Morgan St., Stamford. Amount: \$500,000. Filed Jan. 23.

Newcomb, Suzanne P. and **Adam Newcomb**, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 47 Hettiefred Road, Greenwich. Amount: \$216,000. Filed Jan. 17.

Ngao, Sara and **Juan Sebastian Alvarez**, Stamford, by John R. Hall. Lender: HomeBridge Financial Services Inc., 99 Wood Avenue South, Suite 301, Iselin, New Jersey. Property: 34 McLean Ave., Stamford. Amount: \$617,500. Filed Jan. 23.

Osemobor, Mavis R., Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 900 Rock Rimmon Road, Stamford. Amount: \$275,000. Filed Jan. 23.

Otis, Nicholas T. and **Madison R. Otis**, New York, 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.

Padilla-Pena, Darwin, Stamford, by Mayra M. Rios. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 19 Center Terrace, Stamford. Amount: \$536,000. Filed Jan. 21.

Pall, Bertalan, Fairfield, by Kenneth J. Ginsburg. Lender: Raymond Bastarache, 1700 Madeira Court, Marco Island, Florida. Property: 68 Figlar Ave., Fairfield. Amount: \$605,000. Filed Jan. 24.

Palmer, Catherine, Greenwich, by Joshua F. Gilman. Lender: World Business Lenders LLC, P.O. Box 1685, Cranford, New Jersey. Property: 16 Prospect Drive, Greenwich. Amount: \$368,000. Filed Jan. 13.

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.

Payton, Sam and **Carson Payton**, Greenwich, by Jeremy E. Kaye. Lender: BMO Bank NA, 320 S. Canal St., Chicago, Illinois. Property: 472 N. Maple Ave., Greenwich. Amount: \$3,000,000. Filed Jan. 16.

Preisick, Bernard Russell and **Claudia Preisick**, Fairfield, by Amy A. Kehr. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 43 Longfellow Ave., Fairfield. Amount: \$262,000. Filed Jan. 21.

R&R Investments Group LLC, Stamford, by David E. Hoyle. Lender: Nicholas Guerrero, 850 E. Main St., Unit 503, Stamford. Property: 66 Ridge St., Greenwich. Amount: \$375,000. Filed Jan. 15.

Rajamma, Rajasree Krishnankutty Nair, Fairfield, by Jason J. Morytko. Lender: America's First Network Credit Union, 92 Pitkin St., East Hartford. Property: 3845 Park Ave., Condo 3, Fairfield. Amount: \$456,000. Filed Jan. 21.

Ratter, Adrian and **Marsellina Purnawan**, Demarest, New Jersey, by Amanda C. Burns. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 16 Dandy Drive, Greenwich. Amount: \$1,393,000. Filed Jan. 17.

Ribadeneira, Julia, Stamford, by Thor L. Crowe. Lender: Flagstar Bank NA, 5151 Corporate Drive, Troy, Michigan. Property: 52 Terrace Ave., Stamford. Amount: \$270,000. Filed Jan. 23.

Rivera, Stacey and **Gerald Rivera**, Stamford, by Jeffrey G. Lane. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1 Strawberry Hill Ave., No. 14D, Stamford. Amount: \$240,000. Filed Jan. 22.

Rodriguez, Elim Y. and **Edwin A. Aguilar Figueroa**, Stamford, by Louis J. Colangelo Jr. Lender: Community Savings, 425 Main St., Caldwell, Ohio. Property: 71 Strawberry Hill Ave., No. 811, Stamford. Amount: \$188,000. Filed Jan. 23.

Sandolo, Sofia, Old Greenwich, by Cynthia M. Saleme-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.

Sedki, Noreddine and **Khadija Zerkane**, Fairfield, by Olga Trapanese. Lender: Secretary of Housing and Urban Development, 451 Seventh Street S.W., Washington, D.C. Property: 322 Greenfield St., Fairfield. Amount: \$35,110. Filed Jan. 23.

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.

Sirico, Debra B. and **Joseph Sirico**, Fairfield, by Patricia E. Connelly. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 765 Church Hill Road, Fairfield. Amount: \$100,000. Filed Jan. 21.

Soundview Plaza LLC, Spring Valley, New York, by Benjamin K. Potok. Lender: 1266 Main Street Stamford LLC, 300 Main St., Fifth floor, Stamford. Property: 300 Main St., Fifth floor, Stamford. Amount: \$4,875,000. Filed Jan. 24.

Truglia, Michelle D., Stamford, by Jennifer Lima. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1494 Shippan Ave., Stamford. Amount: \$40,000. Filed Jan. 23.

Tyagi, Ruchika, Fairfield, by Andrew L. Wallach. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 329 New England Ave., Apt. 329, Fairfield. Amount: \$250,000. Filed Jan. 23.

Valenzano, Scott A., Stamford, by Diana Bermudez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 31 Glen Ave., Stamford. Amount: \$35,000. Filed Jan. 23.

Valenzuela, Catherine and **Claudio Valenzuela**, Stamford, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 191 Cold Spring Road, Stamford. Amount: \$100,000. Filed Jan. 21.

Wagner, Harvey A., Greenwich, by Ashley Ragin. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 50 Sound View Drive, 1N, Greenwich. Amount: \$800,000. Filed Jan. 16.

Willie, Tod A. and **Diana L. Willie**, Stamford, by Cynthia M. Saleme-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 46 Sky Meadow Drive, Stamford. Amount: \$70,000. Filed Jan. 23.

Wilson, Christina Elizabeth, Fairfield, by Vanessa Gallo. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 132 Beaver St., Fairfield. Amount: \$360,000. Filed Jan. 23.

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

Yang, Steven, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 154 Cold Spring Road, Apt. 9, Stamford. Amount: \$100,000. Filed Jan. 23.

NEW BUSINESSES

AAMCO Transmissions and Total Car Care, 269 Main Ave., Norwalk 06851, c/o Steven Grandinetti. Filed Jan. 22.

ABC Bottle Bargain, Stamford c/o Vir U&B LLC. Filed Feb. 26.

Airain LLC, 225 High Ridge Road, Stamford 06905, c/o Carbon Point. Filed Feb. 19.

Anchor Health Pharmacy, 30 Myano Lane, Suite 16, Stamford 06902, c/o Anchor Health Initiative Corp. Filed Feb. 28.

Ava's Interior Designing & Contractors LLC, 97 Seaton Road, Apt. 4, Stamford 06902, c/o Ava Marie Bonilla. Filed Feb. 3.

Beurre Creamery, 1230 Newfield Ave., Stamford 06903, c/o Christine Maksimow. Filed Feb. 21.

Cano's Maid Services, 64 George St., Stamford 06902, c/o Lorena Cano Yency. Filed Feb. 18.

Climatech, 91 Colonial Road, Unit 3, Stamford 06906, c/o Alexander Barrowcliff. Filed Feb. 21.

Copper Slate and Cedar, 900 Pacific St., Apt. 1012, Stamford 06902, c/o Whome Services LLC. Filed Feb. 25.

Dr. Michelle Mercurio, Ph.D., Stamford c/o Dr. Michelle Mercurio. Filed Feb. 12.

Granizadas Peten, 212 Richmond Ave., Stamford 06902, c/o Caal Quib Winter. Filed Feb. 10.

GYB, 18 Dairy Farm Road, Norwalk 06851, c/o Christopher Mateo. Filed Jan. 30.

Here 2 Anywhere, P.O. Box 55, Stamford 06904, c/o Marcus Moore. Filed Feb. 20.

Iglesia Bautista Camino de Fe, 602 High Ridge Road, Stamford 06905, c/o Gustavo Reyes. Filed Feb. 28.

Illese Forgang LCSW, 100 Seaview Ave., Unit 4-E, Norwalk 06755, c/o Forgang Illese. Filed Jan. 30.

IMSCI, 1010 Washington Blvd., 11th floor, Stamford 06901, c/o Wunderman Thompson LLC. Filed Feb. 5.

Joy's Cleaning Services, 9 Hamilton Ave., Apt. 2, Norwalk 06854, c/o Yohalys Hernandez. Filed Jan. 23.

Kanda Partners LLC, 90 Pond Road, Stamford 06902, c/o Lamoureaux Kelsey. Filed Feb. 3.

KBS Kitchen Bath Studio, 503 Summer St., Stamford 06901, c/o Carlos Cabrera. Filed Feb. 24.

L&H Mechanic, 24 Warren St., Stamford 06902, c/o Luis E. Hernandez. Filed Feb. 13.

AVP, Solution Architect (Mult Pos), Synchrony Bank, Stamford, CT. Dsgn apps & servs wthin a soln dvlpmnt wrkstream. Req Bach's deg, or foreign equiv degree, in Applied Comp Sci, Comp Engg, Elect Engg, or rel fld & 5 yrs of post-baccalaureate, progrssv rel work exp in Info Tech fld. 100% telecmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0066 in subject line to: kristine.mackey@syf.com.

Legal Notices

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 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

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: VENNTURE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on January 29th, 2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: VENNTURE LLC, 409 Scarborough Rd, Briarcliff, New York 10510, principal business location of VENNTURE LLC. Purpose: To provide engineering and logistics consulting services, specializing in gap analysis and process optimization for shipyards and maritime companies, and to facilitate strategic partnerships between businesses with complementary capabilities #63788

Notice of Formation of Cuenca Express LLC. Arts. of Org. filed with SSNY on 02/28/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 17 e Main Street, Elmsford, NY 10523. Purpose: any lawful act or activity. #63789

Notice of Formation of Nine and Seven Eighths, LLC. Arts of Org. filed with the SSNY on 3/12/2025. Office location: Westchester County. SSNY designated as an agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to ZenBusiness Inc. at 41 State Street, Suite 112, Albany, New York 12207. Purpose: Any lawful act or activity. #63790

A nonprofit organization in Lower Westchester County is seeking sealed bids to furnish and install security related enhancements. The project consists of replacement of several exterior and vestibule doors with impact resistant doors and a mantrap feature. Selection criteria will be based on qualifications and experience, references, and cost. Specifications and bid requirements can be obtained by contacting securupgrades@gmail.com. All interested firms will be required to sign a nondisclosure agreement and provide primary contact, telephone, fax, and email address. Bids will be accepted until 5 PM on April 30, 2025 and work is to commence by June 2, 2025 and be completed by August 29, 2025. #63791