



GOVERNMENT

Non-union construction worker: 'They are not playing by the book'

BRIDGEPORT – A non-union worker at a construction site in Meriden recently left a voicemail for Mark Okun, general manager of Carpenter Local 326, that described illegal actions taken by the contractor there. • **Page 2**

GOVERNMENT

Mayor Simmons announces \$5M Stamford Tech Hub

STAMFORD – The City of Stamford, Charter Communications and the Stamford Partnership have kicked off a \$5 million a workforce development training program. • **Page 5**

ECONOMY

The price of eggs (not the kind you think)

With much discussion about the high cost of eggs — at least before tariffs made you think about the potential high cost of everything — and with Easter on the horizon (Sunday, April 20), we bring you a different kind of egg story. • **Page 18**

MONDAY

April 14

ISSUE #15

Non-union construction worker: ‘They are not playing by the book’

BY GARY LARKIN / glarkin@westfairinc.com

“I think it’s time for them to get what’s coming to them so at least the guys get their pay.”

— Johnny, a former union worker, in a voicemail shared by NASRCC’s Mark Okun



Miguel Fuentes, council representative on the North Atlantic States Regional Council of Carpenters, speaks to about 150 union members outside Bridgeport federal court Monday, April 7 regarding “tax fraud” at local work sites. Also joining him were City Council Deputy Majority Leader Jeanette Herron and Fairfield County Building Trades President and Business Manager of IBEW, Local 488 Dan McInerney. Photo by Gary Larkin

BRIDGEPORT – A non-union worker at a construction site in Meriden recently left a voicemail for Mark Okun, general manager of Carpenter Local 326, that described illegal actions taken by the contractor there.

Okun, who is also a representative of North Atlantic States Regional Council of Carpenters (NASRCC), shared the voicemail with the Fairfield County Business Journal at a union rally outside Bridgeport federal court on Monday. The union members marched to City Hall following Monday’s rally.

The following is what the frustrated carpenter had to share with Okun: “Hey Mark, this is Johnny. I’m a former union guy and they gave me your number. They said you may be able to help us out. I got a whole bunch of guys, including myself, and they are not paying us at this place in Meriden. They’re not running the place by the book. I think it’s time for them to get what’s coming to them so at least the guys get their pay. We have been working here for a little bit. There’s about 40 guys. They keep switching up crews. I think it’s time for these guys to face the consequences for that.”

Okun, who was named to the state’s Apprenticeship Council by Gov. Ned Lamont last year, was among the 150 members of local carpenters and electrical workers unions who rallied Monday against what they call tax fraud being perpetrated by developers and their subcontractors at work sites in Bridgeport and all over the state.

“One of the reasons we are doing this is because of tax fraud across the state,” Okun said. “In a job in Meriden, a worker sent me a voice mail that said they were working on a job and what

they do is running through crews of people. We’re helping them with a wage theft violation complaint.

“We’re up to \$156,000 in what the contractor owes them. They have not paid them. The whole process is they take a group of people, they build a space and they don’t pay them and then they move on to the next group of people.”

According to former Bridgeport Mayor Bill Finch – an IBEW and National Electrical Contractors Association lobbyist – the scheme being played out by the subcontractors is that the developer will award them a job. Then they will hire workers from outside the state, offer lower wages that will be paid in cash. Those workers will complete one part of a job, the subcontractor will then move on from them and hire another group of out-of-state workers and repeat the cycle. And sometimes they will not pay those workers.

“If you are not paying your workers – that’s wage theft,” Finch said. “In terms of tax fraud, I think what we are talking about is people paying their employment taxes. When you have a contractor who is paying his workers cash, he might not be paying into unemployment, he might not be paying into Social Security. He certainly isn’t paying into much of a healthcare system. So, you’re not paying your employment taxes. That’s fraud.”

Locally in Bridgeport some of the work sites that repeated the alleged illegal actions of the subcontractors include 440 John St. (the former SNET building) and Steelpointe Harbor.

“There are several jobs right here in Bridgeport and across the state of CT, there are so many jobs now that are not regulated because there are not enough

people to police what’s going on,” said Dan McInerney, president of Fairfield County Building Trades and business manager of IBEW, Local 488. “God forbid someone gets hurt on the job they (some contractors) just cut them loose and there’s nothing for them.”

LEGISLATION PROPOSED

Lawmakers at the city and state level are working on legislation to address the “tax, or payroll, fraud” problem at construction sites.

State Rep. Manny Sanchez (D-New Britain), chair of the Labor and Public Employees Committee, has sponsored two bills that have been reported out of the committee. One would address the number of wage and hour investigators at the state labor department and the other concerns a contractor’s responsibility for unpaid wages on a construction contract.

NASRCC Council Representative Miguel Fuentes testified to the committee in favor of the two bills.

Fuentes cited three recent Connecticut examples of payroll fraud at Steelpointe Harbor, a mixed-use project in Rocky Hill and an East Hartford hotel renovation where the Florida contractor was arrested by the state of Connecticut. Many of the companies shut down or arrested were from out of state.

According to a recent national study cited by United Brotherhood of Carpenters and Joiners of America representative Matt Capece, up to 28 percent of the Connecticut construction workforce is paid off-the-books or misclassified as independent contractors, resulting in \$146.5 million in lost state and federal revenue, \$111.7 million in unpaid worker’s compensation premiums and \$30.2 million in overtime wage theft.

The Bridgeport City Council is also working on amending an ordinance that addresses contractors’ employment and minorities, according to City Council Deputy Majority Leader Jeanette Herron, who spoke at the Monday, April 7 union rally.

“What several of the council people and myself are looking at is the old ordinance about employment and the minority business groups,” Herron said. “We are looking to tweak that ordinance. We’ve pulled ordinances from other areas such as Stamford and Westport and see how we can help this cause. With the pressure that the unions are putting on the developers, they’re listening. They’re starting to come to the table.”

No matter what business you’re in, we’re into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Gary Larkin
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Gary Larkin
Research Coordinator
• Luis Flores, Sebastian Flores

ART

Creative Director
Dan Viteri
Senior Art Director
Diana Castillo

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini

AUDIENCE DEVELOPMENT

Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

EVENTS DIRECTOR

Marketing & Events Manager
Natalie Holland

ADMINISTRATION

Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.

A MEMBER OF
NEW YORK PRESS ASSOCIATION
NYPA
ESTABLISHED 1917

GOVERNMENT

Mayor Simmons announces \$5M Stamford Tech Hub

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD – The City of Stamford, Charter Communications and the Stamford Partnership have kicked off a \$5 million a workforce development training program.

“I’m excited to announce that just yesterday (April 2), we launched a new initiative called the Stamford Tech Hub, a transformative \$5 million workforce development training program which will connect hundreds of residents with in-demand technology skills,” Mayor Caroline Simmons announced at her State of the City Thursday, April 3 at The Village.

“It includes things like cybersecurity, AI, data science, software development, and digital marketing,” she told about 100 business leaders. “I want to offer my deepest thanks to Charter Communications for being the leading sponsor of this initiative with their \$5 million contribution. I also want to thank the Stamford Partnership.”

Spectrum – a Charter Communications company – has committed \$5 million over 10 years to support this initiative and will welcome learners into its headquarters to complete free technology training. Offerings will support all skill-levels and include a 1-day digital immersion program, a 3-week tech career exploration program, and 6-month tech career readiness course. Programs will start this month.

“As a leading U.S. connectivity provider with 1,800 employees based in Stamford, we understand the importance of a highly skilled workforce and The Stamford Tech Hub will help develop those future leaders, foster innovation and further support the city’s economic growth,” said Spectrum CHRO Paul Marchand. Spectrum operates under the Charter Communications umbrella.

The Stamford Partnership played an instrumental role in shaping the initiative, advocating for workforce development and economic growth in the region. As a key partner, locally-based dae, a nonprofit that provides educational and developmental opportunities designed to prepare individuals for data and digital-centric careers, will carry out the Hub programs with hands-on, real-world approach to education.

State of the City

In her speech to Stamford Chamber of Commerce members Mayor Simmons said she has focused on three

priorities as mayor.

“When I took office, I outlined a vision to make Stamford more inclusive, more affordable, and a place where everyone can thrive,” she said. “My goal is to focus on three priorities: economic prosperity, investing in infrastructure, and improving government responsiveness. Over the past four years, we have achieved substantial progress toward these goals.”

Economic prosperity

“Our economy has undergone significant shifts in recent years requiring that we adapt to evolving needs of our workforce,” she said. “Today, we have an unemployment rate of under 4% – the lowest of any big city in the state. We continue to grow and attract new businesses with over 200 new businesses opening last year alone.”

She also cited three straight years of budget surpluses and a Grand List that has grown to \$27 billion last year from \$21 billion in 2021.

Infrastructure investment

“Over the past four years, we have made intentional investments in the spaces that shape our daily life – from our streets to our schools to parks and public transit,” she said. “We’ve completed transformative projects like the Lower Summer Street promenade, which is a wonderful example of pedestrian-friendly infrastructure that also enhances safety and beautification.”

Affordable housing

“We’re making sure people can afford to build their future here, too by increasing our supply of affordable housing,” the mayor said. “Since signing the city’s first executive order on affordable housing, we have completed 637 units with hundreds more in the pipeline. For the first time in over a decade, we have updated the below-market rate program requirements from 10% to 14%.”

Stamford Deputy Fire Marshal Mark Kuhar is honored by Mayor Caroline Simmons for his actions during a March 7 downtown fire that destroyed several city businesses. Photo by Gary Larkin

Recognizing a ‘hero’

Mayor Simmons took time in her speech to honor Deputy Fire Marshal Mark Kuhar for his actions and that of his fellow firefighters and emergency service providers, who responded to one of the worst fires in our downtown in decades.



Stamford Mayor Caroline Simmons addresses Stamford Chamber of Commerce members and business leaders during her April 3 State of the City at The Village. Photo by Gary Larkin



Westchester Medical Center

Westchester Medical Center Health Network

Awarded Top 50 Best Hospitals in the USA for Cardiac Surgery

You’re all heart. Look after it.



Scan QR code to learn how we care for your heart

WMCHealth.org/Heart

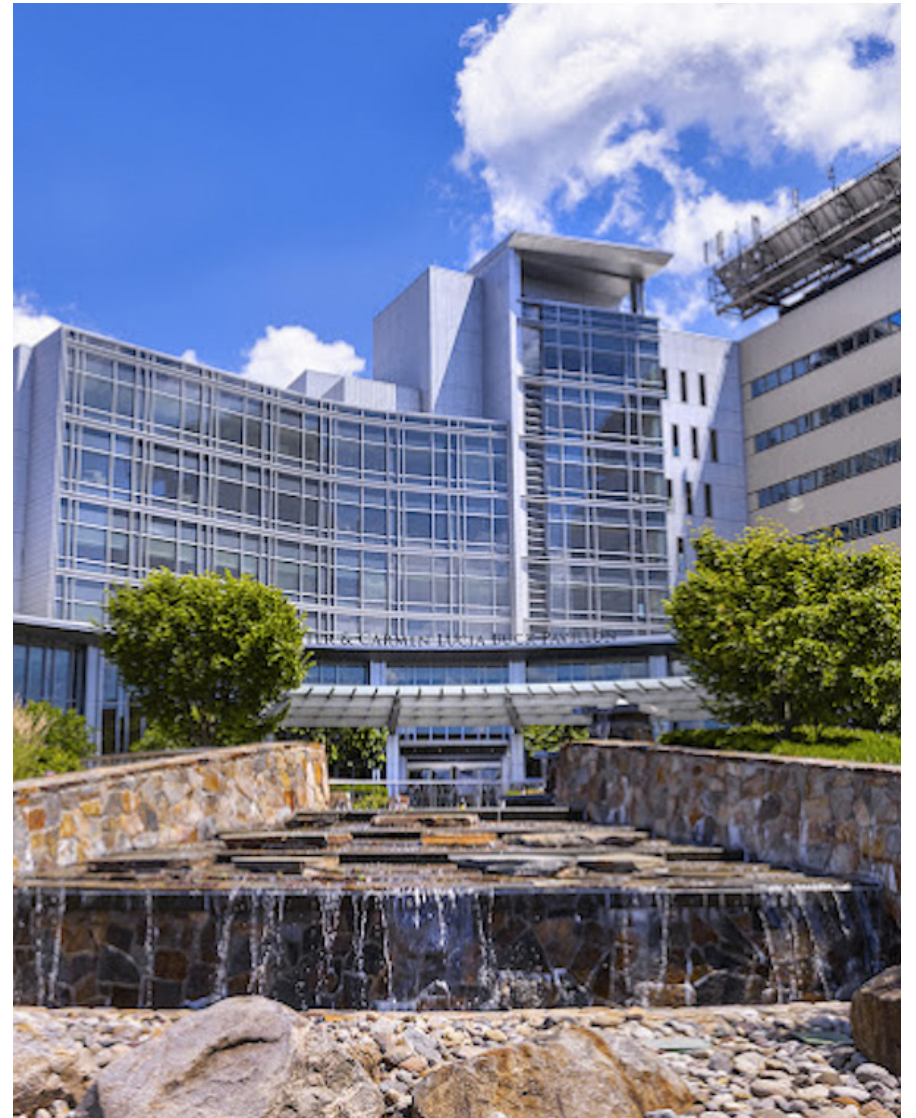
THE ONLY HOSPITAL IN WESTCHESTER NATIONALLY RANKED FOR HEART SURGERY EXCELLENCE

Agreement reached for Northwell Health acquisition of Nuvance Health

BY GARY LARKIN / glarkin@westfairinc.com



Norwalk Hospital is one of three hospitals in the state that will now be under Northwell Health banner.



HARTFORD – The state Office of Health Strategy reached an agreed settlement on Tuesday, April 8 with Nuvance Health and Northwell Health that will save three western Connecticut hospital.

OHS approved the proposed affiliation of the two health systems, where Northwell will invest at least \$1 billion across the Nuvance hospitals in Connecticut and New York over the next five years.

Under the agreement, ownership of Danbury, (including the New Milford campus), Norwalk and Sharon hospitals will be transferred to Northwell Health, a 21-hospital non-profit integrated care delivery system in New York.

The two systems filed a certificate of need application on May 31, 2024 and entered settlement negotiations on Jan. 31, 2025 reaching an agreement just 66 days later.

"I'm proud that through dedicated collaboration, a fair agreement has been reached with Northwell Health that benefits patients and providers, while strengthening and stabilizing healthcare throughout Western Connecticut," said Gov. Ned Lamont. "My administration is appreciative to Dr. (John) Murphy (president and CEO of Nuvance Health) and

Michael Dowling, their respective teams, (state Office of Health Strategy Commissioner) Dr. (Deidre) Gifford and the OHS Certificate of Need team for getting this agreement done in an efficient manner

that is ultimately in the best interest of Connecticut residents."

Gifford was also appreciative of the deal getting done.

"This agreement reflects the commitment of all parties to act in the interest of healthcare consumers and providers throughout Western Connecticut," said Dr. Gifford. "Northwell Health will strengthen the capacity of these hospitals to provide accessible, affordable, high-quality care in the diverse urban, suburban and rural communities they serve."

State Republican Minority Leader Stephen Harding believes the deal brokered by Lamont's OHS is a step forward for helping to fix health care in the state.

"Health care in Connecticut must be made more accessible and more affordable," Harding said. "This deal will help accomplish those goals for western Connecticut residents and health providers."

The agreement sets conditions safeguarding the interests of Connecticut patients and providers such as price

"Northwell Health will strengthen the capacity of these hospitals to provide accessible, affordable, high-quality care in the diverse urban, suburban and rural communities they serve."

— Dr. Deidre Gifford, OHS Commissioner

constraints tied in part to the state's cost growth benchmark, and this agreement requires annual reports detailing Northwell's progress made toward completion of those investments. The agreement also prohibits any real estate sale leaseback transactions for at least five years. Specific conditions include:

- Constraining growth in commercial prices so negotiated rates do not exceed the average of the state's Cost Growth Benchmark Target and the Consumer Price Index for Medical Care in New England (CPI-U Medical)
- Adoption of Northwell's more generous financial assistance policies at Nuvance hospitals
- Maintaining all inpatient clinical services and recognizing all collective bargaining agreements

Developing strategic plans to retain and enhance health care services at each of the hospitals, including physician recruitment and resource commitments for clinical

service programming

- Promoting advanced alternative payment models with payers to improve population health, reduce the rate of unnecessary cost or utilization growth, improve access to primary care, address social determinants of health

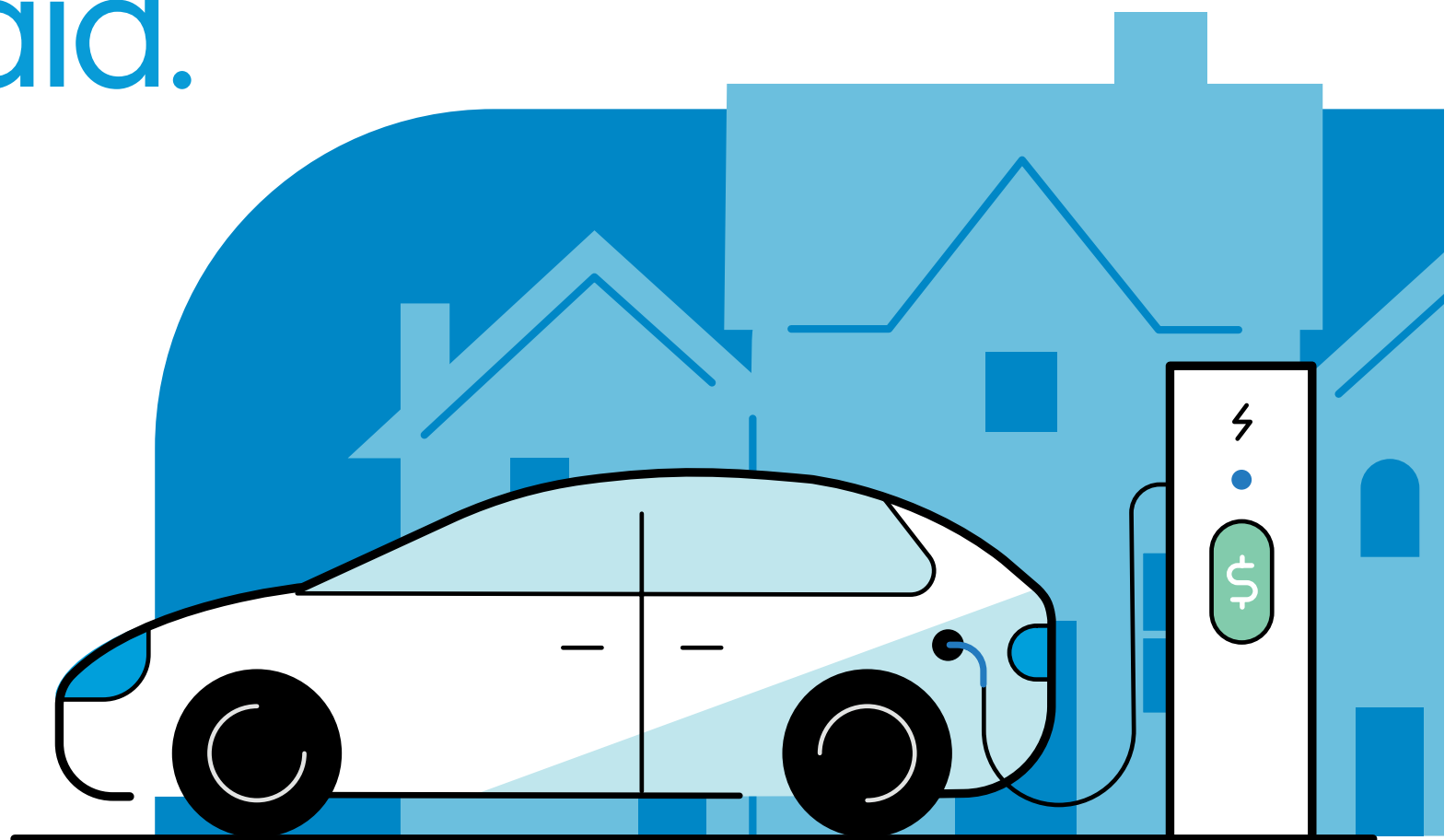
The settlement also aligns with and incorporates the agreement of assurances Connecticut Attorney General William Tong and New York Attorney General Letitia James reached with the systems in August. That includes the preservation of labor and delivery services at Sharon Hospital for the next five years.

"I continue to prioritize western Connecticut and the northwest corner's health concerns at the State Capitol, such as keeping the doors of Sharon Hospital's Maternity Ward open," Sen. Harding said.

Four New York hospitals currently operated by Nuvance will also join the Northwell system.



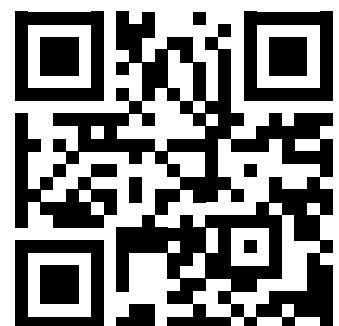
Plug in.
Wind down.
Get paid.



Enroll in SmartCharge New York and join the thousands of EV drivers getting paid to charge overnight.

Scan the QR code to see how much you can earn:

scny.ev.energy





Page 1

THE 411 ON TARIFFS

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

“Tariffs are a complex economic tool with both potential benefits and significant risks... In today’s interconnected global economy, their effects can be far-reaching and unpredictable.”

— Ben Soccodato & Chris Kampitsis, The SKG Team at Barnum Financial Group

The Trump Administration's implementation of sweeping tariffs, or taxes, on goods imported from China and other nations serves as a contemporary example of tariffs being used as a tool of trade policy.

These tariffs, imposed primarily on steel, aluminum and a range of consumer goods, aim to protect American manufacturing and address perceived trade imbalances. However, they have also sparked retaliatory tariffs from other countries, leading to trade disputes and raising concerns about increased costs for American consumers and businesses. This period of tariff implementation highlights the complex and often contentious nature of tariffs in modern international trade.

The United States' early industrialization (1789-1830s)

— Alexander Hamilton, the first secretary of the Treasury, advocated for protective tariffs in his "Report on Manufactures" (1791). He argued that American industries needed

protection from established European competitors. Early tariff acts, such as the Tariff Act of 1789, imposed duties on imported goods to encourage domestic manufacturing. This helped to nurture industries like textiles and iron production, laying the foundation for American industrial growth. The idea was to allow these “infant industries” to grow to a point where they could compete on a global scale.

The British Corn Laws (1815-46) — Tariffs were placed on imported grain ("corn" in British English) to protect domestic landowners and farmers. The tariffs artificially inflated the price of bread, leading to hardship for the working class and the poor. The laws were highly controversial and became a symbol of class inequality. Ultimately, after years of political agitation, the Corn Laws were repealed in 1846, demonstrating the harmful consequences of protectionist policies that raise the cost of essential goods and cause social unrest.

Post-World War II Japan (1950s-60s) — After World War II, Japan implemented a strategic industrial policy that included targeted tariffs and import restrictions. These measures were used to protect key industries, such as steel, shipbuilding and

automobiles, while they rebuilt and modernized. The Japanese government also provided subsidies and other forms of support to these industries, helping them to become globally competitive. This policy allowed Japan to rebuild its economy and to become a global exporter.

South Korea's development of the semiconductor industry (1970s-80s) — South Korea strategically used tariffs and import restrictions to foster its nascent semiconductor industry. The government implemented policies that protected domestic semiconductor manufacturers from foreign competition, particularly from established Japanese and American companies. Alongside tariffs, South Korea also provided subsidies, tax breaks and research and development support to domestic companies like Samsung and Hyundai. This targeted protection allowed these companies to gain a foothold in the global market, gradually increasing their technological capabilities and competitiveness. The success of this policy contributed significantly to South Korea's economic development and its emergence as a major player in the global technology sector. This is an example of a nation using tariffs in a targeted fashion to grow a specific, high-tech industry.

The Fordney-McCumber Tariff Act (1922) — This act raised tariffs on imported goods, aiming to protect American industries and agriculture from foreign competition. While it did provide some short-term benefits to certain domestic sectors, it also had negative consequences. It hindered international trade, making it harder for European nations to repay their war debts to the United States. It contributed to a global economic imbalance and, ultimately, set the stage for further protectionist measures, like the Smoot-Hawley Tariff Act.

The Smoot-Hawley Tariff Act (1930) — This dramatically increased U.S. tariffs on thousands of imported goods during the Great Depression. In response, other countries im-

posed retaliatory tariffs on American exports, leading to a sharp decline in international trade and worsening the economic crisis.

What might today’s tariffs mean for the consumer?

- **Higher prices** – Imported goods, such as electronics, clothing and food, become more expensive, potentially leading to inflation.
- **Limited choices** – Reduced competition can lead to fewer product options and less innovation.

Retaliatory tariffs can raise prices on exports, affecting farmers and other export-oriented industries.

And for the investor?

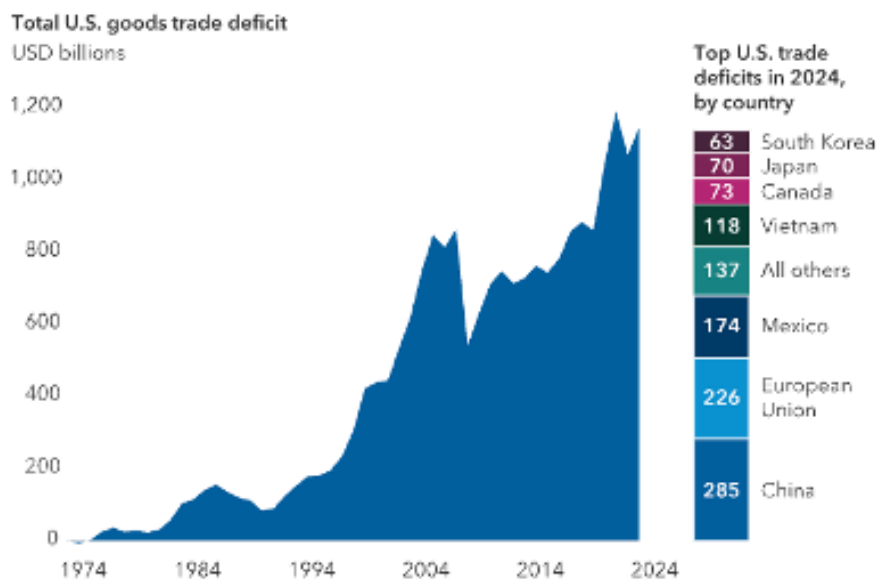
- **Increased uncertainty** – Trade disputes create market volatility, making it difficult to predict future earnings and investment returns.
- **Supply chain disruptions** – Tariffs can disrupt global supply chains, affecting company profits and leading to shortages of essential components.
- **Sector-specific effects** – Industries reliant on imports or exports, such as the automotive, technology and agriculture sectors, are particularly vulnerable.

Concluding thoughts

Tariffs are a complex economic tool with both potential benefits and significant risks. While they can protect domestic industries, they can also lead to higher prices, trade wars and market uncertainty. In today's interconnected global economy, the effect of tariffs can be far-reaching and complex. It is important to remember that tariffs are one tool of many that governments use to conduct trade policy.

Ben Soccodato and Chris Kampitsis lead The SKG Team at Barnum Financial Group.

Securities and investment advisory services offered through qualified registered representatives of MML Investors Services, LLC. Member SIPC www.sipc.org 6 Corporate Drive, Shelton, CT 06484; Tel 203-513-6000. CRN202804-8458329.



Sources: Capital Group, Bureau of Economic Analysis. Figures reflect 12-month totals through September of each year. As of September 30, 2024.

For some perspective, here's a look at tariffs in history.

A hand in a blue suit jacket is shaking hands in front of a modern glass skyscraper. The image has a blue color cast and a blurred background.

PARTNER INSIGHTS

COMMERCIAL
REAL ESTATE

INVESTING IN TOMORROW.



The Cappelli Organization and its subsidiaries, Cappelli Development and LRC Construction, are prominent leaders in real estate development and construction in the Northeast with a 45-year track record of proven excellence. From concept to completion, we bring a unique and well-rounded perspective to every project we oversee.

Real Estate Investment / Development Management / Construction Management
General Contracting / Concrete Superstructure



Cappelli Organization, 5 Renaissance Square, 42nd Floor, White Plains, NY 10601
914-769-6500 | WWW.CAPPELLIORG.COM

IT'S TIME TO START THINKING OF YOUR ROOF AS REAL ESTATE



Buildings Better Get Sustainable Soon—Local Law 97 is a Preview of Things to Come!

Did you know that in New York City, Local Law 97 is cracking down on inefficient buildings? If your property is over 25,000 sq. ft., you could face steep fines if you don't meet energy efficiency requirements starting in 2024, with even stricter rules coming in 2030. But here's the good news: We can help you avoid penalties, improve efficiency, and even generate revenue—with no out-of-pocket costs.

At 64Solar, we specialize in risk-free, shared-risk, and full-ownership solar solutions, helping commercial property owners navigate the ever-changing landscape of energy regulations and incentives.

The 64Solar Free Energy Assessment

We take a deep dive into your current energy setup to identify risks, savings, and opportunities.

Solar System Evaluation: We inspect your inverters, modules, and wiring to ensure your system runs at peak performance.

Risk Assessment: Spotting potential damage before it happens, including outdated wiring that could compromise efficiency.

System Performance Analysis: We analyze historical data to detect performance issues and maximize your optimal energy output.

Structural Review: Are your panels positioned for optimal sun exposure? Are they secured against harsh weather conditions? We check.

Code Compliance Check: We inspect your system like a city official would, helping you avoid unexpected fines and violations, like Local Law 97.

We Know the Rules, an the Savings Solar tax credits and incentives are always changing, but we stay ahead

of the game so you don't have to. Our team understands the latest IRS regulations, state incentives, and local fines, ensuring you get the best financial benefits available.

Bonus Upgrades: Roof or HVAC improvements that integrate seamlessly with your solar system? We'll spot those opportunities too!

Ready to future-proof your building and turn energy savings into income?

Contact 64Solar today for your FREE assessment and discover a smarter way to power your property, rent your roof, or fight upcoming fees.



1 (855) 786-3329 | go64solar.com

info@go64solar.com

KNOW GREATER VALUE

From financing considerations, to property performance metrics, today's real estate business is inundated with both challenges and opportunities.

PKF O'Connor Davies has decades of experience working with a variety of assets including industrial, office and residential sites. Our experience in this complex field gives us the expertise to deliver strategic advice that drives real value.

With the PKF O'Connor Davies Real Estate Team, our clients know greater service, know greater insights, **Know Greater Value.**



Ronald F. DeSoiza, Partner
914.421.5604
rdesoiza@pkfod.com

pkfod.com

SEC may require Russian oligarch's Rockland rep to register



Roman Abramovich, right, at 2010 soccer match in Kharkov, Ukraine

A federal judge has rejected a motion to dismiss a U.S. Securities and Exchange Commission case brought against a Rockland investment manager who oversaw \$7.2 billion in assets for a Russian oligarch.

U.S. Magistrate Judge Andrew E. Krause ruled on March 26 in White Plains federal court that Michael Matlin, of Airmont, is subject to

SEC regulation.

"Despite defendant's protestations, there is no ambiguity about this issue," judge Krause stated in his decision. "The court rejects defendant's argument that the ... claim against Matlin should be dismissed as

violating due process."

The SEC sued Matlin and his Concord Management LLC, of Tarrytown, in 2023, for failure to

register as investment advisers, thus undermining the government's ability to regulate them.

Matlin formed Concord in 2009, and from at least 2012 to 2022 he and the firm served one wealthy client, according to court records. The SEC did not identify the client, but the details point to Roman Abramovich, a Russian who amassed a fortune from selling privatized Russian assets after the collapse of the Soviet Union.

Matlin was born in Russia, moved to the U.S. and became a citizen. While still a student in Russia, according to the SEC, he made friends with an individual who became an associate of Abramovich, and with another individual who became Concord's head of operations.

The SEC says Concord was given a mandate to identify and invest in hedge funds and private equity funds primarily based in the U.S. As speculation circulated about a possible Russian invasion of Ukraine in late 2021, the SEC claimed, Concord began to liquidate the client's assets and the client began transferring assets to his children.

The client paid Concord about \$85 million for its work.

After Russia invaded Ukraine, European countries sanctioned Abramovich and other Russian oligarchs close to Vladimir Putin, and began seizing assets.

Last year, Matlin and Concord asked

the court to dismiss the SEC case.

They did not have to register with the SEC, they argued, because Concord was merely a consulting firm that provided research and due diligence services for a client. They did not make investments or investment decisions; handle the client's money; control the client's bank accounts or brokerage accounts; receive compensation based on the performance of investments; or execute trades.

Also, they argued, the SEC had not alleged that they committed fraud, acted recklessly or negligently, harmed anyone, or did anything wrong other than not registering.

Matlin and Concord claimed that SEC policies and practices exempted them from having to register with the agency.

Judge Krause rejected their interpretation.

"The agency documents on which defendants rely do not support the conclusion that the SEC has a 'well-settled policy' that precludes it from bringing a claim against an individual for failure to register as an investment adviser," under the circumstances of this case.

Today (April 2, 2025), judge Krause granted a request by Matlin, Concord and the SEC to suspend the case for 45 days, "to allow the parties to have further discussions regarding whether they can reach an appropriate resolution of this matter."

COURTS

Newburgh lawyer sanctioned for hiding his history

BY BILL HELTZEL / bheltzel@westfairinc.com

A Newburgh lawyer who was suspended from the practice of law for 15 months in Vermont has been suspended for another two years in New York for hiding the original disciplinary action.

York in 2001. His Vermont practice included criminal defense, family law, and civil litigation, and he also served as a probate judge in St. Johnsbury, Vermont.

In 2021, Vermont accused Cobb of failing

to represent clients competently and diligently. He had allegedly failed to obtain witness statements, for example; failed to negotiate a better plea deal for a client; failed to prepare properly for a trial; gave confidential information about a client to another lawyer, in an attempt to be part of a legal team and to continue to earn fees; and created inaccurate time-keeping records.

Cobb had "acted in a dishonest, deceptive, self-serving, and bad faith obstructionist manner," the Vermont disciplinary panel concluded, by submitting inaccurate time records, "in an attempt to avoid disciplinary action."

Vermont reprimanded Cobb on May 24, 2022 and suspended him

from practicing law for 15 months.

The Vermont Supreme Court endorsed the decision on Oct. 13, 2022.

At that point, Cobb had 30 days to report the disciplinary action to New York officials. He did not do so, according to the New York appellate court decision issued this past March 26.

When Cobb applied for reinstatement in Vermont in July 2023, he testified that he had notified the attorney grievance committee in White Plains of his suspension. But he did not provide a signed receipt, as proof, and he could not explain why he had not faced a suspension action in New York.

He testified that he went to work at his brother's law firm in Newburgh, so that he could meet his financial obligations.

William Cobb and his brother, Stephen, said they made a "business decision" not to disclose the Vermont disciplinary action to clients, according to the Vermont disciplinary panel, because they did not want to risk

losing clients.

Stephen Cobb "provided a professional lifeline" to his brother, Vermont found, "even if this meant omitting information that might have been relevant to his clients."

The Vermont disciplinary panel concluded on March 7, 2024, that William Cobb "has not shown evidence of improved honesty or judgment." It denied his application for reinstatement.

A month later, the Second Appellate Court directed William Cobb to show why he should not be disciplined in New York, based on his conduct in Vermont.

On March 26, a panel of appellate court judges concluded that reciprocal discipline was warranted, based on the Vermont findings, and that a more severe penalty than Vermont's should be imposed.

Cobb was suspended from practicing law in New York for two years, beginning April 25.

SCAN TO REGISTER



FAIRFIELD COUNTY

☆ 20TH ANNIVERSARY ☆

JUNE 12 - 5:30PM

SERAFRESCA AT THE IC
1620 NEWFIELD AVE, STAMFORD, CT



EMCEE

**TONY
PECORELLI**

Co-Founder
Y Not You Media, LLC



JUDGE

**DR. NIKKI
WINGATE**

Welch College of
Business and Technology
Sacred Heart University



JUDGE

**NELSON
MERCHAN**

Connecticut
Small Business
Development Center

PRESENTED BY



SPONSOR



SUPPORTER



CHAMBER PARTNERS

Brookfield Chamber of Commerce | CBIA | Darien Chamber of Commerce | Fairfield Chamber of Commerce | Greater Danbury Chamber of Commerce | Greater Norwalk Chamber of Commerce | Greater Valley Chamber of Commerce | Greenwich Chamber of Commerce | Bridgeport Regional Business Council | Ridgefield Chamber of Commerce | Stamford Chamber of Commerce | Westport-Weston Chamber of Commerce | Wilton Chamber of Commerce

EVENT INFORMATION: Natalie Holland at nholland@Westfairinc.com

SPONSORSHIP INQUIRIES: partners@Westfairinc.com

CONGRATULATIONS 2025 HONOREES

CLARIBEL AGOSTO

Associate Director of
Advanced Practice Provider
Bridgeport Hospital

CHRISTIAN ALVAREZ

Regional Director of
Rehabilitation
Hartford HealthCare, St.
Vincent's Medical Center

JARRED BARNES

Major Gift Strategist
Connecticut Humane Society

TREVOR BRADLEY

Counsel
Robinson & Cole LLP

AUDREY CASINELLI

Marketing Manager
Stamford Center for the Arts
Palace Theatre

LIAM CLANCY

Director of Revenue
Management
Clancy Relocation & Logistics

ALEX CROSS

Business Development
Manager
City of Norwalk

TATIANA DASILVA

Principal
Cohen and Wolf, P.C.

THOMAS "TEE" DEBOW

Assistant General Manager /
Sommelier
Josie & Tony's Supper Club
and Italian Restaurant

ELIZABETH ESPOSITO

Planning Consultant,
Government & Community
Relations Specialist
United Illuminating /
Avangrid

MICHAEL FALBO

Founder and CEO
CREW Leaders for Mary

DEIRDRE FLORES

Speech Language
Pathologist
The Teen SLP

ADELINE FUSCO

Marketing Director
Keeler Motor Car Company

JACLYN GARTNER

Founder
Happily Furever After Rescue

RYAN ING

Associate Attorney
Ryan Ryan Deluca LLP

RUCHI ITWARU

AVP, Senior Branch Manager
Union Savings Bank

STEPHANIE JOYCE

CEO
Attune Wellness Med Spa

SARAH KETTENMANN

Associate
Shipman & Goodwin

ALEXIS KOUKOS

Executive Director
Danbury Student and
Business Connection
(DSABC)

THOMAS LAMBERT

Member
Pullman & Comley, LLC

JAY LEDERMAN

Manager of Public and
Community Relations,
Norwalk Hospital
Nuvance Health

**MARY ALICE
LIMPEROPULOS**

Marketing and Business
Development Manager
Town of Fairfield, Office of
Community & Economic
Development

SAMANTHA LUSHER

Chief Operating Officer
The Riverbrook
Regional YMCA

MELISSA MATTO

Hairstylist - NYC I.A.T.S.E
Local 798 (make-up and
hairstylists)
Melissa Matto

JESSICA NUNEZ

Manager
Griffin Imaging and
Diagnostic Center

BRIAN REMONDINO

Associate
Shipman & Goodwin LLP

KAREN REY

Senior Managing Director,
Commercial Loan Operations
Webster Bank

**FRANCISCO RODRI-
GUEZ**

Senior Mortgage
Loan Officer
Magnolia Bank

RICHARD ROSENTHAL

Principal
Deloitte & Touche LLP

NAOMI SEDANI

Pediatric Dentist, Owner
Lil' Dente Pediatric Dentistry

JAMIE SHEEHAN

Level II Physical Therapist
Greenwich Hospital

DOMINIKA SMAGA

RN, Owner
Rehydrate IV Infusion

NICOLE STERE

Director of Resource
Development
Boys & Girls Club of Shelton

TIFFANY STEWART

Educational Consultant
Junior Achievement of
Greater Fairfield County

JASON SWERGOLD

Partner
Yankwitt LLP

LUISA TADDEO

Commercial Strategy
Manger
Henkel

MEGAN TSAGAS

Business Banking
Relationship Manager
M&T Bank

RYAN WENK

President & CEO
Prospector Theater

MATT WILSON

Sports Medicine
Representative
Polaris Technology
Solutions, Partner
of Arthrex

ANNA WOLF

Vice President
Valitana

Join us for the Westfair Business Journal's 40 Under Forty Awards 2025,
as we honor young professionals who are redefining success in their fields.

REGISTER TODAY AT events.westfaironline.com/40-under-forty



TICKETS
\$65

Top Law firms in Fairfield County

RANKED BY TOTAL NUMBER OF ATTORNEYS

COMPLETED BY GARY LARKIN / glarkin@westfairinc.com - (973) 722-5642



THE LIST
APRIL 14, 2025

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
Day Pitney LLP daypitney.com One State Plaza 7th Fl 263 Tresser Blvd Stamford CT 06901 (203) 977-7300	Gregory Hayes, Managing Partner Michael Byrne, Partner, Exec. Committee member <i>egentile@daypitney.com</i>	1902	335 (40)	150	Corporate & Business Law Trusts And Estates/private Client Tax, Litigation, Real Estate Employment
Harris Beach Murtha harrisbeachmurtha.com 107 Elm St., Four Stamford Plaza 11th Fl, Stamford CT 06902 (203) 653-5400	Christopher Jagel, COO Lisa Newfield, Stamford Office Operating partner <i>info@harrisbeachmurtha.com</i>	1856	260+ (11)	150+	Commercial Real Estate Health Care Intellectual Property Labor And Employment Trusts And Estates
Verill verill-law.com 355 Riverside Ave. Westport CT 06880 (203) 222-0885	Cheryl Johnson, Partner in Charge <i>verrill@verill-law.com</i>	1862	166 (14)	78	Business Law Commercial Litigation Real Estate Intellectual Property Family Law
Pullman & Comley pullcom.com 850 Main St. Bridgeport CT 06601 (203) 330-2000	Lee Hoffman, Chair <i>kcavanagh@pullcom.com</i>	1919	95 (49)	67	Trusts And Estates Corporate Litigation
Carmody Torrance Sandak & Hennessey LLP carmodylaw.com 1055 Washington Blvd. Stamford CT 06901 (203) 425-4200	Rick Street, Managing Partner <i>rstreet@carmodylaw.com</i>	1900	85 (26)	62	Corporate & Business Litigation Real Estate, Land Use & Environmental Personal Injury Trusts, Estates & Fiduciary
Cummings & Lockwood carmodylaw.com Six Landmark Square Stamford CT 06901 <i>lbeck@cl-law.com</i> (203) 327-1700	Laura Weintraub Beck, Chair and Managing Director <i>lbeck@cl-law.com</i>	1909	67 (37)	47	Private Clients Trusts And Estates Corporate And Finance Litigation And Arbitration Residential Commercial Real Estate
Cohen & Wolf cohenandwolf.com 1115 Broad St. Bridgeport CT 06604 (Also offices in Danbury and Westport) (203) 368-0211 (203) 792-2771 (203) 222-1034	David A. Ball, Principal; Jacqueline F. Barbara, Principal; G. Kenneth Bernhard, Principal; Annmarie P. Briones, Principal; Jason A. Buchsbaum, Principal; Tatiana F. DaSilva, Principal; Richard J. DiMarco, Principal; David E. Dobin, Principal; Robyn H. Drucker, Principal; Ann L. Fowler-Cruz, Principal; Meghan K. Gallagher, Principal; Ari J. Hoffman, Principal and Managing Partner; Jocelyn B. Hurwitz, Principal; Stuart M. Katz, Principal; Mark A. Kirsch, Principal; David M. Levine, Principal; Neil R. Marcus, Principal; David M. Morosan, Principal; Joshua Pedreira, Principal; Rachel A. Pencu, Principal; Philip C. Pires, Principal; Richard Slavin, Principal; Greta E. Solo- mon, Principal; Patricia C. Sullivan, Principal; Matthew C. Susman, Principal; Luke T. Tashjian, Principal; Joseph G. Walsh, Principal; C. Christian Young, Principal <i>vkirm@cohenandwolf.com</i>	1951	51 (51)	28	Business & Corporate Employment Counseling Litigation Family Law Litigation, Dispute Resolution Real Estate

Top Law firms in Fairfield County / RANKED BY TOTAL NUMBER OF ATTORNEYS

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
Martin LLP martinllp.net 333 Ludlow St. Stamford CT 06902 (203) 973-5210	Christopher Martin, Managing Partner <i>aantonopoulos@martinllp.net</i>	1996	11 (11)	11	Corporate Debt Finance Real Estate Litigation
FLB Law, PLC flb.law 33 Riverside Ave., 4th Fl Westport CT 06880 (203) 635-2200	Stephen Fogerty, Managing Partner Thomas Lambert, Managing Partner Eric Bernheim, Managing Partner <i>bernheim@flb.com</i>	2021	11 (11)	8	Real Estate, Land Use Zoning, Litigation Dispute Resolution Corporate Business Transactions Family Law
Law Offices of Seth Arnowitz LLC ctattorney.com 1111 Summer St. Stamford CT 06905 195 Danbury Road Wilton CT 06897 (203) 348-7722	Seth Arnowitz, Member <i>seth@ctattorney.com</i>	1998	3 (3)	1	Residential Real Estate Foreclosure Defense Guardianship Conservatorships

CUMMINGS & LOCKWOOD LLC

THE CHOICE
FOR SOPHISTICATED LEGAL COUNSEL

Established in 1909, Cummings & Lockwood provides sophisticated legal representation to individuals, families, family offices, closely held businesses, other commercial enterprises and charitable entities.

Our core services include:

- Private Clients | Trusts and Estates
- Family Offices and Closely Held Businesses
- Fiduciary and Probate Litigation
- Corporate and Finance
- Commercial and Residential Real Estate
- Commercial Litigation

6 Landmark Square | Stamford, CT 06901 | Phone: 203.327.1700 | Fax: 203.351.4535 www.cl-law.com

STAMFORD | GREENWICH | WEST HARTFORD | NAPLES | BONITA SPRINGS | PALM BEACH GARDENS

Top Law firms in Westchester County

RANKED BY TOTAL NUMBER OF ATTORNEYS

COMPLETED BY GARY LARKIN / glarkin@westfairinc.com - (973) 722-5642



THE LIST
APRIL 14, 2025

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
Jackson Lewis jacksonlewis.com 44 S. Broadway, 14th Fl White Plains NY 10601 (914) 872-8060	Scott T. Baken (Principal), Jenifer M. Bologna (Principal), Isaac J. Burker (Principal), Susan M. Corcoran (Principal), Joseph J. DiPalma (Principal and co-leader of Jackson Lewis' Practicing and Parenting resource group), Keith A. Dropkin (Principal), Susan D. Friedfel (Principal and co-leader of the firm's Education & Collegiate Sports industry group), Robert J. Guidotti (Principal), Sean G. Hanagan (Principal), Michael R. Hekle (Principal), Edward V. Jeffrey (Principal), Richard D. Landau (Principal), Penny Ann Lieberman (Principal), William J. Manning (Principal), Joseph M. Martin (Principal), Rebecca M. McCloskey (Principal), Thomas P. McDonough (Principal), Otieno B. Ombok (Principal and co-leader of the Immigration practice group), Michelle E. Phillips (Principal), Joseph A. Saccomano, Jr. (Principal), Nadine T. Trinh (Principal), Monique Warren (Principal) and Matthew H. Woodard (Principal) <i>joseph.saccomano@jacksonlewis.com</i>	1958	1,109 (48)	485	Labor and Employment
Harris Beach Murtha harrisbeachmurtha.com 445 Hamilton Ave. Suite 1206 White Plains NY 10601 (914) 663-1200	Christopher Jagel, COO Darius Chafizadeh, White Plains Office Managing Partner <i>info@harrisbeachmurtha.com</i>	1856	260+ (14)	150+	Appellate Business Litigation Mass Torts Industry-wide Litigation Municipalities, Local Agencies Public Finance Economic Development



Proudly providing legal services since 1971.

Results.

Ingenuity, thoughtfulness and insight have been the hallmarks of our law firm for over 50 years. Our New York and Connecticut attorneys help local, regional, national and multi-national clients alike identify and implement nuanced solutions to complex legal challenges in the following key practice areas: Corporate Law; Energy & Environmental Law; Finance; Land Use, Zoning & Development; Litigation; Non-Profit Organizations; Real Estate Law; Telecommunications; Cannabis Law; and Trusts, Estates & Elder Law. We're your strategic advisors, addressing not only your legal needs but your business and personal ones as well.



Location, location with longevity

The List is a must-see for all our savvy readers/viewers.

RESERVE A PRIME LOCATION

✉ Email your marketing partner at partners@westfairinc.com

Space available on a first-come, first-served basis.



- Westchester
- New York City
- Hudson Valley
- Connecticut

T 914 761 1300
F 914 761 5372
cuddyfeder.com

Top Law firms in Westchester County / RANKED BY TOTAL NUMBER OF ATTORNEYS

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
Tully Rinckey PLC tullyrinckey.com 1 N. Lexington Ave., Suite 401 White Plains NY 10601 (914) 201-2222	Greg Rinckey, Managing Partner info@tullylegal.com	2004	80 (3)	26	Employment Family And Matrimonial Education
Dorf Nelson & Zauderer LLP dorflaw.com 555 Theodore Fremd Ave. Rye NY 10580 (914) 381-7600	Jon Dorf, Esq., Managing Partner mandrieux@dorflaw.com	1992	50+ (30+)	31	Commercial Real Estate Land Use Labor, Employment Tax Family And Matrimonial
Cassin & Cassin cassinllp.com 2900 Westchester Ave. Purchase, NY 10577 (212) 972-6161	Michael Hurley, Managing Partner mhurley@cassinllp.com	1986	42 (20)	17	Commercial Real Estate Real Estate Finance Private Clients Trusts & Estate Residential Real Estate



Bond Has New York State Covered!

Bond has a presence in every major metropolitan area, closing any distance between our attorneys and the clients who rely on them.

A full-service law firm serving businesses, colleges and universities, public sector entities, including school districts, Bond has more than 300 lawyers, including eight resident in the Westchester office.

Bond – Essential to Your Business



ALBANY BUFFALO ELMIRA GARDEN CITY MELVILLE NEW YORK CITY
 ROCHESTER SARATOGA SPRINGS SYRACUSE UTICA **WESTCHESTER**
 10 Bank Street - Suite 1120, White Plains, New York 10606 • 914.306.7801 • BSK.COM



EVENTS CALENDAR

Get Featured: Neighborhood Events Spotlight

SUBMIT YOUR EVENT AT:
wbp.formstack.com/forms/calendar_event_submissions

SUBMISSION FORM




SCAN ME

What's Happening Now

Navigate Your Neighborhood's Upcoming Events

[VIEW FULL CALENDAR >](#)

westfaironline.com/business-events

Top Law firms in Westchester County

RANKED BY TOTAL NUMBER OF ATTORNEYS



THE LIST
APRIL 14, 2025

COMPLETED BY GARY LARKIN / glarkin@westfairinc.com - (973) 722-5642

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
Cuddy & Feder LLP cuddyfeder.com 445 Hamilton Ave. White Plains, NY (914) 761-1300	Anthony Gioffre III, Managing Partner <i>asteinberger@cuddyfeder.com</i>	1971	36 (31)	20	Energy Environmental Digital Infrastructure Land Use Zoning & Development Litigation Transactional Cannabis
Leason Ellis LLP leasonellis.com One Barker Ave. White Plains NY 10601 (914) 288-0022	Yuval Marcus, Esq., Managing Partner Edward Ellis, Partner David Leason, Partner <i>leason@leasonellis.com</i>	2008	34 (34)	17	Intellectual Property Patent Prosecution Trademark Prosecution Trade Secrets Copyright
Fullerton Beck LLP fullertonbeck.com Four West Road Oak Lane Suite 203 White Plains NY 10604 (914) 305-8634	Eileen Fullerton, Co-founder and Managing Partner <i>info@fullertonbeck.com</i>	2018	26 (23)	14	Construction NY Labor Law General Liability Medical Malpractice Nursing Home/ long-term Care Contracts

Today is a Good Day to Plan for Your Future

- **ASSET PROTECTION**
- **ELDER LAW**
- **MEDICAID APPLICATIONS**
(NURSING HOME/HOME CARE)
- **GUARDIANSHIPS**
(CONTESTED/NON-CONTESTED)
- **WILLS, TRUSTS & ESTATES**



Contact Us Today for a Consultation

WHITE PLAINS OFFICE
 245 Main Street,
 Suite 500
 White Plains, NY 10601

*New Office Location
 – Now Open for
 Consultations and
 Client Meetings:*

SOMERS OFFICE
 339 Route 202,
 Suite 100
 Somers, NY, 10589

www.eslawfirm.com 914.948.1500

ES & S Enea, Scanlan & Sirignano, LLP
 Attorneys at Law

Top Law firms in Westchester County / RANKED BY TOTAL NUMBER OF ATTORNEYS

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL(S) / EMAIL	YEAR FOUNDED	NUMBER OF ATTORNEYS (IN FAIRFIELD COUNTY)	NUMBER OF PARTNERS	FEATURE PRACTICES
DelBello Donnellan Weingarten Wise & Wiederkeher ddw-law.com 360 Hamilton Ave. 10th Fl. White Plains NY 10601 (914) 681-0200	Alfred Donnellan, Managing Partner Mark Weingarten, Partner Lee Wiederkehr, Partner Ann Carlson, Partner Heidi Winslow, Partner Janet Giris, Partner Peter Dawson, Partner info@ddw-law.com	1995	25 (25)	17	Real Estate Commercial Finance Corporate Law Commercial Land Use And Zoning
Zarin & Steinmetz LLP zarin-steinmetz.com 81 Main St. White Plains NY 10601 (914) 682-7800	David Steinmetz, Managing Partner; Michael Zarin, Brad Schwartz, David Cooper, Senior Partners dcooper@zarin-steinmetz.com	1997	17 (17)	9	Land Development Zoning And Land Use SEQRA Environmental Real Estate Business Transactions Eminent Domain
Yankwitt LLP yankwitt.com 140 Grand St., Suite 705 White Plains NY 10601 (914) 686-1500	Russell Yankwitt, Founder & Managing Partner info@yankwitt.com	2009	15 (14)	8	Alternative Dispute Resolution Appellate Business Litigation Criminal Defense & Investigations Employment Litigation Last-minute Trial Team
McCullough, Goldberger & Staudt LLP mgslawyers.com 1311 Mamaroneck Ave., Suite 340 White Plains NY 10605 (914) 949-6400	James Staudt, Senior Partner Seth Mandelbaum, Managing Partner sciaccia@mgslawyers.com	1985	11 (11)	7	Land Use Environmental Law Commercial Construction Personal Injury Appellate Municipal Law Transactional Real Estate Tax Certiorari Litigation Trusts & Estates Surrogate's Court
Murtagh, Cossu, Venditti & Castro-Blanco LLP mcvclaw.com 222 Bloomingdale Road, Suite 202 White Plains NY 10605 (914) 288-9595	John Murtagh, Managing Partner Denise Cossu, Partner David Venditti, Partner James Castro-Blanco, Partner jmurtagh@mcvclaw.com	2000	10 (10)	4	Civil Litigation Personal Injury Wrongful Death Commercial Real Estate Municipal Discrimination Trusts & Estates
Kirby Aisner & Curley LLP kacllp.com 700 Post Road, Suite 237 Scarsdale NY 10583 (914) 401-9500	Dawn Kirby, Erica Aisner, Julie Curley dkirby@kacllp.com	2019	7 (7)	3	Corporate Restructuring/ Bankruptcy Individual Restructuring/ bankruptcy Commercial Real Estate Workouts
Enea, Scanlan & Sirignano LLP esslawfirm.com 245 Main St. White Plains NY 10601 (914) 948-1500	Anthony Enea, Esq., Managing Partner a.enea@esslawfirm.com	2002	7 (7)	4	Wills, Trusts & Estates Elder Law/Medicaid Guardianship Article 81 and 17a
Denlea & Carton LLP denleacarton.com 2 Westchester Park Drive White Plains NY 10604 (914) 331-0100	Jame Denlea, Jeffrey Carton dkacocha@denleacarton.com	2013	10 (10)	3	Commercial Health Care Personal Injury Class Action

Groundbreaking held for Station Plaza in Ossining

BY PETER KATZ / pkatz@westfairinc.com



Rendering of part of the development at 30 Water St. in Ossining.

WBP Development and Beyer Blinder Belle Architects and Planners, along with local, county and state officials were on hand for a groundbreaking ceremony to mark the start of construction on the Station Plaza project at 30 Water St. in Ossining.

The \$96 million project led by Chappaqua-based WBP Development LLC, consists of an eight-story residential building with 108 units and a four-level detached parking

garage. The apartments are priced as affordable housing for households earning at or below 80% of the Area Median Income.

In a statement, Gov. Kathy Hochul said, "The solution to the housing crisis is simple — we have to build more housing. Affordable, transit-oriented developments like Station Plaza in Westchester will unlock opportunities for generations of New Yorkers and create new pathways for families to thrive."

Among the amenities planned at Station Plaza are a roof deck, fitness facilities, free in-unit Wi-Fi, co-working spaces and a communal laundry area. The development will also include 3,400 square feet of retail space along with a 4,000-square-foot community facility.

The parking structure will have 195 spaces, 150 of which will be designated for tenants, with 45 reserved for public use. Additionally, the project will provide residents with access to a linear public park and an extension of the Sing Sing Kill Greenway.

The development is designed for energy efficiency and includes geothermal heating and cooling, rooftop solar panels and insulation that exceeds code requirements. There will be 11 electric vehicle charging stations with room to add more as needed in the future.

Financing for the \$96 million project includes \$57.2 million in tax exempt bond funds from New York State Homes and Community Renewal, federal Low-Income Housing Tax Credits that will generate \$3.4 million in equity, \$17.8 million from the New Construction Program and \$4.9 million from the New York State Housing Trust Fund. Westchester County provided \$4.4 million from its New Homes Land Acquisition program.

The Ossining Manufactured Gas Plant was on the site from the 1850s to the 1940s and at one time had been owned by Con Edison. The site was eligible for cleanup through New York state's brownfield cleanup program.

New York State Department of Environmental Conservation Acting Commissioner Amanda Lefton said, "By cleaning up environmental pollution in communities like Ossining we can unlock investments in critical needs like affordable housing and give these sites new life."

Ossining's Mayor Rika Levin characterized the project as an "enterprise which brings together the best of government practices aligned with private investment. This affordable housing initiative at the waterfront continues to be in line with our focus on balancing development with the village's capacity to support such growth for the benefit of businesses and residents."

20 | REAL
25 | ESTATE

Building Opportunities: Navigating Our Counties' Real Estate

Thur, May 15

11:30 am - 1:30 pm

C.V. Rich Mansion

White Plains, NY 10605

REGISTRATION IS REQUIRED

events.westfaironline.com/real-estate

CONNECT WITH

westfaironline.com

Tariff time is time to stock up on wines and spirits

BY DOUG PAULDING

So it's tariff time in the United States and if it's prolonged, it will have a devastating effect on wine and spirit production and sales worldwide.

Much of the wine and spirit production is orchestrated by major corporate producers with deep pockets. But in every wine region I have visited, there are always many smaller mom-and-pop operations, or self-funded folks who have cashed out of some business and followed a dream to create something. Often they are saddled with debt as start-ups and have little wiggle room outside of the original balance sheet propositions they began with. A tariff shut down, for any extended time, will hurt the big boys but will crush the kids, which will lead to the big operations buying the crippled smaller producers, suppressing independent ideas and creativity within the industry.

Given the current state of affairs, I think I should consider domestic production and regions and give a time-out for non-U.S. companies or regions. Any wine or spirit already in the United States and on the shelves is exempt from tariffs so maybe it's an effective strategy to buy and try older vintages of whatever you fancy.

Grapes are now grown in many states, although not all states contribute to wine production. California is by far the largest producer, contributing a full 90% of the U.S. total. Washington state is next followed by New York. In the era of global warming, documented by earlier and earlier harvests, northern locations can still

help establish the sufficient hang time on the vine to contribute finesse and nuance to the final wine. The Pacific Northwest, including Oregon as well as Washington, offer both latitude and altitude and for years now I have heard it being referred to as the "New Napa."

Since those states came to the party much later, many of their vines are just now showing what they are capable of. It takes decades for a region to discover its terroir and learn which grapes will flourish in which soil type, its orientation to the sun, prevailing winds and water. Syrah vines were first planted in Washington in 1986 and have steadily established themselves as producing one of Washington's notable grapes.

I had the good fortune of receiving three wonderful Washington state Syrahs recently, each from a different American Viticultural Area (AVA). Another benefit of more northerly districts is finding attractively restrained alcohol levels. (Many wineries are now pushing the alcohol by volume (ABV) levels from above 14.5% to a high of 15%.) The three wines I tasted ranged from 13.3% to 13.9%.

The first wine I opened from the Walla Walla AVA was made by itä wines. This 2021 Syrah from Les Collines Vineyard showed dark and dense ruby red color, with a great mouthfeel and texture. Flavors of dark cherry, blackberry, pomegranate and plum cycled through. It opens promptly, emitting a pleasant balanced spiciness. At \$48, it's worth the price.

Next, I poured a 2021 Pomum from the Columbia Valley AVA. It showed blackberry and cinnamon with a big spicy presence, angular and dusty.

"A tariff shut down, for any extended time, will hurt the big boys but will crush the kids."

— Doug Paulding,



Three wines from Washington state, an up-and-coming wine-producing region. Photograph by Doug Paulding.

(Think of a Mourvèdre grape.) This Syrah was silky smooth and well-integrated and at \$36, it over delivers.

Finally, I poured the Gramercy Cellars 2020 Columbia Valley Syrah from the Red Willow Vineyard, a lovely wine priced at \$65. Bright, fresh, vibrant red fruit with raspberry and a very satisfying tannic integration with a brilliant mouthfeel make this wine a homerun. Look for it.

I've been to Washington state twice, once in 1999 and again in 2008. These

three Syrahs are urging me to plan another visit. Washington is one of the most productive agricultural regions of the world, producing more than 300 different crops. Apples, potatoes, hay, wheat, hops, onions and grapes are just some of its produce. Syrah production has found a happy home in Washington. It's only going to improve.

Reach Westfair's wine and spirits columnist at doug@doug-paulding.com.



★ 20TH ANNIVERSARY ★

Join us for the Westfair Business Journal's 40 Under Forty Awards 2025, as we honor young professionals who are redefining success in their fields.

JUNE 12



AWARDS FEATURES:

★ HUNDREDS OF ATTENDEES

★ LIVE MUSIC

★ NETWORKING

The price of eggs (not the kind you think)

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Keica Gaither, M.D., is director of perinatal services/maternal fetal medicine at New York City Health + Hospitals/Lincoln in the Bronx. Courtesy New York City Health + Hospitals/Lincoln.

“The trend of women freezing their eggs has been increasing in recent years... It’s now more common for women to marry and have children at older ages.”

— Dr. Kecia Gaither,

With much discussion about the high cost of eggs — at least before tariffs made you think about the potential high cost of everything — and with Easter on the horizon (Sunday, April 20), we bring you a different kind of egg story.

More young women than ever are freezing their eggs, a process that may prove to be a boon for employers as well since delaying motherhood can mean uninterrupted years in the workforce.

But a woman's decision to freeze her eggs at the height of her fertility is not one to be undertaken lightly. For answers to key questions about the how and why, we turned to Kecia Gaither, M.D., MPH, MS, MBA, FACOG, double board-certified in obstetrics and gynecology (OB/GYN) and maternal fetal medicine and director of perinatal services and maternal fetal medicine at New York City Health + Hospitals/Lincoln in the Bronx.

Dr. Gaither, thank you for your time. Why are more women putting "motherhood on ice," as YaleNews put it?

"Yes, the trend of women freezing their eggs has been increasing in recent years. Factors accounting for such include:

- 1. Career and education** — Many women prioritize their careers and education before starting a family, leading to a desire to preserve fertility for later.
- 2. Delayed childbearing** — Social norms have shifted, and it's now more common for women to marry and have children at older ages.
- 3. Health concerns** — Some women may have medical conditions that interfere with fertility, prompting them to freeze eggs preemptively.
- 4. Increased awareness** - As awareness of reproductive tech-

nologies grows, more women are informed about options of egg freezing."

What demographic groups are most likely to take advantage of the procedure?

"The most effective time for egg freezing is typically between the ages of 27 and

35, as the quality and quantity of eggs produced declines. While initially the procedure was more common among urban and professional women, the demographic is broadening as awareness grows and with increased access to reproductive technologies.

What are the challenges?

"Egg retrieval procedures can be complex — involving hormonal stimulation, which can lead to side effects and complications such as ovarian hyperstimulation syndrome. Success rates of the procedure vary based on age and health factors.

"While many women can access egg freezing, older women or those with comorbid conditions impacting ovarian function or financial limitations may face barriers."

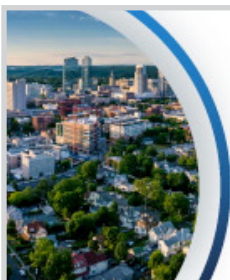
So what's the price tag?

"Costs can range widely from \$6,000 to \$15,000 per cycle — not including storage fees which can be several hundred dollars annually. Insurance coverage is often limited for the procedure."

What are the legal ramifications of egg freezing?

"Clinics typically have policies and safeguards in place to ensure that the eggs are confidential and not accessible to anyone without the woman's consent. Many facilities require written consent for use of the eggs, adding legal protection for the woman.

"Regarding egg disposal, women generally have the right to decide to discard or continue storage of their eggs. Legal regulations vary by country, so it's important to evaluate the laws surrounding fertility treatments and egg storage in different countries."



Local and business news from Westchester and Fairfield counties
Subscribe to Our Free Newsletter

News@Noon

SIGN UP 

Cocoon Gallery 'returns' to Greenwich

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Mitchell Siegel, managing partner and creative director of Cocoon Gallery in Greenwich, which opened Saturday, April 12, is reluctant to call this a return.

"It's a return but it's vastly different," he said of a furnishings and décor business that was located for 25 years in the town before closing in the pandemic — 18 years on Greenwich Avenue and then seven at 17 E. Putnam Ave

But the new 4,400 square foot space — at 17 and 19 E. Putnam Ave. — isn't the only difference. It's no longer Cocoon but Cocoon Gallery, and with that name change and larger footprint has come a bigger concept that embraces the design and creation of furnishings, wall art, mirrors, planters, outdoor sculptures, vases and figurines using natural materials from Southeast Asia (Indonesia, the Philippines and Thailand) and minerals (amethyst, lapis lazuli and quartz) from Brazil. The result is a contemporary, luxury aesthetic in a palette that reflects earth, sea and sky.

It is the labor-intensive, proprietary approach to these custom-made items that makes Cocoon Gallery's offerings like no others, Siegel said. As a licensee, Cocoon Gallery imports wood from one source in Indonesia. The wood is dried from the inside out in a special, pressurized kiln — to keep it from warping, splintering and shrinking — at Cocoon Gallery's 20,000-square-foot facility not far from its Naples, Florida, flagship store, which opened five years ago. (There is also a brick and mortar in Palm Beach.)

As Siegel walked us through the space, running his fingers over the objects, it became clear that each has a design story. Pressed lotus leaves give wall art the look and texture of colorful abstract paintings. Twigs inlaid with crushed capiz shells radiate in oversize plates. Sea vines from the Philippines are bent, sanded and bleached to become a sinuous sculpture. A cross-section of a kamagong tree, a type of ebony, is encased in a mold and filled with black epoxy to become the top of a coffee table.

A single piece of acacia wood is

treated with a special process to look white — a trend in tabletops, Siegel said — and becomes a 12-foot-by-4-foot dining room table with a stainless steel base that resembles a silver chain-link bracelet. Meanwhile, animal figurines made of petrified

(fossilized) wood take on the quality of stone, shimmering minerals covered in glass tabletops, and painted, barnacle-encrusted vases stand at attention on a lower level that will contain thousands of such objects on 15 shelves for clients to consider.

That myriad clientele is as high-end as the gallery's offerings and so ardent that the Naples flagship can see foot traffic of 1,000 shoppers in a day, said Siegel, who is based in Florida and travels the world for the company. (Soon after the interview, he was set to leave for Bangkok to source soy candles and other aromatherapy products that will also be featured at Cocoon Gallery.)

Instead, General Manager Diana Cannon will be on hand to greet Greenwich shoppers. A designer and stylist in Westchester County and New York City, Cannon was also a client (2015-20), often bringing her designer, architect and developer clients to the store for Cocoon's unique pieces. She said she is "mesmerized by the beauty of Cocoon's products"

"Each statement piece is more intriguing than the next," she said. "Everything is one of a kind and created with the craftsmanship and technique that ensures a lifetime of enjoyment" — which she credits to Siegel's leadership.

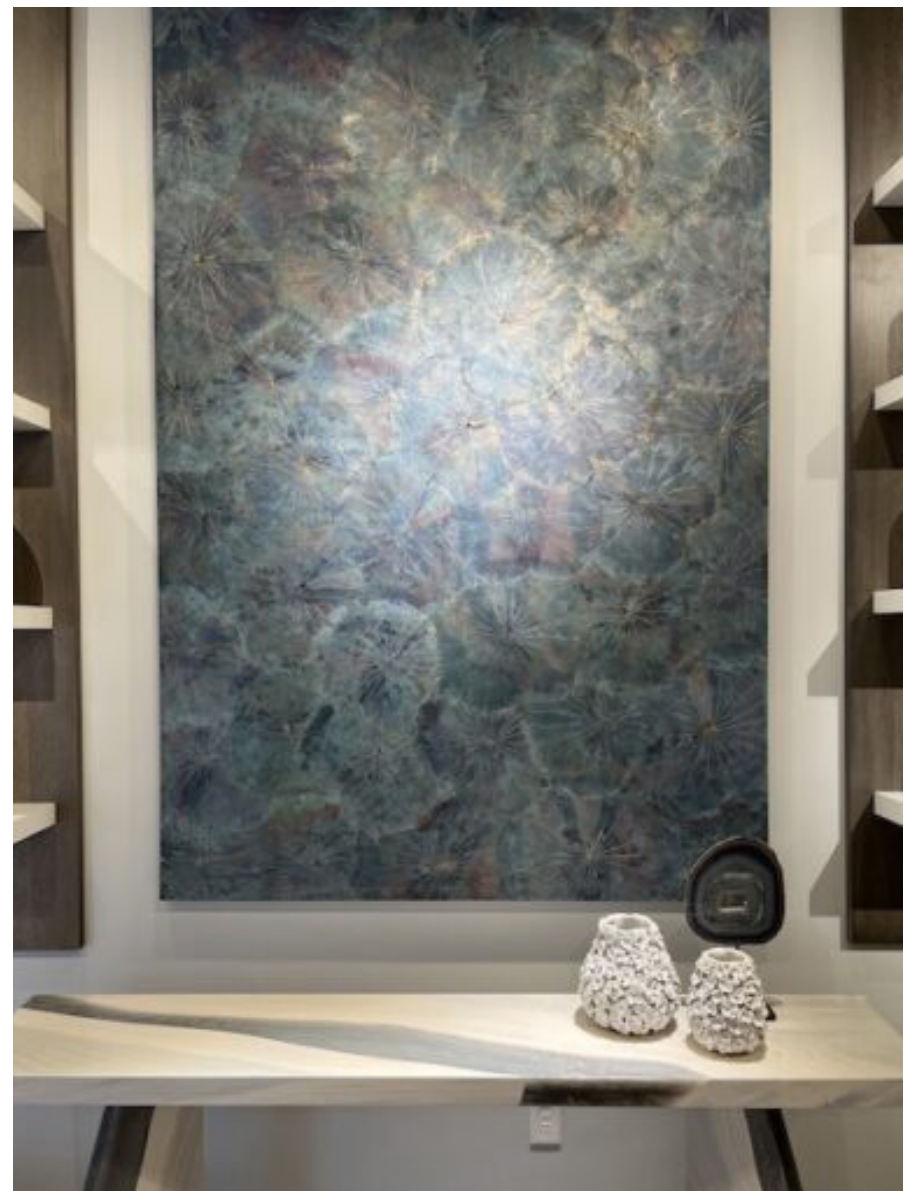
He grew up not far from Greenwich in Harrison, graduating from Harrison High School and SUNY New Paltz before following his father into the textile business. He exported Lycra spandex as swimwear and what is now known as athleisure clothes. But as textile manufacturing in the United States declined in the 1980s, so did his business. "Customers didn't need me."

Where he was needed was in the Philippines, where he worked exclusively for four years. It was there that the idea for Cocoon was born.

"In my time there, I liked the idea of using natural materials, taking nature and bringing it into someone's home."

"Each statement piece is more intriguing than the next... Everything is one of a kind and created with the craftsmanship and technique that ensures a lifetime of enjoyment."

— Diana Cannon, General Manager, Cocoon Gallery



Wall art made of pressed lotus leaves, caruncle encrusted vases and tables made of a single piece of wood and treated to look as if they were painted white with distinctive bases are some of Cocoon Gallery's signatures. Photographs by Georgette Gouveia.



Shimmering, crusted minerals from Brazil are often covered with glass tabletops.



Southeast Asian woods, dried from the inside out in a special, pressurized kiln are transformed into bespoke décor by Cocoon Gallery's artisans.



An elephant figurine made of petrified wood has the look and feel of stone.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains and Poughkeepsie
Local business cases, April 2 - 8

15 Dover LLC, Airmont, Yitzchak Hirschfeld, 25-22271-KYP: Chapter 11, assets and liabilities \$500,000 - \$1 million.

Attorney: pro se.
Riverdale Fuel Inc., Yonkers, Jahirul Alam, president, 25-22273-SHL: Chapter 11, assets \$50,000 - \$100,000, liabilities \$100,000 - \$500,000.
Attorney: Richard S. Feinsilver.

U.S. District Court, White Plains
Local business cases, April 2 - 8

Riverkeeper Inc., Ossining vs. Suburban Carting Co., Briarcliff Manor, 25-cv-2737-JGLC: Clean Water Act.
Attorney: Reed W. Super.

Riverkeeper Inc., Ossining vs. American Paper Mills Supply, Briarcliff Manor, 25-cv-2738-NSR: Clean Water Act.
Attorney: Reed W. Super.
Jonathan Mosquera, Suffern vs. County Comfort Home Solutions Inc., Mahopac, et al, 25-cv-2755-PMH: Fair Labor Standards Act.
Attorney: Jeffrey R. Maguire.
Paul Martinka, Brooklyn vs. Galvanized Media LLC, Harrison, 25-cv-2764-KMK: Copyright infringement.
Attorney: Craig B. Sanders.
Chantel Hammond, South Orange, New Jersey vs. Renaissance Entertainment Productions Inc., Tuxedo Park, 25-cv-27967-PMH: Fraud.

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

Attorney: Philip L. Fraietta.
Atley Sassano vs. Reward Zone USA, White Plains, et al, 25-cv-2845-KMK: Telephone Consumer Protection Act, class action.

Attorney: Craig T. Kimmel.
Duvalapalli Medical PLLC, Harrison vs. Elevance Health Inc., Indianapolis, Indiana, 25-cv-2860-JGLC: Motion to confirm arbitration award.
Attorney: Debra A. Clifford.

DEEDS

Above \$1 million

123 Westwood LLC, New York. Seller: Anne Jeffries Citrin 2000 Trust, Mount Kisco. Property: 127 Westwood Drive, New Castle. Amount: \$8.3 million. Filed March 21.

3 Carriage Trail LLC, Bronxville. Seller: Gohl33 LLC, Melville. Property: 3 Carriage Terrace, Greenburgh. Amount: \$3.4 million. Filed March 19.

37 Radio Realty LLC, Bronx. Seller: HCC Acquisition Sub Inc., Houston, Texas. Property: 3037 Radio Circle Drive, Mount Kisco. Amount: \$3.5 million. Filed March 19.

5 Carriage Trail LLC, Bronxville. Seller: Gohl33 LLC, Melville. Property: 5 Carriage Terrace, Greenburgh. Amount: \$4.6 million. Filed March 19.

65 Fox Meadow Road Corp., Mamaroneck. Seller: Helen T. Harrison, Scarsdale. Property: 65 Fox Meadow Road, Scarsdale. Amount: \$1.7 million. Filed March 17.

Agree Central LLC, Royal Oak, Michigan. Seller: GA Family - Bronxville Holdings LLC, New York. Property: 12 Cedar St., Eastchester. Amount: \$22.8 million. Filed March 17.

Bartlett, Peter, New York. Seller: 2 Grace Palisade LLC, Rye. Property: 19 Palisade Road, Rye City. Amount: \$4.9 million. Filed March 17.

Cacace, Patricia, White Plains. Seller: 185 Nest LLC, White Plains. Property: 185 Gainsborough Ave., Harrison. Amount: \$1.1 million. Filed March 17.

Chase, Emily, Goldens Bridge. Seller: Hudson Valley Luxury Homes Inc., Somers. Property: 43 Rock Gate Farm Road, Bedford. Amount: \$1.7 million. Filed March 18.

Karkoff, Rosa, Tarrytown. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 300 Palisades Blvd., Mount Pleasant. Amount: \$1.9 million. Filed March 19.

New Hope Community Inc., Loch Sheldrake. Seller: Tsuma Realty LLC, Pleasantville. Property: 409 Manville Road, Mount Pleasant. Amount: \$4 million. Filed March 17.

Peace & Carrots LLC, Wellington, Florida. Seller: MKJT LLC, New York. Property: 277 Mount Holly Road, Bedford. Amount: \$3.3 million. Filed March 20.

SE 130 Westchester Avenue Corp., Yonkers. Seller: 130 Westchester Avenue LLC, White Plains. Property: 130 Westchester Ave., White Plains. Amount: \$3.3 million. Filed March 19.

Sylvan, Joshua, New York. Seller: 3 Evergreen Row LLC, Armonk. Property: 3 Evergreen Row, North Castle. Amount: \$1.7 million. Filed March 20.

Zhang, Yu, Scarsdale. Seller: 552 Anderson Hill LLC, Purchase. Property: 552 Anderson Hill Road, Harrison. Amount: \$2.4 million. Filed March 19.

Below \$1 million

120 Downing Street LLC, Brooklyn. Seller: Guzman Guzman, Eastchester. Property: 120 Downing St., Yonkers. Amount: \$850,000. Filed March 19.

160 North Mac LLC, Brewster. Seller: Michael Endico, Brewster. Property: 160 N. MacQuesten Parkway, Mount Vernon. Amount: \$850,000. Filed March 18.

21 Henning LLC, New York. Seller: Marilyn Shenton, Haverstraw. Property: 21 Henning Drive, Cortlandt. Amount: \$250,000. Filed March 18.

219 South Second Corp., Mount Vernon. Seller: Francetta Moore, Mount Vernon. Property: 219 Second Ave., Mount Vernon. Amount: \$405,000. Filed March 17.

22 Church Street Holdings LLC, Pleasantville. Seller: Joseph Ruggiero, Chappaqua. Property: 22 Church St., Mount Pleasant. Amount: \$580,000. Filed March 20.

25 Highland Avenue LLC, Valhalla. Seller: Mario Bruni, Bedford. Property: 25 Highland Ave., White Plains. Amount: \$675,000. Filed March 20.

39 Barnes LLC, Chappaqua. Seller: Pamela Fishman, Boca Raton, Florida. Property: 39 Barnes Lane, New Castle. Amount: \$425,000. Filed March 20.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Anthony G. Durante, Cranford, New Jersey. Property: 83 Sherwood Road, Cortlandt. Amount: \$395,000. Filed March 20.

Abouzaid, Aziza E., Rego Park. Seller: Croton Terrace Enterprises Inc., Scarsdale. Property: 2 Carlisle Place, Yonkers. Amount: \$690,000. Filed March 19.

Contreras, Raymond, Jamaica. Seller: 6 Harding Parkway LLC, Bronx. Property: 6 Harding Parkway, Mount Vernon. Amount: \$700,000. Filed March 19.

Duggan, Daniel, Bronx. Seller: English Townhomes LLC, Dobbs Ferry. Property: 13 English Lane, Greenburgh. Amount: \$870,000. Filed March 17.

EJ Buddies LLC, New York. Seller: US Bank NA, Coppel, Texas. Property: 79 Main St., Ossining. Amount: \$934,000. Filed March 18.

Erog Realty LLC, Blauvelt. Seller: DelBene Marie, Yonkers. Property: 97 Greenville Ave., Yonkers. Amount: \$905,000. Filed March 19.

Fair, Jamie, Harrison. Seller: Deal House Capital Fund II LLC, New Rochelle. Property: 7 Oak St., Harrison. Amount: \$899,000. Filed March 19.

Forson, Sam A., Bronx. Seller: Smiths Luxury Estates LLC, Elmsford. Property: 10 S. Bond St., Mount Vernon. Amount: \$950,000. Filed March 18.

Fuji Okayama Unpanki Company Ltd., Okayama, Japan. Seller: Ohara Shigeki, Okayama, Japan. Property: 32 Park Ave., Eastchester. Amount: \$740,000. Filed March 19.

Hyper Build LLC, Forest Hills. Seller: Billie Ortega, Peekskill. Property: 826 John St., Peekskill. Amount: \$220,000. Filed March 19.

Jimenez, Carl R. L. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$415,000. Filed March 20.

Jokey LLC, Bronx. Seller: 231 Sixth Avenue LLC, Pleasantville. Property: 231 Sixth Ave., Pelham. Amount: \$905,000. Filed March 18.

Kelley, Kimberly, Katonah. Seller: MJD Contracting Corp., Carmel. Property: 101 Harris Road, Bedford. Amount: \$920,000. Filed March 19.

Lopez, Noelia R., Port Chester. Seller: 43 Bent Avenue Corp., Port Chester. Property: 43 Bent Ave., Rye Town. Amount: \$865,000. Filed March 21.

Mad Real Properties LLC, Purchase. Seller: Michelle L. Walsh, Pelham. Property: 55 Vernon Ave., Mount Vernon. Amount: \$344,000. Filed March 20.

Mriza, Marsel, Brooklyn. Seller: Federal National Mortgage Association, Plano, Texas. Property: 578 E. Third St., Mount Vernon. Amount: \$565,000. Filed March 20.

Murraine, Melvin E., New York. Seller: South Second Avenue LLC, Monsey. Property: 251 Second Ave., Mount Vernon. Amount: \$999,000. Filed March 18.

Mustafa, Hamzah, Yonkers. Seller: GSD Realty Corp., Ossining. Property: 17 Shenorock Drive, Somers. Amount: \$342,000. Filed March 19.

Stephens, Kimberly A., Katonah. Seller: Cobbling Rock Estates LLC, Katonah. Property: 22 Cobbling Rock Drive, Somers. Amount: \$550,000. Filed March 21.

Weyndling, David J., Pelham. Seller: Tristate Rehabilitation LLC, Chester. Property: 20 Coventry Lane, New Rochelle. Amount: \$999,000. Filed March 18.

Yang, Hua, Bronx. Seller: BNY Realty LLC, Yonkers. Property: 14 Fay Place, White Plains. Amount: \$775,000. Filed March 19.

JUDGMENTS

ADR Snow Management Corp., Mount Vernon. \$8,639 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed March 3.

Aguilar, Victor D., White Plains. \$6,974 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 4.

Aufenanger-Udice, Leigh, White Plains. \$22,675 in favor of Surgical Specialty Center of Westchester LLC, Harrison. Filed March 3.

Baez, Allison D., Eastchester. \$1,779 in favor of TD Bank USA NA, Brooklyn Park. Filed March 5.

Baugh, Gina M., Yonkers. \$6,342 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 4.

Berisha, Abedin, Yonkers. \$3,272 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

Black, Sherman, Mount Vernon. \$5,193 in favor of Capital One NA, McLean, Virginia. Filed March 12.

Bueti, Francesca, Mount Kisco. \$1,578 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 10.

Byrne, Timothy D., Somers. \$2,382 in favor of Capital One NA, Glen Allen, Virginia. Filed March 11.

Camagay, Michael, Yonkers. \$3,125 in favor of American Express National Bank, Sandy, Utah. Filed March 13.

Carrero, Jacqueline, Yonkers. \$1,685 in favor of TD Bank USA NA, Brooklyn Park. Filed March 4.

Carter, Brian, New Rochelle. \$3,037 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 10.

Chary, Stephanie N., Peekskill. \$644 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 11.

Cherry, Josefina N., Bronxville. \$11,174 in favor of Capital One NA, McLean, Virginia. Filed March 11.

Comprehensive Healthcare Systems Inc., New York. \$132,500 in favor of Direct Recruiters Inc., Solon, Ohio. Filed March 14.

Cruz, Sonny, Eastchester. \$3,861 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

Dewang, Miriam X., Tarrytown. \$9,280 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 4.

Dika, Adivije, Scarsdale. \$7,813 in favor of Capital One NA, McLean, Virginia. Filed March 12.

Diven, Harry R., Yorktown Heights. \$8,437 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed March 12.

Dixon-gray, Tammy, Mount Vernon. \$2,044 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 11.

Dos Santos, Bianka H., Harrison. \$18,234 in favor of Capital One NA, McLean, Virginia. Filed March 11.

Enyiema, Lana, Yonkers. \$7,705 in favor of TD Bank USA NA, Brooklyn Park. Filed March 4.

Fernandez, Tomas, Yonkers. \$3,443 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 11.

Franklin, S. A., White Plains. \$8,096 in favor of American Express National Bank, Sandy, Utah. Filed March 12.

Freire, Luis, Purdys. \$2,116 in favor of Lisa Rotondi, Cross River. Filed March 7.

Gates, Felice, Yonkers. \$6,594 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

Gillespie, Everett, Mount Vernon. \$3,027 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 10.

Gold, Reise, Mount Kisco. \$31,143 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Haygood, Monique, White Plains. \$5,044 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 10.

Hermoza, Jose, Yonkers. \$82,616 in favor of American Express National Bank, Sandy, Utah. Filed March 12.

Hodges, Eurydice, Cortlandt Manor. \$4,867 in favor of Capital One NA, McLean, Virginia. Filed March 12.

Hughes, Terrill, Mount Vernon. \$7,412 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed March 4.

Javidfar, Behnam, Long Island City. \$5,367 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 11.

Johnson, Sophia, White Plains. \$5,019 in favor of American Express National Bank, Sandy, Utah. Filed March 10.

Joseph, Diamond K., Mount Vernon. \$10,114 in favor of Capital One NA, McLean, Virginia. Filed March 12.

Joseph, Jamela, Elmsford. \$38,661 in favor of American Express National Bank, Sandy, Utah. Filed March 12.

Licon, Victoria, Bronxville. \$3,941 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 11.

Lovinsky, Angie, New Rochelle. \$2,652 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 11.

Luzon, Domingo G., Yonkers. \$1,897 in favor of Capital One NA, McLean, Virginia. Filed March 11.

Lynch, Brendan, Tuckahoe. \$5,912 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 13.

Maldonado, Toniann, Yonkers. \$1,611 in favor of TD Bank USA NA, Brooklyn Park. Filed March 4.

Marrero, Francisco, Yonkers. \$5,198 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 11.

Melarczik, Raymond, Yonkers. \$12,643 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 4.

Monahan, Michael, Yonkers. \$355,744 in favor of PepsiCo Inc., Plano, Texas. Filed March 7.

Musto, Joan, Pleasantville. \$6,044 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 4.

Nanodynamics Inc., Millwood. \$148,293 in favor of Candles Of West Virginia LLC, assignee, Newton Falls, Ohio. Filed March 12.

Newman, Anthony, Elmsford. \$1,971 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 10.

Ortega, Freddy, Mount Vernon. \$5,260 in favor of Capital One NA, McLean, Virginia. Filed March 12.

Outlaw, Jalee, Dobbs Ferry. \$9,910 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed March 5.

Pabon, Giovanni, Yonkers. \$1,693 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 11.

Pennicott, Pat, Scarsdale. \$1,467 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Pergola, Peter, Shrub Oak. \$2,981 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 12.

Phillips, Marian, Mount Vernon. \$2,315 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Pompey, Junior D., New Rochelle. \$3,173 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 11.

Popcorn Pawz LLC, Yonkers. \$82,616 in favor of American Express National Bank, Sandy, Utah. Filed March 12.

Reyes, Keila, Pelham. \$2,883 in favor of Credit Corporate Solutions Inc, Draper, Utah. Filed March 11.

Saldana, Raymond, Peekskill. \$7,665 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 10.

Sharpe, Timothy P., Mount Vernon. \$3,796 in favor of Capital One NA, Glen Allen, Virginia. Filed March 10.

LIS PENDENS

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

Aguilar, Gabriel, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$270,000 affecting property located at 88 Brook St., New Rochelle. Filed Feb. 25.

Armstrong, Aleia, as owner. Filed by Loaddepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$635,937 affecting property located at 176 Elm Ave., Mount Vernon. Filed Feb. 24.

Bruno Ellen, estate, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 131 Drake Ave., New Rochelle. Filed Feb. 26.

Carranza, Jaime, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$489,000 affecting property located at 530 Sixth Ave., Pelham. Filed Feb. 24.

Debride, Deborah, as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$111,000 affecting property located at 188 Oak St., Yonkers. Filed Feb. 25.

Faucher-King, Sybil, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$376,000 affecting property located at 147 W. Fourth St., Mount Vernon. Filed Feb. 24.

Fiorentino, John P., as owner. Filed by Cross County Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$246,000 affecting property located at 52 Campwoods Grounds, Ossining. Filed Feb. 24.

Fraiser, Carol, as owner. Filed by Onewest Bank Fsb. Action: Foreclosure of a mortgage in the principal amount of \$343,000 affecting property located at 4 Schultz Court, Peekskill. Filed Feb. 25.

GCM Capital LLC, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$306,000 affecting property located at 139 N. Eighth Ave., Mount Vernon. Filed Feb. 25.

Lvny Funding LLC, as owner. Filed by Arcpe 1 LI. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 212 Commonwealth Ave., Mount Vernon. Filed Feb. 25.

Magro, Jill M., as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$391,000 affecting property located at 131 Stonewall Court, Yorktown. Filed Feb. 21.

Nieves, Julian, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$224,000 affecting property located at 51 Cox Ave., Armonk. Filed Feb. 28.

Renzi, David M., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$164,000 affecting property located at 1 Montrose Station Road, Cortlandt. Filed Feb. 27.

Ruiz, Juan, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$337,000 affecting property located at 21 Summit St., Yonkers. Filed Feb. 27.

Syed, Sajjad, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$384,000 affecting property located at 24 Sunlight Hill Yonkers. Filed Feb. 28.

MECHANIC'S LIENS

BA Leasing BSC LLC, Greenburgh. \$2,923 in favor of S&J Sheet Metal Supply Inc., Bronx. Filed March 19.

Camarella Contracting Company Inc., Mamaroneck. \$3,793 in favor of Morano Landscape Garden Designs, Mamaroneck. Filed March 24.

GS White Plains Owner LLC, White Plains. \$836,884 in favor of Apogee Wausau Group Inc. Filed March 20.

GS White Plains Owners LLC, White Plains. \$2,046 in favor of Frog Insulation Manufacturers, Long Island. Filed March 20.

Iddir, Radia, Peekskill. \$3,660 in favor of Momentum Solar LLC, Plainview. Filed March 20.

International Business Machines Corp., Yorktown. \$2,695 in favor of JP Hogan Corning & Sawing Corp., Staten Island. Filed March 20.

Klatsky, Jason, Bedford. \$41,601 in favor of Aspen Construction & Remodeling, Milford. Filed March 24.

Maynooth Holdings LLC, Harrison. \$26,060 in favor of Bells Holdings LLC, Fairfield, Connecticut. Filed March 27.

Miroza Tower LLC, Yonkers. \$36,214 in favor of Leverage Builders Group Inc., Brooklyn. Filed March 26.

Payner, Amy, Pound Ridge. \$5,607 in favor of Hajoca Corp., Freeport. Filed March 27.

Peltz, Nelson, Mount Kisco. \$5,662 in favor of Hajoca Corp., Freeport. Filed March 27.

Popham Hall LLC, Scarsdale. \$11,960 in favor of Tri-State Elevator Company Inc, Pelham. Filed March 20.

St. Clair Owners LLC, Yonkers. \$24,500 in favor of New Roc Contracting Corp., Fort Lee. Filed March 20.

WP South Tower LLC, White Plains. \$34,633 in favor of Ferguson Enterprises LLC, Long Island. Filed March 26.

ZJT Fifth Ave LLC, New Rochelle. \$31,200 in favor of Drain & Plumbing Masters Inc., New Rochelle. Filed March 18.

NEW BUSINESSES

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

Partnerships

MI Landscaping, 265 W. Post Road, White Plains 10606. c/o Ilias Lopez and Samuel Martinez. Filed March 10.

Sole Proprietorships

H. Magana Landscaping, 77 Beaumont Circle 3, Yonkers 10710. c/o Hugo E. Magana. Filed March 6.

Happily Artistic, 4 Hampton Place, Cortlandt Manor 10567. c/o. Filed March 20.

Healthy Essentials, 137 Alexander St., Yonkers 10701. c/o Kimberly Johnson. Filed March 4.

Honest Journey Therapy & Wellness, 1200 Frost Lane, Peekskill 10566. c/o Andrea Smith. Filed March 5.

Inclusive Advisory Solutions Group, 100 Summit Lake Drive, Valhalla 10595. c/o Corrado Dell'aglio. Filed March 7.

JA Family Locksmith, 5 Regina Place, Yonkers 10703. c/o Joel Alfonso. Filed March 19.

Jo Ann Cohen Consulting, 18 Powder Horn Way, Tarrytown 10591. c/o Jo Ann Cohen. Filed March 18.

Karen Allen Artist, 122 Third St., Box 105, Verplanck 10596. c/o. Filed March 20.

Kookies Closet, P.O. Box 858, Mamaroneck 10543. c/o Mary Ames. Filed Feb. 28.

La-Hairi, 66 Main St., No. 807, Yonkers 10701. c/o Humu Bagigah. Filed March 3.

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

LDN & MRB Praise Enterprises, 2000 Half Moon Bay D, Croton-on-Hudson 10520. c/o Michelle Bowman. Filed March 4.

Lena Goncalves Design, 11 Old Army Road, Scarsdale 10583. c/o Jelena Goncalves. Filed March 19.

Liverpool Consulting, 231 Honey Hollow, Pound Ridge 10576. c/o Anthony Marcogliese. Filed Feb. 28.

Magic Bow Publications, 26 Sunset Road, Montrose 10548. c/o Karl Childs. Filed March 17.

Mariannes Workshop, 25 Grace Lane, Ossining 10562. c/o Marianne and Arnold Bieber. Filed March 10.

MDR Bookings, 318 Fisher Ave., White Plains 10606. c/o Maryann DeRose. Filed March 11.

Omanisons Resources, 81 Pondfield Road, Bronxville 10708. c/o. Filed March 20.

Pacheco Bookkeeping, 2 Louisiana Ave., No. 1H, Bronxville 10708. c/o Eduardo Pacheco. Filed March 12.

Pb24fr, 17 Pines Bridge Road, Bedford Corners 10549. c/o Thomas Farmer. Filed March 17.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: PC Builders Inc. Property: 71, 73 and 75 Forest Road, Palm Tree. Amount: \$10 million. Filed March 6.

Northeast Community Bank, as owner. Lender: Golden Towers Lot 4 and 5 LLC. Property: County Route 105, Palm Tree. Amount: \$19.9 million. Filed March 4.

Below \$1 million

BMO Bank NA, as owner. Lender: Thomas Ruth. Property: 239 Old Dutch Hollow Road, Warwick. Amount: \$712,000. Filed Feb. 27.

Kiavi Funding Inc., as owner. Lender: Tranquil View Properties LLC. Property: 926 Route 17M, Middletown. Amount: \$209,600. Filed March 12.

Kiavi Funding Inc., as owner. Lender: Sophie T LLC. Property: 42 Genung St., Middletown. Amount: \$228,000. Filed March 12.

Kiavi Funding Inc., as owner. Lender: Xtreme Construction & Properties LLC. Property: 201 White Bridge Road, Middletown. Amount: \$486,493. Filed March 18.

Miller, George R. and Mary L. Miller, as owner. Lender: James L. Rhein. Property: 707 Mount Hope Road, Middletown. Amount: \$180,000. Filed March 14.

Primelending, as owner. Lender: Michael Abbruzzese. Property: 172 Hasbrouck Road, Goshen. Amount: \$580,000. Filed March 4.

Primelending, as owner. Lender: Ekiz Ayfer and Goskun Nazmi. 3 Javelin Court, Goshen. Amount: \$885,600. Filed March 18.

RCN Capital LLC, as owner. Lender: 10 San Antonio LLC. Property: in Blooming Grove. Amount: \$30,900. Filed March 12.

Walden Savings Bank, as owner. Lender: Tyler Folino and Shannon Folino. Property: in Greenville. Amount: \$560,000. Filed March 12.

DEEDS

Above \$1 million

Bierman, Shlomie and Toby Lowy, Spring Valley. Seller: Ace Builders New York LLC, Spring Valley. Property: 14 N. Cole Ave., Spring Valley. Amount: \$1 million. Filed March 17.

Bronx West Rock Fund I LLC, Bronxville. Seller: Kent Route 59 Corp., Pompano Beach, Florida. Property: 196 210 E. Route 59, Nanuet. Amount: \$3 million. Filed March 19.

Ghermezian, James A J, Monsey. Seller: Central Group Investors LLC, Monsey. Property: 22 Wallenberg Circle, Monsey. Amount: \$2 million. Filed March 17.

Koenig, Yitzchok, Ramapo. Seller: 13 Anthony LLC, Spring Valley. Property: 13 Anthony Drive, Spring Valley. Amount: \$1 million. Filed March 28.

Rockwise LLC, Brooklyn. Seller: Dean Carson Tappan LLC, Tenafly, New Jersey. Property: 30 Rockland Park Ave. and 137 Oak Tree Road, Tappan. Amount: \$11 million. Filed March 17.

Scohen Brooklyn LLC, Airmont. Seller: Wayne Project LLC, Chester. Property: 156 and 158 160 Wayne Ave., Suffern. Amount: \$3 million. Filed March 24.

Spira, Tzvi, Spring Valley. Seller: 13 Anthony LLC, Spring Valley. Property: 13 Anthony Drive, Spring Valley. Amount: \$1 million. Filed March 24.

Below \$1 million

1 Westside Avenue LLC, Spring Valley. Seller: Marton Guttman, Brooklyn. Property: 1 Westside Ave., Spring Valley. Amount: \$300,000. Filed March 26.

10 Calvert LLC, Brooklyn. Seller: Hold Family Trust, Monsey. Property: 10 Calvert Drive, Monsey. Amount: \$599,000. Filed March 18.

15 East LLC, Spring Valley. Seller: Phyllis MacPherson, Spring Valley. Property: 15 East Lane, Wesley Hills. Amount: \$815,000. Filed March 17.

156 Willow Tree Road LLC, Newark, New Jersey. Seller: Javier H. Bernal, Mamaroneck. Property: 130 Willow Tree Road, Monsey. Amount: \$999,000. Filed March 21.

16 Gerke Inc., Monsey. Seller: Eileen M. Diffley, New City. Property: 16 Gerke Ave., New City. Amount: \$930,000. Filed March 25.

17 West Maple SM Schwartz LLC, Brooklyn. Seller: Wolfe, Alden H. Wolfe, referee, New City. Property: 17 W. Maple Ave., Suffern. Amount: \$445,000. Filed March 27.

34 Greenridge LLC, Spring Valley. Seller: Akiva Breuer, Spring Valley. Property: 34 Greenridge Way, Spring Valley. Amount: \$815,000. Filed March 19.

4 Burrows Connecticut LLC, Spring Valley. Seller: 4 Burrows LLC, Chestnut Ridge. Property: 4 Burrows Court, New City. Amount: \$975,000. Filed March 19.

5 Aspen Court New York LLC, Pomona. Seller: Cindy Wiener, et al, Pomona. Property: 5 Aspen Court, Pomona. Amount: \$525,000. Filed March 20.

6 Crown Capital LLC, Suffern. Seller: 4 Crown LLC, Spring Valley. Property: 6 Crown Road, Monsey. Amount: \$990,000. Filed March 27.

6 S. Van Dyke LLC, Monsey. Seller: Mark J. and Jodi Rooney, Airmont. Property: 6 S. Van Dyke Ave., Airmont. Amount: \$900,000. Filed March 24.

84 Halley LLC, Pomona. Seller: Samuel and Marcia Shechter Living Trust, New City. Property: 136 Call Hollow Road, Pomona. Amount: \$15,000. Filed March 27.

89 91 Route 59 LLC, Monsey. Seller: Stephen and Ali Reichmann, Suffern. Property: 603 Route 306, Suffern. Amount: \$975,000. Filed March 19.

Braun, Moshe and Rivka Braun, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5221 Corner St., Spring Valley. Amount: \$799,000. Filed March 17.

Breuer, Aaron and Frady Breuer, Spring Valley. Seller: Pennington Lots LLC, Nanuet. Property: 19 Argo Lane, New Hempstead. Amount: \$850,000. Filed March 28.

Engelberg, Aron J., Brooklyn. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$739,000. Filed March 26.

Held, Yitzchok and Sarah Held, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Monsey. Amount: \$729,000. Filed March 19.

Khal and Yeshiva Oholei Shmuel, Brooklyn. Seller: Lanzut Estates LLC, Monroe. Property: 6 Lanzut Court, Monsey. Amount: \$500,000. Filed March 27.

Laufer, Berel and Malky Deutsch, Spring Valley. Seller: Neil Associates LLC, Monsey. Property: 8 Neil Road, Spring Valley. Amount: \$899,000. Filed March 27.

Miller, Abraham and Rivka Weller, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$729,000. Filed March 25.

Pollak, Mayer, Spring Valley. Seller: Royal Green Gardens LLC, Brooklyn. Property: 236 Old Nyack Turnpike, Spring Valley. Amount: \$990,000. Filed March 20.

Porgesz, David and Esther Porgesz, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5121 Corner St., Spring Valley. Amount: \$5749,000. Filed March 27.

Rodriguez, Michelle, Newburgh. Seller: Exurban Management Company LLC, Ramsey, New Jersey. Property: 290 High Ave., Nyack. Amount: \$5238,000. Filed March 20.

Scibelli, Erika and Mahindra Singh, New York. Seller: Gitsit Real Property BBPLC1 LLC, Orange, California. Property: 35 Amory Ave., Pearl River. Amount: \$5495,000. Filed March 26.

Sherman Drive Development LLC, Spring Valley. Seller: 8 and 12 Sherman Drive LLC, Brooklyn. Property: 12 Sherman Drive, Spring Valley. Amount: \$5650,000. Filed March 18.

TYH Three LLC, Monsey. Seller: Ngalli Marsala, Morlin, et al, Spring Valley. Property: 3 Zeissner Lane, Spring Valley. Amount: \$5999,000. Filed March 26.

VCS Inc., New City. Seller: 7 Stokum Lane LLC, New City. Property: 7 Stokum Lane, New City. Amount: \$5800,000. Filed March 17.

JUDGMENTS

Acosta, Joshua W., Newburgh. \$12,366 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 4.

Arroyo, Rodea Armando, Port Jervis. \$3,690 in favor of Discover Bank, Columbus, Ohio. Filed March 6.

Barry, Thomas, Port Jervis. \$12,117 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Becerril, Vicencio, Monroe. \$3,130 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Braken, Martin, Warwick. \$32,218 in favor of American Express National Bank, Sandy, Utah. Filed March 5.

C&H Capital LLC, Monroe. \$369,316 in favor of CJI Trading LLC, West Nyack. Filed March 4.

Cohn, Elye Y., Monroe. \$12,251 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed March 5.

Cruz, Hector, Port Jervis. \$2,717 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 3.

Cyber Defense Elite Enforcement Inc., et al, Baltimore, Maryland. \$46,262 in favor of Simply Funding LLC, Chester. Filed March 5.

Delgatto, Christopher, Unionville. \$4,278 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 6.

Deutsch, Zalman, Monroe. \$2,429 in favor of Discover Bank, Columbus, Ohio. Filed March 3.

Duncan, Ralph A., Newburgh. \$7,555 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed March 3.

Exquisite Tile & Design Corp, et al, Hartsdale. \$85,668 in favor of Kapitus Servicing Inc., New York. Filed March 3.

Feldman, Yoel, Monroe. \$44,885 in favor of American Express National Bank, Sandy, Utah. Filed March 4.

Gregoire, Emmanise, Middletown. \$2,402 in favor of Waters Edge at Silver Lake Inc., Red Hook. Filed March 5.

Grimaldi, Alicia, Middletown. \$2,936 in favor of Synchrony Bank, Draper, Utah. Filed March 6.

Harris, Anthony, Washingtonville. \$3,758 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Her Aura LLC, et al, Middletown. \$9,812 in favor of Simply Funding LLC, Chester. Filed March 6.

Hernandez, Nabor, Warwick. \$8,506 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Johnson, Terrell L. Jr., Newburgh. \$1,273 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 6.

Kamel, Mohamed, Chester. \$20,962 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Kaufman, David, Monroe. \$28,016 in favor of American Express National Bank, Sandy, Utah. Filed March 3.

Kliti, Choukri J., Middletown. \$3,648 in favor of Capital One Bank, Glen Allen, Virginia. Filed March 5.

Lauderdale, Lamont J, Middletown. \$3,546 in favor of Midland Credit Management Inc., San Diego, California. Filed March 4.

Llewellyn, Carlton, Highland Mills. \$6,436 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 5.

Lynch, Daniel E., Highland Mills. \$3,683 in favor of Midland Credit Management Inc., San Diego, California. Filed March 4.

Mazanec, Maureen J., Maybrook. \$6,433 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 5.

Mertz, Yoel, Monroe. \$6,019 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 5.

Mitts, Timothy Jon, Monroe. \$990,277 in favor of TD Bank, Brooklyn Park, Minnesota. Filed March 5.

Modak Korean Chicken Inc., et al, San Jose, California. \$22,530 in favor of Simply Funding LLC, Chester. Filed March 5.

Montgomery, Anthony, Washingtonville. \$8,862 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Moore, Chinelle J., Highland Falls. \$6,485 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 5.

Narvaez, Suzan Garcia, Middletown. \$2,863 in favor of Discover Bank, Columbus, Ohio. Filed March 6.

Noble Pies LLC, et al, Warwick. \$50,353 in favor of Ascendus Inc., New York. Filed March 3.

Oak Hill Plumbing Inc., et al, Buda, Texas. \$31,684 in favor of Simply Funding LLC, Chester. Filed March 5.

Ortega, Olga Adan, Newburgh. \$2,325 in favor of Slomins Inc., Hicksville. Filed March 6.

Pena, Dalimar, Chester. \$3,629 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 5.

Peralta, Edward Parra, Port Jervis. \$4,686 in favor of Synchrony Bank, Draper, Utah. Filed March 6.

Racks N More Inc., Monroe. \$4,092 in favor of Forklift Headquarters LLC, North Brunswick, New Jersey. Filed March 6.

Roldan, Rosalba, Monroe. \$2,025 in favor of Midland Credit Management Inc., San Diego, California. Filed March 6.

Santos, Elena, Newburgh. \$1,678 in favor of Midland Funding LLC, San Diego, California. Filed March 5.

Siegel, Carly, Newburgh. \$1,465 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 5.

Smith, Brian Jr., Newburgh. \$2,782 in favor of Discover Bank, Columbus, Ohio. Filed March 6.

Solozano, Yuddy, New Windsor. \$8,019 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 4.

Trading Depot Inc., Brooklyn. \$124,790 in favor of M&T Bank, Buffalo. Filed March 5.

Turnage, Clarence, Washingtonville. \$5,930 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Vangas, Alfredo Jr., Cornwall-on-Hudson. \$5,499 in favor of Midland Credit Management Inc., San Diego, California. Filed March 5.

Vaval, Marious, Middletown. \$2,840 in favor of Midland Credit Management Inc., San Diego, California. Filed March 4.

Watson, Takia, Newburgh. \$4,173 in favor of Capital One, McLean, Virginia. Filed March 5.

Wilson, Karima, Middletown. \$7,364 in favor of Discover Bank, Columbus, Ohio. Filed March 6.

MECHANIC'S LIENS

Cornerstone Family Healthcare, as owner. \$74,000 in favor of Pedros Construction & Drywall Inc. Property: 100 Broadway, Newburgh. Filed March 14.

Excelsior Developers LLC, as owner. \$216,000 in favor of Men of Steel Enterprises LLC. Property: 97 Acres Road, Palm Tree. Filed March 13.

Fernandes, Michael, as owner. \$24,000 in favor of Marquez Rulan. Property: 18 Susan Court, Tuxedo. Filed March 20.

Freund Capital LLC, as owner. \$192,128 in favor of Filipe Paving LLC. Property: 1 Police Drive, Goshen. Filed March 20.

Hedgerow Properties LLC, as owner. \$4,899 in favor of Vinylite Windows & Doors Inc. Property: 20 California Ave., Middletown. Filed March 12.

MacMahon, Kristen and Robert Kosich, as owner. \$976 in favor of Cranesville Block Company Inc. Property: 20 Bridle Lane, Chester. Filed March 19.

Monroe Holdings I LLC, as owner. \$432,357 in favor of Pro Sitework Inc. Property: in Blooming Grove. Filed March 20.

Moores Hill Holdings LLC, as owner. \$142,760 in favor of Verdi Construction Company LLC. Property: in New Windsor. Filed March 10.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$145,000 in favor of Men of Steel Enterprises LLC. Property: 5-9 Israel Zupnick Drive, Palm Tree. Filed March 13.

Vantage Construction Inc., as owner. \$2,800 in favor of Robert McMahon. Property: 73 Kings Hill Road, Newburgh. Filed March 11.

NEW BUSINESSES

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

Sole Proprietorships

All Things Astrology, 57 Route 209, Port Jervis 12771. c/o Ilisha N. Brooks. Filed March 7.

Austins Home Improvements, 10 Hilltop Ave., Newburgh 12550. c/o David Lechner. Filed March 6.

Brittanys Bodyworks, 105 Ward St., Suite 10, Montgomery 12549. c/o Brittany Jeanee Grant. Filed March 5.

Diggin Deep Excavation, 105 Indian Trail, Maybrook 12543. c/o John Bernard Mazza. Filed March 7.

Glass Life Custom Shower Doors, 75 Montgomery St., Apt. 2f, Middletown 10940. c/o Aparicio Francisco I. Benavides. Filed March 3.

Rios Party Enterprise, 1557 Route 9w, Marlboro 12542. c/o Angelica Marie Berrios. Filed March 5.

Robust Seal Coating, 99 North St., Middletown 10940. c/o Coyt Salvador Sanchez. Filed March 3.

SFM Cleaning, 4 Sandberg Court, Middletown 10941. c/o Sophia Francesca Muniz. Filed March 4.

Shield of Faith Pest Management, 647 International Blvd., Rock Tavern 12575. c/o James Ellsworth Milhomme. Filed March 6.

V. Ashton Coaching, 205 1/2 West Main St., Middletown 10940. c/o Ashton Victoria Marguerite. Filed March 6.

BUILDING PERMITS

Commercial

360 Connecticut Avenue LLC, Norwalk, contractor for 360 Connecticut Avenue LLC. Perform replacement alterations at 360 Connecticut Ave., Norwalk. Estimated cost: \$313,000. Filed Feb. 7.

Elwart Construction LLC, Norwalk, contractor for Jane Birnbaum. Install generator for single-family residence at 3 Alewives Road, Norwalk. Estimated cost: \$14,000. Filed Feb. 5.

Kingsbrook Development Corp., Norwalk, contractor for Norwalk Realty Associates LLC. Perform replacement alterations at 148 East Ave., No. 1H, Norwalk. Estimated cost: \$41,700. Filed Feb. 4.

MR MUS Construction LLC, Norwalk, contractor for MR MUS Construction LLC. Trim siding repairs and window replacements at Main 'Jnit, Norwalk. Estimated cost: \$36,000. Filed Feb. 4.

MRC Borrower LLC, Norwalk, contractor for MRC Borrower LLC. Perform replacement alterations at 20 Glover Ave., Norwalk. Estimated cost: \$25,000. Filed Feb. 7.

Post Road II LLC, Stamford, contractor for Post Road II LLC. Install a nonilluminated sign on the building entrance at 789 E. Main St., Stamford. Estimated cost: \$1,000. Filed Feb. 5.

Rubford LLC and Stamford LLC, Stamford, contractor for Rubford LLC. Remove interior nonbearing walls, floor finishes, ceiling tiles and grid, and remove interior mechanical, plumbing and electrical equipment at 74 Broad St., Stamford. Estimated cost: \$35,000. Filed Feb. 11.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Spus8 750 Washington Boulevard LP. Construct EV charging station at level B and install two EV charging stations at B1 level garage, 750 Washington Blvd., Stamford. Estimated cost: \$23,000. Filed Feb. 12.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Signature Construction Group of Connecticut Inc. Create conference room and split open area to create one office at 2200 Atlantic St., Stamford. Estimated cost: \$125,000. Filed Feb. 20.

Stamford Museum & Nature Center, Stamford, contractor for Signature Construction Group of Connecticut Inc. Install temporary tent for seasonal use at 39 Scofieldtown Road, Stamford. Estimated cost: \$6,013. Filed Feb. 19.

UB High Ridge Spe LLC, Stamford, contractor for UP High Ridge Spe LLC. Perform replacement alterations at 1101 High Ridge Road, Stamford. Estimated cost: \$1,000,000. Filed Feb. 4.

UB High Ridge Spe LLC, Stamford, contractor for UB High Ridge Spe LLC. Perform replacement alterations at 1101 High Ridge Road, Stamford. Estimated cost: \$186,000. Filed Feb. 25.

Residential

Bair, Michael, Norwalk, contractor for Michael Bair. Install fixtures in attic bathroom, remove wall to expand art space and create bedroom at 18 Crest Road, Norwalk. Estimated cost: \$5,000. Filed Feb. 4.

CCO Ventures IV LLC, Norwalk, contractor for Angela Gontijo. Renovate full bathroom in Unit 3 at 9 Hamilton Ave., Norwalk. Estimated cost: \$10,000. Filed Feb. 3.

CCO Ventures IV LLC, Norwalk, contractor for 9 Hamilton Avenue Norwalk LLC. Amend 1/2 half bathroom in Unit 2 at 9 Hamilton Ave., Norwalk. Estimated cost: \$7,000. Filed Feb. 3.

Extreme Maintenance LLC, Norwalk, contractor for Michael McCann and Madeline Cimino. Install fireplace insert at 33 Bettswood Road, Norwalk. Estimated cost: \$2,600. Filed Feb. 3.

Velasquez, Neil Jr., Norwalk, contractor for Frederick J. Knapp Jr. Strip existing siding from home and install Hardie weather backer to entire home at 1 Newtown Court, Norwalk. Estimated cost: \$56,500. Filed Feb. 3.

Rhino Back Roofing LLC, Norwalk, contractor for Joseph R. Gosch and Nancy Dahany. Remove roof and reroof 29 Buckingham Place, Norwalk. Estimated cost: \$25,998. Filed Feb. 3.

Sky Guard Company LLC, Danbury, contractor for St. Louis Josette. Remove roof and reroof 32 Glen Ave., Stamford. Estimated cost: \$6,300. Filed Feb. 21.

Skyline Solar LLC, Hamilton, New Jersey, contractor for Bridget Igbinosun. Install a safe and code-compliant grid-tied solar system on an existing residential roof at 34 Tremont Ave., Stamford. Estimated cost: \$46,000. Filed Feb. 13.

Soriano's Home Improvement Inc., Bridgeport, contractor for Dorothy Phillips. Fix front-entrance door damaged by fire and clean-up smoke damage on the entire first floor and replace basement sheetrock ceiling and five walls due to water damage at 43 Settlers Trail, Stamford. Estimated cost: \$130,000. Filed Feb. 6.

SPB Builders LLC, Stamford, contractor for Richard Ostuw. Complete existing unfinished basement space to include TV and recreational room, bedroom, full bathroom, and unfinished room for ejector pump at 32 Hunting Ridge Road, Stamford. Estimated cost: \$55,400. Filed Feb. 19.

Springdale Developers LLC, Stamford, contractor for Steve Gaal. Renovate four existing bathrooms, demolish primary bath closet for addition of one freestanding tub in place of existing standing shower. All walls to be demolished are nonload bearing at 29 W. Bank Lane, Stamford. Estimated cost: \$65,000. Filed Feb. 27.

Sully and Sully LLC, Norwalk, contractor for Joanne Smith. Construct a superstructure for addition and renovation to existing single-family residence at 281 East Ave., Norwalk. Estimated cost: \$420,000. Filed Feb. 3.

Sunrun Installation Services Inc., San Francisco, California, contractor for Mahmood and Fatima Tahir. Install roof-mounted solar panels at 234 Fifth St., Stamford. Estimated cost: \$50,771. Filed Feb. 7.

Sunrun Installation Services Inc., San Francisco, California, contractor for Don and Ann Marie Vergara. Install roof-mounted solar panels at 131 Slice Drive, Stamford. Estimated cost: \$88,958. Filed Feb. 3.

Tesla Energy Operations Inc., Fremont, California, contractor for Michael Goldberg. Install energy storage systems at 152 Wildwood Road, Stamford. Estimated cost: \$22,672. Filed Feb. 7.

Tesla Energy Operations Inc., Fremont, California, contractor for Sunny Bhatia and Sharma Vishali. Install roof-mounted solar panels. Energy storage systems at 911 Newfield Ave., Stamford. Estimated cost: \$74,000. Filed Feb. 5.

Tesla Energy Operations Inc., Fremont, California, contractor for Slawomir Drabczynski. Install roof-mounted solar panels at 8 Hedge Brook Lane, Stamford. Estimated cost: \$89,705. Filed Feb. 14.

To Be Determined, Stamford, contractor for Brett D. Farson and Anne Farson. Add second floor with three bedrooms, two bathrooms, playroom, laundry room, office. Renovate first floor at 501 Roxbury Road, Stamford. Estimated cost: \$460,000. Filed Feb. 25.

Wozniak, Tomasz, Stamford, contractor for Tomasz Wosniak. Replace asphalt shingles on the roof at 48 Heather Drive, Stamford. Estimated cost: \$10,000. Filed Feb. 21.

Trinity Solar LLC, Cheshire, contractor for Kenneth P. Sr. and Claudia Smith. Install roof-mounted solar panels at 39 Willard Terrace, Stamford. Estimated cost: \$43,000. Filed Feb. 5.

Trinity Solar LLC, Cheshire, contractor for Victoria P. Gitlitz. Install roof-mounted solar panels at 136 Houston Terrace, Stamford. Estimated cost: \$15,000. Filed Feb. 6.

Trinity Solar LLC, Cheshire, contractor for Michael Pollack and Risa Sotsky Pollack. Install roof-mounted solar panels at 134 Akbar Road, Stamford. Estimated cost: \$32,000. Filed Feb. 4.

Trinity Solar LLC, Cheshire, contractor for Steven Bluth and Jocelyn Bluth. Install roof-mounted solar panels at 47 Ledge Brook Road, Stamford. Estimated cost: \$43,000. Filed Feb. 20.

Trinity Solar LLC, Cheshire, contractor for Stewart J. Witt and Lisa A. Franchina-Witt. Install roof-mounted solar panels at 69 Amherst Place, Stamford. Estimated cost: \$65,000. Filed Feb. 24.

Trinity Solar LLC, Cheshire, contractor for Ana Orellana and Claudio Orellana. Install roof-mounted solar panels at 44 Carroll St., Stamford. Estimated cost: \$22,000. Filed Feb. 26.

Trinity Solar LLC, Cheshire, contractor for Mark C. Ovsag and Robin L. Chenot. Install roof-mounted solar panels at 111 Snow Crystal Lane, Stamford. Estimated cost: \$42,000. Filed Feb. 25.

Trinity Solar LLC, Cheshire, contractor for James C. Charling. Install roof-mounted solar panels at 91 Halpin Ave., Stamford. Estimated cost: \$24,000. Filed Feb. 24.

Trinity Solar LLC, Cheshire, contractor for Samuel Hernandez. Install roof-mounted solar panels at 43 Houston Terrace, Stamford. Estimated cost: \$31,000. Filed Feb. 5.

Unlimited Services LLC, Stamford, contractor for Sumit Gosalia and Sneha Gosalia. Finish basement at 1041 Stillwater Road, Stamford. Estimated cost: \$70,000. Filed Feb. 26.

Usedo, Ana, Stamford, contractor for Ana Usedo. Remove existing roofing down to sheathing and install new asphalt roof at 24 Jessup St., Stamford. Estimated cost: \$8,000. Filed Feb. 1.

Valenton, Angela and Aries Valenton, Norwalk, contractor for Angela and Aries Valenton. Construct ramp for single-family residence at 5 Blackberry Lane, Norwalk. Estimated cost: \$5,000. Filed Feb. 4.

Venture Home Solar LLC, Southington, contractor for Tungaturthy Prasad. Install roof-mounted solar panels at 5 E. Ridge Road, Stamford. Estimated cost: \$68,981. Filed Feb. 28.

Venture Home Solar LLC, Southington, contractor for Natalie Lloyd-Coard. Install roof-mounted solar panels at 21 Congress St., Stamford. Estimated cost: \$43,699. Filed Feb. 4.

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

COURT CASES

Bridgeport Superior Court 1794 Barnum Avenue LLC, et al

Bridgeport. Filed by Desmond Cordovez, Bridgeport. Plaintiff's attorney: Jonathan Eamon Spodnick, Trumbull. Action: the plaintiff exited the premises controlled by the defendant onto the sidewalk when he was allegedly caused to fall and suffer injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6143494-S. Filed Feb. 22.

Federal Express Corp.,

Manchester. Filed by Shadeed Heath, New Haven. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6143717-S. Filed Feb. 27.

Karbownicek, Anna,

Stratford. Filed by Daryl Thomas, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6143232-S. Filed Feb. 14.

Lowenthal, Marguerite Boyle, et al, Darien. Filed

by Stephen Perry, Stamford. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6143556-S. Filed Feb. 25.

Women's Health

Connecticut Inc. et al, Tampa, Florida. Filed by Brianna Marmol, Bridgeport. Plaintiff's attorney: Daniel Thomas Angelone, Trumbull. Action: the plaintiff was a patient of the defendant. The defendants allegedly accessed plaintiff's highly sensitive confidential medical information without plaintiff's permission, consent or authorization. Defendants had no legitimate reason or basis for accessing plaintiff's medical records. Upon information and belief, the defendants improperly and without authorization, disseminated the contents of plaintiff's medical records, which were obtained from defendants' medical records database to the public via social media. 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-25-6143337-S. Filed Feb. 19.

Danbury Superior Court

Echavarria, Adriano, New

Fairfield. Filed by Carrington Mortgage Services, LLC, Anaheim, California. Plaintiff's attorney: McCalla Raymer Leibert Pierce LLC, Hartford. Action: The plaintiff is the owner of the note and the mortgage of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises and more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053278-S. Filed Feb. 3.

Mancini, Antonio, et al, Watertown. Filed by Chelsea Martin, New Milford. Plaintiff's attorney: McCarthy & Taylor Llp, New Milford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053492-S. Filed Dec. 13.

Vera, Walter, et al, Wingdale.

Filed by Robert Burke, Bethel. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053133-S. Filed Jan. 21.

Wilson, Glenn Michael,

Gaylordsville. Filed by Barbara Ann Voutas, Brookfield. Plaintiff's attorney: Mulvey & Korotash, Danbury. 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. DBD-CV-25-6053438-S. Filed Feb. 18.

Stamford Superior Court

Dancy, William, et al, Stamford. Filed by Anita Hassantalebi, Stamford. Plaintiff's attorney: Hirsch Andrade LLP, Bridgeport.

Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072332-S. Filed March 17.

McDonald, Kayla, et al, Danbury. Filed by Julie A. Rybka, Stamford. Plaintiff's attorney: Benjamin Gold & Troyb P.c., Stamford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072095-S. Filed March 6.

DEEDS

Commercial

332 Szost Drive LLC,

Fairfield. Seller: Fairfield Realty Investments LLC, Bridgeport. Property: 332 Szost Drive, Fairfield. Amount: \$1. Filed March 10.

Avenue 3L LLC, Stamford.

Seller: Lavinia F. Scordo and Angela Sclafani, Stamford. Property: 213 W. Broad St., Stamford. Amount: \$560,000. Filed March 5.

Bogucki, Daniel and Maria

Bogucki, Stamford. Seller: Barbot Restoration LLC, Stamford. Property: 69 Bouton Street West, Stamford. Amount: \$815,000. Filed March 5.

Dengl, Georgina P. and

Robert J. Hollis, Darien. Seller: 18 Scott Road LLC, Port Chester, New York. Property: 18 Scott Road, Greenwich. Amount: \$1. Filed March 11.

Larsen, Nicholas and Silvia

Larsen, Fairfield. Seller: Wilmington Savings Fund Society, Dallas, Texas. Property: 139 High Meadow Road, Fairfield. Amount: \$1,375,000. Filed March 11.

Li, Boti, Fairfield. Seller:

The LRL Investment Group LLC, Northvale, New Jersey. Property: 127 Greyrock Place, Unit 1613, Stamford. Amount: \$385,000. Filed March 4.

North Star Real Estate

Development, No. 2 LLC, Norwalk. Seller: Linda G. Parisi, Old Greenwich. Property: 137 Sound Beach Ave., Old Greenwich. Amount: \$1,900,000. Filed March 11.

Perlman, Gwen, New York, New York. Seller: Midwest Food Bank NFP Inc., Manchester. Property: 177 Briar Brae Road, Stamford. Amount: \$900,000. Filed March 4.

The Nevin Berkmen

Tanrikulu Revocable Trust, Fairfield. Seller: Nevin Berkmen-Tanrikulu, Fairfield. Property: 33 Aspetuck Falls, Fairfield. Amount: SN/A. Filed March 12.

Wampfler, Jake and

Heather Johnson, Westport. Seller: RTB Fairfield LLC, Trumbull. Property: 181 Longdean Road, Fairfield. Amount: \$1,200,000. Filed March 14.

Residential

Agostino, Dominick R.,

Stamford. Seller: Dominick R. Agostino, Stamford. Property: 54 Malibu Road, Stamford. Amount: \$1. Filed March 6.

Ahmed, Hussain, Stamford.

Seller: Mark J. Otis, Stamford. Property: 230 Culloden Road, Stamford. Amount: \$900,000. Filed March 3.

Araujo, Ronald and Narcisca

Araujo, Stamford. Seller: Jorge A. Calle and Edward Calle, Pompano Beach, Florida. Property: 100 Maple Tree Ave., Unit 11, Stamford. Amount: \$475,000. Filed March 7.

Bednarczyk, Sophie,

Fairfield. Seller: Laura Beth Morency, Fairfield. Property: 3915 Park Ave., Unit 58, Fairfield. Amount: \$480,000. Filed March 13.

Belasco, Peter and Lana

Ervin-Belasco, Stamford. Seller: Peter Belasco and Lana E. Belasco, Stamford. Property: 115 Wildwood Road, Stamford. Amount: \$10. Filed March 7.

Bivona, Angelo, Stamford.

Seller: Louis J. Furnary, Stamford. Property: 80 Horton St., Stamford. Amount: \$425,000. Filed March 5.

Bowling, Craig and Theresa

Bowling, New Canaan. Seller: Daniele Pozzi and Barbara Pozzi, Stamford. Property: 37 Old Well Road, Stamford. Amount: \$2,000,000. Filed March 5.

Burke, Marcus and **Kathleen Burke,** Stamford. Seller: Julie-Ann Motta, Stamford. Property: 23 Eljays Lane, Stamford. Amount: \$1,089,000. Filed March 3.

Byrum, Carson and Cullen

Byrum, Fairfield. Seller: Mark Daniel Persson and Michelle Lynn Persson, Fairfield. Property: 335 Suburban Ave., Fairfield. Amount: \$625,000. Filed March 14.

Champion, Alexandra

Besing and Glenn Champion, Riverside. Seller: Andrew J.H. Yoon and XinZhu Claire Wang, Greenwich. Property: 242 Riverside Ave., Riverside. Amount: \$10. Filed March 14.

Cherian Kizhakekara,

Mani and Mini Cherian Kizhakekara, Leawood, Kansas. Seller: Dwayne Markham and Victoria Markham, Stamford. Property: 113 Redmont Road, Stamford. Amount: \$1,100,000. Filed March 4.

DiCamillo, Noelle and

Calvin Peterson, New York, New York. Seller: Kirsten Costa, Stamford. Property: 137 Knox Road, Stamford. Amount: \$700,000. Filed March 3.

Ebrahim, Ahmed, Fairfield.

Seller: Ahmed Ebrahim, Norwalk. Property: 14 Berrylane Court, Fairfield. Amount: \$0. Filed March 14.

Ebrahim, Ahmed, Fairfield.

Seller: Ahmed Ebrahim, Norwalk. Property: 38 Campfield Drive, Fairfield. Amount: \$0. Filed March 14.

Ebrahim, Ahmed, Fairfield.

Seller: Ahmed Ebrahim, Norwalk. Property: 61 Benton St., Fairfield. Amount: \$0. Filed March 14.

Ebrahim, Ahmed, Fairfield.

Seller: Ahmed Ebrahim, Norwalk. Property: 2030 Kings Highway, Fairfield. Amount: \$0. Filed March 14.

Ebrahim, Ahmed, Fairfield. Seller: Ahmed Ebrahim, Norwalk. Property: 18 Old Stratfield Road, Fairfield. Amount: SN/A. Filed March 14.

Feinberg, Barbara and

James D. Ranton, Stamford. Seller: Barbara R. Miller, Stamford. Property: 86 Chestnut Hill Lane, Stamford. Amount: \$1,160,000. Filed March 4.

Fels, Alison R. and Patrick

Fels, Riverside. Seller: Patrick J. Fels, Riverside. Property: 22 Leeward Lane, Riverside. Amount: \$10. Filed March 14.

Fisher Jr., Andrew Scott

and **Heather Lee VanCura,** Stamford. Seller: Aldona Suchocki and Krzysztof Suchocki, Stamford. Property: 9 Wishing Well Lane, Stamford. Amount: \$902,000. Filed March 6.

Gram, Michael Ivar and

Janice Eng, Fairfield. Seller: Aldo P. Reggiani and Julika Englert, Fairfield. Property: Lot 5, Map 1327. Burroughs Road, Fairfield. Amount: \$885,000. Filed March 14.

Grcic, Elvira E. and Natalie

Radoslovich-Misita, Stamford. Seller: Lois B. Kagan-Burwell, Stamford. Property: 160 Glenbrook Road, Unit 6-D, Stamford. Amount: \$435,000. Filed March 3.

Harrison, Gregory and

Kayla Harrison, Newtown. Seller: Connor Garrity and Sophie Neumann, Stamford. Property: 180 Glenbrook Road, Unit 39, Stamford. Amount: \$379,200. Filed March 6.

Harvey, Lori A., Fairfield.

Seller: Lori Harvey, Fairfield. Property: 23 Larbert Road, Fairfield. Amount: SN/A. Filed March 13.

Heath, David, New York,

New York. Seller: Nicholas Granitto, Greenwich. Property: 34 Cliffdale Road, Greenwich. Amount: \$9,360,000. Filed March 14.

Jenkins, Coline, Greenwich.

Seller: Coline Jenkins, Greenwich. Property: Lennox Drive, Greenwich. Amount: \$0. Filed March 10.

McDermott, Maxwell and **Alyssa Vesco McDermott**, Stamford. Seller: Benjamin Barragan and Margaret Barragan, Stamford. Property: 44 Settlers Trail, Stamford. Amount: \$875,000. Filed March 6.

Miller, Davis, Stamford. Seller: Arun Murugan and Manjula Kandaswamy, Cincinnati, Ohio. Property: 19 Lindale St., Unit E, Stamford. Amount: \$435,000. Filed March 3.

Nabi, Mukter A. and **Mozaher M. Salim**, Stamford. Seller: Annette Rizzi, Stamford. Property: 25 Hanrahan St., Stamford. Amount: \$615,000. Filed March 6.

O'Brien, Elizabeth and **Christopher O'Brien**, Stamford. Seller: Thomas F. Cingari and Suzanne M. Cingari, Stamford. Property: 197 Stamford Ave., Stamford. Amount: \$1,665,000. Filed March 6.

Paredes, Ronald A., Stamford. Seller: Robson Iqueira Franca, Stamford. Property: 22 Courtland Ave., Unit 3, Stamford. Amount: \$163,000. Filed March 3.

Salvatore, Jeffrey, Stamford. Seller: Angela Watters, Stamford. Property: 168 Belltown Road, Unit 35, Stamford. Amount: \$415,000. Filed March 3.

Schuss, Lauren and **Jordan Schuss**, Stamford. Seller: Vanderson DiGesu and Claudia DiGesu, Stamford. Property: 30 Woolsey Road, Stamford. Amount: \$1,875,000. Filed March 4.

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

Sterne, Jonathan and **Eliza Sterne**, Old Greenwich. Seller: Matthew A. Ketainek and Lisa M. Briones, Cos Cob. Property: 6 Cos Cob Ave., Cos Cob. Amount: \$1,459,000. Filed March 14.

Yanazzo, Christine and **Erik Jones**, New York, New York. Seller: Rose Anne Sorbara, Greenwich. Property: 10 Rex St., Greenwich. Amount: \$963,000. Filed March 10.

LIS PENDENS

Debek, Todd J. A., Fairfield. Filed by Aldrich & Aldrich, Westport, for Cynthia Debek. Property: 461 Sky Top Drive, Fairfield. Action: foreclose defendant's mortgage. Filed March 14.

Doran, Claudia Omeluk, et al, Stamford. Filed by Andrew M. La Bella, Stamford, for Complete Dismantling Services LLC. Property: 37 Manhattan St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 12.

Foote, James A., Greenwich. Filed by Geraghty & Bonnano LLC, New London, for Nationwide Equities Corp. Property: 22 Tomac Ave., Old Greenwich. Action: foreclose defendant's mortgage. Filed March 18.

Little Zion Church of God in Christ, Incorporated, Stamford. Filed by Andrew M. La Bella, Stamford, for Complete Dismantling Services LLC. Property: 73 Manhattan St., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 12.

Lombardo, Anthony E., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Freedom Mortgage Corp. Property: 5 Hundley Court, Unit 1A, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 18.

Mustafa, Nahin, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 63 Houston St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 11.

Petersen, Stanley M., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Freedom Mortgage Corp. Property: 58 Terrace Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 18.

Villeda, Elmer, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Carrington Mortgage Services LLC. Property: 58 Revonah Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 13.

Wholey, Robert, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank Trust Company Americas. Property: 633 Black Rock Turnpike, Fairfield. Action: foreclose defendants' mortgage. Filed March 13.

Zoe Zoe Group Inc. and **Jim Hans**, Stamford. Filed by Neubert, Pepe & Monteith PC, Hartford, for Brookhill Holdings Series B LLC. Property: 210 Fifth St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 11.

MORTGAGES

Abrahamian, Leona and **Harmik Abrahamian**, Glendale, California, by Stephen Wood. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: Summer Street, 120-2B, Stamford. Amount: \$189,000. Filed Feb. 11.

Almanzar, Kelly, Stamford, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 44 Sleepy Hollow Lane, Stamford. Amount: \$140,000. Filed Feb. 10.

Bellavia, Mario, Stamford, by Magda Szypulski. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 79 Cascade Court, Stamford. Amount: \$225,000. Filed Feb. 12.

Ben Brown Development Inc., Brooklyn, New York, by Ariel Rabanipour. Lender: Mortgage Electronic Registration Systems Inc., P.O. Box 2026, Flint, Michigan. Property: 343 Riversville Road, Greenwich. Amount: \$853,500. Filed Feb. 4.

Bentley, Mark Frederick and **Virginia A. Bentley**, Fairfield, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 892 Stratfield Road, Fairfield. Amount: \$200,000. Filed Feb. 14.

Bisogno, Vicky U. and **Stephen G. Bisogno**, Old Greenwich, by N/A. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 59 Lancer Road, Riverside. Amount: \$750,000. Filed Feb. 4.

Bouris, Eric P. and **Laurie R. Bouris**, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 24 Club Circle, Stamford. Amount: \$310,000. Filed Feb. 10.

Buy or Sell Realty LLC, Stamford, by Darren Gagliardi. Lender: DT Investment Funding LLC, 48 Powell Place, Stamford. Property: 48 Powell Place, Stamford. Amount: \$565,000. Filed Feb. 10.

Carraway, Laura and **Matthew Carraway**, Fairfield, by Daniel E. Jacobs. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 898 Cross Highway, Fairfield. Amount: \$775,000. Filed Feb. 14.

Caserta, Anthony, Southport, by Justin Scheuble. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 159 Acorn Lane, Southport. Amount: \$200,000. Filed Feb. 11.

Cassone, Brooke Olivia, Stamford, by Gerald M. Fox III. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 135 Courtland Ave., Apt. 10, Stamford. Amount: \$283,500. Filed Feb. 14.

Chery, Klyte, Stamford, by Jeffrey Weiner. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 24 Downs Ave., Stamford. Amount: \$250,000. Filed Feb. 13.

Coletes, Sergi F.I., Greenwich, by Joseph Cessaldo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 71 Strawberry Hill Ave., Apt. 1102, Stamford. Amount: \$226,800. Filed Feb. 10.

De Souza, Sebastiao and **Edluce Souza**, Stamford, by Anthony Febles. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 511 W. Main St., Unit 2, Stamford. Amount: \$248,500. Filed Feb. 11.

Dowling House I LLC, Riverside, by David E. Hoyle. Lender: Connecticut Community Bank NA, 1100 King's Highway East, Fairfield. Property: 1171 E. Putnam Ave., Suite 1B, Riverside. Amount: \$278,000. Filed Feb. 7.

Fall, Nicholas and **Caroline Fall**, Greenwich, by Joel M. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 219 Overlook Drive, Greenwich. Amount: \$3,390,000. Filed Feb. 4.

Fried, Kenneth M. and **Erica C. Fried**, Fairfield, by Scott Rogalski. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 153 Glen Ridge Road, Fairfield. Amount: \$600,000. Filed Feb. 11.

Guerrero, Joni, Meriden, by David P. Lasnick. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 125 Prospect St., 3B, Stamford. Amount: \$156,000. Filed Feb. 13.

Holzhauser, Eric M. and **Brittany M. Holzhauser**, Fairfield, by Scarlett A. Almonte. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 227 Wakeman Road, Fairfield. Amount: \$270,000. Filed Feb. 12.

Horner, Robert, Stamford, by Edward W. Vioni. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 1376 Hope St., Stamford. Amount: \$833,114. Filed Feb. 14.

Hyland, Samuel and **Natali Reyes**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 85 Toms Road, Stamford. Amount: \$200,000. Filed Feb. 13.

Imbrogno, Oscar E., Stamford, by Douglas Simone. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 81 Rock Spring Road, Stamford. Amount: \$100,000. Filed Feb. 10.

Jackson, Kathleen, Fairfield, by Yuliana Gomez. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 350 Oakwood Drive, Fairfield. Amount: \$8,196. Filed Feb. 11.

Kelley, Alan P. and **Alisa Kelley**, Fairfield, by N/A. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 153 Marne Ave., Fairfield. Amount: \$180,000. Filed Feb. 13.

Kelly, Peter Thomas and **Emma Alice Pochintesta**, Riverside, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 8 Mary Lane, Riverside. Amount: \$225,322. Filed Feb. 7.

Kent, Heath and **Alyssa Kent**, Fairfield, by William V. Gambardella. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 186 White Oak Road, Fairfield. Amount: \$1,200,000. Filed Feb. 10.

King, Gregory, Fairfield, by Luis Mejia. Lender: Nutmeg State Financial Credit Union, P.O, Box 66, Rocky Hill. Property: 721 Pine Creek Road, Fairfield. Amount: \$195,500. Filed Feb. 12.

Korevec, Michael A. and **Brooke A. Korevec**, Darien, by Michael P. Musspy. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 16 Weaver St., Greenwich. Amount: \$847,500. Filed Feb. 6.

Larobina, Marie, Stamford, by John M. Eichholz. Lender: Longbridge Financial LLC, 61 S. Paramus Road, Suite 500, Paramus, New Jersey. Property: 55 Kensington Road, Stamford. Amount: \$1,575,000. Filed Feb. 14.

Lilley, Sarah, Stamford, by Andrew L. Wallach. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 115 Highview Ave., Apt. B, Stamford. Amount: \$675,000. Filed Feb. 12.

Lopez Mejia, Christian C., Fresh Meadows, New York, by Gary R. Khachian. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 115 S. Water St., Greenwich. Amount: \$516,000. Filed Feb. 4.

Maciejewski, Matthew, Old Greenwich, by Stephen G. Walko. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 13 Fairfield Ave., Old Greenwich. Amount: \$1,750,000. Filed Feb. 3.

Malczewski, Thomas and **Kelly Malczewski**, Fairfield, by Shetal Nitin Malkan. Lender: Fairway Independent Mortgage Corp., 4750 S. Biltmore Lane, Madison, Wisconsin. Property: 230 Partridge Lane, Fairfield. Amount: \$163,314. Filed Feb. 10.

Mandel Ross, Benjamin Herbert, Fairfield, by Mary Person Kiciting Lender: RMF Builders LLC, 6 Devol St., Milford. Property: 74 Baldwin Terrace, Fairfield. Amount: \$1,250,000. Filed Feb. 11.

Marcovich, Stephen and **Holland Marcovich**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Newrez LLC, 601 Office Center Drive, Fort Washington, Pennsylvania. Property: 1370 Round Hill Road, Fairfield. Amount: \$125,000. Filed Feb. 13.

Massari, Anthony and **Helen Massari**, Stamford, by Robert E. Colapietro. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 53 Cody Drive, Stamford. Amount: \$200,000. Filed Feb. 11.

McGuire, Michael D. and **Nancy N. McGuire**, Stamford, by Mary Sharima Abubo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1639 Shippan Ave., Stamford. Amount: \$200,000. Filed Feb. 12.

Minta, Marcin and **Magdalena A. Minta**, Stamford, by Michael C. Jachimczyk. Lender: Polish and Slavic FCU, 9 Law Drive, Fairfield, New Jersey. Property: 48 Fawn Drive, Stamford. Amount: \$592,500. Filed Feb. 13.

Mitchell, Christopher W. and **Reyna V. Mitchell**, Greenwich, by John M. Elchholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 40 Ettl Lane, Unit 18, Greenwich. Amount: \$1,058,000. Filed Feb. 5.

Molgano, Angela, et al, Stamford, by Christian W. Bujdud. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 23 Kensington Road, Stamford. Amount: \$525,000. Filed Feb. 11.

Ostruzka, William J. and **Merice Zeale**, Greenwich, by Cynthia M. Salemme-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 17 Curt Terrace, Greenwich. Amount: \$250,000. Filed Feb. 6.

Overloock, Garret and **Emily Overloock**, New York, New York, by Aimee Alyssa Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 21 Dempsey Lane, Greenwich. Amount: \$2,000,000. Filed Feb. 3.

Owen-Smith, Fraser and **Emily Owen-Smith**, Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1034 Lake Ave., Greenwich. Amount: \$100,000. Filed Feb. 3.

Parsons, Jack and **Megan Parsons**, New York, New York, by Daniel P. Weiner. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 60 Mountain Wood Road, Stamford. Amount: \$990,000. Filed Feb. 14.

Peterson, Carol, Derby, by Brian S. Cantor. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 215 Sasapequan Road, Fairfield. Amount: \$466,117. Filed Feb. 14.

Philbin Properties LLC, Fairfield, by Joseph L. Furnari Jr. Lender: Investor Mortgage Finance LLC, 1905 Kramer Lane, Suite B700, Austin, Texas. Property: 379 Meadow St., Fairfield. Amount: \$532,500. Filed Feb. 10.

Pirro, Ryan and **Brianna Thompson**, Stamford, by Stephanie Adams. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 169 Gaymoor Drive, Stamford. Amount: \$490,000. Filed Feb. 14.

R&R Real Estate Partners LLC, Greenwich, by Marlene E. Macaуда. Lender: Hometown Equity Mortgage LLC, 25531 Commercentre Drive, No. 250, Lake Forest, California. Property: 8 Farley St., Greenwich. Amount: \$960,000. Filed Feb. 3.

Rasmussen, Jennifer F., Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 380 Westport Turnpike, Fairfield. Amount: \$50,000. Filed Feb. 12.

Remmes, Jennifer and **Daniel Remmes**, Fairfield, by Shetal Nitin Malkan. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 112 Catherine St., Fairfield. Amount: \$154,795. Filed Feb. 14.

Renwick, Margaret and **James Renwick Jr.**, Stamford, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 27 Briar Brae Road, Stamford. Amount: \$47,375. Filed Feb. 10.

Rosenau, Thomas and **Abby Rosenau**, Fairfield, by Peter Ambrose. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 88 Knollwood Drive, Fairfield. Amount: \$651,200. Filed Feb. 11.

Samperio, Rafael Borja and **Tanya Ceccarelli**, Old Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 12 West End Ave., Old Greenwich. Amount: \$1,000,000. Filed Feb. 5.

Smith, Martha, Fairfield, by Scarlett A. Almonte. Lender: Fairway Independent Mortgage Corp., 4750 S. Biltmore Lane, Madison, Wisconsin. Property: 124 Szost Drive, Fairfield. Amount: \$388,574. Filed Feb. 12.

Solis, Saul, Greenwich, by Margaret A. O'Neal. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 99 Prospect St., Apt. 71, Stamford. Amount: \$180,000. Filed Feb. 12.

Sosa Inoa, Ariel F., et al, Bronx, New York, by Michael Todd Taylor. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 610 Rock Rimmon Road, Stamford. Amount: \$1,340,000. Filed Feb. 13.

St. Pius X Corp., Fairfield, by Thomas B. Noonan. Lender: Knights of Columbus, 1 Columbus Plaza, New Haven. Property: 834 Brookside Drive, Fairfield. Amount: \$650,000. Filed Feb. 12.

Taterosian, Nancy B. and **George S. Taterosian**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 201 Mountain Laurel Road, Fairfield. Amount: \$250,000. Filed Feb. 10.

Tidgwell, Thomas M. and **Melissa C. Tidgwell**, Old Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 23 Park Ave., Old Greenwich. Amount: \$400,000. Filed Feb. 6.

Torv, Linda E. and **Daniel L. Torv**, Fairfield, by Brian S. Cantor. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 63 Rodgers Road, Fairfield. Amount: \$342,000. Filed Feb. 11.

Tseung, Tracy, Greenwich, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 6 Bonwit Road, Greenwich. Amount: \$165,000. Filed Feb. 4.

Vaccaro, Bettina, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 2539 Bedford St., Apt. 39F, Stamford. Amount: \$86,000. Filed Feb. 11.

Vanam, Andrew M. and **Samantha Vanam**, Stamford, by Robert B. Bellitto Jr. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Hemlock Hills Road, Fairfield. Amount: \$1,276,000. Filed Feb. 14.

Walsh, Courtney and **Dayon Heard**, Stamford, by Maria C. Miller. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 72 Sterling Place, Stamford. Amount: \$120,000. Filed Feb. 14.

NEW BUSINESSES

Bridge and Coal, 19 Day St., Norwalk 06854, c/o Jason Stea. Filed Feb. 14.

Connecticut Fencing and Decks, 10 Mola Road, Norwalk 06851, c/o Justin Brown. Filed Feb. 7.

Diaz Landscapes, 76 Woodward Ave., Norwalk 06854, c/o Yaritza Garcia Gudino. Filed Feb. 20.

Eurochasse, 460 Main Ave., Unit 207, Norwalk 06851, c/o Hani Hafez. Filed Feb. 7.

Five Iron Golf, 50 Washington St., Norwalk 06854, c/o John Cornelius. Filed Feb. 12.

Horizon Services, 23 Betmarlea Road, Norwalk 06850, c/o Karen Ormsbee. Filed Feb. 7.

Keith S. Overland DC CCSP Norwalk Chiropractic, 83 East Ave., Suite 313, Norwalk 06851, c/o Keith S. Overland. Filed Feb. 20.

Mary's Playhouse, 16 Woodbury Ave., No. 1, Norwalk 06850, c/o Maria Hidalgo. Filed Feb. 12.

Norwalk Chinese School, 86 W. Norwalk Road, Norwalk 06850, c/o Shijuan Yuan. Filed Feb. 7.

Our Hands Publishing, 597 Westport Ave., Unit B-242, Norwalk 06851, c/o Susan Valentine. Filed Feb. 7.

Our Hands, 597 Westport Ave., Unit B-242, Norwalk 06851, c/o Susan Valentine. Filed Feb. 7.

Real Property Connection, 163 Rowayton Woods Drive, Norwalk 06854, c/o Jane S. McWilliams. Filed Feb. 7.

Richard Cerrone Interiors, 19 Hillwood Place, Norwalk 06850, c/o Richard Cerrone. Filed Feb. 20.

Suds-Biz, 20 Devils Garden Road, Norwalk 06854, c/o Marjorie Partoh. Filed Feb. 12.

Legal Notices

Notice of Formation of Stream of Terror Film LLC. Arts. of Org. filed with SSNY on 2/24/25. 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

Notice of Formation of LLC. Ubiquistim LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 3/27/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Sayed Emal Wahezi, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63793

Notice of Formation of Mount Vernon Truck Repair, LLC. Arts. of Org. filed with SSNY on 3/24/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Mount Vernon Truck Repair LLC, 136 E. 3rd Street, Mt Vernon, NY 10550. Purpose: any lawful act or activity. #63794

Notice of Formation of CAFE LINA LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 02/01/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to MARLINA GOMEZ, 98 WESTFIELD RD, WHITE PLAINS, NY 10605. Purpose: Any lawful act or activity. #63795



News@Noon

Local and business news
from Westchester and
Fairfield counties



[Subscribe](#) to Our [Free](#) Newsletter