



Byrne says false Congestion Pricing billing of Putnam County is a reason to end it

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YOUNG WESTCHESTER, FAIRFIELD COUNTY BUSINESS PEOPLE HONORED

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Winners of Westfair Business Journal's 2025 Millennial & Gen Z Awards . Photo by Diana Vollaro

AVIATION

NTSB provides new details of crash involving plane flying from Westchester

Investigators for the National Transportation Safety Board plan to remove the wreckage of the Mitsubishi MU2B airplane that crashed on April 12 while on a flight from Westchester County Airport... • Page 2

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ARKA Group custodians in Danbury get \$70K total backpay, but no jobs

DANBURY – The former cleaning contractor for ARKA Group has agreed to pay each of the 14 former custodians it terminated last year \$5,000 in backpay, according to 32BJ SEIU, the union representing the displaced workers... • Page 5

CONSTRUCTION

MTA seeks to protect Metro-North from flooding, announces Hudson Line plan

The Metropolitan Transportation Authority (MTA) on April 9 announced the Metro-North Hudson Line Climate Resilience Blueprint. It's designed to protect Metro-North, especially the Hudson Line from the effects... • Page 14

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Aircraft's tall section on left.

AVIATION

NTSB provides new details of crash involving plane flying from Westchester

BY PETER KATZ / pkatz@westfairinc.com

"The training was completed and the pilot was proficient. It was completed on October 8 of 2024."

— Todd Inman, NTSB Board Member

Investigators for the National Transportation Safety Board plan to remove the wreckage of the Mitsubishi MU2B airplane that crashed on April 12 while on a flight from Westchester County Airport to Columbia County Airport in Hudson, New York, to a secure location in Massachusetts for detailed examination.

According to NTSB Board Member Todd Inman, the two engines from the airplane will be shipped to Phoenix, Arizona, where they will be torn down and examined by a team including representatives of the engine manufacturer Honeywell.

The twin-engine turboprop airplane crashed in Copake, New York, about 10 miles from the Columbia County Airport in the community of Hudson. All six people on board were killed in the crash.

According to Inman, the airplane had been flown from Norwood, Massachusetts, into Westchester on the morning of the accident. It had taken off at 9:30 a.m. and arrived at White Plains at 10:19 a.m. It then departed White Plains at 11:34 en route to Columbia County Airport.

"Weather at Columbia Airport was reported four minutes prior to the actual accident," Inman said. "There could be a slight variance between the airport and what was experienced at the crash scene but it would be fairly consistent."

The airport's automated weather observation equipment found a cloud ceiling of 400 feet above the ground, wind from 010 degrees at 8 knots, temperature 37 degrees F, dew point 36 degrees F, relative humidity 93%.

Inman said that clouds beginning

at 400 feet above the ground would be the lowest ceiling for an instrument approach at the Columbia County Airport. The pilot had made one approach but was unable to land an executed a missed approach. He had asked for radar vectors from the air traffic controller who was handling the flight in order to position the airplane for another approach to attempt to land.

The accident occurred at about 12:06 p.m. as the airplane was making the second approach. The weather conditions required the pilot to use the airplane's instruments to maintain situational awareness rather than being able to look out the window and see the horizon and ground. Inman said that it appeared as if the pilot was fully qualified to be flying the airplane.

He said there did not appear to be evidence of the airplane breaking up while in flight, but asked anyone in the area finding aircraft parts to immediately get in touch with the NTSB.

"This type of plane required additional training beyond a normal FAA private pilot's license," Inman said. "The training was completed and the pilot was proficient. It was completed on October 8 of 2024."

Inman said that the investigation team did not plan to hold more daily on-site briefings and would not be speculating about what may have caused the accident. He said that a preliminary report should be ready in about 30 days. He said that it likely would take from 12 to 24 months to complete the investigation and determine the probable cause of the accident.



Overview of crash site at Copake, New York.



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Westchester, Fairfield county luxury homebuyers highly active in Q1 2025

BY GARY LARKIN / glarkin@westfairinc.com

YE BROOK, N.Y. – The luxury residential market in Westchester and Fairfield counties remained highly active in the first quarter of 2025, according to the Houlihan Lawrence Q1 2025 Luxury Market report.

“From the \$2 million entry point in Westchester to the \$10 million-plus estates of Greenwich, the luxury segment continued to outperform broader market trends in both pricing and pace” said Liz Nunan, president and CEO of Houlihan Lawrence.

There was a 32% year-over-year increase in luxury home sales at \$2 million and above in Westchester, with 98 transactions recorded in the first quarter. Notably, activity in the \$2 million to \$3 million bracket surged by 55%. Days on the market increased to 101, but homes continued to trade near list price, with an average sale-to-list ratio of 99.7%. High-demand areas included Scarsdale, Rye, and Bedford.

However, the median sale price ticked down 4.8% to \$2.64 million, reflecting a slight broadening of the luxury base.

Greenwich delivered one of the strongest quarters on record for homes priced at \$3 million and above as sales

increased 12% to 46 closings, while dollar volume surged nearly 50%, driven by multiple transactions exceeding \$10 million. The median sale price reached \$5.56 million, up over 20% year-over-year. The days on the market fell below 110, and sale-to-list price ratios

remained competitive at 96.1%.

“As spring unfolds, the supply-demand dynamic in the luxury segment remains tight. Inventory levels are not keeping pace with demand in most submarkets, especially in Darien and lower Fairfield County, where multiple price bands are experiencing a 1:1 ratio of listings to pendings. The implication is clear: well-priced homes in coveted areas continue to move swiftly,” Nunan said.

Darien, Rowayton, and New Canaan also performed well.

Darien saw luxury sales rise 88% year-over-year, with a median price of \$3.55 million and homes selling on average in just 34 days. New Canaan remained consistent, with a modest 5% sales increase and strong pricing momentum. In Rowayton, luxury homes moved faster than any other market in the report, averaging just 14 days on market.

Putnam and Dutchess counties held steady at the \$1 million threshold in

transaction volume with 31 luxury sales, identical to the first quarter 2024. However, the dollar volume fell nearly 16%, and the median sale price dropped 6.7%. This softness may reflect seasonal variations, fewer ultra-high-end trades, or a more cautious start to the year in rural and second-home markets.

The report noted that across all markets, demand remained concentrated in the \$2 million–\$5 million range, though ultra-luxury activity, particularly in Greenwich and parts of Northern Westchester, gained traction. In Greenwich alone, \$10 million+ sales quadrupled compared to first quarter last year. Meanwhile, Westchester recorded no sales above \$10 million this quarter, despite notable activity in the \$5 million–\$9.9 million bracket.

Nunan said that luxury buyers in 2025 are not chasing discounts.

“Instead, they are prioritizing location, design, and lifestyle alignment,” she said. “With fewer homes meeting elevated expectations, competition remains high. For sellers, the message is equally clear, presentation and precision pricing are paramount. The Q1 2025 luxury market confirms that despite economic complexity, demand at the top remains confident, capable, and committed.”

Luxury markets at a glance (Q1 2025 vs. Q1 2024)



547 Lake Ave. in Greenwich, which sold for \$21 million earlier this year.

“Luxury buyers in 2025 are not chasing discounts — they are prioritizing location, design, and lifestyle alignment.”

— Liz Nunan, president and CEO, Houlihan Lawrence

Westchester County \$2M and Higher

Homes Sold: Up 32.4%
Median Sale Price: Down 4.8%
Q1 Highest Sale Price: \$8,300,000
Bedford

Greenwich \$3M and Higher

Homes Sold: Up 14.6%
Median Sale Price: Up 20.7%
Q1 Highest Sale Price: \$21million
Greenwich

Darien \$2M and Higher

Homes Sold: Up 87.5%
Median Sale Price: Down 4.2%
Q1 Highest Sale Price: \$7.05 million

New Canaan \$2M and Higher

Homes Sold: Up 5%
Median Sale Price: Up 7.4%
Q1 Highest Sale Price: \$7.4 million

Rowayton \$2M and Higher

Homes Sold: Up 50%
Median Sale Price: Up 3.5%

Putnam and Dutchess counties \$1M and Higher

Homes Sold: 0%
Median Sale Price: Down 6.7%
Q1 Highest Sale Price Putnam: \$3.875 million
Garrison
Q1 Highest Sale Price Dutchess: \$3.60 Millbrook

BUSINESS

New York’s Schumer joins others seeking help for small businesses hurt by tariffs

BY PETER KATZ / pkatz@westfairinc.com

Senate Minority Leader Chuck Schumer of New York has joined with other senators to urge the administrator of the U.S. Small Business Administration, Kelly Loeffler, to take action to protect the nation’s 34 million small businesses from the effects of Donald Trump’s trade war tariffs.

“The situation is dire,” the senators wrote in their letter asking for action by Loeffler. “From mom-and-pop restaurants unable to afford basic supplies like cooking oil to small manufacturers and high-tech start-

ups struggling to afford the raw materials needed for innovation, small businesses across all sectors are facing the same crippling reality. As these costs rise, consumer confidence continues to plummet, and the economy stagnates.”

Schumer joined with Senators Ed Markey, Maria Cantwell, Jeanne Shaheen,

Cory Booker, Chris Coons, Mazie Hirono, Jacky Rosen, John Hickenlooper and Adam B. Schiff in writing to Loeffler.

The senators cited a survey by Small Business for America’s Future that

found that 71% of small businesses will need to increase prices to survive.

“With consumer confidence at its lowest since the pandemic, many owners know their customers cannot afford higher prices,” the senators wrote. “The tariffs, therefore, are not only increasing costs, but also are undermining the very demand from customers that small businesses rely on.”

The senators said the smallest businesses lost 100,000 jobs in March and a majority of small businesses are facing a decline in revenue, which has not happened since the Covid pandemic. They pointed to a Tax Foundation projection that suggests Trump’s tariffs will reduce U.S. Gross Domestic

Product by 0.7%, and that estimate does not even account for the retaliatory tariffs that will follow. The senators said small exporters, which account for 97% U.S. exporting firms will be particularly hard-hit as they are far less equipped to absorb new costs.

“Small businesses, which operate on razor-thin margins, are uniquely vulnerable to the cost increases caused by President Trump’s tariffs,” the senators said. “Many small business owners face a dire choice: either raise prices, risking losing customers, or absorb the cost increases, potentially laying off workers or closing their doors entirely.”

The senators pointed out that the Trump Administration has chosen to prioritize cuts to programs that help small businesses such as the Community Development Financial Institutions Fund and the Manufacturing Extension Partnership. They said the cuts limit access to capital and new markets, as well as other vital support.



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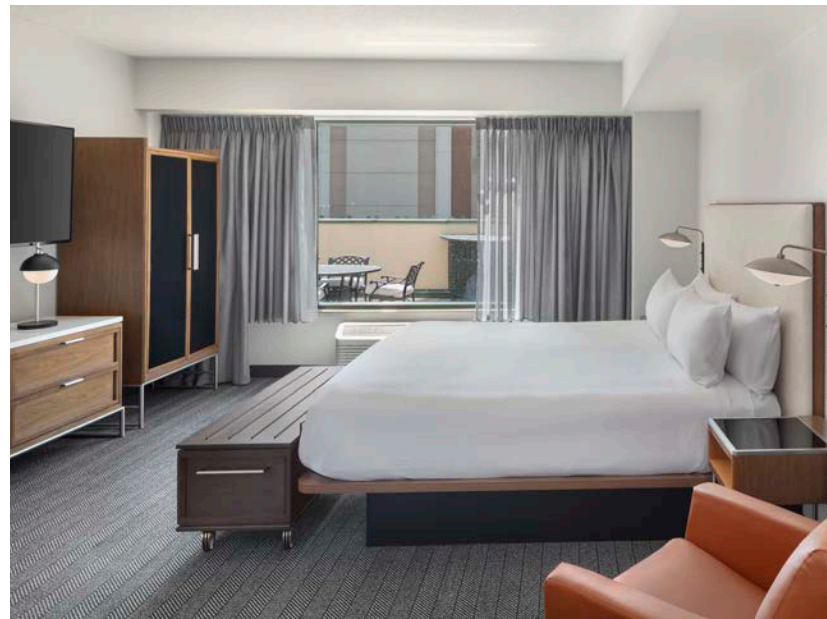


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ARKA Group custodians in Danbury get \$70K total backpay, but no jobs

BY GARY LARKIN / glarkin@westfairinc.com



The fired union employees who worked as custodians for ARKA Group in Danbury. They were able to get \$5,000 each in backpay after being terminated by Horizon Services. Photo courtesy of 32BJSEIU

After long fight, cleaning company ends contract with manufacturer.

DANBURY – The former cleaning contractor for ARKA Group has agreed to pay each of the 14 former custodians it terminated last year \$5,000 in backpay, according to 32BJ SEIU, the union representing the displaced workers.

Horizon Services, a non-union cleaning contractor, was hired by the engineering and technological solutions defense and space manufacturer in July 2024. Horizon terminated the employment of the 14 workers immediately after ARKA replaced SMG, a union contractor, with Horizon.

32BJ SEIU represented the workers at ARKA Group.

ARKA Group has not issued a statement as of Tuesday, April 15.

After nearly a year of fighting for both union recognition and the reinstatement of workers' jobs, the workers secured a settlement with ARKA's janitorial contract ordering the backpay and the opportunity to reapply for their former jobs. Only, the jobs would be with yet another new cleaning contractor – Pritchard

Industries.

“It’s a long-time coming, but after several months of rallies, fighting, and advocating for these workers, it’s heartening to have this be our outcome,” said Rochelle Palache, vice president of 32BJ SEIU and state director of Connecticut.

“These workers had their worlds turned upside down due to the actions of ARKA and Horizon; it’s a testament to their patience, courage, and strength that we’ve reached this conclusion, where they receive this backpay and for several, the chance to go get back to work again.

Several of the displaced workers have been without a position for several months now, while others have taken union jobs elsewhere to make ends meet. A few workers applied to work for Horizon Services, the new contractor, but only one was made an offer of employment.

In mid-March, Horizon Services made the decision to withdraw its contract with ARKA and cease its relationship.

REAL ESTATE

CBRE has mixed report on Q1 Westchester office leasing

BY PETER KATZ / pkatz@westfairinc.com

Office leasing demand in Westchester County was slightly above average in the first quarter of 2025, according to a report from the real estate services firm CBRE. Leasing activity in the first quarter totaled 209,000 square feet, 3% ahead of the five-year quarterly average, but 7% behind the result for the fourth quarter of 2024. It was the lowest first quarter leasing total since 2022.

Absorption was positive at 195,000 square feet in the first quarter. The availability rate in Westchester was 21.4%, down slightly from the fourth quarter of 2024. Asking rent averaged \$29.74 per square foot, virtually unchanged quarter-over-quarter and year-over-year.

The White Plains Central Business District was the driver of demand in the first quarter of 2025,

according to CBRE. This submarket in Westchester captured roughly 50% of leasing activity as well as the largest renewal of the quarter and the top three largest leases.

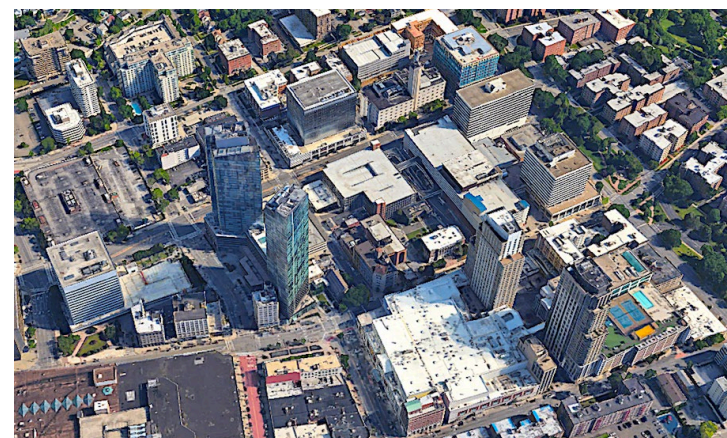
Most of the activity was concentrated at White Plains Plaza, 445 Hamilton Ave. The location renewed law firm Keane & Beane for 28,000 square feet and added the Westchester County Board of Elections and Traub, Liberman & Straus

for over 20,000 square feet each.

CBRE noted that total employment in Westchester County fell by 2.4% in the first quarter of 2025 when compared with the first quarter of 2024. Year-over-year, employment in Westchester is up by 0.7%. New York's overall unemployment rate is 4.4%, up from 4.2% at the end of the fourth quarter of 2024 and above the national unemployment rate of 4.0%.

The West submarket of Westchester saw the biggest increase in office space availability over the first quarter amounting to 26.6%. One major space addition came to market at 50 South Buckhout St. in Irvington, which formerly housed Eileen Fisher. Although there was a 52% decrease in activity quarter-over-quarter, a major bright spot was the United Teachers Association's 16,000 square foot renewal at 520 White Plains Road in Tarrytown. CBRE described Tarrytown as the Western submarket's powerhouse, with below county-wide average rents and prime location driving activity along the Hudson River.

Westchester East saw negative absorption of 25,000 square feet, increasing the availability rate to 22.8%. Westchester East notched 42,000 square feet of activity, up 67% from the previous quarter but 44% behind the five-year quarterly average. Notably, 28% of activity was driven by Quintessential Mortgages' relocation to 3 International Drive in Rye Brook.



40% of activity over the past two quarters has been focused in Class B offices.

Westchester South saw slight positive absorption of 2,000 square feet, which dropped availability to 12.3%.

CBRE noted that the asking rent in the White Plains Central Business District hit a record high in the first quarter of 2025, amounting to \$38.52 per square foot, a 6% quarterly and 5% annual increase, substantially above the county's average asking rent of \$29.74.

Downtown White Plains. Satellite photo via Google Maps.

CONGRATULATIONS TO ALL OUR HONOREES



Westfair Business Journal celebrates 21 millennials, Gen Zers at Maritime Aquarium.

Winners of Westfair Business Journal's 2025 Millennial & Gen Z Awards . Photos by Diana Vollaro

Page 1

YOUNG WESTCHESTER, FAIRFIELD COUNTY BUSINESS PEOPLE HONORED

BY GARY LARKIN / glarkin@westfairinc.com

SOUTH NORWALK – When Casarra Cover was asked what her past self would think of herself now, without blinking, she responded, “I’m pretty sure she would say, ‘Girl, you made it.’”

And why not, at the age of 24 and the mother of four kids she was left in charge of the family business – Whitaker’s Garage Door Store in Peekskill, New York. Cover, the president, and her husband, Jonathan, have run the business since acquiring it from Cover’s grandfather Henry B. Whitaker in 2008.

“I feel so great to say I’m 36 and you did it,” she added. “Past Casarra would be so proud that we never gave up.”

That interaction took place between Cover and Fox61 Meteorologist Matt Scott serving as MC of Westfair Business Journal’s annual Millennial and Gen Z Awards April 10 at The Maritime Aquarium. The event was sponsored by Audi Fairfield and Robison Heating Oil of Purchase, New York. Event supporters included Action Entertainment, Barnum Financial Group – The SKG Team, Cuddy & Feder LLP, Deloitte, Orange Bank & Trust Co., New England Antique Lumber, Sharc Creative, The Maritime Aquarium, 2 Chicks with chocolate, and Lewis and Kirk Expeditions Inc. dba Lewis and Kirk Music.

Westfair Business Journal is the parent company for Fairfield County Business Journal and Westchester County Business Journal.

The event honored 21 Millennial and Gen Z business people from Westchester and Fairfield counties who have made a positive difference in their community through their work.

“At Westfair Business Journal, we take pride in being a platform that celebrates excellence across various fields,” said Westfair Event and Marketing Coordinator Natalie Holland. “With over 60 years of dedicated service, we’re not just a publication. We’re a community that brings people together.”

Michael Maler, owner of an eponymous consulting firm and former creative director with Lovesac and ESPN, set the tone for the evening as a guest speaker.

“It’s been an amazing journey. I’ve been so fortunate to have met so

“I feel so great to say I’m 36 and you did it. Past Casarra would be so proud that we never gave up.”

— Casarra Cover, president of Whitaker’s Garage Door Store

many incredible people,” he told the award-winners, their families, and co-workers. “I really love what I do, and I don’t take that for granted.”

The 40-something creative director had some advice for the honorees.

“Careers aren’t just built on talent; they’re built on actions,” he said. “You’re going to be just one conversation away from the rest of your career. If I could ask one thing tonight, ‘Just spark a conversation with the person next to you’ and put yourself out there and connect. You never know in the future where that’s going to lead.”

HONOREES’ INSIGHTS

When asked what’s something your parents warned you about that ended up being true, Jennifer Chiarella, deputy general counsel of Valitana LLC

and adjunct professor of UConn Stamford, said: “Always trust your instincts. My parents’ advice has proven invaluable in life and business. Throughout my career, there’s been moments when I challenged recommendations from peers or superiors and I went in a different direction. Each time trusting my gut led to better outcomes and reinforced my confidence in my own judgment.”

When Keishara Colby, senior registered wealth management client service associate of Morgan Stanley in Stamford, was asked the same question, she responded: “It often feels like we’re navigating without a map, but as long as we keep trying, we can learn and grow from our experiences, regardless of setbacks. As a 31-year-old now, I realized that’s incredibly



Casarra Cover, president of Whitaker’s Garage Door Store



wrong. No one knows what they are doing ever. We are all flying by the seat of our pants and trying to make more right decisions than wrong decisions.”

When asked if he could complement himself, what would you say, Stephen Marcellino, vice president of sales for Lippolis Electric in Pelham, said: ““My fast-paced way of thinking and making decisions seems abrupt to a lot of people at times, but there is a methodical method to my madness leveraged to grow the Lippolis Electric brand and provide my family with a great life.”

The judges for the awards were Gary Larkin, editor of the Fairfield County Business Journal; Peter Katz, editor of the Westchester County Business Journal; and Shannon O’Toole, president and CEO of the Greater Norwalk Chamber of Commerce.

THE HONOREES

Here is the full list of honorees:

- Michael Avallon, senior project manager, Viking Construction Inc.
- Sarah Bollert, vice president of brand strategy and Northeast business development, Bristol Global Mobility
- Jennifer Chiarella, deputy general counsel of Valitana LLC and adjunct professor at UConn Stamford
- Keishara Colby, senior registered

wealth management client service associate, Morgan Stanley

- Casarra Cover, president, Whitaker’s Garage Door Store
- Rishi Jagernauth, director, EVKKEZA HCP Marketing, Regeneron Pharmaceuticals Inc.
- Stephanie Joyce, CEO and founder, Attune Med Spa
- Jarad Kleinberg, principal, MKDA
- Stephen Marcellino Jr., vice president of sales, Lippolis Electric
- Tanya Mendoza, walk-in clinic paralegal, Pace Women’s Justice Center
- Ryan Muller, vice president, commercial loan officer, Orange Bank & Trust Co.
- Yasmin Najjar, program manager, environmental justice and workforce development, Sustainable Westchester
- James Nolan, Westchester County legislator District 15, Westchester County Board of Legislators
- Daniel Patrick, attorney, Cuddy & Feder LLP
- Danellys Pirela, insurance agent, New York Life
- Molly Rivers Ryan, town grants and constituent services manager, municipal veterans representative, Town of Stratford
- Clark Rudd, audit and assurance senior manager, Deloitte &



Tatenda Zenega, director of Camp Morty, Westchester Parks Foundation.

Touche LLP

- Elisabeth Toth, marketing coordinator, Robison Heating Oil
- Jorge Ulloa, design consultant, Remodeling Consultants Inc.
- Ryan Wright, financial advisor, Barnum Financial Group
- Tatenda Zenega, director, Camp Morty, Westchester Parks Foundation

“These nominees have been all been nominated by many of you because you see something in them that you hope that they will continue to have in the future,” said Scott in his closing remarks. “That is the perseverance, the dedication, the drive and the wont to make this world a better place.”

2025 MILLENNIAL & GEN Z HONOREE



Millennial & Gen Z Awards 2025

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Byrne says false Congestion Pricing billing of Putnam County is a reason to end it

BY PETER KATZ / pkatz@westfairinc.com



“Our county is being told to pay for trips we never made, in a vehicle we never used, to a location we never entered.”

— Kevin Byrne, Putnam County Executive

Putnam County Executive Kevin Byrne says that the county has been falsely billed on three separate occasions for New York City Congestion Pricing tolls.

“Our county is being told to pay for trips we never made, in a vehicle we never used, to a location we never

entered,” Byrne said. “This isn’t just a billing error; it’s a warning sign that congestion pricing is fundamentally flawed, incompetently implemented, and grossly unfair to taxpayers.”

Byrne said that the county’s Office of Consumer Affairs uncovered the wrongful billing.

In a letter to Marc Molinaro, the former Congressman from New York’s 19th District who now is the administrator-designate of the Federal Transit Administration, Byrne explained, “On January 9, 2025, February 12, 2025, and March 2, 2025, a county-owned Ford Escape was improperly charged with the congestion tax after a Central Business District Tolling Program license-plate reader mistook it for another vehicle, in this case a Chevy pickup truck with an FDNY (New York City Fire Department) emblazoned hood. Our Office of Consumer Affairs responded with a letter to E-ZPass on March 11, 2025, challenging the tolls for the very sound reason that the license-plate reader tolled the wrong automobile. Instead of responding to the correspondence, however, New York state sent a new bill on March 30, 2025, with the overdue balance accompanied by late fees.”

Byrne had been an opponent of Congestion Pricing before the billing situation surfaced, calling it a “congestion tax” that disproportionately

harms Hudson Valley commuters and small municipalities .

“I respectfully request an immediate investigation into this fiasco in order to understand how many other municipalities’ taxpayers are being squeezed by these unpredictable and arbitrary tolls,” Byrne said in his letter.

Byrne is encouraging other municipal leaders and residents to review their billing records and speak out if they have faced similar mistaken charges by the Congestion Pricing system.

“Our Consumer Affairs director has rightly characterized this Katka-esque scenario of government run amok as a ‘fiasco,’” Byrne said in his letter to Molinaro. “This is but one more example why congestion pricing - or more accurately the ‘congestion tax’ - must be repealed immediately.”

Byrne sent copies of his April 11 letter to President Trump, U.S. Secretary of Transportation Secretary Sean Duffy and Janno Lieber, chair and CEO of the Metropolitan Transportation Authority.

COURTS

Monsey man who helped convict tax evader sentenced for tax evasion

BY BILL HELTZEL / bheltzel@westfairinc.com

Twelve years after beginning to secretly help the government in a covert tax evasion investigation, a Monsey man has been ordered to forfeit \$3.8 million for his own tax crimes.

U.S. District Judge Cathy Seibel also ordered Eli Katz to forfeit a men’s Rolex watch, a women’s Ebel watch, and a one kilogram gold brick, on April 7 in White Plains federal court, and sentenced him to one year of supervised release for tax evasion and mail fraud.

Katz was originally charged in 2013 and released from custody on posting a \$500,000 appearance bond. But for more than 11 years his case was kept out of the public eye, by creating a John Doe docket and sealing all case records.

While Katz was helping the gov-

ernment, he was allowed to travel widely, according to now-public docket entries, including U.S. trips to California and Florida and foreign trips to Canada, Hungary, Iceland, Israel, Poland, Spain, Switzerland, and Ukraine.

Even when Katz pleaded guilty in November 2023, the courtroom and the transcript of the proceeding were sealed, according to a now-public docket entry.

“This court finds that if this proceeding was public and made known to interested parties,” Judge Seibel noted, “it could significantly prejudice the integrity of the ongoing undercover investigation.”

Then, at the request of prosecutors who said the investigation was completed and the targets were aware of Katz’s cooperation, the docket was unsealed.



From 2005 to 2011, according to the charging papers, Katz had failed to report \$23 million in income he received from operating Katzco Motor Vehicle Service Ltd. in Monsey.

A June 17, 2024 docket entry identifies the target of the covert investigation as Joseph Neumann, then 83, of Monsey.

Neumann was arrested in 2019 and accused of underreporting \$3.6 million in personal income from 2015 to 2018, saving himself about \$1.25 million in

federal taxes. He also was accused of trying to launder \$6 million for clients, in exchange for 10% fees.

Although sentencing guidelines called for up to 41 months in prison, the sentencing judge agreed with defense attorneys, prosecutors, and U.S. Probation Office that Neumann should not be incarcerated because of his rapidly declining health. He was sentenced in June 2024 to two years of supervision and ordered to pay the IRS nearly \$1.3 million.



CONSTRUCTION

New Senior Living Facility Under Construction at Metropolis Country Club

BY BRUCE BERG

Construction is underway on a new senior living facility at Metropolis Country Club in Greenburgh. The land sale is funding major club upgrades, while bringing new housing and tax revenue to the town.

If you are driving down Dobbs Ferry Road, you might ask yourself what is happening to the entrance to Metropolis Country Club. Metropolis and Brightview Senior Living are proud to announce the start of construction on a new senior assisted living facility in Greenburgh.

Eight years ago, Brightview, a nationally recognized leader in the development of senior housing, approached Metropolis about acquiring a portion of its land that included part of the existing main entry. The sale was a win-win for the Town of Greenburgh and Metropolis. While Greenburgh will receive award-winning senior assisted housing, off-site improvements, and an increased tax base, Metropolis is using the sale proceeds to enhance what is already rated one of the top golf courses in the metropolitan region.

Metropolis has installed a new irrigation system, constructed a new

pool complex, created four new pickleball courts, re-surfaced its existing tennis courts, and built a new platform tennis court. It has also developed a new grand entry, driveway, and parking lot, as well as constructed a state-of-the-art maintenance facility and made renovations

to the exterior and infrastructure of its clubhouse. These improvements will ensure that Metropolis remains one of the top-rated golf clubs and golf courses in the Met Section while offering first-class club amenities and facilities for decades to come.

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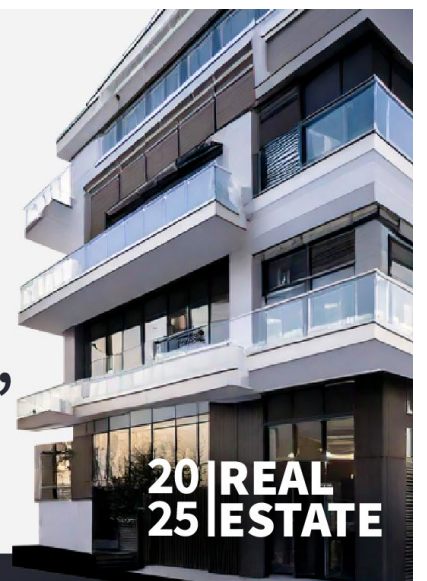
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Remaking historic mall into a neighborhood?

BY GARY LARKIN / glarkin@westfairinc.com

Trumbull takes a shot at saving languishing 'shopping park' after 61 years



The main entrance to the Trumbull Mall still shows the shadows of the old Westfield mall sign. Photo by Gary Larkin

TRUMBULL – A former patron of Trumbull Shopping Park in the 1960s recalls going to Woolworths as a kid to look at the pets downstairs and his grandmother treating him to a patty melt and ice cream at the lunch counter.

“I remember back-to-school shopping at D.M. Reads. And I remember Waldbaums (supermarket) out back,” @NYCJohnnyLES commented on a recent YouTube video posted by Fleabitten Adventures. Many long-time residents of Greater Bridgeport remember such store names as E.J. Korvette, Thom McAn Shoes, Lofts Candy, Bond Clothes, Marcelino’s Barber Shop, and Stuarts Ladies’ Ready-to-Wear, to name a few.

Gone are the days when the now Trumbull Mall, which opened in 1964, had a mix large retail stores, pharmacies, movie theaters, and food markets. Instead, today it is struggling with big box stores, trendy clothing and jewelry stores as it tries to stay alive under new management. The number of empty

storefronts and going-out-of-business sale signs has reached 32 as of April 10. That leaves the mall with a vacancy rate of about 23%, including those that intend to close soon.

As far as mall vacancies in Connecticut go, the Stamford area (which includes

the Trumbull Mall) has an average vacancy rate of 9.5% compared to New Haven with a 25.3% vacancy rate. Of the four major malls in Fairfield County, the Stamford and Trumbull malls are languishing, according to Co-Star data. Meanwhile, the much newer SoNo Collection in Norwalk and the older Danbury Fair Mall are doing well.

In addition to the one-time anchor Lord & Taylor, such stores and restaurants as Guacamole’s, Rainbow, ICING fashion and jewelry accessories, American Eagle Outfitters, 7-11, Lettiful, Sisters Irma’s have left since the beginning of 2025. While the Trumbull Mall has certainly suffered down periods before, this one looks a bit different as the rate of vacancies has started to pick up.

The fate of the mall and its sur-

rounding neighborhood concerns many of the town residents who showed up to the three public meetings held by First Selectman Vicky Tesoro over the past year.

“I’ve been in the real estate business for 39 years,” Terry Sheehan, a real estate agent with Berkshire Hathaway Home Services New England Properties, said at the March 26 meeting. “Here’s why I can tell you why I’m here tonight. It’s to get a vision of what is to become of our Trumbull Mall. I’ve seen many things that I like and things I don’t like.



The former Guacamole’s restaurant at the Trumbull Mall, which recently closed.

“We are looking at really transforming it from a parking lot and buildings to a neighborhood district with lots of things going on there.”

— Rina Bakalar, Trumbull’s economic and community development director

“But here’s one thing that there is no doubt in my mind that if we’re not proactive to do something with the Trumbull Mall, this mall will disappear and this town will go to hell.”

The mall’s downturn has not gone unnoticed by the Town of Trumbull, which has completed a feasibility and land use study for the mall area with the idea of creating a new mixed-use district that would encompass the mall and include senior housing, a hotel, a prepared fresh foods grocer, innovation and research employment space, as well as a recreation and wellness area.

One thing that is clear is that the new owner, Namdar, is not looking to sell so soon after purchasing the mall from Westfield two years ago.

“I have talked to people I know who would consider purchasing the mall,” said Rina Bakalar, town economic and community development director. “I can’t sell it to them; I don’t own it. It’s not for sale. Believe me, there are people we are talking to. We spoke to Steve Levin, owner of the CT Post Mall. He’s not interested in buying the Trumbull Mall. He has given us a lot of insight and a lot of ideas.”

Following months of public meetings through the collaboration of Bakalar’s office and Stantec – a sustainable engineering, architecture, and environmental consultant – First Selectman Tesoro has moved the mall study along. While there is no actual plan before the town planning and zoning commission to carry out the vision, Tesoro is hoping to bring the idea to market soon.

“It is essential for us to research and understand the complexities of the real estate infrastructure, property ownership, lease restrictions, community desires and market realities to formulate a collective vision and a path forward,” Tesoro said in describing some of the challenges. “A really important word you will hear tonight is ‘potential.’ What is the potential to this area and how do we unlock that potential?”

At the March 26 public meeting Bakalar described that the study area runs from the Merritt Parkway to the Trumbull-Bridgeport line, along Main Street and Madison Avenue. While the plan does not encompass the mall property, per se, it does include 1.1 million square feet of in-fill development that could add substantially to the town’s Grand List, number of jobs, and amenities, she said.

“We’re talking about a massive



Top Notch is one of a handful of stores planning to close at the Trumbull Mall.

transformation and a tremendous opportunity,” Bakalar said. “When we started on this process, wherever we stand in this world we know there’s opportunity there. But what is the actual opportunity there and how do we get at that?”

She added that an important of the research includes “peeling back” such things as who owns this real estate and what lease restrictions exist.

“There’s not an active development proposal today for this property,” she said. “What we had to do was get our head around a vision that the market would support there, what the community supports there in general. We are looking at really transforming it from a parking lot and buildings to a neighborhood district with lots of things going on there.”

Maggie Connor, a principal with Stantec, described the mall transformation plan and feasibility study to those present at the March 26 meeting.

(Since) “the town does not physically own any of the properties we are talking about, it’s a question of

“If we’re not proactive to do something with the Trumbull Mall, this mall will disappear and this town will go to hell.”

— Terry Sheehan, real estate agent

the capacity of the town to regulate and to guide planning in pushing this in the right direction,” Connor said. “The next step for this are approvals and ultimately the (updated) POCD (Plan of Conservation and Development) getting adopted.”

Following that, town officials have to take the plan to market. She noted that the challenge there is packaging it in a way that advertises and shines light on the opportunity in Trumbull.

“The opportunity here is two-fold: creating real economic value, not only in terms of the value it can bring to the properties but in attracting quality jobs and attracting new kinds of employment and attracting community uses,” Connor said.

The opportunity for success is there for the taking, according to Connor. She cited the town’s demographics: 37,000 residents, 13,000 households, a median income of about \$165,000 and “a ton of buying power to support businesses.”

The idea seems to have the attention of reside

What’s left and gone at the Trumbull Mall

At last count the Trumbull Mall has 114 stores, including the anchors – JC Penney, Target, Macy’s, and LA Fitness. And then there is the former Lord & Taylor anchor site, which is still vacant.

Of the main tenants, LA Fitness and Hudson Bay (former parent company of Lord & Taylor) own their buildings, but lease them back from Namdar. Meanwhile, Target, JC Penney, and Macy’s all lease from Namdar.

The other major tenants include:

- Apple
- Aeorpostale
- Aldo
- AT&T
- Build-A-Bear Workshop
- Champs Sports
- The Cheesecake Factory
- The Children’s Place
- FYE
- GNC Live Well
- Hollister
- Journeys
- Kay Jewelers
- Michael’s Jewelers
- Old Navy
- Sephora
- Spencers
- Ulta Beauty
- Victoria’s Secrets
- Zales

Some of the major stores and businesses that have recently left the mall include:

- American Eagle Outfitters
- Guacamole’s
- Forever 21 (winding down)
- ICING fashion and jewelry accessories
- Rainbow
- Sea Quest
- Top Notch (winding down)



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MTA seeks to protect Metro-North from flooding, announces Hudson Line plan

BY PETER KATZ / pkatz@westfairinc.com

The Metropolitan Transportation Authority (MTA) on April 9 announced the Metro-North Hudson Line Climate Resilience Blueprint. It's designed to protect Metro-North, especially the Hudson Line from the effects of climate change by through investments that will fortify the line against future stormwater runoff, tidal floods and other risks. The initiative will focus on a 20-mile stretch of tracks between Riverdale and Croton-Harmon that is vulnerable to the impacts of extreme weather.

The MTA will host the first in a series of open houses on the Blueprint on April 23 at the Hastings-on-Hudson Library from 5:30 p.m. to 7:00 p.m. In addition to providing a briefing on the project the MTA says it will want to hear thoughts from the public on why it's important that the MTA make the Hudson Line resilient to climate change.

"Securing the next generation of great public transit along the Hudson Line means investing in infrastructure to protect Metro-North from climate change," said MTA Construction and Development President Jamie Torres-Springer. "The Hudson Line Climate Resilience Blueprint will give us a clear path to make our service stronger and more reliable, and we're excited to share our vision with the commuters who depend on it."

Improvements to the Hudson Line as well as Metro-North's Harlem and New Haven lines are to be paid for from MTA's \$68.4 billion Capital Plan to improve the region's subways,

buses, railroads, bridges, and tunnels over the next five years.

The MTA points out that the Hudson Line's proximity to the Hudson River brings increasing flood risk. The agency says that more than 50% of this approximately 74-mile-long route is currently vulnerable to coastal surge risk during coastal storms like hurricanes. This number will grow to 80% by the 2050s as sea levels rise and coastal storms become more frequent and intense due to climate change.

The MTA says that there are more than 10 million Hudson Line riders per year as well as riders on Amtrak and freight deliveries carried by CSX over portions of the Hudson Line. The MTA says that by the 2050s nearly one-sixth of all Hudson Line tracks will be subject to monthly high tide flooding.

The MTA warns that the Hudson Line in low-lying areas with insufficient drainage or near riverine locations is vulnerable to flooding from torrential rain. The flooding can be difficult to clear depending on available pumps and existing stormwater management infrastructure. Floodwaters can weaken and damage culverts, embankments, ballast, and wood ties which are critical to track stability and safe and timely train operations.

On Oct. 21, 2023, the failure of a private retaining wall uphill of the Hudson Line brought over 350 cubic yards of soil and plants and 250 cubic yards of rock and cement wall debris tumbling down across all four tracks of the line. With tracks and third rail



Valhalla Station during Sept. 2023 flood

"Securing the next generation of great public transit along the Hudson Line means investing in infrastructure to protect Metro-North from climate change."

— Jamie Torres-Springer, MTA Construction and Development President



Dobbs Ferry track washout.

buried, Metro-North service was halted on the Hudson Line as was Amtrak service to Albany. After the retaining wall collapsed early on Saturday, crews worked around the clock to remove debris from the tracks and restore service by rush hour on Monday morning. From 2021 through 2023, MNR reported approximately 480 incidents of downed trees along the right-of-way.

The Mott Haven Yard, a nine-acre facility where the tracks for Metro-North's Hudson, Harlem, and New Haven lines converge to handle trains into and out of Grand Central Terminal flooded at least 13 times between July 2016 and October 2023. While the level and duration of flooding, service impact, and damage to assets has varied, the frequency of flooding has increased, the MTA says.

Metro-North's Harlem Line is approximately 82 miles long and has 38 stations.

The MTA says that the Harlem

Line's topography and low elevation increases its vulnerability to flooding during torrential rain events. Tropical Storm Ophelia on Sept. 29, 2023 resulted in a washout and damage to a signal cabinet, which houses the circuitry that controls signals. Tropical Storm Ida in early Sept. 2021 led to flooding, debris on track, and multiple washouts, including between Goldens Bridge and Purdy's stations, Mount Kisco and Chappaqua stations, and Valhalla and Mount Pleasant stations. As storms become stronger and more frequent, the Harlem Line's risk will increase, the MTA says.

The MTA also warns that sea level rise and torrential rain will impact the New Haven Line, which runs close to the Long Island Sound. The average elevation of the New Haven Line, which carried 23 million riders in 2022, is higher than that of the Hudson Line, so the risks are less acute, the MTA says.




Aerial of track washout.

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COURT CASES

U.S. Bankruptcy Court White Plains and Poughkeepsie Local business cases, April 9 - 15

Dao Tien Truong, Spring Valley, re. California Nails, 25-22293-SHL: Chapter 7, assets \$21,414, liabilities \$136,379.

Attorney: Allen A. Kolber.
U.S. District Court, White Plains Local business cases, April 9 - 15

Gerard O'Donnell vs. Magazzino Italian Art Foundation, Cold Spring, et al, 25-cv-2918-JGLC: Job discrimination.

Attorney: Taylor Crabill.
Caitlyn Mead, Sullivan County, et al, vs Crystal Run Healthcare, Middletown, et al, 25-cv-2935-NSR: Medical malpractice, removal from Orange Supreme Court.

Attorney: Jeffrey K. Anderson.
T.V. Seshan, M.D. P.C., White Plains vs. Aetna Inc., 25-cv-2938-JCLC: Motion to confirm arbitration award.

Attorney: Debra A. Clifford.
CY Ventures LLC, Stony Point vs. ProThera Inc., Reno, Nevada, 25-cv-2946-CS: Declaratory judgment.

Attorney: Tuvia Rotberg.
Nicole Cook, Poughkeepsie vs. PAZ Management Inc., Poughkeepsie, et al, 25-cv-2950-NSR: Employment discrimination.

Attorney: Alfredo J. Pelicci.
Steven Hirsch Inc., Manhattan vs. Chip Chick Media Inc., Pawling, 25-cv-2956-CV: Copyright infringement.

Attorney: Craig B. Sanders.
District Council No. 9 Painting Industry, White

Plains, et al, vs. A.M.P. Construction Corp., Bronxville, 25-cv-2964-KMK: Employee Retirement Income Security Act.

Attorney: Dana L. Henke.
Image Professionals GMBH, Munich, Germany vs. V.T. Meat & Grocery Inc., Spring Valley, 25-cv-3011: Copyright infringement.

Attorney: Daniel Desouza.
Adam Thompson vs. White Plains Hospital Medical Center, et al, 25-cv-3012-CS: Employment discrimination.

Attorney: Robert Wisniewski.
T.V. Seshan, M.D. P.C., White Plains vs. Cigna Health and Life Insurance Co., 25-cv-3014-NSR: Motion to confirm arbitration award.

Attorney: David Nissanoff.
Nicholas Romano, Bergen County, New Jersey vs. Gardens at Palisades Condominium, Valley Cottage, et al, 25-cv-3041-CS: New York Labor Law.

Attorney: Daniel C. Folchetti.
Nadine Bayonne vs. Pure Insurance, White Plains, et al, 25-cv-3077-NSR: Americans with Disabilities Act.

Attorney: Jordan A. El-Hag.
Bozzuto's Inc., New Haven, Connecticut, vs. William Peck & Son Inc., Pine Plains, et al, 25-cv-3128: Breach of contract.

Attorney: Glenn A. Manochi.
Theodule Sanon, Fairfield County, Connecticut vs. Ray Catena Auto Group, White Plains, 25-cv-3132: Job discrimination.

Attorney: Lewis H. Chimes.

Allen, Matthew B., New York. Seller: 12 Harding LLC, Purchase. Property: 12 Harding Drive, Rye City. Amount: \$3.5 million. Filed March 24.

Boys & Girls Club of Mount Vernon New York Inc., Mount Vernon. Seller: Community Mutual Savings Bank, Mount Vernon. Property: 40 First St., Mount Vernon. Amount: \$2.2 million. Filed March 24.

County of Westchester, White Plains. Seller: 14 LeCount Place LLC, Chappaqua. Property: 14 LeCount Place, Unit 2, New Rochelle. Amount: \$7.5 million. Filed March 26.

Lebental, Sidney, Tarrytown. Seller: River Towns Estates LLC, Syosset. Property: 23 Carriage Trail, Greenburgh. Amount: \$2.5 million. Filed March 28.

Lebental, Sidney, Tarrytown. Seller: River Town Estates LLC, Syosset. Property: 24 Carriage Trail, Greenburgh. Amount: \$3.2 million. Filed March 28.

Oxford Road Homes Inc., Scarsdale. Seller: John M. Perone, Larchmont. Property: 267 Oxford Road, New Rochelle. Amount: \$1.3 million. Filed March 24.

Rising Real Estate Development Inc., Scarsdale. Seller: Jenny C. Tjeuw. Property: 70 Fayette Road, Scarsdale. Amount: \$1.3 million. Filed March 28.

108 Evolve Properties LLC, Ossining. Seller: Barry R. Fertel, New Rochelle. Property: 25 S. Brook Road, Bedford. Amount: \$867,000. Filed March 24.

27 Blackford Avenue LLC, Yonkers. Seller: Daniel Sheridan, Blauvelt. Property: 27 Blackford Ave., Yonkers. Amount: \$125,000. Filed March 24.

3465 Yorktown Heights LLC, New York. Seller: Mary P. Arnold, Yorktown Heights. Property: 3465 Curry St., Yorktown. Amount: \$480,000. Filed March 27.

12 Riverview PI LLC, Brooklyn. Seller: Marwan N. Fanek, Yonkers. Property: 12 Riverview Place, Yonkers. Amount: \$1.3 million. Filed March 27.

404 Fifth Ave LLC, Pelham. Seller: CCR Group LLC, Pelham. Property: 404 Fifth Ave., Pelham. Amount: \$1 million. Filed March 27.

705-715 Mamaroneck LLC, New Rochelle. Seller: Linken Holdings Company LLC, Greenwich, Connecticut. Property: 715 Mamaroneck Ave., Mamaroneck. Amount: \$1.9 million. Filed March 25.

413 S. Second LLC, Hempstead. Seller: Darryl Fowlkes, West Orange, New Jersey. Property: 413 S. Second Ave., Mount Vernon. Amount: \$490,000. Filed March 27.

Bair, Alexandra, Brooklyn. Seller: P. Marzella & Sons LLC, Chappaqua. Property: 11 Elm St., New Castle. Amount: \$912,483. Filed March 25.

Blue Sky 228 LLC, Whitestone. Seller: 176 WMS Property LLC, Harrison. Property: 176 Adelphi Ave., Harrison. Amount: \$800,000. Filed March 28.

Carey, Jeffrey, Ossining. Seller: Martucci Realty Corp., Wappingers Falls. Property: 112 Old Albany Post Road, Cortlandt, Ossining. Amount: \$582,500. Filed March 24.

Dearcos, Jonathan, Yonkers. Seller: M&R Home Acquisitions LLC, Cortlandt Manor. Property: 23 Myrtle Drive, Somers. Amount: \$700,000. Filed March 25.

DSC Lender Corp., Purchase. Seller: Liberty Ossining Development Corp., Jericho. Property: Liberty Street, Ossining. Amount: \$75,000. Filed March 24.

Galindo, Braulio, Ossining. Seller: DJG Realty LLC, Savannah, Georgia. Property: 191-193 Sixth St., Cortlandt. Amount: \$660,000. Filed March 24.

Garcia, Steven, Yonkers. Seller: Anthony Aurricchio Inc., Yonkers. Property: 510 Midland Ave., 2J, Yonkers. Amount: \$300,000. Filed March 24.

Graham Family Agency LLC, Hackensack, New Jersey. Seller: Singh Deodat, Bronx. Property: 16 The Boulevard, New Rochelle. Amount: \$580,000. Filed March 27.

H&K2025 LLC, Bronx. Seller: Susan C. Procaccini, Ossining. Property: 48 Tibbets Road, Yonkers. Amount: \$652,000. Filed March 25.

Hikari Express Company Ltd., Tokyo, Japan. Seller: Okuno Shintaro, Tokyo, Japan. Property: 83 Park Ave., Eastchester. Amount: \$820,000. Filed March 26.

Illuminated Enterprises LLC, Teaneck, New Jersey. Seller: Hakanjin Haljilj, Yonkers. Property: 1052 McLean Ave., Yonkers. Amount: \$420,000. Filed March 27.

Interocasis Group LLC, White Plains. Seller: Jesus A. Cachaya Jr., White Plains. Property: 9 Hillside Circle, Greenburgh. Amount: \$350,000. Filed March 28.

James, Janelle A., Bronxville. Seller: Wells Fargo Bank NA, Anaheim, California. Property: 132 Pondfield Road, Eastchester. Amount: \$725,000. Filed March 24.

Jd5759 LLC, Bronxville. Seller: Parthenia Kessel, Orange Park, Florida. Property: 25 Van Duzen Place, Eastchester. Amount: \$750,000. Filed March 26.

JSR Holding Group LLC, Yonkers. Seller: Louis Zazzarino, White Plains. Property: 67 Ridge Road, Yonkers. Amount: \$50,000. Filed March 24.

JSR Holding Group LLC, Yonkers. Seller: Louis Zazzarino, White Plains. Property: 73 Ridge Road, Yonkers. Amount: \$50,000. Filed March 25.

Lucas, Jacqueline, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$660,000. Filed March 25.

MAM RE Holdings Corp., Bronx. Seller: Robert Cartolano, Yonkers. Property: 103 Seminary Ave., Yonkers. Amount: \$550,000. Filed March 28.

Mancuso, Matthew, Fremont Center. Seller: HHS Management LLC, East Atlantic Beach. Property: 723 Heritage Hills, Somers. Amount: \$675,000. Filed March 25.

Mels NY Renos LLC, New York. Seller: Frank Sorrentino, Aurora, Colorado. Property: 250 Bainbridge Ave., Mount Pleasant. Amount: \$410,000. Filed March 25.

Morelli, Rossana L., Egg Harbor, New Jersey. Seller: ELR MDR LLC, Briarcliff Manor. Property: 333 N. State Road, A42, Ossining. Amount: \$410,000. Filed March 25.

MV Estates LLC, Brooklyn. Seller: US Bank NA, West Palm Beach, Florida. Property: 117 Fourth Ave., Mount Vernon. Amount: \$325,000. Filed March 24.

Orchard Place Project Corp., Middle Village. Seller: Italia Vignieri, Dobbs Ferry. Property: Manhattan Ave., New Rochelle. Amount: \$310,000. Filed March 27.

Point 62 LLC, White Plains. Seller: Bruce L. Martin, Yonkers. Property: 37 Washington Ave., Ossining. Amount: \$434,000. Filed March 27.

Priority Super Construction Corp., Mount Vernon. Seller: GS 157 Ellwood LLC, Spring Valley. Property: 109 Grandview Ave., Mount Vernon. Amount: \$475,000. Filed March 25.

Ruby Goldie Realty LLC, New Rochelle. Seller: Rosemarie DiBuono, Riverview, Florida. Property: 88 Holland St., Harrison. Amount: \$777,000. Filed March 27.

Son & DNB LLC, Hempstead. Seller: Harold Fowlkes, West Orange, New Jersey. Property: 452 First Ave., Mount Vernon. Amount: \$340,000. Filed March 24.

Yy Tyh LLC, Brooklyn. Seller: Concannon William, Yorktown Heights. Property: 13 Clark St., Yonkers. Amount: \$735,000. Filed March 25.

Federal Tax Liens, \$10,000 or greater, Westchester County, April 9 - 15

Alo, Sonia: Cortlandt Manor, 2022 personal income, \$84,113

Andujar, Gitana: Scarsdale, 2021 - 2022 personal income and due diligence penalty, \$90,840.

Athans, Timothy D.: Tuckahoe, 2023 personal income, \$92,071.

Boender, Michiel: Port Chester, 2019 - 2022, 2023 - 2024 employer unemployment and quarterly taxes, \$52,680.

BVR217 LLC: Mamaroneck, Keila M. Velasquez, sole member, 2023 - 2024 quarterly taxes, \$14,082.

Camp Kennybrook Inc.: Ardsley 2024 employer unemployment and quarterly taxes, \$16,820.

Campos, Andrew: Scarsdale, 2019 personal income, \$538,764.

Coyt, Jose Manuel: Port Chester, 2022 - 2023 employer unemployment and quarterly taxes, \$19,921.

DeCaro, Phillip A. and Leah H. deCaro: Rye, 2018 - 2019, 2021 - 2023 personal income, \$250,361.

DEEDS

Above \$1 million

Below \$1 million

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

Questions and comments regarding this section should be directed to:

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

George, Sarah: Tuckahoe, 2023 personal income, \$92,071.

Goldstein, Jay: Rye, 2018 - 2019 personal income, \$12,459.

Gori, Mildred: Rye: 2017 - 2018, 2020, 2022 - 2023 personal income, \$110,599.

Guayllasaca, German Rodrigo: Port Chester, 2018 personal income, \$69,104.

Heffers, John C.: Rye, 2021 - 2023 personal income, \$215,185.

Hochfeld, Berton: New Rochelle, 2021 - 2022 personal income, \$43,362.

Maldonado 1974 Inc.: Pleasantville, 2022 - 2024 quarterly taxes, \$187,367.

Mallard, Alfred Sr.: White Plains, care of Westchester County, 2000 estate tax, \$3,324,465.

Mannarino, Richard O.: Cortlandt Manor, 2022 personal income, \$84,113.

McCoy, Finbar T.: Yonkers, 2013 personal income, \$29,765.

McWilliam, James R. and Catherine O. McWilliam: Port Chester, 2012 personal income, \$207,242.

Meckel, Karina E.: Rye, 2021 - 2023 personal income, \$215,185.

Rivas, Saul Abrego: White Plains, 2015 - 2016, 2018 - 2019 personal income, \$11,775.

Rizzo, Laura - Michelle: Port Chester, 2019 - 2021, 2023 personal income, \$311,747.

Sanchez, Philip A. and Peggy Sanchez: Scarsdale, 2021, 2023 personal income, \$721,398.

Stewart, Curtis M.: New Rochelle, 2019 personal income, \$15,841.

Tena, Jose: Cortlandt Manor, 2021 personal income, \$16,645.

Velasquez, Keila M.: Mamaroneck, re. BVR217 LLC, 2023 - 2024 quarterly taxes, \$14,082.

Yashchin, Avraam: Pleasantville, 2021 personal income, \$27,256.

JUDGMENTS

Abrahante, Peter, Cortlandt Manor. \$17,578 in favor of Discover Bank, Columbus, Ohio. Filed March 11.

All Craft Beverage Co., Rohnert Park, California. \$365,837 in favor of GCM Prime LLC, White Plains. Filed March 17.

Amato, Kevin, Ardsley. \$11,506 in favor of Discover Bank, Columbus, Ohio. Filed March 12.

Ampuero, Ricardo A., White Plains. \$5,905 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 17.

Aris, Kirkland D., Yonkers. \$4,272 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 18.

Batista, Santiago, Yonkers. \$8,270 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 18.

Campbell, Nickayla S., Mount Vernon. \$4,573 in favor of Capital One NA, McLean, Virginia. Filed March 17.

Carrillo, Angel K., Yonkers. \$2,165 in favor of Capital One NA, McLean, Virginia. Filed March 17.

Cerda, Juana, Yorktown Heights. \$3,036 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 17.

Chaves, Mariana A., Mount Vernon. \$8,627 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Cotarelo, Jose O., North Salem. \$9,577 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Cruz, Clemente Jr., Yonkers. \$2,963 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Cruz, Julio A., Port Chester. \$8,510 in favor of Discover Bank, Columbus, Ohio. Filed March 12.

Curran, Claire, White Plains. \$1,786 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed March 17.

Denigris, Craig C., West Harrison. \$12,437 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed March 19.

DiBenedetto, Judith E., Yonkers. \$3,371 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 17.

Duncan, Erica E., Yonkers. \$13,212 in favor of Capital One NA, Glen Allen, Virginia. Filed March 18.

Espejo, Christian, Port Chester. \$1,778 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 17.

Evans-Anderson, Audra D., Yonkers. \$6,346 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Fanning, Mallory E., Yonkers. \$20,380 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed March 19.

Flores, Cinthia, New Rochelle. \$5,216 in favor of Capital One NA, Glen Allen, Virginia. Filed March 18.

Garcia, Yvan A., Hartsdale. \$2,006 in favor of Capital One NA, Glen Allen, Virginia. Filed March 20.

Gomez, Ralph A., New Rochelle. \$6,605 in favor of Capital One NA, Richmond, Virginia. Filed March 18.

Gonzalez, Waheed, Port Chester. \$7,531 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Higgs, Ayellen B., Ossining. \$5,672 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Iannacone, Carmine, Tuckahoe. \$9,199 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Igwe, Kevin, Tarrytown. \$1,471 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 19.

Jacobs, Kemique N., Mount Vernon. \$4,303 in favor of Capital One NA, Glen Allen, Virginia. Filed March 17.

James, Bryan, Yonkers. \$4,632 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 17.

Jerez, Maria, Yonkers. \$937 in favor of Capital One NA, McLean, Virginia. Filed March 17.

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

Lasalla, Annie, Croton-on-Hudson. \$6,479 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed March 18.

Leibowitz, Gail, Sussex,

New Jersey. \$8,110 in favor of Lawrence Terrace Apartments LLC, Filed March 18.

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

Lopez, Jose T., Yonkers. \$6,017 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 17.

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

McCarthy, Susan M., Elmsford. \$2,339 in favor of Discover Bank, Columbus, Ohio. Filed March 12.

Melarczik, Raymond R., Yonkers. \$22,128 in favor of Discover Bank, Columbus, Ohio. Filed March 10.

Morocho, Paul A., Sleepy Hollow. \$3,222 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Parkinson, George K., New Rochelle. \$2,388 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Quezada, Juan, Yonkers. \$6,036 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 18.

Ratliff, Bryce, Yonkers. \$33,054 in favor of Boston University, Boston, Massachusetts. Filed March 19.

Rentoulis, Steve, Yonkers. \$5,784 in favor of Discover Bank, Columbus, Ohio. Filed March 18.

Reynoso, Lino A., New Rochelle. \$15,393 in favor of Capital One NA, Glen Allen, Virginia. Filed March 18.

Rodriguez, Luis, Yonkers. \$8,113 in favor of American Express National Bank, Sandy, Utah. Filed March 17.

Ross, Joanna, Cortlandt Manor. \$6,720 in favor of Discover Bank, Columbus, Ohio. Filed March 11.

Sanguino, Brandon A., Cortlandt Manor. \$6,508 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Scaramellino, Anthony, Cortlandt Manor. \$2,922 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Schiller, Blake I., Eastchester. \$3,211 in favor of Discover Bank, Columbus, Ohio. Filed March 17.

SCI Contracting LLC, Yonkers. \$113,605 in favor of Financial Pacific Leasing Inc., Federal Way, Washington. Filed March 17.

Sickles, Carl, Mount Kisco. \$2,735 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed March 17.

Stewart, Shakira S., Mount Vernon. \$8,447 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 17.

LIS PENDENS

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

ABC Supply Company Inc., as owner. Filed by Axonic Credit Opportunities. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 137 S. 14th Ave., Mount Vernon. Filed March 24.

Ball, Erin K., as owner. Filed by CitiMortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$743,000 affecting property located at 4 Manor Lane, Somers. Filed March 3.

Beirne, Thomas A., as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 89 Hillcrest Road, Mount Vernon. Filed March 4.

Cameron, Kevin, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$492,000 affecting property located at 17-19 Harding Drive, New Rochelle. Filed March 5.

Capriolo, Stacey, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 32 Centre St., Yonkers. Filed March 11.

Concannon, Margaret estate, as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$727,500 affecting property located at 83 Borchter Ave., Yonkers. Filed March 1.

Dash, Perri, as owner. Filed by Nerez LLC. Action: Foreclosure of a mortgage in the principal amount of \$357,000 affecting property located at 36 Darwood Place, Mount Vernon. Filed March 12.

Funding of Delaware LLC, as owner. Filed by The Bank of New York MellonTrust. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at in Cortlandt. Filed March 25.

Kaufman, Bruce, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 16 Devonshire Drive, White Plains. Filed March 19.

Lake Kitchawan Association, as owner. Filed by Key-Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$221,000 affecting property located at 47 Grandview Road, South Salem. Filed March 3.

Magro, Jill M., as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of 391,500 affecting property located at 131 Stonewall Court, Yorktown Heights. Filed March 19.

Perry, Marjorie, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$616,000 affecting property located at 174 Hutchinson Blvd., Mount Vernon. Filed March 4.

Robinson, Hakim, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$309,000 affecting property located at 37 Horton Ave., New Rochelle. Filed March 25.

Thompson, Patricia, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at 40 Justamere Drive, Ossining, Ossining. Filed March 5.

Zammikiel, John J., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$445,000 affecting property located at 32 Fowler Ave., Yonkers. Filed March 5.

MECHANIC'S LIENS

261 South LLC, Mount Vernon. \$229,000 in favor of Fine Wood Kitchen Cabinet Inc., Bronx. Filed April 4.

Andreson, Clinton, New Rochelle. \$5,330 in favor of Mostafa Salem, Tuckahoe. Filed April 3.

Bobs Discount Furniture LLC, Yonkers. \$12,496 in favor of Sunbelt Rentals Inc., Islip. Filed April 4.

Central Plaza Associates LLC, Yonkers. \$15,304 in favor of Studio Architecture Design Professionals, White Plains. Filed April 4.

DeCicco & Sons, Mount Pleasant. \$1,941 in favor of Sunbelt Rentals Inc., Islip. Filed April 3.

Greater Centennial African Methodist, Mount Vernon. \$5,458 in favor of United Rentals North America Inc., Chappaqua. Filed April 8.

Guidance Center of Westchester Inc., New Rochelle. \$120,445 in favor of A Plus Complete Restoration LLC. Filed April 3.

Hale WP Owner LLC, White Plains. \$12,490 in favor of T&R Insulation & Firestop LLC, Brooklyn. Filed March 28.

Hudson View Building No.4 LLC, Yonkers. \$159,211 in favor of Alliance Elevator Co., Long Island. Filed April 7.

Iannace, Carl E. Jr., Greenburgh. \$105,229 in favor of Karl Unkenholz, Dobbs Ferry. Filed March 31.

Increase Miller Elementary School, Lewisboro. \$20,068 in favor of Mechanical Installation Corp., Bronx. Filed April 8.

Mason, Melvina, Mount Vernon. \$250,000 in favor of Edson Avenue Development Group LLC, Mount Vernon. Filed April 4.

M. Saxon LLC, Greenburgh. \$6,178 in favor of Hajoca Corp., Freeport. Filed March 27.

SHDG Mount Pleasant LLC, Mount Pleasant. \$32,982 in favor of Green Mountain Electric Supply I, Colchester. Filed April 1.

Timlin, Edward, Rye. \$1,169 in favor of Keep It Cool Inc., Hawthorne. Filed March 31.

NEW BUSINESSES

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

Partnerships

Real Room, 3 Sadore Lane, Yonkers 10710. c/o Jared Rios and Jerome Tarter. Filed Feb. 28.

Time & Chance Happens to Us All, 81 N. Kensico Ave., White Plains 10604. c/o Clayton and Teresa Smith. Filed March 10.

United Sisterhood Collective, 163 Beechwood Ave., Mount Vernon 10553. c/o Lauren Spurill and Karen Smith. Filed March 12.

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Questions and comments regarding this section should be directed to:

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

Sole Proprietorships

914 Store, P.O. Box 709, White Plains 10602. c/o Dave Jones. Filed March 21.

Alfa Property Solutions, 44J Cottage St., Port Chester 10573. c/o Alheli Florencia. Filed April 4.

AMB Home Repair & Restoration, 69 Manhattan Ave., Yonkers 10707. c/o Andrew Barnes. Filed April 3.

Analytics Craft, 40 Winding Wood Road, Rye Brook 10573. c/o Larry Cohen. Filed April 1.

Ayisian Enterprise, 225 Martin Luther King Jr. Blvd., White Plains 10601. c/o Lorette Thelusma. Filed April 3.

Beauty By Genta, 2761 Ogden Drive, Yorktown Height 10598. c/o Gentijana Qereti. Filed March 31.

Bessentiel By Beatrice, 17 Leatherstocking Lane, Mamaroneck 10543. c/o Beatrice Jousset. Filed March 31.

Phoenix CS, 23 S. Hillside Ave., Elmsford 10523. c/o Christina Salvia. Filed March 4.

Supreme Construction & Renovation, 25 Florence Ave., White Plains 10607. c/o Braylan Chuchuca. Filed Feb. 28.

Svesna, 333 Huguenot St., New Rochelle 10801. c/o Vesna Savcic. Filed March 10.

Talent Is Hair, 13 E. Prospect Ave., Mount Vernon 10550. c/o Melissa Hall. Filed March 11.

Vurban, 19 Observatory Drive, Croton-on Hudson 10520. c/o Gabrielle Follone. Filed March 13.

Wild Heart Free Spirit, 118 Krystal Drive, Somers 10589. c/o Leslie Bijoux. Filed March 10.

Witz & Wisdom, 232 Horse-shoe Circle, Ossining 10562. c/o Robert E. Yedowitz. Filed March 3.

Womens Holistic Center, 547 Saw Mill River Road, Ardsley 10502. c/o Rossana de la Cruz. Filed Feb. 28.

Yolandas Studio Nails, 99 Mamaroneck Ave., White Plains 10601. c/o Yolanda Palestina Carmona. Filed March 6.

Yonkers Writing Group, 11 Highview Terrace, Yonkers 10705. c/o Phylisha Villanueva. Filed March 13.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: Cong Yetev Lev Vyoel Moshe of Kj. Property: 27 Chevron Road, Palm Tree. Amount: \$4.7 million. Filed March 19.

Below \$1 million

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Warwick. Amount: \$100,000. Filed March 19.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Mount Hope. Amount: \$100,000. Filed March 24.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Crawford. Amount: \$100,000. Filed March 25.

Equity Homes New York II Inc., as owner. Lender: EH Capital LLC. Property: in Warwick. Amount: \$100,000. Filed March 19.

Kiavi Funding Inc., as owner. Lender: Hudson Valley Adventures LLC. Property: 11 Deer Meadow Road, Warwick. Amount: \$686,800. Filed March 26.

Loan Funder LLC Series 96357, as owner. Lender: Simplicity Homes LLC. Property: 15 Greising St., Pine Bush. Amount: \$237,250. Filed March 19.

Nursery Road LLC, as owner. Lender: Northeast Community Bank. Property: in White Plains. Amount: \$801,000. Filed March 20.

Walden Savings Bank, as owner. Lender: Devries Nicholas, et al. Property: in Wallkill. Amount: \$150,000. Filed March 25.

Walden Savings Bank, as owner. Lender: Joshua Gallagher. Property: in Mount Hope. Amount: \$250,000. Filed March 26.

YB Estate Holdings LLC, as owner. Lender: RFLF 4 LLC. Property: 10 Glen Lane, Newburgh. Amount: \$70,000. Filed March 25.

DEEDS

Above \$1 million

256 Cherry Property LLC, Airmont. Seller: 256 Cherry Lane LLC, Brooklyn. Property: 256 Cherry Lane, Airmont. Amount: \$2.2 million. Filed April 7.

260 Cherry Estates LLC, Airmont. Seller: 258 Cherry Lane LLC, Brooklyn. Property: 260 Cherry Lane, Airmont. Amount: \$1.2 million. Filed April 7.

66 S Monsey LLC, Monsey. Seller: Venutre Together Inc., Nanuet. Property: 66 Monsey Road, South Monsey. Amount: \$1.1 million. Filed April 10.

Alfieri, Christian, Stony Point. Seller: 315 W. Main Stony Point LLC, Brooklyn. Property: 315 W. Main St., Stony Point. Amount: \$1.1 million. Filed April 7.

Behy LLC, Spring Valley. Seller: Stephanie Warren, Spring Valley. Property: 27 S. Madsion Ave., Spring Valley. Amount: \$1.7 million. Filed April 7.

Einhorn, Joel, Spring Valley. Seller: Arem Associates LLC, Spring Valley. Property: 204 Maple Ave., Monsey. Amount: \$1.1 million. Filed March 31.

Hollender, Joel, Spring Valley. Seller: Old Nyack Estates LLC, Monsey. Property: 17 Old Nyack Turnpike, Monsey. Amount: \$1.3 million. Filed April 8.

Joan Holdings USA LLC, Monsey. Seller: Chaya Fisch, Monsey. Property: 12 Joan Lane, Monsey. Amount: \$1.4 million. Filed April 9.

Ladentown Propco LLC, Pomona. Seller: Ladentown Holdings LLC, Brooklyn. Property: 47 Ladentown Road, Pomona. Amount: \$1.5 million. Filed April 2.

Ullman, Yitzchok, Monsey. Seller: Longbridge Financial LLC, Houston, Texas. Property: 18 Tokay Lane, Monsey. Amount: \$1.1 million. Filed April 3.

Wan, Alex L and Shiori Suzuki, New York. Seller: North Broadway 26 LLC, Spring Valley. Property: 655 N. Broadway, Upper Nyack. Amount: \$1.5 million. Filed April 1.

Zelesky, Aaron M. and Debra T. Mandelcorn, Monsey. Seller: Roven Road LLC, Surfside, Florida. Property: 10 Roven Road, Monsey. Amount: \$1.1 million. Filed April 1.

Below \$1 million

22 Conklin Avenue LLC, Airmont. Seller: JMB Apartments Inc., Airmont. Property: 70 E. Maple Ave., Suffern. Amount: \$550,000. Filed April 3.

258 Orange Turnpike LLC, Monsey. Seller: Bennetto Persichetti Jr., Sloatsburg. Property: 258 Orange Turnpike, Sloatsburg. Amount: \$639,656. Filed April 2.

4 Sherwood Holdings LLC, Spring Valley. Seller: 255 Holdings LLC, Spring Valley. Property: 4 Sherwood Ave., Spring Valley. Amount: \$999,999. Filed April 10.

60 Maple Holdings LLC, Stony Point. Seller: 60 Maple Drive LLC, Monsey. Property: 60 Maple Drive, Stony Point. Amount: \$590,000. Filed April 9.

6P Apartment LLC, Airmont. Seller: JMB Apartments Inc., Airmont. Property: 4 Prairie Ave., Suffern. Amount: \$800,000. Filed April 3.

78 Main Street Ventures LLC, Haverstraw. Seller: Jean M. Stoneham, estate, et al, Tappan. Property: 78 Main St., West Nyack. Amount: \$490,000. Filed April 7.

Arias, Armando, Thiells. Seller: US Bank National Trust, Dallas, Texas. Property: 35 Roosevelt Place, Stony Point. Amount: \$605,000. Filed April 8.

Bayer, Yitzchok Z, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5321 Corner St., Spring Valley. Amount: \$789,000. Filed April 9.

Birzen, Simcha, Spring Valley. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$669,000. Filed April 7.

Blinn Mazzucca Realty LLC, Fairfield, Connecticut. Seller: Daniel J. Cantor, et al, Pomona. Property: 255 Shady Brook Lane, Pomona. Amount: \$145,000. Filed April 7.

Braun, Eli and Brucha A. Braun, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Monsey. Amount: \$669,000. Filed April 7.

Cables, Alex J. and Kimberly E. Cables, Nyack. Seller: Bank of America NA and Mortgage Assets Management LLC, Houston, Texas. Property: 962 Sierra Vista Lane, Valley Cottage. Amount: \$285,000. Filed April 8.

Cragmere 87 LLC, Monroe. Seller: House of Fire LLC, Monsey. Property: 87 Cragmere Road, Suffern. Amount: \$850,000. Filed April 8.

Cybi LLC, Brooklyn. Seller: Joseph Bihari, Airmont. Property: 9 Biret Drive, Airmont. Amount: \$875,000. Filed April 7.

Deutsche Bank National Trust Co., West Palm Beach, Florida. Seller: Emanuel, Ira M. Emanuel, referee and Debra L. Grimaldi, New City. Property: 482 Iroquois Court, Suffern. Amount: \$471,205. Filed April 4.

DMC Acquisitions LLC, Yonkers. Seller: Estate of Henrietta Stephens, Elmsford. Property: 2 Willow Ave., Nyack. Amount: \$291,956. Filed April 9.

Endoc LLC, Spring Valley. Seller: Efraim Stobel, Monsey. Property: 11 Warren Court, Monsey. Amount: \$999,000. Filed April 7.

Fried, Eddy, Spring Valley. Seller: Blauvelt Home LLC, Monsey. Property: 151 Blauvelt Road, Monsey. Amount: \$640,000. Filed March 31.

Friedman, Naftuli and **Chaya Friedman**, Spring Valley. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$729,000. Filed April 9.

Frogmans Holding Company LLC, Suffern. Seller: Sergios Contreras Chapter 7 Trust, et al, New York. Property: 25 Hamilton Ave., Sloatsburg. Amount: \$20,000. Filed April 10.

Gelb, Mendel. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$999,000. Filed April 1.

Gelb, Shmuel Y. and **Fradel Derbarmdiger**, Brooklyn. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$749,000. Filed April 7.

Great Oaks Drive LLC, Spring Valley. Seller: MDDKC Realty LLC, Nanuet. Property: 6 Great Oaks Drive, New City. Amount: \$870,000. Filed April 2.

Greenyard Equities LLC, Brooklyn. Seller: Neville E. Moses, Nanuet. Property: 22 Al-bacon Road, Nanuet. Amount: \$475,000. Filed April 7.

Hillburn Management LLC, Monsey. Seller: Scott Picariello, Nanuet. Property: 26 Seventh St., Hillburn. Amount: \$238,000. Filed April 8.

Jacobowitz, Jacob, Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5215 Corner St., Spring Valley. Amount: \$949,000. Filed April 9.

Pasternak, Jonathan and **Pearl Reichman**, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$729,000. Filed April 9.

Rosenberg, Hershy and **Mindy Lesin**, Spring Valley. Seller: 414 Buena Vista LLC, Brooklyn. Property: 414 Buena Vista Road, New City. Amount: \$665,000. Filed April 2.

Siminovits, Shimon and **Yehodit Siminovits**, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$769,000. Filed April 8.

Smile Garden LLC, Spring Valley. Seller: 28 Eckerson LLC, Spring Valley. Property: 9 Smile Way, Spring Valley. Amount: \$999,000. Filed April 3.

Smile Garden LLC, Spring Valley. Seller: 28 Eckerson LLC, Spring Valley. Property: 3 Smile Way, Spring Valley. Amount: \$999,000. Filed April 8.

Steinmetz, Shrage and **Rifka Steinmetz**, Spring Valley. Seller: 7 Woodland Drive LLC, Suffern. Property: 7 Woodland Drive, Suffern. Amount: \$680,000. Filed April 9.

Terraglobal Realty LLC, Airmont. Seller: Richard J. Porr Revocable Trust, et al. Property: 34 Klein Ave., West Nyack. Amount: \$489,000. Filed April 3.

Vayizrah Yitzchok LLC, Bedford Hills. Seller: Eom Meadow LLC, Monroe. Property: 2 Meadow Court, Thiells. Amount: \$714,000. Filed April 3.

JUDGMENTS

Adorn Sterling Corp., Brooklyn. \$266,076 in favor of TD Bank, Brooklyn Park, Minnesota. Filed March 11.

Bailey, William, Highland Mills. \$3,927 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed March 12.

Beatty, Richard, Newburgh. \$7,409 in favor of Bank of America, Charlotte, North Carolina. Filed March 13.

Beretta, Jeanne M., Montgomery. \$2,213 in favor of Capital One, McLean, Virginia. Filed March 12.

Big Ben Inc., et al, Monroe. \$140,381 in favor of Kapitus Servicing Inc., New York. Filed March 11.

Boyd, Gabriel E., Newburgh. \$2,443 in favor of Capital One, McLean, Virginia. Filed March 12.

Brooks, Whitney L., Middletown. \$8,242 in favor of Capital One, McLean, Virginia. Filed March 11.

Cardenas, Luis Alexis, Cornwall-on-Hudson. \$2,047 in favor of Midland Credit Management Inc., San Diego, California. Filed March 10.

Carman, Monique, Middletown. \$1,689 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 6.

Cerniglia, Kelly A., Pine Bush. \$1,868 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 10.

Checos Seafood LLC, et al, Inglewood, California. \$32,767 in favor of Simply Funding LLC, Chester. Filed March 10.

Cotes, Perez Liumila, Florida. \$7,434 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Diaz, Melissa, Middletown. \$3,776 in favor of Citibank, Sioux Falls, South Dakota. Filed March 13.

Dunn Jonathan B, Warwick. \$4,161 in favor of Capital One Bank, Glen Allen, Virginia. Filed March 14.

Ekstein, Joel, Monroe. \$16,360 in favor of Capital One, McLean, Virginia. Filed March 11.

Fauntleroy, Tayla, Newburgh. \$5,551 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Florant, Romual F., Port Jervis. \$4,054 in favor of Capital One, McLean, Virginia. Filed March 6.

Garcia, Simon, Chester. \$6,175 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Greene, Frederick J. Jr., Middletown. \$10,799 in favor of Bank of America, Charlotte, North Carolina. Filed March 13.

Greene, Frederick J. Jr., Middletown. \$6,542 in favor of Bank of America, Charlotte, North Carolina. Filed March 13.

Greene, Frederick J. Jr., Middletown. \$8,479 in favor of Bank of America, Charlotte, North Carolina. Filed March 14.

Hernandez, Jose, Warwick. \$6,770 in favor of Capital One, McLean, Virginia. Filed March 10.

Hirsch, Chana, Monroe. \$12,658 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Hirsch, Chana, Monroe. \$9,916 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Hirsch, Chana, Monroe. \$16,637 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Jennings, Ronald D., Middletown. \$5,599 in favor of Capital One, McLean, Virginia. Filed March 6.

Johnson, Priscilla A., Goshen. \$23,255 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed March 11.

Karestier Corp., Monroe. \$8,925 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed March 11.

Llewellyn, Carlton V., Highland Mills. \$15,211 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Lucky White Lions LLC, et al, Orlando, Florida. \$23,116 in favor of Simply Funding LLC, Chester. Filed March 11.

Martinez, Jacqueline, Florida. \$1,826 in favor of Capital One, McLean, Virginia. Filed March 10.

McGuigan, Kenneth W., Middletown. \$3,954 in favor of Synchrony Bank, Draper, Utah. Filed March 12.

Mertz, Yoel, Monroe. \$10,733 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Milano, Kathleen, Montgomery. \$1,639 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 13.

Mills, Timothy, Port Jervis. \$10,653 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 11.

Moore, Franz, Highland Falls. \$1,881 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 12.

Morris, Kevin T., Tuxedo Park. \$12,002 in favor of JP-Morgan Chase Bank, Wilmington, Delaware. Filed March 12.

Ohotenco, Anca R., New Hampton. \$7,386 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 6.

Peguero, Cristopher Benjamin, Middletown. \$9,218 in favor of Capital One, McLean, Virginia. Filed March 6.

Pelletier, Juanita, Middletown. \$4,190 in favor of Capital One, McLean, Virginia. Filed March 10.

Perez, Carlos, Chester. \$10,945 in favor of Capital One, McLean, Virginia. Filed March 10.

Powell, Chelsea, New Windsor. \$8,132 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 12.

Rivera, Rosalia, Newburgh. \$3,733 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 6.

Rosales, Hector W., Middletown. \$1,821 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 6.

S. Deutsch Upstate LLC, et al, Monroe. \$30,677 in favor of Ace Funding Source LLC, Jericho. Filed March 13.

Schoonmaker, Candace, Port Jervis. \$1,534 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 6.

Sumter, Gracey A., Montgomery. \$3,135 in favor of Synchrony Bank, Draper, Utah. Filed March 12.

Sutton, Jason D., Newburgh. \$3,405 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 13.

Thomas, Nicholas J., Highland Mills. \$2,152 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 12.

Tremper, Stella E., Huguenot. \$5,867 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Vail, Andrew, Port Jervis. \$6,065 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 7.

MECHANIC'S LIENS

15 Summit Road LLC as owner. \$194,482 in favor of Artistic Doors & Windows Manufacturing LLC Property: 15 Summit Road, Tuxedo. Filed April 7.

ANB Holdings GCCM LLC as owner. \$63,024 in favor of United Rentals North America Inc. Property: 93 Teakettle Spout Road, Mahopac. Filed March 31.

Greenheart Holdings LLC, as owner. \$12,000 in favor of GKP Construction LLC. Property: 21 Carter Drive, Newburgh. Filed March 27.

Moran, Alexander E. as owner. \$1,506 in favor of CRP Sanitation Inc. Property: 18 Forsonville lane, Garrison. Filed Feb. 25.

Parmeter, Lydia R., as owner. \$100,000 in favor of Joseph Parmeter Jr. Property: in Newburgh. Filed March 24.

Pharmacann Inc. and IIP New York 1 LLC as owner. \$55,253 in favor of Sunbelt Rentals Inc. Property: 14 Hudson Crossing Drive, Montgomery. Filed April 9.

Rizzi, Richard, as owner. \$65,000 in favor of Anthony F. Rizzi Property: 23 Cunningham Drive, Monroe. Filed March 25.

Tavares, Frank as owner. \$138,696 in favor of Alcino Meireles Property: 463 N. Lake Blvd., Mahopac. Filed March 21.

NEW BUSINESSES

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

Partnerships

Onex, 266 Tamerish Lane, New Windsor 12553. c/o Noah James Robinson and Tyler Ian Dsouza. Filed March 11.

Quality Cleaning Solutions, 777 Broadway, Newburgh 12550. c/o Francisco and Francisco Cruz Jr. Filed March 11.

Sole Proprietorships

Allure Signature Designs, 908 Mountain Road, Port Jervis 12771. c/o Jessie Melendez. Filed March 12.

Bubbles & Curves Cleaning, 383 Mullock Road, Middletown 10940. c/o A. Bartziokas. Filed March 10.

CD 876 Restaurant & Bar, 273 Route 17k, Newburgh 12550. c/o George Dauswell Clinton. Filed March 10.

Fabiyan Interiors, 2 Nicoll St., Newburgh 12550. c/o Marta Fabiyan Romanivna. Filed March 11.

Lets Talk Kitchens & Baths, 55 Mill St., Walkkill 12589. c/o Lisa Marie Fritzsche. Filed March 11.

Pretty Pour Cocktails & More, 359 Neversink Drive, Port Jervis 12771. c/o Erin Marie Fahey. Filed March 11.

Sect, 1 Sunny Lane, Monroe 10950. c/o Francis Michael Postiglione. Filed March 11.

Taxi Inka, 201 Caesars Lane, Apt. 44, New Windsor 12553. c/o Nicolas Antony Flores Poma. Filed March 7.

BUILDING PERMITS

Commercial

Ahsan, Ahmed M., Norwalk, contractor for Ahmed M. Ahsan. Perform replacement alterations at 479 Main Ave., Norwalk. Estimated cost: \$1,000. Filed Feb. 24.

Connecticut Basement Systems Inc., Norwalk, contractor for Kinsley Court. Install 31 Smarjack XT as per engineer plans, Building D, 11 Bedford Ave., Norwalk. Estimated cost: \$58,283. Filed Feb. 13.

Garrad Construction Group Inc., Norwalk, contractor for Norwalkin LLC. Perform replacement alterations at 50 Richards Ave., Norwalk. Estimated cost: \$2,800,000. Filed Feb. 18.

Gerhardt, David S., Norwalk, contractor for David S. Gerhardt. Perform replacement alterations at 126 New Cannan Ave., Norwalk. Estimated cost: \$1,000. Filed Feb. 10.

Hilbane Building Co., Norwalk, contractor for the city of Norwalk. Construct new Norwalk High School & Athletic field at Strawberry Hill Ave., Norwalk. Estimated cost: \$183,576,549. Filed Feb. 7.

J.M. Church Properties LLC, Norwalk, contractor for J.M. Church Properties LLC. Perform replacement alterations at 295 Westport Ave. Norwalk. Estimated cost: \$1,000. Filed Feb. 10.

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

Questions and comments regarding this section should be directed to:

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

JKT Construction Inc., Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$320,635. Filed Feb. 18.

Norwalk 508 Real Estate LLC, Norwalk, contractor for Norwalk 508 Real Estate LLC. Perform replacement alterations at 508 Westport Ave., Norwalk. Estimated cost: \$1,000. Filed Feb. 11.

Ogonowski, Krzysztof, Norwalk, contractor for Robert Johnston. Renovate single-family residence at 2 Shagbark Road, Norwalk. Estimated cost: \$45,000. Filed Feb. 10.

Quiros Carpentry LLC, Norwalk, contractor for WJF Real Estate LLC. Construct addition at rear of mixed-use building at 116 East Ave., Norwalk. Estimated cost: \$92,000. Filed Feb. 18.

St. George Greek, Norwalk, contractor for St. George Greek. Day Care Smart Star Learning at 238 W. Rocks Road, Norwalk. Estimated cost: \$2,000. Filed Feb. 12.

Stamford Wrecking Company, Norwalk, contractor for the city of Norwalk. Demolish Building One at 45 Meadow St., Norwalk. Estimated cost: \$150,000. Filed Feb. 11.

Stanley Construction LLC, Norwalk, contractor for the city of Norwalk. Remodel existing bathrooms in buildings A, B, C, D at 65A Ward St., Norwalk. Estimated cost: \$500,000. Filed Feb. 24.

Turner Painting Service Inc., Norwalk, contractor for 99 Main Street LLC. Perform replacement alterations at 99 Main St., Unit 9, Norwalk. Estimated cost: \$232,949. Filed Feb. 21.

Walloon Plaza LLC, Norwalk, contractor for Walloon Plaza LLC. Perform replacement alterations at 204 Westport Ave., Norwalk. Estimated cost: \$2,000. Filed Feb. 11.

Wilson, Oliver J., Norwalk, contractor for David A. Nachman. Construct new two-story single-family residence at 10 Logan Place, Norwalk. Estimated cost: \$2,300,000. Filed Feb. 20.

Residential

35 Fort Point Street LLC, Norwalk, contractor for 35 Fort Point Street LLC. Install new roof and windows at 35 Fort Point St., Norwalk. Estimated cost: \$200,000. Filed Feb. 4.

Bacco, Janet A., Norwalk, contractor for Janet A. Bacco. Add full bathroom in existing basement at 9 Purdy Road, Norwalk. Estimated cost: \$15,000. Filed Feb. 18.

Chirila, Nicolae M., Norwalk, contractor for Ewa Katz and Noah Katz. Construct a front porch at 389 W. Cedar St., Norwalk. Estimated cost: \$10,000. Filed Feb. 18.

Coastal Property Services LLC, Norwalk, contractor for Gitsit Solutions LLC. Renovate single-family residence at 12 Southwind Drive, Norwalk. Estimated cost: \$55,000. Filed Feb. 10.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Yeary Bradley. Replace gliding window inserts, siding patio door and single case-ment inserts at 9 Dock Road, Norwalk. Estimated cost: \$32,656. Filed Feb. 14.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Jon A. and Amy Caligiuri. Replace window inserts at 3 Kermit St., Norwalk. Estimated cost: \$7,260. Filed Feb. 14.

Discala Luigi, Norwalk, contractor for Luigi Discala. Remove stucco siding and install new fiber cement siding, remove and install new asphalt roof at 3 Riverwalk Lane. Norwalk. Estimated cost: \$75,000. Filed Feb. 10.

Discala Luigi, Norwalk, contractor for Luigi Discala. Demolish interior kitchen, closets and two bathrooms at 3 Riverwalk Lane. Norwalk. Estimated cost: \$20,000. Filed Feb. 10.

Fabrizio, Jeffrey P., Norwalk, contractor for Michael P. Mangels. Remove existing roof and replace at 33 First St., Norwalk. Estimated cost: \$10,900. Filed Feb. 10.

Gonzalez Landscaping & Son Inc., Norwalk, contractor for 34 Bayview Avenue LLC. Finish basement and attic and remodel existing kitchen at 34 Bayview Ave., Norwalk. Estimated cost: \$125,000. Filed Feb. 5.

Gunner LLC, Norwalk, contractor for Christopher Condors. Replace asphalt shingle roof at 12 Old Rock Lane, Norwalk. Estimated cost: \$31,000. Filed Feb. 14.

H&J Roofing LLC, Norwalk, contractor for Carl P. and Madeleine A. Corliss. Replace roof, gutter and skylight at 42 Scribner Ave., Norwalk. Estimated cost: \$20,650. Filed Feb. 7.

Home Depot USA Inc., Norwalk, contractor for Mark Gartner and Danielle Gartner. Remove and replace three windows and one patio door at 229 Sunrise Hill Road, No. Q133, Norwalk. Estimated cost: \$9,196. Filed Feb. 14.

Home Solutions by Chris Smith LLC, Norwalk, contractor for Gerald and Patricia Pollak. Remodel two existing bathrooms, master bath and hallway bath at 5 Oakwood Court, Norwalk. Estimated cost: \$45,000. Filed Feb. 5.

Long Roofing LLC, Norwalk, contractor for George F. Faust. Remove and reroof 32 Morton St., Norwalk. Estimated cost: \$31,650. Filed Feb. 11.

M2 Construction USA LLC, Norwalk, contractor for Alix and Amina Dumas. Remove and reroof 14 Hamilton Ave., Norwalk. Estimated cost: \$8,202. Filed Feb. 10.

Manny Construction LLC, Norwalk, contractor for Pedro M. and Karen B. Garzon. Remove and reroof 16 Walnut Ave., Norwalk. Estimated cost: \$10,769. Filed Feb. 10.

McKinley, Christopher and Jacqueline McKinley, Norwalk, contractor for Christopher and Jacqueline McKinley. Install free-standing wood fireplace at 16 Wayfaring Road, Norwalk. Estimated cost: \$4,000. Filed Feb. 10.

MGM Renovations LLC, Norwalk, contractor for K9D Holdings LLC. Replace wood siding for new vinyl siding at 13 Holly St., No.15, Norwalk. Estimated cost: \$9,500. Filed Feb. 10.

Ocean Trace Development, Norwalk, contractor for Mary Lou Fenn. Demolish single-family house at 5 Melrose Ave., Norwalk. Estimated cost: \$8,000. Filed Feb. 18.

Puente Samaniego, Nelida Marlene, Norwalk, contractor for Nelida Marlene Puente Samaniego. Construct 2.3-story addition at 14 Ingalls Ave., Norwalk. Estimated cost: \$225,000. Filed Feb. 18.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Mary K. Eccles. Apply new cedar siding at 3 Cider Lane, Norwalk. Estimated cost: \$35,060. Filed Feb. 18.

Scott, Teed Jonathan, Norwalk, contractor for Teed Jonathan Scott. Remodel existing kitchen, bathroom, and load-bearing wall at 2 Westview Lane, Norwalk. Estimated cost: \$90,000. Filed Feb. 5.

Signature Exteriors LLC, Norwalk, contractor for Eric M. Farrell. Remove and install new vinyl siding at 13 Chatham Drive, Norwalk. Estimated cost: \$19,981. Filed Feb. 18.

Simone, Nora A., Norwalk, contractor for Nora A. Simone. Replace slider window at 71 Aiken St., No. 1/3, Norwalk. Estimated cost: \$1,214. Filed Feb. 18.

Simpson, Joshua P., Norwalk, contractor for Elli Levy. Install a generator on garage patio roof at 10 N. Seir Hill Road, Norwalk. Estimated cost: \$11,000. Filed Feb. 5.

Stadler, Michael J., Norwalk, contractor for Chris Revocable Trust. Remove and replace existing deck with stairs at 33 Weather Bell Drive, Norwalk. Estimated cost: \$50,000. Filed Feb. 7.

Sunny House LLC, Norwalk, contractor for David Lane and Erin Gilroy. Construct two-story additions at 12 Old Witch Court, Norwalk. Estimated cost: \$225,000. Filed Feb. 10.

COURT CASES

Bridgeport Superior Court

Frattaroli, Jonathan, et al, New Canaan. Filed by James Severine, Greenwich. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises owned by the defendants. The defendants were the owners and keepers of a dog when suddenly and without warning the dog allegedly bit the plaintiff, thereby causing him to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs such other further relief the court deems appropriate. Case no. FBT-CV-25-6143429-S. Filed Feb. 20.

Niblock, McCrory, et al, Cos Cob. Filed by Sergio Alves Desouza, Monroe. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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-25-6143501-S. Filed Feb. 24.

State Farm Mutual Automobile Insurance, Hartford. Filed by David Harris, West Haven. Plaintiff's attorney: Marc J. Ubaldi Law Office LLC, Milford. Action: The plaintiff suffered a collision allegedly caused by an unknown tortfeasor. The defendant is the plaintiff's insurance company and required to provide benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. 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-25-6143884-S. Filed March 5.

Williams, Darryl, Bridgeport. Filed by Gwendolyn Cotterell-Eidukonis, Bridgeport. Plaintiff's attorney: Hirsch Andrade LLP, 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-25-6143119-S. Filed Feb. 13.

Zuniga, Kerlin, Stamford. Filed by Steven Laguerre, Stamford. Plaintiff's attorney: Karayiannis & Denkovich PC, 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-25-6143455-S. Filed Feb. 21.

Danbury Superior Court

Conley, Stephen, et al, Bethel. Filed by Jeanne Conley, Bethel. Plaintiff's attorney: Daniel Harris Miller, Waterbury. Action: the plaintiff and defendant had an agreement where the defendant will construct a house for the plaintiff. Upon investigation the payment made to defendants was far in excess of the true value of the construction and related costs. As a result of the actions of the defendants the plaintiff has become distraught and suffered extreme emotional distress. As a result of the foregoing the plaintiff has suffered economic damages and seeks more than \$15,000 in monetary damages more exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053229-S. Filed Jan. 29.

DeRosa, Nicholas, et al, Danbury. Filed by Princeton Redway, Danbury. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, 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. DBD-CV-25-6053411-S. Filed Feb. 14.

Jankowski, Konrad, Monroe. Filed by Clarivel Carrasco, Southbury. Plaintiff's attorney: Ventura and Ribeiro LLC, 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-25-6053352-S. Filed Feb. 11.

Sinche-Lalvay, Ruth M., Danbury. Filed by Lucas Oliveira Araujo, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, 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-25-6053204-S. Filed Jan. 27.

Soltis, Roger E., Newtown. Filed by PNC Bank, National Association, Miamisburg, Ohio. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage property 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 property premises, 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-25-6053122-S. Filed Jan. 21.

Stamford Superior Court

City of Norwalk, et al, Norwalk. Filed by Stacy Gorman, Ridgefield. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-25-6072240-S. Filed March 12.

Cruz, Ricardo M., et al, Southbury. Filed by William Velez, Cheshire. Plaintiff's attorney: David S. Migliore Law Offices LLC, Fairfield. 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-25-6072518-S. Filed March 25.

Hernandez-Huerta, Fredy, et al, Stamford. Filed by Francisco Murcia-Rincon, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-25-6072238-S. Filed March 12.

Pagliarulo, Vincenzo, et al, Madison. Filed by Eugene Charleus, Bridgeport. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. 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-25-6072197-S. Filed March 11.

Zuckman, D.M.D., Brett, et al, Greenwich. Filed by Monica Goldstein, Greenwich. Plaintiff's attorney: Hipman & Goodwin LLP, Hartford. Action: the plaintiff suffered medical malpractice allegedly from defendant. The defendant had a duty to provide reasonable care for the plaintiff, and this duty included properly performing a tooth implant procedure. The plaintiff's injuries and losses were caused by the failure of the defendant; to exercise that degree of care and skill ordinarily and customarily used by oral and maxillofacial surgeons performing a tooth implant procedure, The plaintiff seeks more than \$15,000 in monetary exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072008-S. Filed Feb.

DEEDS

Commercial

338 Eden LLC, Stamford. Seller: Mary Ellen Donovan, Madison. Property: 338 Eden Road, Stamford. Amount: \$730,000. Filed March 10.

97 Havemeyer Place LLC, Greenwich. Seller: Charles P. Hubbard, Greenwich. Property: 97 and 99 Havemeyer Place, Greenwich. Amount: \$10. Filed March 19.

Anne Jeffries Citrin 2000 Trust, Greenwich. Seller: R&R Investments Group LLC, Greenwich. Property: Lot 54, Map 482, Greenwich. Amount: \$10. Filed March 20.

Ave Stella Maris LLC, Stamford. Seller: Barson Development LLC, Stamford. Property: 3 Old Long Ridge Road, Stamford. Amount: \$1,660,000. Filed March 13.

Building One Community Corp., Stamford. Seller: Sandler Realty Inc., Pound Ridge, New York. Property: 417 Shippan Ave., Stamford. Amount: \$2,357,479. Filed March 11.

Camelot Construction LLC, Stamford. Seller: James P. Montanaro Jr., Stamford. Property: 637 Cove Road, Unit A-15, Stamford. Amount: \$170,000. Filed March 10.

Costa, Manuel Luis Roquete Campelo Belmar, Fairfield. Seller: Kardamis Construction LLC, Fairfield. Property: 214 Highlawn Road, Fairfield. Amount: \$1,680,000. Filed March 19.

FDC Rowland LLC, Fairfield. Seller: 531 Rowland Road LLC, Fairfield. Property: 531 Rowland Road, Fairfield. Amount: \$1,400,000. Filed March 21.

IG Properties LLC, New York, New York. Seller: Renan K. Maldonado, Stamford. Property: 856 Hope St., Stamford. Amount: \$875,000. Filed March 11.

Luo, Hangyan, Fairfield. Seller: 345 Reef Road LLC, Bridgeport. Property: 345 Reef Road, Unit A1, Fairfield. Amount: \$1,629,000. Filed March 19.

New Era Investments LLC, Milford. Seller: Concetta M. Kalvaitis, Fairfield. Property: 45 Arbor Drive, Fairfield. Amount: \$640,000. Filed March 21.

Parasrampuria, Nakul and Neha Himma Tramka, Stamford. Seller: NSTS Investments LLC, Fairfield. Property: 875 Stillson Road, Fairfield. Amount: \$904,000. Filed March 17.

Parking Enterprizes LLC, Hartsdale, New York. Seller: Dorian R. Polanco III and Jillian Polanco, Stamford. Property: 44 Strawberry Hill Ave., Unit 1B, Stamford. Amount: \$480,000. Filed March 13.

River Road 5 LLC, Greenwich. Seller: Kyung Ok Lee, Greenwich. Property: 11 Sheephill Road, Greenwich. Amount: \$1,200,000. Filed March 21.

Saffron Property Investments LLC, Stamford. Seller: David Montanari Holdings LLC, Stamford. Property: 106 Woodside Green, Unit 1D, Stamford. Amount: \$185,000. Filed March 10.

Sanddolar Holdings LLC, Fairfield. Seller: Hangyan Luo, Fairfield. Property: 391 Birch Road, Fairfield. Amount: \$1,425,000. Filed March 18.

Sound Cove Property LLC, Old Greenwich. Seller: Michele Wargo, Stamford. Property: 99 Prospect St., 5L, Stamford. Amount: \$200,000. Filed March 10.

Summer EP LLC, Bayside, New York. Seller: 1150 Summer Street Associates Limited Partnership, Easton. Property: 1150 Summer St., Stamford. Amount: \$2,150,000. Filed March 13.

Susan Vanech Builds LLC, Fairfield. Seller: Anne L. Dowling, Fairfield. Property: 503 Mountain Laurel Road, Fairfield. Amount: \$900,000. Filed March 17.

William L. Ragatz Family GST Trust, Long Beach Township, New Jersey. Seller: Ocean Park LLC, Fairfield. Property: 400 Bronson Road, Fairfield. Amount: \$2,200,000. Filed March 18.

Residential

Berardino, Gail T. and Joseph F. Berardino, North Palm Beach, Florida. Seller: John S. Hill and Rhonda M. Vetere, Greenwich. Property: 44 Sound View Drive, Unit B, Greenwich. Amount: \$3,500,000. Filed March 18.

Burgweger III, Francis J. and Lauren Biatowas, Bridgeport. Seller: Gerard A. Gilbride and Michele Gilbride, Fairfield. Property: 184 Putting Green Road, Fairfield. Amount: \$540,000. Filed March 17.

Chamale, Dana and Dany Jose Veliz Carrera, Stamford. Seller: Anthony Scotland and Barbara Scotland, Roslyn, Pennsylvania. Property: 33 Pine Hill Road, No.3, Stamford. Amount: \$450,000. Filed March 13.

De Leon-Gramajo, Norma Elizabeth, Mamaroneck, New York. Seller: Marcin Moscicki, Stamford. Property: 256 Washington Blvd., Unit 10, Stamford. Amount: \$415,000. Filed March 12.

Francia, Michael and Nicholas Francia, Westport. Seller: Vincent Luongo Jr., Easton. Property: 170 Longdean Road, Fairfield. Amount: \$1,100,000. Filed March 19.

Hemley, Robert Harold and Gail Mary Delasho, Stamford. Seller: Robert H. Hemley and Gail M. Delasho, Stamford. Property: 35 Eliot Lane, Stamford. Amount: \$1. Filed March 14.

Howard, Robert Chase and Caitlin Amanda Micek, Stamford. Seller: Susan P. Murphy and Lora N. Pensiero, Ridgefield. Property: 67 Crane Road, Stamford. Amount: \$715,595. Filed March 10.

Karim, Mohammed Enamul, et al, Stamford. Seller: Gustavo Romo, Stamford. Property: 24 Hearthstone Court, Stamford. Amount: \$575,000. Filed March 11.

Karnes, John and Rhonda Karnes, Stamford. Seller: Jonathan A. Winter and Rebecca E. Moore, Stamford. Property: 70 Hubbard Ave., Stamford. Amount: \$1,200,000. Filed March 10.

Kedem, Omri Dick and Danielle Sroor, New York, New York. Seller: Pamela Strada, Stamford. Property: 250 Woodbine St., Stamford. Amount: \$750,000. Filed March 14.

Keller, Matthew and Alexandria Frasca, Fairfield. Seller: Linda Ardito, Greenwich. Property: 240 Sunnyridge Ave., Unit 59, Fairfield. Amount: \$345,813. Filed March 19.

MacLennan, Colin, Stamford. Seller: Michael Nawrocki, Stamford. Property: 637 Cove Road, Unit A2, Stamford. Amount: \$240,000. Filed March 11.

McGuinness, Peter M. and Tara L. McGuinness, Babylon, New York. Seller: Laura A. Bonilla, Bridgeport. Property: 1895 Fairfield Beach Road, Fairfield. Amount: \$1,880,000. Filed March 18.

Morales, Gisella Georgina and Jesus Morales, Yorktown Heights, New York. Seller: Mark Grisanti, Greenwich. Property: 13 Reynolds Place, Greenwich. Amount: \$1,325,000. Filed March 19.

VP, Solution Architect (Multiple Positions), Synchrony Bank, Stamford, CT. Enhnc systms avalabty, stblyt, scurty & prfrmc. Req Bach deg, or frgn equiv deg, in Appld Comp Sci, Comp Engg, or a rel fld & 5 yrs of post-bach, prgrssv, rel wrk exp. 100% Telecommtng permtd. To apply, email resume to HR Manager referencing job code CT0063 in subject line to: kristine.mackey@syf.com.

Lead Analytics Engineer, Gartner, Inc., Stamford, CT. Dsgn, dvlp, & maintain robust HR analytcs soltns to analyze lrg datasets & extrct actnbl insights. Req Bach's deg or foreign equiv deg in Comp Sci, Comp Engg, Info Sysys, Stats, Data Sci, or rel fld & 7 yrs post-bach, progrssv, rel wrk exp; OR a Master's deg or foreign equiv deg in Comp Sci, Comp Engg, Info Sysys, Stats, Data Sci, or rel fld & 5 yrs rel wrk exp. Emplyr will acct any stble combo of educ, training, or exp. Telecmmtng prmtd on a hybrd schedule as detrmnd by the employer. Up to 5% domstc travel req. To apply, please email resume to Ashleigh Hill, Ashleigh.Hill@gartner.com and reference job code: 99152.

Pradhan, Rochak and Pema Dorjee, Stamford. Seller: Andrea Samedi, Stamford. Property: 26 Harvard Ave., Stamford. Amount: \$430,000. Filed March 12.

Shapiro, Elad and Reut Shapiro, Stamford. Seller: Marie M. Salvatore, Stamford. Property: 10 Evergreen Court, Stamford. Amount: \$685,000. Filed March 10.

Sollazzo, Ryan and Allison Sollazzo, Greenwich. Seller: Steven D. Fretty and Rebecca B. Fretty, Okatie, South Carolina. Property: 107 Cognewaugh Road, Greenwich. Amount: \$1. Filed March 21.

Spindler, Howard, Brooklyn, New York. Seller: Refat Berisha, Ellenville, New York. Property: 27 Northhill St., Unit 3J, Stamford. Amount: \$235,000. Filed March 11.

Tackman, Robert and Mary Tackman, Fairfield. Seller: Peter Wilson, Fairfield. Property: 108 Stillson Road, Unit 108, Fairfield. Amount: \$1,250,000. Filed March 18.

alle, David A., Ardsley, New York. Seller: Barbara M. Pedwano and John Pedwano, Cos Cob. Property: 7 Kent Place, Cos Cob. Amount: \$1. Filed March 18.

Van Hengel, Maarten R. and Claudia V. Van Hengel, Greenwich. Seller: John Wechsler and Mary J. Nelson, Stuart, Florida. Property: 159 Bedford Road, Greenwich. Amount: \$10. Filed March 18.

Whitman, Maria, Stamford. Seller: Maria Whitman, Stamford. Property: 220 Gary Road, Stamford. Amount: \$1. Filed March 11.

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

Questions and comments regarding this section should be directed to:

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

Zhang, Yitian and Cai Li, Greenwich. Seller: Stephen Harris Rubino and Maria Teresa Rubino, Greenwich. Property: 19 Lakeview Drive, Lot 7-2, Greenwich. Amount: \$1,550,000. Filed March 19.

Ziegler, Kaylie and Sean Ziegler, Boise, Idaho. Seller: David Moreau Smith and Leigh Daily Smith, Southport. Property: 792 Hulls Farm Road, Southport. Amount: \$2,050,000. Filed March 18.

LIS PENDENS

12 E 37, LLC and Top Lion Corporation, Stamford. Filed by Goldberg Segalla LLP, Rock Hill, for Spectrum Environmental LLC. Property: 700 E. Main St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 27.

Basile, Fabio, et al, Stamford. Filed by Korde & Associates PC, New London, for MidFirst Bank. Property: Lot 4, Map 4071, Stamford. Action: foreclose defendants' mortgage. Filed March 3.

Cherry, Tyler William, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Data Mortgage Inc. Property: Lots 48 and 49, Map 875, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 19.

Cuevas, Gloria, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for James S. Ryans. Property: 76 Congress St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 26.

Di Giannantonio, Anna D., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Morgan Stanley Private Bank NA. Property: 33 Long Close Road, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 20.

Gojani, Armend, et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Wilmington Savings Fund Society. Property: 212 Davis Ave., Greenwich. Action: foreclose defendant's mortgage. Filed March 21.

Handley, Griffin, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Flagstar Bank NA. Property: 1839 Newfield Ave., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 27.

Krasniewicz, James and John Krasniewicz, Stamford. Filed by Robert J. Sciglimpaglia, Norwalk, for City of Stamford. Property: Lot 8, Sunnyside Ave., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 19.

Lambert, Fitzroy, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 99 Belltown Road, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 27.

Magliore, Jimmy D., et al, Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for Federal Home Loan Mortgage Corporation. Property: 279 Fairfield Ave., Stamford. Action: foreclose defendant's mortgage. Filed March 4.

Steed, Paul, Greenwich. Filed by David C. Nelson, New Haven, for United States of America. Property: 40 Howard Road, Greenwich. Action: foreclose defendant's mortgage. Filed March 28.

Toland, Jennifer A., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Loandepot.com, LLC. Property: 41 Ralph St., Stamford. Action: foreclose defendant's mortgage. Filed March 5.

Vines, Johnny, et al, Stamford. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: 60 Lawn Ave., Bldg. H, Unit 43, Stamford. Action: foreclose defendant's mortgage. Filed March 5.

Vulcan Scrap Metal LLC, et al, Stamford. Filed by Robert J. Sciglimpaglia, Norwalk, for City of Stamford. Property: Lot 22, Map 79, Taff Ave., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 19.

MORTGAGES

Acunto, Carole and Stephen Acunto, Greenwich, by Cheryl Hines. Lender: Citadel Vervicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 1030 Lake Ave., Greenwich. Amount: \$5,000,000. Filed Feb. 11.

Balsam, Adam Scott, Fairfield, by Cynthia M. Salemme-Riccio. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 241 Buena Vista Road, Fairfield. Amount: \$85,000. Filed Feb. 18.

Bardsley, Sandra J. and Phillip Lyman Bardsley, Stamford, by Robert E. Colapietro. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 334 Pepper Ridge Road, Stamford. Amount: \$100,000. Filed Feb. 20.

Barron, Kimberly and Denis J. Barron, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 845 Knapps Highway, Fairfield. Amount: \$385,000. Filed Feb. 20.

Benchmark 18 Greenwich Ave LLC, New York, New York, by Amarilys Garcia. Lender: First County Bank, 117 Prospect St., Stamford. Property: 18-20 Greenwich Ave., Greenwich. Amount: \$2,000,000. Filed Feb. 11.

Bond, Christopher and Katelyn Devita Bond, Fairfield, by Gary L. Seymour. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 94 Henderson Road, Fairfield. Amount: \$1,000,000. Filed Feb. 19.

Cardenas, Yadira V., Stamford, by Joshua F. Gilman. Lender: Ives Bank, 220 Main St., Danbury. Property: 59 Diaz St., Stamford. Amount: \$300,000. Filed Feb. 19.

Cocozza, Peter and Ruth Cocozza, Riverside. by Scarlet A. Almonte. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 125 Hendrie Ave., Riverside. Amount: \$620,000. Filed Feb. 13.

Colantuoni, John and Alice Calantuoni, Greenwich, by Daniel Walsh. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 7 Upland Drive, Greenwich. Amount: \$2,500,000. Filed Feb. 10.

Colgan, Dianne Smith and James B. Colgan, New Canaan, by Mark Sank. Lender: Homestead Funding Corp., 8 Airline Drive, Albany, New York. Property: 36 Janes Lane, Stamford. Amount: \$716,250. Filed Feb. 21.

Cunningham, Philip E. and Eleanor Cunningham, Fairfield, by Carrie Stuckey. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 515 Old Post Road, Fairfield. Amount: \$500,000. Filed Feb. 18.

De Bedout, Ricardo, Darien, by Glen J. Moore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 7 Byfield Lane, Greenwich. Amount: \$5,000,000. Filed Feb. 12.

De La Pena, Victor and Colleen Keegan, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 600 Hill Farm Road, Fairfield. Amount: \$140,000. Filed Feb. 21.

Deakin, Timothy, Stamford, by Gregg M. Febbraio. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 296 Sylvan Knoll Road, Unit 296, Stamford. Amount: \$260,000. Filed Feb. 21.

DeFelice, Sandra Mair, Fairfield, by Bruce D. Jackson. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 492 High St., Fairfield. Amount: \$368,000. Filed Feb. 21.

Diaz, Felicia and Felix Hidalgo, Greenwich, by N/A. Lender: Municipal Credit Union, 22 Cortlandt St., 29th floor, New York, New York. Property: 54 Hope St., Unit A, Stamford. Amount: \$441,750. Filed Feb. 18.

DiPietro, Lisa Gabriele, Greenwich, by Damiano A. Alessandro. Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 7 Alden Road, Greenwich. Amount: \$250,000. Filed Feb. 11.

Domini, Sofia, Stamford, by Maria C. Miller. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 1 Barnstable Lane, Stamford. Amount: \$58,000. Filed Feb. 18.

Donnelly, John E. and Christy E. Donnelly, Trumbull, by Bruce D. Jackson. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 72 Alberta St., Fairfield. Amount: \$631,200. Filed Feb. 18.

Falade, Olufunmilayo O. and Sasraku Amanor-Boadu, Fairfield, by Simone Lyn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 35 Wellington Drive, Fairfield. Amount: \$200,000. Filed Feb. 20.

Geotes, Lambros and Lisa Geotes, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Hedge Brook Lane, Stamford. Amount: \$400,000. Filed Feb. 20.

NEW BUSINESSES

Family Restoration Home Improvement LLC, 2 Davenport St., Apt. 1, Norwalk 06851, c/o Jaime Medina Avelar. Filed March 25.

How Not to Star a Tee Shirt Store, 654 Main Ave., No.1016, Norwalk 06851, c/o Adam Guthman. Filed March 20.

Jet Vape and Tobacco, 99 New Canaan Ave., Norwalk 06850, c/o Dinesh Patel. Filed March 25.

La Champorrada Restaurant and Bakery, 227 Main St., Norwalk 06851, c/o Rafael Garrido. Filed March 20.

Project E, 17 Merritt Place, No.17E, Norwalk 06854, c/o Lizano Quesada Drake. Filed March 25.

Saffron Indian Cuisine, 333 Westport Ave., Norwalk 06851, c/o Anthony Simon Charles. Filed March 27.

Xie, Lijia, Stamford, by M. Patricia McVane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 87 Stephen St., Stamford. Amount: \$592,000. Filed Feb. 21.

Yankowich Church Street LLC, Greenwich, by Karen Y. Silpot. Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 16 Church St. W, Greenwich. Amount: \$364,727. Filed Feb. 14.

Yashavant, Anil and Kanchan Salunke, Stamford, by Descera Daigle. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 11 Warchol Lane, Stamford. Amount: \$575,000. Filed Feb. 18.

Yoon, Bradley and Kyung Sook Yoon, Fairfield, by Jonathan A. Wetmore. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 400 Dunham Road, Fairfield. Amount: \$624,000. Filed Feb. 21.

Zheng, Mao Lin and Songfang Zheng Fairfield, by Jinggao Li. Lender: Logan Finance Corp., 1393 Veterans Memorial Highway, Suite 308N, Hauppauge, New York. Property: 171 Henderson Road, Fairfield. Amount: \$298,000. Filed Feb. 18.

Soicher, Lisa and Malik White, Hartsdale, New York, by Gregg M. Febbraio. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 70 Cedar Heights Road, Stamford. Amount: \$427,000. Filed Feb. 18.

Terry Jr., Roger O., Stamford, by Richard N. Petrucci. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 44 Strawberry Hill Ave., Unit 11B, Stamford. Amount: \$318,475. Filed Feb. 18.

Thirty-Six Prospect LLC, Port Chester, New York, by David P. Lasnick. Lender: Union Savings Bank, 225 Main St., Danbury. Property: 36 Prospect St., Greenwich. Amount: \$612,500. Filed Feb. 12.

Torv, Linda E. and Daniel L. Torv, Fairfield, by unreadable. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 63 Rodgers Road, Unit 63, Fairfield. Amount: \$342,000. Filed Feb. 20.

Valencia, Claudia, Hackensack, New Jersey, by Mahmut Kurt. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 71 Strawberry Hill Ave., Unit 801, Stamford. Amount: \$145,800. Filed Feb. 19.

Walker, Elizabeth and Richard M. Hauser, Astoria, New York, by Sharon M. Jones. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 101 Lewis St., I, Greenwich. Amount: \$420,000. Filed Feb. 12.

Woodard, Stephen A. and Carolynne G. Woodard, Fairfield, by Jepermarys Matos. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 494 Hill Farm Road, Fairfield. Amount: \$97,500. Filed Feb. 18.

Rafferty, Patricia M., Fairfield, by Scarlett A. Almonte. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 21 Allen Road, Fairfield. Amount: \$100,000. Filed Feb. 18.

Robles, Erika M., Stamford, by James Low. Lender: Homexpress Mortgage Corp., 1936 E. Deere Ave., Suite 200, Santa Ana, California. Property: 354 Oak Lawn Ave., Stamford. Amount: \$617,500. Filed Feb. 20.

Rodland-Allen, Marie and Robert Allen, Riverside. by Maria C. Miller. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 33 Lockwood Lane, Riverside. Amount: \$140,000. Filed Feb. 14.

Salem, Francis A. and Ann M. Salem, Stamford, by Adam R. Kravet. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 56 Flint Rock Road, Stamford. Amount: \$391,000. Filed Feb. 20.

Sciortino, Julia Rae and Joseph Michael Carrillo, Stamford, by Jonathan T. Hoffman. Lender: Ives Bank, 220 Main St., Danbury. Property: 43 Gaymoor Drive, Stamford. Amount: \$544,800. Filed Feb. 19.

Sharkey, Jenna and Jake William-Emmet Sharkey, Stamford, by Mark Sank. Lender: Norwich Commercial Group Inc, 38 Security Drive, Avon. Property: 67 Plymouth Road, Stamford. Amount: \$549,857. Filed Feb. 21.

Shetty, Rajat and Nikitha Shetty, Stamford, by Charles P. Abate. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 34 Wake Robin Lane, Stamford. Amount: \$800,000. Filed Feb. 19.

Nardi, Laura and Lawrence Nardi, Stamford, by Maria C. Miller. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 95 Pine Tree Drive, Stamford. Amount: \$61,191. Filed Feb. 20.

Nunn, Hudson Basil, Stamford, by John S. Demetre. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1318 Long Ridge Road, Stamford. Amount: \$850,000. Filed Feb. 19.

Olotu, Osazeme and Mirabel Inyang, New Rochelle, New York, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 37 Heather Drive, Stamford. Amount: \$983,200. Filed Feb. 21.

Owens, Steven Cratus and Patricia Feldman Owens, Litchfield, New Hampshire, by Marissa L. Florio. Lender: Ives Bank, 220 Main St., Danbury. Property: 248 Stamford Ave., Stamford. Amount: \$1,284,375. Filed Feb. 19.

Patafio, Philip and Kristen S. Mogroveje, Bronxville, New York, by Robert E. Murray Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 477 Riversville Road, Greenwich. Amount: \$1,200,000. Filed Feb. 12.

Patino, Andres and Kelly Patino, Fairfield, by Scarlett A. Almonte. Lender: CMG Mortgage Inc, 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 124 Nichols Ave., Fairfield. Amount: \$157,615. Filed Feb. 18.

Perez-Vera, Kelly Anne, Stamford, by Eileen M. Pate. Lender: Newtowns Savings Bank, 39 Main St., Newtown. Property: 15 Radio Place, Unit 15, Stamford. Amount: \$437,400. Filed Feb. 19.

Guzman, Victor and Fermin Guzman, Stamford, by Glenda Lee Perez. Lender: United Wholesale Mortgage LLC, 585 S. Blvd. East, Pontiac, Michigan. Property: 15 Elm Tree Place, Stamford. Amount: \$693,500. Filed Feb. 18.

Hofmann, Elizabeth A. and Adam D. Blumenthal, Fairfield, by Emily D. Wilson. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 195 Fallow Field Road, Fairfield. Amount: \$1,050,000. Filed Feb. 20.

Hopper, David W., Greenwich, by Sebastian Kulesza. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 568 Riversville Road, Greenwich. Amount: \$1,000,000. Filed Feb. 14.

Jergensen, Tanner and Lindsay Kraft, Greenwood Lake, New York, by Candice Savin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 48 Lounsbury Road, Fairfield. Amount: \$798,000. Filed Feb. 18.

John, Jeffrey and Sarah John, Fairfield, by Andrew L. Wallach. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 28 Newell Place, Fairfield. Amount: \$715,000. Filed Feb. 21.

Kinner, Elizabeth L. and Christopher Kinner, Greenwich, by Shetal Mitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 24 Sinaway Road, Cos Cob. Amount: \$100,000. Filed Feb. 10.

Lally, Trevor and Jennifer Lally, Southport, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 101 High Meadow Road, Southport. Amount: \$114,688. Filed Feb. 18.

Loxha, Valmir and Edona Bujupi Loxha, Stamford, by Andrew G. Brucker. Lender: CMG Mortgage Inc, 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 1 Strawberry Hill Ave., Apt 2D, Stamford. Amount: \$419,400. Filed Feb. 20.

Lundgren Jr., Phillip James and Jennifer Lundgren, Greenwich, by Mary Wilcox. Lender: Union Home Mortgage Corp., 8241 Dow Circle W., Strongsville, Ohio. Property: 12 Caroline Place, Greenwich. Amount: \$421,597. Filed Feb. 13.

Malone, Scott M., Fairfield, by Terriann Walker. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 893 Oldfield Road, Fairfield. Amount: \$57,700. Filed Feb. 18.

Marena, Salvatore and Margeaux Marena, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 60 Tyler Drive, Stamford. Amount: \$250,000. Filed Feb. 18.

Marmon, James L. and Leah L. Marmon, Cos Cob, by Scott Rogalski. Lender: Longbridge Financial LLC, 61 S. Paramus Road, Suite 500, Paramus, New Jersey. Property: 5 Arrowhead Lane, Cos Cob. Amount: \$3,300,000. Filed Feb. 12.

McTavish, Elana and Mitchell McTavish, Guilford, by Cheryl A. Carolan. Lender: United Wholesale Mortgage LLC, 585 S. Blvd. East, Pontiac, Michigan. Property: 279 Canterbury Lane, Fairfield. Amount: \$456,000. Filed Feb. 19.

Legal Notices

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



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