

Noted Westchester law professor delves into the Supreme Court ruling on presidential immunity

BY PETER KATZ / pkatz@westfairinc.com

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Does the Corporate Transparency Act apply to your business?

BY NORMAN GRILL

DOES THE CORPORATE TRANSPARENCY ACT APPLY TO YOUR BUSINESS?

Under the Corporate Transparency Act (CTA), many businesses are now subject to reporting requirements that went into effect on January 1, 2024. That means certain companies are now required to provide information related to their “beneficial owners,” that is, the individuals who ultimately own or control the company, to the Financial Crimes Enforcement Network (FinCEN). Failure to submit a beneficial ownership information (BOI) report may result in both civil or criminal penalties.

SUBSEQUENT DEVELOPMENTS

On March 1, 2024, the U.S. District Court for the Northern District of Alabama ruled the CTA unconstitutional.

Does that mean that businesses no longer need to comply?

Not necessarily. The federal government filed an appeal on March 11, 2024, in the U.S. Court of Appeals for the 11th Circuit. That same day, FinCEN announced that the law’s requirements are still in effect for those not involved in the court case.

“While this litigation is ongoing, FinCEN will continue to implement the Corporate Transparency Act as required by Congress, while complying with the court’s order,” FinCEN stated. “Other than the particular individuals and entities subject to the court’s injunction ... reporting companies are still required to comply with the law and file beneficial ownership reports as provided in FinCEN’s regulations.”

COMPLIANCE DEADLINES

The deadline to comply depends on the entity’s date of formation. Reporting companies created or registered prior to January 1, 2024, have one year to comply by filing initial reports. Those created or registered on or after January 1, 2024, but before January 1, 2025, will have 90 days upon receipt of their creation or registration documents to file their initial reports. Entities created or registered on or after January 1, 2025, will have 30 days upon receipt of their creation or registration documents to file their initial reports.

Stay tuned for more developments as the CTA case noted above goes through the appeals process. There could be other litigation as well or Congress could make changes to the law.

MORE ABOUT THE CTA

The CTA is intended to curb illicit finance, including terrorist financing, money laundering and other illegal activities. But it could also open the door to the inspection of family offices, investment angels and other private individuals who may have been shielded from scrutiny in the past.

The CTA’s rules generally apply to both domestic and foreign privately held reporting companies. For these purposes, a reporting company includes any corporation, limited liability company or other legal entity created through documents filed with the appropriate state authorities. A foreign entity includes any private entity formed in a foreign country that is properly registered to do business in the United States.

The complete list of entities that are exempt from the reporting rules is too lengthy to include here, ranging from government units to not-for-profit organizations to insurance companies and more. Notably, an exemption was created for a “large operating company” that employs more than 20 persons on a full-time basis, has more than \$5 million in gross receipts or sales (not including receipts and sales from foreign sources), and physically operates in the United States. However, many of these companies already must meet other reporting requirements providing comparable information.

If an entity initially qualifies for the large operating company exemption but subsequently falls short, it must then file a BOI report. On the other hand, an entity that might not currently qualify for an exemption can update its status with FinCEN to potentially gain exemption status.

This column is for information only and is not intended as advice. Consult a knowledge compliance professional if you have questions.



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

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Developer proposes enlarging proposed Eastchester apartment building

BY PETER KATZ / pkatz@westfairinc.com

A developer has proposed expanding the previously-approved plan for an apartment building at 249 Main St. in Eastchester. Angelo Agovino and Eastchester Manor Developers LLC had previously planned to build a four-story 15-unit building on a 15,167 square foot lot. After the developer acquired an adjoining lot, an amended site plan application was filed calling for development of a six-story building with 25 units consisting of 15 one-bedroom units and 10 two-bedroom units supported by 36 parking spaces in both covered and surface parking configurations.

Proposed access to the development would be from both Main Street, which would have one way in and one way out and New Street, which would have one-way in.

According to the firm Planning & Development Advisors (PDA)

based in Yonkers, the apartments would range in size from 708 to 998 square feet. All apartments are proposed to be rental units with projected average monthly rents of \$2,000 for one-bedroom units and \$2,500 for two-bedroom apartments.

Using data in a report from Rutgers University the developer estimated that the project would generate a maximum of two new children for the

Eastchester school system. The Eastchester public school system has an enrollment of just over 3,000 students.

According to PDA, the project site is an approximately 0.49-acre parcel that has two existing single-family residences and garages. The new

development is expected to attract single and young married professionals, as well as empty nesters and baby boomers who are downsizing from larger single-family homes and want to remain in the area to be near family and friends.

PDA said that the introduction of 25 new households within convenient walking district of Eastchester's town center commercial area "will help support the local merchants and commercial interests while enhancing municipal tax revenue over existing conditions."

The project is located within the Main Street commercial corridor and is approximately 0.6 mile from the Tuckahoe Metro-North train station.

Planning Board Chairman James Bonanno expressed concern that the proposed building would be out of character with existing structures in the neighborhood and expressed concern about the proposed building's height. He noted that the building that



Rendering of proposed building for 249 Main St., Eastchester

was previously approved for the site was four stories rather than six stories as is now proposed. He suggested that the developer submit illustrations showing how it would blend with the rest of the neighborhood.

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Gallagher Takes OperationsInc into the Fold

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



Steve Coco, left, and David Lewis, Center, lead a discussion about the joining of OperationsInc with Gallagher.

In 2001 David Lewis founded OperationsInc and operated it largely from a spare room in his home in North Stamford. In the two decades since it has grown to a 142-person firm based in Norwalk with more than 1,000 clients.

The company made a name for itself with excellence in its human resources information system, payroll management, and extensive experience leading the field of talent acquisition.

On June 24, that growth culminated in its joining with Arthur J. Gallagher & Co, a global insurance brokerage, risk management and consulting services firm out of Rolling Meadows, Illinois.

According to Lewis, until recently the CEO of OperationsInc and now the National Managing Director of HR Consulting and a Senior

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Growth Advisor for Gallagher, the merger will magnify OperationsInc's scope while it continues to focus on its core competencies.

"My focus continues to be what it was before," Lewis said, "only with the rocket fuel that Gallagher is able to deliver for us, which will take the successful company that we've built over the last 23-and-a-half years and use that as a platform for growth."

Lewis said he was excited to both grow the divisions within OperationsInc and combine the client bases of the two companies.

"We were very interested in David and OperationsInc primarily because we saw them as a very compelling and fascinating bundle of services that all of our employers and the market hold in high demand," said Steve Coco, the Global Managing Director and Business Line Leader for Gallagher's Benefits Services Division. "We really do think that the future is bright, and also that we are significantly better together."

Coco and Lewis both placed an emphasis on the ease with which the transition can be performed. They credited deeply aligned priorities and corporate cultures that would allow for both seamless integration and retaining all current OperationsInc staff.

"I've been through acquisitions earlier in my career and many of them turned into consolidation type exercises with questionable pathways for the future of your employees," said Lewis. "None of that is the case here. It's exactly the opposite."

Lewis noted that the Covid pandemic had helped many companies understand that being able to gather physically is definitely nice to have, but not a deal breaker when it comes to finding the right talent and skillset among employees, something Gallagher fully intends to take into account as the company grows its Norwalk workforce to provide the OperationsInc services to its expanding global client list.

Lewis noted that as companies that provide services and consulting in the field of human resources, it is critical that OperationsInc and Gallagher lead by example.

"A lot of other firms moved in different directions post Covid in the areas of work life balance and hybrid working or flexible work arrangements," Lewis said. He noted that as a result many companies were reporting a happier workforce that appreciated improved flexibility.

"The difference with us is that we've been like that for 23 and a half years," Lewis added. "All of our interviews start off asking people what is the ideal schedule that they want to work. And they told us honestly that they wanted to put their kids on the bus and not start work until 9:30 and then be available to take them off the bust at 3:30 and not work on Fridays."

"We said yes, and brought those people on board," Lewis said.

That culture, which has led to an alumni network of former employees who have watched the acquisition by Galagher with interest, was perhaps one of the most valuable aspects of OperationsInc according to Coco.

"We wanted to provide a forever home for the OperationsInc folks," Coco said. "That was important to me and my team and also David and his team."

Coco said that when discussions about a potential acquisition originally began, OperationsInc was already largely in compliance with "The Gallagher Way," a list of 25 key tenets laid out by Robert E. Gallagher, the company's chairman in 1984.

"We've been having a good time the last couple of days talking about how we could probably swap out the word Gallagher for OperationsInc and the 'Way' would fit," said Coco.

Details of the transaction were not disclosed, but Lewis expressed confidence that the Norwalk offices will likely seek out additional staff as the segment grows.

Cybersecurity Risks During Healthcare Mergers and Acquisitions

By Kevin Ricci

When one thinks of mergers and acquisitions (M&A) in the healthcare sector, common risks that come to mind might include overpayment or synergies that fail to materialize. However, if cybersecurity risks are not properly assessed during the M&A due diligence process, what seems like a dream deal can quickly be transformed into a nightmare scenario.

Considering that the average number of days for detecting and containing a data breach is 277 days, an intruder hacking into a company on New Year's Day wouldn't be identified and eliminated until just before Halloween. That number of days, known as dwell time, is an incredibly long period and could mean that an intruder who gained access before an M&A transaction is initiated may not come to light until long after a deal has been signed. Raising the stakes is the average price tag of a data breach in the healthcare sector, which is over \$10 million dollars when hard costs and loss of business is factored into the equation.

A cybersecurity risk that the healthcare M&A process poses is heightened concern over the compromise of sensitive health information. When healthcare organizations are combined, it includes the joining of respective technology systems, complete with their respective cybersecurity vulnerabilities. As organizations grow, there comes the reality that an exponentially larger data breach could occur, impacting data shared across the entire organization.

An example of this risk involved a ransomware attack on a Chicago-based hospital chain that had completed a series of mergers. Prior to the M&A activity, the attack would have been limited to a few hundred thousand patients, but because of data being shared across the entire chain, the incident is believed to have impacted millions of patients from the scores of hospitals operating in more than 20 states. As M&A activity results in the creation of massive healthcare systems, it is imperative that incoming entities do not introduce a weak link in the cybersecurity chain.

The best way to avoid the cybersecurity pitfalls related to M&A is to consider conducting a focused cybersecurity and technology assessment of the target's environment during the due diligence process so that any risks can be identified and a plan and costs to address them can be established. Depending on the results of the assessment, it may be determined that there are significant risks, and that more aggressive evaluation and remediation procedures are required. For example, a detailed assessment of compliance efforts may be executed to ensure there are no significant gaps in the meeting of HIPAA or other regulatory requirements. Armed with an understanding of the target's



Kevin Ricci

cybersecurity and technology risks, the acquirer can then factor in the associated costs when calculating an offer.

Citrin Cooperman can evaluate a healthcare target using our proprietary risk assessment tool called the SCORE Report, which identifies and ranks any risks, explains why they are a risk from both a business and IT perspective, and provides recommended solutions and estimated resources needed to mitigate or eliminate these risks. Should any advanced technology or cybersecurity risks be uncovered, Citrin Cooperman has a deep bench of experts to mitigate them strategically and efficiently.

The cost of taking a proactive approach to assess and address cybersecurity risks is significantly less expensive than taking a reactive one and will help avoid any regrets related to surprises identified after the transaction has been completed.

For more information on evaluating technology or cybersecurity risks during the M&A process, reach out to our Healthcare Transactions Practice or contact Kevin Ricci at kricci@citricooperman.com.

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The program is designed to meet the growing demand for advanced business resiliency and leadership education. Enrollment is now open for Fall 2024, with an open house scheduled for July 23 from 12:00-2:30 pm- confirm. The event will provide an opportunity to meet faculty, explore the curriculum, and understand how the DBA program can enhance their careers and contribute to the region's economic development.

"We are pleased to offer this degree program with a focus in resiliency studies to address a prevailing need across multiple ecosystems to confront system shocks - events that can have crippling effects on individuals, families, and communities, as well as the corporate and business sectors," said Jess Boronico, Ph.D., dean of the School of Business.

The specialized degree is structured to help business professionals prepare for the challenges and potential long-term disruptions of a dynamic global environment, emphasizing applied research and practical knowledge and offering a rigorous academic framework driven by STEM principles. This approach ensures that graduates are equipped with scientific and research-driven methodologies for business resiliency and leadership.

"Business resilience is an organization's ability to absorb stress, recover critical functionality, and thrive in altered circumstances," explains Boronico. "In short, the program positions graduates of the program to prepare for anything, and to especially focus on the critical phase of healing once initial the impact has been stabilized."

Through experiential learning, students will engage with business leaders to ad-

dress complex global challenges, fostering a deep understanding of real-world applications. Additionally, the program helps bridge the gap between theory and practice to drive innovation and enhance organizational effectiveness.

"In today's dynamic business and technology environment, advanced degrees are the compass that guides us through uncharted waters," said Larry Bingaman, president and CEO of the South Central Connecticut Regional Water Authority.

"Integrating STEM DBA programs into our business environment empowers our workforce to think critically and innovate continuously ensuring we not only meet our current challenges but also anticipate the challenges and opportunities of the future. This program will play a pivotal role in driving innovation by connecting academic concepts with real-world applications."

Unlike traditional Ph.D. programs, the STEM DBA is practitioner-focused, align-

ing with SCSU's mission to drive economic and social development. The program's structure combines advanced coursework with a robust research component, equipping students with the tools to address real-world business challenges and contribute valuable insights and solutions to the professional realm.

Prospective students are invited to learn more about the STEM DBA program at our open house on July 23 or visit SouthernCT.edu/stemdba.



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How many developers, businesses and commercial realtors located in southern Westchester and New York City are aware of a hidden gem nestled along the Hudson River, less than an hour train ride from midtown? Probably not many. So now is the time to visit and learn more about this gem: the Town of Cortlandt.

Cortlandt is where life works at home, work and play and it is prime for investment. Commercial space is often available with twice the space at half the cost. A willing, educated and diverse workforce is nearby. Cortlandt possesses a life style second to none. With an average household income of \$121,000 and an average age of 41.7 years, Cortlandt is a ripe market for all types of goods and services.

Cortlandt completed an award-winning Sustainable Master Plan focused on economic development that emphasized future trends of employment. Strategic areas for economic growth were targeted: A Transit Oriented District centered around one of Cortlandt's two Metro North stations; a Medical Oriented District around New York Presbyterian - Hudson Valley Hospital; Cortlandt Boulevard, a major corridor that carries 18,000 cars per day pass numerous retail, office and service businesses; and the Waterfront Sustainability District offering multiple opportunities to create a recreational/cultural presence. Each district has a strategic magnet, yet plenty of opportunity in surrounding undeveloped or under developed properties – some owned by the Town which is seeking public/private partnerships.

Town Supervisor Richard Becker is fully committed to making sure Cortlandt is where life works for your business. Since taking office in January 2022, he has instituted improvements to the permit process and made several zoning changes to promote economic activity. The town recently streamlined the Planning Board process by employing an outside consultant. Recent zoning code amendments provide a broader interpretation, allowing the conversion of an existing building to a different use with only a building permit. Supervisor Becker's open-door policy welcomes entrepreneurs, small business and commercial developers.

A prime consideration is the Town's fiscal integrity and commitment to economic growth. Over the past 32 years, Cortlandt has tripled its reserve fund and maintained low property taxes. Over \$160

million is committed to capital projects to enhance infrastructure. Cortlandt encompasses 40 square miles, 15 miles of riverfront, over 40 recreational sites, a major shopping corridor, targeted enclaves of small businesses and friendly residential neighborhoods. It is a 35-minute drive to two commercial airports, has two Metro North stations, an Amtrak station and major highways.

Cortlandt truly is where life works. What works for you? Let Cortlandt know and our team will turn your vision into reality. We want your business here.

For information contact George Oros, Cortlandt Economic Development Coordinator at (914) 522-6774; email goros@townofcortlandt.com or visit: wherelifeworkscortlandt.com



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Commercial space is often available with twice the space at half the cost, along with access to a highly educated and diverse workforce as well as a location near major transportation. Cortlandt is committed to aiding investors and entrepreneurs through a streamlined approval process.

Four Strategic Areas for Growth

In all, there are four strategic areas of potential economic growth, based on Cortlandt's award winning Sustainable Master Plan.

The Master plan focuses on trends for the future of employment, such as work from home options and co-work spaces in order to reduce commute times, reduce negative impacts on the environment and attract a new talented workforce.



WHAT WORKS FOR YOU?

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George Oros,
Town of Cortlandt, *Economic Development Coordinator* at goros@townofcortlandt.com

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PAGE 1

NOTED WESTCHESTER LAW PROFESSOR DELVES INTO THE SUPREME COURT RULING ON PRESIDENTIAL IMMUNITY

Supreme Court June 2024

"The court is trying to say, 'we're not talking about Trump, we're talking about a future president,' which I think is baloney but that's what they said in their opinion," University Distinguished Professor Bennett L. Gershman of Pace University's Elisabeth Haub School of Law told the Business Journal.

Gershman was commenting on the U.S. Supreme Court's decision revealed on July 1 that presidents have absolute immunity from prosecution for core official acts and implied immunity for everything else except clearly demonstrable personal acts. The court was ruling in the Donald Trump Jan. 6 attempted coup case brought by Special Prosecutor Jack Smith. Trump's attorneys claimed that the case should be thrown out because Trump had absolute immunity from prosecution. The court ruled that Trump was, indeed, immune from prosecution for trying to pressure Vice President Pence into not counting Electoral College results that gave the election to Joe Biden and that Trump was immune from prosecution for anything he told his Department of Justice to do. The court also sent the case back down to Federal Judge Tanya Chutkan to decide which allegations brought by Smith against Trump were for personal acts and still can be prosecuted.

Gershman has been a professor of law at Pace since its law school was founded in 1976. He has been a visiting professor at Cornell Law School and Syracuse Law School. Gershman was a prosecutor in the New York State Anti-Corruption

Office, has written four books, more than 75 articles for law journals, and hundreds of book reviews, essays, and op-ed pieces.

"The breadth of the opinion was stunning to me,"

Gershman said. "They pretty much said it's conceivable everything Trump was doing was presumptively immune from criminal prosecution. It's almost like you could justify anything that the president does, since you can't go into motives, you could probably make an argument that any action that a person takes as president is an official action."

The Supreme Court voted 6-3 in its ruling on Trump's claims of presidential immunity with the conservative justices in the majority. The majority decision was written by Chief Justice John Roberts and said that a prosecutor cannot consider the motives for a presidential act when trying to classify it as criminal and bring criminal charges.

"They are giving a huge berth to how they see the president under the Constitution. They talk about 'core authority' in the Constitution, but that to me is so vague," Gershman said. "Clearly nobody in our country in a criminal case can say, 'you can't look at my motive, I can kill somebody but you can't look at my motive for killing the person, what I do is within my professional activity whether it's a doctor, mechanic, and you can't look at anything I do in my professional capacity.'"

Gershman said that what the Supreme Court has said in its decision is that very likely the president is above

what he described as normal law including murder, bribery and calling out the military to stage a coup.

"I'm making up these crazy hypotheticals but nobody else can do this, nobody else can get immunity for criminality, very rank clear criminality, but the president gets immunity for it," Gershman said. "It seems to me that what they've done is place the president on a pedestal. The president has so much authority to do things that for a normal person would be a crime. The president gets immunity. No one else gets that kind of immunity."

Gershman said that inciting a mob to go to the Capitol, making up fraudulent Electoral College delegates so they can replace the real delegates, telling the vice president not to certify the election "is clearly beyond the pale and clearly unlawful and the subject of criminal allegations. But, the court seems to be giving so much indulgence."

President Biden, speaking from the White House a few hours after the court's decision was released, declared that there now are virtually no limits on what a president can do. Biden pledged to follow the law and respect the limits of presidential power.

Donald Trump, on the other hand, posted online a message in all capital letters: "BIG WIN FOR OUR CONSTITUTION AND DEMOCRACY. PROUD TO BE AN AMERICAN!"

New York's Gov. Kathy Hochul said in a statement, "Donald Trump is a convicted felon who is running for president to shield himself from the rule of law. In a devastating blow to our legal system and democracy, Trump's handpicked Supreme Court granted him his greatest wish."

Senate Majority Leader Chuck Schumer of New York said, "This is a sad day for America and a sad day for our democracy. The very basis of our judicial system is that no one is above the law. Treason or incitement of an insurrection should not be considered a core constitutional power afforded to a president."

Republican Rep. Elise Stefanik of New York said, "Today's Supreme Court decision is a historic victory for President Donald Trump, the Constitution, the rule of law, and the American people. The President of the United States must have immunity, like Members of Congress and federal judges, which is necessary for any presidency to function properly."

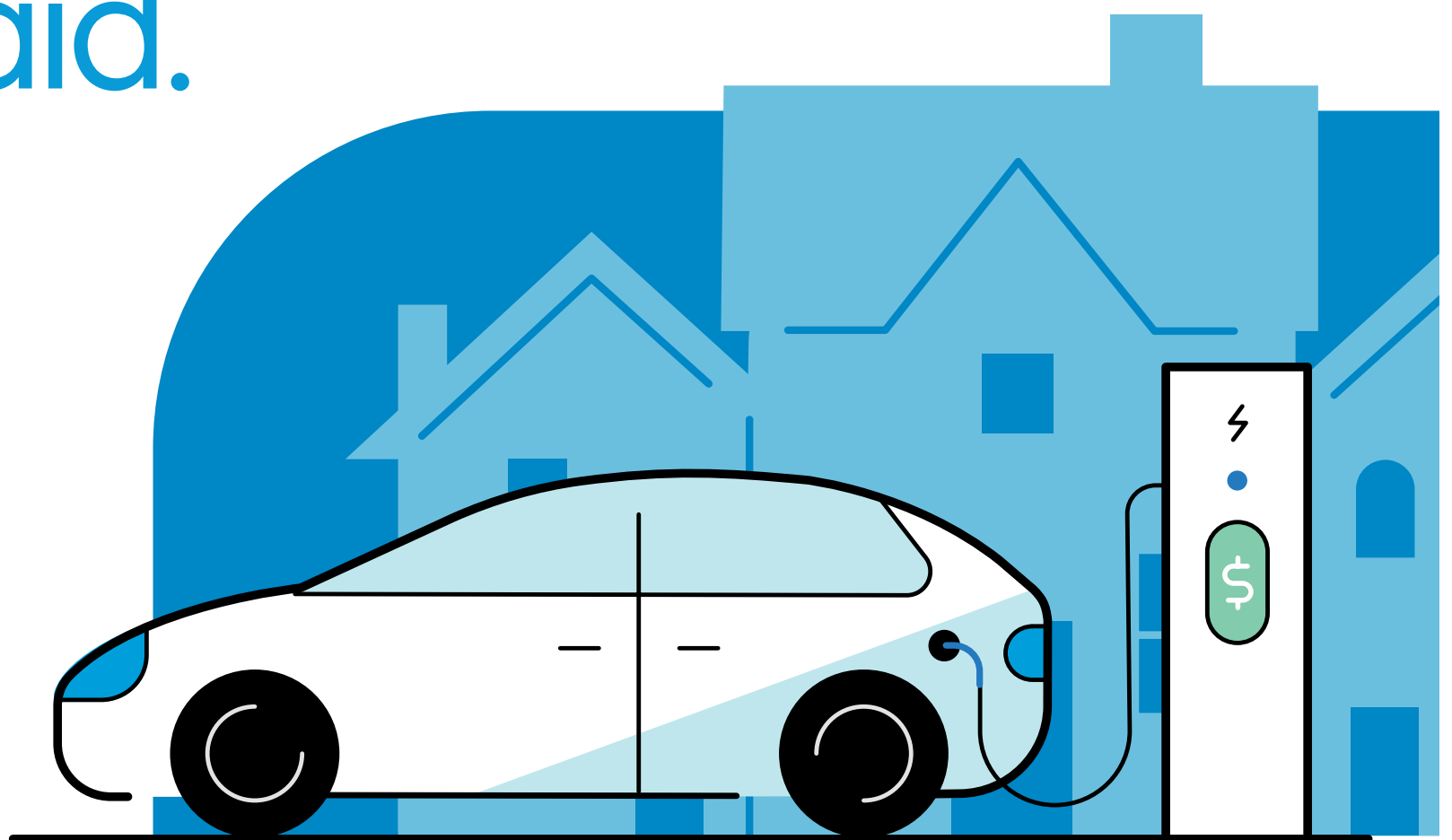
New York Democratic Rep. Alexandria Ocasio-Cortez said she will file articles of impeachment to remove corrupt Supreme Court justices when the House returns from its July 4 break, but did not name the justices she'd try to have removed. Presumably they would be the six conservative justices.

"The Supreme Court has become consumed by a corruption crisis beyond its control. Today's ruling represents an assault on American democracy. It is up to Congress to defend our nation from this authoritarian capture," Ocasio-Cortez said.

In the dissent she wrote and voiced from the bench that was joined by her fellow liberal Justices Kagan and Jackson, Justice Sonia Sotomayor said, "The damage has been done. The relationship between the president and the people he serves has shifted irrevocably. In every use of official power, the president is now a king above the law."



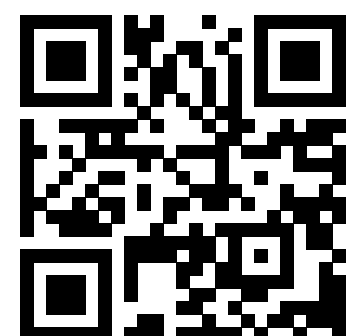
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Vassar begins construction of \$27.5M Admission and Career Education Center

BY PETER KATZ / pkatz@westfairinc.com

Work is underway on The Dede Thompson Bartlett Center for Admission and Career Education at Vassar College in Poughkeepsie. The \$27.5 million building will house expanded offices for college admissions as well as providing a place for students to learn about and work on executing the transition from college to the working world. The new building was designed by Maryann Thompson whose architectural firm is based in Watertown, Massachusetts.

Vassar alumnus Dede Thompson Bartlett made a \$10 million donation toward the cost of the building and at a groundbreaking ceremony called the new center a dream come true.

"This center will house a dynamic career education program that will give our students the skills to meet the existential challenges of the coming decades," Bartlett said.

The shovel that was used during

the groundbreaking by Vassar President Elizabeth H. Bradley was the actual shovel used in 1861 by college founder Matthew Vassar when ground was broken for the main building on the college campus.

The new building is designed to be energy efficient and not rely on fossil fuels. It has

been oriented to allow maximum use of the sun for heating during colder weather. There will be solar panels to generate electricity, extensive insulation to eliminate the need for large heating and cooling systems, triple-pane windows and LED lighting with sensors that turn off the lights when there's no activity in a room.

The new building is expected to be opened late in the fall of next year.



From left: Vassar Trustee Chair Anthony Friscia, Vassar President Elizabeth H. Bradley, Dede Thompson Bartlett, Jim Bartlett, chief architect Maryann Thompson. Photo by Kelly Marsh/Vassar College



Rendering of new Bartlett Center for Admission and Career Education at Vassar. Rendering by Maryann Thompson Architects.

Orange County companies and people indicted for stealing \$3.8M+ from Medicaid

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James has indicted three men from Orange County and four companies with which they're associated for allegedly stealing from the state's Medicaid program through fictitious billing, kickbacks, fraud and money laundering. At the same time, James indicted two individuals from Rensselaer County and their three companies on similar charges.

The Rensselaer County people and companies are John Gouzos and Richard Sehl and Medi Cab Corp., Jay Auto Care, Inc., Hojo Detail Center, Inc. Their alleged crimes involved \$650,000.

The indictment of people and companies from Orange County involved \$3.8 million and named Muhammad Rizwan Khan, Muhammad Usman Khan, and Farhan

Khan of Orange County and their related companies Tristate Express NY, Inc., Meditrans NY, Inc., Empire Trans NY, Inc., and A1 Class Car, Inc.

Medicaid reimburses approved transportation providers for transporting Medicaid patients to and from covered medical services, according to James. Both sets of defendants allegedly operated schemes in which they illegally overcharged Medicaid for their transportation services.

James alleges that between Sept. 2019 and Oct. 2023, the Khans and their companies paid Medicaid re-

ipients to use their cabs, submitted claims for fictitious trips, and added fake tolls to trips that were far above any real toll that could be incurred in the area, regularly adding costs of up to \$50 per trip. Over time, the overcharges allegedly added up to more than \$3.8 million.

James also alleges that a key part of the alleged schemes involved the defendants and their companies illegally recruiting customers who they could then use to fraudulently bill more rides to Medicaid. The Khans and their companies made weekly kickback payments to Medicaid recipients for signing up with their companies, which gave them the identification numbers needed to submit false claims, according to the charges filed by James.

"Using vulnerable patients to personally profit at the expense of New

York taxpayers is reprehensible," James said. "The illegal schemes these defendants engaged in not only exploited New Yorkers seeking care, but also undermined honest health care providers. My office will continue to root out fraud and abuse in our health care system to protect New Yorkers."

James' office worked with the FBI, the Orange County Sheriff's Office, New York State Police and other state agencies to develop the case.

Among the charges against the Khans and their companies are grand larceny in the first degree and multiple counts of health care fraud in the first degree. If convicted of the top count of Grand Larceny in the First Degree, Muhammad Rizwan Khan, Muhammad Usman Khan, and Farhan Khan each face up to 25 years in prison.

Yonkers school bus stop camera program yields 18k violations

BY PETER KATZ / pkatz@westfairinc.com

“The numbers are truly staggering, especially for drivers rendered with second and third offenses,” Yonkers Mayor Mike Spano said today about the camera program designed to catch drivers who violate the law by passing stopped school buses. Yonkers signed on with the company Verra Mobility to equip school buses used by the city’s school district with cameras to photograph and identify vehicles illegally passing stopped buses that have their stop signs that are on swing-out arms extended. Yonkers and Verra Mobility split 50/50 the proceeds from the fines collected from motorists.

“We launched this program to protect our children. These stop-arm safety cameras will continue to help us enforce the laws of passing a school bus. I hope motorists will think twice before passing a school bus when the stop-arm is extended,” Spano said.

About 12,000 children are transported daily on Yonkers school buses. Spano reported that there have been 18,132 violations between the launch of the program in November of last year and June 24. The month of May 2024 had the largest total of violations issued, totaling 3,556.

As part of the city’s partnership with Verra Mobility, 516 buses are now equipped with school bus stop-arm cameras. Under the law, the fine for illegally passing a school bus ranges from \$250 for a first violation, \$275 if a second offense occurs within 18 months, and \$300 for every following offense, if within 18 months.

Verra Mobility administers the camera program for the city. When the arm with the stop sign is deployed, the camera automatically detects vehicles that pass the stopped bus within the enforcement zone. Cameras on the bus record video of the vehicle and capture event images including the vehicle, its license plate, and the extended stop-arm. Violation videos and license plate images are reviewed by a City of Yonkers Parking Violations Bureau technician for approval before a warning or Notice of Liability is issued.

The Yonkers Police Department has released a video showing scenes taken by Verra Mobility’s cameras in which vehicles pass stopped school buses that clearly are stopped with their stop signs deployed. The law prohibits driving passed a stopped school bus in either direction and vehicles are seen passing buses in both directions in the video that was released by the police.

“The safety of our students is our highest priority. The success of the Yonkers Safe Stop program underscores our commitment to ensuring that every child arrives at school and returns home safely,” said Yonkers School Superintendent Anibal Soler, Jr. “This initiative not only holds drivers accountable but also raises awareness about the importance of adhering to school bus safety laws.”

The 18,132 violations issued through June 24 in the school bus stop-arm camera program had a gross value as calculated by the Business Journal using data provided by Yonkers of \$4,576,575.



TRANSPORTATION

Light at the End of the Tunnel

The long wait for Gateway Tunnel construction is over. The \$16.1 billion program is the largest infrastructure project in the country and will provide steady work for Local 825 members for years to come.

Reconstruction of the Portal North Bridge is nearing completion. Groundbreaking on the Tonelle Ave. bridge and utility relocation has begun and preparation for a new tunnel under the Hudson River is taking place.

And who better than Local 825 of the International Union of Operating Engineers, who recently bored the 3.5-mile Delaware Aqueduct water tunnel beneath the Hudson 70 miles up river, to handle the challenging work ahead.



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GREG LALEVEE
Business Manager
IUOE Local 825



Finding passion, purpose and business success in skincare

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

▲
The 4,500-square-foot Farida Studio radiates ease and comfort, with a crisp lemongrass scent, a gray and white palette and spacious treatment rooms that allow for changing so there are no awkward locker-room encounters with people in too-skimpy robes. Photographs by Kyle Dubiel.

When aesthetician and educator Farida Lynch lost her job as head of the aesthetics department at the Elizabeth Arden Red Door Salon and Spa at The Westchester in White Plains after the pandemic lockdown on March 14, 2020, she said she cried for two or three days. Then she remembered something her mother said: “Things happen for a reason. You can’t do anything about (what’s past).”

But she could do something about the present and the future. She turned to her husband, John Lynch, and said, “I want to open my own business.”

He was understandably skeptical: With mask mandates and no vaccine yet, people were not venturing out to spas – or anywhere, for that matter. But Farida, as she styles herself, was determined.

On June 23, 2020, she opened Farida Studio Inc. with an \$800-a-week room at Sola Salon Studios in White Plains and two former Red Door employees. (By then Red Door – founded in 1910 by skincare and fragrance entrepreneur Elizabeth Arden and, after many changes in ownership, lastly rebranded as Mynd Spa & Salon – had filed for liquidation bankruptcy and shuttered some 30 locations nationwide.). Slowly, Farida and her staff increased their offerings beyond eyebrow threading, tinting and waxing, which could be done with masks in place, to facials, including HydraFacials, which use a special machine; laser hair removal;

nonsurgical toning and lifting; body wraps and scrubs; and massages. Within two years, Lynch would add four more employees and two treatment rooms.

In a “Field of Dreams” case of “if you build it, they will come,” the clientele Farida and her team had at Red Door – where she had been a certified Red Door Educator, offering training in White Plains and at other locations – remained loyal and grew. Perhaps that’s because Farida was loyal to them.

“They’re not my clients,” she said. “They’re my guests, my family.”

The proof of that is in the numbers: Revenues for Farida Studio, a business begun with family capital, have grown from \$100,000 in 2020 to seven figures in 2023. And since March 4 of last year, the business has occupied a prime piece of real estate nestled at the back of 120 Bloomingdale Road in White Plains, an office building next to the tony Waterstone of Westchester senior living complex, across the street from Bloomingdale’s and just down the street from Whole Foods and The Westchester, where Lynch once worked.

Numbers, however, tell only part of the story. The 4,500-square-foot Farida Studio radiates ease and comfort. A crisp signature lemongrass scent wafts through the space. The six treatment rooms are elegant and immaculate, with a gray and white palette and enough space for guests to change so there’s no locker-room for awkward encounters with people in too-skimpy robes. For the time you are there, the treatment room is truly



News 12 called Farida Lynch, co-founder of Farida Studio Inc. in White Plains, “a brave woman entrepreneur opening in the middle of the pandemic.”

your space to use.

There’s a small lounge outfitted with lemon water, tea and snacks and a small yoga studio for classes in classic hatha yoga. The well-stocked, pristine ladies’ room and a gender-neutral bathroom for male clients reflect the preponderance of female guests, who, Farida said, are mainly ages 25 to 60 and seeking to age gracefully. Farida Studio’s male clients are mostly looking for facials and laser hair removal or accompanied by a significant other. (A sliding wall converts two of the treatment rooms into a couple’s suite). The studio also treats teenagers with acne problems and seniors as well.

Farida the studio is very much a reflection of Farida the woman, who has a soothing, open-hearted manner. Skincare has been a passion from her early youth in Chennai (formerly Madras) in South India. After high school, she studied skin care in Kerala, the birthplace of ayurveda, a form of alternative medicine that includes acupuncture, dietary changes, herbs, massage therapy and yoga. Farida went on to become a certified skin therapist after graduating from the South Indian branch of Pivot Point, an American beauty institute, where she also started her career as a teacher.

It was in India that Farida met her husband, who was working for an investment firm there. (Lynch, director of finance for the town of Ramapo, is co-founder and CFO of Farida

Studio. The couple have boy-girl twins and make their home in Suffern, having settled in the United States in 2010.) Farida earned her American certification at Dermalogica Academy in Manhattan and worked at medical spas in 2013 before joining Red Door a year later.

Now the former medical spa employee is about to become a medical spa employer: Farida said she’ll be bringing a doctor on board for an array of medispa offerings, such as botox, fillers, IV infusion therapy, advanced acne treatments, chemical peels, skin tightening, weight loss and advanced laser treatments like RF (radiofrequency) and PRP (platelet-rich plasma) microneedling.

News 12 called her “a brave woman entrepreneur opening in the middle of the pandemic,” but in addition to being brave-hearted, Farida said, “I want Farida Studio to be a small company with a big heart.” During Breast Cancer Awareness Month in October, 10% of proceeds go to White Plains Hospital for breast cancer research, with \$25,000 donated over the past three years. And each month company gift cards are part of various nonprofits’ fundraising events.

For Farida, it’s a reflection of her purpose and her passion. She may be working six days a week, but, she said, “it’s fun.”

.....
For more, visit faridastudio.com.

A business with an 'eye' on family history

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

A 40th birthday calls for a special celebration and for Eye Designs – the boutique family-owned eyewear business that has locations in Armonk, Eastchester (with a Scarsdale postal code) and Mamaroneck – this has been no exception. On June 29th, the business kicked off its fourth decade with a block party at the 747 White Plains Post Road (Route 22), Eastchester, location, featuring music, food trucks, a customer appreciation photo session and special giveaways.

“I’m so proud of this milestone because it means our customers appreciate what we offer – unique eyewear styles from independent brands and manufacturers, combined with our personalized, family-focused service,” said Sharon Decker, founder and co-owner of Eye Designs. “We know the reason we are able to celebrate our 40th is because of our customers, who have supported us, continued to come back to us year after year and, in essence, become our extended family.”

A New York state-licensed optician, Decker opened the first Eye Designs, then called Eye Designs of Westchester, across from the present White Plains Post Road location in June 1984, following in the footsteps of her parents. Her mother, Gladys Mackler, worked as a sales associate at local optical shops on Long Island, while her father, Mickey, designed eyeglass stores, including the original Eye Designs location.

“Our initial motto was ‘Manhattan Styles, Westchester Convenience.’ I thought local residents would want the top-quality styles and service they might have associated with Madison Avenue in Manhattan. But they wanted it convenient to where they live, which was in Westchester.”

This remains the motto and vision of the growing company, which expanded to Armonk in 1999 and Mamaroneck in 2021. Last year, sales exceeded \$4 million, with more than 3,200 unique frames sold.

Ten years ago, Sharon’s son, Harris, joined Eye Designs. He is now co-owner, marking the second generation of Deckers to lead Eye Designs and the third generation to work in the optical industry.

The customer base is multigenerational as well. “One of the best aspects of our business is working with customers who I first fit with glasses when they were children and I still work with today as adults,” Sharon said. “We are still their ‘go-to’ store, and now they are coming into our stores with their children, the next generation that we’re fitting for glasses. It’s so gratifying to be a part of their family history, as they are a part

of ours.”

The multigenerational aspect of both the business and customer base is reflective of Eye Designs’ commitment to eyewear and service, Harris added: “As a third generation in the optical business, eyewear is in my DNA. I enjoy sourcing styles from independent makers whether in the states or overseas, bringing these styles into our stores, and then seeing our customers’ faces light up when they see frames they have not seen anywhere else. They know they are buying something special you won’t see on everyone around town. I also know our customers appreciate when they come into our stores, they see familiar faces. Many of the (15) people who work in our stores have been with us for decades. They, too, are extended family to the Deckers and to our customers.”

The 40th anniversary will also be the kickoff of Eye Designs’ “40 Acts of Kindness” campaign. “Between now and the end of the year, we will be doing 40 acts of kindness as a way of giving back to our customers and also the communities that we are a part of,” Sharon said.

The first act of kindness is a donation of 100 eyeglass frames to the Tuckahoe Eastchester Lions Club. Eye Designs has traditionally facilitated the community collection and donation of used frames to the Lions Club, with about 1,000 frames per year in this effort. This is, however, the first time that Eye Designs is donating new frames to the Lions Club.

Added Sharon: “This is just another way of our saying ‘thank you’ to everyone.”

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For more, visit www.eyedesignsofwestchester.com.



From left, Mother and son Sharon and Harris Decker represent the two generations of the boutique family-owned Eye Designs, with three locations in Westchester County.



A display of frames at Eye Designs. Photographs by Steph Brescia.



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WESTCHESTER

DEEDS

Above \$1 million

440 White Plains Road LLC, Yonkers. Seller: Crest Plaza LLC, Bronx. Property: 440 White Plains Road, Eastchester. Amount: \$7.1 million. Filed June 13.

460 South Broadway Twin Realty, Yonkers. Seller: 460 S. Broadway Realty LLC, Bronxville. Property: 460 S. Broadway, Yonkers. Amount: \$1.3 million. Filed June 12.

Arya, Neha, Forest Hills. Seller: Maysoon Holdings LLC, New York. Property: 1 Winding Brook Drive, Mamaroneck. Amount: \$1.5 million. Filed June 12.

JC Rochester LLC, New Rochelle. Seller: Peter Blumenthal, New York. Property: 25 Round Hill Road, North Castle. Amount: \$1.4 million. Filed June 14.

Labruzzo, Gino, Armonk. Seller: 12 Seymour Place LLC, Mahopac. Property: 12 Seymour Place East, North Castle. Amount: \$3.8 million. Filed June 12.

Lawrence Ardsley JP LLC, St. Louis, Missouri. Seller: Ardsley LLC, White Plains. Property: Saw Mill River Road and Lawrence St., Greenburgh. Amount: \$12 million. Filed June 14.

Naranjo, Rodrigo, Armonk. Seller: Zoe LB LLC, Bedford. Property: 27 Miller Circle, North Castle. Amount: \$1.5 million. Filed June 13.

Perryco Homes of Westchester Inc., Croton-on-Hudson. Seller: Anesi Realty Corp., Hawthorne. Property: 2038-2040 Albany Post Road, Cortlandt. Amount: \$1.3 million. Filed June 13.

Spring 81 Main Inc., Cross River. Seller: Robert D. Ryan, Bronx. Property: 81 Main St., Greenburgh. Amount: \$2 million. Filed June 12.

US Bank Trust NA, Cross River. Seller: Robert D. Ryan, Dallas, Texas. Property: 110 Oliver Road, Bedford. Amount: \$1.4 million. Filed June 14.

Vennekotter Nicholas, New Rochelle. Seller: Avas House LLC, Brooklyn. Property: 525 Third St., Rye Town. Amount: \$1.8 million. Filed June 12.

Below \$1 million

35 Moseman LLC, Katonah. Seller: Robin A. Bambach, Katonah. Property: 35 Moseman Ave., Somers. Amount: \$500,000. Filed June 12.

386 Bedford Road LLC, Bedford Hills. Seller: Daniel Ginnel, Elizaville. Property: 386 Bedford Road, Bedford. Amount: \$350,000. Filed June 14.

63 Ridgewood Drive LLC, White Plains. Seller: 65 Ridgewood LLC, Thornwood. Property: 63 Ridgewood Drive, Mount Pleasant. Amount: \$320,000. Filed June 14.

91 Elliot Avenue New York LLC, Brooklyn. Seller: Aundre Oldacre, Brooklyn. Property: 91 Elliott Ave., Yonkers. Amount: \$687,000. Filed June 14.

A&A Capital Venture New York LLC, Rio Vista, California. Seller: Gina Tamres, New Rochelle. Property: 245 Chatham Road, New Rochelle. Amount: \$525,000. Filed June 12.

Akhan Group LLC, White Plains. Seller: Darren DeUrso, Scarsdale. Property: 253 Hoover Road, Yonkers. Amount: \$461,000. Filed June 12.

Basile, John, Bronx. Seller: Home Care Plus Inc., Yorktown Heights. Property: 1854 Commerce St., Yorktown. Amount: \$250,000. Filed June 12.

Boatswains Mate LLC, Rye. Seller: Matturro Family Ltd. Partnership, Eastchester. Property: 89-91 Montgomery Ave., Eastchester. Amount: \$330,000. Filed June 13.

Cheung Lam, Mohegan Lake. Seller: Baker Street West Corp., Mohegan Lake. Property: 3172 E. Main St., Cortlandt. Amount: \$550,000. Filed June 13.

Fafalak, Marc, Tuckahoe. Seller: Cyd Properties LLC, Tuckahoe. Property: 299 Marbledale Road, Eastchester. Amount: \$810,000. Filed June 14.

Free Soil Enterprise LLC, Scarsdale. Seller: 262 South Fifth Avenue LLC, Mount Vernon. Property: 262 S. Fifth Ave., Mount Vernon. Amount: \$810,000. Filed June 12.

General Putnam Developers Inc., Bedford Hills. Seller: Mark Tomassi, Patterson. Property: 441 Bedford Road, Bedford. Amount: \$480,000. Filed May 31.

Guzman, Wilson B., Croton-on-Hudson. Seller: 29 Broad Avenue LLC, Ossining. Property: 29 Broad Ave., Ossining. Amount: \$605,000. Filed June 12.

Ingenio, Gianni, Cortland Manor. Seller: Policastro Realty LLC, Gardiner. Property: 5M Rolling Way, Peekskill. Amount: \$259,000. Filed June 13.

Kim, Daniel, Bronx. Seller: Compelling LLC, Baltimore, Maryland. Property: 64 Orchard Drive, Ossining. Amount: \$729,000. Filed June 13.

King, Kevin, Somers. Seller: SK Developing LLC, Somers. Property: 278 Heritage Hills, Somers. Amount: \$560,000. Filed May 31.

Kirbs Meronne LLC, Mount Vernon. Seller: Evelyn Diaz, Mount Vernon. Property: 635 Lincoln Ave., Mount Vernon. Amount: \$700,000. Filed June 12.

Loan Funder LLC Series 9076, Chappaqua. Seller: Joseph Ruggiero, New York. Property: 62 Oak St., Yonkers. Amount: \$1,000. Filed June 13.

Lovetta Realty LLC, White Plains. Seller: Joyce C. Gardner, Albany. Property: 40 Harvard Court, White Plains. Amount: \$699,000. Filed June 12.

Mad Real Properties LLC, Cross River. Seller: Carmela Cellini, Yonkers. Property: 531 N. High St., Mount Vernon. Amount: \$405,000. Filed June 14.

Marie 191 LLC, White Plains. Seller: Rachel G. Bernstein, Astoria. Property: 191 Woodlands Ave., Greenburgh. Amount: \$650,000. Filed June 14.

Marte, Celinee, New York. Seller: New York State Mortgage Agency, Bronx. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$375,000. Filed June 12.

MJD Contracting Corp., Mount Vernon. Seller: Rose M. Goodyear, Jefferson Valley. Property: 2 Highview Road, New Castle. Amount: \$571,000. Filed June 13.

North Edge Realty Corp., Mahopac. Seller: Ann M. Vulaj-Gojcay, Katonah. Property: 5 County Line, Drive, Somers. Amount: \$300,000. Filed May 31.

Palermo Partners LLC, Yonkers. Seller: Kristjan Shqutaj, New Rochelle. Property: 242 Kingston Ave., Yonkers. Amount: \$999,000. Filed June 12.

Sanchez, Heidi, Harrison. Seller: Ada Purchase Holdings LLC, Yonkers. Property: 536 Park Ave., Yonkers. Amount: \$800,000. Filed June 12.

Simplistic Holdings LLC, White Plains. Seller: Yves Rovet, White Plains. Property: 2 Gramatan Drive, Yonkers. Amount: \$425,000. Filed May 31.

Tomahawk Holdings LLC, Coppell, Texas. Seller: The Bank of New York, Hawthorne. Property: 204 Sherman Ave., Mount Pleasant. Amount: \$579,000. Filed June 13.

Ujka, Kristjan, Lewisville, Texas. Seller: US Bank NA, Bronx. Property: 12 Lent Ave., Cortlandt. Amount: \$361,000. Filed June 12.

Wilmington Savings Fund Society FSB, Mount Vernon. Seller: Millege W. Tyson Jr., West Palm Beach, Florida. Property: 112 12th Ave., Mount Vernon. Amount: \$415,000. Filed June 12.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses.

401 E&A Deli & Grocery Corp., Mount Vernon. Amount: \$7,500.

439 Sons Beverage Corp., New Rochelle. Amount: \$3,000.

All Fresh Food Corp., Yonkers. Amount: \$2,000.

Alpes Corp., Peekskill. Amount: \$3,000.

Altracare NYC, Yonkers. Amount: \$5,000.

Arts Church Inc., Mount Vernon. Amount: \$23,500.

B2b Automotive Services Inc., New Rochelle. Amount: \$13,000.

Brett Ferrara Inc., Shrub Oak. Amount: \$21,500.

Briarcliff Bakery & Cafe Inc., Briarcliff. Amount: \$2,500.

Camulos Capital LP, Yonkers. Amount: \$22,500.

Carmen's Restaurant 1 Inc., Peekskill. Amount: \$3,000.

Chigo LLC, Hawthorne. Amount: \$41,250.

DIJ Heating & Cooling Systems LLC, Port Chester. Amount: \$21,000.

El Palacio De Los Mariscos VT Corp., Port Chester. Amount: \$10,000.

El Secreto Deun Futuro Mejor Corp., White Plains. Amount: \$23,500.

Fimszy Corp., Scarsdale. Amount: \$23,500.

Hely Valet Cleaners Inc., Yonkers. Amount: \$7,600.

Hexagon Lounge Inc., Elmsford. Amount: \$27,500.

HI Capital Partners LLC, Yorktown Heights. Amount: \$23,500.

Home4I LLC, Mamaroneck. Amount: \$8,000.

I5 Marketing Inc., Scarsdale. Amount: \$31,500.

Jalco Window & Door Services Corp., Scarsdale. Amount: \$4,500.

JCS Construction and Development, Yorktown Heights. Amount: \$1,000.

Madrigal's Remodeling LLC, New Rochelle. Amount: \$4,500.

Marco General Contracting Inc., Mohegan Lake. Amount: \$21,000.

Matrix Jamaican Restaurant Inc., Mount Vernon. Amount: \$3,500.

MCCL Inc. d.b.a. **Addicted to Ink**, White Plains. Amount: \$7,000.

Metate 3 Corp. d.b.a. **Metate Mexican Restaurant**, Dobbs Ferry. Amount: \$22,000.

New River Inc., Port Chester. Amount: \$21,500.

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

NYCE Gourmet Deli Corp., Yonkers. Amount: \$8,000.

Ollie & Bradley Food Corp. d.b.a. **Venice Pizza & Trattoria**, Pelham. Amount: \$6,500.

Quality Fix Auto Repairs and Services LLC, Mount Vernon. Amount: \$21,000.

R. Algarale Inc., Yonkers. Amount: \$3,000.

Randy Matusow Ltd., Chappaqua. Amount: \$22,500.

Scener Inc., Mount Kisco. Amount: \$26,000.

Singh's Restaurant Group LLC d.b.a. **Paulie's Gourmet Deli**, Yonkers. Amount: \$28,000.

Smart Roofing Contracting Inc., Yonkers. Amount: \$30,750.

Sunny Side Day Care Center Inc., Port Chester. Amount: \$14,500.

The Espresso Guys Two Inc. d.b.a. **The Espresso Guys**, Thornwood. Amount: \$21,000.

Tri State Rooter Inc., Mount Vernon. Amount: \$21,000.

VB Stonework Inc., White Plains. Amount: \$28,500.

White Plains Rugby Football Club Inc., Croton-on-Hudson. Amount: \$23,500.

JUDGMENTS

530 East Third Corp., New Rochelle. \$1,025,032 in favor of Eliveth Edwards, Stony Point. Filed May 22.

Benedicto Enterprises LLC, Monticello. \$14,876 in favor of Chubb National Insurance Co., Chesapeake, Virginia. Filed May 17.

Cadiz, Nestor C., Bronxville. \$10,078 in favor of Discover Bank, New Albany, Ohio. Filed May 14.

Capossela, Josephine, Scarsdale. \$17,095 in favor of Catholic MLTC Inc., Bronx. Filed May 13.

Cardone, Brian J., Mamaroneck. \$19,275 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 14.

Castanheira, Ruben, Ossining. \$9,044 in favor of Discover Bank, New Albany, Ohio. Filed May 23.

Castro, Blake, Yonkers. \$3,520 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 21.

Chanel, Frazier, Yonkers. \$8,789 in favor of Fifth Avenue Surgery Center LLC, New York. Filed May 15.

Correa Sr., Marino T. Pleasantville. \$4,763 in favor of Discover Bank, New Albany, Ohio. Filed May 22.

Crea, John, Mamaroneck. \$5,015 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 16.

Culton, Robert, Mount Vernon. \$23,902 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed May 17.

DaCosta, Daniel O., Yonkers. \$1,952 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 23.

Dolcine, Ricardo, Ardsley. \$7,919 in favor of Discover Bank, New Albany, Ohio. Filed May 13.

Encalada, Maria C., Ossining. \$1,669 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed May 22.

Falardo, Krista, Mohegan Lake. \$11,107 in favor of Discover Bank, New Albany, Ohio. Filed May 22.

Guerrero, Alicia, Yonkers. \$3,465 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 14.

Guido, Vincent, Croton-on-Hudson. \$3,912 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 20.

Haberman, Bruce, Ossining. \$10,031 in favor of Discover Bank, New Albany, Ohio. Filed May 23.

Hay, Angela, Port Chester. \$2,975 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 23.

Henriques, Drucilla A., Yorktown Heights. \$3,921 in favor of Discover Bank, New Albany, Ohio. Filed May 13.

Ioppolo Jr., Frank, Northport. \$3,801,562 in favor of First American Title Guaranty Co., Santa Ana, California. Filed May 15.

Lavelle, Michael, Mohegan Lake. \$2,029 in favor of Discover Bank, New Albany, Ohio. Filed May 13.

Meilak, Lucia M., Yonkers. \$6,196 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 23.

Mejia, Rosa A., Yonkers. \$5,404 in favor of Discover Bank, New Albany, Ohio. Filed May 13.

Melarczik, Raymond R., Yonkers. \$6,476 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 14.

Minchala, Edgar W., Yonkers. \$1,963 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 23.

Miranda, Yocheved, New Rochelle. \$3,025 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 21.

Penagos, Paul, Millwood. \$1,823 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 21.

Perez, Emily, Yonkers. \$2,663 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

Pierce, Barbara A., White Plains. \$10,459 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 20.

Q2 Solutions LLC, Tarrytown. \$38,068 in favor of Continental Casualty Insurance Co., Chicago, Illinois. Filed May 23.

Racanello, Dennis, Larchmont. \$6,928 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 16.

Rotolo, Yolanda A., Yonkers. \$8,280 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed May 15.

Sans Souci Rehabilitation & Nursing Center, Yonkers. \$663,500 in favor of Admiral Gayle Corselli, Yonkers. Filed May 20.

Santiago, Justin, Yonkers. \$3,923 in favor of Columbia Doctors New York-Presbyterian Imaging, Tarrytown. Filed May 13.

Scotman, Matthew, Yonkers. \$10,418 in favor of Capital One NA, McLean, Virginia. Filed May 14.

Sea Fire Restaurant & Bar Inc., Scarsdale. \$80,812 in favor of EBF Holdings LLC, New York. Filed May 13.

Skovera, Heather G., Pleasantville. \$13,102 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 22.

Tocco, Peter, Yonkers. \$3,578 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 21.

Velazquez, Maritza, Yonkers. \$6,230 in favor of Capital One NA, McLean, Virginia. Filed May 14.

LIS PENDENS

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

Aames Capital Corp., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 740 Webster Ave., New Rochelle. Filed May 31.

Alvarez, Zulleyma, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$518,000 affecting property located at 203 Old Wilmot Road, Scarsdale. Filed June 6.

Andres, Ignacio Escobar and Juan Paredes Inc., as owner. Filed by Waterview Estates Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$3,420 affecting property located at 33 Waterview Estates, Unit 33, Peekskill. Filed May 31.

Aquino, Geovanny, as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$203,000 affecting property located at 162 Alexander Ave., Yonkers. Filed June 6.

Arike, Cheryl A., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 331 Prospect Ave., Mamaroneck. Filed June 3.

Asset Acceptance LLC, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 22 N. Lawrence Ave., Greenburgh. Filed May 28.

Bogetti, Kelli, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$520,000 affecting property located at 109 Siwanoy Blvd., Eastchester. Filed May 31.

Citibank NA, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$405,000 affecting property located at 38 Rich Ave., Mount Vernon. Filed June 3.

CKS Prime Investments LLC, as owner. Filed by Third Federal S&L Association of Cleveland-Successor by Merger to Deepgreen Bank, Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 2987 Quinlan St., Yorktown. Filed June 4.

Comfort, Richard J., as owner. Filed by TD Bank NA, Action: Foreclosure of a mortgage in the principal amount of \$112,000 affecting property located at 129 Royce Court, Yorktown. Filed May 31.

Dorr-Dorynek, Emil R., as owner. Filed by Wells Fargo Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$255,000 affecting property located at 312 Spring St., Ossining. Filed June 6.

Martinelli, David F., as owner. Filed by Raymond Martinelli. Action: Foreclosure of a mortgage in the principal amount of \$247,000 affecting property located at 125 Wilkins Ave., Port Chester. Filed June 4.

Neils, Nadine, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$257,000 affecting property located at 447 Mundy Lane, Mount Vernon. Filed June 5.

Owens, Elaine, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 406 S. Columbus Ave., Mount Vernon. Filed May 31.

Reyes, Sonil A., as owner. Filed by Lakeview Loan Servicing LLC, Action: Foreclosure of a mortgage in the principal amount of \$476,000 affecting property located at 162 Gailmore Drive, Yonkers. Filed May 31.

MECHANIC'S LIENS

130 Midland Avenue Owners LLC, Rye. \$63,244 in favor of Collins Plumbing Corp., Bronx. Filed June 12.

3 Barker Ave LLC, White Plains. \$104,914 in favor of Precision Mechanical HVAC Corp., Monroe. Filed June 12.

440 Hamilton Developer LLC, White Plains. \$1,101,513 in favor of Mr. John Drywall Corp., New York. Filed June 10.

440 Hamilton Developer LLC, White Plains. \$52,104 in favor of Mr. John Drywall Corp., New York. Filed June 10.

Gojka, Ching Uye, Greenburgh. \$7,800 in favor of Interstate Fire & Safety Equipment, Harrison. Filed June 13.

Kronenberg, Eric, Mount Kisco. \$14,553 in favor of Lonny Lewis Construction LLC, Danbury, Connecticut. Filed June 7.

Maggie Realty LLC, Bedford. \$20,000 in favor of AMG Contracting Services Inc., Flushing. Filed June 13.

Wells, Lauren F., New Rochelle. \$15,000 in favor of 914 Got Junk LLC, Irvington. Filed June 13.

NEW BUSINESSES

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

Sole Proprietorships

Freddy Finesse Detailing, 889 Midland Ave, Yonkers 10704. c/o. Filed May 30.

Gundy Jobs, 125 Midland Ave, Port Chester 10573. c/o. Filed May 28.

History Tutor, P.O. Box 709, White Plains 10602. c/o. Filed May 31.

Its A Wrap Autowerkz, 889 Midland Ave, Yonkers 10704. c/o. Filed May 31.

JAJ Cleaning Services, 255 W. Post Road, White Plains 10606. c/o. Filed June 4.

Jennaras Clothing Boutique, 62 Warburton Ave, Yonkers 10701. c/o. Filed June 5.

JH Supplies, 74 Wildley St., Tarrytown 10591. c/o. Filed June 6.

JR Builders Home Remodeling, 204 Saw Mill River Road, Elmsford 10523. c/o. Filed May 28.

Kartz, 357 Chappaqua Road, Briarcliff Manor 10510. c/o. Filed June 4.

Kaywrap, 2005 Palmer Ave., No. 752, Larchmont 10538. c/o. Filed May 29.

Metro Railroad Construction & Maintenance, 100 Waring Place, No.1, Yonkers 10703. c/o. Filed June 4.

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

MI Fast Food, 146 S. Broadway, Yonkers 10701. c/o. Filed June 5.

Montroy Property Management, 15 Spice Hill Road, Croton-on-Hudson 10520. c/o. Filed June 4.

Morrishaw & Beard, 119 Pondfield Road, Bronxville 10708. c/o. Filed June 5.

One Love Lasercraft, 201 Eagle Bay Drive, Ossining 10562. c/o. Filed June 6.

One Pot Kitchen, 91 Fox Run, South Salem 10590. c/o. Filed May 31.

Roberto Sabchez Landscaping & Lawn, 106 Fourth St., New Rochelle 10801. c/o. Filed June 6.

Ronald Johnn CPA, 100 Summit Lake Drive, Valhalla 10595. c/o. Filed June 4.

Sa Poti, 33 Franklin Avenue 3l, New Rochelle 10805. c/o. Filed May 30.

Solano Apple Hand Home Car Wash, 411 Bronx River Road, Yonkers 10704. c/o. Filed May 28.

Sunlight, et al, Funding Association, 133 Parkway Road, Bronxville 10708. c/o. Filed June 4.

Venyou, 138 Old Lyme Road, Purchase 10577. c/o. Filed May 29.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

1 Manor Drive LLC, as owner. Lender: Northeast Community Bank. Property: 1 Manor Drive, Monsey. Amount: \$2.8 million. Filed May 29.

Callahan, Richard, as owner. Lender: Ulster Savings Bank. Property: in Rhinebeck. Amount: \$1.2 million. Filed June 13.

Holzberg, Ronald and Basya Holzberg, as owner. Lender: Federal Savings Bank. Property: in Ramapo. Amount: \$1.9 million. Filed May 30.

Keywork, Robert, as owner. Lender: Trustco Bank. Property: in Orangetown. Amount: \$3 million. Filed May 28.

Below \$1 million

302 S Mountain LLC, as owner. Lender: Lendingone LLC. Property: 302 S. Mountain Road, New City. Amount: \$450,000. Filed May 28.

2728 2730 West Main Street Llc, as owner. Lender: Mid-Hudson Valley FCU. Property: in town of Poughkeepsie. Amount: \$510,000. Filed June 4.

Leland, Laura Lynn, as owner. Lender: Cardinal Financial Co. Property: in Clinton. Amount: \$477,772. Filed June 6.

Meyer, Dennis, as owner. Lender: Walden Savings Bank. Property: in Beacon. Amount: \$500,000. May 29.

Piqueras, Nicholas and Nicole Piqueras, as owner. Lender: Tompkins Community Bank. Property: in Carmel. Amount: \$725,000. Filed June 6.

Reilly, Danielle, as owner. Lender: Walden Savings Bank. Property: in LaGrange. Amount: \$268,000. Filed June 13.

DEEDS

Above \$1 million

98 East Market Apartments LLC, Poughkeepsie. Seller: Golden & Golden Building Company Inc., Hyde Park. Property: in Hyde Park. Amount: \$4.7 million. Filed May 24.

Bruce, N. David, Larchmont. Seller: Rymph Road LLC, New York. Property: in Clinton. Amount: \$8.1 million. Filed May 23.

BWP539 LLC, Millbrook. Seller: Basil G. Mavroleon, Millbrook. Property: in Washington. Amount: \$14 million. Filed May 28.

Mercaders Holdings LLC, Chapel Hill, North Carolina. Seller: J&J 246 LLC, Beacon. Property: in Beacon. Amount: \$1.9 million. Filed May 20.

Schooley, Brooke, Millerton. Seller: Northern Dutchess Properties LLC, New York. Property: 53 Mill Road, NorthEast. Amount: \$5 million. Filed May 28.

Below \$1 million

111 Norton Road LLC, Albany. Seller: 7 Pines LLC, New York. Property: in Red Hook. Amount: \$250,000 Filed May 20.

1432 Lincoln Terrace LLC, Elmsford. Seller: Christopher J. Hart, Staatsburg. Property: 83-85 Old Post Road, Staatsburg. Amount: \$241,000 May 29.

41 Seelbach DW LLC, Brooklyn. Seller: Elizabeth J. Seelbach, Clinton. Property: in Clinton. Amount: \$895,000 Filed May 28.

66 Worrall LLC, Poughkeepsie. Seller: Mario Paul Guerrina, The Woodlands, Texas. Property: 66 Worrall Ave., Poughkeepsie. Amount: \$665,000 Filed May 22.

8 Brothers Road LLC, Pleasantville. Seller: Wayne Travepiece, Pleasant Valley. Property: 8 Brothers Road, Beekman. Amount: \$200,000 Filed May 20.

Arias, Alex, New Rochelle. Seller: Hudson Home Buyers LLC, Salisbury Mills. Property: 6 May Court, Poughkeepsie. Amount: \$450,000 Filed May 20.

Balunek, David, Norwalk, Connecticut. Seller: Golden Rose Holdings LLC, Briarcliff Manor. Property: in Pawling. Amount: \$557,500 Filed May 24.

Blackwood Falconer Sanesha, Hopewell Junction. Seller: D&A Associates Realty Group LLC, Baldwin. Property: 7 Hillside Lane, Beekman. Amount: \$470,000 Filed May 17.

Chung, Allsion Kristen, New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$679,000 Filed May 22.

Cillis, Traci, LaGrangeville. Seller: Fair Haven Meadows LLC, Mahopac. Property: 29 Fairhaven Court, Hopewell Junction. Amount: \$599,000 May 29.

David Ingram Holdings Inc., Ontario, Canada. Seller: Kevin Culich, Milan. Property: in Milan. Amount: \$30,000 May 30.

Federal Home Loan Mortgage Corp., McLean, Virginia. Seller: Jennifer Armstrong, New York. Property: in Fishkill. Amount: \$366,000 Filed May 23.

Gitsit Solutions LLC, Orange, California. Seller: James Aubrey Smith IV, Poughkeepsie. Property: 1120 State Route 22, Pawling. Amount: \$788,000. Filed May 17.

Izzo, Antonio, New Rochelle. Seller: Walsh Road LLC, LaGrangeville. Property: in Union Vale. Amount: \$150,000 Filed May 24.

Janer, Monserrat Serra, Miami, Florida. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$793,000 Filed May 21.

Jimbo, Adrian M. Barbecho, Ossining. Seller: Omaha Property Manager LLC, Chicago, Illinois. Property: in Wappinger. Amount: \$195,000 May 30.

Joseph, Sherlan F., New York. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$552,000 Filed May 22.

Lifestyle 65 LLC, Spring Valley. Seller: Halberstam Baruch, Spring Valley. Property: in city of Poughkeepsie. Amount: \$318,000 May 30.

Lifestyle 65 LLC, Spring Valley. Seller: Halberstam Baruch, Spring Valley. Property: in city of Poughkeepsie. Amount: \$318,000 May 30.

Marino, Tammi J., Poughkeepsie. Seller: L Cress LLC, Poughkeepsie. Property: 6 Wilson Blvd., Poughkeepsie. Amount: \$320,000 Filed May 28.

McEathron Properties LLC, Staatsburg. Seller: Singer Maurice, Brooklyn. Property: in Hyde Park. Amount: \$135,000 Filed May 20.

Mejia, Harrington, Bronx. Seller: Elite Results Group Inc., Carmel. Property: 34 Harmony Circle, Poughkeepsie. Amount: \$340,000 Filed May 20.

Moncayo, Veronica, Brooklyn. Seller: ABD Stratford LLC, Poughkeepsie. Property: 5 Dartmouth Drive, Poughkeepsie. Amount: \$643,500 Filed May 23.

Montenegro, Mario, Bronx. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$525,000 May 30.

Morgan, Christine K., New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$773,000. Filed May 17.

Perkins, Robert, Fishkill. Seller: Blazin Dance & Fitness LLC, Wappinger Falls. Property: in Poughkeepsie. Amount: \$482,000 Filed May 20.

Privitera, Michael L., Elizaville. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed May 22.

Right Time Properties LLC, Poughkeepsie. Seller: Monique Robinson, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$25,000 May 29.

Stanford Holdings LLC, Stanfordville. Seller: Ciro Caputo, Yonkers. Property: in Stanford. Amount: \$270,000 Filed May 23.

United Cerebral Palsy Associations of New York Inc., New York. Seller: RYTY Properties LLC, Wallkill. Property: in LaGrange. Amount: \$513,000 Filed May 20.

Webb, John Kevin, Millerton. Seller: Sorrel Farm LLC, Craryville. Property: in NorthEast. Amount: \$425,000 Filed May 20.

Wingdale Park II LLC, Pawling. Seller: Leslie W. Smith, Wingdale. Property: in Wingdale. Amount: \$370,000 Filed May 20.

Wood, Richard, Danbury, Connecticut. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$673,000 May 29.

Wooten, Linda, Hopewell Junction. Seller: Pleasant View Bungalow Corp., Hopewell Junction. Property: in East Fishkill. Amount: \$70,000 May 30.

Wyndclyffe Court LLC, New York. Seller: Winifred K. House, Rhinebeck. Property: 7 Wyndclyffe Court, Rhinebeck. Amount: \$595,000 Filed May 24.

JUDGMENTS

Ali, Isaac D., Middletown. \$7,989 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 4.

Baker, Dayvaughn, Middletown. \$7,559 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Balbuena, Laura P. Garcia, Newburgh. \$4,936 in favor of Capital One, Glen Allen, Virginia. Filed June 3.

Barbour, James A., Middletown. \$4,096 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Barnes, Robbin, Middletown. \$9,269 in favor of Crestwood Gardens LLC, Spring Valley. Filed June 4.

Berry, Jeanette, Middletown. \$1,242 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 4.

Brown, Veronica, et al, Middletown. \$6,958 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Brunett, Nicole, Wallkill. \$3,199 in favor of Synchrony Bank, Draper, Utah. Filed June 3.

Chaparro, Michael, New Windsor. \$7,352 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Clark, Malik, Middletown. \$3,927 in favor of Capital One, Glen Allen, Virginia. Filed June 3.

Damico, Edward A., Middletown. \$12,755 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Eckerson, Charles, Middletown. \$5,775 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Elliott, Philip J., Cornwall-on-Hudson. \$9,692 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Euroworld Motors LLC, Newburgh. \$3,580 in favor of Elavon Inc., Cincinnati, Ohio. Filed June 3.

Francois, Victoria, Middletown. \$11,000 in favor of 36 Houston Avenue Extension LLC, Monroe. Filed June 4.

Goode, Monique, Middletown. \$1,318 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Jandik, Linda R., Middletown. \$1,289 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

Jones Jr III, Gerald, Middletown. \$7,350 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Knight, Kathy, Middletown. \$2,684 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Larson, Adam, Wallkill. \$3,309 in favor of Synchrony Bank, Draper, Utah. Filed June 3.

Laughman, Vincent and Heather Healy, Middletown. \$2,965 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Maldonado, Gabriel, Middletown. \$8,065 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Maracallo, Hovadis, Middletown. \$3,102 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Matos, Danielle, Middletown. \$1,004 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Matthews, Michelle, Newburgh. \$1,287 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

May, Staci J., Middletown. \$6,130 in favor of Capital One, McLean, Virginia. Filed June 3.

McGrath, Denise E., Newburgh. \$4,753 in favor of Capital One Bank, Glen Allen, Virginia. Filed June 3.

Medina, Yvette, Newburgh. \$2,259 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Neiger, Sherri J., Middletown. \$1,798 in favor of Capital One, Glen Allen, Virginia. Filed June 3.

New, Barbara A., Middletown. \$3,631 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Noel, Joanne, Middletown. \$3,945 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Nunez, Nicodemus, Middletown. \$7,790 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Pedroza, Anthony G., Middletown. \$2,064 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

Perez, Carlos, Huguenot. \$2,800 in favor of Huguenot Associates LLC, Middletown. Filed June 4.

Perez, Cristian Velazquez and Rolando Martinez Diaz, Middletown. \$4,140 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Perez, Daniel, Middletown. \$1,103 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Rayford, Devin Brown, Newburgh. \$11,116 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Rios, Estefany G., Middletown. \$2,813 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

Rodriguez, Ricky N., Newburgh. \$3,168 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

Ruff, Darrin P., Middletown. \$2,823 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Russell, Joseph R., Middletown. \$2,563 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Santana, Damian, Middletown. \$7,021 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 4.

Santiago, John A., Middletown. \$2,047 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 3.

Santivanez, Rosmary, Newburgh. \$7,077 in favor of Capital One Bank, Glen Allen, Virginia. Filed June 3.

Savinon, Edward A., Middletown. \$6,341 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Serate, Jate and Uribe Jordann, Middletown. \$11,349 in favor of Boulder Pointe Apartments LLC, Lodi, New Jersey. Filed June 4.

Silva, Miguel, Middletown. \$18,530 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 3.

Smalls, Travis D., Middletown. \$2,287 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Smith, Nancy, Middletown. \$6,464 in favor of Capital One, Glen Allen, Virginia. Filed June 3.

Velez, Miguel, Middletown. \$1,288 in favor of Midland Credit Management Inc., San Diego, California. Filed June 4.

Warren, Dejohna, Middletown. \$5,628 in favor of East Coast Imperial Gardens LLC, Middletown. Filed June 4.

Weatherl, Ervin V., Middletown. \$4,446 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 3.

MECHANIC'S LIENS

2 Vista MHP LLC, as owner. \$40,000 in favor of Speedy Dumpsters LLC. Property: 2 Vista Lane, Monroe. Filed June 3.

Great Housing LLC, as owner. \$25,720 in favor of Paving Masters LLC. Property: 137 Acres Road, Monroe. Filed June 3.

Heritage Restoration Properties, as owner. \$10,494 in favor of Sherwin Williams Co. Property: 22 Cottage Drive, Middletown. Filed June 4.

Newburgh SHG 1 LLC, as owner. \$17,186 in favor of Y&L Interior LLC. Property: 157 Broadway, Newburgh. Filed May 31.

Newburgh SHG 36 LLC, as owner. \$1,660 in favor of Y&L Interior LLC. Property: 354 First St., Newburgh. Filed May 31.

Newburgh SHG 5 LLC, as owner. \$3,718 in favor of Y&L Interior LLC. Property: 230 Broadway, Newburgh. Filed June 3.

Newburgh SHG 52 LLC, as owner. \$12,128 in favor of Spagnoli Excavating & Sons Inc. Property: 108 Broadway, Newburgh. Filed June 7.

Newburgh SHG 54 LLC, as owner. \$15,531 in favor of Y&L Interior LLC. Property: 190 Chambers St., Newburgh. Filed June 3.

Newburgh SHG 55 LLC, as owner. \$20,681 in favor of Y&L Interior LLC. Property: 194 Chambers St., Newburgh. Filed June 3.

Newburgh SHG 56 LLC, as owner. \$15,581 in favor of Y&L Interior LLC. Property: 200 Chambers St., Newburgh. Filed June 3.

NEW BUSINESSES

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

Partnerships

Love International, 44 High St., Apt. 335, Chester 10918. c/o Tamara Ricketts and Brian Merritt. Filed June 10.

Sole Proprietorships

Clouditect, 14 McDowell Place, Newburgh 12553. c/o Nicholas Peter Abbruzzese. Filed June 12.

Fired Soldered & Sewn, 54 Linden Ave., Greenwood Lake 10925. c/o Jill Anne Weltman. Filed June 11.

Happy Hands Little Feet Child Care, 21 Jordan Lane, Middletown 10940. c/o Aquasia D. Griffin. Filed June 12.

Jafex, 470 Route 211 East, Middletown 10940. c/o Jim Franceschini. Filed June 7.

Kwm Wealth Partners, 25 Main St., Second floor, Goshen 10924. c/o Jacob Daniel Dunlap. Filed June 7.

Moth Merch, 28 Chardavoyne Road, Warwick 10990. c/o Kron Bianca Monaco. Filed June 5.

Nal Los, 33 Quaker Ave., N. 159, Cornwall-on-Hudson 12518. c/o Belielia Hodgkins. Filed June 6.

Notarial Aspect, 2815 New York94, Washingtonville 10992. c/o Satcher Carrington William Stepho. Filed June 5.

Ripleys Iron Dragon, 385 Kirbytown Road, Middletown 10940. c/o Rachel L. Myers. Filed June 10.

Sweet Spot, 41 Mount Hope Ave., Otisville 10963. c/o Sarah Vasquez Marie. Filed June 10.

Tradecraft Auto, 1444 New York State Route 300, Newburgh 12550. c/o Mark Mitchell. Filed June 10.

Traveling Pet Nanny, 130 N. Main St., Monroe 10950. c/o Sharon Scheer. Filed June 10.

W&Q Painting & Renovations, 439 Third St., Apt. 1, Newburgh 12550. c/o William Donato Portillo Quiroz. Filed June 11.

Y&C Construction Painting, 149 Tall Oaks Drive, Middletown 10940. c/o Yonnick and Orson Moore. Filed June 7.

BUILDING PERMITS

Commercial

Dawson, Carroll and Peter C. Spelke, Stamford, contractor for Carroll Dawson and Peter C. Spelke. Install illuminated channel letter sign at 2270 Summer St., Stamford. Estimated cost: \$1,000. Filed May 10.

East Coast Wall Systems LLC, Middletown, contractor for 22 Clinton LLC. Remove and replace existing exterior insulation finish system on the east and west elevation and re-finish north and south elevation of the 11-story residential building at 22 Clinton Ave., Stamford. Estimated cost: \$1,600,000. Filed May 20.

Edward, Vanveen, Stamford, contractor for the city of Stamford. Remove and replace existing door and two sidelights into existing framing. Reinstall existing door closer and panic-bar at 151 Brookdale Road, Stamford. Estimated cost: \$13,700. Filed May 31.

Erie Construction Mid-West LLC, Toledo, Ohio, contractor for Mark Katz. Tear off shingles and replace with new shingles at 196 North St., Stamford. Estimated cost: \$37,689. Filed May 13.

Fletcher Development LLC, Darien, contractor for 25 Viaduct Road LLC. Build a bathroom in existing space at 31 Viaduct Road, Stamford. Estimated cost: \$28,000. Filed May 3.

Gold Seal Roofing LLC, Middletown, contractor for the city of Stamford Sewage Disposal Plant. Install roofing over existing standing seam roof at 111 Harbor View Ave., Stamford. Estimated cost: \$244,500. Filed May 28.

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

Greenwood Industries Inc., Worcester, Massachusetts, contractor for Ferguson Library. Remove existing roof and replace shingle roof system at 1143 Hope St., Stamford. Estimated cost: \$111,800. Filed May 20.

Home Depot USA Inc., Atlanta, Georgia, contractor for Mikhail and Lyubov Koganov. Remove and replace four windows, same size and without structural change at 38 Maple Tree Ave., Stamford. Estimated cost: \$5,664. Filed May 8.

Home Depot USA Inc., Atlanta, Georgia, contractor for Joshua DeIcid. Remove and replace three windows and one patio door, same size, without structural change at 126 Myrtle Ave., Stamford. Estimated cost: \$7,468. Filed May 22.

Kay Waterproofing Corp., New York, New York, contractor for One Strawberry Hill Condominium Association. Construct sidewalk shed at 1 Strawberry Hill Ave., Stamford. Estimated cost: \$14,000. Filed May 10.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 101 Broad St., Stamford. Estimated cost: \$60,000. Filed May 13.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 101 Broad St., Stamford. Estimated cost: \$359,000. Filed May 23.

Mele, Thomas L., Norwalk, contractor for Hillcrest Partners LLC. Install one passenger elevator at 143 Rowayton Ave., Norwalk. Estimated cost: \$80,018. Filed May 6.

Mele, Thomas L., Norwalk, contractor for STIJ LLC. Install one passenger elevator at 126 Westport Ave., Norwalk. Estimated cost: \$83,942. Filed May 6.

Phase III Builders Inc., Norwalk, contractor for Stew Leonard's Realty LLC. Perform replacement alterations at 55 Westport Ave., Norwalk. Estimated cost: \$368,283. Filed May 7.

Tecco-Cardenas, Augusto, Norwalk, contractor for Hu Renjiao. Repair leaking pipes at 11 Bedford Ave., No. K1, Norwalk. Estimated cost: \$2,000. Filed May 7.

Yankee Custom Builders Inc., Norwalk, contractor for Water Song LLC. Perform replacement alterations at 140 Water St., Norwalk. Estimated cost: \$231,309. Filed May 8.

Residential

Abbott Builders LLC, Norwalk, contractor for Christopher Berland. Construct a one-story addition to connect garage at 5 Ridge Farms Road, Norwalk. Estimated cost: \$350,000. Filed May 6.

D'Acunto Construction LLC, Norwalk, contractor for Winston and Elizabeth Reid. Renovate existing second floor at 27 Chestnut Hill Road, Norwalk. Estimated cost: \$145,000. Filed May 7.

G.A. Castro Construction LLC, Stamford, contractor for James Howell. Replace roof at 62 Ledge Lane, Stamford. Estimated cost: \$13,753. Filed May 6.

G&S Renovations LLC, Stamford, contractor for Benjamin Gifford and Jane Carlin. Create a two-story unit in rear of house at 37 Cascade Road, Stamford. Estimated cost: \$350,000. Filed May 23.

GC Drywall LLC, Clinton, contractor for Buy or Sell Realty LLC. Replace 28 windows with vinyl replacement windows and three exterior doors at 41 Revonah Ave., Stamford. Estimated cost: \$40,000. Filed May 2.

GM Roofing and Siding LLC, Danbury, contractor for Rong Feng and Li Ying Zheng. Remove existing roof and install new asphalt shingles with all required underlayment at 51 Burwood Ave., Stamford. Estimated cost: \$8,000. Filed May 30.

Grabarz, James and Yolanda Vilchez, Stamford, contractor for James Grabarz and Yolanda Vilchez. Perform house renovation project in stages at 39 Auldwood Road, Stamford. Estimated cost: \$92,000. Filed May 13.

Greatview LLC, Stamford, contractor for Michael Nikolas. Reinforce floor and ceiling systems and repair front porch at 1295 Shippan Ave., Stamford. Estimated cost: \$15,000. Filed May 7.

Green Power Energy LLC, Annandale, New Jersey, contractor for Betty Deveson. Install roof-mounted solar panels at 118 Alton Road, Stamford. Estimated cost: \$29,800. Filed May 15.

Gunner LLC, Stamford, contractor for Bryan Keogh and Vorobel Oksana. Remove existing roof and reroof 42 Andover Road, Stamford. Estimated cost: \$15,995. Filed May 2.

Gunner LLC, Stamford, contractor for Brian Cardone. Remove existing roof and replace at 189 Blackwood Lane, Stamford. Estimated cost: \$69,722. Filed May 2.

Gunner LLC, Stamford, contractor for Michael and Suzette Doubrava. Remove existing siding and replace at 15 Barmore Drive, Stamford. Estimated cost: \$31,463. Filed May 8.

Gunner LLC, Stamford, contractor for Johan W. Leffler. Replace existing roof at 25 Farm Hill Road, Stamford. Estimated cost: \$21,000. Filed May 14.

Gunner LLC, Stamford, contractor for Marguerite P. and Peter J. Sanders. Replace existing roof at 2810 High Ridge Road, Stamford. Estimated cost: \$53,636. Filed May 15.

Gunner LLC, Stamford, contractor for Susan Burke and Brett Szczesny. Replace existing roof at 85 Harpsichord Turnpike, Stamford. Estimated cost: \$17,783. Filed May 21.

Gunner LLC, Stamford, contractor for Krishnamurti Vaidheeswaran and Mangu Arathi. Replace existing roof at 32 Jamroga Lane, Stamford. Estimated cost: \$15,700. Filed May 29.

Handy, Luigi, Stratford, contractor for The Bank of New York Mellon Trust Co. Alter the first-floor kitchen, dining room, living room floor plan at 15 Ridgeway St., Stamford. Estimated cost: \$52,505. Filed May 31.

Help For Your Home I Corp., Ossining, New York, contractor for PSSD Investment Trust LLC. Repair two-story single-family home at 26 Webster Road, Stamford. Estimated cost: \$13,200. Filed May 16.

Hilsenrath, Craig O. and Lisa M., Stamford, contractor for Craig O. Hilsenrath and Lisa M. Expand existing mudroom, replace doors and windows, add cabinetry, relocate washer/dryer, beverage refrigerator, new steps into garage, new steps into yard and adjust walkway to fit addition at 61 Boulder Brook Drive, Stamford. Estimated cost: \$30,000. Filed May 28.

Home Depot USA Inc., Atlanta, Georgia, contractor for Alexander B. Baldwin Trust. Remove and replace 12 windows at 36 Rippowam Road, Stamford. Estimated cost: \$9,838. Filed May 1.

Home Depot USA Inc., Atlanta, Georgia, contractor for Frank Luksic. Replace 29 windows, same size, no structural change at 115 Fourth St., Stamford. Estimated cost: \$23,352. Filed May 28.

Home Depot USA Inc., Atlanta, Georgia, contractor for Bernardo F. Santos Jr. and Imelda B. Santos. Replace four windows, same size, no structural change at 48 Dora St., Stamford. Estimated cost: \$5,800. Filed May 31.

Home Findings LLC, Norwalk, contractor for Jeremy J. Gonzalez and Laura Kate Gonzalez. Finish basement at 6 Linden Heights, No. 6, Norwalk. Estimated cost: \$25,000. Filed May 6.

Horowitz, Seth and Sheyla Horowitz, Stamford, contractor for Seth and Sheyla Horowitz. Perform replacement alterations at 297 Intervale Road East, Stamford. Estimated cost: \$310,000. Filed May 15.

HTI Visions LLC, Yorktown Heights, New York, contractor for Connecticut Lot Build LLC. Construct a single-family dwelling at 145 Cherry Hill Road, Stamford. Estimated cost: \$170,000. Filed May 2.

IJ Development Company LLC, New Canaan, contractor for Anthony and Jeanine M. Urban. Construct a single-family residence at 27 Carrington Drive, Stamford. Estimated cost: \$1,700,000. Filed May 9.

Iorfino, Enzo, Stamford, contractor for David Caracciolo and Lisa Siders. Add office and closet on second floor above existing first-floor kitchen at 93 Riverbank Road, Stamford. Estimated cost: \$65,000. Filed May 6.

JJ Jamroga LLC, Stamford, contractor for Castle Rock Properties of Stamford LLC. Construct new two-unit multifamily house at 24 Hoyt St., Stamford. Estimated cost: \$625,000. Filed May 24.

JJ Jamroga LLC, Stamford, contractor for Morris Glen LLC. Construct a single-family house at 435 Glenbrook Road, Stamford. Estimated cost: \$450,000. Filed May 1.

JLP Pro Services LLC, Danbury, contractor for Alva Carter-Hasan. Replace roof, apply two layers of ice and water, apply seam tape, apply underlayment on remaining roof, apply asphalt shingles and install roof caps at 87 Snow Crystal Lane, Stamford. Estimated cost: \$10,000. Filed May 24.

JP Carroll Roofing LLC, Norwalk, contractor for Yudelina Rodriguez. Replace roof at 4 Bartlett Ave., Norwalk. Estimated cost: \$12,922. Filed May 6.

Lema Loja, Segundo Indalicio, Norwalk, contractor for Pietro Rotondo. Replace roof at 54 Center Avenue Extension, Norwalk. Estimated cost: \$12,000. Filed May 6.

M&L Builders LLC, Norwalk, contractor for Betty J. Sculley. Perform replacement alterations at 14 Marion Ave., Norwalk. Estimated cost: \$48,000. Filed May 7.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Frederick A. Fusci and Norma Ann Fusci. Replace roof at 8 Plumley Circle, Norwalk. Estimated cost: \$12,840. Filed May 6.

Stamford General Contractors LLC, Stamford, contractor for William J. Powers. Remove existing wood and replace with vinyl siding at 7 Thistle Road, Norwalk. Estimated cost: \$9,000. Filed May 6.

COURT CASES

Bridgeport Superior Court

556 Post Road East Associates LLC, et al, Westport. Filed by Jane Raba, Westport. Plaintiff's attorney: Green & Gross PC, Bridgeport. Action: The plaintiff owns and resides in a single-family home. Defendants' property is located approximately 100 feet from the plaintiff's property and is visible from the plaintiff's property. The defendants' property is a car dealership and they are proposing certain building and site alterations, including, among others, construction of a second-floor addition to an existing building, alteration of the first floor of the building, modifications of vehicular circulation patterns, installation of landscaping along all three adjacent streets and certain façade improvements. The plaintiffs, among others, initially opposed the application, however, ultimately, they reached an agreement with Volvo Cars Westport, pursuant to which Volvo Cars Westport agreed to modify its application in several respects, and in exchange the plaintiffs agreed to refrain from actively opposing the application. The defendants completed some of the structural and site improvements approved by the commission pursuant to the resolution. However, to date, not all the approved construction and site improvements have been completed in strict accordance with the plans and other documents submitted and approved as required. The defendants have been notified on several occasions by the plaintiff and others that the above-described conduct and conditions upon the subject property is in violation of the zoning regulations. 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-24-6134314-S. Filed May 20.

Cowher, Gina, South Salem, New York. Filed by Myrtho Jean-noel, Darien. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134269-S. Filed May 17.

Kolenovic, Esad, Fairfield. Filed by Midland Credit Management Inc., San Diego, California. Plaintiff's attorney: London & London, Newington. Action: The plaintiff acquired the defendant's debt from Citibank NA but the defendant has failed to make payments in full. 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-24-6134009-S. Filed May 10.

The Stop & Shop Supermarket Company LLC, et al, Hartford. Filed by Johanna Dorgan, Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff was lawfully on the subject premises to purchase groceries and use the ATM machine. While walking outside the store on the sidewalk in front of the store she encountered a display of pumpkins that took up most of the sidewalk. As plaintiff backed up and turned around, her shopping cart slipped off the sidewalk and into the parking lot. Plaintiff slipped and landed on her right hip, thigh and buttock, striking her head and face on the ground. 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-24-6134807-S. Filed June 4.

Danbury Superior Court

Callahan, Nicole M., Sandy Hook. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049648-S. Filed March 26.

Cregier, Margaret M., Danbury. Filed by Michael Palmisani, Brookfield. Plaintiff's attorney: Ventura Law, 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 as the court deems appropriate. Case no. DBD-CV-24-6049891-S. Filed April 18.

Flanagan, Connor, et al, Suffield. Filed by Trey Martin, New Milford. Plaintiff's attorney: Rembish & Lasaracina LLC, New Britain. Action: The plaintiff was exiting from the defendant's apartment complex they, without provocation approached the plaintiff and suddenly and without warning grabbed the plaintiff by the back of the neck and began beating and punching him in the face and head causing him to fall backward and strike his head on the pavement and suffer serious injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049420-S. Filed March 8.

Flowers, Jennifer, et al, Danbury. Filed by Derek Moran Vidal p.p.a. Irma and Irowandy Moran Vidal, Danbury. Plaintiff's attorney: Glouzgal Law PLLC, Brookfield. Action: The plaintiff was lawfully in the parking lot of the Crossroads Condominium Association Inc. Defendant Jennifer Flowers was one of the owners and keepers of a German Shepherd dog that suddenly and without warning attacked and bit the minor plaintiff causing serious injury to his upper right torso and right arm. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049890-S. Filed April 18.

Lagueux, Steve J., Brookfield. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damage exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049703-S. Filed April 1.

Stamford Superior Court

Atkins, Trevor, et al, East Hartford. Filed by Lhens Desir, Stamford. Plaintiff's attorney: Millman & Millman, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067306-S. Filed May 6.

City of Norwalk, et al, Norwalk. Filed by Sheldon Rawson, Charleston, South Carolina. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff was the operator of a bicycle traveling north on Main Street in Norwalk. At the same time and place the defendant was the operator of a motor vehicle when suddenly and without warning the defendant drove directly into the plaintiff's vehicle. 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-24-6067011-S. Filed May 23.

Efay Rent a Car Corp., et al, Hartford. Filed by Green Tree Capital LLC, Stamford. Plaintiff's attorney: Steven Berkovitch, Pomona, New York. Action: The plaintiff and defendant executed a commercial standard merchant cash advance agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be repaid to plaintiff. The defendants were required to make daily payments, however the defendants have breached the obligations and failed to tender the daily installment payments when due. 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-24-6067058-S. Filed May 24.

Germain, Zachary, et al, Stamford. Filed by Karol Zielinski, Stamford. 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. FST-CV-24-6067166-S. Filed May 29.

Voms Construction Inc., et al, Hartford. Filed by Carl Davis, Stamford. Plaintiff's attorney: Cirillo Law Firm, New Haven. Action: The plaintiff was a resident at a certain real property and defendant was a contractor hired to perform work at the premises. The defendant performed roofing work at the premises when plaintiff, was within his residence at said premises. Due to the roofing work being performed, debris, dust and pieces of ceiling fell off the ceiling and hit him in his left eye. 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-24-6067081-S. Filed May 28.

DEEDS

Commercial

2011 M3 Trust, Greenwich. Seller: Roshan Dharia and Urvi Sheth Dharia, Greenwich. Property: 10 Hillcrest Lane, Old Greenwich. Amount: \$1. Filed June 10.

25 Edgewater LLC, Old Greenwich. Seller: Barry D. Wentworth and Margaret F. Wentworth, Old Greenwich. Property: 25 Edgewater Drive, Old Greenwich. Amount: \$1,900,000. Filed June 14.

471 Hulls Farm Road, Fairfield. Seller: Danny Salinas and Whitney Salinas, New York, New York. Property: 471 Hulls Farm Road, Fairfield. Amount: \$3,569,500. Filed June 18.

70 Strawberry LLC, Long Beach Township, New Jersey. Seller: Carolyn Beck, Stamford. Property: 70 Strawberry Hill Ave., Unit 3-1B, Stamford. Amount: \$265,000. Filed June 6.

Anafia Flips LLC, Norwalk. Seller: Richard Lee Hughes, Somers, New York. Property: 131 Henry St., Greenwich. Amount: \$280,000. Filed June 10.

Cleary, Mark William and Nicole M. Cleary, Fairfield. Seller: 103 WW LLC, Fairfield. Property: 103 Weeping Willow Lane, Fairfield. Amount: \$827,000. Filed June 21.

Collins, Moira and Arlene Ann Collins, Venice, Florida. Seller: 143 Hoyt LLC, Stamford. Property: 143 Hoyt St., Unit 3M, Stamford. Amount: \$410,000. Filed June 4.

Gleason Avenue LLC, Stamford. Seller: B & D Parker Realty LLC, Stamford. Property: Gleason Avenue and 49 Gleason Ave., Stamford. Amount: \$1. Filed June 5.

Glenstone Development P1 LLC, Fairfield. Seller: Karen E. Johnson, The Villages, Florida. Property: Lot 281, Map 1039, Greenwich. Amount: \$950,000. Filed June 11.

Maley, Marisa and Paul Maley, Greenwich. Seller: 131 East Elm Street LLC, Greenwich. Property: 131 E. Elm St., Unit A, Greenwich. Amount: \$3,500,000. Filed June 12.

Norton, Kendall J., Rye, New York. Seller: L&M Orchard Street LLC, Greenwich. Property: 25B Orchard St., Cos Cob. Amount: \$1,795,000. Filed June 14.

Paul, Moni G. and Mani Dey, Stamford. Seller: AJS Management LLC, Danielson. Property: 48 Vernon Place, Stamford. Amount: \$570,000. Filed June 5.

Pereira, Jorge and Jennie Pereira, Seymour. Seller: Crestwood Land LLC, Stamford. Property: 264 Cedar Wood Road, Stamford. Amount: \$275,000. Filed June 6.

Sutton Real Estate LLC, Greenwich. Seller: James J. Sutton, Greenwich. Property: 38 Alexander St., Greenwich. Amount: \$10. Filed June 12.

VTLO Holdings LLC, Trumbull. Seller: Lonetown LLC, Westport. Property: 49 Ryan St., Stamford. Amount: \$550,000. Filed June 5.

Residential

Anthony, Dannel W. and Colleen E. Anthony, Stamford. Seller: Amandeep Singh and Neetika Walia, Stamford. Property: 227 Woodridge Drive South, Stamford. Amount: \$910,000. Filed June 6.

Baldwin, Christina Marie and Bobby Zhenghua Huang, Stamford. Seller: Charles J. Essex Jr. and Jacklyn Essex, Stamford. Property: 2108 Shippa Ave., Stamford. Amount: \$2,175,000. Filed June 6.

Baltosiewich, John and Michael Kusz, Silver Spring, Maryland. Seller: Connor Clowes and Victoria Fleek, Stamford. Property: 230 High Ridge Road, Stamford. Amount: \$650,000. Filed June 5.

Bastone, Louis and Bronwen Bastone, Pelham, New York. Seller: Thomas Doria and Charlotte Doria, Greenwich. Property: 99 Greenwich Hills Lane, Greenwich. Amount: \$10. Filed June 12.

Bluth, Steven and Jocelyn Bluth, Stamford. Seller: Rosalind V. Davis, Stamford. Property: 47 Ledge Brook Road, Stamford. Amount: \$976,000. Filed June 4.

Bolano, Lauren and Mark Bolano, Cos Cob. Seller: Peter E. Berg and Judith Barbara Berg, Cos Cob. Property: 28 Dandy Drive, Cos Cob. Amount: \$1,901,000. Filed June 12.

Boral, Paul Michael, Fairfield. Seller: Richard Fawcett and Kimberly Fawcett, Fairfield. Property: 234 Collingwood Ave., Fairfield. Amount: \$1,075,000. Filed June 17.

Bram, Ari and Jacquelyn Studdert, Fairfield. Seller: Wendi H. Michael, Fairfield. Property: 51 Stoneleigh Road, Fairfield. Amount: \$1,150,000. Filed June 18.

Brevetti, Robert and Mario Brevetti, Katonah, New York. Seller: L&M Orchard Street LLC, Greenwich. Property: 25A Orchard St., Cos Cob. Amount: \$1,795,000. Filed June 13.

Capone, Edward and Paige Capone, Warwick, Rhode Island. Seller: Karen Elizabeth James and Robert Terrell James III, Stamford. Property: 256 Woodbine Road, Stamford. Amount: \$10. Filed June 5.

Capuno, Rowena, Stamford. Seller: Rolando Capuno and Angeles M. Capuno, Stamford. Property: 641 Summer St., Unit 7, Stamford. Amount: \$1. Filed June 4.

Conroy, Christopher and Danielle Conroy, Fairfield. Seller: William Hibbs and Natalie Landis, Fairfield. Property: 131 Colony St., Fairfield. Amount: \$756,000. Filed June 20.

Davis, Scott Michael and **Jeffi John**, Stamford. Seller: Robert P. Saverine and Barbara H. Saverine, New Canaan. Property: 228 Slice Drive and East Cross Road, Stamford. Amount: \$815,000. Filed June 4.

Davis, Susan and **Jacqueline Hibbert**, Yonkers, New York. Seller: Catherine Day, Fairfield. Property: 2059 Burr St., Fairfield. Amount: \$1,625,000. Filed June 19.

Deconda, Keerthi, Fairfield. Seller: Sameer Jain and Brenn Jain, Greenwich. Property: 1170 Galloping Hill Road, Fairfield. Amount: \$1,062,500. Filed June 21.

Eller, William and **Kristin Eller**, Fairfield. Seller: Max W. Clegg, Fairfield. Property: 119 Holly Dale Road, Fairfield. Amount: \$10. Filed June 18.

Esquivel, Cindy and **Jose Manuel Aguilar**, Fairfield. Seller: Maryanne DeAngelo, Fairfield. Property: 458 Castle Ave., Fairfield. Amount: \$435,000. Filed June 17.

Exantus, Edyne E. and **Andrevil Exantus**, Stamford. Seller: Patricia Land, Stamford. Property: 9 Owen St., Stamford. Amount: \$451,000. Filed June 6.

Federman, Amy and **Eric Federman**, Greenwich. Seller: Danielle Clemenza and Jonathan Miller, Greenwich. Property: Lot 13, Gaston Farm Road, Greenwich. Amount: \$4,456,719. Filed June 14.

Fisher, Joshua David and **Megan Elyse Fisher**, Stamford. Seller: Michel R. Gomez and Vera Seminario, Stamford. Property: 4 Fara Drive, Stamford. Amount: \$711,312. Filed June 7.

Foley, Kristin Legenza and **Shane Francis Foley**, Stamford. Seller: Ronni Sarrett Lederman, Fairfield. Property: 580 Katona Drive, Fairfield. Amount: \$902,500. Filed June 20.

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

Questions and comments regarding this section should be directed to:

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

Gadala-Maria, Valerie M. and **Zubin Alemo**, New York, New York. Seller: Usman Saleem and Maya Marie Desai, Riverside. Property: 15 Verona Drive, Riverside. Amount: \$2,850,000. Filed June 10.

Golger, Denise, Trumbull. Seller: David J. Decker and Carol Ann Decker, Fairfield. Property: 30 Paisley Lane, Fairfield. Amount: \$730,000. Filed June 21.

Hoban, Tanner and **Clare Lanning**, Brooklyn, New York. Seller: Kielley Kavanagh Young and James Michael Govatsos, Fairfield. Property: 142 Oldfield Road, Fairfield. Amount: \$1,200,000. Filed June 20.

Ireland, Thomas E. and **Nancy R. Ireland**, Greenwich. Seller: Thomas E. Ireland and Nancy Roosevelt Ireland, Greenwich. Property: 75 William St., Greenwich. Amount: \$10. Filed June 12.

Kagdis, Carol and **James Adam Kagdis**, Fairfield. Seller: Edward J. Miluski Jr., Woodbury. Property: 252 Lakeview Drive., Fairfield. Amount: \$675,000. Filed June 21.

Kehrer, Andrew and **Clodagh Kenny**, Beacon, New York. Seller: Thaddea Sheridan, Stamford. Property: 164 Forest St., Stamford. Amount: \$720,000. Filed June 3.

Lasorsa, Nicholas and **Alison Lasorsa**, West Palm Beach, Florida. Seller: Denise Davis, Fairfield. Property: 311 Buena Vista Road, Fairfield. Amount: \$950,000. Filed June 19.

Leon, Maira, Stamford. Seller: Roberta Critzman, Stamford. Property: 91 Saint Charles Ave., Stamford. Amount: \$525,000. Filed June 3.

Leonelli, Robert and **Christina M. Damiano**, Stamford. Seller: Christopher Kuczo Jr. and Kayla Wilson, Stamford. Property: 504 High Ridge Road, Stamford. Amount: \$750,000. Filed June 7.

Lin, Jin Bing, Cos Cob. Seller: Giuseppe Santaguida, Gallatin, Tennessee. Property: 25 Orchard St., Cos Cob. Amount: \$0. Filed June 14.

Mancinelli, Joseph F. and **Linda J. Mancinelli**, Stamford. Seller: Santiago Gerardo Assalini and Maria Agueda Gonzalez Crende De Assalini, Miami, Florida. Property: 51 Forest Ave., Unit 1, Old Greenwich. Amount: \$910,000. Filed June 12.

Matz, Kathryn Lynn and **Frank Andreas Matz**, Harrison, New York. Seller: Carolina Pardo Alexandre and Marco Alexandre, Stamford. Property: 80 Bartlett Lane, Stamford. Amount: \$10. Filed June 3.

McDonnell, Charles E. and **Jennifer C. McDonnell**, Greenwich. Seller: Charles E. McDonnell and Jennifer C. McDonnell, Greenwich. Property: 553 North St., Greenwich. Amount: \$1. Filed June 14.

McGillen, Michael and **Meg McGillen**, Riverside. Seller: Matthew Teichner and Rita Teichner, Wilton. Property: 2 Owenoke Way, Riverside. Amount: \$3,100,010. Filed June 14.

Mehta, Ankit and **Simone D. Levine**, Fairfield. Seller: Terrence W. Keegan Jr. and Hannah G. Keegan, Fairfield. Property: 425 Wormwood Road, Fairfield. Amount: \$917,500. Filed June 18.

Mignon, Joseph Patrick and **Brooke Lawrie Mignon**, Riverside. Seller: Maria E. Cheng, Stamford. Property: 13 Chapel Lane, Riverside. Amount: \$2,625,000. Filed June 12.

Moses, Ndidi, Fairfield. Seller: Lauren Fisher, Milford. Property: 886 Mill Plain Road, Fairfield. Amount: \$715,000. Filed June 20.

Moulder Jr., Leon O. and **Sharon L. Moulder**, Greenwich. Seller: Shirley J. Liu and Jack K. Liu, Greenwich. Property: 145 Molbank Ave., Greenwich. Amount: \$10. Filed June 13.

O'Neill, Alison, Fairfield. Seller: Linda Sales-Smith, Fairfield. Property: 218 Roselle St., Fairfield. Amount: \$570,000. Filed June 20.

Osland, Kirsten and **Eric Desalvo**, Fairfield. Seller: Eric D. DeSalvo and Kirsten M. Osland, Fairfield. Property: 63 Sherley Place, Fairfield. Amount: \$10. Filed June 18.

Paccione, Maryanne, Stamford. Seller: Vilson Shtufaj and Zef Shtufaj, Stamford. Property: 148 Bouton Street West, Stamford. Amount: \$799,000. Filed June 5.

Pelaez, John Alfred, Stamford. Seller: Thatiane Silva Faria Gula, Stamford. Property: 14 Randall Ave., Stamford. Amount: \$825,000. Filed June 7.

Perdue, Robert and **Magdalena Watras-Perdue**, Greenwich. Seller: Mary T. Jacobson, Greenwich. Property: Unit 156, Old Greenwich Gables, Greenwich. Amount: \$1,060,000. Filed June 10.

Pratt, James and **Susan Pratt**, Stamford. Seller: Aleksey Likvornik and Yulia Likvornik, Stamford. Property: 41 Nichols Ave., Stamford. Amount: \$795,700. Filed June 3.

Reichart, Manfredo and **Maria Cecilia Assalini**, Cos Cob. Seller: Ronald W. Sentman and Deborah G. Sentman, Myrtle Beach, South Carolina. Property: 15 Clover Place, Cos Cob. Amount: \$2,100,111. Filed June 13.

Rollins, Gregory D. and **Kerry B. Mulvihill**, Fairfield. Seller: Steven G. Weiss and Suzan Weiss, Fairfield. Property: 418 Crestwood Road, Fairfield. Amount: \$1,079,879. Filed June 21.

Sarceno Ramos, Jose Enrique, Stamford. Seller: Jean E. Lauture, Stamford. Property: 15 Dryden St., Stamford. Amount: \$690,000. Filed June 6.

Saunders, Geoffrey, Fairfield. Seller: Xiao Yun Chen, Fairfield. Property: 207 Rutland Ave., Fairfield. Amount: \$320,000. Filed June 18.

Savatsky, Todd and **Nicole Savatsky**, Stamford. Seller: James J. Moran III, Stamford. Property: 265 Belltown Road, Stamford. Amount: \$650,000. Filed June 4.

Schemera, Charles and **Jean Nicole Delgado**, Norwalk. Seller: Thomas E. Reinckens and Carlyn Reinckens, Stamford. Property: 379 Briar Brae Road, Stamford. Amount: \$1,275,000. Filed June 5.

Sebastian, Sebastian and **Esteban Bernal Bocanegra**, Greenwich. Seller: Sebastian Sebastian, Greenwich. Property: 75 Josephine Evaristo Ave., Greenwich. Amount: \$1. Filed June 13.

Shellman-Kolarz, Xavier Lorna and **Krzysztof Kolarz**, Stamford. Seller: Richard Gentile, Darien. Property: 232 Courtland Ave., Lot B, Stamford. Amount: \$632,000. Filed June 7.

Simms, Maeve Cummings and **Chandler Morgan Simms**, Fairfield. Seller: Scott A. Robinson and Martha M. Robinson, Fairfield. Property: Lot 44, Glen Ridge Road, Fairfield. Amount: \$947,882. Filed June 21.

Tarantelli, Piero and **Danielle Tarantelli**, Atlanta, Georgia. Seller: Eileen A. Foran, Southport. Property: 46 Willow St., Southport. Amount: \$1,470,000. Filed June 17.

Tuttle, Melanie, Greenwich. Seller: Victoria Anne Sotgiu, Branford. Property: 22 Beech St., Greenwich. Amount: \$799,000. Filed June 12.

Varelas, Christopher and **Jessica Varelas**, Greenwich. Seller: 101 Brookside LLC, Greenwich. Property: 101 Brookside Drive, Greenwich. Amount: \$10. Filed June 14.

Wang, Elsa Yi-Hui and **Robert Wen-Chieh Cherng**, Greenwich. Seller: Jeanne C. Golden and Robert J. Golden, Greenwich. Property: 215 Shore Road, Greenwich. Amount: \$3,275,000. Filed June 11.

Weissman, Roy and **Francine Weissman**, New York, New York. Seller: Erick J. Muse and Mary D. Muse, Greenwich. Property: 15 Glen Road, Greenwich. Amount: \$2,024,000. Filed June 14.

Whitman II, Stewart Lane and **Colleen Orr Whitman**, Greenwich. Seller: Stewart Lane Whitman II and Colleen Orr Whitman, Greenwich. Property: 41 Beechcroft Road, Greenwich. Amount: \$0. Filed June 11.

LIS PENDENS

Adams ATS LLC, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 76 Adams Ave., Stamford. Action: foreclose defendant's mortgage. Filed June 5.

Bolanos, Mario R., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wilmington Savings Fund Society. Property: 11 Belltown Road, Unit 1, Stamford. Action: foreclose defendants' mortgage. Filed June 3.

Breault, Karen W., et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 15 Mitchell St., Stamford. Action: foreclose defendants' mortgage. Filed June 5.

Casabianca, Julia, Stamford. Filed by Charles & Concilio PC, Cos Cob, for Antonio Casabianca. Property: 14 First St., Unit F, Stamford. Action: foreclose defendant's mortgage. Filed June 4.

Doonan, Denise Dawn, et al, Stamford. Filed by Korde & Associates PC, New London, for US Bank Trust NA. Property: Lot 43 Map 20, Stamford. Action: foreclose defendants' mortgage. Filed June 4.

Ferrone, Michael T., et al, Fairfield. Filed by Neubert, Pepe & Monteith PC, New Haven, for Newtown Savings Bank. Property: 126 Edge Hill Road, Fairfield. Action: foreclose defendants' mortgage. Filed June 17.

Lampert, Shari, et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for JPMorgan Chase Bank NA. Property: 8 Old Round Hill Lane, Greenwich. Action: foreclose defendants' mortgage. Filed June 19.

Lee, James H., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for JPMorgan Chase Bank NA. Property: 1401 Unquowa Road, Fairfield. Action: foreclose defendants' mortgage. Filed June 7.

Neilinger, Neal E., Greenwich. Filed by Law Offices of Wayne D. Efron PC, Greenwich, for Karen L. Gregg Neilinger. Property: 125 Clapboard Ridge Road, Greenwich. Action: foreclose defendant's mortgage. Filed June 20.

Reinoso, Karina, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Keybank NA. Property: 142 Oaklawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 6.

MORTGAGES

181 Cog LLC, Greenwich, by Joel M. Kaye. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 181 Cognewaugh Road, Cos Cob. Amount: \$2,316,000. Filed May 13.

69 Manhattan Street LLC, Stamford, by John A. Cassone. Lender: First County Bank, 117 Prospect St., Stamford. Property: 69 Manhattan St., Stamford. Amount: \$1. Filed April 30.

Albano, Nicholas J. and **Sarah H. Albano**, Fairfield, by Suzanne Glendenning. Lender: Waterbury Connecticut Teachers Federal Credit Union, P.O. Box 2121, Waterbury. Property: 1995 Mill Plain Road, Fairfield. Amount: \$175,000. Filed May 10.

Anderson, O'Neill J., Fairfield, by Maribeth Browne Goulden. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 1095 Brooklawn Ave., Fairfield. Amount: \$448,000. Filed May 6.

Antonacchio, Pamela Marie, Fairfield, by Descera Daigle. Lender: United Wholesale Mortgage LLC, 585 South Boulevard East, Pontiac, Michigan. Property: 7 Stillson Place, Fairfield. Amount: \$356,000. Filed May 10.

Appel, Jennifer and **Hernan Ordonez**, Ardsley, New York, by Tamara Peterson. Lender: Embrace Home Loans Inc., 25 Enterprise Center, Middletown, Rhode Island. Property: 143 Hoyt St., Unit 1N, Stamford. Amount: \$270,000. Filed May 3.

Bear Creek Partners LLC, Riverside, by Aleksandr Y. Troyb. Lender: RCN Capital LLC, 75 Gerber Road East, Suite 102, South Windsor. Property: 5 Borglum St., Stamford. Amount: \$487,500. Filed May 1.

Becca Ridge LLC, Greenwich, by Jeremy E. Kaye. Lender: Quontic Bank, 3105 Broadway, Astoria, New York. Property: 17 Ridge St., Greenwich. Amount: \$975,000. Filed May 9.

Boldt, Joseph R. and **Virginia V. Boldt**, Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 69 Fairfield Road, Greenwich. Amount: \$300,000. Filed May 8.

Casole, Marino and **Antonina Casole**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 40 Rolling Wood Drive, Stamford. Amount: \$250,000. Filed May 23.

Ciambriello, Ryan, Fairfield, by Harry Hirsch. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 22 Oldfield Drive, Fairfield. Amount: \$75,000. Filed May 9.

Conroy, Siobhan and **Brett Rogers**, Lackwaxen, Pennsylvania, by Howard R. Wolfe. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 14 Howes Ave., Stamford. Amount: \$720,000. Filed May 2.

Cummiskey, Peter J. and **Alexandra M. Dalpan**, Greenwich, by Jonathan Siranaula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 61 Perkins Road, Greenwich. Amount: \$200,000. Filed May 9.

David Montanari Holdings LLC, Stamford, by Stephen J. Carriero. Lender: DR Bank, 138 Rowayton Ave., Rowayton. Property: 106 Woodside Green, No. 1-D, Stamford. Amount: \$400,000. Filed May 2.

Davis, Barbara R., Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 476 Wire Mill Road, Stamford. Amount: \$145,000. Filed May 2.

Dionne, Kyle M. and **Tara A. Dionne**, Fairfield, by William V. Gambardella. Lender: Members Mortgage Company Inc. 90 Maple St., Stoneham, Massachusetts. Property: 1207 Valley Road, Fairfield. Amount: \$484,000. Filed May 6.

Four Dearfield LLC and **Accurate Haselton LLC**, West Hartford, by Stephen R. Ketaineck. Lender: Back Properties LLC, 141 Bridle Path Drive, Southington. Property: 4 Dearfield Drive, Units 6 & 7, Greenwich. Amount: \$75,000. Filed May 13.

Frandon, Nina, Harrison, New York, by Stephen R. Ketaineck. Lender: MMP Holdings LLC, 171 Old Sachems Head Road, Guilford. Property: 273 Riversville Road, Greenwich. Amount: \$1,500,000. Filed May 9.

Friedman, Cameron S. and **Rebecca S. Friedman**, Brooklyn, New York, by Erin Spiess Chang. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 71 Harding Road, Old Greenwich. Amount: \$750,000. Filed May 10.

Gaglio, Christopher and **Anthony Gaglio**, Stamford, by Mario P. Musilli. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 41 Coolidge Ave., Stamford. Amount: \$350,000. Filed April 30.

Gering, Craig Stephen and **Jane Alexander Long**, Pacific Palisades, California, by Viviana Altamira. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 264 Taconic Road, Greenwich. Amount: \$2,590,000. Filed May 13.

Glenstone Development P1 LLC, Fairfield, by Timothy S. Goetz. Lender: Hardcastle LLC, 46 Lawler Road, West Hartford. Property: 233 Melville Drive, Fairfield. Amount: \$90,000. Filed May 10.

Grilo-Higgs, Stephanie and **Gadareth Anthony Higgs**, New York, New York, by Jonathan T. Hoffman. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 49 Cross Road, Stamford. Amount: \$676,600. Filed May 1.

Gyurko, Matthew and **Erin Gyurko**, Fairfield, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 66 Clinton St., Fairfield. Amount: \$250,000. Filed May 6.

Haft, Ian and **Claire Haft**, Greenwich, by Jeremy E. Kaye. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 44 Summer Road, Greenwich. Amount: \$750,000. Filed May 14.

Harkrader, Eric S., Fairfield, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 97 Fieldcrest Road, Fairfield. Amount: \$50,000. Filed May 8.

Impellizzeri, Paolo and **Lauren Impellizzeri**, Greenwich, by Nicola Corea. Lender: Bethpage Federal Credit Union, 899 South Oyster Bay Road, Bethpage, New York. Property: 1 Ferris Drive, Old Greenwich. Amount: \$195,000. Filed May 13.

Klingbeil-Sotomayor, Hans, Greenwich, by Antonio Faretta. Lender: The Loan Store Inc., 6340 N. Campbell Ave., Suite 100, Tucson, Arizona. Property: 73 Weaver St., No. 2, Greenwich. Amount: \$286,952. Filed May 13.

Koljenovic, Ferid, Fairfield, by Mark McNally. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 46 Marian Road, Fairfield. Amount: \$562,168. Filed May 7.

Krstic, Vladimir, Stamford, by Stephen J. Carriero. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 85 Riverside Ave., Unit B6, Stamford. Amount: \$273,000. Filed April 30.

LAX Properties LLC, Stratford, by John A. Florek. Lender: Pinnacle Financial Services LLC, 37 Jerome Ave., Bloomfield. Property: 153 Oaklawn Ave., Stamford. Amount: \$468,000. Filed April 29.

Li, Xiao and **Yiye Zhang**, Greenwich, by Daniel Pagana. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 562 North St., Greenwich. Amount: \$2,662,500. Filed May 9.

Loffin, Jonathan, Riverside, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 9 Tyler Lane, Riverside. Amount: \$768,000. Filed May 14.

Marsh, Howard C. and **Alison D. Marsh**, Greenwich, by Vicki K. Johnson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 9 Roberta Lane, Greenwich. Amount: \$790,000. Filed May 13.

Paniagua, Elina, White Plains, New York, by Andrew S. Gale. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 75 Maple Tree Ave., No. A, Stamford. Amount: \$360,000. Filed April 30.

Patrizi, Isadora Israel and **Kevin Andres Bedoya Cano**, Fairfield, by Christian W. Bujdud. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 6 Gaxton Road, Stamford. Amount: \$740,000. Filed April 30.

Rowe, Alexander S. and **Patricia B. Rowe**, Fairfield, by Antonio Faretta. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 42 Harwich Road, Fairfield. Amount: \$150,000. Filed May 8.

Roxas, Liza, Stamford, by Stephen J. Schelz. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 54 W. North St., Unit 102, Stamford. Amount: \$117,000. Filed May 1.

Sandolo, Sofia, Old Greenwich, by Scott Rogalski. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville New York. Property: 37 Center Drive, Old Greenwich. Amount: \$1,095,000. Filed May 14.

Sasso, Anthony L. and **Carolyn M. Sasso**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 136 Green Acre Lane, Fairfield. Amount: \$259,500. Filed May 9.

Sheppard Elizabeth W., Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 823 Oldfield Road, Fairfield. Amount: \$200,000. Filed May 9.

Stover, Kyle E. and **Melissa Stover**, Greenwich, by Jessica E. Stover. Lender: New York Business Development Corp., 50 Beaver St., Albany, New York. Property: 112 Pemberwick Road, Greenwich. Amount: \$660,000. Filed May 14.

Tascher, Debora, Rye, New York, by Paul M. Kaplan. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 285 Old Black Rock Tpke., Fairfield. Amount: \$838,400. Filed May 8.

Teach, Tracy R., et al, Long Beach, New York, by Marshall Goldberg. Lender: Embrace Home Loans Inc., 25 Enterprise Center, Middletown, Rhode Island. Property: 143 Belltown Road, Stamford. Amount: \$555,900. Filed May 1.

Tevolini, Luigi and **Lisa A. Tevolini**, Stamford, by Anna M. Typa. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 44 Dagmar Road, Stamford. Amount: \$7,375. Filed April 29.

Todd, Keith and **Jill Todd**, Conjux, ZZ, by L. Lichter. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 455 Hope St., Unit 4B, Stamford. Amount: \$212,500. Filed May 1.

Zanardi, Melissa and **Paul Zanardi**, Scottsdale, Arizona, by W. Glenn Major. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 240 Hurd St., Fairfield. Amount: \$1,120,000. Filed May 7.

Zhang, Kevin Fengmiao and **Emily Ying Chen Gan**, Westford, Massachusetts, by Descera Daigle. Lender: Superior Funding Corp., 343 Washington St., Newton, Massachusetts Property: 31 Beaumont St., Fairfield. Amount: \$721,500. Filed May 7.

NEW BUSINESSES

Aesthetic Dreams Medi SPA LLC, 10 Marshall St., Norwalk 06854, c/o Anthony Pena. Filed May 21.

Closet and Storage Concepts, 356 Ely Ave., Norwalk 06854, c/o Karen E. Bradbury. Filed May 20.

CRDN of Fairfield and New Haven Counties, 306 Wilson Ave., Norwalk 06854, c/o Igor Medrit. Filed May 17.

Diana Margarette Bouquets, 6 Harding St., Norwalk 06854, c/o Diana Herrera. Filed May 16.

High Ridge Animal Hospital, 868 High Ridge Road, Stamford 06905, c/o Vetcor of Connecticut LLC. Filed May 9.

Hometown Barbershop, 898 Hope St., Suite 106, Stamford 06907, c/o Cheryl Sciarretta. Filed May 16.

Juarez Realty, 77 Rippowam Road, Stamford 06902, c/o Sean Juarez. Filed May 31.

Las Ricuras Calenas LLC, 55 William Street West, Greenwich 06830, c/o Jhorman Gaviria. Filed May 20.

MacKey Staffing, 525 Connecticut Ave., Suite 105, Norwalk 06854, c/o Paul Sirbono. Filed May 14.

Paradise, 18 West Ave., Stamford 06902, c/o Kristian Garcia. Filed May 16.

Pinot's Pallette Stamford, 25 Harbor Point Road, Stamford 06902, c/o Maple Cookie LLC. Filed May 17.

Raffi's Red Hot Grill, 231 Seaton Road, Apt. 3, Stamford 06902, c/o Miriam Martinez. Filed May 6.

Santa Luisa Gourmet, 55 Plymouth Road, Stamford 06906, c/o Anderson Malqui. Filed May 31.

Legal Notices

Notice of Formation of Alyssa Neary, Psy.D., PLLC Articles of Organization filed with Secretary of State of New York (SSNY) on 05/21/2024. Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 250 E. Hartsdale Avenue, #28, Hartsdale, NY 10530. Purpose: Psychological Evaluation and Testing. #63638

Notice of Formation of Lauren Lambert Coaching LLC. Arts. of Org. filed with SSNY on 6/03/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 2005 Palmer Ave. Suite 224 Larchmont NY 10538. Purpose: any lawful act or activity. #63639

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY NAME: P & M ASSET MANAGEMENT LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/13/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against

the LLC served upon him or her to the company c/o P & M ASSET MANAGEMENT LLC, MOUNT 20 E 1ST STREET SUITE 301A MOUNT VERNON, NY 10550. Purpose: Any lawful acts #63640

Notice of Formation of ODISI COFFEE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 5/20/2024. Office located in Westchester County. SSNY is the designated agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to: ODISI COFFEE LLC, 41 Dennis Lane, Pleasantville, NY 10570. Purpose: Any lawful purpose. #63641

TOM D'S FOOLERY LLC Art of Org. filed with the SSNY on 06/14/2024 Office. Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose. #63645

Notice is hereby given that an On Premise Restaurant Liquor License, NYS Application ID: NA 0340 23 148594 has been applied for by American Brands Restaurant Group Inc. d/b/a Taco Bahama serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a restaurant for the premises located at 64 Main Street Tuckahoe NY 10707. #63648

DAMIYR MUHAMMED IN RE: INVOLUNTARY TERMINATION OF PARENTAL RIGHTS, IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD E.G.N., D.O.B. JANUARY 18, 2018 BORN TO E.E.NOLDY IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY ORPHANS COURT DIVISION A 9575 OF 2024 NOTICE OF HEARING IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY ORPHANS COURT DIVISION A 9575 OF 2024 A Petition has been filed asking the Court to allow the adoption of your child. The Court has set a hearing to consider ending your rights to your child and allowing adoption. That hearing will be held at Orphans' Court, Brominski Building, 113 North Street, Wilkes Barre Luzerne County, Pennsylvania, **July 17, 2024 at 11:00 a.m.** If you do not appear at this hearing, the Court may decide that you are not interested in retaining any rights to your child. And your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You are to contact counsel I listed below to obtain a copy of said Petition. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GOT TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. NORTH PENN LEGAL SERVICES 33 North Main St Pittston, PA 18640, (570) 299 4100, 21 N.I Church Street Hazleton, PA 18201 (570) 455 9511 BY THE COURT:

MEGAN P. MAGUIRE, ~ESQUIRE

Atty. ID. #53926

590 Rutter Avenue

Kingston, PA 18704

(570) 288 7799 Fax: (570)288779-8 #63646

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 25, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265281, PIN 881386, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., STRUCTURES - WHERE & WHEN - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265285, PIN 881495, FA Proj Y001-8814-953, Westchester Co., DRAINAGE - REHABILITATION - SH 9489, Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 10.00%