

Westfair Business Journal

BANKING POWER IN BETHEL:



BY JUSTIN MCGOWN /
jmcgown@westfairinc.com

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Classify independent contractors carefully

BY NORMAN GRILL

Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203 254-3880.

Many businesses use independent contractors to help keep costs down and provide flexibility for short-term needs. But the question of whether a worker is an employee or an independent contractor is complex. Be careful that your independent contractors are properly classified for federal tax and employment tax purposes. If the IRS reclassifies them as employees, it can get expensive.

Differing obligations

If a worker is an employee, your company must withhold federal income tax and pay both the employer's and employee's share of Social Security and Medicare taxes, and pay federal unemployment tax. State tax obligations may also apply. A business generally must also provide that worker with any fringe benefits it makes available to other employees.

However, if a worker is an independent contractor these obligations don't apply. In that case, the business simply sends the contractor a Form 1099-NEC for the year showing the amount paid if it's \$600 or more. The contractor is responsible for paying self-employment tax and, generally, making estimated tax payments for income tax purposes in relation to the amount paid

no one definition of the term.

The IRS and courts have generally ruled that one of the key factors that determines the difference between an employee and a contractor is the right to control and direct the person in the jobs they're performing, even if that control is not exercised. The issue of control is evaluated by asking several

questions, including:

- Who sets the worker's schedule?
- Are the worker's activities subject to supervision?
- Is the work technical in nature?
- Is the worker free to work for others?

Another important factor is whether the worker has the opportunity for profit or loss based on his or her managerial skills. That is, can the worker apply independent judgment and business acumen to affect the success or failure of the work being performed? Without that opportunity, that is an indication of employee status.

Employers that have misclassified workers as independent contractors may get some relief from employment tax liabilities under Section 530. This protection applies only if an employer meets certain requirements. For example, the employer must file all federal returns consistent with its treatment of a worker as a

contractor and it must treat all similarly situated workers as contractors. Be aware that Section 530 does not apply to certain types of workers.

Think carefully before asking the IRS

You can ask the IRS (on Form SS-8) to rule on whether a worker is an independent contractor or employee. However, you should also be aware that the IRS has a history of classifying workers as employees rather than independent contractors.

So, before you file Form SS-8, consider talking with your tax advisor. Filing this form may alert the IRS that your business has worker classification issues, and it may unintentionally trigger an employment tax audit. It may be safer to independently set up a relationship with workers to treat them as independent contractors so that your business complies with the tax rules.

Workers who want an official determination of their status can also file Form SS-8. Dissatisfied workers a business has treated as independent contractors may do so because they feel entitled to employee benefits and want to eliminate their self-employment tax liabilities. If a worker files Form SS-8, the IRS will notify the business with a letter that identifies the worker and includes a blank Form SS-8. The business will be asked to complete and return the form to the IRS, which will render a classification decision.

Need more help?

In addition to what's been discussed here there are differing rules that apply for labor law purposes, which can impact minimum wage and overtime pay requirements.

This column is for general information only and should not be considered advice. Worker classification is complex. If you use or are thinking about using independent contractors, consider getting professional advice.

Key factors

So who is an "employee?" Unfortunately, there is

Contributing Writer



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

EDITORIAL EMAIL
pkatz@westfairinc.com

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

PUBLISHERS

Publisher
Dee DelBello
President
Mike Peck
Co-Publisher
Dan Viteri

ADVERTISING SALES

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How To Generate Leads From Your Presentations With QR Codes



BY MICHAEL GUBERTI

Public speakers can benefit from using QR codes to generate leads from their in-person and online presentations.

A QR code is an array of black-and-white squares set in a grid that people can scan with their phone's camera. They then receive a prompt that can be used to send an email or text, view a presentation agenda or welcome message, visit your website, call your business, receive a detailed report or related video, or almost any action that can be handled by a web page.

For instance, you can link a QR code to a survey, social media profile, product page, video tutorial, or registration form for future events.

When I presented at the annual Vegas Cosmetic Surgery conference on "How To Win On Social Media," the last slide of my presentation said, "Have questions? Email me at Michael@MichaelGuberti.com," and it displayed a QR code.

The event attendees were already taking pictures of my slides, so this was particularly effective as they were holding their phones up to scan the QR code. I set up the QR code so that when scanned, it would open the person's email application on their phone and automatically put my email address as the recipient of their email. When designing your QR code, add a call-to-action to encourage your audience to interact with it.

The QR code was well-received at the Vegas Cosmetic Surgery conference. Attendees used it to email me, request information about services, and request a copy of the slides. The feedback was positive, with one attendee saying, "Just trying the code!" Brilliant!"

Following up with your leads once the QR code has generated them is not just good practice, it's crucial. It shows that you value their engagement and are committed to keeping the conversation going.

In addition to providing information about your services or a replay of your presentation, ask the people who respond to your QR codes if you can add them to your email list and

provide links to your social media profiles so you can stay connected. This kind of proactive communication can strengthen your relationship.

That is especially valuable because if they enjoyed your presentation, people may share positive feedback. Gather their feedback and display it wherever you share testimonials or reviews.

There are multiple QR code generators online. Free options include QR Tiger and QR Code Generator.

First, decide if you want a static or dynamic QR code. A static QR code cannot be changed after it is created. With a dynamic QR code you can change the link it is connected to even after it is created.

You can create static QR codes for free but you will typically need to pay to create dynamic codes.

After you decide which type of QR code you want to create, decide what you want it to do (send people to a website, have them email you, call your business, etc).

It is simple to choose the appropriate settings in the QR code creator. If you want to send people to a website, put the website into the QR creator. If you want people to email you, put your email address as the recipient of their emails.

Then, all that is left is to choose a design (most people select the black-and-white square format) and generate the code.

For an example of the process, you can scan the QR code included with this article with your phone's camera (most phones will automatically detect QR codes when the camera application is open). If you follow the resulting prompt you will be able to send me an email directly with a pre-written subject line, so please share your thoughts!

Michael Guberti is an award winning digital marketing strategist who has overseen and implemented marketing efforts that have generated roughly \$90 million in lifetime revenue for his clients. He has managed and spent over a million dollars on online advertising campaigns for his clients.

Learn more at MichaelGuberti.com.

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Hawthorne generics company accused of patent infringement

BY BILL HELTZEL / bheltzel@westfairinc.com



A Hawthorne pharmaceutical company that has applied for federal approval to produce a generic insomnia drug has been sued for patent infringement.

Curax Pharmaceuticals accused Taro Pharmaceuticals U.S.A. Inc. of ten counts of patent infringement, in a complaint filed on July 2 in U.S. District Court, White Plains.

Curax, based in Brentwood, Tennessee, received U.S. Food and Drug Administration approval in 2010 to make and sell Silenor (doxepin hydrochloride) tablets that help people sleep.

Doxepin has been marketed for decades for treatment of depression and anxiety, according to a 2012 U.S. Securities and Exchange Commission report. In significantly lower dosages it has been found effective in

blocking a histamine receptor in the brain that plays an important role in sleep regulation.

Taro Pharmaceuticals USA's parent company, Taro Pharmaceutical Industries Ltd., is based in Israel and produces off-patent drugs for the U.S., Canada and Israel markets.

On May 22, Taro merged with Sun Pharma, of Mumbai, India, became a privately held company, and was delisted on the New York Stock Exchange.

On May 21, according to the complaint, Taro had notified Curax that it had submitted an application to the FDA to make and sell generic versions of Silenor's 3 mg and 6 mg tablets.

Taro has to demonstrate that its tablets are bioequivalent to the Curax brand drugs. It does not have to

run the kind of drug trials that brand-name drug makers undertake to establish safety and effectiveness, but it has to demonstrate that the generic version performs the same way as the branded drug.

Curax claims Taro is seeking FDA approval to make and sell generic Silenor before ten patents expire, and therefore Taro knows it is infringing on the patents.

The complaint does not say when the Silenor patents will expire. According to DrugPatentWatch, the patents will expire in 2027 and 2028.

Curax is asking the court to declare that Taro has infringed and will infringe on the patents, and to restrain Taro from making or selling the drugs in the U.S. before the patents expire.

Taro and Sun Pharma media relations officials did not reply to an email asking for their side of the story.

Lender demands \$4.3M from Yonkers auto group

BY BILL HELTZEL / bheltzel@westfairinc.com

A Westchester finance company claims that a Yonkers auto dealership group has failed to repay a \$4.3 million loan even after selling one of its Kia dealerships for more than \$12 million.

Zee Bridge Capital, of Purchase, accused Respect Auto Group and owner Harrison Gray of breach of contract, in a complaint filed on July 2 in Westchester Supreme Court.

Gray sold Yonkers Kia without Zee Bridge's approval, the complaint states, "and without using any of the proceeds of the sale to satisfy the debt owed to lender, despite the sale ... occurring nearly two years after borrowers and guarantors defaulted on the loan."

Gray said, in response to an email asking for his side of the story, "We are in active negotiations to reach a repayment solution."

Bridge Capital is a middle market specialty finance company, founded by Lawrence Linksman, that focuses on business loans secured by real estate, according to its website.

Respect Auto Group consisted of

Bronx Kia, Queensboro Volkswagen, Yonkers Kia and several affiliated companies.

In August 2021, Respect Auto Group I, Respect Bronx Holdings, and Long Island Resource

Corp. borrowed \$4.3 million from Zee Bridge. Interest on the 18-month loan was set at 13% per annum, with a default rate of 18%, and the loan was guaranteed by Harrison and Charles Gray.

The borrowers defaulted on the loan a year later, according to the complaint, in August 2022.

Zee Bridge says it is suing several Respect Auto entities to get back more than \$4.3 million and "to prevent the continued dissipation of defendants' assets."

The lender claims that the companies are alter egos of Harrison Gray, in that he directly or indirectly owns all shares in each company, he is the principal manager, and he intermingles their funds.

One of the Respect Auto Group companies that borrowed the \$4.3 million agreed not to sell or transfer



any assets while the loan remained outstanding, according to the complaint. Yet this past April, Yonkers Kia was sold for \$12.35 million without Zee Bridge's approval.

Zee Bridge accused the borrowers and guarantors of breach of contract and is demanding \$4.3 million plus interest, costs and fees.

Loan not repaid after Kia dealership sold for \$12M

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Banking power in Bethel: POWR2

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Before Tim Doling, the global director of innovation and development and co-founder of POWR2 helped establish the company in 2018, he already worked in energy.

“The first thing that sets us apart is our team and our people,” he said. “We’ve gathered from around the world, and a lot from here in Connecticut. They just set us apart as being a Grade A team.”

“Myself and [CEO] Toby Nunn started our business in the UK, working in the UK for Toby’s father-in-law, selling equipment to the construction industry,” Doling explained. “It was primarily fuel storage tanks, so we were selling to anybody using fuel on site, and a lot of those companies were generator companies.”

That prior company, Western Global, came to the US in 2007 but was eventually sold. According to Doling he and Nunn realized that their expertise regarding on-site energy storage applied to more than just tanks for fossil fuels.

“We realized this sort of green movement was coming to Europe and we thought there could be an opportunity in the US for that,” Doling said. “So, we came from the UK to the US, and from one industry to another, slightly different, greener industry.”

Doling explained that they used connections with companies that rented generators to construction crews about how they could better store the energy they produced.

“We could go and talk to those customers and say we can see in Europe and the UK that they’re using this battery storage to stop the generator running,” Doling said. “So, you’re using less fuel, you’re cutting emissions, and you’re cutting costs.”

“The main thing we carried over was the customer relationships,” Doling said. “And they liked the rugged design of the product because these people move things from site to site. We took some of our learnings from working with a very rugged fuel tank and we made a very rugged battery.”

Since 2018 POWR2 has been headquartered in Bethel, Connecticut, in the same facility where the sleekly utilitarian power banks and control systems are assembled and shipped.

Doling said that Bethel has served as an excellent home for the company, providing the ideal mixture of affordable industrial space and easy access to the offices of key clients as well as logistics hubs and the airports their international sales teams rely on.

The company has grown to almost 100 employees, with around 80 of



them working out of Bethel while maintaining a global reach.

Among recent successes in the European market is GeniWatt, a French company that provides power solutions across numerous industries including banks, hospitals, data centers, offshore and marine facilities.

“We are pleased to represent the POWR2 brand in France, offering our customers a reliable, high-performance energy solution. GeniWatt supports its customers in the energy transition, and the POWR2 BESS [Battery Energy Storage System], either on its own or combined with

a genset and/or a renewable energy source, is a solution that will contribute to decarbonization,” said John Hegarty, general manager at GeniWatt in a recent press release.

The technology is a popular back up solution at music festivals as well, allowing the show to go on even in the event of a power interruption.

According to Director of Marketing at POWR2 Anne Nelson while the company has a diverse client list there are two goals that almost all of them have when they settle on POWR2.

“You get those customers that

have sustainability initiatives, that have decided that they’re cutting their CO2 initiatives by X percentage by 2026 and we can say ‘this is how we can help,’” Nelson said. “But you also have the price conscious customer who comes and says, ‘we’re looking to reduce costs on our operations,’ and either one we’re able to help equally.”

Nelson explained that while many customers may use POWR2 products in tandem with traditional generators, all of the power they produce while idling before and after a heavy-duty task, or when being run even just below their peak capacity is currently wasted. Even a small power bank can turn some of that wasted energy into the power needed for site lights, pumps, electronics, or any other job around the site where turning on the generator could be a hassle, particularly in areas where noise or pollution ordinances might limit the hours when a diesel or gas generator can be run.

Additionally, while generators will put wear and tear on their moving parts simply starting up and idling, a power bank can provide on-demand power around the clock with drastically reduced need for maintenance or spare parts.

“Our product is made of three things,” Doling said of the simple construction that enables that performance. “We have a battery, an inverter, and then a control system that ties that all together. The technology of batteries and inverters is moving very quickly and that’s not something we build ourselves.”

Doling said that POWR2’s development efforts are focused on pairing the best available off-the-shelf components with an advanced “brain.”

“That allows us to tie together any technology that comes onto the market, so if there is a radical change in technology, we can integrate that easily into our systems because we are on the software side, that’s what we focus on to differentiate ourselves.”

But more than the technology, Roling said that POWR2’s success relies on the quality of its employees, which was an additional reason to move to Fairfield County in order to ensure a deep talent pool.

“The first thing that sets us apart is our team and our people,” he said. “We’ve gathered from around the world, and a lot from here in Connecticut. They just set us apart as being a Grade A team.”



A rendering of the updated Center.

Ann Manzi Center kicks off second construction phase

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

The Ann Manzi Center, a crucial day service hub in Mount Kisco recently embarked on the second phase of a \$3.75 million reconstruction project.

The groundbreaking and kick-off attracted Mount Kisco Mayor J. Michael Cindrich, Trustee Karen B. Schleimer, and Legislator Erika Pierce, alongside more than a dozen employees of The Arc Westchester, which owns and operates the Center.

The Arc Westchester employs more than 700 people across the county and serves the specialized care needs roughly 2,000 residents.

Phase one interior renovations were completed in 2018, opening the path for the launch of the more transformative Phase II after the height of the Covid pandemic.

The plans call for the construction of Americans with Disabilities Act compliant bathrooms, accessible walkways throughout its 3 acre campus, additional parking, improved lighting, and a number of logistical and aesthetic enhancements.

“For people with developmental disabilities, the Ann Manzi Center holds a significant role beyond being just a facility. It’s a lifeline, providing vital daily support for them to flourish,” read a statement announcing the groundbreaking. “As enhancements to the quality of care and medical progress make it possible for people with developmental disabilities to live longer and in better health, it is becoming increasingly important that spaces and supports are created specifically for the growing aging population. The improvements to the Ann Manzi Center will serve as a model for enriching the lives of seniors and others



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Attorney General announces another Orange County Medicaid fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

Three Orange County residents have been arrested for allegedly defrauding Medicaid of \$2.3 million for fake taxi rides, state Attorney General Letitia James announced on July 3, a week after other Orange residents were accused of stealing \$3.8 million in a similar scheme.

In the latest case, Daler Yuldashev and Damir Yuldashev were arrested on July 2 and accused of grand larceny, health care fraud and filing false documents. The Yuldashevs and their Newburgh taxi company, DYD Universe Inc., and Nigina Iskandarova, were also charged with paying kickbacks.

Orange County, Defrauding Medicaid

The Medicaid program provides

health care coverage for low income individuals and families, including transportation to and from medical appointments. But from April 2018 to March 2023, according to the indictment handed up in June by an Orange County grand jury, the Yuldashevs billed Medicaid for fake trips and fake tolls.

DYD allegedly added as much as \$50 for tolls, for instance, on trips that required no tolls.

The Yuldashevs and Iskandarova also paid kickbacks to Medicaid recipients to recruit passengers for bogus trips, the attorney general claims. Some passengers were paid thousands of dollars to take rides for which DYD allegedly collected tens of thousands of



dollars in Medicaid fees.

A similar scheme was used by Orange County residents Muhammad Rizwan Khan, Muhammad Usman Khan and Farhan Khan, according to a grand jury indictment that James announced on June 27.

The indictment also names AI Class Car Inc., Monroe; Empire Trans NY Inc., Middletown; Med-

itrans NY Inc., Monroe; and Tristate Express NY Inc., Monroe.

The grand jury also indicted the Khans and their companies on money laundering charges.

The indictments and press releases issued by the attorney general do not connect the two cases or say how the alleged activities were discovered.

Fairfield promotes exercise en plein air

The town of Fairfield has used its American Rescue Plan Act (ARPA) funding to install what at first glance might look like a playground for seniors.

Located adjacent to the Bigelow Center for Senior Activities, the area is equipped with a wide rubber pad like might be found around some playscapes, a mini-obstacle course, an outdoor xylophone, and swing sets. But it also has leg presses, ellipticals, and instructions about how the equipment can be best used to maximize workout effectiveness and safety.

“The objective of the fresh air fitness center is to reconnect aging residents with community services, promote physical activity, and mitigate the negative impacts of isolation and unmet social needs exacerbated by the pandemic,” said Fairfield Human and Social Services Director Julie DeMarco ahead of the ribbon cutting declaring the facility open.

“The state put aside money specifically for senior centers and we were lucky enough to get a great allotment,” DeMarco said. “Our idea was to put an outdoor fitness area for people who aren’t quite comfortable coming back inside for exercise classes, and hopefully we can also draw

them over to do more in the Senior Center.”

Clair Cote, the senior center coordinator and municipal liaison for the Connecticut Bureau of Aging was also on hand, and praised the work involved in bringing the project to fruition.

“We are the department that really helps to maximize people’s independence through supportive services for folks who are older or younger with disabilities in the state of Connecticut,” Cote said. “Over the past couple of years we’ve been able to appropriate funds for a dedicated senior center coordinator and municipal liaison and that is a role I am absolutely honored to be in.”

Cote said that the ARPA funding was particularly exciting, as every senior center seems to use it for different purposes.

“Some senior centers were going to bring in a belly dancer and unique entertainment, or were going to expand hours. Or they really need to upgrade their HVAC system or buy a dishwasher. Westport put in a pollinator trail, and now Fairfield has this,” Cote said with a gesture at the brand new equipment behind her. “How cool is that?”

According to Cote significant research supports the value of play

and physical activity in overall vitality and health, especially for aging populations.

Fairfield First Selectman Bill Gerber was on hand to cut the ribbon declaring the park open, but insisted his role in the fitness facility’s establishment was minor.

“I take no credit for this other than as a Representative Town Meeting Member, I did vote for this use of ARPA money,” Gerber said. “But really, all the credit for the idea goes to Julie and her staff, and Anthony Calabrese in Parks and Rec for this vision.”

Gerber also noted that while conceived during the early part of the pandemic, Covid remains a threat with cases rising once again. Outdoor activity remains the safest option, particularly for older citizens and the immunocompromised.

“And nothing against belly dancing,” Gerber added, “I think it’s cool. But this is permanent and could become a regular part of people’s routine. Hopefully people will walk here, and make

this part of their regular routine.”

Gerber added that he had personal experience with why the facility would likely be in demand.

“I’m finding myself with long hours, and you have to be able to get out and get some exercise. It could be 10 minutes, 20 minutes, 30 minutes. I’m getting zero minutes right now and I can feel it.”



A leg press at Fairfield’s new Adult Outdoor Fitness Center. Photo by Justin McGown.

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President: Marvin Krislov

Type of institution: private institution offering bachelors, masters and doctoral programs

Degrees conferred: bachelors, masters

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845-398-4100 • stac.edu
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President: Kenneth D. Daly

Type of institution: Private, 4-Year Liberal Arts College

Degrees conferred: Bachelors, Masters, Advanced Certificates

SUNY Empire State College[†]

210 N. Central Ave., Suite 150, Hartsdale 10530
948-6206 ext. 3590 • esc.edu/locations/hartsdale
escnews@esc.edu

President: Lisa Vollendorf, Ph.D.

Type of institution: public college

Degrees conferred: bachelors, masters, advanced certificates

SUNY Purchase College

735 Anderson Hill Road, Purchase 10577
251-6300 • purchase.edu
admissions@purchase.edu

President: Milagros "Milly" Peña, Ph.D.

Type of institution: public liberal arts and sciences college

Degrees conferred: bachelors, masters

SUNY Ulster

491 Cottekill Rd., Stone Ridge 12484
845-687-5022 - sunyulster.edu
admissions@sunyulster.edu

President: Alison Buckley, Ed.D.

Type of Institution: community college

Degrees conferred: associates, certificates, microcredentials

SUNY Westchester Community College

75 Grasslands Road, Valhalla 10595
914-606-6600 • sunywcc.edu
admissions@sunywcc.edu

President: Dr. Belinda S. Miles

Type of institution: community college five (5) convenient locations throughout Westchester and remote classes.

Degrees conferred: associates, bachelors, certificates

The College of Westchester

325 Central Ave., White Plains 10606
831-0200 • cw.edu
admissions@cw.edu

President: Mary Beth Del Balzo

Type of institution: two-year and four-year private college

Degrees conferred: bachelors, certificates



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Pioneering Program for Police Social Work is a National Model

Following the 2020 deaths of George Floyd in Minneapolis and Breonna Taylor in Louisville at the hands of police officers, the Connecticut legislature responded by passing a sweeping law on police accountability. This legislation – Connecticut’s Public Act 20-1 “An Act Concerning Police Accountability” – encourages police to use social workers on calls for assistance, especially after high profile incidents of police brutality.

Dr. Isabel Logan, associate professor of social work at Southern Connecticut State University, saw the bill as an opportunity. In August 2020, together with Willimantic Police Department Lt. Matthew Solak, Logan co-founded the Social Work and Law Enforcement Project (SWLE). The project began as a one-year pilot program that embedded two undergraduate social work interns from Eastern Connecticut State University, where Logan then taught, in police departments. Since then, SWLE has blossomed into a full-time program to include social work professionals as well as undergraduate and graduate social work interns from colleges in five states - Connecticut, New York, Alabama, Kentucky, and Alaska - working with police in five Connecticut cities - Willimantic, Milford, West Hartford, Norwich, and Suffield - as well as in Port Jervis, N.Y.; Florence, Alabama; and Fort Wainwright, Alaska; and the Southern Connecticut State University Police Department.

“I was a social worker for 20 years with the public defender’s office in Connecticut, where my first job was as the New Haven Drug Court Social Worker in 1996. The drug court had an assigned police officer, with whom I worked closely, from the New Haven Police Department. I also worked the GA, JD, and Juvenile Court,” says Logan, whose years of experience as a forensic social worker and research in bilingual professionals and microaggressions in the court system informs her career in academia and research on police social work.

“I have always been interested in the intersection of social work and law,” adds the renowned scholar, who entered academia with the goal of creating a forensic social work program that would reduce recidivism and bridge the disconnect between academia and the workplace in order to meet community needs.

“After George Floyd, I reached out to the Willimantic PD, in the city where I worked, and they were extremely receptive. I needed help placing students, they



Isabel Logan, associate professor of social work, and Tina James, '18, at the Milford, Conn., police department, where James serves as a social worker

needed to comply with the state mandate. Lt. Solak from Willimantic and I clicked right away. I couldn’t ask for a better partner and co-founder,” says Logan, who joined the Southern faculty in fall 2023.

The pioneering program for social workers and police departments has become a nationwide model, gaining attention and praise from U.S. Education Secretary Miguel Cardona in 2022, and Logan recently received the 2023 Social Worker of the Year from the National Association of Social Workers’ Connecticut chapter for her contributions to the emerging field of police social work. Logan is also a licensed clinical social worker, a CIT Coordinator, and a Police Certified Instructor in Connecticut.

Logan and the SWLE Project have also led the development of a curriculum for a first-in-the-country Police Social Work Academy, and she receives calls from around the country to share her innovations with law enforcement agencies and schools of social work. The academy prepares the interns who will be placed in law enforcement settings and the police professionals who are preparing to be their task supervisors, as well as

train social workers who are starting work in a police social work position.

As part of the SWLE program, interns do ride-alongs with police officers, act on referrals, attend community meetings, and do research and policy work. “Social workers only go on calls that are mental health-related,” says Logan. “We try to be preventative, to get to individuals before they escalate into crisis,” she says, adding, “Safety is our number one priority. No intern is ever alone - or leaves the car until a police officer assesses the situation and clears the scene.”

Logan has created a nationwide network to support interns and police social workers, to link those who are developing this field in multiple states across the country. As part of this work, Logan has presented at two national conferences and is the first to create an integrative police social work practice model, which she published in the *Journal of Social Work Education* in an article on the preparation of social workers for police social work.

In May 2024, Logan and the SWLE Project hosted the 3rd Annual National Conference on Police Social Work on the Southern campus. The conference was attended by more

than 170 individuals from 16 different states.

Tina James, '18, a graduate of the police social work internship program and a full-time social worker in the Milford Police Department, says that participating in the SWLE Project offered her the opportunity to give back on different levels and deal with different people.

“It doesn’t seem like work to me,” says James. “I have a passion inside me to work with people who are less fortunate than me. In this position it is limitless - I have so much support, and that’s given me the confidence to push myself and be the person that people can count on and be of service. Helping someone - that in itself is enough - it fulfills an inner fire for me. It’s all about purpose.”

Southern has been good for her as well as for SWLE. “I’m so happy to be at Southern and be embraced for my research,” she says. “The Social Work Department here makes sense for the work we’re doing, with graduate programs. We’re doing community action research - practice informed research and research informed practice. Ours is the first program in the country to provide education and training for police social work.”

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- Nurse Educator, MSN
- Physical Activity and Chronic Disease, MS
- Psychology, MA
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700 Prospect St., New Haven 06511
800-578-9160 • nd.albertus.edu
admissions@albertus.edu

President: Marc M. Camille, Ed.D.

Type of institution: private, coeducational, liberal arts Catholic college rooted in the Dominican tradition

Degrees conferred: associates, bachelors, masters, certificates

Fairfield University

1073 N. Benson Road, Fairfield 06824
254-4000 • fairfield.edu
admis@fairfield.edu

President: Mark R. Nemeec

Type of institution: private, nonprofit, Jesuit university with 45 undergraduate minors

Degrees conferred: bachelors, masters, doctorates

Among more than 18 locations statewide include:

Connecticut State Community College Gateway

20 Church Street, New Haven, CT 06510
203-285-2000 • GatewayCT.edu
admissions@GatewayCT.edu

Interim CEO: Scott J. Kalicki, Ph.D.

Type of institution: Community College Campus

Degrees conferred: Associate, certificates

Connecticut State Community College Housatonic

900 Lafayette Blvd., Bridgeport, CT 06604
203-332-5100 • housatonic.edu
HC-Admissions@housatonic.edu

Interim CEO: Manuel Gomez, Ph.D.

Type of institution: Community College Campus

Degrees conferred: associate, certificates

Connecticut State Community College Norwalk

188 Richards Ave., Norwalk, CT 06854
203-857-7060 • norwalk.edu
admissions@norwalk.edu

CEO: Cheryl C. De Vonish, J.D.

Type of institution: Community College Campus

Degrees conferred: associate, certificates

Paier College

505 University Ave., Bridgeport, CT 06604
203-287-3031
admissions@paier.edu

President: Joseph M. Bierbaum

Type of institution:proprietary, private, independent, nonsectarian

Degrees/Credentials conferred: certificates, associates, bachelors, masters

Post University

800 Country Club Road, Waterbury 06723
800-345-2562 • post.edu
postadmissions@post.edu

President: John L. Hopkins

Type of institution: private, proprietary institution offered online in all 50 states

Degrees conferred: associates, bachelors, certificates, masters, advanced certificates

Quinnipiac University

275 Mount Carmel Ave., Hamden 06518
582-8200 • qu.edu
admissions@qu.edu

President: Judy D.Olian

Type of institution: private, coeducational university offering 110 degree programs

Degrees conferred: bachelors, masters, doctoral, advanced diplomas, certificates

Rensselaer Polytechnic Institute

275 Windsor St., Hartford 06120
860-548-2400 • ewp.rpi.edu
admissions@rpi.edu

President: Shirley Ann Jackson

Type of institution: technological research university offering undergraduate, graduate and doctoral degrees

Degrees conferred: bachelors, masters, doctoral

Sacred Heart University

5151 Park Ave., Fairfield 06825
203-371-7999 • sacredheart.edu
enroll@sacredheart.edu

President: John J. Petillo

Type of institution: private nonprofit, Catholic university

Degrees conferred: bachelors, masters, doctoral

Southern Connecticut State University

501 Crescent St., New Haven 06515
392-7278 • southernct.edu
admissions@southernct.edu

President: Dr. Dwayne Smith

Type of institution: public university offering 242 undergraduate majors, minors and pre-professional programs and more than 111 graduate programs four colleges and one school

Degrees conferred: bachelors, masters, doctorates, graduate and professional certificates

University of Bridgeport

126 Park Ave., Bridgeport 06604
576-4000 • bridgeport.edu
admit@bridgeport.edu

President: Danielle Wilken Ed.D.

Type of institution: private, nonprofit, independent, nonsectarian university

Degrees conferred: associates, bachelors, masters

University of Connecticut Stamford

1 University Place, Stamford 06901
251-8400 • stamford.uconn.edu
beahuskystamford@uconn.edu

President: Radenka Maric, Ph. D.

Type of institution: public university

Degrees conferred: bachelors, masters, doctoral

University of Hartford

200 Bloomfield Ave., West Hartford 06117
860-768-4100 • hartford.edu
admission@hartford.edu

President: Gregory S. Woodward

Type of institution: independent, nonsectarian, coeducational school offering 96 undergraduate majors and 62 graduate-level degree programs

Degrees conferred: bachelors, masters, doctoral, certificates

University of New Haven

300 Boston Post Road, West Haven 06516
800-342-5864 • newhaven.edu
admissions@newhaven.edu

President: Steven H. Kaplan

Type of institution: private university

Degrees conferred: associates, bachelors, masters

Western Connecticut State University

181 White St., Danbury 06810
837-9000 • wcsu.edu
admissions@wcsu.edu

President: Dr. Manohar Singh

Type of institution: public university with 50+ Majors

Degrees conferred: associates, bachelors, masters, doctoral

CT State Marks One-Year Anniversary



CT State Community College (CT State) celebrated its one-year anniversary of the consolidation of 12 community colleges with multiple locations into a unified single-accredited institution on July 1 by sharing highlights of college initiatives that support student success, diversity, and workforce development.

“This year has been a testament to our commitment to providing accessible and quality education to a diverse student body,” said CT State President O. John Maduko, M.D. “It is truly a celebration of the students who benefited from our education, the diversity of our campuses, and the 6,400 employees who provide so much to our college,” he continued. “As we enter our second year as CT State, we will continue to build on this strong foundation and remain committed to collaborating with our industry partners to supply an educated and trained workforce for the most in-demand sectors and industries in Connecticut.”

Educational Impact

In its inaugural year, CT State served over 64,000 students in credit and non-degree workforce development programs, making it the Northeast’s largest community college and the sixth-largest nationwide. At its first series of commencement ceremonies in May, the college conferred 5,844 credit degrees and certificates alongside 2,516 workforce development credentials.

CT State has also expanded access to tuition-free education following increased state funding and revised eligibility criteria, benefitting a substantial number of students across the state. Notably, 54 percent of financial aid-seeking students and 34% of all students paid \$0 in tuition.

Diverse Student Body

Reflecting the diversity of its community, 57 percent of CT State’s student body identify as students of color. The college welcomes learners of all backgrounds, which includes 70 percent of students who attend part-time, 40

percent who take at least one online class, 30 percent who are age 25 or older, six percent English language learners, and eight percent who are high school students earning college credits through dual enrollment. Approximately 30 percent of students transfer to four-year institutions to continue their education.

Programs, Achievements, and Community Engagement Highlights

CT State’s commitment to academics and community impact has led to several initiatives and achievements in its first year:

- The establishment of the Hartford Talent Hub at CT State Capital, offering a paid apprenticeship program with Accenture, aligning education with in-demand technology jobs.
- Upgrades to some facilities such as the Advanced Manufacturing Lab at CT State Middlesex, which will enhance hands-on training opportunities.
- Signing of an articulation agreement with Morehouse College, fostering pathways for male CT State students to transfer to an HBCU (historically Black college or university).
- A new location in Willimantic, an extension of the Quinebaug Valley campus.
- Among individual institutions, CT State has the largest number of nursing students in Connecticut across its six campuses offering credit nursing programs. Approximately 8,472 students enrolled in CT State’s School of Nursing and Health Professions.
- Free, grant-funded small business seminars statewide designed to help new startups and bring education, training, and mentorship to existing Connecticut businesses.
- Two national awards for exemplary practices in training and certification programs for CT State faculty and staff.

About CT State

Following the merger of the 12 Connecticut community colleges on July 1, 2023, CT State Community College stands as the largest and most affordable college in Connecticut, dedicated to making quality education accessible to all in a supportive and inclusive learning environment. Students benefit from a streamlined financial aid process and apply once to take classes at any campus. The campuses—Asnuntuck (Enfield), Capital (Hart-

ford), Gateway (New Haven and North Haven), Housatonic (Bridgeport), Manchester, Middlesex (Middletown and Meriden), Naugatuck Valley (Waterbury and Danbury), Northwestern (Winsted), Norwalk, Quinebaug Valley (Danielson and Willimantic), Three Rivers (Norwich), and Tunxis (Farmington and Bristol)—form a network that empowers students to tailor their educational journey to their needs. CT State’s college office is located in New Britain. For more information, visit ctstate.edu.

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SCSU Doctorate in Business Administration Will Help Develop Business Resilience

Southern Connecticut State University (SCSU) is proud to announce the launch of its new STEM Doctorate in Business Administration (DBA), the only one currently offered in the state university system.

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 address 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, aligning 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.

Launches
Fall 2024

Southern Connecticut State University

STEM Doctorate in
Business Administration

OPEN HOUSE JULY 23, 2024

12:00pm - 2:00pm



Chris O'Connor, CEO, Yale New Haven Health



Natalie Weaver, Senior Vice President of Human Resources, Liberty Bank

Jaromir Vlach, Vice President, Head of Discovery Biology, Alexion
AstraZeneca Rare Disease



Moderator
Keith Kountz,
WTNH
Anchor

Join us for a special luncheon and panel presentation on "Organizational Resiliency". Learn about our STEM Doctorate in Business Administration, a program that bridges the gap between business disciplines and STEM fields, allowing students to leverage insights and methodologies to tackle complex challenges and develop business resilience.



RSVP at SouthernCT.edu/stemdba

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Everyone is crunched for time. You have a job. You have a family. Whether you want to earn a degree or a microcredential in which you can learn a practical new skill, online learning lets you complete coursework around your schedule.

SUNY Ulster is Budget Friendly

The upside of attending a community college like SUNY Ulster means tuition is affordable. Many people qualify for Pell and TAP grants. SUNY Ulster has many noncredit certifications in fields such as technology, business, health, and advanced manufacturing in which grants cover tuition. On the credit side, SUNY Ulster awards \$1 million in scholarships annually to students. And, don't forget to talk to your employer. Many have tuition assistance or reimbursement programs.

Take a Small First Step with an Online Microcredential

SUNY Ulster has arranged academic offerings into small steps. Many microcredentials are made up of only three to five classes. All of those classes then fit into a certificate program should you want to continue either right after you get your microcredential or at a later time. And then, each certificate fits into an Associate's degree.

Microcredentials have become widely recognized by employers as an effective

way to bring new skills to the workplace and demonstrate your intent to remain vital to your employer.

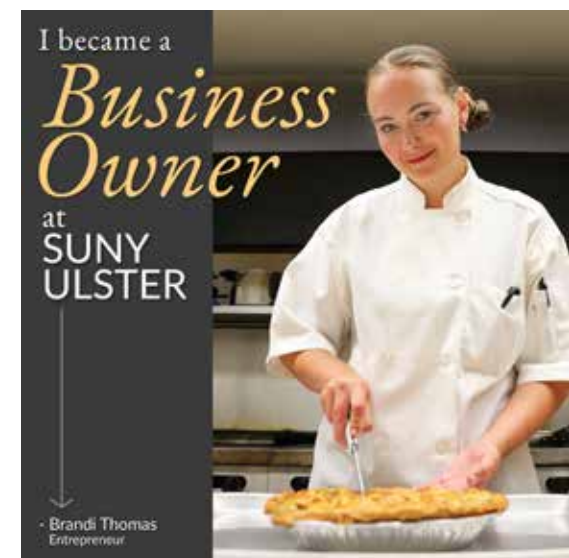
SUNY Ulster Supports You All the Way

Having a strong support system to help you succeed both in college and in life is key to student success. SUNY Ulster is known for its extensive support programs to help you overcome the challenges and obstacles that can get in the way of academic success. You'll benefit from 24/7 tutoring help, faculty who care,

knowledgeable advisors, and personal counseling services.

In addition, we've created an online learning environment that is easy to use and as personal as possible with maximum interaction between an individual and the instructor, as well as among the entire class.

Experiencing challenges is inevitable but you don't have to do it alone. SUNY Ulster is committed to helping you achieve your goals.



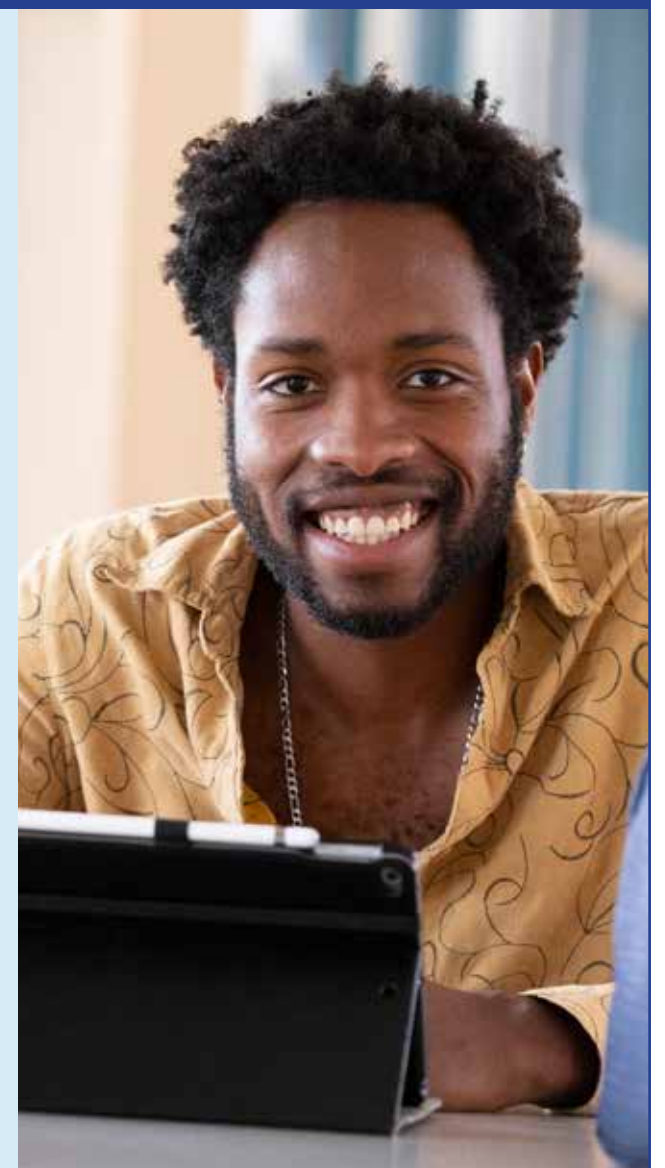
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The Pace University women's lacrosse team celebrates their win over Adelphi, clinching the Northeast 10 conference title

Pace University Women's Lacrosse Team Wins 2024 NE10 Championship Title

Pace University completed a perfect regular season and conference tournament with a 20-0 record

For the first time in program history, the No. 1 nationally ranked Pace University women's lacrosse team secured its first Northeast 10 conference championship.

The Pace women's lacrosse team completed a perfect regular season and conference tournament, going to 20-0 overall. They closed out the conference tournament by defeating Adelphi University, 16-14 in a historic victory. The Setters will take on Bentley University in the first round of the NCAA Division II Tournament at 11:00 a.m. on Thursday, May 16, 2024, at home in Northwell Stadium.

"We are thrilled with our NE10 championship from this weekend and are looking forward to hosting the NCAA regional games at Pace University," said Head Coach Tricia Molfetta. "The NE10 conference has always been stacked with nationally ranked programs and we are

happy to have achieved this in the short 10-year history of our program. This championship comes in our 10-year anniversary, and we celebrate this championship with all of our alumni as well as the current 2024 team."

After clinching their inaugural national championship in 2023, the Setters outscored their opponents this season, 324-154. In fact, the Pace women's lacrosse team are only one of two undefeated teams in all of NCAA Division II.

"This is a tremendous accomplishment for the team and for our entire Pace community who are beaming with Setter pride," said Pace President Marvin Krislov. "Of course, we hope this is just the start to a long post-season run. We wish them well on Thursday."

"Winning the NE10 conference championship has always been a huge goal for

this program. After falling short last year, we were determined to redeem ourselves in the 2024 spring season," said Angelina Porcello '24, 2023 National Player of the Year, of Eastchester, N.Y. "This conference is filled with top teams in the country which makes this title so much more meaningful. Despite our clean record, it hasn't been an easy road, but the fight and work ethic in this team is what makes it so special and successful. This accomplishment could have never been made without our incredible coaches, alumni, and constant support throughout the season."

"Winning the conference championship is just the beginning," said graduate student Sydney Juvelier, an attacker, from Centereach, N.Y. "I know Bentley will be a tough game, but we are confident, and we know we are up to the challenge."

Tune into the 2024 DII Women's Lacrosse Championship games, access live stats, and available tickets can be purchased online.

About Pace University

Since 1906, Pace University has been transforming the lives of its diverse students—academically, professionally, and socioeconomically. With campuses in New York City and Westchester County, Pace offers bachelor, master, and doctoral degree programs to 13,600 students in its College of Health Professions, Dyson College of Arts and Sciences, Elisabeth Haub School of Law, Lubin School of Business, School of Education, Sands College of Performing Arts, and Seidenberg School of Computer Science and Information Systems.



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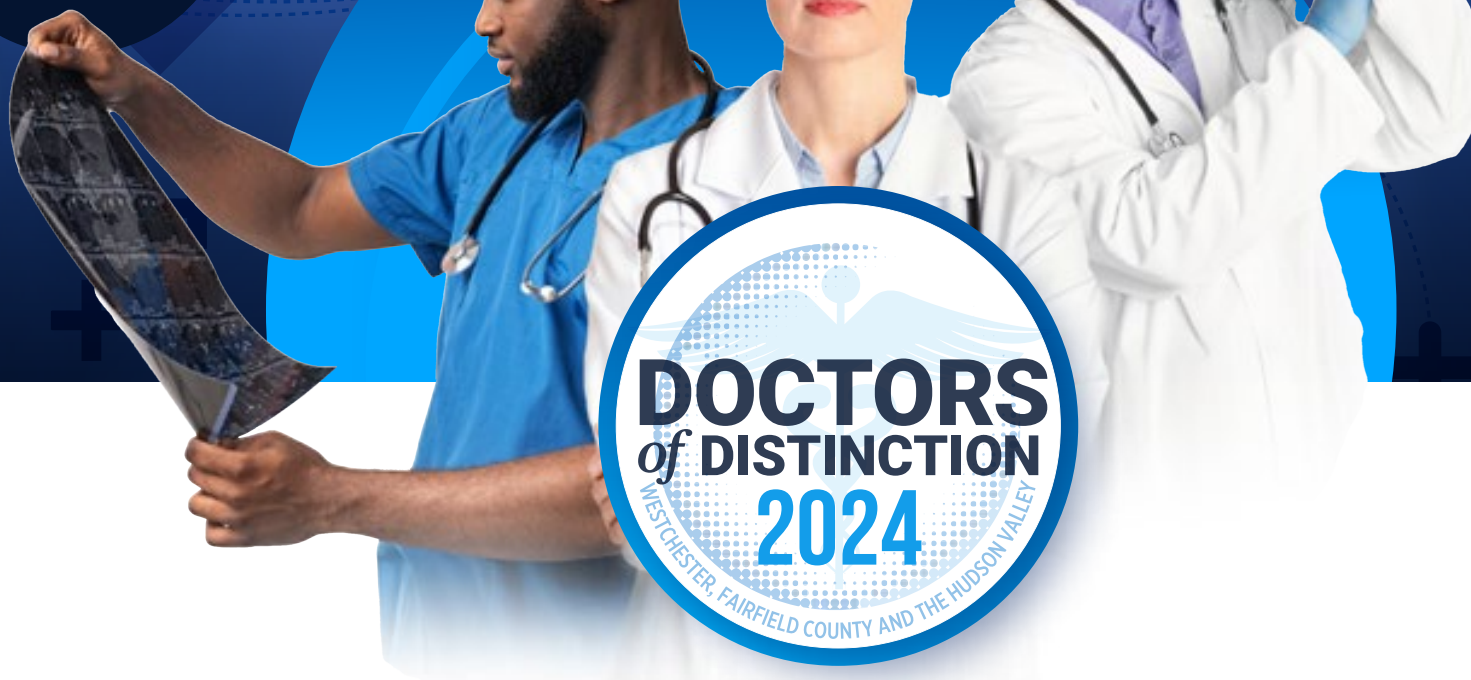


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24

October



NOMINATIONS

July 1 - Sept 9

The Doctors of Distinction awards ceremony in Fairfield, Westchester Counties, and the Hudson Valley area shines a spotlight on those who embody **exceptional care, dedication, and innovation.**

To Nominate visit: wbp.formstack.com/forms/2024dodnominations

Award Categories

All In The Family
Cutting Edge
Female Innovator
Promise For The Future
Urgent Care

Lifetime Achievement
Veterinarian
Power Couple
Outstanding Nurse
Doctor Without Boundaries

Physician Assistant
Compassionate Concierge
Doctor
Team
Dentist

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+ For event information contact:
Natalie Holland at Nholland@westfairinc.com

+ For Sponsorship inquiries contact:
Partners@westfairinc.com

Nomination form





Northwell Health introduces new members of its local leadership team

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Thursday, July 11, the Northern Westchester Hospital Foundation, part of the Northwell Health system, held a reception in Bedford Hills to introduce new members of its leadership team. Anna Komorowski, M.D., joins Northern Westchester Hospital in Mount Kisco and Phelps Hospital in Sleepy Hollow as regional director of the Northwell Health Cancer Institute in Westchester County, while Bushra Mina, M.D., is the new chair of medicine and chief of pulmonary critical care and sleep medicine at Northern Westchester Hospital.

Both are affiliated with the Donald and Barbara Zucker School of Medicine at Hofstra/Northwell in Hempstead, New York – Komorowski as an assistant professor and Mina as an associate professor. Both have immigrant stories – Komorowski's beginning in Poland; Mina's, in Egypt. Both come from several generations of doctors. And both saw in those generations how medicine can transform lives.

Recently, they took time to talk with Westfair about their respective specialties, which are often at the forefront of patients' concerns and scientific advancement:





ANNA KOMOROWSKI, M.D.,

REGIONAL DIRECTOR OF THE NORTHWELL HEALTH CANCER INSTITUTE IN WESTCHESTER COUNTY



BUSHRA MINA, M.D.,

CHAIR OF MEDICINE AND CHIEF OF PULMONARY CRITICAL CARE AND SLEEP MEDICINE AT NORTHERN WESTCHESTER HOSPITAL

As regional director of Northwell’s cancer institute in Westchester, Komorowski has seen the rise of breast and colorectal cancers among younger adults, particularly the rise in rectal cancers to such an extent that the recommended age for colorectal cancer screening in the United States has dropped from 50 to 45 – although Komorowski said she is seeing people in their 30s and 40s with the disease. Colorectal cancer affects men more than women and African Americans disproportionately.

Meanwhile, more women under age 50 are being diagnosed with breast cancer, with screening starting at age 40. The recommended age for screening could drop, Komorowski said, though such changes take time – and have insurance implications.

As for potential causes for these cancers at younger ages, Komorowski rounds up the usual suspects, including obesity; a diet that includes red meat and processed foods, thus disturbing the symbiotic bacteria, or “gut flora,” of the intestines; smoking; and alcohol.

“There were studies that showed a glass of red wine was good for you,” she said of past research that has been debunked. “Now we know that alcohol is like smoking.”

With Ireland set to be the first country to introduce warning labels on bottles of alcohol in May 2026, Komorowski said, “Labels are important, but people will still drink.”

Advertising and talking about the risks of drinking – and knowledge of your own family’s medical history – are more effective tools. For women, who are more sensitive to alcohol than men, she suggested spacing out drinks to no more than two a week.

As for vaping and smoking marijuana, there is a lack of good data on their relationship to cancer, she said, adding that you’re still inhaling toxins that can cause cardiovascular and lung disorders, not to mention the behavioral health issues related to marijuana.

Fluent in Polish and English and board-certified in medical oncology and hematology, Komorowski earned her medical degree from the Medical University of Warsaw, where she was raised in a family of doctors. She speaks with pride about her physician-parents and her grandmother, who became a doctor in the 1920s and ’30s, when prejudice was rife against women in the profession. Coming to the United States 29 years ago, Komorowski completed an internal medicine residency at Our Lady of Mercy Medical Center, now Montefiore Medical Center–North Division in the Bronx, and a hematology and medical oncology fellowship at New York Medical College in Valhalla.

She lives in Chappaqua, which she described as an easy commute to Northern Westchester and Phelps hospitals, where she exercises the quality that she saw in her own family of physicians – “the gift to help people.”

With more than 50 million Americans reporting chronic sleep disorders and more than 34 million Americans living with chronic lung disease, Mina’s specialties lie at a critical intersection for the country. For example, sleep apnea – one of the most common sleep disorders, in which breathing stops and starts – can lead to pulmonary hypertension, in which blood pressure increases in the lungs, Mina said, along with other conditions like heart disease and type 2 diabetes.

Fortunately, with increased concern about lung and sleep challenges comes increased awareness of the risks and advancements in treatment, he said. In the case of pulmonary problems, there’s a greater instance of people seeking help post-pandemic and more effective approaches. With COPD, or chronic obstructive pulmonary disease, the protocol now is to train primary-care physicians in this screening so patients no longer have to wait to see a pulmonologist. With sleep apnea, CPAP, or continuous positive airway pressure, masks are being designed for greater comfort while sleeping, although Mina added that they’re like a pair of new shoes that feel tight at first and take some getting used to.

While approaches to lung and sleep disorders are ever new, underlying causes are not. Smoking, secondhand smoke and environmental pollutants play a role in lung disease, while obesity, smoking, drinking, heart disease and diabetes can play roles in sleep apnea.

As for cannabis use, Mina said that “everything is done with good intentions.” The legalization of marijuana is important for the pain

management of terminal cancer. But, he added, smoking cannabis recreationally can lead to lung problems, such as fungal infections.

A fourth-generation physician, Mina didn’t always want to be a doctor, let alone a pulmonologist and sleep specialist. He grew up in Alexandria, Egypt, a multicultural crossroads since its founding in 331 B.C. by Alexander the Great. (It’s the subject of Islam Issa’s sweeping new book “Alexandria: The City That Changed the World.”) For a while, Mina thought he would follow in the footsteps of an uncle who was a pharmacist. His mother, an obstetrician and gynecologist, was so dedicated to her patients that the family sometimes wouldn’t see her for days. But, Mina remembered, “she helped people, generation after generation.”

Mina received his education, including his medical education, at the University of Alexandria. He came to the U.S. in 1983, completing residencies first at Muhlenberg Regional Medical Center, a former acute-care hospital in Plainfield, New Jersey, and then at Lenox Hill Hospital in Manhattan; and did fellowships at Memorial Sloan Kettering Cancer Center and the former St. Vincent’s Catholic Medical Center, both in Manhattan.

Fluent in Arabic as well as English and board-certified in critical care and pulmonology, the Bedford Corners resident said that even more than understanding the language of a patient – Northwell uses a translation device – it’s important to understand the cultural background of the patient, adjusting your approach accordingly and giving them the time they need for diagnosis and treatment “so you feel connected to them.”

For more, visit northwellhealth.edu.

Northwell Health ups its game in the fight against sickle cell disease

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Candice Deler and Chantay Harrison-Crawford, patients of Cheryl Mensah, M.D., spoke about the need for sickle cell disease patients to advocate for themselves at the Phelps Hospital event marking the first World Sickle Cell Day (June 12).

Sickle cell disease (SCD) is the overall name for a group of inherited red blood-cell disorders, including sickle cell anemia that disproportionately affects people of color and can create an array of serious health challenges, from infections to eye problems to strokes. (It is named for the crescent shape of the cells, which impede blood and oxygen flow throughout the body.)

Complicating the lifelong condition is the shortage of SCD doctors in the United States. A 2016 survey found that only 43% of commercially insured sickle cell patients and 7% of Medicaid patients saw a hematologist in the last year. Within Westchester County, there are few dedicated adult hematologists who treat adults with sickle cell disease.

Last October, Northwell Health welcomed Cheryl Mensah, M.D., a

hematologist specializing in adult SCD, to Northern Westchester Hospital in Mount Kisco and Phelps Hospital in Sleepy Hollow as part of the Northwell Health Cancer Institute. (SCD is not cancerous, but as all hematologists are trained in malignant blood conditions such as leukemia and lymphoma, they generally work out of cancer centers.) It was

fitting then that Phelps was the site of the inaugural World Sickle Cell Day June 12, when Mensah talked about new treatments for the disease:

“Gene therapy offers a new potentially curative treatment for sickle cell disease that involves chemotherapy but does not require a donor. It will offer benefits for patients who are eligible for bone marrow transplants but do not have a match. Outside of gene therapy, we are in a new era of multiple medications to reduce

pain ... In addition, there is research on new targeted therapies.

Meanwhile, there are strategies to help people survive and thrive with sickle cell disease.

“I was told that I wouldn’t make it past a certain age,” said SCD sufferer Chantay Harrison-Crawford. “Thankfully, I met Dr. Mensah. The moment I walked into her office, she listened to me. She helped me meet my goals to lose weight and reduce stress ... Sickle cell is just another disease like cancer.”

Patients’ own advocacy is crucial to living with SCD as well, Harrison-Crawford added:

“When you are a sickle cell patient, you need to listen to yourself. We know our body best. When you are in pain, you know it and you must continue to advocate for yourself. Learn to listen to your body — what you can eat and what medicine you can and don’t want to take.”

For more, visit northwell.edu.

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f in i

The advertisement features a laptop displaying the Westfair Business Journal website. The website header includes the logo 'wf Westfair Business Journal' and navigation links for 'Home', 'Westchester', 'Fairfield', 'E. Edition', 'Industries', 'Features', 'Videos', 'Events', and 'Members'. A prominent pink banner reads 'Graduate Business Programs Get started today!'. Below the banner, several news snippets are visible, including 'Modifications considered for approved Eastchester apartment project', 'O.C.C. sanctions former Orange County bank branch manager', 'Fairfield County Q1 office leasing up 8%', 'Topping out for 25 North Lex in White Plains', and 'Rhinebeck health care facility closing, loss of 102 jobs'. A person's hands are shown typing on the laptop keyboard. Social media icons for Facebook, LinkedIn, and Instagram are located at the bottom left of the ad.



From left: Gary Stallings II, M.D., MPH, FACP, internal medicine residency program director and medical education director at Northern Westchester Hospital in Mount Kisco, assists Lindsay Pattison, M.D., in using Point-of-Care Ultrasound (POCUS), an advanced diagnostic and procedural technique, on Connor Fitzsimmons, a physician assistant student at Hofstra/Northwell, as Julianny Perez, M.D., and Umair Azhar, M.D., part of the inaugural residency program, look on. Courtesy Northwell Health.

A new internal medicine residency program at Northern Westchester Hospital

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Northwell Health has been named one of the Best Workplaces in New York 2024 by Fortune magazine for its equality across employment sectors, among other features. Now one of its key facilities, Northern Westchester Hospital (NWH) in Mount Kisco, seeks to enhance its delivery of advanced care for patients and the community with its new internal medicine residency program.

In its first year, the new residency program has enrolled 16 residents from around the country, divided equally between preliminary and categorical trainees. Preliminary residents will complete a one-year term before specializing in fields like ophthalmology, dermatology, radiology, radiation oncology or physical medicine and rehabilitation. The initial year provides a foundational understanding of general medicine before moving on to a specialization.

Categorical residents will spend three years at the hospital preparing for careers in primary care or hospital medicine, or they may go on to pursue fellowships in internal medicine subspecialties such as pulmonology, cardiology and gastroenterology.

“We are excited to introduce the hospital’s inaugural internal medicine residency program, a significant step forward in our growth as a leading medical institution,” said Sherri Sandel, DO,

FACP, medical director at NWH. “This initiative strengthens our commitment to providing cutting-edge, evidence-based care to our community for generations to come.”

The program is led by Gary Stallings II, M.D., MPH, FACP, who in addition to being internal medicine residency program director serves as medical education director at NWH. Stallings has dedicated his career to medical education – previously serving at New York Medical College and Westchester Medical Center,

both in Valhalla – where he held multiple leadership roles and earned more than 35 teaching awards. He is recognized both regionally and nationally for his contributions to medical education.

The hospital has created a new dedicated space for him and his team to conduct resident training. It includes four fully equipped on-call rooms, two bathrooms, a nourishment station/kitchenette, an office space with lockers, eight workstations, a television for teleconferences and educational sessions, a training room for multimodal teaching and 20 handheld Point-of-Care Ultrasound (POCUS) devices.

The program will also include training at NWH’s medical practice at Chappaqua Crossing, a new 3,500-square-foot primary care facility with six patient care rooms, a lab and a large teaching area. Under the supervision of attending physicians, residents will tend to patients who receive care at NWH, as well as uninsured and underinsured individuals from the surrounding community.

Throughout the next several years,

the program will grow from the initial 16 residents to a full class of 32 residents. In addition to internal medicine, the hospital plans to expand its training programs to include surgery, obstetrics and gynecology and psychiatry, among other specialties.

Northern Westchester Hospital’s residency program joins Northwell Health’s Graduate Medical Education (GME) program, which includes six other internal medicine programs and 200-plus training programs. According to the Accreditation Council for Graduate Medical Education (ACGME), Northwell is the third largest GME institution in the country with slightly more than 2,000 trainees annually.

“Over the past few years, we’ve built a curriculum and program that I’m thrilled to lead at Northern Westchester Hospital,” Stallings said. “I’ve received amazing support from Northwell and my colleagues here at NWH, and I look forward to helping these young doctors grow and shape the foundation of their careers to be excellent clinicians and leaders in the medical profession.”

WESTCHESTER COURT CASES

U.S. District Court, White Plains
Local business cases, July 3 - 9

Tracy Policicchio, Mohegan Lake vs. Mount Kisco Surgery Center, 24-cv-5084-PMH: Data breach, class action. Attorney: Christina M. Gullo.

CHPE Properties Inc., Manhattan vs. NYBOVIA LLC, Congers, 24-cv-5097-CS: Condemnation, removal from Rockland Supreme Court. Attorneys: Suzanne M. Messer for plaintiff, Brian K. Condon for defendant.

Symphony Medical PC, Dobbs Ferry vs. Carelon Behavioral Health Inc., Boston, Massachusetts, 24-cv-5100-KMK: Insurance. Attorney: Jonathan Ohring.

Teamsters Local 445 funds, Rock Tavern vs. Kingston Block and Masonry Supply, Kingston, 24-cv-5153-KMK: Labor-management relations. Attorney: Dana L. Henke.

District Council No. 9 International Union of Painters and Allied Trades, White Plains vs. A.B.C.D. Construction Corp., Brooklyn, 24-cv-5177: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

Netgear Inc., San Jose, California vs. Olive Branch Enterprises Inc., Monsey, 24-cv-5183: Trademark infringement. Attorney: Thomas A. Warns.

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

Virginia Perez, et al, vs. KRE HIP Tarrytown Owner LLC, Harrison, et al, 24-cv-5190-NSR: New York Human Rights Law, removal from Westchester Supreme Court. Attorneys: James Castro-Blanco for plaintiffs, Kristina A. Yost for defendants.

DEEDS

Above \$1 million

117-19 Mount Vernon Investor LLC, Mount Vernon. Seller: 119 Mount Vernon Avenue Corp., Bronx. Property: 117 Mount Vernon Ave., Mount Vernon. Amount: \$1.2 million. Filed June 18.

40 Birch Drive LLC, Katonah. Seller: Susan W. Handelman, New York. Property: 40 Birch Drive, Bedford. Amount: \$2.5 million. Filed June 21.

81 Main DF GRG LLC, Bronx. Seller: Spring 81 Main Inc., Bronx. Property: 81 Main St., Greenburgh. Amount: \$1.4 million. Filed June 20.

ABC Metalworks LLC, Scarsdale. Seller: Phelps B. Hoyt, Washington, D.C. Property: 21 Tisdale Road, Scarsdale. Amount: \$2.5 million. Filed June 17.

Column A Realty LLC, Fairfield, Connecticut. Seller: BVS Somers Commons LLC, Brooklyn. Property: 80 Route, Somers. Amount: \$3.7 million. Filed June 21.

Elliott, Scott, Armonk. Seller: TRJ Realty LLC, White Plains. Property: 22 Wilshire Drive, White Plains. Amount: \$1.2 million. Filed June 18.

Falkenberg, John S., Bedford. Seller: West Lane Manor LLC, Brooklyn. Property: 69 West Lane, Pound Ridge. Amount: \$2.4 million. Filed June 18.

Farragut Road Realty Group LLC, Scarsdale. Seller: Gregory Soldatenko, Bronxville. Property: Farragut Road, Scarsdale. Amount: \$1.5 million. Filed June 24.

Francis, Joseph, Fort Washington, Pennsylvania. Seller: Toll Northeast V Corp., Chappaqua. Property: 24 Wallace Way, New Castle. Amount: \$1.5 million. Filed June 24.

Kennedy, Robert, Cortlandt Manor. Seller: Reed Family Properties LLC, New York. Property: 12 Short Hill Road, Cortlandt. Amount: \$1.2 million. Filed June 24.

Old Post Road Rye LLC, Rye. Seller: 120 OPR LLC, Orangeburg. Property: 120 Old Post Road, Rye City. Amount: \$4.6 million. Filed June 24.

Trulybest Management Corp., White Plains. Seller: Ethan Jordan Matt Holdings LLC, Purchase. Property: 23 The Crossing, Harrison. Amount: \$1.3 million. Filed June 20.

Below \$1 million

196 Willow LLC, Brooklyn. Seller: Mukattash Maher, Yonkers. Property: 196 Willow St., Yonkers. Amount: \$670,000. Filed June 25.

21 Kensington Oval LLC, West Hempstead. Seller: Joseph D. Ciacci, New Rochelle. Property: 21 Kensington Oval, New Rochelle. Amount: \$710,000. Filed June 25.

28 Westchester Opportunities LLC, New Rochelle. Seller: Habari Cleveland, Brooklyn. Property: 28 Fegan St., Yonkers. Amount: \$590,000. Filed June 24.

387 East 158 Street LLC, Dallas, Texas. Seller: US Bank Trust NA, New Rochelle. Property: 216 First St., Yonkers. Amount: \$483,000. Filed June 18.

6 Rockledge Avenue LLC, Woodbury. Seller: 6 Rockledge Ossining Corp., Ossining. Property: 6 Rockledge Ave., Ossining. Amount: \$412,000. Filed June 24.

60 Leroy LLC, Eastchester. Seller: Diport Realty Corp., West Harrison. Property: 60 Leroy Ave., Mount Pleasant. Amount: \$475,000. Filed June 25.

Abbaspour, Soroush, Croton-on-Hudson. Seller: 44 and 50 Bischoff Avenue LLC, Pleasantville. Property: 50 Bischoff Ave., New Castle. Amount: \$812,000. Filed June 24.

AM/LG Development LLC, Harrison. Seller: Dean M. Marino, Harrison. Property: 75 Congress St., Harrison. Amount: \$750,000. Filed June 21.

Amades LLC, Thornwood. Seller: Ralph T. Castaldo, White Plains. Property: 10 Waldo Ave., White Plains. Amount: \$800,000. Filed June 21.

Castillo, Kimberly, Weston, Connecticut. Seller: Hedgerow Properties LLC, Elmsford. Property: 49S Hillside Ave., Greenburgh. Amount: \$650,000. Filed June 21.

Cha, Haemin, Tarrytown. Seller: Victorian 1C Inc., Tarrytown. Property: 40 Benedict Ave., Greenburgh. Amount: \$620,000. Filed June 17.

Danari Holding Company LLC, Mahopac. Seller: Charles J. Melchner, Croton-on-Hudson. Property: Route 9 Hudson River, D-18, Cortlandt. Amount: \$88,000. Filed June 24.

Esteves, Steven, Stamford, Connecticut. Seller: Rhodes Management LLC, Scarsdale. Property: 60 Rhodes St., New Rochelle. Amount: \$890,000. Filed June 25.

Federal National Mortgage Association, Dallas, Texas. Seller: Anthony Tirone, White Plains. Property: 56 Touissant Ave., Yonkers. Amount: \$258,000. Filed June 25.

Hauwaert, Nadia V., Briarcliff Manor. Seller: 69 Hudson Watch LLC, Mohegan Lake. Property: 69 Hudson Watch Drive, Ossining. Amount: \$625,000. Filed June 21.

Hb2 Alternative Holdings LLC, Somers. Seller: John G. Molloy, Mount Laurel, New Jersey. Property: 314 Second Ave., Mount Vernon. Amount: \$690,000. Filed June 17.

Jankarashvili, Nika, Pleasantville. Seller: JMCB Panther Madison LLC, Pleasantville. Property: 35 Madison Ave., Mount Pleasant. Amount: \$875,000. Filed June 17.

Jl Forest LLC, New City. Seller: Kristine Ciganek, Monroe. Property: 160 E. Carriage Court, Yorktown. Amount: \$460,000. Filed June 20.

Manning, Trisha, Great Neck. Seller: 12 Primrose Avenue LLC, New York. Property: 12 Primrose Ave., Mount Vernon. Amount: \$799,000. Filed June 18.

MTS29 LLC, New Rochelle. Seller: Cynthia M. Chan, Mahopac. Property: 32 Poplar Circle, Peekskill. Amount: \$306,000. Filed June 24.

Mujica, Alexander, Tarrytown. Seller: 121 New Broadway Corp., Elmsford. Property: 121 New Broadway, Mount Pleasant. Amount: \$710,000. Filed June 21.

Otto Realty and Management Corp., Mahopac. Seller: Zlatko Filipovic, Peekskill. Property: 6105 Villa at the Woods, Peekskill. Amount: \$170,000. Filed June 25.

Perryco Homes of Westchester Inc., Croton-on-Hudson. Seller: Dorothy Anesi, Hawthorne. Property: 6 Maiden Lane, Cortlandt. Amount: \$500,000. Filed June 18.

Perryco Homes of Westchester Inc., Croton-on-Hudson. Seller: Anesi Realty Corp., Hawthorne. Property: 2036 Albany Post Road, Cortlandt. Amount: \$700,000. Filed June 20.

Prenka, Arben, Rye. Seller: JRA Properties LLC, Yonkers. Property: 178-180 Crotonia Ave., Harrison. Amount: \$400,000. Filed June 24.

Rahman M.D.M, Mount Vernon. Seller: Canine Capital LLC, Jackson Heights. Property: 527 Third Ave., Mount Vernon. Amount: \$585,000. Filed June 20.

Vallejo, Rafael, Scarsdale. Seller: 74 VEB LLC, Bronx. Property: 74 Van Etten Blvd., New Rochelle. Amount: \$885,000. Filed June 18.

Wilmington Savings Fund Society FSB, New Rochelle. Seller: Curt Andresen, Anaheim, California. Property: 221 Locust Road, Yorktown. Amount: \$455,000. Filed June 17.

JUDGMENTS

Al Ashwal Abdulmalek, New York. \$80,147 in favor of Stanson Automated LLC, Yonkers. Filed May 22.

Allen, Laytsia, Port Chester. \$8,264 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Amoah, Soloman, Yonkers. \$6,272 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 6.

Andujar, Jasmin, New Rochelle. \$17,133 in favor of Discover Bank, New Albany, Ohio. Filed June 6.

AP TEK Developers Inc., Elmhurst. \$47,633 in favor of Interstate Fire & Casualty Co., Chicago, Illinois. Filed May 14.

Arnau, Sandra, Valhalla. \$1,810 in favor of Slomins Inc., Hicksville. Filed May 24.

Arpi, William A.Y., Mohegan Lake. \$9,973 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 6.

Asamoah, Newlove K., Mount Vernon. \$8,870 in favor of Capital One NA, McLean, Virginia. Filed June 5.

Asif, Mohammed, Yonkers. \$2,246 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Avenue, Aaron, Mount Vernon. \$2,795 in favor of Synchrony Bank, Draper, Utah. Filed May 21.

Bailey, Isaiah E., Yonkers. \$4,676 in favor of Capital One NA, McLean, Virginia. Filed June 6.

Baker, Wayne, Albuquerque, New Mexico. \$200,200 in favor of the Law Office of Marcia E. Kusnetz PC, New York. Filed June 7.

Balajadia, Wessel S., Briarcliff Manor. \$3,396 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Belizaire, Angelique, Tarrytown. \$3,050 in favor of American Express National Bank, Sandy, Utah. Filed June 7.

Bhatti, Nusrat, Yonkers. \$18,229 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Boukalo 75 LLC, Princeton, New Jersey. \$173,631 in favor of Greenwich Capital Management LP, White Plains. Filed May 23.

Brito, Dionicio, Mohegan Lake. \$1,479 in favor of Slomins Inc., Hicksville. Filed May 24.

Colon, Maria, Yonkers. \$12,828 in favor of Sprain Brook Manor Rehab LLC, Scarsdale. Filed May 24.

Contreras, Yaniri E., Wilkes Barre, Pennsylvania. \$12,849 in favor of Saint Andrews LLC, Yonkers. Filed May 23.

Cowan, Monique K., White Plains. \$7,035 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 17.

Cristaldo, Edgar, West Harrison. \$5,084 in favor of Harjeff Realty Co., Scarsdale. Filed May 22.

Ecogreen LLC, Brooklyn. \$83,795 in favor of State Insurance Fund, White Plains. Filed May 14.

FWDO Transportation LLC, Yonkers. \$36,154 in favor of United Leasing Inc., Evansville, Indiana. Filed May 20.

Garcia, Felipe, Yonkers. \$10,652 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 21.

Giraldo, Luis J., Mount Vernon. \$14,664 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 13.

Griffiths, Hurbert, Mount Vernon. \$2,071 in favor of Slomins Inc., Hicksville. Filed May 24.

Grindley, Marilyn, Yonkers. \$2,050 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed May 14.

Harbor High Pizza Corp., Mamaroneck. \$29,268 in favor of Liberty Coca-Cola Beverages LLC, Maspeth. Filed May 14.

Herrera, David E., Peekskill. \$9,396 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 13.

Juarez-Flores, Lorena, White Plains. \$2,585 in favor of Midland Credit Management Inc., San Diego, California. Filed May 14.

Klein, Elinor, South Salem. \$51,775 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 21.

Kleinelp, Christine, Yonkers. \$2,509 in favor of Midland Credit Management Inc., San Diego, California. Filed May 13.

Lombardi, Richard A., New Rochelle. \$34,290 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 21.

Lopez, Modesto, Yonkers. \$2,498 in favor of UHG I LLC, Williamsville. Filed May 22.

Lyons, Jodi-Ann, Mount Vernon. \$21,799 in favor of Fordham University, Bronx. Filed May 15.

Malcolm, Tafari, Yonkers. \$2,407 in favor of Midland Credit Management Inc., San Diego, California. Filed May 22.

Montalvo, Lorna S., New Rochelle. \$10,572 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 14.

Morana, Deborah, Buchanan. \$10,181 in favor of Sunmark Credit Union, Latham. Filed May 21.

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

Munesar, Nadia, Mount Vernon. \$15,538 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed May 17.

Ortiz, Filed Mayra, Yonkers. \$4,493 in favor of Synchrony Bank, Draper, Utah. Filed May 23.

Pagan, Jonathan, Yonkers. \$1,939 in favor of UHG I LLC, Williamsville. Filed May 22.

Parmanand, Narain, White Plains. \$1,597 in favor of Slomins Inc., Hicksville. Filed May 24.

Patterson, George E., Yonkers. \$24,997 in favor of United Auto Credit Corp., Fort Worth, Texas. Filed May 14.

Payne, Roseann, Armonk. \$2,792 in favor of Synchrony Bank, Draper, Utah. Filed May 13.

Pierrelous, Jonathan Y., Yonkers. \$2,444 in favor of Slomins Inc., Hicksville. Filed May 24.

Queen, Wanda, Hartsdale. \$1,661 in favor of Slomins Inc., Hicksville. Filed May 24.

Quigley, Patrick, Peekskill. \$2,848 in favor of Midland Credit Management Inc., San Diego, California. Filed May 20.

Ramistella, Michael R., Hartsdale. \$27,828 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 13.

Reaves, Gregory, Cortlandt Manor. \$4,636 in favor of Slomins Inc., Hicksville. Filed May 24.

Reisner, David E., Chappaqua. \$2,887 in favor of the Trustees of Columbia University In New York City, New York. Filed May 13.

River, Octavia, North Salem. \$1,583 in favor of Slomins Inc., Hicksville. Filed May 24.

Robles, Matthew A., White Plains. \$9,092 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 13.

Rocco, Christopher, Tuckahoe. \$4,376 in favor of Synchrony Bank, Draper, Utah. Filed May 23.

Ross, Gregory, Miami, Florida. \$26,505 in favor of Wallack Firm PC, New York. Filed May 16.

Sand, Arnold, Yorktown Heights. \$4,690 in favor of Synchrony Bank, Draper, Utah. Filed May 13.

Sykes, Joe, Schenectady. \$20,866 in favor of Tilem & Associates PC, White Plains. Filed May 21.

Thomas, Ivor A., Mount Vernon. \$1,957 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed May 14.

Toribio, Emmanuel, Ossining. \$1,865 in favor of Slomins Inc., Hicksville. Filed May 24.

Torrellas, Xiomara, Yonkers. \$4,204 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed May 16.

Federal Tax Liens, \$10,000 or greater, Westchester County, July 3 - 9

Adler, B.F.: New Rochelle, 2022 personal income, \$69,618.

Andrade, Jorge: New Rochelle, 2019, 2021, 2022, failure to collect employment taxes, \$17,196.

Anton, Joffre: Mohegan Lake, 2013, 2015, 2016 personal income, \$17,459.

Fairty, Susan E.: Harrison, 2023 personal income, \$60,645.

Gelfand, Joseph A.: New Rochelle, 2022 personal income, \$69,618.

Griffin, Audrey: Ossining, 2018, 2020 personal income, \$83,777.

Jason, Jill C.: Chappaqua, 2015 - 2021 personal income, \$133,638.

Koshead Inc.: Crompond, 2023 employer quarterly taxes, \$72,958.

Merchandising Specialists Inc.: Dobbs Ferry, 2024 employer quarterly taxes, \$22,355.

Petrosa, Melissa Qualified Personal Residence Trust: Mount Kisco, 2013 - 2017 personal income and failure to collect employment taxes, \$3,115,647.

Petrosa, Richard Qualified Personal Residence Trust: Mount Kisco: 2013 - 2017 personal income and failure to collect employment taxes, \$3,115,647.

Ray, James H.: Croton-on-Hudson, 2022 personal income, \$30,968.

Rios, John J.: Yonkers, 2021 - 2022 personal income, \$39,945.

Roman, Efrain: New Rochelle, 2021 - 2022 personal income, \$32,956.

Saccente, Michael and Brooke Saccente: Yorktown Heights: 2017, 2020, 2021 personal income, \$521,202.

Schweter, Donald Z.: New Rochelle, 2017, 2018, 2022 personal income, \$16,689.

Steinthal, Martin: Harrison, 2023 personal income, \$60,645.

Straface, James III: Pleasantville, 2020 - 2021 failure to collect employment taxes, \$237,115.

Wainer, Eric P.: Chappaqua, 2015 - 2021 personal income, \$133,638.

US 1 Auto Sales: New Rochelle, 2017 - 2018 employer quarterly taxes, \$15,626.

Zern, Erik: Buchanan, 2019 - 2020 personal income and failure to collect employment taxes, \$25,682.

LIS PENDENS

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

138-40 Fifth Avenue Inc., as owner. Filed by Temple Ridge Fund LLC. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 138-40 Fifth Ave., New Rochelle. Filed June 10.

American Express National Bank, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at 40 Justamere Drive, Ossining. Filed June 7.

Aversa, Rosemarie, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 500 Central Park Ave., Greenburgh. Filed June 6.

Baez, Nicolasina, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$383,000 affecting property located at 65 Sunset Drive, Yonkers. Filed June 7.

Dasse, Carol A. (estate) as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 1415 Halstead Ave., Rye. Filed June 4.

Dossi, Joseph M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$588,000 affecting property located at 295-297 Pelham Road, New Rochelle. Filed May 28.

Geraldino, Duarte, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 35 Linden Ave., Mount Vernon. Filed June 13.

Good Andrea, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 209 Hardscrabble Road, North Salem. Filed June 7.

Hunter, Charles A., as owner. Filed by MTGLQ Investors LP. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 141 Beachwood Ave., Mount Vernon. Filed June 5.

Itwaru, Justin, as owner. Filed by Gulf Harbour Investments Corp. Action: Foreclosure of a mortgage in the principal amount of \$186,000 affecting property located at 1050 Old Post Road, Cross River. Filed June 7.

Jorge, Elliott A., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$143,000 affecting property located at 148 Underhill Lane, Peekskill. Filed June 10.

NRG Residential Solar Solutions LLC, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$202,000 affecting property located at 226 Hadden St., Peekskill. Filed June 13.

Santos, Zavala Victor, as owner. Filed by Towd Point Mortgage Trust 2019-4 US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 54 Betsy Brown Road, Port Chester. Filed June 13.

Summa, Geraldine M., as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$997,000 affecting property located at 10 Benedict Ave., Eastchester. Filed June 10.

Virgilio, Maryann, as owner. Filed by Towd Point Mortgage Trust 2015-5 US Bank National-Trust. Action: Foreclosure of a mortgage in the principal amount of \$496,000 affecting property located at 138 Whittier Drive, Thornwood. Filed June 14.

MECHANIC'S LIENS

107 North Broadway LLC, Greenburgh. \$131,178 in favor of Lalo Group Inc., New Paltz. Filed June 25.

Celebrity Westchester Realty LLC, Lewisboro. \$287,224 in favor of Octagon Services Inc., Laurel. Filed June 24.

HJS Ventures LLC, Mamaroneck. \$3,500 in favor of Kingfisher Drywall Corp., Levittown. Filed June 21.

International Business Machines Co., Ossining. \$13,247 in favor of Sunbelt Rentals Inc., Columbus. Filed June 20.

Kodi Shyla, Ossining. \$85,821 in favor of Robertson Contracting Services, Katonah. Filed June 24.

Northern Westchester Hospital Association, Mount Kisco. \$8,979 in favor of Electric Distributors Inc., Ridgefield. Filed June 24.

Schager, Anne, Scarsdale. \$8,725 in favor of Platinum Propane LLC, Millwood. Filed June 24.

NEW BUSINESSES

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

Partnerships

116 Corlies Funding Assoc., 133 Parkway Road, Bronxville 10708. c/o Daniel J. Houlihan and Marie Cortisoz Pension Plan. Filed June 13.

CMR-R, 34 Clarendon Ave. No. 4, Yonkers 10701. c/o Caonabo Rivas and Yazmin Olivo. Filed June 10.

Sole Proprietorships

@Ny Sup Paddle Board Tours, 9 Brook St., New Rochelle 10801. c/o Luis Alberto Gil Diaz. Filed June 12.

Abe Unique, 50 Garth Road, Scarsdale 10583. c/o Joong-Kun Park. Filed June 14.

Captive Reins Intermediary, 277 Tarrytown, White Plains 10607. Filed June 20.

Classic Dance Party Hits DJ, 34 Winchester Ave, Yonkers 10710. c/o. 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:

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

Cocinando Mucho Mas Con Marianela Rodriguez, 215 S. Waverly St., No. 2, Yonkers 10701. c/o Marielena Rodriguez. Filed June 7.

Deliberate Healing, 40 Pocantico Road, Ossining 10562. c/o Sarah Bussey. Filed June 13.

Delicious Ice Cream, 15 E. Second St., Mount Vernon 10550. c/o Simone Landell. Filed June 17.

E&E Mobil Auto Repair Services, 34 Morris St., 11, New Rochelle 10801. c/o Byron Estuardo Lopez. Filed June 10.

Elite Cards, 7 Indian Hill Road, West Harrison 10604. c/o Laura Linda Rubino-Amalfitano. Filed June 12.

ETI Premium Finance, 75 S. Broadway, White Plains 10601. c/o Joycelynn Gamble. Filed June 13.

Five Level Construction, 111 Crary Ave., Mount Vernon 10550. c/o Fabian Gamboa. Filed June 11.

Hair By Jules, 2168 Central Park Ave., Yonkers 10710. c/o Juliana Falcone. Filed June 17.

Happydeals, 61 Elissa Lane, Yonkers 10710. c/o Christian Torres. Filed June 10.

Hassan Alabbadi Ha Deal, 11 Cypress St., Yonkers 10704. c/o Hassan Al Abbadi. Filed June 11.

Henry Njoya Fabrics, P.O. Box 1093, Yonkers 10702. c/o. Filed June 20.

Hiram Mendez Estate, P.O. Box 2054, Peekskill 10566. c/o Hiran Noel Mendez Virola. Filed June 11.

International Party Girl, 182 S. Bedford Road, Chappaqua 10514. c/o Angeles Marid Shih. Filed June 18.

Jeffrey Lovitz, 16 Kinnicutt Road East, Pound Ridge 10576. c/o Jeffrey Lovitz. Filed June 11.

JJS Biodiesel, 17 Stanley Place, Apt. 2, Yonkers 10705. c/o Jeter Mejia. Filed June 17.

Juana D. Cleaning, 1070 Route 35, South Salem 10590. c/o Juana Ducoz. Filed June 14.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 79 Duellk LLC. Property: 79 Duellk Ave., Blooming Grove. Amount: \$1.3 million. Filed May 29.

Dime Community Bank, as owner. Lender: 2349 Goshen Turnpike LLC. Property: 2349 Goshen Turnpike, Middletown. Amount: \$36 million. Filed May 28.

Northeast Community Bank, as owner. Lender: Cong Yetev Lev Vyoel Moshe of KJ. Property: 27 Chevron Road, Palm Tree-Kiryas Joel. Amount: \$4.7 million. Filed May 29.

Walden Savings Bank, as owner. Lender: 13 Forester LLC. Property: in Warwick. Amount: \$3 million. Filed May 30.

Below \$1 million

EH Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Middletown. Amount: \$100,000. Filed May 30.

Park National Capital Funding LLC, as owner. Lender: 208 South Montgomery LLC. Property: 208 S. Montgomery St., Walden. Amount: \$200,000. Filed June 4.

Ps Bank, as owner. Lender: Douglas Smith Jr. Property: in Deerpark. Amount: \$221,000. Filed May 29.

Loan Funder LLC Series 74030, as owner. Lender: Eastlight Ventures Inc. Property: in Middletown. Amount: \$235,500. Filed May 28.

Kiavi Funding Inc., as owner. Lender: E&J Renovations LLC. Property: 11 Hilltop Drive, New Windsor. Amount: \$261,700. Filed June 5.

Walden Savings Bank, as owner. Lender: Christopher and Pamela Smith. Property: 73 Kings Highway, Warwick. Amount: \$766,550. Filed May 24.

DEEDS

Above \$1 million

381 Vineyard LLC, Pawling. Seller: Paul Henri Louis Emile Nargeolet, New York. Property: 1018 Route 92, Pawling. Amount: \$8.6 million. Filed May 31.

48 Smith Clove Road Realty LLC, Hackensack, New Jersey. Seller: 75 North Highland Avenue LLC, Nyack. Property: 238 High Ave. and 73 N. Highland Ave., Nyack. Amount: \$1.5 million. Filed June 4.

5 Quail Hollow Lane LLC, New City. Seller: Ivan G and Phyllis Seidenberg, West Nyack. Property: 5 Quail Hollow Lane, West Nyack. Amount: \$1.2 million. Filed June 6.

Eros Airmont LLC, Monsey. Seller: 41 South Parker LLC, Monsey. Property: 41 S. Parker Drive, Monsey. Amount: \$1.5 million. Filed June 4.

Fogel, Abraham and Raizy Fogel, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 49 Hybrid Road, Monsey. Amount: \$1 million. Filed June 11.

Wieder, Elazer D., Brooklyn. Seller: 27 Columbus Avenue LLC, Spring Valley. Property: 27 Columbus Ave., Spring Valley. Amount: \$1.2 million. Filed June 10.

Below \$1 million

123 Creekside LLC, Spring Valley. Seller: Robert A. Panton, Spring Valley. Property: 123 Creekside Circle, Spring Valley. Amount: \$370,000. Filed June 5.

15 Gessner Terrace LLC, Pomona. Seller: Saber Conklin LLC, Spring Valley. Property: 15 Gessner Terrace, Pomona. Amount: \$814,000. Filed June 4.

28 30 Fisher Lane LLC, Katonah. Seller: Maria Mitchell, Carmel. Property: 106 Route 22, Pawling. Amount: \$215,000. Filed May 31.

30 Wilshire Drive LLC, Long Beach. Seller: Milena Mongiardo, Chestnut Ridge. Property: 30 Wilshire Drive, Chestnut Ridge. Amount: \$760,000. Filed June 4.

446 WC LLC, Spring Valley. Seller: 446 West LLC, New City. Property: 446 W. Clarkstown Road, New City. Amount: \$725,000. Filed June 10.

46 Hickory Estates LLC, Monsey. Seller: Jacob Jeremias, Airmont. Property: 46 Hickory St., Spring Valley. Amount: \$938,000. Filed June 6.

56 Park LLC, Suffern. Seller: Park On Madison LLC, Monsey. Property: 56 Park Ave., Suffern. Amount: \$850,000. Filed June 11.

57 Willow Avenue LLC, Tomkins Cove. Seller: Rosalie P. Jeter, Nyack. Property: 57 Willow Ave., Nyack. Amount: \$450,000. Filed June 6.

6 Echo Ridge LLC, Brooklyn. Seller: Raymond Zirkel, Airmont. Property: 6 Echo Ridge Road, Airmont. Amount: \$999,000. Filed June 10.

8 N Eckerson Line LLC, Bardonia. Seller: Linda M. Colucci, et al, Spring Valley. Property: 8 N. Eckerson Lane, Spring Valley. Amount: \$700,000. Filed June 3.

Alerose LLC, Fresh Meadows. Seller: Malkischer Steven J, Wallkill. Property: in East Fishkill. Amount: \$150,000. Filed May 31.

Dalewood Holdings LLC, Suffern. Seller: Baypoint Capital LLC, Suffern. Property: 7 Dalewood Drive, Suffern. Amount: \$875,000. Filed June 5.

Dominic Properties LLC, West Haverstraw. Seller: US Bank National Trust, West Palm Beach, Florida. Property: 10 Sard St., Sloatsburg. Amount: \$268,000. Filed June 5.

Friedman, Joel, Brooklyn. Seller: Highview Hills LLC, Suffern. Property: 49 Silverwood Circle, Suffern. Amount: \$960,000. Filed June 3.

G&L Stony Point Properties LLC, Stony Point. Seller: 8 Ten Eyck Realty Corp., Stony Point. Property: 8 Ten Eyck St., Stony Point. Amount: \$450,000. Filed June 5.

Goldmunzer, Chanina L. and Shea -Aif Goldmunzer, Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$693,800. Filed June 6.

Graceful M LLC, Nyack. Seller: Denice M. Dennerlein, Pearl River. Property: 442 Somerset Drive, Orangeburg. Amount: \$350,000. Filed June 10.

Gross, David, Suffern. Seller: Highview Hills LLC, Suffern. Property: 52 Silverwood Circle, Suffern. Amount: \$998,500. Filed June 5.

Guerra, Arlette, Bronx. Seller: Open Services Coordinator LLC, Brooklyn. Property: 39 Seven Lakes Drive, Sloatsburg. Amount: \$410,000. Filed June 12.

Harper, Joshua and Breindel Harper, Hillburn. Seller: GJT Dream Home Construction LLC, Montebello. Property: 10 Ramapo Ave., Hillburn. Amount: \$480,000. Filed June 4.

Hirschler, Binem, Spring Valley. Seller: CBS Management Group LLC, Spring Valley. Property: 37 Mezritch Road, Spring Valley. Amount: \$850,000. Filed June 4.

Konigsberg, Samuel and Frimet Konigsberg, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Filmore Lane, Monsey. Amount: \$783,000. Filed June 4.

Lichtenstein, Sol, Suffern. Seller: Highview Hills LLC, Suffern. Property: 58 Silverwood Circle, Suffern. Amount: \$960,000. Filed June 5.

Nyack Petroleum Corp., New City. Seller: Nyack Retail Corp., Nyack. Property: 239 High Ave., Nyack. Amount: \$360,000. Filed June 12.

JUDGMENTS

Rosenblum, Shoime C. and **Trana Rosenblum**, Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$680,000. Filed June 4.

Rovewood Office LLC, Nanuet. Seller: 55 Old Nyack Turnpike LLC, Nanuet. Property: 55 Old Nyack Turnpike, Nanuet. Amount: \$355,000. Filed June 5.

Sanchez, Zonia E M, Nanuet. Seller: Five Roman Acres LLC, Monsey. Property: 5 Roman Acres Drive, Garnerville. Amount: \$575,000. Filed June 10.

Slavita Equities LLC, Spring Valley. Seller: 22 Slavita Estates LLC, Spring Valley. Property: 22 Slavita Road, New Square. Amount: \$850,000. Filed June 4.

Taub, Menachem, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 4 Filmore Lane, Monsey. Amount: \$999,000. Filed June 5.

Tobit Group LLC, Valley Cottage. Seller: McNeil, Cheryl and Mark McNeil, Blauvelt. Property: 56 Old Western Highway Blauvelt. Amount: \$450,000. Filed June 11.

Wieder Equites 25 Columbus LLC, Brooklyn. Seller: 25 Columbus Avenue LLC, Spring Valley. Property: 25 Columbus Ave., Spring Valley. Amount: \$999,999. Filed June 11.

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

Zarrilli, Kenneth and **Jo Ann-Aif Cambareri**, New City. Seller: Rockland County Funding LLC, Bronx. Property: 546 Mountainview Ave., Valley Cottage. Amount: \$778,000. Filed June 7.

ZFKSK LLC, Suffern. Seller: Highview Hills LLC, Suffern. Property: 54 Silverwood Circle, Suffern. Amount: \$990,000. Filed June 3.

Abreu, Jose, Middletown. \$6,708 in favor of Sutton Hill II LLC, Clifton, New Jersey. Filed June 4.

Apiary RMG LLC, et al, Nashville, Tennessee. \$62,496 in favor of Simply Funding LLC, Chester. Filed June 11.

Arys Sales Inc. and **Dana Israel**, Brooklyn. \$285,804 in favor of Northfield Bank, Woodbridge, New Jersey. Filed June 10.

Barris, Alan, Chester. \$12,084 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 12.

Belcher, Eileen, Washingtonville. \$3,281 in favor of Capital One, McLean, Virginia. Filed June 4.

Campbell, Jared Q., Monroe. \$6,674 in favor of Midland Credit Management Inc., San Diego, California. Filed June 10.

Campbell, Shem, Middletown. \$4,598 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Carr, Everett, Middletown. \$13,431 in favor of 322 North New York LLC, Monroe. Filed June 11.

Clavelle, Terri M., Middletown. \$3,673 in favor of Bank of America, Charlotte, North Carolina. Filed June 10.

Cook, Mark A., Montgomery. \$2,065 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Corbin, Emily A., Middletown. \$1,740 in favor of Capital One, Richmond, Virginia. Filed June 4.

Costello, Brandon S., Newburgh. \$17,571 in favor of TEG Federal Credit Union, Poughkeepsie. Filed June 11.

Cox, Christopher Vanessa, Blooming Grove. \$11,850 in favor of Orange County Investors LLC, Monroe. Filed June 7.

Deluca III, Jack J., Campbell Hall. \$8,490 in favor of Capital One, Richmond, Virginia. Filed June 12.

Depew, Paas Cody A., Newburgh. \$5,612 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 4.

Dolengewicz, Stacie M., Monroe. \$11,110 in favor of Capital One, Richmond, Virginia. Filed June 4.

Doyle, Stephanie, New Windsor. \$2,136 in favor of Capital One, Richmond, Virginia. Filed June 6.

Dr. Warren & Associates Inc., et al, Milton, Florida. \$45,804 in favor of Simply Funding LLC, Chester. Filed June 11.

Dream Devine Intervention LLC, et al, Devine, Texas. \$21,758 in favor of Simply Funding LLC, Chester. Filed June 11.

Dumay, Guy Marie, Middletown. \$5,308 in favor of Discover Bank, New Albany, Ohio. Filed June 11.

Fulmore, Marquise, New Windsor. \$6,272 in favor of Capital One, Richmond, Virginia. Filed June 12.

Gonzalez, Pedro V., Port Jervis. \$5,064 in favor of Capital One, Richmond, Virginia. Filed June 4.

Grigas, Skipper C., Pine Bush. \$12,679 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed June 11.

Guzman, Robey, Middletown. \$5,195 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 10.

Gyasi, Ellen, Monroe. \$3,643 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 11.

Harriton, Ian D. and **Cozy Cottage Landscaping Inc.**, Altona. \$203,976 in favor of Monroe Lakeside Fire & Rescue Company Inc., Monroe. Filed June 10.

Herrmann, Tianna, Newburgh. \$5,100 in favor of Newburgh SHG 23 LLC, Brooklyn. Filed June 10.

Hody, Michael L., Middletown. \$6,436 in favor of Discover Bank, New Albany, Ohio. Filed June 6.

Janssens, Bryan K., Campbell Hall. \$4,580 in favor of Capital One, Richmond, Virginia. Filed June 5.

Katherinne, Santiago A., Newburgh. \$4,067 in favor of Cavalry SPV I LLC, Valhalla. Filed June 7.

Leverich Painting & Decorating LLC, et al, Valparaiso, Indiana. \$24,752 in favor of Simply Funding LLC, Chester. Filed June 11.

Maldonado, Daniel, Middletown. \$2,325 in favor of UHG I LLC, Williamsville. Filed June 6.

Marlow, Erica, Westtown. \$1,811 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 4.

Martin, Dylan, Walden. \$2,576 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 7.

Merchathon LLC, et al, Los Angeles, California. \$28,037 in favor of Simply Funding LLC, Chester. Filed June 11.

Pomarmoire LLC, et al, Atlanta, Georgia. \$8,571 in favor of Simply Funding LLC, Chester. Filed June 11.

Romero, Ariana Garzon, Middletown. \$3,224 in favor of TEG Federal Credit Union, Poughkeepsie. Filed June 10.

Roopchandsingh, Anthony, Newburgh. \$7,751 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 4.

Rubys Auto Sales II, Middletown. \$1,270 in favor of New York State Department of Motor Vehicles, Albany. Filed June 11.

Santiago, Cynthia, Warwick. \$4,128 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Schwartz, Joel, Monroe. \$3,698 in favor of Fifth Third Bank, Cincinnati, Ohio. Filed June 10.

Scotto, Wendy L., Middletown. \$1,559 in favor of Cavalry SPV I LLC, Valhalla. Filed June 11.

Seven Steps Investment Management LLC, et al, Winter Park, Florida. \$42,453 in favor of Simply Funding LLC, Chester. Filed June 11.

Skouras, Lindsey, New Windsor. \$1,358 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 7.

Tello, Viviana, Monroe. \$3,691 in favor of Cavalry SPV I LLC, Valhalla. Filed June 5.

Thomas, Corey R., Middletown. \$5,533 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Torres, Claudia R. Henriquez, Florida. \$2,207 in favor of Synchrony Bank, Draper, Utah. Filed June 7.

Tran, Charles, Washingtonville. \$328,961 in favor of Enfield Square Realty LLC, Great Neck. Filed June 10.

Vieira, Richard, New Hampton. \$8,680 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 10.

Villanueva, Christopher, Campbell Hall. \$1,741 in favor of Cavalry SPV I LLC, Valhalla. Filed June 4.

MECHANIC'S LIENS

1581 Holding New York LLC, et al, as owner. 42,570 in favor of Precision Mechanical HVAC Corp. Property: in Ramapo. Filed June 4.

400 Rella LLC, as owner. 25,372 in favor of Precision Mechanical HVAC Corp. Property: in Montebello. Filed June 4.

Bluestone Commons Developers LLC, as owner. \$67,330 in favor of Aden Mining & Materials Inc. Property: in Maybrook. Filed June 13.

Chacha, William A., as owner. 4,538 in favor of Cranesville Block Company Inc. Property: 24 Thiells Road, Stony Point. Filed June 10.

Farmhood Fields LLC, as owner. \$43,314 in favor of SD Cooleration Inc. Property: 330 Crans Mill Road, Pine Bush. Filed June 11.

Hoidee Lashem Trust, as owner. 30,231 in favor of Heritage Builders Team LLC. Property: 137 W. Maple Ave., Monsey. Filed June 7.

PSC Harriman LLC, as owner. \$27,740 in favor of Cell Signal Solutions LLC. Property: 52 Commerce Drive, Harriman. Filed June 11.

Roc, Larosie, as owner. 11,033 in favor of George Hodosh Associates Architects PC. Property: 4 Valley View Terrace, Spring Valley. Filed June 4.

RTB Properties LLC, as owner. 31,400 in favor of Gianco Environmental Services Inc. Property: 400-500 Corporate Court, Valley Cottage. Filed June 13.

SVMP De LLC, as owner. 4,159 in favor of Complete Equipment Rentals LLC. Property: 40 Spring Valley Marketplace, Spring Valley. Filed June 7.

NEW BUSINESSES

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

Partnerships

EZPZ 3d Printing, 17 Marian Court, Warwick 10990. c/o Zachary Freedman and Paul Fromageot. Filed June 12.

Sole Proprietorships

Barnes Motion, 4 Highland Ave., Warwick 10990. c/o Billy Barnes. Filed June 12.

Cpr Star, 7 Sussex St., Apt .3, Port Jervis 12771. c/o Michelle L. Duff. Filed June 13.

Flower Shop, 228 Route 32, Unit 108, Central Valley 10917. c/o Kristen Batista Leigh. Filed June 18.

Getter Done Lawn Maintenance, 560 State Route 416, Montgomery 12549. c/o Mimi McConnell. Filed June 17.

MI Restaurante Saborcito Catracho, 180 Broadway, Newburgh 12550. c/o Ana Petronila Cisneros Sanchez. Filed June 12.

Spano Enterprises, 321 King Road, Middletown 10941. c/o Ronald Spano. Filed June 18.

Tacos El Coyote Hambriento, 81 City Terrace, Newburgh 12550. c/o Josefa S. Muniz Pascual, Oscar Gonzalez Santana. Filed June 17.

Tibet Corner, 75 E. Main St., Walden 12586. c/o Tashi Palmo. Filed June 12.

Uncoil Therapeutic Massage, 320 Robinson Ave., Suite 218, Newburgh 12550. c/o Raquel Spitzer Adina. Filed June 17.

BUILDING PERMITS

Commercial

A.V. Tuchy Builders, David Discala, Norwalk, contractor for 50 Day Street LLC. Perform replacement alterations at 165 Water St., Norwalk. Estimated cost: \$45,000. Filed May 9.

Landis Partners Inc., Greenwich, contractor for 600 Washington Acquisitions LLC. Perform replacement alterations at 600 Washington Blvd., Stamford. Estimated cost: \$287,145. Filed May 14.

LG Building and Remodeling LLC, Norwalk, contractor for Carver Foundation. Renovate first floor at 7 Academy St., Norwalk. Estimated cost: \$47,000. Filed May 9.

M&M Constructions LLC, Wilton, contractor for TR Summer Associates LLC. Remove existing front windows and install two overhead doors at 222 Summer St., Stamford. Estimated cost: \$68,950. Filed May 29.

Marlo Associates Inc., Stamford, contractor for Twelve Fifty Summer St LLC. Renovate in two phases existing medical office on Second floor done at 1250 Summer St., Stamford. Estimated cost: \$312,200. Filed May 28.

O&G Industries Inc., Torrington, contractor for O&G Industries Inc. Replace a deteriorating one-story concrete block wall at 38 Meadow St., Stamford. Estimated cost: \$50,000. Filed May 21.

One Harbor Point Square LLC, Stamford, contractor for One Harbor Point Square LLC. Install two LED channel letter signs: one in front of building and one on side of building at 2200 Atlantic St., Stamford. Estimated cost: \$30,000. Filed May 3.

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Questions and comments regarding this section should be directed to:

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

Pavarini North East Construction Company LLC, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 301 Merritt 7, Norwalk. Estimated cost: \$790,000. Filed May 9.

PMF Washington Associates LLC, Stamford, contractor for PMF Washington Associates LLC. Install three channel letter signs, one on the front wall and one on the side wall and one on the back wall at 1033 Washington Blvd., Stamford. Estimated cost: \$3,600. Filed May 21.

PPF SS 535 Hope Street LLC, Stamford, contractor for PPF SS 535 Hope Street LLC. Install one illuminated monument sign at 535 Hope St., Stamford. Estimated cost: \$6,500. Filed May 24.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for The First Congregational Church Stamford. Remove existing roof and reroof 655 Stillwater Road, Stamford. Estimated cost: \$145,800. Filed May 30.

Russell, Hassmann P., Berlin, contractor for Stampar Associates LLC. Perform replacement alterations at 1980 W. Main St., Stamford. Estimated cost: \$42,445. Filed May 3.

Saint Mary Parish Corporation of Stamford, Stamford, contractor for Saint Mary Parish Corporation of Stamford. Install tents for family fair at 566 Elm St., Stamford. Estimated cost: \$5,000. Filed May 9.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Three Stamford Plaza Owner LLC. Reduce to core, including stair infill at 301 Tresser Blvd., Stamford. Estimated cost: \$62,000. Filed May 16.

Southern New England HomeWorks LLC, Wallingford, contractor for Soundview Farms LLC. Remove existing shingle roofing system and install new shingle roofing system at 27 Signal Road, Stamford. Estimated cost: \$43,650. Filed May 9.

Residential

Basket House LLC, Norwalk, contractor for Basket House LLC. Raise single-family residence at 187 Perry Ave., Norwalk. Estimated cost: \$500,000. Filed May 8.

Bildahl, James Christopher, Norwalk, contractor for Charles and Michelle Green. Renovate first floor at 70 Roton Ave., Norwalk. Estimated cost: \$790,000. Filed May 9.

Gilbertson, Gregory G., Norwalk, contractor for Kenneth and Maria Levine. Install generator at right side of single-family residence at 24 Redcoat Road, Norwalk. Estimated cost: \$12,000. Filed May 9.

John Discala Construction LLC, Norwalk, contractor for CHHF LLC. Construct a new single-family house at 8 Jama Lane, Stamford. Estimated cost: \$670,000. Filed May 8.

John Discala Construction LLC, Norwalk, contractor for CHHF LLC. Construct a single-family house at 7 Jama Lane, Stamford. Estimated cost: \$1,145,000. Filed May 23.

JP Carroll Roofing LLC, Bloomfield, contractor for Diane J. Niziolek. Remove existing roof and reroof 11 Nyselius Place, Stamford. Estimated cost: \$11,351. Filed May 23.

Katchko & Sons Construction Services Inc., Stamford, contractor for Alexander and Iwona Helena Marengo. Remove in-ground pool at 459 Den Road, Stamford. Estimated cost: \$10,000. Filed May 23.

Kennets Construction Inc., Danbury, contractor for Ingrid H. Lief. Replace 25 feet of back roof rafters and plywood and replace asphalt shingles at 191 Sawmill Road, Stamford. Estimated cost: \$15,000. Filed May 9.

Kish Jr, Frederick T., Fairfield, contractor for Jenna L. Bailey. Install a 24kw stand by generator using natural gas at 83 Neponsit St., Stamford. Estimated cost: \$12,000. Filed May 14.

Kujtim, Berisha, Trumbull, contractor for Arlene Murphy. Renovate kitchen at 37 Greenfield Road, Stamford. Estimated cost: \$15,500. Filed May 13.

Lamoureux Jr., Paul H., Mission, Texas, contractor for Cathal Colfer and Nancy A. McGonigle-Colfer. Install roof-mounted solar panels at 44 Four Brooks Road, Stamford. Estimated cost: \$43,000. Filed May 31.

Lang, Christopher J., Norwalk, contractor for Sam and Kara Zanger. Replace pool in the exact same location and remove existing pool equipment and install new equipment in another location at 12 White Birch Road South, Stamford. Estimated cost: \$92,720. Filed May 21.

LCH Homes, Norwalk, contractor for Caitlin Frank. Finish half-story attic at 14 Sherwood St., Norwalk. Estimated cost: \$10,000. Filed May 9.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Noline B. Sawabini and Christopher C. Carlson. Remove existing roof and re-roof at 173 Eden Road, Stamford. Estimated cost: \$21,114. Filed May 8.

LT Home Improvement Contracting LLC, Danbury, contractor for Paula W. Green. Remove existing roof and reroof 53 Archer Lane, Stamford. Estimated cost: \$9,800. Filed May 24.

Lueders, Matthew K., Stamford, contractor for Jason L. and Cynthia Drexel. Construct a new in-ground pool with an auto cover and associated pool equipment and patio at 112 Gun Club Road, Stamford. Estimated cost: \$123,000. Filed May 1.

Lunex Power Inc., Tampa, Florida, contractor for Rodney Allison Nora and James Paul Martin. Install roof-mounted solar panels at 45 Mianus Road, Stamford. Estimated cost: \$77,537. Filed May 6.

Mario The Mason LLC, Stamford, contractor for Milton C. Thomas II. Install temporary ramp needed for wheelchair access at 195 Cold Spring Road, Stamford. Estimated cost: \$3,800. Filed May 2.

Meera, Banta, Stamford, contractor for Banta Meera. Construct two-story rear addition at 50 Holcomb Ave., Stamford. Estimated cost: \$64,000. Filed May 21.

Michael Pellegrini Construction Management Inc., Stamford, contractor for Michael and Matthew Sam Reggina. Remove bathroom fixtures, cap off water lines and format basement for storage area only at 16 Burwood Ave., Stamford. Estimated cost: \$2,000. Filed May 8.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Harold and Piedad Luna. Install roof-top solar panels at 134 Lockwood Ave., Stamford. Estimated cost: \$18,204. Filed May 7.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Harold and Piedad Luna. Remove old roofing material and install new Owens Corning shingle roof replacement at 134 Lockwood Ave., Stamford. Estimated cost: \$7,580. Filed May 9.

Moore, Gregory, Stamford, contractor for Jesse and Mary Ward. Perform removal of unpermitted third unit, incorporate the basement unit into the first-floor unit and maintain no access from the second floor unit at 57 Carlisle Place, Stamford. Estimated cost: \$2,000. Filed May 15.

Namco Pools LLC, Rocky Hill, contractor for Juanita Buzzeo. Replace above-ground pool at 58 Windsor Road, Stamford. Estimated cost: \$5,200. Filed May 24.

Nickcon LLC, Stamford, contractor for Daniel Moran. Finish interior second-floor space for a gym at 155 Jonathan Drive, Stamford. Estimated cost: \$50,000. Filed May 28.

North Ridge Builders LLC, Norwalk, contractor for North Ridge contractors LLC. Construct new single-family residence at 36 North Ridge Road, Stamford. Estimated cost: \$636,640. Filed May 1.

O'Hara, David, West Haven, contractor for Marcia and Joel Selden. Remove existing tub and replace with safe step walk-in tub on second floor: electrician and plumber to file permits separately at 56 Waterview Way, Stamford. Estimated cost: \$10,000. Filed May 1.

Pollack, Jonathan and Maureen Pollack, Stamford, contractor for Jonathan and Maureen Pollack. Add a kitchen and egress window in the basement to make an accessory dwelling unit per application at 22 Revonah Circle, Stamford. Estimated cost: \$22,000. Filed May 28.

Porticade Construction LLC, Lehi, Utah, contractor for Eric Edwards. Install PV solar on an existing residential roof and detached shed at 1360 Bedford St., Stamford. Estimated cost: \$63,703. Filed May 14.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Vijayan and Subhalakshmi Pandalai. Install PV solar panel roof-mounted at 166 Vine Road, Stamford. Estimated cost: \$55,400. Filed May 29.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Eva A. Maldonado. Install PV solar panel roof-mounted at 58 Cambridge Road, Stamford. Estimated cost: \$33,000. Filed May 30.

Power Home Remodeling Group LLC, Norwalk, contractor for Marilyn Bivona. Remove existing siding and replace at 11 Driftwood Lane, Norwalk. Estimated cost: \$59,261. Filed May 7.

COURT CASES

Bridgeport Superior Court

7 Cambridge Drive LLC, et al, Brookfield. Filed by Donna Jacobellis, Norwalk. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: The plaintiff was driving on her way to work at the premises controlled by the defendants and parked her vehicle in the parking lot. As the plaintiff stepped out of her vehicle she was caused to slip and fall upon an accumulation of ice 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-24-6134797-S. Filed June 3.

Beverly, Rohan, et al, Bridgeport. Filed by Arianna White, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134703-S. Filed May 30.

Bradberry, Thomas, Weston. Filed by Leonie McQueen, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134651-S. Filed May 29.

Perkins and Associates PC, Woodbridge. Filed by Ventura and Ribeiro, LLC, Bridgeport. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff provided legal services to the defendant. Despite the legal services, the defendant has not paid the balance due the plaintiff. The plaintiff seeks more than \$2,500 in monetary damages, exclusive of interest and costs. Case no. FBT-CV-24-6134808-S. Filed June 4.

Valle, Raul Eliah, et al, Milford. Filed by Ryan Heinz, Shelton. Plaintiff's attorney: Howard Kohn Sprague & Fitzgerald, Hartford. Action: The plaintiff was verbally threatened by the defendant and physically attacked. During the attack the defendant beat the plaintiff with his hands, fists and a motorcycle helmet causing serious and permanent injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other and further relief the court deems appropriate. Case no. FBT-CV-24-6134700-S. Filed May 29.

Danbury Superior Court

Criner, Grace, et al, Redding. Filed by Justin Healey, Glen Cove, New York. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. Action: The plaintiff was a home improvement contractor hired by the Criners to perform work at the property owned by the defendants. The plaintiff was walking on the exterior steps of the premises when one of the step landings gave way, broke and became detached from its position. As a result the plaintiff was caused to fall and was injured. 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-24-6049888-S. Filed April 18.

Nordstrom, Donald, et al, Wilbraham, Massachusetts. Filed by Brianna Medina, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049979-S. Filed April 29.

Rivera, Eliana Taylor, Ardsley, New York. Filed by Kevin Emilio Neira-Mogollon, Danbury. 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 the court deems appropriate. Case no. DBD-CV-24-6049572-S. Filed March 19.

Star Fish Inc., Dali City, California. Filed by FV Vantage LLC, Danbury. Plaintiff's attorney: Daniel Stephen DiBartolomeo, Brookfield. Action: The plaintiff and defendant entered into an Employee Retention Credit Agreement with which the plaintiff would calculate and prepare all necessary documents on behalf of the defendant to submit under the CARES Act. The defendant agreed to pay plaintiff 15% of the to-be-determined amount the defendant was entitled to under the Act. However, the defendant is in breach of the agreement and the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049795-S. Filed April 10.

Zurich American Insurance Co., et al, Hartford. Filed by Daniel Reynolds, Brookfield. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049961-S. Filed April 25.

Stamford Superior Court

Ball, Austin, et al, Riverside. Filed by Karolsky Construction LLC, Norwalk. Plaintiff's attorney: Levinson Spiegel & Jackson, New Haven. Action: The plaintiff performed services for the defendant concerning the construction or repair of the property. Plaintiff commenced the furnishing of materials and services for the project for the benefit of the defendants. The plaintiff has demanded payment from the defendants who have failed and refused to pay the plaintiff the amounts due for material and services provided for the project. 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-24-6067282-S. Filed April 29.

Doonan, Philomena, Stamford. Filed by Fairfield County Bank, Ridgefield. Plaintiff's attorney. Action: The plaintiff is the current holder and owner of the defendant's note and mortgage. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises and 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-24-6067303-S. Filed June 5.

Edge Telecom Inc., et al, Waller, Texas. Filed by Cucumber Capital LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff entered into an agreement with the defendants whereby the defendants were to pay for receivables and other fees. However, the defendants breached the agreement and the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067056-S. Filed May 24.

Gladstone, Stephen, et al, Greenwich. Filed by Nicholas DeAguiila, Bridgeport. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067170-S. Filed May 30.

DEEDS

Commercial

EAI LL LLC, Darien. Seller: Wells Fargo Bank NA, Salt Lake City, Utah. Property: 12 Elm Tree Place, Stamford. Amount: \$755,000. Filed June 11.

356 Suburban LLC, Westport. Seller: James E. Quill and Ann Marie Green, Waterford. Property: 356 Suburban Ave., Fairfield. Amount: \$587,500. Filed June 27.

483 RR LLC, Stamford. Seller: Joel P. Schiffman and Reesa Schiffman, Stamford. Property: 180 Blackwood Lane, Stamford. Amount: \$1,300,000. Filed June 13.

66 Stillwater Avenue LLC, Stamford. Seller: MICA Development Company LLC, Stamford. Property: 66 Stillwater Ave., Stamford. Amount: \$1,500,000. Filed June 13.

8-10 John Street LLC, Southport. Seller: Salvatore Pizzino and Joseph Piliero, Fairfield. Property: 8-10 John St., Stamford. Amount: \$1,440,000. Filed June 27.

Durkin, Thomas R., Southport. Seller: JJKR LLC, Bridgeport. Property: 280 Katona Drive, Fairfield. Amount: \$760,000. Filed June 24.

HV Enterprises LLC, Stamford. Seller: The First Stamford Corp., Stamford. Property: 21 Harbor View Ave., Stamford. Amount: \$10. Filed June 12.

Mesberg, Chana and Harold Grossman, Brewster, New York. Seller: 888 Oldfield Road LLC, Greenwich. Property: 890 Oldfield Road, Unit 5, Fairfield. Amount: \$1,350,000. Filed June 27.

MMDVM LLC, Fairfield. Seller: John Kristy, Fairfield. Property: 179 Kings Highway, Fairfield. Amount: \$630,000. Filed June 27.

Palacios Realty LLC, Stamford. Seller: D'Arinzo Realty LLC, Stamford. Property: 100 Research Drive, Unit 3, Stamford. Amount: \$465,000. Filed June 14.

Ramos, Eric and Wilhelmina Ramos, Greenwich. Seller: Chance Holdings LLC, Greenwich. Property: 700 Summer St., Unit 1n, Stamford. Amount: \$291,714. Filed June 14.

Stohr, George, Ridgefield. Seller: RTB Fairfield LLC, Trumbull. Property: 61 James St., Fairfield. Amount: \$1,750,000. Filed June 27.

Residential

Ahmetaj, Eddi, Wilton. Seller: Krassimire Penev, Stamford. Property: 37 Greenwich Ave., Unit 3-10E, Stamford. Amount: \$180,000. Filed June 14.

Argiriadis, Spiridon, Edgewater, New Jersey. Seller: James Karageorge, Fairfield. Property: 573-575 Reef Road, Fairfield. Amount: \$392,000. Filed June 28.

Bablak, Robert and Madelyn Bablak, Fairfield. Seller: Mei Yeung, Arcadia, California. Property: 136 Crane St., Fairfield. Amount: \$603,000. Filed June 26.

Boccamazzo, Jenna and Anthony Boccamazzo, Fairfield. Seller: Edward Byrne and Frances E. Byrne, Fairfield. Property: 162 Arbor Drive, Southport. Amount: \$0. Filed June 24.

Boiarsky, Rebecca and Daniel Boiarsky, Stamford. Seller: Solomon Frager and Alyssa Frager, Stamford. Property: 69 Bellmere Ave., Stamford. Amount: \$942,000. Filed June 14.

Bonnet-Grosmaire, Aurelien, Cliffside Park, New Jersey. Seller: Sunil A. Sampat, Stamford. Property: 299 Blackberry Drive, Stamford. Amount: \$10. Filed June 13.

Brito Mitchel, Carmen P. and Iker Aranaga Luna, Fairfield. Seller: Vikas Gupta and Siyao Liu, Fairfield. Property: 187 Knapps Highway, Unit 187, Fairfield. Amount: \$450,000. Filed June 27.

Buonanno, Gary P. and Susan M. Danaher-Buonanno, Stamford. Seller: Sarah Arnold Rossetti, Stamford. Property: 430 Halliwell Drive, Stamford. Amount: \$1525,000. Filed June 11.

Cullinane, Julie Rose and Kevin Cullinane, Riverside. Seller: Rebecca Stone and Gregory Koetka, Riverside. Property: 72 Lockwood Road, Riverside. Amount: \$2,500,000. Filed June 18.

Decruze, Kathleen M. and Thomas Decruze, Stamford. Seller: Kathleen M. Decruze and Thomas Decruze, Stamford. Property: 26 Mill Stream Road, Stamford. Amount: \$0. Filed June 10.

Defusco, Matthew and Paige Costigan Defusco, Fairfield. Seller: Francis Kim and Stefani Kim, Fairfield. Property: Parcel B, Map 7645, Fairfield. Amount: \$3,250,000. Filed June 28.

Deschamps, Suzanne and Eric Wenberg, Greenwich. Seller: Nicholas C. Moore, Greenwich. Property: 10 Lenox Drive, Greenwich. Amount: \$4,800,000. Filed June 17.

Ducham, Shaun and Diana Ducham, Fairfield. Seller: Scott Russo and Natalie Silva, Fairfield. Property: 254 Woodside Circle, Fairfield. Amount: \$900,000. Filed June 25.

Ferguson, William, Fairfield. Seller: Patricia M. Cofield, Fairfield. Property: 240 Sunnyridge Ave., No. 78, Fairfield. Amount: \$340,000. Filed June 28.

Frager, Solomon and Alyssa Frager, Stamford. Seller: Wei Feng and Mi Lyu, Stamford. Property: 161 Edward Place, Stamford. Amount: \$1,250,000. Filed June 10.

Garcia, Laura J. and Tucker Panciera, Fairfield. Seller: Christine A. McCarthy, Fairfield. Property: 111 Joan Drive, Fairfield. Amount: \$980,000. Filed June 25.

Gottlieb, Olga, Stamford. Seller: Joseph F. Mancinelli and Linda J. Mancinelli, Old Greenwich. Property: 77 Havemeyer Lane, No. 62, Stamford. Amount: \$1,395,000. Filed June 11.

Guild, David and Amanda Guild, Ladera Ranch, California. Seller: Patrick L. Marsh and Victoria H. Marsh, Stamford. Property: 5 Davenport Farm Lane East, Stamford. Amount: \$1,700,000. Filed June 11.

Infante, Sebastian and Laura Seltzer, Greenwich. Seller: Robert W. Caie and Bonnie M. Caie, Vass, North Carolina. Property: Riversville Road, Greenwich. Amount: \$1,400,000. Filed June 21.

Jacobson, Nancy, Norwalk. Seller: Joanne O'Reilly, Fairfield. Property: 50 Stone Ridge Way, Unit 2B, Fairfield. Amount: \$799,000. Filed June 25.

Jones, Andrew, Cos Cob. Seller: Mark Fisher, Greenwich. Property: 50 Bote Road, Greenwich. Amount: \$1,900,000. Filed June 18.

Kelly, Thomas P., Greenwich. Seller: Alessia Adler, Cos Cob. Property: 75 Cos Cob Ave., Unit 4, Cos Cob. Amount: \$576,000. Filed June 17.

Kenny, Gregory F. and Maria Anna Kenny, Old Greenwich. Seller: Austin P. Flynn and Hannah L. Flynn, Greenwich. Property: Unit 2, Old Greenwich Gables Condominium, Greenwich. Amount: \$10. Filed June 20.

Koci, Andiol and Alba Gjoci, Stamford. Seller: Kathryn Succi, Stamford. Property: 70 Archer Lane, Stamford. Amount: \$930,000. Filed June 11.

Koven, Matthew and Jacqueline Koven, New York, New York. Seller: Sujan Patel and Sharon Sharma, Riverside. Property: 11 Cherry Tree Lane, Riverside. Amount: \$10. Filed June 21.

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

Questions and comments regarding this section should be directed to:

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

Kramer, Mirna R., Fairfield. Seller: Maureen Manning, Stamford. Property: 206 Kings Highway East, Fairfield. Amount: \$235,000. Filed June 28.

Lambertson, George W. and Francoise B. Lambertson, Stamford. Seller: Michael A. Gregory Jr., Stamford. Property: 2435 Bedford St., Unit 9B, Stamford. Amount: \$738,000. Filed June 11.

Lisjak, Michael and Kristin Lisjak, Old Greenwich. Seller: Alexander W. M. Russell and Lea G. Russell, Greenwich. Property: 13 Center Road, Old Greenwich. Amount: \$2,620,000. Filed June 18.

Liu, Siyao and Vikas Gupta, Fairfield. Seller: Bruce Meier, Fairfield. Property: 78 Smith St., Fairfield. Amount: \$1,400,000. Filed June 24.

Macintyre, Alison Beth and John Ryan Macintyre, New York, New York. Seller: Thomas Justin Dodd and Rachel Dodd, Greenwich. Property: 2 Lauder Way, Greenwich. Amount: \$6,665,000. Filed June 17.

Marino, Dean M. and Kristin J. Ameruso, Harrison, New York. Seller: Valerie Legrone, Stamford. Property: 146 Cold Spring Road, No. 12, Stamford. Amount: \$485,000. Filed June 11.

Mathur, Komal and Sushant Raj Mathur, Stamford. Seller: Mario Masseroli, Stamford. Property: 141 S. Lake Drive, Stamford. Amount: \$1,899,000. Filed June 14.

Miller, Duane Jason and Connor Evans, New York, New York. Seller: Jacqueline Britt-Friedman and David J. Britt-Friedman, Ridgefield. Property: 26 Glen Terrace, Stamford. Amount: \$800,000. Filed June 12.

Morris, David Robert and Francine J. Morris, Fairfield. Seller: Erica Garvey and Daniel Garvey, Fairfield. Property: 90 Robertson Crossing, Fairfield. Amount: \$749,000. Filed June 25.

Mustafaj, Flora, Fairfield. Seller: Barbara R. Vazsonyi, Fairfield. Property: 259 Hunyadi Ave., Fairfield. Amount: \$525,000. Filed June 28.

Nelson, Brett, New York, New York. Seller: Francis Winch Wintle, Greenwich. Property: 15 Audubon Lane, Greenwich. Amount: \$1,580,000. Filed June 20.

Paik, Kyunghi Jennifer, Greenwich. Seller: Jeanne K. Barton and Bernard T. Barton, Greenwich. Property: 21 Red Coat Lane, Greenwich. Amount: \$1. Filed June 21.

Pappas, James F., Stamford. Seller: Leon Platts and Kari Platts, Stamford. Property: 128 Dogwood Lane, Stamford. Amount: \$1,800,000. Filed June 13.

Parrino, Sandra Swift, Fairfield. Seller: David Foster and Eileen Foster, Fairfield. Property: 1406 Melville Ave., Fairfield. Amount: \$387,500. Filed June 26.

Perfetto, Joseph and Julie Perfetto, Milford. Seller: Owen G. Harrington and Kristen A. Harrington, Fairfield. Property: 79 Walbin Court, Fairfield. Amount: \$1,800,000. Filed June 24.

Ramchandani, Ariel and Andrew Pizzi, Brooklyn, New York. Seller: Rikard Grubberg and Erica Maria Grubberg, Riverside. Property: 7 Willowmere Ave., Riverside. Amount: \$3,600,000. Filed June 17.

Reyes, Isabel E., Stamford. Seller: Fred Yager and Jan Yager, Stamford. Property: 67 Acre View Drive, Stamford. Amount: \$775,000. Filed June 10.

Rosee, Nicole Kathryn, Fairfield. Seller: Daniel J. Cassette and Kimberly A. Cassette, Fairfield. Property: 55 Fairway Green, Fairfield. Amount: \$901,000. Filed June 26.

Rosenberg, Elyse and Andrew Thomas, Hartford. Seller: Jorge Pesok Pichardo, Fairfield. Property: 170 Windsor Road, Fairfield. Amount: \$1,665,000. Filed June 28.

Schlomann, Kate Louise and Paul Duane White Jr., Fairfield. Seller: James H. Lee and Madeline H. Lee, Fairfield. Property: 1401 Unquowa Road, Fairfield. Amount: \$1,325,000. Filed June 25.

Smith, Robert and Chloe Smith, Trumbull. Seller: David M. Belletsky and Deborah Belletsky, Unity, New Hampshire. Property: 139 Barry Scott Drive, Fairfield. Amount: \$700,000. Filed June 25.

Tan, Joanne and Melinda Chen, Greenwich. Seller: Louise A. Marasso and Samuel Marasso Jr., Riverside. Property: Windsor Court Condominium, Unit 4B, Greenwich. Amount: \$10. Filed June 18.

Toothman, Jared Robert and Alina Markova, New York, New York. Seller: Katherine Joyce Fowler, Greenwich. Property: 89 Valley Drive, Greenwich. Amount: \$4,013,500. Filed June 17.

Uthiriaraj, Dilip and Lap Yip Yeung, Darien. Seller: Ernesto Cruz and Jennifer Cruz, Fairfield. Property: Parcel A, Map 3687, Fairfield. Amount: \$700,000. Filed June 28.

Vigilo, Grace and Kenneth Vigilo, Cos Cob. Seller: Forbes W. Burt and Michelle A. Burt, Fairfield. Property: 234 Old Spring Road, Fairfield. Amount: \$990,000. Filed June 28.

Villanueva, Enma Siguenas, Stamford. Seller: Sophie Bednarczyk, et al, Stamford. Property: 71 Strawberry Hill Ave., Unit 308, Stamford. Amount: \$310,000. Filed June 12.

Vossler, John, Stamford. Seller: David Ackley, Stamford. Property: 61 Seaview Ave., Unit B-11, Stamford. Amount: \$499,000. Filed June 11.

Welcome, Charles and Anna Vasilyeva, Stamford. Seller: Arthur Ujlaki Nagy and Eva Ujlaki Nagy, Stamford. Property: 72 Hunting Ridge Road, Stamford. Amount: \$1,125,000. Filed June 11.

Zhou, Hui and Meng Yang Wang, Forest Hills, New York. Seller: Francisca Fenton, Stamford. Property: 269 Washington Blvd., Stamford. Amount: \$346,500. Filed June 10.

LIS PENDENS

Alvarez, Elizabeth, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 31 High Clear Drive, Stamford. Action: foreclose defendants' mortgage. Filed June 10.

Cantwell, Robert, Greenwich. Filed by Maya Murphy PC, Westport, for Annie Stuart Farrell. Property: 55 Cross Lane, Cos Cob. Action: foreclose defendant's mortgage. Filed June 25.

Chaturvedi, Alankrita, Stamford. Filed by Wofsey, Rosen, Kweskin & Kuriansky LLP, Stamford, for Manish Chaturvedi. Property: 50 Dubois St., Stamford. Action: foreclose defendant's mortgage. Filed June 10.

Didising, John, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Longbridge Financial LLC. Property: 124 Pepper Ridge Road, Stamford. Action: foreclose defendants' mortgage. Filed June 10.

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

Powell, Glamoria, Greenwich. Filed by Marino, Zabel & Schellenberg PLLC, Orange, for the town of Greenwich. Property: 6 Dunwoodie Place, Greenwich. Action: foreclose defendant's mortgage. Filed June 25.

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.

Villeda, Elmer, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 58 Revonah Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 10.

MORTGAGES

55 Crescent Street LLC, Stamford, by Mark Sank. Lender: The Savings Bank of Danbury, 35 West St., Danbury. Property: 55 Crescent St., Stamford. Amount: \$1. Filed May 7.

Agreda, Jose, Greenwich, by Jonathan T. Hoffman. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 21 Richland Road, Greenwich. Amount: \$523,000. Filed May 17.

Ahmed, Noah S. and Rachel J. Ahmed, Fairfield, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 177 Old Mill Road, Fairfield. Amount: \$300,000. Filed May 15.

Alway, Donald and Bernadette Always, Branford, by Gillian V. Ingraham. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 11 Zygmont Lane, Greenwich. Amount: \$766,500. Filed May 15.

Aparicio, Gian F. and Gabriel E. Elliott, Austin, Texas, by David E. Rosenberg. Lender: Weichert Financial Services, 1625 Route 10 East, Suite 1, Morris Plains, New Jersey. Property: 165 Warsaw St., Fairfield. Amount: \$475,000. Filed May 13.

Bartolotta, Jeremy Michael and Milana Khanukayeva, Westport, by Andrew L. Wallach. Lender: Skyrock Mortgage Corp., 301 Route 17N, Suite 205, Rutherford, New Jersey. Property: 658 Pequot Ave., Southport. Amount: \$2,418,750. Filed May 16.

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 16.

Belliu, Paola and Erges Belliu, Stratford, by Andrew L. Wallach. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 151 Courtland Ave., Unit 4D, Stamford. Amount: \$332,500. Filed May 6.

Carothers, Drew and Devon Carothers, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 85 Autumn Ridge Road, Fairfield. Amount: \$150,000. Filed May 16.

Chaney, Robert M., Greenwich, by Thomas W. Ozimkoski Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 67 Burning Tree Road, Greenwich. Amount: \$1,910,500. Filed May 15.

Collins, Jeffrey M. and Patricia Collins, Fairfield, by Raquel A. Ortiz. Lender: Wright Patman Congressional Federal Credit Union, 10461 White Granite Drive, Oakton, Virginia. Property: 757 Reef Road, Fairfield. Amount: \$195,000. Filed May 16.

Craumer, Zachary and **Laura Janelli**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Duncan Drive, Greenwich. Amount: \$350,000. Filed May 17.

Crouchley, Noelle and **Perry Chen**, Norwalk, by Arianne O'Donnell. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 616 Hope St., Unit A. Stamford. Amount: \$500,000. Filed May 6.

Cullen, Kathleen W. and **Joseph A. Cullen Jr.**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Sweet Briar Lane, Stamford. Amount: \$180,000. Filed May 6.

Cussano, John and **Kym D'Agostino**, Fairfield, by Terriann Walker. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 7 Ennis Lane, Fairfield. Amount: \$78,000. Filed May 15.

Dresner, Michael and **Jill Dresner**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 561 Oldfield Road, Fairfield. Amount: \$200,000. Filed May 15.

Finger, David and **Michelle Schneider**, Stamford, by Chris Barreto. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 218 Woods End Road, Fairfield. Amount: \$630,000. Filed May 16.

Finkel, Bryan Patrick and **Abigail Land Oberman Finkel**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 15 Grosset Road, Riverside. Amount: \$984,340. Filed May 15.

Flagovic LLC, New York, New York, by Daniel Il. Walsh. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 16 Hedgerow Lane, Greenwich. Amount: \$3,851,250. Filed May 17.

Ford, Joel Robert and **Hillary Jean Byrum**, Fairfield, by N/A. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 153 Hunyadi Ave., Fairfield. Amount: \$553,500. Filed May 14.

Getz, George H. and **Dana D. Getz**, Greenwich, by Jennifer Brown. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 2 Stanwich Road, Greenwich. Amount: \$250,000. Filed May 16.

Gonzalez, Saul and **Jose S. Gonzalez**, New Rochelle, New York, by Lukas J. Thomas. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 24 Twin Hills Road, Stamford. Amount: \$766,550. Filed May 7.

Grasso, Jesse and **Tatyana Bakhurets-Grasso**, Fairfield, by Anthony J. Yorio Jr. Lender: NBKC Bank, 8320 Ward Parkway, Kansas City, Missouri. Property: 518 Lockwood Road, Fairfield. Amount: \$680,000. Filed May 13.

Habul, Kenny C. and **Kimberley Habul**, Stamford, by Michael J. Cacace. Lender: The Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 62 Ridge St., Greenwich. Amount: \$4,355,000. Filed May 17.

Hanlon, Michael Carl, Stratford, by Frank J. Peters. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 91 River View Drive Stamford. Amount: \$711,000. Filed May 8.

Kismetova, Zhanel, Greenwich, by Daniel Pagana. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 71 Prospect St., Greenwich. Amount: \$868,970. Filed May 21.

La Rovere, Carlos and **Maria Camargo**, Greenwich, by Jennifer Rolf. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 26 Curt Terrace, Greenwich. Amount: \$1,000,000. Filed May 17.

Lawrence, Andrew J. and **Olivia G. Lawrence**, Fairfield, by J. Scott McCuin. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 141 Wilton Road, Fairfield. Amount: \$555,000. Filed May 16.

Layman, Ralph R. and **Jasbeena Layman**, Riverside, by Jeremy E. Kaye. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 73 Lockwood Road, Riverside. Amount: \$2,366,000. Filed May 15.

Lazarus, Jeffrey and **Kate Lazarus**, Cos Cob, by Philip J. Toohey. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 21 Innis Lane, Old Greenwich. Amount: \$1,356,000. Filed May 15.

Lombardo, Jeffrey and **Michelle Lombardo**, Stamford, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 33 Auldwood Road, Stamford. Amount: \$200,000. Filed May 8.

Mancini, Sandra-Jane and **Robert Mancini**, Old Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 15 Watchtower Lane, Old Greenwich. Amount: \$90,000. Filed May 17.

Mariucci, Sarah and **Adam Mariucci**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 51 Sheephill Road, Riverside. Amount: \$545,000. Filed May 17.

McDonald, Andrew and **Noreen Harte**, Fairfield, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 83 Florence Lane, Fairfield. Amount: \$100,000. Filed May 14.

Melbourne, Frank Daniel, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 78 Gould Ave., Fairfield. Amount: \$175,000. Filed May 14.

Miller, William, Fairfield, by Kathryn A. Vitiello. Lender: ARI Enterprises LLC, 170 Mason St., Greenwich. Property: 148 Crestwood Road, Fairfield. Amount: \$18,250. Filed May 13.

Milne, Kylet and **Rosa Ninni**, Greenwich, by Kenneth Magura. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 48 Pecksland Road, Greenwich. Amount: \$289,000. Filed May 15.

Morris, Joseph C. and **Mary M. Morris**, Greenwich, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 9 Cottage Place, Greenwich. Amount: \$150,000. Filed May 15.

Murphy, Mary Alexis, Greenwich, by Robert V. Sisca. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 112 Greenwich Hills Drive, Greenwich. Amount: \$423,000. Filed May 15.

Navarro, German and **Jeremy A. Navarro**, Stamford, by Jonathan T. Hoffman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 12 Adams Ave., Stamford. Amount: \$655,168. Filed May 8.

Nemzin, Robert, New York, New York, by Jonathan J. Martin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 677 Westover Road, Stamford. Amount: \$1,165,500. Filed May 6.

Precup, Georgeta Elena, Stamford, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 65 Michael Road, Stamford. Amount: \$269,100. Filed May 7.

Ralston, Curtis and **John Finley**, Bridgeport, by Daniel R. Hermael. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 59 Courtland Ave., Apt. 3F, Stamford. Amount: \$136,150. Filed May 7.

Rao, Roshan and **Neha K. Karir**, Stamford, by Seth J. Arnowitz. Lender: Homestead Funding Corp., 8 Airline Drive, Albany, New York. Property: 48 Strawberry Hill Ave., Unit 18, Stamford. Amount: \$336,000. Filed May 8.

Raouf, Fahad and **Irfan Unnisa**, Stamford, by Joshua F. Gilman. Lender: Amwest Funding Corp., 6 Pointe Drive, Suite 300, Brea, California. Property: 47 Horton St., No. D, Stamford. Amount: \$328,400. Filed May 8.

Risley, Sharon C. and **Frederick P. Risley**, Fairfield, by Noemi Kovaszna. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 179 Larkspur Road, Fairfield. Amount: \$200,000. Filed May 15.

Rosado, Rachel Leigh and **Michael Joseph Murray**, Queens, New York, by Jonathan T. Hoffman. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 35 Mead St., Unit 4, Stamford. Amount: \$413,520. Filed May 8.

Rost, Samuel T., Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 68 Hawthorne Drive, Fairfield. Amount: \$500,000. Filed May 15.

Russell, Sean A., White Plains, New York, by Richard A. Smith. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 187 West Ave., Apt. 6, Stamford. Amount: \$481,500. Filed May 8.

Silva, Daniel and **Antoinette Silva**, Stamford, by Jeremy E. Kaye. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 25 Sleepy Hollow Lane, Stamford. Amount: \$608,000. Filed May 6.

Urban, Anthony and **Jeanine M. Urban**, Stamford, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 27 Carrington Drive, Stamford. Amount: \$2,000,000. Filed May 8.

Varga, Ryan J., Fairfield, by Nelson L. North Jr. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 342 Woodside Circle, Fairfield. Amount: \$185,900. Filed May 14.

Vermani, Vineet Monika Vermani, Stamford, by David A. Rogers. Lender: CIBC Bank USA, 7103 W. 111th St., Worth, Illinois. Property: 165 Shore Road, Unit D, Old Greenwich. Amount: \$1,400,000. Filed May 21.

Weston, Dwayne and **Katinka Weston**, Fairfield, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 52 Pemburn Drive, Fairfield. Amount: \$203,400. Filed May 13.

NEW BUSINESSES

Carlos Lopez, 279 Roosevelt Ave., Stratford 06615, c/o Carlos E. Lopez Salinas. Filed May 21.

Estrada Finish Carpentry, 36 Triangle St., Norwalk 06855, c/o Osmin Gonzalo Estrada Conte. Filed May 23.

Exquisite Hair by Karym, 45 Wall St., Norwalk 06850, c/o Kayla Ivette Rivera Moore. Filed May 29.

Foraged Whimsy Paper Co., 32 County St., Norwalk 06851, c/o Amy Gorrek. Filed May 22.

Liminality Wellness, 22 Cove Ave., Norwalk 06855, c/o Claudia Montufar. Filed May 30.

Resin Robot Studio, 15 Carol Drive, Norwalk 06851, c/o Carlos Valdovinos. Filed May 23.

Squeens Chilli & Grill, 18 Orlando Ave., Stamford 06902, c/o Nunes Noel. Filed May 10.

Temperance & Archer Creations, 500 Bedford St., Apt. 351, Stamford 06905, c/o Katherine Garcia Sanchez. Filed May 21.

That 1 Painter Westchester - Stamford, 2299 Summer St., No.1228, Stamford 06905, c/o Darkstar Mining Group LLC. Filed May 20.

The Share Company, 500 Summer St., No. 300, Stamford 06901, c/o Share Network Inc. Filed May 10.

The Stanley Recruiters, 6 Elton Court, Norwalk 06855, c/o Simeon Clifton. Filed May 29.

The Westport Group, 780 W. Granada Blvd., Ormond Beach, Florida. 32174, c/o Foundation Risk Partners Corp. Filed May 13.

Portfolio Manager (Greenwich, CT): Perform FX Relative Value investing. Build bespoke risk management systems. Trade developed and emerging markets FX options. Generate profit and loss (P&L) within allocated risk parameters. Work with running P&L; risk neutral option pricing and relative value trading; and, performing and analyzing industry research for financial investments. Reqs. Bachelor's degr + 7 yrs of exp. Email resume to HRRecruiting@bamfunds.com or mail resume to Hannah Ogren, Balyasny Asset Management, LP, 444 West Lake Street, 50th Floor, Chicago, IL 60606. Must Ref# MP8042318CT. No phone calls.

Manager, Software Engineering, Gartner, Inc., Stamford, CT. Dsgn, implmntatn, and spprt of intrnl srvice cloud to hlp fulfill resrch and cnsltnng dlrvy strtgy. Req Bach deg or frgn equiv deg in Comp Engg, Comp Sci, Info Sys, or a rel fld + 5 yrs of Post-bach's, progrssv rel work exp in the pstn offrd or rel position. 100% telecommuting permitted. To apply, please email resume to: Guillermo Andres Vidaurreta, Guillermo.Vidaurreta@gartner.com and reference job code: 88203

Townsend Letter, 24 Mill Valley Lane, Stamford 06903, c/o Cancer Communications Inc. Filed May 29.

Valtors Apparel, 228 Ludlow St., Apt. E, Stamford 06902, c/o Jesus De La Rosa Reyes. Filed May 15.

Vynylume, 425 Fairfield Ave., Stamford 06902, c/o Signature Exterior LLC. Filed May 3.

Virginia Juliano Strategic, 6 Vanderbilt Ave., Norwalk 06854, c/o Virginia Juliano. Filed May 24.

Waring, 1 Cummings Point Road, Stamford 06902, c/o Conair LLC. Filed May 7.

AVP, Software Engineer III Marketing Apps, Synchrony Bank, Stamford, CT. Dev & maintn the tech pltfm for Mrktng applctns. Req Bach's deg or frgn equiv deg in Comp Eng'g, Comp Sci, or a rel fld, & 5 yrs of post-bach, prgrssv, rel wrk exp. 100% Telecmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0053 in subject line to: kristine.mackey@syf.com.

Legal Notices

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

Notice of Formation of BENFICA PROPERTIES 4 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/05/2024. Office location: Westchester County. Princ. Office of LLC: c/o John Estima 110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63649

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, August 08, 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-notice. 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

D265291, PIN 881471, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY SAFETY IMPROVEMENTS/TRAFFIC SIGNALS - Various Locations, Bid Deposit: 5% of Bid (-\$40,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%