

Westfair Business Journal

SPOT CLEANERS

Business in Paradise

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- PAGE 6 -

Renting to family
can be taxing

Page 2

How to monitor
your competition's
social media strategy

Page 3

Russian sentenced to
prison for smuggling
Dutchess company's
devices

Page 8

A 'small business
fixer' on coping
with burnout

Page 12

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Renting to family can be taxing

BY NORMAN GRILL



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As housing rents continue to rise, you may be thinking about helping family members out by renting them a residential property at a discount. Proceed with caution. Even if they are a model tenant, your generosity can lead to the loss of significant tax deductions.

Let's look at the tax treatment that applies when you rent to unrelated parties versus how the rules change when you rent to relatives.

BUSINESS VS. PERSONAL

If you use real estate strictly for business purposes, in other words as a rental property, you must report the income and can deduct mortgage interest, property taxes, utilities, depreciation, maintenance and other expenses. You may claim a loss (subject to limitations) if your expenses exceed your rental income.

Suppose you use a property as a personal residence (such as your primary residence or a vacation home) and rent it out for fewer than 15 days per year. In that case, you don't need to report the rental income, but you can't deduct related expenses. If you itemize, you can still claim personal deductions, to the extent allowable, for mortgage interest and property taxes.

Now suppose instead that you rent out that residence for 15 or more days per year. In that case, it's treated as a mixed-use property. You must report the rental income and allocate your expenses between the property's personal and business uses. You generally can claim the personal use portion as itemized deductions. The business use portion of these and other expenses are deductible as rental expenses, but they can't create a loss. Disallowed deductions may be carried forward to future years.

FAMILY MATTERS

Renting property to family members means you risk losing the ability to deduct rental expenses. That's because use by family members is considered personal use, even if your relative pays rent, unless two requirements are met. The family member must:

1. Use the property as a principal residence
2. Pay fair market rent (not discounted).

If these requirements aren't met, then you must report the rental income (if you rented the property for 15 days or more per year) but related expenses won't be deductible.

If you want to avoid losing valuable tax benefits, set the rent at or above fair market value and document fair market rent with comparable local rental rates.

If you give family members financial gifts to help with the rent, the IRS will likely view this as discounted rent.

KNOW WHAT YOU'RE GETTING INTO

Granted, helping family members with housing expenses is a nice thing to do. Just be aware of the tax consequences.

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This column is for information only and should not be taken as advice. Tax issues are almost always complicated and can cost a lot of time and a considerable amount of money if mishandled. Getting advice from an experienced tax professional would be prudent.



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Contributing Writer

How to monitor your competition's social media strategy

BY MICHAEL GUBERTI

Monitoring your competition's social media strategy can provide insights into what services and products they are paying to promote, reveal their current marketing priorities, and serve as a rich source of creative inspiration for your future campaigns. It is also enlightening to review their followers' comments on their posts.

In short: evaluating your competition's marketing strategy can give important insight into their social media game plan.

WHERE TO START

Begin by reviewing what messages and topics your competition is paying to promote.

Search the name of your competitors' Facebook pages and Instagram accounts in the Facebook Ads Library.

This resource will show you the approximate number of paid ads the page is running, what Meta-owned platforms they are running the ads on (Instagram, Facebook, Messenger, and Facebook's audience network), the ads' wording, creative material (picture, video, carousel, etc.), and what webpage the ad is sending people to.

You can visit the webpage to see what your competitor has on offer. LinkedIn and Google also have searchable ad libraries displaying messages that advertisers are currently running.

REVIEW THEIR SOFTWARE AND SOCIAL MEDIA PIXELS

Do your competitors have the Meta Pixel installed on their website?

The "Pixel" is a piece of code installed on their webpage which tracks people who visit their website and places them inside an audience on Facebook. A business with a Meta Pixel on its website can run paid ads exclusively to people who have visited it. Social media companies including LinkedIn, X (formerly Twitter), and Pinterest all have pixels that advertisers can put on their websites to monitor and build audiences of people for future advertising campaigns.

Additionally, check what software your competition used to build their website. If it is WordPress, are they using an SEO optimization plugin like Yoast SEO? Compare their tools to yours and see if they are better equipped.

COMPARE THEIR EMAIL NEWSLETTER CONTENT WITH THEIR SOCIAL MEDIA MESSAGES

Sign up to receive your competition's pro-

motional emails.

Do their emails align with their social media posts, or do they send different messages on different channels? How often does your competition send marketing

emails? Does the frequency vary by the time of year, or is it consistent throughout the year? The answers to these questions can reveal a lot about their strategy and inform your own.

DO THEY SEND PROMOTIONAL TEXT MESSAGES?

If the business asks for a mobile number in the newsletter signup form on their website, provide a phone number to see if you receive promotional text messages. Do those text messages align with their social media posts? Are they long or short? Do they include a link or phone number to call? What do they ask the recipient to do? The answers to those questions can reveal how your competition uses their leads' phone numbers.

REVIEW WHO HAS TAGGED YOUR COMPETITION ON SOCIAL MEDIA.

I have a client in the orthodontics industry who sponsors in-person events in their community. The event organizers and the town government's Instagram account tagged my client to thank them for their continued support and sponsorship of the in-person event. Sometimes those messages are genuine, but there are other possibilities.

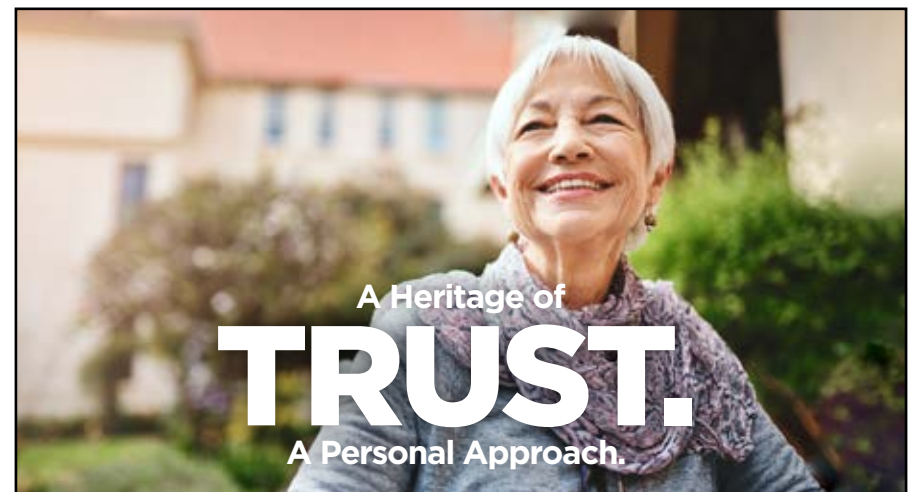
Do you see other pages tagging your competition? If so, what are they saying about them? They may have formed a paid sponsorship agreement. This information becomes food for thought for your business. Do you want to do something similar?

DON'T REINVENT THE WHEEL!

If you observe a marketing strategy that works well for someone in your industry, consider implementing a similar approach for your business. The key is to make it your own and customize it to fit your unique brand and audience.

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Have questions about marketing? Email michael@michaelguberti.com to get your questions answered by Michael during one of the upcoming episodes of his Marketing That Clicks podcast!



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Doral Arrowwood redevelopment moves into environmental review stage

BY PETER KATZ / pkatz@westfairinc.com

The proposal includes the construction of a health and wellness lodge with approximately 220 hotel rooms for guests and 40 residential units.

The proposal to redevelop the site of the shuttered Doral Arrowwood resort at 975 Anderson Hill Road in the village of Rye Brook has moved into the environmental review stage. The village's Board of Trustees has adopted a Scoping Outline for the preparation of a Draft Environmental Impact Statement (DEIS). Doral Arrowwood has been vacant since 2019.

The developer, Cohen Purchase Building Company LLC will be required to follow the outline in conducting studies and preparing a document that evaluates environmental aspects of the project and proposes steps to mitigate any adverse environmental impacts.

The Scoping Outline calls for studies of soils, topography, geology, wetlands, vegetation and wildlife. Visual resources, community character,

schools, open space, traffic, infrastructure, energy use and utilities also are among the numerous subjects to be covered in the DEIS.

The site is within a Planned Unit Development (PUD) District, Airport Zoning Districts and the village's Anderson Hill Road Scenic Road Overlay District. The developer petitioned the village's Board of Trustees to amend the Zoning Code to establish a new PUD

known as the "975 Anderson Hill Road Planned Unit Development."

The project site consists of approximately 84 acres of the former PUD that was approved for Doral Arrowwood and Doral Greens. The site also includes former golf course holes. The existing Doral Greens residences are to remain and the golf course holes are to be refurbished. The project site does not include the approximately 6.89-acres of land owned by the appli-

cant in Connecticut.

The proposal includes the construction of a health and wellness lodge with approximately 220 hotel rooms for guests and 40 residential units, along with a grand ballroom and conference center for banquets and events. There would be spa and fitness facilities, restaurants, pools, pavilions, tennis and pickleball courts and other recreational amenities. The lodge would have seven levels and two garden levels. A separate five-story residential building would have approximately 75 units, including 12 affordable housing units, as well as amenity rooms, lounges, and fitness facilities including an outdoor pool for residents. There would be underground parking.

There also would be a medical/wellness office building that also has approximately six workforce housing units.

Additional at-grade surface parking areas would be built. The existing access drive from Anderson Hill Road would be reconfigured and another

access drive from Anderson Hill Road would be added.

In the petition seeking a zoning change, Attorneys David Steinmetz and Brad Schwartz of the White Plains-based law firm Zarin & Steinmetz said, "The project is designed to attract visitors to the village from around the region to enjoy the project's expert wellness, dining, hospitality, and recreational activities. This will be both a tourist destination and an opportunity to offer a unique housing type in the village that differs from a traditional single-family home."

They pointed out that the new facility would be a community amenity that could host weddings, charity banquets, fundraisers, and similar events. They also noted that when Doral Arrowwood was operating it generated hundreds of thousands of tax dollars for the village and the proposed development would "once again generate tax revenues in a meaningful way for the village."

Groundbreaking for storage, recreation and warehouse project in Armonk

BY PETER KATZ / pkatz@westfairinc.com

The property covers approximately 11.3-acres.

Basis Industrial, a real estate owner and operator based in Boca Raton, Florida, has broken ground on a construction project at 100 Business Park Drive in Armonk. Late last year the developer, which has developed, owns and manages about 15 million square feet of properties, received approvals from the town of North Castle to construct a building encompassing a 26,461-square-foot pickleball recreation center, an 81,609-square-foot self-storage facility and a new 8,038-square-foot warehouse.

The property covers approximately 11.3-acres. There currently is a 62,782-square-foot office and light industrial building on the property with associated off-street parking. Jan-Tile is the primary tenant in the existing building.

The new construction will feature an Extra Space Storage branded and operated self-storage facility, a Spor-

time branded and operated pickleball facility, and a new warehouse facility to support the expansion of Jan-Tile.

Among those attending the groundbreaking were: Anthony Scavo, president and managing partner at Basis Industrial; North Castle Supervisor Joseph Rende; North Castle Councilwoman Barbara DiGiacinto; North Castle Planning Director Adam Kaufman; Claude Okin, CEO of Sportime; and Hannah Dorff, of Extra

Space Storage.

Basis Industrial purchased the site last year for a reported \$30 million. It says that the proposed space will be open by the third quarter of next year and the development will be 100% leased.

Basis said that it was attracted to Westchester because of the region's proximity to major highways and



Rendering of Basis Industrial building in Armonk.

ports. Other markets where it is active include Florida, Pennsylvania, New Jersey, Texas, Boston, Los Angeles and Alabama.

Basis said that in May it secured a \$39.6 million loan for construction and refinancing of the property. Basis said that Scavo, along with Ackman-Ziff Real Estate Group, arranged the financing for the

36-month interest-only loan, provided by Beach Point Capital Management. It said this was the second transaction between Basis and Beach Point Capital Management, following a \$70 million preferred equity/mezzanine loan in November of last year for a substantial portfolio purchase and refinance in Florida and Texas.

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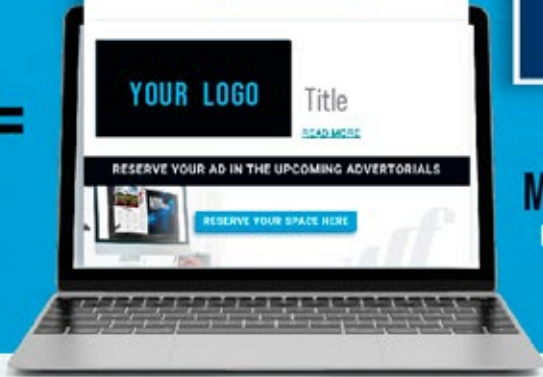
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Business in Paradise

- PAGE 1 -

“It’s really important to support them and let people know that they’re here and open for business”

- Mary Dean



Stratford’s Paradise Green was not fully living up to its name on the morning of July 23.

The skies were gray, and the only break from days of heat and humidity was a sprinkling of rain which was just enough to induce worry about plans without the relief of a cancellation. Yet at two businesses along Main Street, across the road from the Green itself, broad smiles were easy to find.

The City of Stratford was holding ribbon cutting ceremonies for a pair of businesses on the same block, and the families of owners at both Spot Cleaners and Skincare Studio Medical Spa were on hand not to open their doors for the first time, but to mark a new chapter in the story of each business.

Stratford’s Economic and Community Development Director Mary Dean considered the dual event a rousing success and an indicator of good things to come.

“We’re really excited because before it was Skincare Studio that was a smoke shop in the middle of a family neighborhood,” Dean said. She praised the Spa’s owner, Terri Miller, for making the effort to literally clean up the space and add a new attraction to the area. “And we have Spot Cleaners, owned by a gentleman who chose Stratford. He’s from the White Plains area and he is looking to move here and fully be part of the community.”

Dean said it was an exciting moment both for the businesses and the town. While ribbon cuttings are typically used to mark the start of a business, she indicated that expansions or transfers of already successful businesses are also important to celebrate as they demonstrate that Stratford is a place where small businesses can not only be launched but also built.

“It’s really important to support them and let people know that they’re here and open for business,” Dean said of why her department organized events like ribbon cuttings. “Sometimes if you’re driving by it’s hard to see business signs when you’re trying to deal with traffic. This highlights the new businesses and gives everybody kind of a foot in the door to let people know that they’re here.”

“Even if there isn’t a large group that attends,” Dean added, “it’s more about the media helping to advertise them and letting them meet with the mayor and she can share it on her social media.”

Stratford Mayor Laura Hoydick noted that the continued development of businesses was a sign that their owners in turn cared about the community.

“Terri already has a business here so to expand to a second location is really great. She obviously is a Strat-



Mayor Laura Hoydick and owner Terri Miller cut the ribbon for The Skincare Studio Medical Spa at Paradise Green in Stratford on July 23, joined by employees, her husband Terri Miller, and representatives of the Stratford DECD and BRBC. Photo by Justin McGown.

ford person and loves the community. I’m really proud of what she’s accomplished here,” Hoydick said. “And our next business, Spot Cleaners has been a stalwart, established business in Stratford for a long time, so I’m glad to see somebody is taking over.”

Terri Miller, the owner of The Skincare Studio Medical Spa, the first of the two ribbon cuttings, is a nurse of 15 years. She has training in dermatology and plastic surgery.

“Really and truly, this place is a hub for any and every skin type,” Miller said of her goals for the spa. “Anybody who has skin problems, skin concerns, acne, hyperpigmentation, rosacea. We do microneedling, chemical peels, and facials and cosmetic treatments of course. We also do Botox fillers, we’re a complete hub of anything and everything that someone would want to do to advance their skin and body.”

According to Miller, opening a second location for her business in Stratford was both practical and community directed. The services she offers are hard to find in the eastern end of Fairfield County, and medical spas in Fairfield, Westport, or Norwalk often charge higher prices.

“And on top of that not everybody understands all skin types,” she added. “But we do. So, we’re able to treat everybody properly.”

An 11 year resident of Stratford who sends her children to the local schools, Miller has also seen how Paradise Green has gained offerings like the Open Door Tea Room and Foodies Cookbook Shop that are making it a destination with Stratford.

Miller was joined by her employees and family for the ribbon cutting,

alongside representatives of both the city and the Bridgeport Regional Business Council (BRBC). The occasion was marked with champagne and pastries.

Down the street at Spot Cleaners Ricardo Aguirre, who that morning had commuted all the way from White Plains along with his extended family introduced the mayor to his daughter, and in turn her baby boy, along with his extended family and coworkers.

“I have to thank all of you guys,” Aguirre said to the organizers and visitors as his family shared batch-made ice cream with the visitors and some customers who came in for drop off, “because of the support you’ve given me. It’s amazing. It’s my first experience as an owner, and I had to have a lot of hope. Hopefully everything is going to work out the way it’s supposed to. I’m going to try to do the best that I can.”

Aguirre stressed that the business uses organic methods and the latest machines, eliminating many of the odors from harsh chemicals he encountered working at other cleaners and laundries. By performing the entire process on site, Spot Cleaners can keep close track of any item dropped off, and ensure it is only handled by trusted employees, according to Aguirre.

“I live in White Plains, but my whole life I’ve been working in the Fairfield area,” he said. “I’ve been working in this place as a manager for 15 years and I had the opportunity to take this place over and I’m here now.”

Aguirre said that his next ambition is to move his family to Stratford.



Brazen scammer sentenced to 44 months in prison

BY BILL HELTZEL / bheltzel@westfairinc.com

A four-time fraudster was sentenced in White Plains federal court to 44 months in prison on July 11 for running yet another swindle.

Ian Mitchell, 36, stole \$470,000 from prey in Manhattan and Westchester County by pretending to be the nephew of a billionaire Nigerian businessman.

Mitchell used the names of real people and businesses to create a "false sense of legitimacy," a prosecutor stated in a sentencing letter, and used "doctored bank statements to create a mirage of wealth."

From 2015 to 2018 he was involved in four separate frauds. For instance, he posed as a relative of a wealthy Jamaican businessman and as the operator of a hedge fund.

In the latest hoax he posed as the nephew of Aliko Dangote, a billionaire Nigerian industrialist. He offered phony investment opportunities with stories weaved from real news, such as Dangote's plan to open a private wealth management firm in New York.

He wined and dined wealthy individuals at high-end Manhattan restaurants, claimed he was investing millions of dollars of his own money, and offered to let them in on the opportunity "because of their friendship," according to a prosecutor's sentencing letter.

He created a sense of urgency that required the target to fund a portion of an investment, with the promise of paperwork to follow, then provided fake documents.

Once he got the funds, he spent the money at the racetrack or on personal expenses.

When the FBI went to arrest him at his girlfriend's 31st floor apart-

ment in Midtown Manhattan, in March 2023, he resisted with a hammer and knife, broke a window and threatened to jump, and held off agents for

eight hours. As Mitchell perched on a ledge, a New York police officer rappelled down the side of the building, kicked Mitchell inside and climbed in after him.

Mitchell's attorney, Elizabeth Quinn, recommended a prison sentence of 30 months, in a letter submitted to U.S. District Judge Cathy Seibel.

He was born in Jamaica, abandoned by his parents at age 3, raised mostly by his grandparents and an uncle, and lived a tumultuous childhood of abuse and economic uncertainty.

He has suffered from anxiety and depression, Quinn stated, and grappled with drinking and gambling problems.

She noted that for more than a year Mitchell has been held under harsh conditions at the Metropolitan Detention Center, in Brooklyn, including vermin-infested food and frequent lockdowns akin to solitary confinement.

Assistant prosecutor Qais Ghafay recommended a prison sentence of up to 51 months.

Mitchell stipulated to 41 to 51 months in prison in a plea agreement, when he pled guilty to fraud on March 6. The terms were based in part on the sophisticated nature of the fraud and on reckless conduct that created a risk of death or injury to law enforcement during his arrest.

Judge Seibel recommended that the Bureau of Prisons place Mitchell in a facility as close as possible to New York City, but not the Metropolitan Detention Center.

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Single-family house prices in HV generally soar compared with national average

BY PETER KATZ / pkatz@westfairinc.com

While the National Association of Realtors (NAR) was reporting that the median existing single-family home price in the U.S. was \$432,700 in June, up 4.1% from June of last year, the Hudson Gateway Association of Realtors (HGAR), based in White Plains, was reporting that median sale prices in some counties in the Hudson Valley were up double, triple and even quadruple that percentage.

"We're seeing a slow shift from a seller's market to a buyer's market," said NAR Chief Economist Lawrence Yun. "Homes are sitting on the market a bit longer, and sellers are receiving fewer offers. More buyers are insisting on home inspections and appraisals, and inventory is definitively rising on a national basis."

For the Hudson Valley, HGAR CEO Lynda Fernandez said, "Limited supply and strong demand continue to be the driving forces in our markets right now, particularly

for single-family homes. We expect lower interest rates and higher levels of inventory to help stabilize pricing and to generate more home sales in future months."

Sullivan County saw a decline in the median single-family home price, which was down 5.1% to \$299,060 from \$315,000 a year ago. Sullivan County's single-family home sales had declined 16.9% in June.

In Westchester County, sales of single-family homes declined by 13.3% in June while the median sales price shot up by 12.7% to a new high of \$1,031,500. In June a year ago, the median price for a single-family home stood at \$915,000.

The condominium market in Westchester experienced a drop in sales in June of 7.7%, and a 3.3% hike in the median sales price to \$511,000. New listings declined for all housing types, with 27.4% fewer condos, 3.4% fewer coops and 3.1% fewer single-family homes being listed for sale.



A Westchester single-family home estimated to be worth the county's median price. Photo by Peter Katz.

In Putnam County, single-family home sales suffered a 16.9% decline in June but the median sales price soared by 19.2% to \$590,000. Condo transactions were off by 8.3% compared with a year ago and the median price for condos fell by 3.7%.

In Rockland, the single-family home price in June 2024 stood at \$720,000, a 7.9% increase from the \$667,500 median recorded a year earlier. The median price for condos was up 5.8% to \$399,999.

In Orange County, sales of sin-

gle-family homes in June fell sharply by 26.9%, while the median sale price rose 11.4% to \$479,000. The median sale price of a condo in Orange in June of this year was \$317,500, down 7.6% from the median price 12 months earlier.

According to the NAR, existing-home sales in the entire Northeast in June 2024 dropped to an annual rate of 470,000 units, a decline of 6% from June 2023. The median price in the Northeast was \$521,500, up 9.7% from one year earlier.

Russian sentenced to prison for smuggling Dutchess company's devices

BY BILL HELTZEL / bheltzel@westfairinc.com

A Hong Kong businessman who bought military-grade microelectronics from a Dutchess County manufacturer was sentenced on July 17 to three years in prison for smuggling the devices for Russia.

Maxim Marchenko, 52, had asked U.S. District Court Judge Nelson S. Román for a 10-month prison sentence and credit for the 10 months he has served since his arrest last September.

"An unduly lenient sentence of time served is not the message that this court should send to the public," prosecutors advised the judge in a sentencing letter, "especially at a time when Russia is relying on U.S.-sourced electronics and components to continue its aggression against Ukraine."

Marchenko, a Russian nation-

al who lived in Hong Kong, paid \$1.6 million for OLED (organic light-emitting diode) displays. The devices can be used in commercial products, such as electron microscopes, or for military weapons such as rifle scopes and night-vision goggles.

Court papers do not identify the Dutchess manufacturer, but eMagin, a Samsung Electronics Co. affiliate in Hopewell Junction, makes OLED displays.

Marchenko had done business with a Dutchess company before Russia invaded Ukraine in February 2022 and had shipped the devices to Russian customers, according to court records. But when the U.S. imposed tough import sanctions after the invasion, company officials worried that their technology could put U.S. or

NATO forces in harm's way, and they decided to stop selling the devices to Russian customers.

Then Marchenko and two Russian conspirators set up shell companies to buy the electronics and disguise the destination. For instance, the manufacturer was told that the devices would be put in electron microscopes and used for medical research in China, Hong Kong, Malaysia and Europe.

The Dutchess manufacturer referred Marchenko's front companies to an undercover company controlled by law enforcement.

Marchenko was arrested on Sept. 18 and charged with smuggling, money laundering and fraud. He pled guilty on Feb. 29.

Though he admitted his illegal conduct, prosecutors Jennifer N. Ong and Shiva H. Logarajah state in the sentencing letter, he minimized his involvement and downplayed the

seriousness of his actions.

They point out that Marchenko lied repeatedly, told an undercover agent that his network could erase serial numbers with lasers, and told the agent how to avoid reporting requirements. He disguised the movement of money and devices. He owned and operated the front companies that were used to conceal the destination of the electronics. His companies brought in \$40 million a year and he was paid \$300,000 a year.

The prosecutors recommended imprisonment for 57 to 71 months (nearly five to six years).

"Had these orders of micro-displays not been interdicted by law enforcement," the prosecutors' sentencing letter states, "Russia would have been armed with thousands of units of military-grade technologies that had the potential to cause widespread harm to U.S. national security interests."

Ribbon cutting for 113-unit Summit on Hudson in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

A ribbon-cutting ceremony has marked the formal opening of Westhab's new six-story apartment building Summit on Hudson. The building features 113 units and is at 76 Locust Hill Ave., between Palisades Avenue and Lafayette Place in Yonkers.

The building replaces the former St. Margaret of Hungary Roman Catholic Church that was abandoned in 2004 and had deteriorated. The property was bought by Westhab for \$1.4 million.

All of the apartments are in the affordable category and the building includes 45 apartments that are being offered with supportive services and are reserved for people who have been experiencing homelessness. The rents are set to make the apartments affordable to households earning up to 60% of the Area Median Income.

Summit on Hudson is an all-electric building designed to comply with Energy Star Multifamily New Construction Program standards. The development received a New York State Energy Research and Development Authority (NYSERDA) Buildings of Excellence award.

In addition to solar panels, the building has electric vehicle charging stations, LED lights, and is highly insulated to help save energy. Amenities for residents include a courtyard, a children's recreation room, and a veranda with views of the Hudson River and Palisades. The building stands on a 0.96-acre site.

"The completion of Summit on Hudson replaces an outdated, unused building with 113 critically-needed apartments in this thriving city," Gov. Kathy Hochul said in a statement issued for the ribbon-cutting. "My administration continues to invest in the types of developments that bring affordable, modern homes to our communities, especially those that can provide on-site support to New Yorkers who have struggled with homelessness."

State financing for Summit on Hudson includes \$26.4 million in Low Income Housing Tax Credits and \$3.3 million in subsidies from New York State Homes and Community Renewal (HCR). NYSERDA awarded the project \$1 million through the Buildings of Excellence Competition and is also providing \$465,700 through the New Construction - Housing Program, and \$165,288 through the NY Sun Program. The city of Yonkers is providing \$600,000 in HOME funding.

State Senate Majority Leader Andrea Stewart-Cousins said, "Today is another step towards increasing the affordable housing supply in our community, as well as addressing much needed housing for those facing homelessness. Summit on Hudson will offer a total of 113 units, with some of those units reserved for homeless families, and homeless young adults. Building housing with state-of-the-art green technologies is also an investment in our communities and housing sustainability, and promotes a future of affordable housing that is high-quality and sustainable."



Women INNOVATORS 2024 IN OUR REGION

19 SEP Date
5:30-8:00 PM Time
ROLLING HILLS COUNTRY CLUB, 333 HURLBUTT ST, WILTON Location

WHY YOU SHOULD NOMINATE?

NOMINATION DEADLINE
AUG 1

SCAN ME 

EVENT INFORMATION:
Natalie Holland
✉ nholland@Westfairinc.com

SPONSORSHIP INQUIRIES:
✉ partners@Westfairinc.com

When nominating for women innovators, **highlight their groundbreaking contributions, innovative thinking, and impact in their field.** Focus on specific projects, products, or initiatives they've led that showcase their creativity and ability to drive positive change.

Requirements

1. Nominee must work in either Fairfield County, Westchester County and/or Hudson Valley
2. Exhibits remarkable problem solving skills.
3. Is a true inspiration to those around her.
4. Displays unwavering tenacity.
5. Has exceptional communication skills.

Nominate at
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Tompkins Community Bank Program Features Social Media Experts

The Business Council of Westchester's Tompkins Community Bank Power Breakfast recently hosted social media experts who offered advice on the latest online strategies.

Social Media Powerhouses: Growing Your Online Presence & Engagement offered ideas on strategic content creation, platform-specific strategies and the latest best practices on LinkedIn, Instagram, and Facebook.

The featured speakers were Maggie Carey, CEO of Master It Media and Creator of Painless Posting; Domenick Cocchiara, Manager of Social Media and Digital Advertising at Thompson & Bender; Mike Dardano, Founder & Marketing Executive of BuzzPotential; Jack Jones, Communication Specialist at Tompkins Community Bank; Bruce Segall, President of Marketing Sense for Business, LLC; Hillary Millman, Owner of In Better Words; and Liz Woods, Founder of Ryemarkable Moms.

Dardano, the moderator, kicked off the event with a question about the essential elements of good social media content.

"Whenever you're creating anything for social media, think about your audience first," said Millman. "I see a lot of content starting with something about when an organization was founded or some other kind of piece of information that's not exactly relevant or interesting to someone."

Segall emphasized sharing original thoughts. "It's important on a crowded platform like LinkedIn not just to repeat and parrot your company's elevator speech or what other people are saying. Bring your real opinion—your real self—into your post or else it will just get lost in the sea of other posts that are out there," said Segall.

Woods offered three rules of thumb. "You should educate, empower people and entertain," said Woods. "As a business owner, you want people to like and trust you. You need to share your story. How did you get where you are today? That's the stuff that gets the most engagement."

Jones said that Tompkins Community Bank recently changed its social media posting practices to meet audiences on their preferred platforms. "Six months ago, we were extremely specific

on what content went where. LinkedIn was purely business development and recruitment. Facebook was far more community based," said Jones. "About six months ago we switched.... We cross post everything and for us it's more about meeting our customer base where they are."

For companies that are regulated or that work with sensitive information, Cocchiara noted that an established content-creation process with checkpoints is essential. "A lot of the work that we

do in healthcare is making sure of the legal compliance of what you can say when you can't say, so that you're not going through this whole process only to be shut down right before you post because you're not allowed to say something," said Cocchiara. "Things like that can be mitigated earlier on by having a clear set of processes in place."

Dardano suggested that people in compliance-dominated sectors focus their social content on nonwork-related topics. "Take a picture going to a local pizza shop, doing stuff with charity," said Dardano. "That's where Instagram is wonderful because a lot of people showcase who they are as a person.... If you're just doing promo, promo, promo, it's not going to work."

Carey said that measuring success with social media is only possible by reviewing data. "It's tough to figure this out on your own. That's why all major platforms have some form of analytics. The analytics are telling you who your audience is," said Carey. "You can find—not only things about how well your social media is performing—but you can find out about your business, these little secrets that you may not even know."

The program was held June 14 at the Westchester Marriott in Tarrytown.

Sachs said that privacy and security with AI are the issues that keep him up at night. "If I'm working on a document and I want Copilot to help me with that document...where is all that data going? What if I want to get it back?" said Sachs. "This all started in November of 2022. That's 18 months ago. If that were a baby, would you trust it with your company documents?"



Seated, L to R, Bruce Segall, Maggie Carey, Hillary Millman, Domenick Cocchiara; Standing, L to R: Jack Jones, BCW Chairman Jamie Schutzer, Liz Woods, BCW Executive VP and COO John Ravitz and Mike Dardano



BCW BUSINESS COUNCIL OF WESTCHESTER

SUMMER SOIREE

July 9, 2024
Greentree Country Club
New Rochelle, NY



A 'small business fixer' on coping with burnout

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



◀ **Julie Bee**, author of the new “Burned: How Business Owners Can Overcome Burnout and Fuel Success.” Photograph by Jeff Cravotta.

“If you’ve just returned from vacation and are feeling charred to a crisp (and not just from sunburn), attempting to power through your exhaustion and disengagement won’t be sustainable,” said Julie Bee.

She ought to know. Bee is the author of the new “Burned: How Business Owners Can Overcome Burnout and Fuel Success” (Matt Holt, \$28). The business owner-burnout strategist has been dubbed the “small-business fixer,” with more than 15 years in the entrepreneurial field that have led her to be recognized by Fast Company and Forbes.

Her insight above is borne out by statistics: A recent nationwide study found that 41% of employed Americans report experiencing burnout after taking time off, with Bee adding that entrepreneurs — often doing many tasks during 60-hour workweeks — are particularly at risk:

“Expecting a vacation to stave off burnout isn’t realistic, because time away doesn’t solve the problems that were causing your stress. Not only will those problems be waiting when you return, there may also be a whole new set of fires for you to put out. That can be enough to tip you over the edge into burnout.

“To be clear, I’m pro-vacation — and yes, self-care can temporarily relieve some of the pressure. But if you don’t want burnout to take a serious toll on your business, finances, relationships and health, you need to get to the root of what’s causing it.”

Here are nine things Bee said to know about burnout (post-vacation or otherwise):

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If there’s a light at the end of the tunnel, it’s stress. If you’re stuck in the dark, it’s burnout — “With burnout, you have little or no energy left to move forward,” said Bee. “The passion you once felt for your business has turned to dread. When faced with a challenge, you may feel ‘stuck’ or just plain indifferent. Instead of fulfilling you, your responsibilities feel like a burden — and you can’t see an end in sight to being in this state.”
.....

Know your red flags: You’re

sleep-deprived, snappy and buying stock in dry shampoo — “Most of us don’t go from ‘fine’ to ‘running on fumes’ overnight. There are usually red flags that

indicate you’re headed toward burnout — actions, habits or behaviors that indicate you’re off-balance, stressed and working unsustainably.”

Be alert for trigger warnings: Scour your schedule for stressors — Triggers differ from red flags, because they are external. “Burnout triggers are often seemingly small things like hearing the phone ring or seeing a difficult client’s name appear in your inbox. They don’t even have to be work-related: A spouse’s bad mood or the sight of your overgrown lawn can also cause your stress to spike. It’s important to identify burnout triggers so you can eliminate, limit or deal with them.

“Your triggers might be extra stressful if you’re returning to your business after a vacation. Instead of dealing with your triggers from a Zen-like mindset you cultivated while relaxing poolside, it’s likely they’ll seem even more intrusive as you frantically play catch-up.”

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Master your new mantra — No (for now) — “Maybe you do have a fantastic idea that is right in your business’s sweet spot — but first you have to make space to properly develop and execute it. Sometimes the best way to speed up is to slow down.”

Run the “why” test to pinpoint what’s causing your symptoms — First, think of something that’s causing you stress — your burnout triggers are a good place to start — and list three thoughts or feelings you have about that stressor. Now ask “why” about each thought or feeling and answer as honestly as you can.
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Now that you’ve diagnosed your burnout, treat it — You might carve out more time for important work by determining which of your daily tasks you can eliminate, delegate or save until later. If the pile of minor emergencies that cropped up while you were on vacation tipped you over the edge from “stress” to “burnout,” you

A recent nationwide study found that 41% of employed Americans report experiencing burnout after taking time off.

need to create a plan for more effectively covering your absence the next time you're out.

“Don't do this alone. You need a team to support and advise you — key employees, business partners, loved ones, even a therapist. When you're in a state of burnout, it's hard to see things clearly and objectively. Outsiders may see something you haven't noticed and offer a fresh perspective, and they can also get close to the source of the issue without succumbing to stress like you might.”

Then focus on your personal recovery — Being burned out means that you've been depleted faster than you could replenish. Now that you're on the other side of the urgent fire, you can focus on the personal toll it has taken. To start, identify an action or activity that will comfort and replenish you that can be accomplished in the next 30 days, like taking a hike or talking with someone you trust.

“These types of self-care actions won't cure your burnout, but you need to capture a few quick wins so you'll have the attitude and energy to make

bigger, more impactful changes that will help you prevent (or at least mitigate) future burnout.”

Put a prevention plan in place — Create thoughtful guardrails designed to keep you from traveling too far into your red-flag danger zone. One anti-burnout strategy Bee recommended is to define your ideal workweek.

“For instance, on what days of the week will you work and at what times? When will you work on big-picture, visionary tasks? When will you invest time with your staff? When will you do tasks you do not enjoy? How often will you network? How will you handle personal calls, texts, etc. while you're working? Answering questions like these can help you set boundaries, prioritize effectively, work efficiently and communicate clearly — all of which will give you more bandwidth to deal with stress and setbacks.

“I also recommend defining your personal life in a similar way. A good work-life harmony doesn't just happen. You have to think about how you want to show up and what you want to accomplish outside of work.”

Finally, make peace with burnout being like a bad penny (albeit one you can still spend wisely) — As Bee has said, burnout often isn't a one-and-done event. You'll probably encounter it several times throughout your career. But, she added :

“Nearly every entrepreneur I know who has gone through burnout has taken away something valuable. Sometimes it's a lesson or an idea. Sometimes it's a full-on breakthrough or reinvention. My best advice for embracing burnout is to adopt the classic improv rule of ‘yes, and...’ Own and name your circumstances (that's the ‘yes’ part). Then figure out how to make the most of it...or at least move on from it (that's the ‘and’ part)...”

“The good news is, if you do the hard work of addressing your burnout now, you stand a much greater chance of actually enjoying your next vacation — and of climbing smoothly back into the saddle once it's over.”

For more, visit:
<https://www.thejuliebee.com/>

The name behind the (brand) names

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Today, the company has 15 employees and has seen a 40% increase in sales from the first half of 2023 to the first half of this year. He anticipates a 45% year-to-year increase.

Michael Steinberg, founder and CEO of the Port Chester-based Trail Network, is the name behind some of the nation's most accomplished brands.

Greenwich Polo Club; Hoodoo Brown Barbeque in Ridgely; Sally's Apizza in Fairfield, Stamford, New Haven (and soon) Norwalk; Dwayne “The Rock” Johnson's Papatui men's fragrance; an NBA internal youth event with Golden State Warriors point guard Steph Curry: Trail Network @TrailNetworkUSA has created merchandising programs for them all as a business that concentrates on private label apparel.

Other clients include The Abaco Club Bahamas, Cisco Brewers Nantucket and Filoli, the landmarked 1915-17 estate in the San Francisco Bay area that made headlines last November as it hosted the summit between President Joe Biden and Chinese President Xi Jinping.

Steinberg has a particularly close business relationship with Greenwich Polo Club, co-founded in 1981 by Greenwich businessman, philanthropist and art collector Peter M. Brant. Steinberg calls working with the club, which plays high-goal polo on Sun-

days through Sept. 15, “a labor of love.” For many of its clients, Trail Network designs their merchandise, ships it out and that's

the end of it. For Greenwich Polo, “we're a partner,” Steinberg said. “We build the merchandise, provide staff for the retail store at The Barn, do inventory and ship out online orders.”

Speaking of the elegantly rustic Barn, where you can separately order food, Steinberg said: “People come in and are blown away. They say, ‘Wow, it's so cool.’”

For Steinberg, Greenwich Polo Official Shop at The Barn is a passion that grew out of 30-plus years in the apparel industry. The Rye Brook-reared Steinberg, who earned a Bachelor of Arts degree in sociology at the University of Arizona in Tucson, said he always loved apparel.

“When I graduated, I started making clothing for (former New York Knicks power forward) Charles Oakley's car wash (then) in the Bronx.”

That led to working with different brands of streetwear — which Steinberg described as a hybrid of urban, skateboarding and high-end clothing



In the zone: Michael Steinberg, whose Trail Network partners with Greenwich Polo Club to deliver Greenwich Polo merchandise, at Greenwich Polo Official Shop at The Barn on Father's Day. Other brands that shall remain nameless, he said, may play at polo. Greenwich Polo Club is “the real deal.”
Photograph by Georgette Gouveia.

— including Diesel, 555 Soul and Lifted Research Group (LRG). His rise brought him into contact with such retailers as Bloomingdale's, Nordstrom, Urban Outfitters, Fred Segal and the now defunct Louis Boston.

Over time, however, Steinberg said the relationship between the wholesaler and the retailer changed, as did the one between stores and shoppers as the latter became less brand-loyal and moved to fast fashion. That's when Steinberg decided — in 2021 — to create Trail Network, with a production facility in West Boylston, Massachusetts.

Today, the company has 15 employees and has seen a 40% increase in sales from the first half of 2023 to the first half of this year. He anticipates a 45% year-to-year increase.

At the end of the day, he said, merchandise is a marketing tool. But not every business is focused on that aspect of its brand. For Steinberg, it's about quality materials and a personal touch that puts the clients' names out there.

The proof is not in the pudding but in the hoodie or baseball cap.

“Once clients get a taste, they see better results from their customers.”

Helping clients share their stories — and telling her own

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“We only take on work that can make an impactful difference.”

- Filomena Fanelli

“If you don’t share your story, someone else will.” – Filomena Fanelli, founder and CEO, Impact PR & Communications (IPR&C)

Filomena Fanelli and her Lagrangeville, New York-based Impact PR & Communications Ltd. (IPR&C) have been helping people share their stories for 10 years. A real estate company in New Jersey, a credit union in South Carolina, a top-selling cider brand: IPR & C’s clientele – concentrated in banking and finance, real estate and construction, travel and hospitality and mission-driven nonprofits – ranges beyond its Hudson Valley base.

“We only take on work that can make an impactful difference,” Fanelli said of her team of 10, which happens to be made up entirely of women.

Such is their success that on May 9, IPR&C – a New York state-certified Women’s Business Enterprise (WBE) – was named the Women-Owned Small Business of the Year for 2024 by the Metro New York District Office of the U.S. Small Business Administration (SBA) in conjunction with National Small Business Week 2024. Winners were nominated and selected from within the SBA’s Metro New York district, which includes New York City, Long Island and the counties of

Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

The awards ceremony, held in New York City, came 10 years, one month

and two days to the date that Fanelli founded IPR&C.

“I created the kind of company that I wanted to work for,” she said, one that embodies certain values – “kindness, putting people first, not only team members but the community, working collaboratively, leading with forward thinking.”

Indeed, looking forward is “a value we hold very dear.” For some PR firms, it’s all about now. IPR&C, Fanelli said, is also looking at what’s next. And that’s because you need to stay ahead of the story. Fanelli recalled working with a developer who quickly developed an unearned reputation as an out-of-towner with no stake in the community. IPR&C was able to turn that around, she said, to reveal the developer’s very different character and intent.

In sharing your story, social media must be a medium, not the message. (Apologies to 20th-century Canadian philosopher Marshall McLuhan, whose phrase, “the medium is the message” anticipated the digital age.)

“Social media should be a megaphone, not the message,” Fanelli said, who is all for embracing new media, including AI. These, however, should be used judiciously, she added.

Fanelli grew up in the Hudson Valley, a product of Dutchess Community College. She knew what she was good at – writing, connecting the dots, bringing people together. She was less certain about how she wanted to use these gifts. But an encounter with a New York City headhunter put her on the path of public relations – “I didn’t know such a job existed” — and Rubenstein, formerly Rubenstein Associates. Founded in 1954 by lawyer Howard J. Rubenstein, the firm today is run by his son Steven and has 180 employees and 400 clients worldwide. It has always been known as the go-to for celebrities who need a fixer when they find themselves in trouble, day or night. (Former New York City Mayor Rudolph Giuliani once dubbed the late Howard Rubenstein “the dean of damage control.”)

Fanelli arrived as an administrative assistant – to answer phones and do filing and faxing. She was told she was “not promotable.” But she came in early and stayed late. She found mentors,



Filomena Fanelli, founder and CEO of Impact PR & Communications (IPR&C), and colleague Kate Wark. Courtesy Chosen Moments Photography.

and she read all she could about PR.

Even when she became a stay-at-home mom, she kept her hand in – writing copy remotely, volunteering her skills – before she transitioned to entrepreneur.

To celebrate IPR&C’s first decade further, the agency donated \$550 – the price of 10 student memberships for the 2024-25 academic year – to Marist College’s Public Relations Student Society of America (PRSSA), an organization dedicated to cultivating the next generation of PR experts.

“Marist has a fantastic PR program and is a great school of communications,” Fanelli said of the Poughkeepsie-based college, perhaps best-known for its Marist Institute of Public Opinion, an oft-cited polling organization. “I’ve taught ‘Public Relations Writing Tools’ there. Marist College’s PRSSA is a bridge to the professional world. I didn’t have that foundation.”

But the woman who created the company she wanted to work for is helping to give the foundation she never had to others.

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– **Impact PR & Communications, a nationally recognized public relations and marketing agency – most recently named the Women-Owned Small Business for 2024 by the Metro New York District Office of the U.S. Small Business Administration – recently celebrated 10 years in business.**



David Bova, general manager and vice president at Millbrook Vineyards & Winery, and Filomena Fanelli, CEO and founder of Impact PR & Communications (IPR&C). The winery is an IPR & C client. Courtesy IPR&C.

For the past decade, Impact PR & Communications has established itself as an industry leader, achieving meaningful results for clients in the banking and finance, real estate and development, and food, beverage and hospitality segments. To further commemorate its 10th anniversary, and to acknowledge up-and-coming public relations professionals, the agency donated \$550 – the price of 10 student memberships for the 2024 – 2025 academic year – to Marist College’s Public Relations Student Society of America (PRSSA), an organization dedicated to preparing and uplifting the next generation of PR experts.



The Impact PR & Communications team attends a planning meeting with The Kartrite Resort & Indoor Waterpark in Monticello, New York. From left, Isabella Paquette, Kristin Delia, Filomena Fanelli, Emma Guiney and Jessica Perrone. Courtesy Impact PR & Communications (IPR&C).

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COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, July 17 - 23

Cor Holdings LLC, Mountain Dale, David Raven, president, 24-35719-CGM: Chapter 11: assets \$2,806,500, liabilities \$4,134,116. Attorney: Robert S. Lewis.

U.S. District Court, White Plains Local business cases, July 17 - 23

Dericka McFarlane, Middletown vs. Fourteen Railroad, Warwick, et al, 24-cv-5443-PMH: Job discrimination. Attorney: John C. Luke Jr.

Miguel P. Lozano, Orange County vs. Hook & Reel Seafood and Bar, Middletown, et al, 24-5476-CS: Fair Labor Standards Act, collective action. Attorneys: Camille A. Sanchez, Louis Pechman.

The Serengeti Trading Company L.P., Dripping Spring, Texas vs. Empire Coffee Company, Port Chester, 24-cv-5544: Contract. Attorney: Mark R. Kook.

Asset Protection Financial Inc., Chesterfield, Missouri, et al, vs. Respect Auto Yonkers LLC, Yonkers, et al, 24-cv-5557: Contract. Attorney: Margaret Siller.

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

Julio Torres vs. Triple A Supplies Inc., Newburgh, 24-cv-5569: Americans with Disabilities Act. Attorney: Melissa Vo.

DEEDS

Above \$1 million

135 Scarborough LLC, New York. Seller: Irene Bogoni, Briarcliff Manor. Property: 135 Scarborough Road, Ossining. Amount: \$1.5 million. Filed July 5.

139 Scarborough LLC, New York. Seller: Irene Bogoni, Briarcliff Manor. Property: 139 Scarborough Road, Ossining. Amount: \$3.5 million. Filed July 5.

3525 Crompond Road Yorktown LLC, Huntington. Seller: Splash Car Wash Inc., Milford, Connecticut. Property: 3525 Crompond Road, Yorktown. Amount: \$2.3 million. Filed July 2.

58 Halstead Avenue LLC, Elmhurst. Seller: Rosa DiGuglielmo, Harrison. Property: 58 Halstead Ave., Harrison. Amount: \$1.2 million. Filed July 5.

Bonnie Homes Armonk LLC, Armonk. Seller: Amin Majidi, Armonk. Property: 21 Whippoorwill Road, North Castle. Amount: \$1 million. Filed July 8.

D&G Partners LLC, Rye. Seller: Richard A. Lombardi, New Rochelle. Property: 39 Cherry Lawn Blvd., New Rochelle. Amount: \$1.8 million. Filed July 8.

Dempster, Mark, Rye. Seller: 103 Florence LLC, Purchase. Property: 375 Park Ave., Rye City. Amount: \$3.5 million. Filed July 9.

Hollow Mercantile Property LLC, Sleepy Hollow. Seller: Yvonne C. Gursoy, Sleepy Hollow. Property: 490 Bellwood Ave., Mount Pleasant. Amount: \$1.5 million. Filed July 3.

Inga Borg McGuire 2017 Trust, Chappaqua. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 6 Lila Lane, New Castle. Amount: \$1.7 million. Filed July 3.

Kingston Next Generation Inc., Mamaroneck. Seller: Spatz Industries Inc., Mamaroneck. Property: 420 Railroad Way, Mamaroneck. Amount: \$8 million. Filed July 8.

Kraft Avenue Realty LLC, Scarsdale. Seller: 45 Kraft Avenue LLC, Bronxville. Property: 45 Kraft Ave., Eastchester. Amount: \$2.6 million. Filed July 3.

LRM Development Group Inc., Mount Kisco. Seller: Orange Lake Development LLC, Newburgh. Property: 363 Long Hill Road East, Ossining. Amount: \$1.1 million. Filed July 9.

Mortaka LLC, New York. Seller: Andrew J. Colao, Bronxville. Property: 11 Beechwood Road, Eastchester. Amount: \$5 million. Filed July 2.

Nash Grove LLC, New York. Seller: Henri A. Schupf, North Salem. Property: 122 Nash Road, North Salem. Amount: \$7.2 million. Filed July 3.

Nelson, Robert, Greenwich, Connecticut. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., North Castle. Amount: \$1.2 million. Filed July 5.

Pivot Enterprises LLC, Briarcliff Manor. Seller: Theresa Gaulin, Elmsford. Property: 146-150 S. Central Ave., Greenburgh. Amount: \$1 million. Filed July 9.

Saul, George, Thornwood. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., North Castle. Amount: \$1.2 million. Filed July 2.

Warburton Avenue Housing Development Fund Company Inc., Rochester. Seller: Yonkers City Industrial Development Agency, Yonkers. Property: 321 Warburton Ave., Yonkers. Amount: \$1.9 million. Filed July 9.

West Street Mount Vernon LLC, Yonkers. Seller: Curban Realty Corp., Mount Vernon. Property: 11 West St., Mount Vernon. Amount: \$1.1 million. Filed July 3.

Westchester County, White Plains. Seller: Center for Urban Rehabilitation and Empowerment Cure Inc., Yonkers. Property: 309 Warburton Ave., Yonkers. Amount: \$1 million. Filed July 9.

Westchester County, White Plains. Seller: 13 Stewart Place LLC, Great Neck. Property: 305 Warburton Ave., Yonkers. Amount: \$1.8 million. Filed July 9.

Below \$1 million

228 Woodworth LLC, Brooklyn. Seller: Jalal Sumreen, Yonkers. Property: 228 Woodworth Ave., Yonkers. Amount: \$710,000. Filed July 8.

ADP Management Company Corp., Yonkers. Seller: US Bank Trust NA (not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, Chicago, Illinois.) Property: 138 Glen Ave., Mount Vernon. Amount: \$461,000. Filed July 8.

Barnes, Samantha, Harrison. Seller: SB Fund Management Inc., Port Chester. Property: 161 Fairview Ave., Rye Town. Amount: \$670,000. Filed July 5.

Belfair Ventures Enterprises LLC, Holbrook. Seller: Frances Gisondi, White Plains. Property: 1 Kenilworth Road, Harrison. Amount: \$450,000. Filed July 2.

Boakye-Mensah, Nana, Northborough, Massachusetts. Seller: 112 Magnolia LLC, Hempstead. Property: 112 Magnolia Ave., Mount Vernon. Amount: \$785,000. Filed July 5.

Cruz, Jose, Bronx. Seller: Sam Chops Sing Along LLC, Harrison. Property: 226 Parkway North, Yonkers. Amount: \$640,000. Filed July 5.

First York Capital LLC, Boca Raton, Florida. Seller: US Bank NA, West Palm Beach, Florida. Property: 222 Primrose Ave., Mount Vernon. Amount: \$322,000. Filed July 5.

Gilbert, Norman, Yonkers. Seller: Friday Properties LLC, Flushing. Property: 1155 Warburton Ave., Yonkers. Amount: \$379,000. Filed July 2.

Losmass Real Estate LLC, Bedford. Seller: Mitchell Jane, Bedford. Property: 201 Long Ridge Road, Bedford. Amount: \$510,000. Filed July 2.

Ndrezej, Juljan, Brooklyn. Seller: White Plains Equities LLC, Bronxville. Property: 312 Main St., 5B, White Plains. Amount: \$340,000. Filed July 2.

Pando, Michael, Bronx. Seller: AFL Reo LLC, New York. Property: 464 Smith Ridge Road, Lewisboro. Amount: \$605,000. Filed July 3.

Perez, Victor G., Mount Vernon. Seller: 132 North Seventh Avenue Realty Corp., Mount Vernon. Property: 132 N. Seventh Ave., Mount Vernon. Amount: \$10. Filed July 2.

Perez, Victor G., Mount Vernon. Seller: 132 N. Seventh Avenue Realty Corp., Mount Vernon. Property: 128 N. Seventh Ave., Mount Vernon. Amount: \$10. Filed July 5.

Puritan PC LLC, Harrison. Seller: DMC Acquisitions LLC, Yonkers. Property: 106 Puritan Drive, Rye Town. Amount: \$475,000. Filed July 2.

Renaissance Hel Trust 2002-3, Mount Laurel, New Jersey. Seller: Richard E. Grayson, White Plains. Property: 7 Lakeview Road, North Salem. Amount: \$707,000. Filed July 2.

Stiefelmann, F. LLC, Seller: Carol L. Morris, Conesus. Property: 80 Half Moon Bay Drive, C15, Cortlandt. Amount: \$80,000. Filed July 9.

Trac Properties LLC, Peekskill. Seller: Michael Evers, Mahopac. Property: 6211 Villa at the Woods, Peekskill. Amount: \$272,000. Filed July 3.

Wee Leo Realty Corp., Yonkers. Seller: city of Yonkers. Property: 88 Elliott Ave., Yonkers. Amount: \$590,000. Filed July 3.

Yonkers City Industrial Development Agency, Yonkers. Seller: city of Yonkers. Property: 247 Woodworth Ave., Yonkers. Amount: \$10. Filed July 9.

Workers' Compensation Board

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

24/7 Security Arzeno LLC, Yonkers. Amount: \$1,500.

Black News Channel LLC, New Rochelle. Amount: \$24,500.

Carlos Coronel-San Martin, Peekskill. Amount: \$6,000.

Cazadores Corp., Yonkers. Amount: \$23,000.

CPI Enterprises LLC, White Plains. Amount: \$25,000.

Danis Deli Grocery Corp., Mamaroneck. Amount: \$9,500.

Duran Landscaping LLC, Port Chester. Amount: \$37,000.

Flor M., Estien, d.b.a., Flor Beauty Salon & Barber, Elmsford. Amount: \$2,000.

Francis Grocery & Deli Inc., Yonkers. Amount: \$6,000.

Gabel Equipment Corp., White Plains. Amount: \$25,000.

Hudson Valley Land Management Snow Services Corp., Cortlandt Manor. Amount: \$22,500.

Jurgen's Barbershop Inc., Yonkers. Amount: \$1,000.

Kind Loyal Service RN Healthcare Services PLLC d.b.a. **KLS Healthcare Services,** New Rochelle. Amount: \$30,000.

Kushner Law Group PLLC, White Plains. Amount: \$1,500.

Mexico Alegre Restaurant Corp., New Rochelle. Amount: \$2,000.

Olafe LLC, Irvington. Amount: \$12,500.

Perilove LLC, Yonkers. Amount: \$13,500.

Recine & Sons Plumbing & Heating Inc., Katonah. Amount: \$15,000.

Recovery-Time LLC, Pelham. Amount: \$22,500.

Vivien White, Mount Vernon. Amount: \$35,000.

Wise Company, New Rochelle. Amount: \$30,000.

Federal Tax Liens, \$10,000 or greater, Westchester County, July 17 - 23

Allstate Plumbing & Heating Corp.: Yonkers, 2023 unemployment and quarterly taxes, \$184,204.

Andrade, Frank A. and Susan Andrade: South Salem, 2018 - 2023 personal income, \$67,347.

Antonio Bulfamante Inc.: New Rochelle, 2023 quarterly taxes, \$118,668.

Cardascia Jr., Robert N. and Elaina L. Cardascia: South Salem, 2017, 2019 - 2021, 2023 personal income, \$275,587.

Comiskey, Michael: Hastings-on-Hudson, 2019, 2023 personal income, \$26,605.

Cuzzi, Michael J. and Alexa Cuzzi: New Rochelle, 2023 personal income, \$50,761.

Dougicaban Inc., re Quaker Hill Tavern: Chappaqua: 2021 - 2023, \$79,915.

Fogler, Jonathan: North Salem: 2021 - 2022 personal income, \$70,836.

James, Xavier: Rye Brook, 2016 - 2017, 2019 - 2022 personal income, \$1,036,394.

Llamoca, Marco A.: White Plains, 2023 personal income, \$20,683.

Luciano, Manolo R.: Ossining, 2018 - 2021 personal income, \$60,097.88.

Luciano, Marilou O.: Ossining, 2018 - 2023 personal income, \$78,723.

Moore, Doreen A.: Irvington, 2016, 2019 personal income, \$35,766.

Moore, David B.: Irvington, 2016, 2019 - 2021, 2023: \$52,303.

Wings Air Helicopters LLC: West Harrison, 2023 - 2024 quarterly taxes, \$220,824.

JUDGMENTS

Assoumou, Maureen C., Bowie, Maryland. \$52,006 in favor of 5AIF Sycamore 2 LLC, Syosset. Filed June 12.

Averna Italian Steakhouse, Rye. \$12,598 in favor of Independence Wine & Spirits of New York LLC, Port Washington. Filed June 11.

Azimuth Development Group LLC, New York. \$6,307 in favor of Redniss & Mead Inc., Stamford, Connecticut. Filed June 11.

Babel, Derek, Yorktown Heights. \$72,480 in favor of American Express National Bank, Sandy, Utah. Filed June 12.

Baldeon, Shaell N., Croton-on-Hudson. \$3,382 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Bennett, Felicia, Yonkers. \$3,051 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 7.

Cano, Javier, Yorktown Heights. \$4,025 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 14.

Cepin, Virginia, New Rochelle. \$2,657 in favor of Capital One NA, McLean, Virginia. Filed June 13.

Claudio, Gerson, Port Chester. \$6,268 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Colon, Keysi Y., Elmsford. \$4,486 in favor of Capital One NA, McLean, Virginia. Filed June 10.

Colon, Michele S., Red Hook. \$782,590 in favor of Charles Blaine, La Canada Flintridge, California. Filed June 14.

Dobrayel, Michele, Shrub Oak. \$3,628 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 10.

DTM Catering Co., Yonkers. \$40,375 in favor of American Express National Bank, Sandy, Utah. Filed June 10.

Dunn, Alacia, Mount Kisco. \$2,302 in favor of Capital One NA, McLean, Virginia. Filed June 10.

Emerich, Jean M., Larchmont. \$8,045 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 12.

Fawcett, Beverly, Mays Landing, New Jersey. \$10,688 in favor of Frank Carozza LLC, Yonkers. Filed June 13.

FMD Enterprises Inc., Dobbs Ferry. \$47,859 in favor of State Insurance Fund, White Plains. Filed June 14.

Fortunato, Keith, Yorktown Heights. \$11,808 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed June 10.

Gatfield, Barbara J., North Salem. \$15,476 in favor of Mario Masseroli, Bedford. Filed June 13.

Hacker, Gail, Hartsdale. \$1,705 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Hacker, John E., Hartsdale. \$1,774 in favor of Midland Credit Management Inc., San Diego, California. Filed June 5.

Hanley, Trevon C., Mount Vernon. \$2,410 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Harris Water Main & Sewer Contractors Inc., Brooklyn. \$8,084 in favor of Exclusive Testing Labs Inc., Croton-on-Hudson. Filed June 10.

Jones, Lacoja, New Rochelle. \$1,276 in favor of Discover Bank, New Albany, Ohio. Filed June 14.

Katsoris, Louis, Harrison. \$17,000 in favor of Houlihan/Lawrence Inc., Rye Brook. Filed June 12.

Keriakos, Michael, Mamaroneck. \$2,799 in favor of Dream Maker Racing LLC, Saratoga Springs. Filed June 11.

Lebron, Milagros, Yonkers. \$11,224 in favor of Adira at Riverside Rehabilitation & Nursing, Yonkers. Filed June 12.

Lee, Shirley, Hastings-on-Hudson. \$34,176 in favor of DGMB Casino LLC, Atlantic City, New Jersey. Filed June 11.

Licursi, Nicholas, Mamaroneck. \$8,433 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Mazza, Paul, Cortlandt Manor. \$81,716 in favor of Cooper Friedman Electrical Supply Company Inc., Cranbury, New Jersey. Filed June 10.

McConway, Denis, Port Chester. \$87,000 in favor of Josephine McConway, Port Chester. Filed June 11.

McGavisk, Michael L., Bear, Delaware. \$79,499 in favor of GCM Capital LLC, White Plains. Filed June 12.

McGuire-Murphy, Catherine, Yonkers. \$11,331 in favor of Cabrini of Westchester, Dobbs Ferry. Filed June 14.

McIver, Todd, Yonkers. \$4,167 in favor of American Express National Bank, Sandy, Utah. Filed June 11.

Microbility.com Inc., Dover, Delaware. \$30,715 in favor of ABW Solutions Ltd., Croton-on-Hudson. Filed June 13.

Morales, Anna, Yonkers. \$2,535 in favor of Discover Bank, New Albany, Ohio. Filed June 10.

Oshea, Elizabeth, Bedford. \$2,972 in favor of Midland Credit Management Inc., San Diego, California. Filed June 3.

Osorio, Jose G., Yonkers. \$3,821 in favor of Bronx SC LLC, Bronx. Filed June 14.

Parchem Trading Ltd., New Rochelle. \$14,525 in favor of JBVAL Company Inc., Melville. Filed June 13.

Qin Medical PC, New York. \$833,440 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 12.

Rahman, Tasneem, Shrub Oak. \$8,148 in favor of Regions Bank, Salt Lake, Utah. Filed June 12.

Randolph, Cynthia, Mount Vernon. \$1,422 in favor of Midland Credit Management Inc., San Diego, California. Filed June 10.

Regus, Gabriel, Brooklyn. \$5,678 in favor of Joseph A. Marra, Yonkers. Filed June 14.

Reyes, Laury, Mount Kisco. \$2,787 in favor of Capital One NA, Glen Allen, Virginia. Filed June 10.

Rodriguez, Evelyn, Mount Vernon. \$5,351 in favor of Synchrony Bank, Draper, Utah. Filed June 10.

Rosario, Doris, Yonkers. \$5,475 in favor of Synchrony Bank, Draper, Utah. Filed June 10.

Solares-Parkhurst, Jorge, New York. \$300,000 in favor of Karina Cisneros-Solares, Somers. Filed June 13.

Tufo, Samantha, New Rochelle. \$2,963 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 14.

Velazquez, Ernesto, New Rochelle. \$2,434 in favor of May Partners LLC, Maywood. Filed June 14.

Wharton, Shaunacey D., Bronx. \$9,109 in favor of Capital One NA, McLean, Virginia. Filed June 10.

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

Abington Square Condo Homeowners Association, as owner. Filed by Wells Fargo Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$242,000 affecting property located at 907 Palmer Ave., Mamaroneck. Filed June 19.

Bellino, Frank III, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 35 Winding Lane, Bedford. Filed June 17.

Bermejo, Valentin, as owner. Filed by US Bank National Trust Association. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 111 Ridgewood Ave., Yonkers. Filed June 19.

Brown, Lorita, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$194,000 affecting property located at 3764 Eleanor Drive, Mohegan Lake. Filed June 21.

Cavalryspv I LLC, et al, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$485,000 affecting property located at 16 Willard Ave., Mount Vernon. Filed June 25.

Chambers, Robert, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 21 Eastman Place, Yonkers. Filed June 24.

Embanque Capital Corp., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$479,000 affecting property located at 18 Hudson View Drive Yonkers. Filed June 21.

Fliegenspan, Ann M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 17 White Deer Lane, Harrison. Filed June 24.

Freire, Victoria, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$339,000 affecting property located at 6 Dunnings Drive, Tarrytown. Filed June 20.

Glynn, Kenneth, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$365,750 affecting property located at 2032 Breton Court, Yorktown. Filed June 24.

Joseph, Blandine S., as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$928,000 affecting property located at 79 Remington Place, New Rochelle. Filed June 21.

Kaiden, Julie, as owner. Filed by HSBC Bank USA NA. Action: Foreclosure of a mortgage in the principal amount of \$900,000 affecting property located at 9 Meadow Road, Scarsdale. Filed June 21.

Monticelli, Joseph J., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 1442 Old Orchard St., West Harrison. Filed June 18.

Portfolio Recovery Association LLC, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$273,000 affecting property located at 1020 Warburton Ave., Unit 10c, Yonkers. Filed June 20.

Scott, Indeina R., as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$347,000 affecting property located at 22 Oneida Ave., Mount Vernon. Filed June 24.

MECHANIC'S LIENS

156 Palisade St LLC, Greenburgh. \$20,000 in favor of Westchester Stucco Systems Corp., Mount Vernon. Filed July 9.

26 Legion LLC, Mount Pleasant. \$347,591 in favor of Gisondi Properties Ltd., White Plains. Filed July 5.

Alexander, Sydney, Bedford. \$26,000 in favor of Around the Clock Air Conditioning, Stamford, Connecticut. Filed July 10.

Brightview Harrison LLC, Harrison. \$98,799 in favor of Imperial Floors LLC, Rockaway. Filed July 10.

Chacon, German, Greenburgh. \$14,704 in favor of Service Master Restoration, Elmsford. Filed July 10.

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

Questions and comments regarding this section should be directed to:

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

Croton Westchester LLC, Cortlandt. \$45,300 in favor of Structurline Inc., Brooklyn. Filed July 8.

Express Management No. 2 LLC, New Rochelle. \$13,065 in favor of Dynamix Scaffold Group LLC, Brooklyn. Filed July 10.

St. Joseph's Hospital Yonkers, d.b.a. Yonkers. \$263,993 in favor of Petretti & Associates LLC, New York. Filed July 10.

Warburton Holdings I LLC, Yonkers. \$10,900 in favor of Quietstar Industries LLC, Ridgefield. Filed July 10.

NEW BUSINESSES

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

Sole Proprietorships

Dollar Tree, 1309 Park St., Peekskill 10566. c/o Luis Yunla. Filed June 27.

EJ Services, 166 Meadow Lane, No.2, New Rochelle 10805. c/o Guslaine Lopes Ribeiro. Filed July 3.

Emanie & Company Jewelry, 2005 Palmer Ave., Larchmont 10538. c/o Ebony Emanie Smith. Filed June 28.

Erica Martins Hair Solutions, 17 Putnam Ave., Port Chester 10573. c/o Erica Martins. Filed July 3.

Exilus Media, 158 Gramatan Ave., Mount Vernon 10550. c/o Reginald Exilus. Filed July 1.

Freedom Gym 22, 23 Winthrop Ave., New Rochelle 10801. c/o Emil Paolucci. Filed June 28.

Greggs Eggs & Exotics, 12 Americo Circle, Ossining 10562. c/o Gregory Valentino. Filed July 1.

House Nutrition Ossining, 4 Maple Place., Ossining 10562. c/o Tania Zambrano. Filed June 25.

Los Auto Performance, 128 N. Broadway., White Plains 10603. c/o Carlos Eduardo Rosas. Filed June 25.

M&A Central, 10 Robinson Ave., Bedford Hills 10507. c/o Michael Walker. Filed June 28.

Memelin, 78-81 Main St., Yorkers 10701. c/o Maybelline Urena Feliz. Filed June 25.

Mendez, Hiram N., estate, P.O. Box 2054., Peekskill 10566. c/o Hiram Noel Mendez Virola. Filed June 25.

Mexicandrip, 111 N. Regent St., Port Chester 10573. c/o Antonio Villa. Filed June 28.

My Family Treasures Photography, 41 Highland Ave., Dobbs Ferry 10522. c/o James Majeau. Filed July 2.

Norrellstylez, 225 MLK Blvd., White Plains 10601. c/o Alicia Norrell McIver. Filed June 25.

Peryworks, 519 N. Wagner Ave., Mamaroneck 10583. c/o Sixto Audelino Aguilon. Filed July 2.

VA Renovation & Contracting, 11 Woodbury St., New Rochelle 10805. c/o Vanessa Perez. Filed June 26.

Write Style Gifts, 5 Waverly Place., Valhalla 10595. c/o Allana Morrone. Filed July 3.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

15 Calvert Drive LLC, as owner. Lender: Broadview Capital LLC. Property: 15 Calvert Drive, Monsey. Amount: \$3.1 million. Filed June 21.

Bama Enterprises Corp., as owner. Lender: Northeast Community Bank. Property: 613-615 Union Road, Spring Valley. Amount: \$1.2 million. Filed June 18.

Cohen, Joseph, et al, as owner. Lender: United Wholesale Mortgage LLC. Property: 64 Horton Drive, Monsey. Amount: \$1.3 million. Filed June 21.

Loan Funder LLC Series 73519, as owner. Lender: 21 Duell LLC. Property: 21 Duell Ave., Monroe. Amount: \$1.8 million. Filed June 13.

Merrick 972 Equities LLC, as owner. Lender: Accolend LLC. Property: 1 Merrick Drive, Spring Valley. Amount: \$1.1 million. Filed June 21.

White Tulips LLC, as owner. Lender: Northeast Community Bank. Property: 35 S. Cole Ave., Spring Valley. Amount: \$1.7 million. Filed June 20.

Below \$1 million

Ace Builders New York LLC, as owner. Lender: Conventus LLC. Property: 14 N. Cole Ave., Spring Valley. Amount: \$843,603. Filed June 20.

Engel, Moses, as owner. Lender: Cardinal Financial Company LP. Property: 1 Milrose Lane, Monsey. Amount: \$995,000. Filed June 24.

GJT Dream Home Construction LLC, as owner. Lender: Commercial Lender LLC. Property: in Rockland. Amount: \$89,750. Filed June 25.

Hogan, Michael P. and **Nancy Low Hogan**, as owner. Lender: Walden Savings Bank. Property: in Red Hook. Amount: \$410,000. Filed June 21.

DEEDS

Above \$1 million

8 Dolson LLC, Monsey. Seller: Isaac E. Grossman, Monsey. Property: 8 Dolson Road, Monsey. Amount: \$1.5 million. Filed June 13.

Eisen, Menashe, Brooklyn. Seller: 42 Olympia Estate LLC, Monsey. Property: 42 Olympia Lane, Monsey. Amount: \$1.5 million. Filed June 20.

15 Calvert Drive LLC, Airmont. Seller: Bolmad Inc., Monsey. Property: 15 Calvert Drive, Monsey. Amount: \$2.6 million. Filed June 13.

49 South Quaker LLC, Pawling. Seller: Patrick M. Fay, Poughquag. Property: in Pawling. Amount: \$4.7 million. Filed June 20.

Below \$1 million

17 Hidden Valley LLC, Suffern. Seller: Bebe Cherian, Suffern. Property: 17 Hidden Valley Drive, Pomona. Amount: \$999,000. Filed June 21.

30 Sagamore LLC, Suffern. Seller: Ahron Weiser, Suffern. Property: 30 Sagamore Ave., Suffern. Amount: \$204,001. Filed June 20.

37 Overbrook LLC, New York. Seller: Bruce M. Levine, referee, and Mendy Lazar, Suffern. Property: 37 Overbrook Drive, Airmont. Amount: \$630,000. Filed June 20.

39 Underhill 120 LLC, Monsey. Seller: Bridget M. Casey, referee, et al, New City. Property: 39 Underhill Drive, Pomona. Amount: \$390,000. Filed June 24.

4 Autumn Lane LLC, Dover Plains. Seller: 22 West Properties LLC, Wassauc. Property: in Dover. Amount: \$375,000. Filed June 17.

6 Marian LLC, Monsey. Seller: Knipe, Richard E. Knipe Jr. and Jeanine A. Knipe, Montebello. Property: 6 Marian Drive, Montebello. Amount: \$815,000. Filed June 27.

The Bank of New York Mellon Trust, Anaheim, California. Seller: Nicole Greenwald, Nicole, referee, et al, Bardonia. Property: 23 White Oak Lane, Nanuet. Amount: \$640,095. Filed June 18.

Broad Enterprises LLC, Monsey. Seller: Knight Family Trust, New City. Property: 53 Mountainview Ave., Nyack. Amount: \$285,000. Filed June 14.

Chi and Candy Cheung Trust, Nyack. Seller: Peter Byros Realty LLC, Glenn Oaks. Property: 302 N. Midland Ave., Upper Nyack. Amount: \$987,000. Filed June 20.

Collage Dolson LLC, Monsey. Seller: Mordechai A. Halpern, Hurleyville. Property: 32 Dolson Road, Monsey. Amount: \$950,000. Filed June 17.

Davidson, Menachem, Monsey. Seller: 6 Briarcliff LLC, Stony Point. Property: 6 Briarcliff Road, New City. Amount: \$849,000. Filed June 20.

Davis Avenue Holdings LLC, Poughkeepsie. Seller: William M. Jago, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$101,000. Filed June 20.

Five Nine Terrace New York LLC, Monsey. Seller: Ridge Avenue LLC, Monsey. Property: 57 Ridge Ave., Spring Valley. Amount: \$110,000. Filed June 25.

Flagstar Capital LLC, Spring Valley. Seller: Percy Vandunk, et al, Hillburn. Property: 52 Sixth St., Hillburn. Amount: \$291,000. Filed June 25.

GJT Dream Home Construction LLC, Montebello. Seller: Carl S. Wright, Sloatsburg. Property: 7 Richard St. and 12 Rockhill Road, Sloatsburg. Amount: \$250,000. Filed June 18.

Greenwald, Allen, East Rockaway. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$505,500. Filed June 25.

Hawkins, Magdalena and Joel Hawkins, Loveland, Ohio. Seller: Brookside 303 LLC, Blauvelt. Property: 104 Route 303, Valley Cottage. Amount: \$665,000. Filed June 18.

James A. Stalter Jr. Supplemental Needs Trust, Highland Falls. Seller: Knox Street Partnership, Nyack. Property: 1322 Round Pointe Drive, Haverstraw. Amount: \$465,000. Filed June 26.

Jochum, Stephen and Michele Jochum, Pearl River. Seller: South William Street LLC, Blauvelt. Property: 141 S. William St., Blauvelt. Amount: \$680,000. Filed June 25.

Kizelnik, Yakov and Toby Kizelnik, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 51 Hybrid Road, Monsey. Amount: \$875,000. Filed June 25.

Landau, Nathan and Blimie Landau, Brooklyn. Seller: Ryelco LLC, Nanuet. Property: 8 Chatham St., Suffern. Amount: \$752,000. Filed June 17.

Margaretten, Pinchus, Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 16 Jackson Ave., New Square. Amount: \$701,000. Filed June 25.

Meisner, Hindy, Monsey. Seller: 2019 Kearsing LLC, Nanuet. Property: 222 Kearsing Parkway, Spring Valley. Amount: \$399,000. Filed June 14.

Omaha Property Manager LLC, New York. Seller: Charles S. Lesnick, referee, et al, Yonkers. Property: 2 Sable Court, West Nyack. Amount: \$524,900. Filed June 20.

Oshry, Aron and Jacob Porges, Spring Valley. Seller: Staten Island Renting LLC, Brooklyn. Property: 1 Witherspoon Drive, Spring Valley. Amount: \$735,000. Filed June 20.

Polnoya Homes LLC, New Square. Seller: 45 Bypass Corp., Spring Valley. Property: 210 Ostereh Blvd., New Square. Amount: \$85,000. Filed June 20.

Polnoya Homes LLC, New Square. Seller: ZD Square Realty Corp., Monsey. Property: 207 Tetiev Way, New Square. Amount: \$130,000. Filed June 17.

Quashie, Michael, Nanuet. Seller: MDDKC Realty LLC, Spring Valley. Property: 58 Dykes Park Road, Nanuet. Amount: \$519,000. Filed June 21.

SMD Birch LLC, Monsey. Seller: 17 Birch Holdings LLC, Brooklyn. Property: 17 Birch St., Airmont. Amount: \$800,000. Filed June 26.

St. Joseph North Liberty LLC, Montane, New Jersey. Seller: Cheryl Noone Grantor Family Trust, Nanuet. Property: 456 458 N. Liberty Drive, Stony Point. Amount: \$765,000. Filed June 25.

Taub, Issachar, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 57 Hybrid Road, Monsey. Amount: \$875,000. Filed June 21.

Three AJ LLC, Ridgefield Park, New Jersey. Seller: Ponchos Mexican Restaurant Inc., Garnerville. Property: 80 W. Railroad Ave., Garnerville. Amount: \$400,000. Filed June 21.

Twersky, Nachman Y., Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 41 Hybrid Road, Monsey. Amount: \$870,000. Filed June 21.

Weisz, Moshe, Airmont. Seller: 1 Biret LLC, Airmont. Property: 1 Biret Drive, Airmont. Amount: \$840,000. Filed June 20.

Wemmer, Valerie M., Orangeburg. Seller: Dpone Holdings LLC, aka, Haverstraw Property: 70 Village Mill, Haverstraw. Amount: \$371,000. Filed June 27.

Wood Hights LLC, Monsey. Seller: ASL Irrevocable Trust, et al, Monsey. Property: 4 Heights Road, Suffern. Amount: \$730,000. Filed June 18.

JUDGMENTS

Accurate Transportation Services LLC, et al, Rosharon, Texas. \$32,022 in favor of Simply Funding LLC, Chester. Filed June 26.

Allen, Eleanor, Maybrook. \$13,795 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Auerbach, Michael, Middletown. \$2,874 in favor of Cavalry SPV I LLC, Valhalla. Filed June 25.

Barbookles, Rosemary, Cornwall-on-Hudson. \$5,690 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Bonilla, Emily, Middletown. \$1,164 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Brooks, Michael L., Newburgh. \$1,132 in favor of Capital One, Glen Allen, Virginia. Filed June 26.

Clark, Theresa, Middletown. \$1,357 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 25.

Coohill, John, Middletown. \$1,449 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Cortez, Eric, Newburgh. \$1,659 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 25.

Dennis, Brian M., Middletown. \$8,068 in favor of Discover Bank, New Albany, Ohio. Filed June 26.

Deoki, Swarsatie, Middletown. \$12,560 in favor of Citizens Bank, Johnston, Rhode Island. Filed June 25.

Diaz, George, Newburgh. \$3,392 in favor of Cavalry SPV I LLC, Valhalla. Filed June 25.

Dolengewice, Nicholas, Monroe. \$62,631 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 26.

Doral Trading & Export Inc., et al, Brooklyn. \$156,480 in favor of Santander Bank, New York. Filed June 27.

Geer, Alicia, Middletown. \$2,559 in favor of Midland Funding LLC, San Diego, California. Filed June 25.

Gin and Lou Moving and Storage LLC, et al, Colorado Springs, Colorado. \$127,372 in favor of Simply Funding LLC, Chester. Filed June 26.

Gonzalez, Zoila N., Newburgh. \$3,371 in favor of Cavalry SPV I LLC, Valhalla. Filed June 25.

Gurnsey Shannon Investments LLC et al, Center Line, Michigan. \$22,821 in favor of Simply Funding LLC, Chester. Filed June 26.

Hadjiyerou, Theocharis G., Monroe. \$9,261 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Henriquez, Robert, Maybrook. \$21,194 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Jenkins, Zachary, Middletown. \$1,432 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 25.

Kaufman, David and Barg Engine Inc., Monroe. \$10,155 in favor of American Express National Bank, Sandy, Utah. Filed June 24.

King, Linda, Newburgh. \$12,300 in favor of Williams Asset Management LLC, Beacon. Filed June 27.

Latarasca Torres LLC, et al, Monument, Colorado. \$63,487 in favor of Simply Funding LLC, Chester. Filed June 26.

Lawal, Aina A., et al, Rosenberg, Texas. \$26,522 in favor of Simply Funding LLC, Chester. Filed June 26.

Liguori, Justin, Chester. \$22,810 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Liranzo, Louis, Middletown. \$8,434 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 25.

Mathews, Diann, Pine Bush. \$2,665 in favor of Synchrony Bank, Draper, Utah. Filed June 26.

McDonnell, Pat P., Valhalla. 14,465 in favor of Cavalry SPV I LLC, Valhalla. Filed June 25.

McFarlane, Lauren, Middletown. \$1,424 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 25.

McKinney Remodeling LLC, et al, Dallas, Texas. \$47,139 in favor of Simply Funding LLC, Chester. Filed June 27.

Morales, Antolin Esteban, Goshen. \$15,377 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Muccio, Randy J., Cornwall-on-Hudson. \$3,325 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 27.

Muffler Technician, et al, Rowland Heights, California. \$106,034 in favor of Simply Funding LLC, Chester. Filed June 26.

Ojode, Harrison O., Highland Falls. \$27,940 in favor of Palisades Federal Credit Union, Pearl River. Filed June 26.

Orlanes, Kristina, Middletown. \$11,468 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Padilla, Anneka, Middletown. \$4,002 in favor of Cavalry SPV I LLC, Valhalla. Filed June 25.

Pasenti Concrete Inc. and Louis Pasciuto, Middletown. \$25,986 in favor of United Rentals Inc., Hicksville. Filed June 26.

Pfeil, Chelsea, Fort Montgomery. \$5,475 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Pittman, Lyndsay, New Windsor. \$2,229 in favor of Slomins Inc., Hicksville. Filed June 26.

Ramos, Aristedes, Newburgh. \$8,257 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 25.

Reyes, Nivio, Goshen. \$2,097 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Rivera, Doug, et al, Middletown. \$8,000 in favor of Denali Realty Ventures LLC, Middletown. Filed June 27.

Sykes Jr., Gilbert B., Middletown. \$19,130 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Taste of Heaven on Earth Corp., Middletown. \$1,848 in favor of Ginsbergs Institutional Foods Inc., Hudson. Filed June 27.

Torres, Franklin, New Hampton. \$6,688 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Versus Bar & Lounge LLC, et al, Port Washington. \$18,656 in favor of Simply Funding LLC, Chester. Filed June 26.

Walker Contractors LLC, et al, New Orleans, Louisiana. \$43,522 in favor of Simply Funding LLC, Chester. Filed June 26.

Williams, Jeremiah S., Middletown. \$5,718 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 25.

Xperience Mobile Event Center LLC, et al, Atlanta, Georgia. \$41,102 in favor of Simply Funding LLC, Chester. Filed June 27.

MECHANIC'S LIENS

16 Cedar Lane Corp., as owner. \$10,755 in favor of Smit Environmental Services. Property: 16 Cedar Lane, New Windsor. Filed July 3.

Cornielle, Jorge, as owner. \$9,668 in favor of Momentum Solar LLC. Property: 102 Princeton Drive, Tappan. Filed June 28.

CR Wolfe Realty LLC, as owner. \$64,663 in favor of Ward Pavements Inc. Property: in Wallkill. Filed July 11.

Drake, James A. et al, as owner. \$8,737 in favor of Robert D. Schmick Jr., et al. Property: in Minisink. Filed July 10.

Hauer, Mordchai as owner. \$8,823 In favor of Main Fuse Electric Inc. Property: 36 New County Road, Ramapo. Filed July 8.

Logozo, Nicole as owner. \$2,617 In favor of Lower Hudson Valley Property Management Inc. Property: 131 Parkway Drive South, Orangeburg. Filed July 1.

Newburgh SHG 52 LLC, as owner. \$2,252 in favor of Building Priority Sales Group Inc. and Kitchen Lion. Property: 108 Broadway, Newburgh. Filed July 2.

Reformed Church of West & New Hempstead Inc., as owner. \$3,103 in favor of Equip It Inc. Property: 220 Brick Church Road, Spring Valley. Filed June 27.

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

Schuster, Kenneth and **Sara Schuster**, as owner. \$13,202 In Favor of Allstate Interiors of New York Inc. Property: 8 Matthew Drive, Ramapo. Filed July 1.

ZD Square Realty Corp., as owner. \$4,473 in favor of Equip It Inc. Property: 261 Reagan Road, Spring Valley. Filed June 27.

NEW BUSINESSES

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

Sole Proprietorships

Deck Dudes, 20 Favino Drive, Wallkill 12589. c/o Paul James Wagner. Filed July 5.

DogHouse, 14 Skyline Trail, Salisbury Mills 12577. c/o Alfred Erich Mann. Filed July 5.

Faith & Love Candles, 2 New Road, Montgomery 12549. c/o Sara Ann Linguanti. Filed July 5.

Fur Fighters, 843 Homestead Ave., Maybrook 12543. c/o Eric W. J. Hallenbeck. Filed June 28.

Julians Landscaping, 141 Jimal Drive, Middletown 10940. c/o Tania Torijano, Tania Alejandra Rosas and Silva Julian Ochoa. Filed July 3.

Ker Market, 65 Main St., Walden 12586. c/o Elodie Penna. Filed July 1.

Kozs Fine Dry Cleaning & Laundry Pick Up & Delivery Serviec, 125 Freetown Road, Wallkill 12589. c/o Raymond E. Kozireski Jr. Filed July 5.

Lifeline Logistics, 50 Jordan Lane, Middletown 10940. c/o Erica O. Jordan. Filed July 2.

Little Smiles, 6 Walnut Court, Goshen 10924. c/o Smiling Reyes. Filed July 3.

Magana Landscaping & Lawn Care, 600 South St., Newburgh 12550. c/o Nester A. Magana. Filed June 28.

Prosperity Royalty, 7 Richardson St., Walden 12586. c/o Peyton A. Clemens. Filed July 3.

Ramerys Royals, 25 Larchwood Drive, Goshen 10924. c/o Michael A. Ramery Filed June 28.

TML 829, 17 1/2 Wallkill Ave., Middletown 10940. c/o Kenneth A. Morrison. Filed July 3.

Valiantly Jazz, 564b Connor Loop, West Point 10996. c/o Jasmine Serena Hamer. Filed July 3.

BUILDING PERMITS

Commercial

AGW Sono Partners LLC, Norwalk, contractor for AGW Sono Partners LLC. Perform replacement alterations at 68 Washington St., No. W102, Norwalk. Estimated cost: \$2,000. Filed June 3.

Canales Carpentry LLC, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$20,000. Filed June 4.

Gregory, Virginia L., Norwalk, contractor for Virginia L. Gregory. Perform replacement alterations at 343 Newtown Ave., Norwalk. Estimated cost: \$1,000. Filed June 4.

IJ Group LLC, Norwalk, contractor for Realty Corporate Ritz. Repair vanilla box ground at 24 Belden Ave., Norwalk. Estimated cost: \$50,000. Filed June 7.

Jesse DeBenedictis LLC, Norwalk, contractor for Palace on Main Corporation. Perform replacement alterations at 29 N. Main St., Norwalk. Estimated cost: \$338,737. Filed June 4.

Madison Builders LLC, Norwalk, contractor for 696 West Avenue LLC. Reinforce structure at 694 West Ave., Norwalk. Estimated cost: \$38,500. Filed June 7.

Main Avenue LLC 458, Norwalk, contractor for Main Avenue LLC 458. Perform replacement alterations at 456 Main Ave., Norwalk. Estimated cost: \$1,000. Filed June 7.

MP Construction LLC, Norwalk, contractor for Rockland Holdings LLC. Perform replacement alterations at 50 Rockland Road, Norwalk. Estimated cost: \$57,133. Filed June 4.

Norwalk Commercial Realty Corp., Norwalk, contractor for Norwalk Commercial Realty Corp. Perform replacement alterations at 4 Knight St., Norwalk. Estimated cost: \$20,000. Filed June 4.

Pat Munger Construction Company Inc., Norwalk, contractor for 330 Main Ave LLC. Renovate Norwalk Animal Hospital at 330 Main Ave., Norwalk. Estimated cost: \$150,000. Filed June 6.

Stanley Construction LLC, Norwalk, contractor for city of Norwalk. Replace windows, entry doors, siding and bathrooms in building at 356 Main Ave., Norwalk. Estimated cost: \$134,000. Filed June 3.

Stanley Construction LLC, Norwalk, contractor for city of Norwalk. Replace windows, entry doors, siding and bathrooms Bldg. B at 356 Main Ave., Norwalk. Estimated cost: \$134,000. Filed June 3.

Stanley Construction LLC, Norwalk, contractor for city of Norwalk. Replace windows, entry doors, siding and bathrooms in Building C at 356 Main Ave., Norwalk. Estimated cost: \$134,000. Filed June 3.

Stanley Construction LLC, Norwalk, contractor for city of Norwalk. Replace windows, entry doors, siding and bathrooms in Building D at 356 Main Ave., Norwalk. Estimated cost: \$134,000. Filed June 3.

Thimio, Zacharias, Norwalk, contractor for Marguerite Mammone. Install above-ground pool at 1 Rochelle Road, Norwalk. Estimated cost: \$12,000. Filed June 7.

Residential

213 Ely LLC, Norwalk, contractor for 213 Ely LLC. Renovate existing two-family residence at 213 Ely Ave., Norwalk. Estimated cost: \$100,000. Filed June 5.

Baybrook Remodelers Inc., Norwalk, contractor for Elsie A. Bottoni. Construct one-story addition at single-family residence at 151 New Canaan Ave., Norwalk. Estimated cost: \$70,000. Filed June 4.

Bernstein, Richard, Norwalk, contractor for Juliana and Luke G. Belcastro. Construct one-story addition at rear of single-family residence at 9 Covewood Drive, Norwalk. Estimated cost: \$225,000. Filed June 6.

Brown Dog GC LLC, Norwalk, contractor for Timothy Rysz. Convert garage into living space at 17 Birchside Drive, Norwalk. Estimated cost: \$80,000. Filed June 7.

Casanova Remodeling Company LLC, Norwalk, contractor for Naoto Hayashida. Strip existing roof and reroof 77 1/2 Ohio Ave., Extension, Norwalk. Estimated cost: \$16,000. Filed June 4.

DiGiorgi Roofing & Siding Inc, Norwalk, contractor for Michael R. and Nancy B. Butts. Remove existing roof and reroof 7 Stony Brook Road, Norwalk. Estimated cost: \$26,000. Filed June 3.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Michael R. and Nancy B. Butts. Replace full-frame window at 7 Stony Brook Road, Norwalk. Estimated cost: \$1,165. Filed June 6.

Giant Siding & Windows Inc., Norwalk, contractor for Garret Lacava. Install siding at 52 First St., Norwalk. Estimated cost: \$37,421. Filed June 6.

Jacobellis, Frank and Donna Jacobellis, Norwalk, contractor for Frank and Donna Jacobellis. Construct new deck at 1 Merrill Road, Norwalk. Estimated cost: \$20,000. Filed June 6.

Loparco Associates Inc., Norwalk, contractor for Karen Karniol-Tambour. Renovate bathroom and kitchen at 37 Geneva Road, Norwalk. Estimated cost: \$44,840. Filed June 7.

Lyons, Todd J. and Theresa M. Lyons, Norwalk, contractor for Todd J. and Theresa M. Lyons. Construct superstructure for a new single-family residence at 28 Visconti St., Norwalk. Estimated cost: \$300,000. Filed June 3.

Mantz Construction LLC, Norwalk, contractor for John & Love. Construct deck above garage at 15 Richmond Road, Norwalk. Estimated cost: \$72,535. Filed June 3.

Massucco, Christopher J., Norwalk, contractor for Christopher J. Massucco. Renovate single-family residence at 85 Spring Hill Ave., Norwalk. Estimated cost: \$40,000. Filed June 5.

Mike's Custom Builders LLC, Norwalk, contractor for David A. and Arleen M. Berardino. Construct one-story addition at 149 Chestnut Hill Road, Norwalk. estimated cost: \$180,000. Filed June 4.

ML Builders LLC, Norwalk, contractor for 14 Marion Ave LLC. Construct superstructure for a new single-family residence at 14 Marion Ave., Norwalk. Estimated cost: \$700,000. Filed June 6.

Owens Custom Carpentry LLC, Norwalk, contractor for Jonathan R. Brown. Renovate kitchen at single-family residence and replace window and door at 3 Swale Road, Norwalk. Estimated cost: \$120,000. Filed June 7.

Rhino Back Roofing LLC, Norwalk, contractor for Judith P. Gemza. Remove existing roof and reroof 11 Imperial Drive, Norwalk. Estimated cost: \$19,499. Filed June 3.

Rhino Back Roofing LLC, Norwalk, contractor for Maria Jodice. Install a roof and replace six skylights at 12 Yost St., Norwalk. Estimated cost: \$33,000. Filed June 5.

Rhino Back Roofing LLC, Norwalk, contractor for Carlos F. and Rocio Arias at 24 Murray St., Norwalk. Estimated cost: \$15,999. Filed June 5.

Simon, Todd P., Norwalk, contractor for Anastasia Romond. Remove shingles and install new shingles at 10 Carlin St., Norwalk. Estimated cost: \$8,700. Filed June 6.

Sky Guard Company LLC, Norwalk, contractor for Ann Marie Giglio. Remove existing roof and reroof 390 Newtown Ave., Norwalk. Estimated cost: \$7,200. Filed June 6.

COURT CASES

Bridgeport Superior Court

BLT Management LLC, et al, Stamford. Filed by Tab Batts, Stamford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff entered the elevator controlled and maintained by the defendants and intended to go to his apartment on the seventh floor when suddenly and without warning the elevator malfunctioned, stopped suddenly and dropped causing the plaintiff to suffer serious and permanent injuries. The injuries incurred by the plaintiff were the result of the alleged negligence of the defendants. Case no. FBT-CV-24-6134706-S. Filed May 30.

Calvin United Church of Christ, Stratford. Filed by Tylia Coleman, Stratford. Plaintiff's attorney: BBB Attorneys LLC, Stratford. Action: The plaintiff who was a minor at that time, was a guest and invitee to the party hosted on the premises controlled by the defendant. An altercation arose between unidentified and unknown persons, who were also invitees and minors. At the same time and place, an unidentified invitee who was also a minor fired a gun into the crowd. The gunshot killed a nonparty minor identified as Zion Burton and struck the plaintiff in the face and mouth. The occurrence was alleged to be due to the negligence and carelessness of the defendant. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FBT-CV-24-6134634-S. Filed May 28.

Gonzales, Luis, Wethersfield. Filed by Louis Philemon, 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-24-6134724-S. Filed May 30.

Orthoconnecticut PLLC, East Hartford. Filed by Carole Garrity, Westport. Plaintiff's attorney: Oren Faircloth, New York. Action: The plaintiff brings this Class Action against the defendant to obtain damages, restitution, and injunctive. The defendant suffered a data breach and didn't notify the plaintiff. As a result of the data breach, plaintiff and over 118,000 Class Members allegedly suffered injury and ascertainable losses in the form of the present and imminent threat of fraud and identity theft, loss of the benefit of their bargain, out-of-pocket expenses, loss of value of their time reasonably incurred to remedy or mitigate the effects of the attack. 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-24-6134395-S. Filed May 22,

Ortiz, Kyle, et al, New London. Filed by Porcha Porchea, Stratford. Plaintiff's attorney: Goff Law Group LLC, West 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. FBT-CV-24-6134235-S. Filed May 16.

Danbury Superior Court

Bogart, George, et al, Brookfield. Filed by Theresa Bridgwater, Brookfield. Plaintiff's attorney: Cohen & Wolf Pc, Danbury. Action: The plaintiff was standing in a parking lot where the defendant was operating a motor vehicle. The defendant drove the car backwards into the plaintiff, knocking her to 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. DBD-CV-24-6050016-S. Filed April 30.

Bourgeois, Craig Conrad, et al, Clinton. Filed by Shawna Angarano, Brookfield. Plaintiff's attorney: Michael Baylor Ronemus, New York. Action: The plaintiff was a pedestrian on a crosswalk when he was allegedly struck by a motor vehicle that was being operated by the defendants, that resulted in the plaintiff suffering 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-24-6050332-S. Filed May 24.

New Fairfield High School, et al, New Fairfield. Filed by Mia Vasquez, p.p.a., Yolanda Vasquez, New Fairfield. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully upon the subject premises, as a student, when a ball was caused to be forcefully thrown causing the plaintiff's head to be thrown back and strike the concrete wall behind her, all of which caused the plaintiff to suffer 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-24-6050286-S. Filed May 21.

Premier Home Remodels Ltd., et al, Aurora, Colorado. Filed by Blue Ribbon Funding LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered a purchase and sale of future receivables, whereby the plaintiff sold and the defendant purchased future receipts of the seller. 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-24-6050448-S. Filed June 3.

Woodland Hills Association Inc., Stamford. Filed by Michael Tomassi, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was lawfully on the premises, controlled and owned by the defendant, when the plaintiff fell due to the accumulation of ice and snow. 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-24-6050560-S. Filed June 12.

Stamford Superior Court

Hernandez Produce Corp., et al, Hartford. Filed by Square Funding LLC, Darien. Plaintiff's attorney: Steven Berkovitch, Pomona. Action: The plaintiff and defendant executed a commercial standard merchant cash advance (MCA) agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be repaid to plaintiff. The defendants were required to make daily payments, however the defendants have breached the obligations of the MCA and failed to tender the daily installment payments when due. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067542-S. Filed June 17.

HV Contracting LLC, Hartford. Filed by Flip Funding LLC Stamford. Plaintiff's attorney: Steven Berkovitch, Pomona. Action: The plaintiff and defendant executed a commercial standard merchant cash advance (MCA) agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be repaid to plaintiff. The defendant was required to make daily payments, however the defendant has allegedly breached the obligations of the MCA and failed to tender the daily installment payments when due. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067548-S. Filed June 17.

Woolven, Gregg, et al, Cos Cob. Filed by Ana Sanchez, Milford. Plaintiff's attorney: Law Offices of Bradley L. Sorrentino LLC, Milford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6066668-S. Filed Dec. 27.

DEEDS

Commercial

161 Bridge Street LLC, Stamford. Seller: Jiping Hu and Min Huang, Bridgewater, New Jersey. Property: 22 Glenbrook Road, Unit 208, Stamford. Amount: \$166,000. Filed June 25.

26 Memory LLC, Greenwich. Seller: Jeffrey Dellorusso, New York, New York. Property: 26 Memory Lane, Greenwich. Amount: \$4,121,000. Filed July 2.

93 Howard LLC, Stuart, Florida. Seller: Lauren V. Mahoney and Dean R. Mahoney, Fairfield. Property: 93 Howard St., Fairfield. Amount: \$1,510,000. Filed July 8.

Acquisitions Connecticut LLC, Queens Village, New York. Seller: First Class Properties LLC, Branford. Property: 560 Webbs Hill Road, Stamford. Amount: \$510,000. Filed June 25.

Dblockre LLC, Fairfield. Seller: Cheryl Bourdeau and John E. Stefan, Fairfield. Property: 210 N. Pine Creek Road, Fairfield. Amount: \$430,000. Filed July 8.

Greenwich Guesthouse LLC, White Plains, New York. Seller: Dean R. Eaker and Debra Gibson, Greenwich. Property: 284 Riversville Road, Greenwich. Amount: \$1,775,000. Filed July 1.

Hoffco Hanover LLC, Rocky Hill. Seller: Mojibul Chowdhury, Stamford. Property: 26 Hanover St., Stamford. Amount: \$375,000. Filed June 24.

New Serenity LLC, Greenwich. Seller: Alan E. Gilbert and Marlene C. Gilbert, Greenwich. Property: Lot 6, Map 6886, Greenwich. Amount: \$10. Filed July 1.

Saffron Property Investments LLC, Stamford. Seller: 900 Hope Street 1B LLC, Stamford. Property: 900 Hope St., Unit 1B, Stamford. Amount: \$200,000. Filed June 24.

The Greenwich Country Day School Incorporated, Greenwich. Seller: St. Catherine of Siena and St. Agnes Parish Corporation, Greenwich. Property: 247 Stanwich Road, Greenwich. Amount: \$7,500,000. Filed July 1.

Uduwana, Shanika, Bronx, New York. Seller: WCL Limited Partnership, Stamford. Property: South Brook Drive, Lot 23, Stamford. Amount: \$400,000. Filed June 26.

Wilson, Diane Westwood, Fairfield. Seller: Retaw LLC, Norwalk. Property: 1141 Fairfield Beach Road, Fairfield. Amount: \$2,250,000. Filed July 11.

Residential

Ahmed, Noor U., Stamford. Seller: Crystal A. Ramsey and Carl Armistead, Norwalk. Property: 19-21 Hazel St., Stamford. Amount: \$900,000. Filed June 28.

Azevedo, Roberto and Maria Azevedo, Stamford. Seller: Dario Properties 2 LLC, Newport Beach, California. Property: 218 S. Lake Drive, Stamford. Amount: \$1,849,000. Filed June 27.

Berenberg, Thomas and Alison Stein, Fairfield. Seller: Lorraine Elizabeth Wilson and Christopher Eliot Wilson, Naples, Florida. Property: 931 Old Post Road, Fairfield. Amount: \$10. Filed July 9.

Campenni, Thomas F. and Polly S. Campenni, Greenwich. Seller: Betty T. James, Greenwich. Property: 1 Old Church Road, Unit 5, Greenwich. Amount: \$1. Filed July 1.

Candela, Brian and Kathryn Candela, Stamford. Seller: Julie Scap, Goodyear, Arizona. Property: 562 Rock Ridge Road, Fairfield. Amount: \$1,000,000. Filed July 10.

Cassells, John J., Fairfield. Seller: R. Michael Thut, Fairfield. Property: 54 Ridgedale Road, Fairfield. Amount: \$400,000. Filed July 10.

Cho, Jeffrey and Yumi Yi, Stamford. Seller: Robert M. McMahon and Kristin D. McMahon, Fairfield. Property: 1813 Burr St., Fairfield. Amount: \$2,600,000. Filed July 9.

Chojnacki, Agnieszka and Robert Chojnacki, Kew Gardens Hill, New York. Seller: Daniel Rogan and Danielle N. Rogan, Fairfield. Property: 367 High St., Fairfield. Amount: \$720,000. Filed July 11.

Collins, Kaley Z. and Matthew Collins, Fairfield. Seller: Carl E. Hedman, Bridgeport. Property: 101 Smedley Road, Fairfield. Amount: \$1,035,000. Filed July 11.

Considine, Marion, Greenwich. Seller: Hope Barcus, Greenwich. Property: 160 Putnam Park, Greenwich. Amount: \$1. Filed July 1.

Courtway, Peter, Bethel. Seller: Adam Friedlander, Armonk, New York. Property: Unit C-45, Stamford Landing Commercial Marina, Stamford. Amount: \$40,000. Filed June 25.

Everett, Ashley J. and Christopher J. Everett, Scarsdale, New York. Seller: Cynthia L. Smith and Sam A. DeFranco, Greenwich. Property: 20 Langhorne Lane, Greenwich. Amount: \$5,495,000. Filed July 2.

Fedorko, Stephen and Stephanie Fedorko, Southport. Seller: Stephen R. Barbara and Jessica C. Barbara, Fairfield. Property: 1531 Mill Plain Road, Fairfield. Amount: \$1,450,000. Filed July 11.

Feil, Nicholas and Jaclyn Brillhart, Stamford. Seller: Pieter A. Catlow and Patricia A. Catlow, Stamford. Property: 168 Rocky Rapids Road, Stamford. Amount: \$890,000. Filed June 24.

Fraczak-Benitez, Alexander T. and Elizabeth Fraczak-Benitez, Stamford. Seller: Raimundo J. DeCastro and Ramona A. DeCastro, Fairfield. Property: 90 Shady Hill Road, Fairfield. Amount: \$751,115. Filed July 10.

Ghosh, Shuvra and Rita Basu, Stamford. Seller: George A. Talvoys, Stamford. Property: 124 Crestview Ave., Stamford. Amount: \$671,000. Filed June 27.

Grantham, Christopher J., Bridgeport. Seller: Chelsea L. Cathcart and John C. Van Dyck, Fairfield. Property: 50 Roanoke Ave., Fairfield. Amount: \$500,000. Filed July 11.

Gregory, Cristina, Stamford. Seller: Nataliya Yemets and Oleksandr Khilko, Stamford. Property: 27 Northhill St., Unit 5T, Stamford. Amount: \$256,063. Filed June 26.

Hart, Daniel Patrick and Cynthia Green Hart, Niwot, Colorado. Seller: Nick Morgan and Amanda Morgan, Fairfield. Property: 126 Carlynn Drive, Fairfield. Amount: \$2,500,000. Filed July 8.

Hoadley, Rexford and Kaylin English-Hoadley, Stamford. Seller: Edward Bernson and Molly Bernson, Stamford. Property: 144 Highline Trail, Stamford. Amount: \$1,050,000. Filed June 27.

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Questions and comments regarding this section should be directed to:

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Mount Kisco, NY 10549
Phone: 914-694-3600

Holman, Loren J. and Debra Holman, Stamford. Seller: Ross Markham and Theresa Markham, Greenwich. Property: 70 Stanton Drive, Stamford. Amount: \$1,615,000. Filed June 25.

Horrigan, Lindsay, Stamford. Seller: Mark T. McEnroe and Diane C. McEnroe, Stamford. Property: 21 Cresthill Place, Stamford. Amount: \$1,500,000. Filed June 28.

Howard, Terrence M. and Norena D. Howard, Fairfield. Seller: Susan S. Herrmann, Westport. Property: 130 Ryegate Road, Fairfield. Amount: \$750,000. Filed July 12.

Keefe, Stephen Gerard and David Michael Gruning, New York, New York. Seller: Martha L. Loh, Fairfield. Property: Lot 14, Map 2770, Fairfield. Amount: \$0. Filed July 11.

Lawrence, Richard P. and Denise P. Lawrence, Fairfield. Seller: Stephen J. Carpentieri, Fairfield. Property: Unit 58, Pequot Landing Condo, Fairfield. Amount: \$1,285,000. Filed July 12.

Louie, Karen, Fairfield. Seller: Sailoz Sikka, Fairfield. Property: 166 Judd St., Fairfield. Amount: \$665,000. Filed July 9.

Mirjavadi, Zia, Pompano Beach, Florida. Seller: David I. Goldman and Dorothy L. Goldman, Garden, Florida. Property: Harbor Drive, Marina Unit L-30, Stamford. Amount: \$35,000. Filed June 28.

Mocha-Paltin, Eliseo R. and Maria R. Cabrera, Port Chester, New York. Seller: Wanda Verille, Adrian, Michigan. Property: 65 Charles St., Stamford. Amount: \$750,000. Filed June 27.

Osorio, Gustavo, Stamford. Seller: Harish Vohra, Stamford. Property: 71 Strawberry Hill Ave., Unit 503, Stamford. Amount: \$320,000. Filed June 27.

Panza, Robert A. and Maria T. Panza, Fairfield. Seller: Thomas Berenberg and Alison Stein, Fairfield. Property: 91 Smith St., Fairfield. Amount: \$2,225,000. Filed July 11.

Pardanani, Setul R., Greenwich. Seller: Sachin Shah and Setul Pardanani, Greenwich. Property: 27 Bowman Drive, Greenwich. Amount: \$1. Filed July 1.

Ponce, Vanessa Morataya, et al, Stamford. Seller: Kwock C. Chin and Zidao Watt, Stamford. Property: 48 Carroll St., Stamford. Amount: \$599,000. Filed June 25.

Ramseur, Aysha C. and Ayna C. Ramseur-Moore, Stamford. Seller: Dimitrios Hlebogiannis and Veronica Nelson, Stamford. Property: 109 Orange St., Stamford. Amount: \$730,000. Filed June 26.

Reynolds, Nicole, Greenwich. Seller: Anne C. Amato, Greenwich. Property: 17 Oneida Drive, Greenwich. Amount: \$6,695,000. Filed July 1.

Rolleri, John R. and Ryan V. Donahue, Southport. Seller: Kenneth E. Walewski and Judith A. Walewski, Fairfield. Property: 315 Algonquin Road, Fairfield. Amount: \$1,058,000. Filed July 11.

Sciarretta, Amanda N., Stamford. Seller: Samantha K. Kaishian, Stamford. Property: 58 Lindstrom Ave., Unit 16, Stamford. Amount: \$425,000. Filed June 25.

Shapell, Andrew Michael and Olivia Devillers, Riverdale, New York. Seller: Nathan David and Krystle Robbins, Stamford. Property: 95 White Birch Lane, Stamford. Amount: \$825,000. Filed June 25.

Sousa, Carly and Alexandra Sousa, Fairfield. Seller: Kimberly Sullivan, West Palm Beach, Florida. Property: 1780 Bronson Road, Fairfield. Amount: \$1,050,000. Filed July 11.

Tantongco, Jerwin, Westport. Seller: John Cooper and Lindsay Cooper, Stamford. Property: 77 Rockledge Drive, Stamford. Amount: \$2,250,000. Filed June 24.

Telkar, Vikas Giridhar and Megha Lavaraj Vandkar, Stamford. Seller: Shylaja M. Hegde, Stamford. Property: 850 E. Main St., Unit 523, Stamford. Amount: \$550,000. Filed June 25.

Vargas Diez, Rafael and Lorena De Lourdes Gutierrez Vaca, Stamford. Seller: Roshini Stannard and Richard H. Stannard III, Stamford. Property: 20 Heather Drive, Stamford. Amount: \$1,015,000. Filed June 26.

Vettathuparambil, Finto Antony, Bridgeport. Seller: Daniel Theodoridis and Caroline Grace Theodoridis, New Canaan. Property: 1312 Hope St., Stamford. Amount: \$899,000. Filed June 24.

Winther, Bryan R. and Lucinda R. Winther, Riverside. Seller: Eustatius Karanikolaidis and Andrea L. Santaniello, Greenwich. Property: 27 Stoney Ridge Lane, Riverside. Amount: \$10. Filed July 1.

Xu, Li and Wenzhen Xiao, Fairfield. Seller: Michele Berardo, Fairfield. Property: 1436 N. Benson Road, Fairfield. Amount: \$1,250,000. Filed July 10.

Yuan, Weigang, et al, Weston. Seller: Allegra McBane-Sanchez, Greenwich. Property: 147 E. Elm St., Greenwich. Amount: \$1,300,000. Filed July 1.

LIS PENDENS

Calle, Jennifer L., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Deutsche Bank National Trust Company. Property: 100 Maple Tree Ave., Unit 3, Stamford. Action: foreclose defendants' mortgage. Filed June 26.

Evanchik, Arthur, Stamford. Filed by Gerald S. Knopf, Stamford, for Parkview Cooperative Inc. Property: 53 Prospect St., Apt. 206, Stamford. Action: foreclose defendant's mortgage. Filed July 2.

Jessbar Ventures LLC, Fairfield. Filed by Biller, Sachs & Robert, Hamden, for Summit Westport LLC. Property: 319 Harbor Road, Southport. Action: foreclose defendant's mortgage. Filed July 8.

Kelly, Nicole L., Stamford. Filed by Catherine P. Whelan, Greenwich, for Christian Umana. Property: 95 Columbus Place, Unit 6, Stamford. Action: foreclose defendant's mortgage. Filed June 26.

McDonnell, Alice, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Cascade Funding Mortgage Trust. Property: 43 Buckfield Lane, Greenwich. Action: foreclose defendants' mortgage. Filed July 2.

Solinsky, Rebecca, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Nexus Nova LLC. Property: 186 Millspaugh Drive, Fairfield. Action: foreclose defendants' mortgage. Filed July 9.

Tuck, Thomas, et al, Stamford. Filed by Robertson, Anschutz, Schneid, Crane & Partners PLLC, Westbury, New York, for Federal Home Loan Mortgage Corp. Property: 442 Nortfield Road, Thomaston. Action: foreclose defendants' mortgage. Filed June 27.

MORTGAGES

1114 JH, LLC, Greenwich, by Yolanda Cruikshank. Lender: BNY Mellon NA, 200 Park Ave., New York, New York. Property: 1114 E. Putnam Ave., Greenwich. Amount: \$25,000,000. Filed June 3.

168 N. Water LLC, Greenwich, by David K. Kurata. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 168 N Water St., Greenwich. Amount: \$1,950,000. Filed June 4.

Arnold, Steven and Mary Kinsey Arnold, Jupiter, Florida, by Margaret E. Conboy. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 100 Husted Lane, Greenwich. Amount: \$2,500,000. Filed June 3.

Bermudez, Diana and John J. Bermudez, Greenwich, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 5 Beech St., Greenwich. Amount: \$105,000. Filed June 4.

Bimbaum, Sidney J. and Anthony F. Pontecorvo, Fairfield, by Charles M. Batt. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 90 Parkwood Road, Fairfield. Amount: \$525,000. Filed May 31.

Bohling, John S. and Deborah U. Bohling, Greenwich, by Ricky M. Capozza. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 44 Orchard Place, Unit B, Greenwich. Amount: \$1,100,000. Filed June 4.

Boley, Matthew and Laura O'Reilly, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Ken Court, Stamford. Amount: \$220,000. Filed May 20.

Borchert, Daniel T. and Elizabeth McDougall, Stamford, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 19 Crestview Ave., Stamford. Amount: \$45,000. Filed May 22.

Ciambriello, Ryan, New York, New York, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 180 Ruane St., Fairfield. Amount: \$761,700. Filed May 28.

Cohen, Gerald L. and Shizue Cohen, Greenwich, by Louis P. Pittocco. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 40 W. Elm St., 6F and 6M, Greenwich. Amount: \$1,195,000. Filed June 3.

Curran, John E. and Mary B. Curran, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 15 Montauk St., Fairfield. Amount: \$485,000. Filed May 28.

Di Marco, Carolyn, Weston, by Michael S. Rosten. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 86 Ridgeley Ave., Fairfield. Amount: \$500,000. Filed May 28.

Dougherty, James B., Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 747 North St., Greenwich. Amount: \$102,000. Filed June 5.

Dushku, Leze and **Mark Dushku**, Stamford, by Nicola Corea. Lender: Top Flite Financial Inc., 201 School St., Suite 200, Williamston, Michigan. Property: 73 Maple Tree Ave., Apt. E, Stamford. Amount: \$42,625. Filed May 20.

Ernst, Brian R. and **Deborah A. Kowarz**, Old Greenwich, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 45 Center Drive, Old Greenwich. Amount: \$573,430. Filed June 3.

Farkas, Eugene and **Veronika Farkas**, Fairfield, by Noemi Kovaszai. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 267 Roselle St., Fairfield. Amount: \$60,000. Filed May 29.

Ferraro, Amy W. and **Michael E. Boyle**, Fairfield, by N/A. Lender: Secretary of Housing and Urban Development, 451 Seventh St., SW, Washington, D.C. Property: 49 Warde Terrace, Fairfield. Amount: \$20,157. Filed May 29.

Flynn, Austin and **Hannah Flynn**, Old Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 17 Edgewater Drive, Old Greenwich. Amount: \$1,470,000. Filed June 3.

Gorbachev, Mikhail and **Irina Matcas**, Stamford, by Anthony E. Schwartz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 156 Carroll Road, Fairfield. Amount: \$581,000. Filed May 31.

Henderson, Lisa and **Sean P. Henderson**, West Harrison, New York, by Lisa A. Knopf. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 155 Pepperidge Circle, Fairfield. Amount: \$567,150. Filed May 28.

Jaramillo, Gustavo, Port Chester, New York, by Stephen J. Schelz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 71 Strawberry Hill Ave., Apt. 209, Stamford. Amount: \$189,000. Filed May 20.

Jurado, John Carlos, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 18 Barnstable Lane, Stamford. Amount: \$93,000. Filed May 21.

Karl, Robert Thomas, Fairfield, by Mark Negron. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 71 Grasmere Ave., Fairfield. Amount: \$120,000. Filed May 31.

Karpowich, Brandon and **Kimberly Cobile**, Burbank, California, by Jonathan T. Hoffman. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 46 Middlebury St., Stamford. Amount: \$615,000. Filed May 22.

Kennedy, Lisa P., Stamford, by Shalynique Markeesha Lake. Lender: Corporate America Family Credit Union, 2075 Big Timber Road, Elgin, Illinois. Property: 52 Penzance Road, Stamford. Amount: \$75,000. Filed May 21.

King, Patrick and **Morgan King**, Fairfield, by Marissa L. Florio. Lender: Homestead Funding Corp., 8 Airline Drive, Albany, New York. Property: 60 Fairfield Place, Fairfield. Amount: \$712,000. Filed May 30.

Kugielsky, David and **Bailie Saltzman**, Newtown, by Daniel T. Murtha. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 345 Rock Ridge Road, Fairfield. Amount: \$515,000. Filed May 28.

Lettera, James V. and **Gail M. Lettera**, Fairfield, by Gina DaSilva. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 220 Stonewall Lane, Fairfield. Amount: \$200,000. Filed May 29.

Magliulo, Laura, Greenwich, by Kathleen M. Dunn. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 68 Palamar Drive, Fairfield. Amount: \$560,000. Filed May 31.

Martin, Michelle C. and **Frederic Bonnet**, Greenwich, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 20 Mohawk Lane, Greenwich. Amount: \$150,000. Filed June 4.

Mathew, Noel and **Christine Mathew**, Stamford, by Michael B. Nahoum. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 19 High St., Greenwich. Amount: \$611,250. Filed June 5.

Mehta, Rajan and **Ria Mehta**, Fairfield, by Jepermarys Matos. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1040 Sturges Highway, Fairfield. Amount: \$500,000. Filed May 29.

Molnar-Varga Aniko and **Szabolcs Varga**, Fairfield, by Peter Ambrose. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 150 Flora Blvd., Fairfield. Amount: \$656,800. Filed May 31.

Moxhay, David and **Judith M. Moxhay**, Fairfield, by Scott Rogalski. Lender: New Day Financial LLC, 360 S. Rosemary Ave., Suite 1900, West Palm Beach, Florida. Property: 430 Wormwood Road, Fairfield. Amount: \$192,000. Filed May 30.

Murphy, Timothy J. and **Crystal K. Murphy**, Fairfield, by David K. Kurata. Lender: Drew Mortgage Associates Inc., 196 Boston Turnpike, Shrewsbury, Massachusetts. Property: 469 Taconic Road, Greenwich. Amount: \$2,480,000. Filed June 3.

Newkirk, Tristan and **Andrea Tan**, Greenwich, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 1 Strawbridge Lane, Greenwich. Amount: \$500,000. Filed June 5.

Nunes, Rachel, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 16 Horace Court, Fairfield. Amount: \$97,768. Filed May 30.

Nunez, Stalyn and **Suela Pergjoni**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Thornwood Road, Stamford. Amount: \$250,000. Filed May 22.

O'Dea, James O., Greenwich, by Margaret A. O'Neal. Lender: Paramount Residential Mortgage Group Inc., 1265 Corona Pointe Court, Suite 301, Corona, California. Property: 70 Glen Ridge Road, Greenwich. Amount: \$1,400,000. Filed June 3.

Ohanesian, Scott R. and **Claudia Ortiz**, Greenwich, by David E. Hoyle. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 179 Sheephill Road, Riverside. Amount: \$1,800,000. Filed June 3.

Petrov, Kathie A., Greenwich, by Nicola Corea. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 4 Pilgrim Drive, Greenwich. Amount: \$1,537,500. Filed June 4.

Pinto, Deborah L. and **Fabio A. Pinto**, Stamford, by Antonio Faretta. Lender: Better Mortgage Corp., 175 Greenwich St., New York, New York. Property: 92 Hemlock Drive, Stamford. Amount: \$202,800. Filed May 17.

Pollack, Christopher L. and **Elizabeth P. Pollack**, Greenwich, by Margaret E. Conboy. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 5 Andrews Road, Greenwich. Amount: \$2,679,000. Filed June 3.

Probert, Nathaniel and **Colleen Probert**, Fairfield, by Tracey Ann N. Plummer. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 60 Arbor Drive, Southport. Amount: \$250,000. Filed May 28.

Punjabi, Mukesh, Scarsdale, New York, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 11 Cross Road, Stamford. Amount: \$521,250. Filed May 21.

Ryan, Peter J., Norwalk, by Steven Boa DeMoura. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 190 Toms Road, Stamford. Amount: \$562,500. Filed May 22.

Samtur, Michael P. and **Susan Hikind-Samtur**, Manhattan, New York, by Robert V. Sisca. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 2142 Long Ridge Road, Stamford. Amount: \$625,000. Filed May 22.

Sanchez, Adrian M., Stamford, by Cheryl A. Rodriguez. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 44 Culloden Road, Stamford. Amount: \$215,000. Filed May 21.

Shah, Neel and **Shreya Jayasimha Shah**, Stamford, by Marissa L. Florio. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 407 Strawberry Hill Ave., Stamford. Amount: \$625,000. Filed May 20.

Sinnott, Brendan and **Andrea Sinnott**, Jersey City, New Jersey, by Marlene E. Macaуда. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 162 S. Brook Drive, Stamford. Amount: \$1,795,300. Filed May 21.

Thati, Prasannaa and **Deepti Ratakonda**, Greenwich, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 81 Sherwood Place, Greenwich. Amount: \$1,000,000. Filed June 3.

Tilstone, Lisa Christine, Fairfield, by Lisa Buzgo. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 265 S. Benson Road, Fairfield. Amount: \$560,000. Filed May 28.

Vitiello, Ester, Cos Cob, by Michael C. Jachimczyk. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1 Strawberry Hill Court, Unit 5C, Stamford. Amount: \$303,000. Filed May 20.

Womack, Nicole and **Jordan Womack**, Stamford, by Joshua F. Gilman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 24 Sandy Lane, Stamford. Amount: \$250,000. Filed May 17.

Yang, Qinghui and **Jiawei Mao**, Stamford, by Andrew L. Wallach. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 101 Grove St., Apt. 12, Stamford. Amount: \$408,750. Filed May 17.

Yuan, Siqi and **Ying Yang**, Stamford, by Amy S. Zabetakis. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1034 Westover Road, Stamford. Amount: \$1,000,000. Filed May 17.

Yukich, Catherine G. and **Nicholas S. Yukich**, Riverside, by Robert V. Sisca. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 27 Mary Lane, Riverside. Amount: \$1,130,000. Filed June 3.

Zarate, Patricia, Greenwich, by Mayra M. Rios. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 260 Soundview Ave., Fairfield. Amount: \$406,125. Filed May 30.

Zarrilli Jr., Joseph A., Greenwich, by Steven D. Grushkin. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 9 Columbus Ave., Greenwich. Amount: \$129,536. Filed June 3.

Zimmerman, Joel and **Carly Zimmerman**, Sleepy Hollow, New York, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 165 Highview Ave., No. A, Stamford. Amount: \$764,999. Filed May 17.

NEW BUSINESSES

Chestnut Upholstery, 32 Chestnut St., Norwalk 06854, c/o Angel Buceta. Filed June 26.

Chiu Fai Garden, 48 Westport Ave., Norwalk 06851, c/o Rain Forest Inc. Filed June 26.

Eats On the Go, 386 Sedgewick Ave., Stratford 06615, c/o David Burns. Filed June 26.

Koxswain Lab, 19 Country Club Road, Norwalk 06851, c/o Katherine Isaza. Filed June 26.

La Colmena, 2 Auburn St., Norwalk 06854, c/o Claudia Borjas. Filed June 26.

Miselanios, 39 Summitt Ave., Norwalk 06854, c/o Gloria Carmona. Filed June 12.

Wilson Avenue Loft Artists, 225 Wilson Ave., Norwalk 06854, c/o Elisa Keogh. Filed June 12.

AVP, Application Security Portal Engineer, Synchrony Bank, Stamford, CT. Maintn the accurgy of security testng & code assessmnt results. Req Bachelor's or frgn equiv deg in IT, MIS, or a rel fld, & 5yrs of Post-bach's, progrssv rel work exp in the positn offrd or rel positn. 100% Telecommtng prmmtd. To apply, email resume to HR Manager referenc-ing job code CT0052 in subject line to: kristine.mackey@syf.com

Legal Notices

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 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

Notice is hereby given that a license, a number pending, for beer, wine, cider and liquor has been applied for by Panorama Scena, LLC to sell beer, wine, cider and liquor at 1 Legend Drive, Tarrytown, NY 10591 in a retail super-market and Tavern under the Alcohol Beverage Control Law at for on premises consumption. DBA(s): DeCicco & Sons #63651

Notice of Formation Name of LLC: DeVino of Sleepy Hollow, LLC Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 03/29/2024. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63652

Notice of Formation Name of LLC: Deposito, LLC Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 01/03/2024. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63653

Notice of Formation of MICHELLE BOHAN HAIR, LLC. Articles of Organization filed with SSNY on 05/28/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Michelle Bohan, 7 Alta Place, Yonkers, NY 10710. Purpose: any lawful purpose. #63654

Notice of Formation of MRS A, LLC. Articles of Organization filed with SSNY on 10/18/2019. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 133 Fourth Avenue, Pelham, NY 10803. Purpose: any lawful purpose. #63655

Notice of Formation of Be Well Therapeutics Studio LLC. Arts. of Org. filed with SSNY on 7/15/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 2094 Boston Post Rd, Larchmont, NY 10538. Purpose: any lawful act or activity. #63656

Notice of Formation of LAJADY SERVICES, LLC, Art. of Org. filed with SSNY on 12/7/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 76 Morningside Drive, Croton on Hudson NY 10520. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63657

Notice of Formation of JGA MANAGEMENT, LLC. Articles of Organization filed with SSNY on 04/17/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Maria Aponte, 69 Main Street, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63658

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The advertisement features a laptop displaying the Westfair Business Journal website. The website header includes the logo and navigation links for Home, Westchester, Fairfield, E. Edition, Industries, Features, Video, Events, and Members. A prominent pink banner advertises 'Graduate Business Programs' from Manhattanville College. Below the banner, several news articles 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 27 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, and a coffee cup is visible in the background.