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BRINGING THE FUTURE TO MAIN STREET

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

A Volta Charger at the SoNo Collection in Norwalk near the restaurant Pinstripes.

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Lugano's passion for jewels, horses and communities

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PepsiCo sues NJ resort to enforce pouring rights

BY BILL HELTZEL / bheltzel@westfairinc.com

PepsiCo Inc. is demanding at least \$500,000 from a New Jersey resort that allegedly breached a pouring rights deal.

The Purchase-based beverage and snack conglomerate accused Crystal Springs Resort of colluding with a competitor, in an August 13 complaint filed in Westchester Supreme Court.

“Defendants chose to walk away from their contractual obligations,” the complaint states, “and began working with a competitor.”

Crystal Springs Resort, located in the Kittatinny Mountains of Northern New Jersey, about 37 miles west of Tarrytown, includes two hotels, six golf courses, day spas and restaurants, and is probably known more for its wine cellar than for its selection of soft drinks.

But in January 2019, the resort signed a beverage sales agreement by which it granted exclusive pouring rights to PepsiCo, according to the

complaint. The deal was set to expire this past Jan. 31, unless the resort had failed to buy a certain quantity of PepsiCo

beverages.

PepsiCo says it provided the resort with \$300,000 in initial support funds; \$50,000 a year in annual support; vending machines and other equipment; and numerous free products and rebates and sales commissions.

The resort terminated the deal abruptly in January and began working with a PepsiCo competitor, the complaint states, even though it had not purchased the minimum volume of products required by the pouring rights deal.

The resort also allegedly failed to repay a portion of “unearned” support funds, according to the complaint, and the equipment it returned was badly damaged.

The complaint does not identify the competitor or say how much PepsiCo



products the resort was supposed to buy.

PepsiCo accused the resort of breach of contract, conversion of assets, and breach of the covenant of good faith and fair dealing.

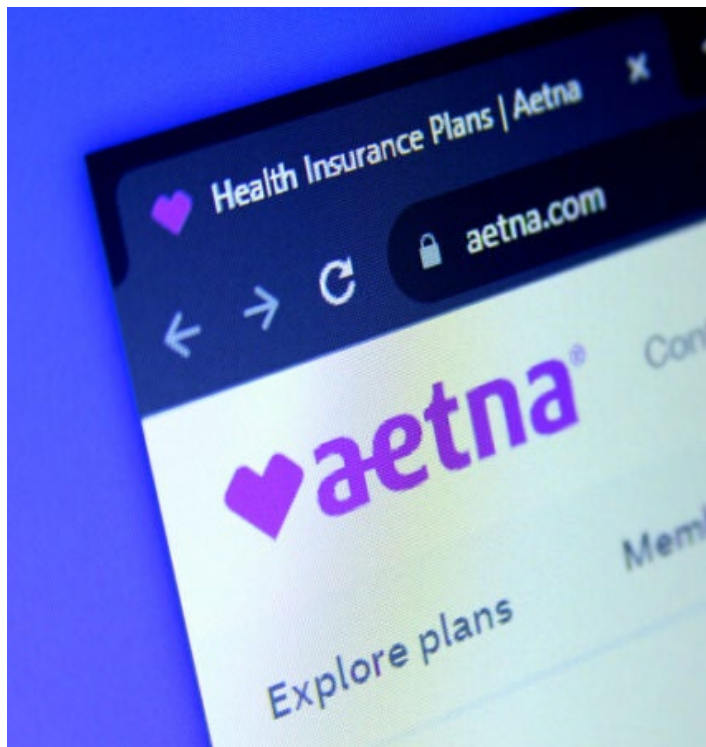
Crystal Springs Resort did not reply to an email asking for its side of the story.

PepsiCo is represented by White Plains attorney Susan E. Galvão, of Bleakley Platt & Schmidt.

Claims enough beverages were not purchased.

Westchester Eyes sues Aetna for \$7M

BY BILL HELTZEL / bheltzel@westfairinc.com



A White Plains optometrist is suing Aetna Inc. for \$7 million for allegedly trying to claw back \$7.7 million in health care payments and withholding \$1 million for new claims for treatment of dry eye syndrome.

Eric C. Rubinfeld claims that Aetna is violating his health care provider agreement, in a complaint filed on Aug. 6 in Westchester Supreme Court.

Aetna’s actions are “arbitrary and groundless,” the complaint states, and interfere with Rubinfeld’s “independent medical judgment in the care and treatment of his patients.”

Rubinfeld has practiced optometry for 37 years. He has offices in White Plains, Greenburgh and Yonkers doing business as Westchester Eyes.

Since 2017, according to the complaint, he has been part of the Aetna Vision Network health maintenance program, through EyeMed Vision Care.

He treats many patients for dry eye syndrome, a degenerative disease that damages the cornea. In many instances, the patients were provided with suture-less membrane graft replacements.

Aetna routinely reimbursed the services from March 2021 through February 2024, the complaint states, and did not question or deny any claims on the basis of medical

necessity.

But in September 2023, Aetna began a retroactive review of his services. This past February it demanded more information, and since Feb. 24, about 536 claims have been denied.

On May 7, the complaint states, Aetna notified Rubinfeld that \$13.8 million in claims for suture-less membrane grafts over the previous three years were not medically necessary. It demanded that he repay \$7.7 million in claims payments.

Aetna did not specify how it arrived at its conclusion, according to the complaint, and did not say that Rubinfeld had acted fraudulently or had harmed patients.

Aetna also removed two of Rubinfeld’s three offices on its website of health care providers, the complaint states, in effect terminating his service agreement. He depicts the action as retaliation for his unwillingness to repay \$7.7 million.

Rubinfeld is asking the court to reinstate his service agreement with Aetna, and to award \$7 million in damages.

Aetna spokesman Alex Kepnes said “we have no comment for this story.”



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New law expands direct-to-consumer spirits shipments in NY

BY PETER KATZ / pkatz@westfairinc.com

"New York's craft manufacturers create world-class products that deserve a broader audience. This legislation levels the playing field."

— Gov. Kathy Hochul

Hudson Valley producers of cider, mead, braggot and other spirits are expected to benefit from a new law signed by New York Gov. Kathy Hochul that allows direct shipment of the products to consumers. Mead is made from honey, water and yeast and braggot is a mixture of mead and beer.

The new law makes permanent action that was taken during the Covid-19 pandemic to compensate for a falloff in in-person sales. It will be in effect after a 90-day waiting period, in time for the upcoming holiday shopping season.

The law allows shipping of 36 cases of liquor, cider or mead per year to a New York resident who is at least 21 years of age by an appropriately licensed manufacturer. The direct-to-consumer shipping is allowed by manufacturers located in New York state and by those outside of New York state whose states

allow the receipt of similar shipments originating in New York.

Principal sponsor of the legislation in the State Senate was Sen. James Skoufis of Orange County.

Principal sponsor of the Assembly version of the legislation was Donna Lupardo, whose 123rd Assembly District covers the City of Binghamton and surrounding towns.

"It will provide a lifeline for hundreds of small businesses, saving countless jobs," Lupardo said. "New York produces some of the finest distilled spirits and cider in the country, long sought after by customers who could not find them on local liquor store shelves. This law allows their products to be safely and securely shipped, putting these craft beverage producers on the same playing field

as New York's wineries. I am especially thankful that the law will be in effect for this year's holiday season, giving a significant economic boost to this struggling industry."

Hochul's office characterized wholesale distribution channels as placing smaller manufacturers at a competitive disadvantage, as their products are less likely to reach licensed retailers and consumers. It said that direct-to-consumer shipping offers an essential new outlet for these smaller producers, enabling them to build brand loyalty by connecting directly with consumers who want to enjoy the unique products that define New York's craft beverage industry.

"New York's craft manufacturers create distinctive, world-class products that deserve a broader audience," Hochul said. "This legislation levels the playing field, allowing these small producers to reach new markets and foster economic growth

across the state. With this new law, we are ensuring that New York remains a national leader in craft beverages, continuing to support our local businesses, tourism, and agriculture."

Hochul points out that New York is home to the largest number of craft cideries in the nation and ranks second in the U.S. for the number of distilleries.

During the Covid-19 pandemic, New York craft manufacturers of spirits and cider were granted temporary direct-to-consumer shipping privileges to help them survive the economic downturn. This temporary measure proved highly successful, with no recorded violations, demonstrating that direct shipping can be done safely and responsibly. The new law permanently codifies this privilege, allowing small craft manufacturers to continue growing their businesses by reaching customers both within and outside of New York.



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CT declares state of emergency after 2 killed and 'hundreds' evacuated during flash flooding

BY LAUREN MASCARENHAS, CAROLL ALVARADO AND ROBERT SHACKELFORD, CNN

"Historic flooding in Connecticut led to a state of emergency, with two lives lost and hundreds evacuated as the state faced unprecedented rainfall, described as a '1,000-year' event."



Ben Bellaja photo via CNN Newsource

(CNN) — The governor of Connecticut declared a state of emergency after historic flooding left two dead and prompted hundreds of evacuations, he said in an August 19 news conference.

"This declaration can help expedite some of the resources needed for us to respond, including potential federal support," Gov. Ned Lamont wrote in a post on X. "Hundreds of evacuations and swift water rescues were necessary to remove people from dangerous areas and shelters were opened."

The two people were found dead in the town of Oxford, Fire Chief Scott Pelletier told CNN. The town is about 15 miles northwest of New Haven.

One female victim was swept away in floodwaters while firefighters were trying to perform a rescue August 18, Pelletier said at the August 19 news conference. The other was in a vehicle and was "clinging" to a sign as firefighters in high-wheel vehicles tried to reach her. The racing water was "too much" and swept her away, he said. Both victims were Oxford residents, according to Connecticut State Police.

Brenda Bergeron, deputy commissioner at the state Division of Emergency Management and Homeland Security, described how the rain produced "historic, unprecedented flooding."

"We are talking about rainfall in some areas in the 1,000-year level," Bergeron said, meaning it was so

intense that on average it should only happen every 1,000 years.

A flash flood emergency issued August 18 was later downgraded to a flood warning in the cities of Waterbury, Danbury and the town of

Fairfield.

First responders rescued 19 people and a dog Sunday night from an Oxford restaurant and nearby apartment, Jeremy Rodorigo, Beacon Falls emergency management director, told CNN.

The Brookside Inn was surrounded by rushing water with about 18 people inside, Rodorigo said.

"We were concerned that the restaurant was compromised and was going to get washed away," he said. "We had a very short window of time to get over there, set up a ladder truck and extend our ladder 100 feet to rescue them."

Responders also rescued an older woman and her dog from the apartment connected to the property, Rodorigo said. No one was injured, he added.

"We will continue helping towns with any resources they need to immediately respond and keep the public safe," Lamont said.

Southwestern Connecticut saw 6 to 10 inches of rainfall in about six to nine hours on August 18, David Stark of the National Weather Service in New York told CNN. Monroe, Connecticut, received 9.98 inches of rain — a one in 200-year event for the city.

"Emergency management is

continuing to report ongoing water rescues, several mudslides, numerous washed out roadways and bridges as well as swollen rivers taking place from Central Fairfield County into Northern New Haven County. In addition, emergency management official are assessing the integrity of several dams in the area," the weather service said.

Oxford, where the two women were found dead, has been particularly hard-hit by the rain and flooding.

The town "got sucker-punched yesterday and then taken out at the knees," state Sen. Eric Berthel said at the Monday news conference.

"Our infrastructure is broken, our main highway that runs through this town is broken, we have loss of life, we have a loss of businesses, we have people who have significant damages to their homes," he said. "We will need the full strength of the local government and the state government and the federal government to fix this beautiful town and get it back running in the right direction again."

Nearby Seymour, a town of almost 17,000, also saw "heartbreaking and gut-churning" devastation, Sen. Richard Blumenthal said at the news conference.

There was severe damage "not just to the physical infrastructure, roads, bridges" but also "to the small businesses, who have suffered damage they cannot recover," he said.

Blumenthal noted many of the affected businesses did not have flood insurance, as flooding is relatively uncommon in the area.

The senator linked the extreme weather to climate change and highlighted the importance of making the state more resilient.

"Resilience against climate change is not just for the coast line," he said. "Flash flooding and other disasters affect all of Connecticut. We all have a stake in planning and preparing."

The heavy rainfall also created dangerous driving conditions in Connecticut, prompting several cities and towns — including Stamford, Danbury, Southbury and Naugatuck — to close roads.

"Multiple roads in town are flooded due to heavy rainfall. We are advising residents to stay in their homes, if at all possible," Southbury Police said. "Crews are working around town, responding to emergencies and road closures."

"A good number of roads in the western portion of the state are closed and are expected to remain closed for an extended period," Lamont said in his statement.

Train service was also suspended in some areas. A mudslide near Seymour, Connecticut, resulted in suspended train service in both directions on the Metro-North Railroad Waterbury Branch.

On August 18, heavy rainfall also triggered a mudslide, leading to a gas leak near an apartment complex in Danbury, which had to be evacuated, Danbury Public Information Officer Erin Henry told CNN.

Another Danbury apartment complex on Main Street also had to be evacuated due to flooding, Henry added.

Connecticut's emergency operations center is monitoring the situation and has deployed an urban search and rescue team to Southbury, the state's Emergency Management and Homeland Security Department said in a post on X.

At least two state parks were closed due to flooding, according to posts on the Connecticut State Parks X account.

Meanwhile, more than 700 flights were canceled at the three major airports near New York City on August 18 as thunderstorms hit the area.

CNN Meteorologist Elisa Raffa and CNN's Amanda Jackson, Susannah Cullinane, Zoe Sottile and Christina Zdanowicz contributed to this report.

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New regulations for CT Realtors now in place

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

As of August 17 Connecticut Realtors were bound by new rules that stem from a \$418 million settlement between the National Association of Realtors (NAR) and plaintiffs who alleged that NAR's commission structure constitute an unfair business practice.

The regulations already went into place in New York on August 8.

"The settlement agreement does not establish new laws," stressed Carl Lantz, the 2024 President of CT REALTORS® in a prepared statement. "It lays out specific practices that are required to be put in place by REALTORS® and multiple listing services to address specific concerns."

It was noted that Connecticut Realtors already are subject to requirements that they disclose that commission rates are not set by law and are negotiable, while written agreements have been required since 1996 for buyer brokers.

For those selling their homes, the change requires their agent to get written approval before receiving a payment or charging another Realtor representing buyers. The Realtor will not be permitted to post a commission rate to a Multiple Listing System, but can do so on other platforms.

Buyers on the other hand will be required to sign an agreement with the agent they're working with prior to touring a home, even if it is a virtual tour. This was already a requirement for Connecticut Realtors, and still does not apply to visiting an open house for a tour. Buyers will also need to be clearly informed of the terms of working with an agent and any expenses a Realtor may be contractually obligated to incur.

"It's good for everyone to have additional transparency in real estate transactions," said Alexa Kevalo the CT REALTORS® 2024 First Vice President. "Commissions have always been negotiable and that doesn't change. Under the settlement agreement, sellers can continue to offer listing broker or seller compensation towards buyer broker professional fees because it can provide the widest pool of potential buyers to consider the purchase. Many first-time buyers and first-generation buyers rely on using the cash they've saved towards the downpayment and other closing costs."

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"Charge Deals not only attracts EV drivers to downtown areas but also encourages them to spend money locally while they wait for their vehicles to charge, turning a potential inconvenience into a business opportunity."

— Biran Coon, Founder and CEO of Charge Deals

As more Electric Vehicles (EVs) make their way down American roadways a new opportunity for main street businesses emerges.

One of the biggest drawbacks of an EV compared to a gas-powered car is not only that charging facilities are harder to find than gas stations, but they also take significantly longer to use. Even with a level 3 charger, the quickest available technology, fully charging the battery of many EVs can take from 30 minutes to an hour.

But savvy cities can leverage this technological shortcoming to boost businesses on their main streets, and a recent webinar hosted by the Connecticut Main Street Center sought to highlight Charge Deals, an app that promotes businesses near public EV charging infrastructure and incentivizes stops with discounts and deals.

"We all know a great downtown when we're in it," said Savannah Blantz, the Programs Coordinator for the Main Street Center. "It's a feeling, an energy that we can sense, see and experience. But it can be quite hard to articulate what makes a main street great."

Blantz laid out vital qualities which the Center considers key for crafting a vibrant downtown area:

"The Main Street is connected by multiple modes of transportation for people to access, it's welcoming, friendly, and inclusive. It has sustainable practices in place that bring life and vibrancy, and small businesses are supported and encouraged as well

as residential and commercial development," she said, adding that these all add up to a unique

sense of space and identity that can make the street an attraction in its own right.

A pilot run of a new app, available to towns across Connecticut for a \$500 fee seeks to make it easier for those vibrant downtowns to be discovered by travelers.

Biran Coon, the founder and CEO of Charge Deals noted that while there was some slow down in sales of EVs, their numbers continue to grow and that EV owners already represent a valuable demographic for many businesses.

"I've been an electric vehicle driver for the past several years," Coon said, noting that in his home state of Michigan chargers can be harder to find, increasing "range anxiety" when venturing far from their at-home charging station.

"The time that you need to utilize public charging is on longer trips, and right now the range is around 300 miles, so at 250 miles EV drivers are looking for a place to charge. And when they do have to charge, they're not there for three to five minutes like a gas station. That stop can last from 20 minutes to up to a few hours."

"This really is a huge opportunity for downtowns because, one, you are attracting people from outside the community's electric car drivers from places 250 miles or more to your

downtown area, and they're a captive audience when they're there," Coon said.

"They probably don't want to sit in their car and go on Facebook for 35 minutes. Hopefully we can get them out of their vehicle and spending money in your downtown area," he added.

"That's exactly what Charge Deals is doing. Our focus is not only attracting these drivers to use EV chargers, but once they do plug in to get them out of their vehicle and spend money locally."

Coons explained drew on his experience working for a utility company to explain that many EV chargers serving the public, even those that charge fees for usage, are currently losing money and the break-even point might be far in the future. And unlike gas stations, where drivers will develop a preference for one near their home, EV drivers likely prefer charging at home to using chargers in the 30 to 40 mile range from home.

"Many towns are offering it for free because the greater benefit really comes from those drivers spending money while they're plugged in," Coons said of the towns and cities where he has charged up in his own travels.

Coons noted that the types of businesses which tend to benefit the most from Charge Deals are coffee shops, restaurants with shorter mealtimes, and boutique stores with interesting or unique offerings. These are both the best suited to providing small discounts to travelers who use the app

to navigate, and the best match for the length of time they're likely to spend at the charger.

He said an insurance broker or bank are examples of businesses that are less able to take advantage of out-of-town traffic in prior pilot studies.

During the pilot, interested towns can sign up for a one-time fee of \$500, which allows them to invite an unlimited number of local businesses to the app to offer incentives to EV drivers using any public charger near their location. Businesses that wish to list chargers near them in towns that are not participating can become listed for \$1.99 per month after launch.

To learn more about Charge Deals or discuss how to encourage your municipality to participate, visit <https://chargedeals.com/downtown/>

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A view of the property now occupying the Weed Street site.
Photo by Justin McGown.

New Canaan wins affordable housing moratorium

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

New Canaan announced on August 19 that it had successfully re-applied for and received a moratorium on 8-30g applications within the town.

8-30g is a law which allows developers to bypass many zoning restrictions on multifamily and mixed-use structures in municipalities where less than 10 percent of the housing is deemed affordable by the state of Connecticut.

New Canaan has secured a four-year moratorium on new 8-30g applications, although existing applications including the controversial Weed Street development, may continue to move forward as the developers have brought cases involving their applications before the state Superior Court.

According to the press release from New Canaan, Department of Housing Commissioner Selia Mosquera-Bruno said in a letter, "I would like to take this opportunity to thank you and the town of New Canaan for continuing to address the affordable housing needs in your community."

The specific goals reached and plans set to be implemented that demonstrate New Canaan has made sufficient progress towards meeting housing affordability goals were not disclosed by the town.

"New Canaan has worked tirelessly in partnership with the New Canaan Housing Authority to provide affordable housing solutions for our community," said First Selectman Dionna Carlson. "We will continue to identify strategic opportunities to add to our affordable housing stock in an effort to earn future moratoriums and maintain control of local development."

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Developer wants to eliminate office building, add more apartments

BY PETER KATZ / pkatz@westfairinc.com

The developer of a mixed-use project on a 9.18-acre property in the City of Beacon that formerly was home to a Tuck Industries manufacturing plant wants to make changes to the development. Two apartment buildings with 64 apartments are under construction at the site and the developer wants to eliminate a planned office building and instead build more apartments.

The current property owner, Beacon 248 Development, LLC, received approvals from Beacon's City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential project. The approved site plan layout included four residential buildings, a 1,200-square-foot clubhouse, and a swimming pool for use by residents only. In 2017, the City Council adopted zoning amendments, which included amendments to the Fishkill Creek Development District zoning regulations that were

needed for the project. The site plan was amended in 2020 to change Building 100 in the development from residential to office use.

The developer is now seeking approval for a revised concept plan, an area variance, and an amended site plan for updates to Building 100 and parking.

Building 100, formerly approved as a 25,400-square-foot two-story office building, is now proposed to be a 34,686 square-foot three-story residential building with 36 apartments.

Of the 36 proposed apartments, four would be reserved for workforce housing. Buildings 200 and 300 will remain multifamily residential as previously approved. The minimum required number of parking spaces has been reduced from 207 to 141. The provided number of parking spaces has been reduced from 216 to 164. Parking



Elevation of the third apartment building proposed for the former Tuck Industries site in Beacon.

would include at-grade spaces and spaces underneath the buildings.

The developer is taking the position that while zoning changes encouraging mixed-use projects were undertaken by Beacon in 2017, since that time significant changes to the office market have taken place on a nationwide scale. The developer says that

the demand for office space has greatly diminished and this site, positioned further away from Main Street than other office offerings, is less attractive for potential tenants.

The developer takes the position that its proposed residential use would be more appropriate for the project site and surrounding neighborhood.

Port Jervis awarded \$1.7M for new mixed-use building

BY PETER KATZ / pkatz@westfairinc.com



Rendering of proposed building at 29 Front St. in Port Jervis.

The City of Port Jervis in Orange County has been awarded a state grant of \$1.775 million from the Restore New York Communities Initiative to help pay for the demolition and reconstruction of a gutted and privately-owned 22,563 square-foot three-story brick building at 29 Front St. The state funding went to a total of 43 projects and amounted to \$64.1 million.

The Front Street building was constructed in about 1910 and is located within the central business district and Downtown Revitalization Initiative focus area. It would be replaced with a seven-story mixed-use building with 26 basement storage units, up to four commercial spaces totaling about 3,000 square feet on the first floor and 32 apartments on floors two through seven.

The total cost of the project is estimated at \$6 million. The building will be designed to match the design of the exiting structure, which will be demolished. The project does not include any on-site parking as it is not required under the downtown zoning. It was pointed out that not providing on-site parking helps keep down the project's cost.

The building's 32 rental apartments will include 28 one-bedroom and four two-bedroom apartments. Ten of the 28 one-bedroom units will be rented as

affordable units to households earning 80% of the Area Median Income or less for no less than ten years from initial occupancy.

The project sponsor is MCLAND1 Development, which is a company owned by three people who also own the property at 29 Front St. The project sponsor said it expects to manage the project's operations, including maintenance of the building and selection of the residential and retail tenants.

The project was described as fulfilling an unmet market demand for more apartments in Port Jervis as demonstrated by rapid absorption times, limited inventory, few vacancies, and rising housing prices. The project sponsor said it had several leads on possible tenants for the commercial space, including restaurant and bar proprietors, as well as prospective retail tenants.

The projected completion date for the project is the third quarter of 2027.

LUGANO

Lugano exterior,
Greenwich Avenue.
Photographs
courtesy Lugano.



Lugano's passion for jewels, horses and communities

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"On Greenwich Avenue, a historic 1916 building houses Lugano's 3,500-square-foot jewelry salon, designed like a luxurious living room where bespoke pieces are displayed in vitrines, allowing nothing to come between you and the jewelry."

On Greenwich Avenue in a building that dates from 1916 sits a most unusual jewelry salon.

The 3,500-square-foot contemporary space, in a restful blue and gray palette, looks more like a living room than a jewelry store, with flooring by Jamie Beckwith Collection; a light sculpture by Andreea Braescu; furniture by Ceccotti Collezioni, Adrianna Hoyos, Porada and Barbara Barry; and artwork by America Martin. The bespoke pieces, a marriage of gemstones and ceramics, are displayed in vitrines rather than in cases so that there's nothing between you and the jewelry. Even the iPads that are used for jewelry orders are contained in branded slipcases.

Welcome to the world of Lugano, where no detail escapes attention. That includes the one-of-a-kind works, so intricately designed that even clasps and backings are things of beauty. (It's not surprising that some of the jewelry is easily reversible.)

Late on the afternoon of Friday, July 19, we entered this world and spent some time getting to know the pieces, which include equestrian-inspired designs and the Lugano concept of retail, in which each store represents a partnership with a community. In

Greenwich, that means relationships with the Bruce Museum, Greenwich Country Day School, Greenwich Hospital, the Junior League of Greenwich and the Greenwich International Film Festival.

Those complementary relationships are the result of another one – that of Lugano founders Moti and Idit Ferder. He – CEO, master craftsman and jewelry expert -- grew up in a world of horses and his family's diamond business, established in Antwerp, Belgium, in 1965. (Brother Ilan is an equestrian and horse owner, trainer and trader.) She – COO, overseeing all aspects of the business, including the salon designs and execution and relationships with nonprofits – studied English literature and history at Tel Aviv University, along with American history, human resources and mediation. They met while he was serving four years as a captain in a combat unit of the Israeli Army.

In 2005, they established Lugano – named for Switzerland's Lake Lugano, "known for its elegance and beauty," Moti Ferder said -- in Newport Beach, California.

"Idit and I chose Newport Beach as the place to settle down and start our business, because it offered everything we were looking for. The beautiful

weather and relaxed lifestyle were certainly appealing, but Newport Beach also had qualities that fostered both personal and professional growth. We were particularly drawn to its cultural diversity, strong sense of community and philanthropic spirit. Additionally, the presence of many bold, innovative and entrepreneurial family-run businesses made it the ideal location to establish Lugano."

As for the 2023 selection of Greenwich to serve the metro area, he

added: "Identifying a new market is a careful process, guided by our connections and the potential to positively impact a community. During our exploration, Greenwich consistently stood out and, as we engaged more with the community, it became clear that it was a great fit for a new salon. Since opening last year, we've established meaningful relationships with organizations. ... Deepening our roots here has made it a truly rewarding experience."



Lugano interior, Greenwich Avenue.

"Lugano's Greenwich Avenue salon blends history and luxury, featuring intricate, one-of-a-kind jewelry displayed in an elegant, living-room-like space that emphasizes a seamless connection between the pieces and their admirers."

— Moti Ferder, co-founder and CEO of Lugano

Besides Greenwich and the Newport Beach flagship, the brand has stationary salons in Aspen, Colorado; Palm Beach and Ocala, Florida; Houston; and Washington, D.C., with the latest opening in London this past July.

But there's also a salon that travels the equestrian circuit, as do the Ferders, who are involved with Wellington International's Winter Equestrian Festival, The Hampton Classic and the Split Rock Jumping Tour, while helping to sponsor the Royal Windsor Horse Show and Longines' Global Champions Tour. So it's not surprising that the couple would engage equestrian Georgina Bloomberg as brand ambassador. (Page 14.)

Recently, Moti took time from the couple's travels to talk about Lugano's passion for gems and especially the jewels that are horses and the communities Lugano serves:

Thank you for your time. What can you say about the success of your company?

"Lugano has experienced significant growth in recent years, driven by our expansion into new markets. Each new market we enter feels like a natural fit, allowing us to grow organically. Currently, we have over 150 employees, and our team continues to grow as we expand our presence and reach. This growth is a testament to the dedication and talent of our team as well as the strong demand for our wearable works of art. We are excited about the future and remain committed to continuing our journey of expansion and innovation."

We understand the July opening of the London salon dovetailed with an event featuring Prince William.

"Our newest location in London, situated in

Mayfair, represents an exciting new chapter for Lugano. We're thrilled to have expanded into such a vibrant and iconic city and to build a new community there. Following the opening, we proudly supported the Royal Charity Polo Cup and the Royal Windsor Horse Show."

In the last couple of years, equestrian Georgina Bloomberg became involved with Lugano as brand ambassador. How did that relationship come about?

"Georgina is our first brand ambassador, and she is a perfect fit for reasons beyond our shared passion for the equestrian sport. She embodies the values that our brand represents, including a strong sense of responsibility for our communities and a commitment to excellence. Intelligent, elegant and graceful, Georgina truly reflects the essence of Lugano."

How did you develop a passion for all things equestrian?

"My connection to the equine world comes from my childhood experiences on my family's ranch, where I developed a deep admiration for horses. These formative years instilled in me a lifelong passion for these majestic creatures, which has naturally influenced our equestrian jewelry collection. Creatively, I approach these pieces as I do the rest of our collection, drawing inspiration from the gemstones themselves and allowing their inherent beauty to guide the design process."

Tell us more about the division of labor between you and your wife.

"Idit, as Lugano's COO, wears many hats beyond overseeing operations. She is also the creative force behind the design and ambiance of our salons. Her attention to detail, dedication and warmth shine through in every aspect of what she does, including the salon experience, making each space welcoming and reflective of our brand.

"I focus on both business strategy and jewelry design. Growing up around jewelry, it feels like a natural extension of myself. I channel my passion into creating unique pieces that resonate with our clients. Addition-



Moti Ferder, co-founder, CEO, master craftsman and jewelry expert of Lugano.

ally, I oversee the broader aspects of the company's operations, ensuring that our business strategy aligns with our brand's vision and supports our continued growth.

"We are both deeply involved in Lugano's philanthropic efforts and our team. Ultimately, it's our community and our people that make what we do so special. Together, Idit and I complement each other's strengths and work collaboratively to bring the Lugano vision to life."

How does your philanthropic work relate to the equestrian world and other causes?

"Over the years, Lugano has proudly supported events and initiatives that benefit the equine community and organizations dedicated to the care of horses and equestrian athletes, including Brooke USA, Equus Foundation, the Kevin Babington Foundation and more.

Beyond the equestrian realm,

our philanthropic efforts extend to various causes, focusing on the key areas of art, education, health care/wellness and community. Our commitment to giving back is driven by a passion for making a positive impact wherever we can."

What's next for Lugano?

"Looking ahead, we are exploring new markets and expansion opportunities, with a focus on both enhancing our presence in established locations and considering potential new ones. Our goal is to continue delivering exceptional experiences and expanding our offerings to meet the evolving needs of our clientele. Stay tuned for more updates on our future plans."

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Lugano's pink diamond stirrup earrings.

Georgina Bloomberg's true grit

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Georgina Bloomberg was at the June 3 French Open match in which Novak Djokovic tore his right meniscus. The accomplished equestrian – who has bases in North Salem, New York City and Wellington, Florida – said she had always seen tennis as more of a social sport. But as she watched Djokovic play on, winning a five-set battle against Argentina's Francisco Cerundolo and a crowd that wanted the Argentine to win, she began to think differently about Djokovic, tennis – and herself.

"It was incredible," she said, "to have that much determination and resilience not to give up."

Determination and resilience have always been hallmarks of a great athlete, helping define Bloomberg's 20-year career in professional show jumping, in which horse and rider are judged objectively as they try to clear a course of fences, or rails, within a ring as fast and as cleanly as possible. (This is as opposed to hunter, in which horse and rider are judged subjectively on form.)

Bloomberg has broken her back twice as a result of a vertebra displacement condition known as spondylo-

listhesis and had her spine rebuilt in 2011, requiring an eight-month recovery. This was en route to winning such events as the \$210,000 Central Park Grand Prix in New York in 2014 and the \$127,000 Adequan Grand Prix in Wellington, Florida, the following year; anchoring the U.S. team with double-clear rounds for its win in the 2014 Furusiyaya Nations Cup in Gijon, Spain, and, in her major games debut, helping the U.S. claim the team bronze medal at the 2015 Pan

American Games in Toronto. Since then, her finishes in international competitions have been almost exclusively top 10.

More recently, she's been getting back in shape after the birth of 8-month-old son Sebastian. And while she said she's comfortable with her progress – she certainly looked to be in fine form in the \$125,000 Old Salem Farm Grand Prix in North Salem on Mother's Day as baby Sebastian and doting big brother Jasper, 10, cheered her on – she acknowledged that it's taken longer to bounce back from giving birth the second time around.

So she's taking her time and not



▲
Understatement: Georgina Bloomberg said she loves the quiet elegance of Lugano's jewelry.

judging herself, realizing that she's not the same rider or person she was in her 20s. That doesn't mean, however, that Bloomberg is slowing down in or out of the show ring. It was a couple of years ago that she became ambassador for Lugano, the Newport Beach, California-based diamonds and jewelry brand, with a store in Greenwich (Page 11). Bloomberg said she has known Lugano co-founder Moti Ferder and his brother, Ilan Ferder -- a Wellington-based rider and owner and trainer of horses, who also buys and sells them – for a while. Lugano is also a brand sponsor of the Longines Global Champions Tour, whose eight-year-old league competition Bloomberg joined as owner, captain and rider of the New York Empire team of six international equestrians.

As for Lugano's one-of-a-kind pieces – which include such equestrian offerings as pink diamond stirrup earrings, a ceramic horseshoe pendant and a diamond horse brooch – Bloomberg pointed to their understated elegance, with an intricacy of detail down to the backing or clasp that makes them beautiful against your skin, inside or out.

The jewelry ambassadorship and "The A Circuit" series of four young-adult horse show novels reflect one side of Bloomberg. The other is a philanthropist devoted to rescued animals and underserved riders.

"I try to do as much as I can," she said. "Dogs have always been my passion." Indeed, all animals have. Born and educated in New York City, the second daughter of onetime Big Apple Mayor Michael Bloomberg and his former wife, Susan Brown, Georgina began riding at age 4 and soon garnered an array of junior jumper and hunter honors. She knows how im-

"Resilience and elegance define Georgina Bloomberg's life, both in the equestrian world and in her commitment to philanthropy."

portant it is for riders to dress properly for competitions. That's why in 2006 she founded The Rider's Closet "to ensure," her website says, "that riding apparel is accessible to scholastic riding programs, pony clubs, therapeutic and veterans programs, equine charities, equestrian camp programs and individual riders in need." In 2019, the nonprofit merged with the Equus Foundation, dedicated to horses living out their lives in dignity. She calls the merger with Equus "an honor."

In addition to her sport horses, Bloomberg's own North Salem menagerie has had retired horses (including a former New York City carriage horse); rescued dogs; other rescued animals such as goats, rabbits, miniature horses and mules; and, in a nod to E.B. White's "Charlotte's Web," a pig named Wilbur.

But while she has rescues and fosters animals, what she really loves is being a go-between who sets rescues from high-kill shelters in places like Florida on the path to forever homes. Her efforts earned her the 2016 Compassion in Action Award from The Humane Society of the United States.

It's a busy life, one that sees Jasper competing in the pony ring, cementing the Bloomberg equestrian legacy. (At Old Salem Farm's "Spring Horse Shows," he walked the course with his mother before her event.) But riders, unlike tennis players, can compete professionally into middle age. At 58, Laura Kraut made history as the oldest American to medal at the Olympics in 72 years when she and the rest of a show jumping team that included Brewster's two-time gold medalist McLain Ward took silver at the Paris Games.

"I'm not ready to hang up my stirrups," Bloomberg said. "Not yet."



Georgina Bloomberg is the first brand ambassador for Lugano, a luxury jewelry company that shares her passion for all things equestrian. Photographs courtesy Lugano.

From red wines to whites in Spain's Rioja region

BY DOUG PAULDING

(Editor's note: As we approach Labor Day, Monday, Sept. 2, we at Westfair thought it was a good time to reintroduce you to some of our columnists, who also labor as small business owners. Here meet Doug Paulding, who has turned a love of the land into South Salem-based Eager Beaver Tree Service and a career as a wine and spirits writer, including for Westfair:)

One of my early international wine press trips took place a couple of decades ago in the Navarra wine region of northern Spain. I was enchanted by Spanish wines and, after five subsequent trips to various Spanish wine regions, my love of them and Spanish culture has only grown. I was recently invited to a wine luncheon at 44 & X restaurant in the Hell's Kitchen section of Manhattan, where we would taste seven wines from El Coto winery in Rioja, just a short trip from adjacent Navarra.

Until recently, the Rioja wine region was known for producing big, hearty red wines. In 2010, the

region authorized white wine production and the planting of Viura, Malvasia, Verdejo, Chardonnay, Sauvignon Blanc and Garnacha Blanca white grape vines, along with others, began. By now the vines and their roots have sufficiently matured to produce respectable, delicious white wines.

Rioja is north and east of Madrid, quite close to the Pyrenees Mountain range that runs from the Atlantic

Ocean to the Mediterranean Sea, creating a natural border between France and Spain. The Pyrenees also provide some cooling breezes to slow grape maturation. Tempranillo is the region's primary red grape, and its wines are capable of long aging times. The wine production rules in place throughout Spain in general and in Rioja in particular almost singularly guarantee greatness.

In some wine regions of the world, there are no requirements in place to call a wine a Reserve wine or a Grand Reserve wine. It's just a subjective rating system with no rules. In Rioja, a Reserva wine requires 18 months of oak aging and another 18 months

of resting in the bottle. Gran Reserva wines require 24 months of oak aging with a minimum of 36 additional months of aging. Many producers will hold their wines considerably longer than these minimum standards so the wine is optimized at release date. Additionally, Reserva and Gran Reserva wines are blind-tasted by a panel of judges to be certain they are worthy.

El Coto Winery saw its first harvest in 1970. Six years later, the first winery was born, with the original expanded and improved on many times since the mid-'70s. By 2004, El Coto had become the largest wine producer in Rioja and its labels are now available in 70 countries. But the real beauty here is the price-to-value ratio. The Coto de Imaz Reserva can be found in the United States for about \$17 and the Gran Reserva at around \$22. To put it in perspective, a California wine with this kind of wood aging and subsequent bottle resting would come to market well north of \$100, with some considerably more expensive. And the time commitment required in Rioja makes it certain the producers will be using their best grape plots for their elite wines.

At the event, I was seated beside El Coto's Technical Director Cesar Fernandez as we tasted through several wines. Our first wine was Baron de Ley Tres Viñas 2019 white wine made from Viura, Malvasia and Garnacha Blanca. With a straw color and a light-to-medium body, it was beautifully balanced. Great citrus, crisp and zesty, it was thirst-quenching and satisfying to the palate. We next tasted the Coto de Imaz Reserve from 2020. Tempranillo is the grape, showing a well-saturated appearance with bright red fruit leaning toward strawberry and cherry.

The Baron de Ley Reserva from 2019 was medium to full-bodied and well-balanced. This wine was showing a red and dark cherry essence that was pleasing to the palate.

The Cote de Imaz Gran Reserva from 2018 was our next pour. Showing dark fruit with hints of boysenberry and a seductive silkiness, it had what Fernandez pronounced "elegance and finesse." This wine is highly recommended. We then moved to a 2017 Baron de Ley Gran Reserva with spicy dark cherry and blackberry and a long silky

finish – also recommended. The 2021 La Renacida Cigales is made from grapes coming from a single vineyard planted in 1927. It showed a lovely spicy black cherry with hints of cedar and leather. And finally, we tasted the Museum Reserva Cigales from 2020 -- a wonderful wine with a lingering finish.

Any and all of these wines would light up a dinner table or party. To say they are fairly priced is a substantial understatement. I know if I need to impress someone, a Reserva or a Gran Reserva from El Coto Winery performs way above its price. Look for them and don't be shy about buying a few cases for the cellar.

.....
Doug Paulding is an arborist, ski instructor and photographer as well as Westfair wine and spirits columnist. He and his brother Bob started Eager Beaver Tree Service in 1977 – three years before Doug graduated from the University of Massachusetts at Amherst with a Bachelor of Arts degree in philosophy. While Bob covers Cape Cod, Doug serves Fairfield and Westchester counties.

After receiving arborist certifications from New York, Connecticut, Massachusetts and the International Society of Arboriculture, he began writing regular tree-related columns in the Gardener's Gazette and the Patent Trader, Northern Westchester's largest paper. Additionally, he has worked as a tree consultant to insurance companies.

In his spare time, Doug is a Professional Ski Instructors of America (PSIA)-certified instructor and coaches alpine skiing at Killington, Vermont. He also reviews wines and spirits, writing for Sante magazine, a food and beverage magazine for industry professionals. He regularly takes photographs for his columns and Eager Beaver's website.

Write him at doug@dougpauld-ing.com.



These wines from Spain's Rioja region offer excellent value for the price, writes Westfair wines and spirits columnist Doug Paulding. Photograph by Doug Paulding.

"El Coto Winery's Reserva and Gran Reserva wines offer exceptional value, showcasing the elegance and finesse of Rioja's premier vintages at a fraction of the price of comparable Californian wines."

— Doug Paulding



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8:00 a.m. – Breakfast & Program



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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Aug. 14 - 20

Eastgate Whitehouse LLC vs. Koepfel & Koepfel Realty Management, Rye, et al, 24-7028-SHL: Adversary proceeding in Eastgate Chapter 11 (22-22635). Attorney: Todd M. Gardella.

Hello Nostrand LLC, Monsey vs. John Doe, et al, 24-7031-SHL: Adversary proceeding in Hello Nostrand Chapter 11 (24-22192). Attorney: J. Ted Donovan.

Eastgate Whitehouse LLC vs. WWK 140 Bay Ridge LLC Rye, et al, 24-7032-SHL: Adversary proceeding in Eastgate Chapter 11 (22-22635). Attorney: Todd M. Gardella.

Viewstar LLC, Nanuet, Lee E. Buchwald, restructuring officer, 24-22716-SHL: Chapter 11, assets and liabilities \$10 million - \$50 million. Attorney: Paul Rubin.

Homespun LLC, Beacon, Joseph D. Robitaille, managing member, 24-35813-KYP: Chapter 11, assets \$348,655, liabilities \$341,123. Attorney: Michelle L. Trier.

Mindful Munchkins Academy, Nyack, Tykarah Pitt-Wade, owner, 24-22723-SHL: Chapter 11, assets \$22,164 liabilities \$417,505. Attorney: James J. Rufo.

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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Mount Kisco, NY 10549
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U.S. District Court, White Plains Local business cases, Aug. 14 - 20

Robert Watzka, Kingston vs. Adams Fairacre Farms, Poughkeepsie, 24-cv-6156-NSR: Americans with Disabilities Act. Attorney: H. Joseph Cronen.

Manuela Cruz, Dutchess County vs. Gabys Cafe, Rhinebeck, et al, 24-cv-6197-KMK: Fair Labor Standards Act, class action. Attorney: Maureen Hussain.

H. Durston Saylor Inc., New York City vs. Westfair Pools and Supply Inc., Bedford Hills. 24-cv-6282: Copyright. Attorney: Craig B. Sanders.

DEEDS

Above \$1 million

Asnis, Alex, New York. Seller: 329 Carroll LLC, Mamaroneck. Property: 329 Carroll Ave., Rye Town. Amount: \$1.5 million. Filed July 30.

BGRS LLC, Oakbrook Terrace, Illinois. Seller: Erica Grundish, Tarrytown. Property: 6 Hillside St., Greenburgh. Amount: \$1.2 million. Filed Aug. 5.

Bocada 450 Central Park Avenue LLC, Cranston, Rhode Island. Seller: Dilstan Realty Corp., Scarsdale. Property: 450 Central Park Ave., Greenburgh. Amount: \$11 million. Filed Aug. 2.

Bustamante, Leandro S., New York. Seller: VG Developers LLC, Hartsdale. Property: 67 Mercer Ave., Greenburgh. Amount: \$1.6 million. Filed Aug. 1.

Dimarzo, Nicholas, New Rochelle. Seller: Shangod 2 NU Realty LLC, New Rochelle. Property: 171 Van Etten Blvd., New Rochelle. Amount: \$1.1 million. Filed July 31.

Johnson, Hope C., Stamford, Connecticut. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 13 Lila Lane, New Castle. Amount: \$1.4 million. Filed Aug. 5.

Lee, Steven, Scarsdale. Seller: 12 Secor Road LLC, New Rochelle. Property: 12 Secor Road, Scarsdale. Amount: \$1.3 million. Filed Aug. 1.

Mercado, Camila, New York. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 342 Palisades Blvd., Mount Pleasant. Amount: \$1.4 million. Filed Aug. 2.

Mortensen, Casey, Chappaqua. Seller: JMCB Panther V LLC, Pleasantville. Property: 134 Orchard Ridge Road, New Castle. Amount: \$1.1 million. Filed Aug. 2.

Nadkarni, Girish N., New York. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 338 Palisades Blvd., Mount Pleasant. Amount: \$1.5 million. Filed July 30.

Nguyen, David M., San Francisco, California. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 340 Palisades Blvd., Mount Pleasant. Amount: \$1.4 million. Filed Aug. 1.

Ouyang, Wenqi, Sleepy Hollow. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 201 Horseman Blvd., Mount Pleasant. Amount: \$1.1 million. Filed Aug. 2.

Property BP 2091 LLC, New Rochelle. Seller: Raytown Realty LLC, Mahopac. Property: 2091 Boston Post Road, Mamaroneck. Amount: \$11.2 million. Filed Aug. 2.

Sleeping Hollow LLC, Upper Saddle River, New Jersey. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 344 Palisades Blvd., Mount Pleasant. Amount: \$1.7 million. Filed July 30.

TLC Contractors Corp., Rockville Centre. Seller: Edna S. Goldfein, New York. Property: 380 Cross River Road, Bedford. Amount: \$1.2 million. Filed Aug. 2.

Below \$1 million

1 Summerfield Yonkers LLC, Yonkers. Seller: Charles G. McLaughlin, New Rochelle. Property: 1 Summerfield St., Yonkers. Amount: \$250,000. Filed Aug. 2.

1315 Scenic Lane LLC, Yonkers. Seller: Sheikh Zahid, Yonkers. Property: 13 Scenic Lane, Yonkers. Amount: \$680,000. Filed Aug. 2.

137 Morningside LLC, Brooklyn. Seller: Charmaine Brown, Yonkers. Property: 137 Morningside Place, Yonkers. Amount: \$715,000. Filed July 30.

155 Vista Ventures Inc., Yonkers. Seller: Janette Kennerly, Elmsford. Property: 166 Sears Ave., Greenburgh. Amount: \$420,000. Filed Aug. 5.

23 N. Ninth Avenue LLC, Yonkers. Seller: Douglas Gaverl, Yonkers. Property: 23 Ninth Ave., Mount Vernon. Amount: \$10. Filed Aug. 2.

25 Glen Oaks Drive LLC, Rye. Seller: Ronald Berlanti, Orleans, Massachusetts. Property: 25 Glen Oaks Drive, Rye City. Amount: \$825,000. Filed July 31.

34 Frankford Street LLC, White Plains. Seller: Elizabeth S. Tota, Thornwood. Property: 34 Frankford St., Mount Pleasant. Amount: \$550,000. Filed Aug. 1.

Balch, Kathryn M., Charleston, South Carolina. Seller: One Good Life LLC, Rye. Property: 599 Midland Ave., Rye City. Amount: \$780,000. Filed Aug. 1.

Crowd Growth Fund LLC, Bedford. Seller: Shankar Arunachalam, Mount Kisco. Property: 60 Lakeside Road, Bedford. Amount: \$770,000. Filed Aug. 1.

D&Cwilliamslegacy LLC, New Rochelle. Seller: Jason Kerwar, Mount Kisco. Property: 1250 North Ave., New Rochelle. Amount: \$243,000. Filed July 30.

D2g Realty LLC, White Plains. Seller: Lawanda M. Jones, Brooklyn. Property: 31 Ramapo Road, Ossining. Amount: \$259,000. Filed Aug. 2.

Engelhardt, Laura, Millwood. Seller: Immobiliare Assets LLC, South Salem. Property: 123 Stanwood Road, Bedford. Amount: \$772,000. Filed Aug. 2.

Farrell, Thomas M., Irvington. Seller: Mountain 447 Corp., Irvington. Property: 447 Mountain Road, Greenburgh. Amount: \$350,000. Filed Aug. 2.

FBL LLC, White Plains. Seller: Angiolina Lucadamo, Harrison. Property: 97 Crotona Ave., Harrison. Amount: \$985,000. Filed Aug. 1.

Gottesfeld, Menachem M., Brooklyn. Seller: US Bank NA, Highland Ranch, Colorado. Property: 42 Calam Ave., Ossining. Amount: \$341,000. Filed Aug. 2.

Greenmountain Enterprises XII LLC, Mount Kisco. Seller: Harold B. Tevelowitz, Denver, North Carolina. Property: 3 Valley Road, Mount Pleasant. Amount: \$800,000. Filed July 30.

Hernandez, Maria, Armonk. Seller: JC Nottingham LLC, Bedford Hills. Property: 105 Nottingham Road, Bedford Hills. Amount: \$335,000. Filed Aug. 5.

Knief, Dawn, White Plains. Seller: Coast To Coast Capital LLC, Scarsdale. Property: 10 City Place, 31F, White Plains. Amount: \$875,000. Filed July 30.

Lot 78 Rolling Hills Realty LLC, Harrison. Seller: Albert A. Nolletti, Annapolis, Maryland. Property: Rolling Hills Lane, Harrison. Amount: \$715,000. Filed Aug. 2.

Osazee, Moses, New Rochelle. Seller: Point 62 LLC, White Plains. Property: 9 Shelley Ave., Mount Pleasant. Amount: \$712,000. Filed Aug. 2.

Pipolo, Janine, White Plains. Seller: BV Capital LLC, White Plains. Property: 186 West St., White Plains. Amount: \$770,000. Filed Aug. 1.

Scmidydr Corp., Purchase. Seller: Scott Goldberg, West Harrison. Property: 80 Harrison Ave., Harrison. Amount: \$1000. Filed Aug. 1.

Shand, Joseph L., Montclair, New Jersey. Seller: Joseph S. Borges Contracting Inc., Yorktown Heights. Property: 104 Watch Hill Road, Cortlandt. Amount: \$545,000. Filed Aug. 2.

Steve Giordano Builders Inc., Yorktown Heights. Seller: Susan L. Gorman, Montrose. Property: 77 Montrose Station Road, Cortlandt. Amount: \$800,000. Filed July 31.

YP Sky LLC, Bronx. Seller: Edmond Chan, New Rochelle. Property: 132 S. Broadway, White Plains. Amount: \$800,000. Filed Aug. 2.

WORKERS' COMPENSATION BOARD

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

Airiva Renewables Inc., Katonah. Amount: \$21,500.

Cardillo Ron, Amawalk. Amount: \$38,250.

Carlisle Rebecca, Irvington. Amount: \$49,000.

Daniel Cohen & Associates Inc., Yorktown Heights. Amount: \$22,000.

Demarest Sr., John Booth, Cortlandt Manor. Amount: \$21,500.

Devico Marc A., Rye. Amount: \$40,500.

Diron Ruddy LLC, White Plains. Amount: \$21,500.

Drv1 Inc., Shrub Oak. Amount: \$38,250.

Elite Carriers LLC, Mount Vernon. Amount: \$21,500.

Environmental Construction Solutions Inc., Pelham. Amount: \$1,000.

Flava Moves LLC, New Rochelle. Amount: \$21,500.

Fresh N Green Smoothies Salad Bar Corp., New Rochelle. Amount: \$4,500.

Gallimods2 LLC, Baldwin Place. Amount: \$3,000.

GNA Food Corp., Tarrytown. Amount: \$1,500.

Is This It Inc., Yorktown Heights. Amount: \$22,000.

Jamate, Nicolas A., Tarrytown. Amount: \$16,500.

Jarrito United Corp., Cortlandt Manor. Amount: \$9,500.

JC Fine Cabinetry Inc., Rye Brook. Amount: \$20,500.

JC Sparks Corporation, Port Chester. Amount: \$14,500.

Lambaye Beauty Inc., Larchmont. Amount: \$21,500.

Maracas Bar Corp. d.b.a. **El Agave Restaurant & Bar**, White Plains. Amount: \$16,500.

Maximum Medical Management LLC, Mount Vernon. Amount: \$21,000.

Nelnet Government Services LLC, Port Chester. Amount: \$21,500.

Nepperhan Gourmet Deli Inc., Yonkers. Amount: \$5,000.

Pancho Grocery Corp., Rye Brook. Amount: \$2,500.

Phil Ramone Inc., White Plains. Amount: \$30,500.

Sisalima Miguel, Peekskill. Amount: \$42,187.

Vibe N. Slurp of Ortley Beach LLC, Croton-on-Hudson. Amount: \$21,500.

Judgments

Al-Marji, Chelsea, Dobbs Ferry. \$9,727 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Alashwal, Ameira, Mount Vernon. \$4,920 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Alaska Fire & Flue LLC, Palmer, Arkansas. \$212,318 in favor of Greenwich Capital Management LP, White Plains. Filed July 12.

Altamura, Charles, Pleasantville. \$8,381 in favor of Karen Jansen, White Plains. Filed July 16.

Amaya, Angelo, Ossining. \$5,294 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 18.

Andreoli, Francesco, Mamaroneck. \$17,206 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

Aurand, Nicole, Cortlandt Manor. \$11,055 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Beechum, Jasmin, Elmsford. \$1,574 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 12.

Brown, Sophia J., Mount Vernon. \$3,003 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Byrd, Sandy, Yonkers. \$3,426 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

Calandriello, Joseph, Yonkers. \$4,589 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Celaj, Elisa, Cortlandt Manor. \$7,191 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 18.

Cruz, Chaztery, Yonkers. \$12,348 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Davis, Michael, Cortlandt Manor. \$1,388 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

DeJesus, Christine M., Tarrytown. \$2,400 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

Deleon, Adarjilsa, White Plains. \$1,299 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

Deoraj, Premraj S., Yonkers. \$23,099 in favor of Capital One NA, Glen Allen, Virginia. Filed July 17.

Espinal, Yasery, Mount Vernon. \$3,868 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 18.

Ferrara, Gianna, Eastchester. \$1,783 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

Gonzaga-Chang, Fanny, Yonkers. \$10,696 in favor of LCS Capital LLC, Centennial, Colorado. Filed July 12.

Henegan, Sonya, Sleepy Hollow. \$10,696 in favor of LCS Capital LLC, Centennial, Colorado. Filed July 12.

James, Romel, Yonkers. \$12,995 in favor of Midland Credit Management Inc., San Diego, California. Filed July 11.

Jaquez, Alexander, Yonkers. \$6,579 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Jimenez, Rosa, Yonkers. \$2,959 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Jimenez, Ulises, Yonkers. \$5,266 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 18.

Johnson, Crystal S., Mount Vernon. \$3,164 in favor of Capital One NA, McLean, Virginia. Filed July 17.

Katzenstein, Steven M., Yonkers. \$2,503 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 18.

Magaliff, William, Sleepy Hollow. \$5,929 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Malik, Afroz Q., Yonkers. \$5,234 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 12.

Manhattan Consumer Services Inc., Yorktown Heights. \$11,734 in favor of Mesa Underwriters Specialty Insurance Co., Middletown. Filed July 15.

Martinez, Edwin A., Yonkers. \$10,671 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Mena, Yordaliza, Yonkers. \$1,217 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Mondragon, Juan C., White Plains. \$9,089 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 17.

Msahka, Thembisa, Brooklyn. \$33,690 in favor of Brett Kimmel PC, Bedford. Filed July 18.

Nelson, Marva, Yonkers. \$12,802 in favor of LCS Capital LLC, Centennial, Colorado. Filed July 12.

Nieves, Ana T., Mount Vernon. \$13,598 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Oflaherty, Robert D., New Rochelle. \$2,894 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 17.

Oquendo, Jessica, Mount Vernon. \$2,045 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 18.

Osorio, Javier E., Yonkers. \$2,803 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 12.

Postell, Caroline, Yonkers. \$2,242 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 9.

Reyes, Katheryne, Valhalla. \$6,705 in favor of Capital One NA, Glen Allen, Virginia. Filed July 18.

Ryabenko, Aleksandr, Armonk. \$6,221 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 17.

Salazar, Ruben J., Yonkers. \$4,459 in favor of Capital One NA, Glen Allen, Virginia. Filed July 18.

Schnall, Philip, Scarsdale. \$12,958 in favor of Midland Credit Management Inc., San Diego, California. Filed July 16.

Seawright, Shawn, Tarrytown. \$19,597 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July 16.

Sherwood & Truitt LLC, Yorktown Heights. \$35,452 in favor of Ho Penn Machinery Company Inc., Poughkeepsie. Filed July 15.

Shoulders, George, Mohegan Lake. \$5,319 in favor of Bruce Pinkers DPM PC, Nanuet. Filed July 19.

Torres, Jovanny, Yorktown Heights. \$3,110 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 18.

Valencia, Omar, Yonkers. \$15,352 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 12.

Vetromile, Glen, Mount Vernon. \$29,242 in favor of DelBello Donnellan Weingarten Wise & Weiderkehr LLP, Filed July 19.

Wojton, Andrzej, Port Chester. \$9,970 in favor of Capital One NA, McLean, Virginia. Filed July 18.

Federal Tax Liens, \$10,000 or greater, Westchester County, Aug. 14 - 20

Addicted to Ink, aka **MCCL Inc.**: White Plains, quarterly taxes, \$44,298.

Anglin, Corey and Tamara White: Bronxville, 2022 - 2023 personal income, \$976,600.

Broderick, Michael: Hastings-on-Hudson, 2021 personal income, \$97,084.

Cabrera, Juan: Rye Brook, 2021 - 2023 failure to collect employment taxes, \$63,627.

Caspere, Nicholas: Harrison, 2022 - 2023 failure to collect employment taxes, \$11,656.

Corena Galbraith Coffee Inc.: Ossining, 2020 quarterly taxes, \$10,173.

Cullen, Christopher: South Salem, 2021 - 2023 personal income, \$38,144.

DiNapoli, Guy and Angela DiNapoli: Scarsdale, 2017, 2019, 2021 - 2022 personal income, \$98,929.

Frankel, James E.: Chappaqua, 2023 personal income, \$197,751.

Fried, Shanna: Harrison, 2021, 2023 personal income, \$58,555.

Gordon, Thelma: White Plains, 2022 personal income, \$16,348.

JAC Building & Development Group Inc.: Valhalla, 2018 - 2020 unemployment, quarterly and corporate income taxes, \$50,719.

Jimenez, J. Hernandez: Mount Vernon, 2016 - 2022 personal income, \$14,708.

Lawrence, Peter: Ossining, 2018 personal income, \$184,682.

Legacy Supply LLC: Valhalla, 2019 quarterly taxes, \$20,278.

Marchese, Monica: Ossining, 2015, 2017 - 2020 personal income, \$52,267.

Mayfield, Clifford: Ossining, 2012, 2015 - 2016 personal income, \$113,857.

McDonough, Matthew K.: Yorktown Heights, 2019, 2023 personal income, \$141,151.

Mesce, Nicholas: Dobbs Ferry, 2021, 2023 personal income, \$259,914.

Mosco, M. Ruano: Mount Vernon, 2016 - 2022 personal income, \$14,708.

Nixon, Debbie L.: White Plains, 2014 - 2021 personal income, \$19,422.

Spectacular Cleaning Services and More: Yonkers, 2023 - 2024 unemployment and quarterly taxes, \$31,369.

Spedaliere, Michael: Shrub Oak, 2014, 2016 - 2017, 2019 - 2023 personal income, \$81,746.

Transit Construction Corp.: Yonkers, 2023 - 2024 unemployment and quarterly taxes, \$140,021.

Vanlew, Kenneth W. and Cheryl R. Vanlew: Mount Vernon, 2013, 2016 - 2019, 2021 - 2023 personal income, \$20,318.

LIS PENDENS

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

Ahearn, Asanda, as owner. Filed by Planet Home Lending LLC. Action: Foreclosure of a mortgage in the principal amount of \$687,000 affecting property located at 281 1 Hemlock St., Yorktown. Filed July 19.

Amigon, Fidencio, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$572,000 affecting property located at 125 Saratoga Ave., Yonkers. Filed July 19.

Anglin, Tamara, as owner. Filed by Midland Manor Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$34,000 affecting property located at 900 Midland Ave., Unit 2e, Yonkers. Filed July 15.

Asset Acceptance LLC, as owner. Filed by Star214 LLC. Action: Foreclosure of a mortgage in the principal amount of \$93,000 affecting property located at 327 Seventh Ave., Mount Vernon. Filed July 12.

Citimortgage Inc., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$603,000 affecting property located at 615 Quaker Ridge Road, New Rochelle. Filed July 17.

Creamer, Bernadette, as owner. Filed by Romanulus Realty Corp. Action: Foreclosure of a mortgage in the principal amount of \$210,000 affecting property located at 42 Parkway Drive, Yorktown Heights. Filed July 18.

DeCintio, Anthony J., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$855,000 affecting property located at 60 Winterhill Road, Tuckahoe. Filed July 18.

Edwards, Debbie S., as owner. Filed by Servbank SB. Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 1241 Ivy Road, Mohegan Lake. Filed July 18.

Finucane, Pdraig P., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$376,000 affecting property located at 134 Grant Ave., White Plains. Filed July 16.

Hess, Jerome, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$394,000 affecting property located at 110 Frazier Place, Yonkers. Filed July 15.

King, Kristen, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$65,000 affecting property located at 6-18 Revolutionary Road, Ossining. Filed July 12.

Laduca, Concetta, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$522,000 affecting property located at 22 Chatham Road, Chappaqua. Filed July 17.

Linzan, Ashley, as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of \$731,000 affecting property located at 114 N. Seventh Ave., Mount Vernon. Filed July 17.

Redwood Hei Financing Trust 1, as owner. Filed by Apex Bank. Action: Foreclosure of a mortgage in the principal amount of \$156,000 affecting property located at 517 N. Division St., Peekskill. Filed July 12.

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

Velez, Jose, as owner. Filed by Servbank. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 59 Fortfield Ave., Yonkers. Filed July 11.

Mechanic's Liens

130 Midland Ave Owners LLC, Rye. \$7,790 in favor of Sunbelt Rentals Inc., Islip. Filed Aug. 2.

266 Pelham Road Corp., New Rochelle. \$24,300 in favor of CNB Contracting Corp., Bronx. Filed Aug. 6.

Devore, Michelle, Mamaroneck. \$68,075 in favor of 90 Degrees General Contracting L, Stamford, Connecticut. Filed Aug. 2.

Extell Hudson Waterfront LLC, Yonkers. \$656,793 in favor of DC Plumbing & Heating of New York Corp., Islip. Filed Aug. 6.

Kosal LLC, White Plains. \$30,000 in favor of J&D Concrete LLC, Bronx. Filed Aug. 6.

Mamaroneck White Plains LLC, White Plains. \$84,819 in favor of Infra-Metals Co., Wallingford. Filed Aug. 2.

Tikko, Suraj, Eastchester. \$28,334 in favor of Roberto Diaz, White Plains. Filed Aug. 5.

Westchester Avenue Associates LLC, Harrison. \$13,044 in favor of North Shore Plumbing Supply Company I, Flushing. Filed Aug. 1.

Zihenni Haleem, Scarsdale. \$280,000 in favor of Northern Group Inc., Mount Vernon. Filed Aug. 5.

NEW BUSINESSES

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

Sole Proprietorships

America ACG Resources Invest Co, 408 Route 22, No.3, North Salem 10560. c/o Yuexia Gorter. Filed Aug. 7.

Anthony Elmore Granger, 50 Maple St., 64, Croton-on-Hudson 10520. c/o Anthony Elmore Granger. Filed July 12.

Apple Law Firm, 11 Elmridge Drive, Scarsdale 10583. c/o Thomas N. Apple. Filed July 29.

Ardiano Construction, 286 S. Lexington Ave., White Plains 10606. c/o Esdras V. Ardiano Miranda. Filed July 12.

CB PR, 116 Nelson Ave., Peekskill 10566. c/o Christine Black. Filed July 15.

El Yunque, 6 West St., Apt. 1, Mount Kisco 10549. c/o Karla C. Carrion. Filed July 12.

Hidden Treasures Closet, 62 Warburton Ave., Yonkers 10701. c/o Jennara Marrow. Filed July 15.

Law Offices of Jonathan S. Klein, P.O., Box 204, Scarsdale 10583. c/o Jonathan S. Klein. Filed July 12.

Leaven, 345 Main St., White Plains 10601. c/o Ackeem J. Delaney. Filed July 15.

MacGyver Carpentry, 325 N. Seventh Ave., Mount Vernon 10550. c/o Robert Dos Santos Aguiar. Filed July 15.

Mindfull Way, 1774 E. Main St., New Rochelle 10801. c/o Danielle Jones. Filed July 12.

Mr. G. Handyman, 43 Robertson Ave., White Plains 10606. c/o Gonzalo Duran Juarez. Filed July 12.

MV EIFS Stucco Wall System, 930 Liberty St., Peekskill 10566. c/o Mesias Vele. Filed July 15.

Petra Vatne, 50 Maple St., 64, Croton-on-Hudson 10520. c/o Petra Vatne. Filed July 12.

Remnant of Fire Healing Ministry, P.O. Box 2072, Mount Vernon 10551. c/o Katina Noland-Ricketts. Filed July 12.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 3 Houston LLC. Property: 3 Houston Ave., Monroe. Amount: \$1.6 million. Filed July 17.

Northeast Community Bank, as owner. Lender: Walden Construction Enterprise LLC. Property: in Montgomery. Amount: \$11.9 million. Filed July 17.

Webster Bank, as owner. Lender: Lee Gardens Inc. Property: in Orange. Amount: \$2 million. Filed July 11.

Below \$1 million

Accolend LLC, as owner. Lender: SSPK Property Management LLC. Property: 15 Chambers St., Newburgh. Amount: \$136,900. Filed July 16.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Newburgh. Amount: \$100,000. Filed July 17.

Kiavi Funding Inc., as owner. Lender: MCIA Groupe LLC. Property: 2099 Little Britain Road, Rock Tavern. Amount: \$375,000. Filed July 18.

Loan Funder LLC Series 78692, as owner. Lender: YSYF Realty LLC. Property: 30 Merriewold Lane, Blooming Grove. Amount: \$988,424. Filed July 8.

Primelending, as owner. Lender: Donald Curry, et al. Property: 10 Depot St., Minisink. Amount: \$440,000. Filed July 19.

Primelending, as owner. Lender: Patrick Michael Kavanagh. Property: in Newburgh. Amount: \$453,000. Filed July 12.

Ulster Savings Bank, as owner. Lender: Brian Imbema Jr., et al. Property: 15 Tarben Way, Newburgh. Amount: \$633,244. Filed July 12.

DEEDS

Above \$1 million

160 166 Pleasant Valley LLC, Nyack. Seller: Pleasant Valley Holdings NY LLC, Brooklyn. Property: 160-168 West Road, Pleasant Valley. Amount: \$8 million Filed July 17.

364 Main BCN LLC, Poughkeepsie. Seller: O'Donnell Construction Corp., Fishkill. Property: 364 Main St., city of Beacon. Amount: \$1.3 million. Filed July 19.

405 Pheasant Run LLC, Westbury. Seller: King S. Road Trust, Merville. Property: in Amenia. Amount: \$21million. Filed July 10.

Ellies Zen LLC, Houston, Texas. Seller: Tanya S. Murray, Rhinebeck. Property: in Clinton. Amount: \$26.6 million. Filed July 11.

MB 133 Holdings LLC, Brookfield. Seller: Seven Thirty Seven Freedom Plains LLC, Naples, Florida. Property: in LaGrange. Amount: \$1.4 Filed July 16.

Shatzell on Hudson LLC, Rhinebeck. Seller: Anne I. Heywood Family Trust, Rhinebeck. Property: in Rhinebeck. Amount: \$10.1 million Filed July 11.

Below \$1 million

122 Garden LLC, Monroe. Seller: Aaron Brisk, Poughkeepsie. Property: 22 Garden St., city of Poughkeepsie. Amount: \$274,500 Filed July 23.

128 Mygatt Road LLC, Yorktown Heights. Seller: Eugene Valetutti, Amenia. Property: in Amenia. Amount: \$295,000 Filed July 22.

36 Cottage Street LLC, Poughkeepsie. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$775,000 Filed July 18.

4 Franklindale Avenue Inc., Fishkill. Seller: PTC Realty LLC, Wappinger Falls. Property: in Wappinger. Amount: \$360,000 Filed July 19.

465 Field Road LLC, Milan. Seller: Martin P. Otter, West Deptford, New Jersey. Property: in Milan. Amount: \$625,000 Filed July 15.

7215 18th Avenue Realty Corp., Putnam Valley. Seller: Joseph P. Schiavone, LaGrangeville. Property: in Pleasant Valley. Amount: \$415,000 Filed July 11.

Annesi, Kelli, Washingtonville. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$649,000 Filed July 12.

Apple Brook Stables LLC, Staatsburg. Seller: Judith K. Fehlig Trust, Stilwell, Kansas. Property: in Clinton. Amount: \$837,000 Filed July 22.

Arptile Developers LLC, Airmont. Seller: JSM Upstate Properties Inc., Poughkeepsie. Property: in Beekman. Amount: \$645,000 Filed July 22.

Campo, Benjamin, Pelham. Seller: MMPPII LLC, Tinton Falls, New Jersey. Property: 36 Evan Road, Dover. Amount: \$395,000 Filed July 19.

Dannebaum, Janice Adele, Oyster Bay. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$367,000 Filed July 22.

Delforno Fiore Holdings LLC, Poughkeepsie. Seller: Janice M. Fenn, Mamaroneck. Property: in North East. Amount: \$125,000 Filed July 15.

Deluca, John R., Poughkeepsie. Seller: Fair Haven Meadows LLC, Mahopac. Property: 45 Fairhaven Court, Beekman. Amount: \$599,000 Filed July 24.

Deva, Ravi, Jersey City, New Jersey. Seller: ABD Stratford LLC, Poughkeepsie. Property: town of Poughkeepsie. Amount: \$692,000 Filed July 11.

Ellies Zen LLC, Houston, Texas. Seller: Robert J. Murray, Rhinebeck. Property: in Clinton. Amount: \$750,000 Filed July 15.

Hb2 Alternative Holdings LLC, Houston, Texas. Seller: Raymond A. Cote, Carmel. Property: Pine Plains. Amount: \$322,500 Filed July 12.

Heinchon Dairy Inc., Pawling. Seller: Pawling Partners Inc., Pawling. Property: 19 Heinchon Lane, Pawling. Amount: \$475,000 Filed July 22.

Hudson Valley Real Property Holdings LLC, Poughkeepsie. Seller: Thomas J. McCormack, Poughkeepsie. Property: 22 Wilmot Terrace, city of Poughkeepsie. Amount: \$150,000 Filed July 23.

James O. Goring Trust, Poughkeepsie. Seller: Herb Redl LLC, Poughkeepsie. Property: Town of Poughkeepsie. Amount: \$368,000 Filed July 12.

Lin, Peideng, Poughkeepsie. Seller: 5 Star Flooring & Painting LLC, Wallkill. Property: 12 Jean Drive, town of Poughkeepsie. Amount: \$440,000 Filed July 22.

Maravegias, Alexandros, Poughkeepsie. Seller: Nesheiwat Estates Inc., New Paltz. Property: 21 Abu Mousa Drive. LaGrange. Amount: \$620,000 Filed July 9.

Mastrogiorgio, Anthony, Stormville. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$573,000 Filed July 19.

McCaffrey, Richard O., Poughkeepsie. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$357,500 Filed July 15.

Neubert, William, Houston, Texas. Seller: NV Property Holdings LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$999,500 Filed July 10.

Quantum View Holdings LLC, Wappinger Falls. Seller: Anthony M. Abraham, Carmel. Property: 9D Ivy Court, Fishkill. Amount: \$30,500 Filed July 25.

Ronda, Ruben, Poughkeepsie. Seller: 80 N. Hamilton LLC, Bronx. Property: 12 Duane St., city of Poughkeepsie. Amount: \$362,000 Filed July 23.

Sam Chops Sing Along LLC, Rock Hill. Seller: US Bank National Association, Armonk. Property: 21 Ireland Drive, town of Poughkeepsie. Amount: \$251,000 Filed July 15.

Sneyd, Jason, Poughkeepsie. Seller: RG Duell LLC, Fishkill. Property: in Hyde Park. Amount: \$305,000 Filed July 19.

Stevens, Cody Michael, Hopewell Junction. Seller: Front Porch Properties LLC, Wappinger Falls. Property: 26 Continental Drive, Fishkill. Amount: \$490,000 Filed July 23.

TNO Landco LLC, West Bridgewater. Seller: Poughkeepsie Day School Inc., Poughkeepsie. Property: town of Poughkeepsie. Amount: \$950,000 Filed July 11.

Upstate Suites LLC, Great Neck. Seller: Good Counsel Properties LLC, Hyde Park. Property: in Rhinebeck. Amount: \$500,000 Filed July 12.

Urbanczyk, Paul S., New York. Seller: Hapeman Hill Holdings LLC, Red Hook. Property: in Clinton. Amount: \$750,000 Filed July 22.

US Bank Trust National Association, New York. Seller: Maryann Robertson Poughkeepsie. Property: in Washington. Amount: \$927,500 Filed July 15.

Woodell, Kristin Marie, Mount Kisco. Seller: Yoobi LLC, Brewster. Property: in Pawling. Amount: \$700,000 Filed July 16.

JUDGMENTS

Auguste, Yvrande, Middletown. \$5,530 in favor of Capital One, Glen Allen, Virginia. Filed July 24.

Bagley, Shanell L., Newburgh. \$1,752 in favor of Midland Credit Management Inc., San Diego, California. Filed July 24.

Bascombe, Roger E., Goshen. \$55,401 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 24.

Berkowitz, Reisel, Monroe. \$23,228 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 25.

Berkowitz, Reisel, Monroe. \$66,972 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 25.

Biccum, Darcy J., Port Jervis. \$8,766 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed July 23.

Braswell, Robert, Middletown. \$2,434 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Camilo, Wannu, Middletown. \$3,083 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 24.

Camilo, Wannu, Middletown. \$3,083 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 25.

Capital Concrete New York Inc., Brooklyn. \$192,378 in favor of Salomone Redi Mix of New York LLC, Wayne, New Jersey. Filed July 23.

Carberry, Jonathan C., Chester. \$14,620 in favor of Discover Bank, New Albany, Ohio. Filed July 25.

Castillo, Ramon, Port Jervis. \$2,641 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Cleary, Patrick, Middletown. \$3,304 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Cocks, Nadia, Middletown. \$11,262 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 23.

Dawkins, Steven, Middletown. \$922 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 23.

DelRosario, James, Middletown. \$7,131 in favor of Capital One, Glen Allen, Virginia. Filed July 24.

Dolengewicz, Stacie, Monroe. \$11,257 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Durrell, Christine I., Newburgh. \$4,994 in favor of Discover Bank, New Albany, Ohio. Filed July 24.

Ekstein, Chaim, Monroe. \$95,433 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 24.

Estevez, Giovanni, Middletown. \$9,660 in favor of Discover Bank, New Albany, Ohio. Filed July 24.

Fallon, Micolette, Salisbury Mills. \$6,029 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Feldman, Toby, Monroe. \$32,099 in favor of American Express National Bank, Sandy, Utah. Filed July 24.

Field, Andrea M., Walden. \$3,413 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 24.

Ghio, Robert, Port Jervis. \$5,886 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 24.

Greenwood, Ryan, Newburgh. \$1,841 in favor of Discover Bank, New Albany, Ohio. Filed July 24.

Guzman, Lisa N., Middletown. \$2,007 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Jinks, Elizabeth, Montgomery. \$3,320 in favor of Synchrony Bank, Draper, Utah. Filed July 25.

Kaufman, Rachel, Monroe. \$23,991 in favor of Capital One, Glen Allen, Virginia. Filed July 24.

Kent, Savaya S. Decavalcante, Chester. \$4,433 in favor of Discover Bank, New Albany, Ohio. Filed July 25.

Lahey, Shawn P., Newburgh. \$6,281 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Magana, Angely R., Newburgh. \$2,131 in favor of Discover Bank, New Albany, Ohio. Filed July 24.

Mahaney, Rosemarie D., Port Jervis. \$6,904 in favor of Discover Bank, New Albany, Ohio. Filed July 24.

Mansueto, Krystle C., Slate Hill. \$3,322 in favor of Midland Credit Management Inc., San Diego, California. Filed July 24.

Miller, Stacy, Middletown. \$1,571 in favor of Midland Credit Management Inc., San Diego, California. Filed July 23.

Moore, Richard C., Highland Mills. \$27,970 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 24.

Pardillo, Matthew, Middletown. \$4,206 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 24.

Perez, Jose, Monroe. \$13,491 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Posen, Liba, Monroe. \$14,026 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 25.

Ramos, Cecilia, Newburgh. \$9,284 in favor of TEG Federal Credit Union, Poughkeepsie. Filed July 25.

Rendon, Jaime, Middletown. \$3,083 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 23.

Romero, Marcos, New Windsor. \$4,327 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Smith, Sadiki, Port Jervis. \$5,095 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Solis, Reyna, Newburgh. \$8,541 in favor of Citibank, Sioux Falls, South Dakota. Filed July 24.

Speedling, Jill, Port Jervis. \$3,270 in favor of Synchrony Bank, Draper, Utah. Filed July 24.

Townsend, Christian, Newburgh. \$2,521 in favor of Slomins Inc., Hicksville. Filed July 24.

Urovics, Deborah, Slate Hill. \$1,680 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed July 24.

Valdez, Fallon, Middletown. \$7,511 in favor of Discover Bank, New Albany, Ohio. Filed July 25.

Willer, Edward, Newburgh. \$3,481 in favor of Midland Credit Management Inc., San Diego, California. Filed July 24.

Ybarra, Arthur A., Middletown. \$6,084 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 25.

Zeccardi, Lawrence, Harriman. \$3,700 in favor of Brookside Garden Associates LLC, Highland Mills. Filed July 23.

MECHANIC'S LIENS

475 Temple Hill Holdings LLC, as owner. \$359,168 in favor of Constrafor Inc. Property: 475 Temple Hill Road, New Windsor. Filed Aug. 8.

Bucci, Ezio and Renee Bucci, as owner. \$72,429 in favor of Sunbelt Rentals Inc. Property: 150 Nassau Ave., Islip. Filed Aug. 8.

IYH Estates LLC, as owner. \$13,691 in favor of All in One Fire Protection Inc. and Global Fire Prevention Inc. Property: 5 Mangin Road, Blooming Grove. Filed Aug. 8.

Total Property Care Inc., as owner. \$569,000 in favor of Golden Towers LLC. Property: 474 County Route 105, Monroe. Filed Aug. 9.

NEW BUSINESSES

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

Partnerships

Fenix Taxi, 31 Excelsior Ave., Middletown 10940. c/o Walter P. Gualpa and Zhou Digna Leonor Pinguil. Filed July 31.

Sole Proprietorships

Averys Goods & Products, 3476 Route 6, Apt. 632, Middletown 10940. c/o Avery Louis Castro. Filed July 25.

Cider House Coffee, 41 Soons Circle, New Hampton 10958. c/o Julia Helen Thornton. Filed July 26.

Eclectic Artist, 1 Pond Road, Goshen 10924. c/o Rose Monroe. Filed July 31.

J. Lizbeth Makeup Artistry, 905 Wallkill Ave., Pine Bush 12566. c/o Jaime Elizabeth Brock. Filed Aug. 1.

Kazi Hair Lounge, 5 1/2 South St., Unit B, Warwick 10990. c/o Kasandra Nrecaj. Filed Aug. 1.

Kim JKD House Cleaning Services, 175 Excelsior Ave., Middletown 10940. c/o Mariela Lopez Palacios Quimberlin. Filed July 30.

Mike Garda LMHC, 369 Fullerton Ave., Newburgh 12550. c/o Michael Steven Garda. Filed July 25.

Mikes Contracting, 566 Lattintown Road, Apt. 2, Marlboro 12542. c/o Vaskaranand Sookhlall. Filed July 26.

Pilot Construction, 262 Red Mills Road, Pine Bush 12566. c/o Kyle Joseph Hutchings. Filed Aug. 1.

RGS Mobile Car Wash Detailing, 21 Grant St., Middletown 10940. c/o Richard A. Graham. Filed July 26.

Slay Suites, 1450 Route 300, No. 201, Newburgh 12550. c/o Alexa Zerepha Hutchinson. Filed July 29.

Slayed By Lexali, 1200 Stonybrook Court, Suite 2 Newburgh 12550. c/o Alexa Zerepha Hutchinson. Filed July 29.

Zayflexetician, 23 Hy Vue Drive, Newburgh 12550. c/o Zayda Marie Henry. Filed Aug. 1.

BUILDING PERMITS

Commercial

Apex Construction Solutions LLC, Norwalk, contractor for 380 Main Avenue LLC. Remove existing roof and reroof 380 Main Ave., Norwalk. Estimated cost: \$224,000. Filed June 18.

Corporate Construction Inc., Norwalk, contractor for 1 Park Norwalk II LLC. Perform replacement alterations at 761 Main Ave., Norwalk. Estimated cost: \$2,100,000. Filed June 18.

New York Stucco & General Construction LLC, Ossining, New York, contractor for Golden Gate Village Association. Replace facade on all townhomes on the first and second floors at 7 Radio Place, Stamford. Estimated cost: \$314,118. Filed July 3.

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$125,000. Filed July 16.

Ram Building Group LLC, Trumbull, contractor for Bartlett Realty Company Inc. Erect three-story scaffold and repair building facade masonry and associated supporting structure at 478 Canal St., Stamford. Estimated cost: \$23,000. Filed July 19.

River Sky Builders LLC, Stamford, contractor for Jewish Community Center Inc. Renovate interior of gym, replace one wall between racquetball courts and relocate the door, remove a wall between the racquetball court and fitness center, patch ceiling and relocate lights as required at 1035 Newfield Ave., Stamford. Estimated cost: \$200,000. Filed July 5.

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

Shoreline Pools Inc., Norwalk, contractor for 6 Columbine Lane LLC. Legalize existing pool at 6 Columbine Lane, Norwalk. Estimated cost: \$50,000. Filed June 20.

SI Universal Contractors LLC, Philadelphia, Pennsylvania, contractor for Stamford Square Associates. Modify existing AT&T rooftop antenna facility at 3001 Summer St., Stamford. Estimated cost: \$25,000. Filed July 1.

St. Leo Roman Catholic Church Corp., Stamford, contractor for St. Leo Roman Catholic Church Corp. Perform work for its annual fair at 24 Roxbury Road, Stamford. Estimated cost: \$16,000. Filed July 1.

Stamford Yacht Club, Stamford contractor for Stamford Yacht. Install a Sperry tent with dance floor, band stage and portable generator with plug and play lighting for wedding at Stamford Yacht Club at 97 Ocean Drive West, Stamford. Estimated cost: \$20,000. Filed July 19.

TBD, Stamford, contractor for Kuriansky-Hope Street LLC. Renovate interior commercial, to create a nail salon at 346 Hope St., Stamford. Estimated cost: \$100,000. Filed July 5.

Town of Stamford Dolan Middle School, Stamford contractor for town of Stamford Dolan Middle School. Renovate classroom 102 with new walls in certain locations; new ceilings, lights, power, data and casework at 51 Toms Road, Stamford. Estimated cost: \$20,000. Filed July 19.

Town of Stamford Rippowam Middle School Magnet, Stamford contractor for town of Stamford Rippowam Middle School Magnet. Convert weight room into two classrooms for Apples preschool at 381 High Ridge Road, Stamford. Estimated cost: \$20,000. Filed July 19.

Viacon Inc., Stockbridge, Georgia, contractor for Sound Federal Credit Union. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$49,500. Filed July 29.

Vimini Real Estate Services LLC, Bridgeport, contractor for Commerce Plaza LLC. Perform replacement alterations at 15 Commerce Road, Stamford. Estimated cost: \$110,000. Filed July 9.

William A. Kelly & Company Inc., Katonah, New York, contractor for Regency Centers. Remove and alter existing vacant retail space for future tenant. Construct new second exit with exterior ramp at 2215 Summer St., Stamford. Estimated cost: \$250,000. Filed July 15.

Residential

Bankside Partners LLC, Norwalk, contractor for Scott and Lauren Kessler. Construct second-floor addition at 253 W. Rocks Road, Norwalk. Estimated cost: \$90,000. Filed June 24.

Ivan, Stephen M., Norwalk, contractor for Wendy Sloane. Renovate existing breakfast room at 11 Park Lane, Norwalk. Estimated cost: \$71,685. Filed June 24.

James Lindwall & Sons LLC, Norwalk, contractor for Starlight LLC. Renovate existing kitchen at 20 Starlight Drive, Norwalk. Estimated cost: \$41,000. Filed June 24.

Lueders, Matthew K., Stamford, contractor for Giuseppe and Stacey Susan Orecchio. Construct in-ground swimming pool with sundeck and proposed patio at 23 Flora Place, Stamford. Estimated cost: \$89,000. Filed July 16.

Mayne Construction LLC, Newtown, contractor for Martin and Christina Bernstein. Remodel existing first and second floor at 284 Briar Brae Road, Stamford. Estimated cost: \$400,000. Filed July 9.

Mayne Construction LLC, Newtown, contractor for Melissa R. and Steven B. Wood. Renovate kitchen at 27 Hartford Ave., Stamford. Estimated cost: \$70,000. Filed July 16.

Mazuca, Mary Ann, Stamford contractor for Mary Ann. Renovate bathroom fixtures and kitchen fixtures on first floor of home and legalize finished basement at 59 Berrian Road, Stamford. Estimated cost: \$103,700. Filed July 19.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Cheryl Zell Gottfried. Install roof-top solar panels at 69 Ocean Drive East, Stamford. Estimated cost: \$68,819. Filed July 19.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Adele and Russell Tomblin. Install roof-top solar panels at 1333 Rock Rimmon Road, Stamford. Estimated cost: \$12,095. Filed July 1.

New England Modulars LLC, Greenwich, contractor for Chris and Michelle Tippens Morton. Construct a new single-family dwelling at 11 Konandreas Drive, Stamford. Estimated cost: \$1,500,000. Filed July 12.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Michael J. and Katelyn H. Raposo. Install two replacement windows. No structural changes at 42 Meadowpark Avenue East, Stamford. Estimated cost: \$5,593. Filed July 10.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Christine J. Biase. Install a new shower without structural changes at 18 Ferro Drive, Stamford. Estimated cost: \$16,000. Filed July 16.

North Land Roofing LLC, Danbury, contractor for Shippan Extension Condominium Inc. Replace entire existing flat roof at 35 Shippan Ave., Stamford. Estimated cost: \$16,995. Filed July 2.

Nukitchens LLC, Norwalk, contractor for James W. and Antoinette M. Syrotiak Revocable Trust. Perform a master bath renovation on second floor of 180 Turn of River Road, Stamford. Estimated cost: \$33,000. Filed July 11.

Nukitchens LLC, Norwalk, contractor for Sujata Pendyala. Remodel kitchen, including removal of current cabinets, countertops, appliances, sink and faucets and install new cabinets, countertops and appliances at 73 Harbor Drive, Stamford. Estimated cost: \$80,000. Filed July 11.

Nusbaum, Howard and Paul Doreen Maria, Stamford contractor for Howard Nusbaum and Doreen Maria Paul. Convert three-car garage to a recreation room, two storage rooms, wet bar, two full bathrooms and home office at 130 Revonah Ave., Stamford. Estimated cost: \$300,000. Filed July 30.

Obiora, Obidike, Stamford contractor for Obidike Obiora. Finish basement at 88 Fieldstone Terrace, Stamford. Estimated cost: \$20,000. Filed July 8.

Palitz, Paula, Stamford contractor for Paula Politz. Construct second-floor addition at 103 Houston Terrace, Stamford. Estimated cost: \$0. Filed July 31.

Panteleimon, Hatzivasiliadis LLC, Stamford, contractor for Angela Carella. Replace roof at 26 Buena Vista St., Stamford. Estimated cost: \$10,400. Filed July 26.

Panteleimon, Hatzivasiliadis LLC, Stamford, contractor for Bakes Realty Elm Street LLC. Replace roof at 479 Elm St., Stamford. Estimated cost: \$22,000. Filed July 1.

Pepe Constructions LLC, Stamford, contractor for Chesterfield Association. Repair deck at 2437 Bedford St., Stamford. Estimated cost: \$23,633. Filed July 16.

Perry Verrone LLC, Pleasantville, New York, contractor for Eric Brunnett. Remove existing roof and reroof 1897 Long Ridge Road, Stamford. Estimated cost: \$25,900. Filed July 2.

Prestige Worldwide Management LLC, Ridgefield, contractor for Pierre M. Dupuy and Louis-Charles Marie Maud. Remove existing and reroof 92 Knickerbocker Ave., Stamford. Estimated cost: \$29,900. Filed July 1.

Profix LLC, Stamford, contractor for Jorge and Jennie Pereira. Construct new single-family home at 264 Cedar Wood Road, Stamford. Estimated cost: \$800,000. Filed July 8.

Reed Construction LLC, Stamford, contractor for Jeremy R. and Catherine Shepherd. Construct a shed dormer on second-story addition and deck at 50 Ogden Road, Stamford. Estimated cost: \$190,000. Filed July 15.

Rhino Back Roofing LLC, Simsbury, contractor for Emilie Sanon. Remove existing roof and reroof 151 Sun Dance Road, Stamford. Estimated cost: \$13,346. Filed July 15.

RJM Brothers LLC, Stamford, contractor for Esther and Michael Altamura. Build a stone wall in the rear of the property at 282 Eden Road, Stamford. Estimated cost: \$5,000. Filed July 19.

Roether II, James W., Newington, contractor for Michael and Jena Rizzo Goldberg. Install a rooftop PV array at 604 Hope St., Stamford. Estimated cost: \$20,000. Filed July 19.

Signature Exteriors LLC, Stamford, contractor for Jason D. Sliss. Remove existing roof and reroof 19 Reed Place, Stamford. Estimated cost: \$23,475. Filed July 29.

Thomas Brothers LLC, Norwalk, contractor for Stuart and Kathy Levinson. Construct a second-story addition over existing garage at 31 Crest Road, Norwalk. Estimated cost: \$350,000. Filed June 24.

Tuozzolo Jr., Samuel and Samuel Tuozzolo Sr., Norwalk, contractor for Samuel Sr. and Samuel Tuozzolo, Jr. Construct one-story addition at 25 Strawberry Hill Ave., Norwalk. Estimated cost: \$10,000. Filed June 24.

COURT CASES

Bridgeport Superior Court

Canuelas, Jose G., et al, New Haven. Filed by Michael Agosto, West Haven. Plaintiff's attorney: Robert Alan Photos, 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-24-6135759-S. Filed July 2.

Fairfield University, et al, Fairfield. Filed by Justin Henderson, administrator of the Estate of Daniel H. Henderson, New Britain. Plaintiff's attorney: The Bonadies Law Firm LLC, Hamden. Action: the plaintiff's decedent fell through a skylight on the roof of the Central Utility Facility building owned and controlled by the defendants. The skylight in question was thin and not guarded by any means, posing risk of falling. The skylight was approximately 30 feet above the floor of the building. The fall was caused by the actions or omissions of the defendants. 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-24-6135410-S. Filed June 21.

Ixpata, Cristobel, et al, Stamford. Filed by Keturah Badio, Bridgeport. Plaintiff's attorney: Richard S. Salvaggio, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135492-S. Filed June 24.

Kruse, Benjamin, Fairfield. Filed by Pastora Lascano, Fairfield. Plaintiff's attorney: Jason Gregg Degenaro, Guilford. 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-24-6135215-S. Filed June 17.

Temple B'nai Chaim, et al, Wilton. Filed by Erick Bennett, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises owned and controlled by the defendants when he tripped over the raised dance floor, thereby causing him to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135547-S. Filed June 26.

Danbury Superior Court

Chen, Cindy, Sandy Hook. Filed by Paul Ruzbarsky, Newtown. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050198-S. Filed May 14.

City of Danbury, et al, Danbury. Filed by Kevin P. Early, New Fairfield. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: the plaintiff in his capacity as an invitee at the defendants' premises, was caused to slip and fall on a railroad tie that bordered the path/walkway of and/or near the 11th tee box, causing the plaintiff injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050539-S. Filed June 10.

Hoyos, Deborah, Danbury. Filed by The Danbury Hospital, Danbury. Plaintiff's attorney: Gambardella Cipriano Gottlieb & Hathaway, Hamden. Action: The plaintiff provided hospital and medical services to the defendant. The defendant has failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050527-S. Filed June 10.

Landivar, Mario J., et al, Danbury. Filed by Cindy A. Pena Chavez, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050495-S. Filed June 6.

Stamford Superior Court

Adams, Rae A., Stamford. Filed by Midland Credit Management Inc., San Diego, California. Plaintiff's attorney: London & London, Newington. Action: The plaintiff acquired the defendant's credit debt for which the defendant has failed to make payments or neglected to pay the debt. The plaintiff seeks monetary damages less than 15,000, exclusive of interest and costs and such other and further relief the court deems appropriate. Case no. FST-CV-24-6067125-S. Filed June 28.

GI Drawdy Enterprises LLC, et al, Walterboro, South Carolina. Filed by Cucumber Capital LLC, Stamford. 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. FST-CV-24-6067671-S. Filed June 24.

Nhan Nguyen LLC, Duluth, Georgia. Filed by Purple Tree Funding LLC, Stamford. 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. FST-CV-24-6067633-S. Filed June 21.

Ong, Helen, Falls Village. Filed by Pyetränker, PC, Stamford. Plaintiff's attorney: Christopher Gerard Winans, Dabury. Action: The plaintiff provided legal services to the defendant. Despite the legal services, the defendant has neglected to pay the balance due to the plaintiff. The plaintiff seeks more than \$2,500 in monetary damages, exclusive of interest and costs. Case no. FST-CV-24-6067190-S. Filed May 30.

Pay U.S.A., Inc., Stamford. Filed by Asure Software Inc., Austin, Texas. Plaintiff's attorney: Joel Marc Jolles, Hamden. Action: the plaintiff provided payroll tax services and software to the defendant at agreed-upon prices and terms. Despite having received all services and software requested of plaintiff, defendant has failed to pay. The plaintiff seeks more than 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-24-6067437-S. Filed June 12.

DEEDS

Commercial

148 Szost Drive LLC, Fairfield. Seller: US Bank NA Coppell, Texas. Property: 148 Szost Drive, Fairfield. Amount: \$761,250. Filed July 31.

2 1/2 Hickory Drive LLC, Greenwich. Seller: Wendy L. Hemingway Powers, Greenwich. Property: 2 1/2 Hickory Drive, Greenwich. Amount: \$1. Filed July 23.

420 North Street Trust, Greenwich. Seller: Marisa Rosenthal and Peter Rosenthal, Greenwich. Property: 420 North St., Greenwich. Amount: \$1. Filed July 23.

Augustine, Neha and Binu Mathew, Fairfield. Seller: 490 Romanock Road, Fairfield. Property: 490 Romanock Road, Fairfield. Amount: \$1,520,000. Filed July 31.

BVK New York Property Trust, New Canaan. Seller: Christopher Darbord, Greenwich. Property: 3 Random Road, Old Greenwich. Amount: \$4,000,000. Filed July 25.

Capicotto, Margherita B., White Plains, New York. Seller: Anthony N. Marino Jr., East Haven. Property: Lot 8, Map 4147, Greenwich. Amount: \$525,000. Filed July 26.

Lemieux, Mikael J. and Olivia W. Lemieux, Cos Cob. Seller: Boat Dock Unit LLC, Greenwich. Property: 89 River Road, Boat Dock Unit 7, Greenwich. Amount: SN/A. Filed July 24.

McLeod, Peter D. and Anne M. McLeod, New York, New York. Seller: 62 Mason Street LLC, Greenwich. Property: 62 Mason St., Unit 1W, Greenwich. Amount: \$10. Filed July 26.

Prince, Emily Townsend, Stamford. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 33 Heather Drive, Stamford. Amount: \$973,001. Filed July 23.

RTB Fairfield LLC, Trumbull. Seller: Kenneth P. Wokanovicz and Lisa Fortuna, Fairfield. Property: 360 Duck Farm Road, Fairfield. Amount: \$665,000. Filed July 31.

Shkodra Properties LLC, Stamford. Seller: Jean LaFleur and Mirianne LaFleur, Norwalk. Property: 195 Hope St., Stamford. Amount: \$755,000. Filed July 26.

The Thoreau Trust, Old Greenwich. Seller: Frank Fillmann and Kala Fillmann, Greenwich. Property: 23 Meadowbank Road, Old Greenwich. Amount: \$10. Filed July 24.

Town of Fairfield, Fairfield. Seller: Westway Road LLC, Fairfield. Property: 470 and 700 Westway Road, Fairfield. Amount: \$1. Filed Aug. 2.

Waterfall Holdings LLC, Bloomfield Hills, Michigan. Seller: LHL LLC, Stamford. Property: 684 Westover Road, Stamford. Amount: \$2,200,000. Filed July 22.

Wilson, Andrea Blasko and John Wilson, Stamford. Seller: US Bank Trust NA, Dallas, Texas. Property: 7 Fourth St., Unit 4B, Stamford. Amount: \$262,500. Filed July 23.

Xiong, Li and Yingjun Huang, Greenwich. Seller: 74 LCR LLC, Teton Village, Wyoming. Property: 74 Lower Cross Road, Greenwich. Amount: \$11,000,000. Filed July 26.

RESIDENTIAL

Argiriadis, Spiridon, Edgewater, New Jersey. Seller: James Karageorge, Fairfield. Property: 573-575 Reef Road, Fairfield. Amount: \$392,000. Filed July 29.

Ayoub, Mary, Stamford. Seller: John B. Sabia and Beatrice M. Sabia, Stamford. Property: 14-16 Schuyler Ave., Stamford. Amount: \$412,500. Filed July 23.

Bray, Cara Christina and Matthew Thomas Bray, Fairfield. Seller: Kieran P. Theissen and Valerie A. Marr, Fairfield. Property: 132 Lawrence Road, Fairfield. Amount: \$1,195,000. Filed Aug. 2.

Brodie, Caitlin, Greenwich. Seller: Colin Thune and Keely Thune, Greenwich. Property: 15 Dingtletown Road, Greenwich. Amount: \$10. Filed July 25.

Brown, Timothy F. and Judith A. Brown, Fairfield. Seller: Timothy F. Brown and Judith A. Brown, Fairfield. Property: Lot W, Map 4635, Applegate Road, Fairfield. Amount: \$0. Filed July 29.

Budzinsky, Roman, Stamford. Seller: David A. Schwartz and Joan Schwartz, Stamford. Property: 135 Snow Crystal Lane, Stamford. Amount: \$710,000. Filed July 23.

Butusova, Anna and Igor Shesterkin, Greenwich. Seller: Craig Elkind and Christine Lai, Wilton. Property: 58 Close Road, Greenwich. Amount: \$10. Filed July 25.

Casulo, Carlo and Cynthia Koenig, College Point, New York. Seller: Bertha Fortney, Greenwich. Property: 65 Sound View Drive, Greenwich. Amount: \$1,950,000. Filed July 22.

Cingari, Laurie J. and Mark Barbera, Stamford. Seller: Cheryl McCormick, Stamford. Property: 1340 High Ridge Road, Stamford. Amount: \$1,100,000. Filed July 22.

De Varona, Donna, Palm Beach, Florida. Seller: Donna de Varona, Palm Beach, Florida. Property: 55 Winding Lane, Greenwich. Amount: \$10. Filed July 25.

Doran, Bryan A., Stamford. Seller: Craig Spenner and Dorothy Spenner, Millstadt, Illinois. Property: 46 Woodbine Way, Stamford. Amount: \$1,635,000. Filed July 26.

Duncan, Barbara, Stamford. Seller: Howard B. Mantel, Ponte Vedra, Florida. Property: 70 Sea Beach Drive, Stamford. Amount: \$2,285,000. Filed July 24.

Eckstein, Benjamin and Sarah Nicole Wohlfahrt, Canaan, New York. Seller: Santos Gonzalez and Jesus P. Gonzalez, North Fort Myers, Florida. Property: 40 Depinedo Ave., Unit 5, Stamford. Amount: \$0. Filed July 25.

Elani, Spencer and Vivian Elani, Monroe. Seller: Matthew McFadyen and Meghan Kelley, Fairfield. Property: 145 Puritan Road, Fairfield. Amount: \$1,401,000. Filed Aug. 2.

Estrada Crispin, Jose Dagoberto, Stamford. Seller: Ember Szilagyi, Stamford. Property: 13 W. Washington Ave., Unit 14, Stamford. Amount: \$212,000. Filed July 25.

Evensen, Lauren J. and Nicolas R. Evensen, Wilton. Seller: Max Dober, Fairfield. Property: 69 Lindbergh Court, Fairfield. Amount: \$1,000,000. Filed July 30.

Freire, Elizabeth Victoria, Stamford. Seller: Queenie Wong, Stamford. Property: 22 Leslie St., Unit 4, Stamford. Amount: \$180,000. Filed July 25.

Business Systems Analyst (Multiple Positions), General Reinsurance Corporation, Stamford, CT. Dev new products by analysing current legacy apps for replacement in an Azure DevOps environment & backlog mgmt. Tele-comm. permitted up to 2 dys/wk. \$135,866/yr. Email CV to LDALESIO@genre.com with Job Code #538 in the subject line to apply.

Associate (Citadel Americas Services LLC – Greenwich, CT); Mult pos avail. Offer'ng salary of \$125,000 - \$175,000 per year. Conduct differentiated, bottom-up fundamental fin rsrch & analysis of companies, bus models & industries. Actively participate in quarterly earnings calls & monitor dynamic news flows. F/T. Resumes: citadelrecruitment@citadel.com. Ref. JobID: 8528035.

Gaffney, Tyler and **Megan Gaffney**, Greenwich. Seller: Daniel C. Schreck and Anne M. Schreck, Ave Maria, Florida. Property: Lot 140, Map 526, Greenwich. Amount: \$10. Filed July 22.

Giambalvo, Gerard and **Peggy Giambalvo**, Fairfield. Seller: John P. Migliore, Fairfield. Property: 90 Crosby St., Fairfield. Amount: \$725,000. Filed Aug. 2.

Giunta, Rocco and **Doreen Giunta**, Flushing, New York. Seller: Gary Stanek and Karen Mazarin-Stanek, Stamford. Property: 50 Alvard Lane, Unit 1, Stamford. Amount: \$475,000. Filed July 25.

Gotfried, Morgan, Fairfield. Seller: Katlyn Sabini, Fairfield. Property: 129 School St., Fairfield. Amount: \$585,000. Filed July 30.

Gulati, Angeli, Stamford. Seller: Beverly Faber, New Castle, Delaware. Property: 180 Turn of River Road, No. 13C, Stamford. Amount: \$622,000. Filed July 24.

Hidalgo, Byron J. and **Byron P. Hidalgo**, Stamford. Seller: Maria Juana Hidalgo, Stamford. Property: 735 Cove Road, Unit 1A, Stamford. Amount: \$205,000. Filed July 24.

Johnson, Kristin Ashley and **Christopher Hotzak**, Sea Girt, New Jersey. Seller: David Judge and Elizabeth A. Janka, Fairfield. Property: 80 Veres St., Fairfield. Amount: \$1,650,000. Filed Aug. 2.

Karabeber, Tamara, Greenwich. Seller: Christina Cifra, Greenwich. Property: Unit 18, Byram Heights Condo, Greenwich. Amount: \$730,000. Filed July 25.

Karp, Robert and **Barbara Karp**, Stamford. Seller: Robert Quell, Stamford. Property: 142 Soundview Court, Stamford. Amount: \$856,500. Filed July 23.

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

Kessler, India and **William Mercorella**, Norwalk. Seller: Thomas S. Douglas and Adilia D. Douglas, Fairfield. Property: 15 Flora Blvd., Fairfield. Amount: \$1,325,000. Filed July 30.

Lavender, Thomas and **Jennifer Lavender**, Stamford. Seller: Edyta Murawska-Debowska and Daniel Debowski, Stamford. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$260,000. Filed July 22.

Logman, Oleg and **Alexandria Riley**, Stamford. Seller: Maria Levin and Greg Busch, Stamford. Property: 227 Belltown Road, Stamford. Amount: \$849,000. Filed July 24.

Macri, Steven and **Mary Macri**, Southport. Seller: Daniel Panitz and Amanda Panitz, Fairfield. Property: 112 Lalley Blvd., Fairfield. Amount: \$2,460,000. Filed July 31.

Maher, James and **Jessica Giguere**, Woodbury. Seller: W. Jeffrey Burress and Allison Burress, Fairfield. Property: 225 Colonial Drive, Fairfield. Amount: \$1,975,000. Filed Aug. 2.

Marchica, Stephen Joseph and **Michaela Katrina Marchica**, New York, New York. Seller: Joanna Bronfman, Greenwich. Property: 37 North Porchuck Road, Greenwich. Amount: \$3,800,000. Filed July 22.

McCormick, Emily Kate and **Edward James McCormick III**, Fairfield. Seller: Jurgen Lippert and Aileen Lippert, Fairfield. Property: 1485 Stillson Road, Fairfield. Amount: \$1,515,000. Filed July 31.

McGrath, Devin T., Easton. Seller: Kathleen P. Dorrian, Greenwich. Property: 250 Bruce Park Ave., Greenwich. Amount: \$850,000. Filed July 22.

McMahon, Andrew Charles and **Kelsey McMahon**, Westport. Seller: Mary Alice Jenkins, Fairfield. Property: 187 Grandview Road, Fairfield. Amount: \$950,000. Filed Aug. 2.

Mehta, Vidisha Vinod, Greenwich. Seller: Robert Cardone and Anthony Cardone, Greenwich. Property: 28 Hettiefred Road, Greenwich. Amount: \$1,575,000. Filed July 26.

Mendoza, George Gabriel and **Subhashree Singh**, Greenwich. Seller: David Ryb and Sarah Balcombe Ryb, Greenwich. Property: 83 Burning Tree Road, Greenwich. Amount: \$10. Filed July 22.

Moriarty, Michael and **Alyssa Moriarty**, Fairfield. Seller: Edward J. Conway and Margaret M. Conway, Fairfield. Property: 316 Canterbury Lane, Fairfield. Amount: \$1,126,000. Filed July 30.

Napolitano, Susan, Fairfield. Seller: Suzanna M. Schumacher, Fairfield. Property: 87 Edgewood Place, Fairfield. Amount: \$680,000. Filed July 31.

Narasimhan, Krishnan and **Nisha Anne Vyas**, Riverside. Seller: Robert Forstbauer and Judith Forstbauer, Riverside. Property: 24 Neil Lane, Riverside. Amount: \$2,370,000. Filed July 25.

O'Donnell, John Joseph and **Teresa L. Skurkis**, Fairfield. Seller: John J. O'Donnell, Fairfield. Property: 59-61 Tunxis Hill Road, Fairfield. Amount: \$1. Filed July 29.

Ozkan, Burak, Stamford. Seller: Hong Chen and William Chen, Hartsdale, New York. Property: 39 Glenbrook Road, Unit 1S, Stamford. Amount: \$245,000. Filed July 24.

Parrella, Justin and **Gabriela Alcalá Murga**, Riverside. Seller: Xinfeng Zhou and Lihua Zhai, Old Greenwich. Property: 45 Sound Beach Avenue Extension, Riverside. Amount: \$1,392,475. Filed July 25.

Rockas, Anatasia, Rye, New York. Seller: Arthur J. Del Savio, Fairfield. Property: 1515 Summer St., Unit 802, Stamford. Amount: \$849,000. Filed July 26.

Rodriguez, Sally and **Ben Schweitzer**, Highlands, New Jersey. Seller: Stephen Pontefract and Brenda Pontefract, Stamford. Property: 222 Mayapple Road, Stamford. Amount: \$1,025,000. Filed July 23.

Rogg-Melzer, Benjamin and **Natalie Dunn**, Westport. Seller: Tarang R. Desai and Swaroopa S. Vaidya, Fairfield. Property: 156 Ross Hill Road, Fairfield. Amount: \$960,000. Filed Aug. 2.

Ryan, John and **Rachel Ryan**, Southport. Seller: Suzanne L. Keiser, Southport. Property: 68 Evelyn St., Southport. Amount: \$1,935,000. Filed July 31.

Sanchez, Sahony, New York, New York. Seller: Patricia Zamudio and Ian Zamudio, Stamford. Property: 91 Strawberry Hill Ave., Unit 922, Stamford. Amount: \$250,000. Filed July 26.

Savage, Emily and **Luke Savage**, Fairfield. Seller: Bill Louloudis and Vivian I. Louloudis, Fairfield. Property: 23 Rosedale St., Fairfield. Amount: \$915,000. Filed July 29.

Seguritan, Patrick and **Bernadett Feher**, Cos Cob. Seller: Tara Fischetti, Greenwich. Property: 81 Orchard St., Cos Cob. Amount: \$10. Filed July 26.

Shoemaker, Brady J. and **Brianna J. Marsden**, Stamford. Seller: Frances Becker, Norwalk. Property: 356 Rock Rimmon Road, Stamford. Amount: \$600,000. Filed July 22.

Singh, Neil and **Tomoko Singh**, Fairfield. Seller: Kimberly A. Stevens and Raymond J. Serknis, Fairfield. Property: 875 Stillson Road, Fairfield. Amount: \$600,000. Filed Aug. 1.

Smith, Matthew and **Amanda Smith**, New York, New York. Seller: Paul E. Kramer and Catherine S. Kramer, Riverside. Property: 8 Pinecrest Road, Riverside. Amount: \$3,150,000. Filed July 26.

Tortorella, Vincent and **Angela D. Tortorella**, Old Greenwich. Seller: Vincent Tortorella and Angela D. Tortorella, Greenwich. Property: 26 Keofferam Road, Old Greenwich. Amount: \$0. Filed July 22.

Trdevaj, Osman M. and **Leonora Trdevaj**, Ansonia. Seller: Priscilla Teixeira and Gilfredo Teixeira, Stamford. Property: 115 Lawn Ave., Unit 6, Stamford. Amount: \$485,000. Filed July 22.

Vitti, Thomas Christian and **Stephanie Joanna Vitti**, Riverside. Seller: Brian H. Benjamin and Debbie Benjamin, Riverside. Property: 86 Lockwood Road, Riverside. Amount: \$10. Filed July 25.

Woolworth, Jocelyn S., **Greenwich**. Seller: Steven S. Nickols and Katherine T. Nickols, Greenwich. Property: 155 Field Point Road, Unit 3-S, Greenwich. Amount: \$1. Filed July 25.

LIS PENDENS

Calderon, Cesar, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 851 Cove Road, Stamford. Action: foreclose defendants' mortgage. Filed July 29.

Escoffery, Alberto and **Nicole Escoffery, et al**, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 518 Fairfield Ave., Stamford. Action: foreclose defendants' mortgage. Filed July 29.

Kozlinski, Donna, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Connecticut Housing Finance Authority. Property: 137 Wilson St., Stamford. Action: foreclose defendants' mortgage. Filed July 31.

Mills, Dana Nicole, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for M&T Bank. Property: 20 Forest Lawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed July 29.

Rodriguez, Loquin, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Citigroup Mortgage Loan Trust Inc. Property: 29 Halpin Ave., Stamford. Action: foreclose defendants' mortgage. Filed July 29.

Williams, Lesley Carol, Greenwich. Filed by Gerald S. Knopf, Stamford, for Putnam Park Apartments Inc. Property: 132 Putnam Park, Greenwich. Action: foreclose defendant's mortgage. Filed Aug. 1.

Zicarelli, Lorenzo, et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 17 Bible St., Cos Cob. Action: foreclose defendant's mortgage. Filed Aug. 9.

MORTGAGES

Ahn, Jon and **Lonnie Seo**, Stamford, by Daniel M. McCabe. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 108 Seaside Ave., Apt. 14, Stamford. Amount: \$572,000. Filed June 18.

Al Nabulsi, Faris S. and **Mirela Disha**, Greenwich, by Nicola Corea. Lender: Amerisave Mortgage Corporation, 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 1020 North St., Greenwich. Amount: \$105,000. Filed June 27.

Argeros, Donna and **Timothy W. Argeros**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2 Florence Road, Riverside. Amount: \$70,000. Filed June 27.

Bablak, Robert and **Madelyn Bablak**, Arlington, Virginia, by Justin K. Falco. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 136 Crane St., Fairfield. Amount: \$542,700. Filed June 26.

Bailey, Audra and **Howard Helen**, Fairfield, by Rosamond Koctner. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 309 Nonopoge Road, Fairfield. Amount: \$749,600. Filed June 21.

Beattie, Robert and **Holly Elizabeth Myer**, Norwalk, by Corinne M. Abbott. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 44 E. Cross Road, Stamford. Amount: \$640,000. Filed June 17.

Boccamazzo, Anthony and **Jenna Boccamazzo**, Fairfield, by Sebastiano Tornatore. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 162 Arbor Drive, Fairfield. Amount: \$437,500. Filed June 24.

Boissonneault, Renee, Greenwich, by Georgiana Rothweiler. Lender: Terri Boissonneault, 39 Ferry Road, Branford. Property: 11 Circle Drive, Greenwich. Amount: \$1,980,000. Filed June 28.

NEW BUSINESSES

Brito Mitchell, Carmen P. and Iker Aranaga Luna, Stamford, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 187 Knapps Highway, Unit 187, Fairfield. Amount: \$360,000. Filed June 27.

Carey, Donald C. and MaryAnne Schmitt-Carey, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 128 Weaver St., Greenwich. Amount: \$200,000. Filed June 27.

Caterini, Ruggero and Cristina Viola, New York, New York, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 2 Putnam Hill, 4G, Greenwich. Amount: \$572,440. Filed June 27.

Cogliano, Frank and Megan Pavia, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 18 Prudence Drive, Stamford. Amount: \$197,000. Filed June 17.

Cortez, Jeremy and Bianca Fernandez, Stamford, by Teresa M. Grant. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1607 Bedford St., Stamford. Amount: \$150,000. Filed June 20.

Coyt-Torres, Berenice del Carmen, Greenwich, by Joseph Rabadi. Lender: NQM Funding LLC, 4800 N. Federal Highway, Building E, Suite 200, Boca Raton, Florida. Property: 210 S. Water St., Greenwich. Amount: \$441,000. Filed June 28.

Deconda, Keerthi, Fairfield, by Mark P. Vessicchio. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1170 Galloping Hill Road, Fairfield. Amount: \$850,000. Filed June 21.

Demac, Quinlan Edward and Courtney Leopold, New York, New York, by Stephen J. Schelz. Lender: Patriot Bank NA, 1200 Riverplace Blvd., Suite 904, Jacksonville, Florida. Property: 19 Woodledge Road, Stamford. Amount: \$555,750. Filed June 18.

Dickson Jr., David Martin and Amelia Dickson, Greenwich, by Maria C. Miller. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 73 Glenville Road, Greenwich. Amount: \$1,812,000. Filed June 26.

Drought, William A. and Pamela J. Dixon, Fairfield, by Sheldon Dwayne Gayle. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 166 Westford Drive, Southport. Amount: \$70,000. Filed June 27.

Ducham, Shaun and Diane Duchan, Fairfield, by Daniel A. Miller. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 254 Woodside Circle, Fairfield. Amount: \$720,000. Filed June 25.

Durkin, Thomas R., Fairfield, by Marie E. Forte. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 280 Katona Drive, Fairfield. Amount: \$476,500. Filed June 24.

Ehrman, Jamey R. and Christine Wheeler, Stamford, by Scott Rogalski. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 187 West Ave., Unit 4, Stamford. Amount: \$305,000. Filed June 18.

Garcia, Laura J. and Tucker Panciera, Fairfield, by Brian T. Silvestro. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 111 Joan Drive, Fairfield. Amount: \$784,000. Filed June 25.

Glassman, James and Paige Glassman, Greenwich, by Hellen Rosario. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 50 High Meadow Road, Old Greenwich. Amount: \$1,000,000. Filed June 28.

Goldsmith, Jacob Picard and Anna Lauren Sternberg, Stamford, by Gillian V. Ingraham. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Ferncliff Road, Cos Cob. Amount: \$1,153,000. Filed June 26.

Guzman, Ileana and Angel Gonzalez, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 7 Wake Robin Lane, Stamford. Amount: \$155,951. Filed June 20.

Howton, Brian and Amel Brahmi Howton, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 291 Delavan Ave., Greenwich. Amount: \$135,124. Filed June 26.

Huntsman Jr., Jon M. and Mary Kaye Huntsman, Greenwich, by Kenneth M. Nass. Lender: Zions Bancorporation NA, 1 S. Main St., 13th floor, Salt Lake City, Utah. Property: 2 Oneida Drive, Apt. F, Greenwich. Amount: \$3,390,000. Filed June 27.

Kumar, Narinder and Deepika Kumar, Stamford, by Gerard Edens Fleurizard. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1603 Newfield Ave., Stamford. Amount: \$332,000. Filed June 18.

Kwok, Chun Yiu and Yimchun Yeung, Easton, by Lisa A. Knopf. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 180 Bible St., Cos Cob. Amount: \$1,360,000. Filed June 27.

Labiak, Christopher M. and Alexandra K. Rzepecki Labiak, Greenwich, by David W. Hopper. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 174 Cat Rock Road, Cos Cob. Amount: \$1,500,000. Filed June 28.

Lavander, David and Nicole Lavander, Stamford, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 188 Van Rensselaer Ave., Stamford. Amount: \$304,7000. Filed June 17.

Livingston, Jack R., Greenwich, by Robert B. Potash. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 3 Eugene St., Greenwich. Amount: \$553,500. Filed June 27.

Lowe, William and Nicole Lowe, Stamford, by Stephen J. Carriero. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 50 Weed Hill Ave., Stamford. Amount: \$589,132. Filed June 17.

Makara, Joan B. and Michael J. Makara Jr., Southport, by Noemi Kovasznai. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 309 High Meadow Road, Southport. Amount: \$250,000. Filed June 26.

Martinez, Jennifer Comblo and Jonathan Martinez, Fairfield, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 1070 Merritt St., Fairfield. Amount: \$315,000. Filed June 25.

Masone, Gregory, Greenwich, by David W. Hopper. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 1 Kinsman Lane, Greenwich. Amount: \$1,540,000. Filed June 28.

Mora Quesada, Kemberly, Norwalk, by Ricky M. Capozza. Lender: Hometown Equity Mortgage LLC, 25531 Commercentre Drive, No. 250, Lake Forest, California. Property: 382 North St., Greenwich. Amount: \$2,212,500. Filed June 26.

Murawska-Debowska, Edyta and Daniel Debowski Stamford, by Jonathan T. Hoffman. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 4510 Janes Lane, Stamford. Amount: \$684,000. Filed June 18.

Muscolino, Joseph P. and Simona Cipriani, Stamford, by William W. Ward. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 255 Sylvan Knoll Road, Stamford. Amount: \$150,000. Filed June 21.

Okelley, Khandice and Boyd Okelley Jr., Stamford, by Tessa Perez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 9 Saddle Hill Lane, Stamford. Amount: \$216,200. Filed June 17.

Oliva, Marco A., Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 60 Seaside Ave., Apt C., Stamford. Amount: \$136,600. Filed June 21.

Ortega, Gino and Carmen Ortega, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 21 Florence Court, Stamford. Amount: \$150,000. Filed June 21.

Otani, Denise and Thomas Curran, Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 241 Wakeman Road, Fairfield. Amount: \$200,000. Filed June 27.

Parise, David K. and Anne Dieringer Parise, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 176 Mill River Road, Fairfield. Amount: \$250,000. Filed June 26.

Pavlick, Sondra L., Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 1313 Stillwater Road, Stamford. Amount: \$75,000. Filed June 18.

Perfetto, Joseph and Julie Perfetto, Milford, by Marcy E. Lafollette. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 79 Walbin Court, Fairfield. Amount: \$1,440,000. Filed June 24.

Pertesis, Maria, Fairfield, by Emily D. Wilson. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 50 Stone Ridge Way, Unit 2F, Fairfield. Amount: \$722,000. Filed June 21.

Price, Karen, Fairfield, by Jeisye L. Lassus. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1147 High St., Fairfield. Amount: \$200,000. Filed June 27.

Pugni, Melanie and Andrew Schlosser, Cos Cob, by Charles P. Abate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 540 Webbs Hill Road, Stamford. Amount: \$400,000. Filed June 20.

Random Road LLC, Norwalk, by Jeremy E. Kaye. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 2 Random Road, Old Greenwich. Amount: \$3,247,500. Filed June 26.

Riordan, Sarah and Daimen Williams, Brooklyn, New York, by David P. Lasnick. Lender: The Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 498 Hope St., Stamford. Amount: \$693,500. Filed June 20.

Robbins, Lauren, Fairfield, by Michael Becker. Lender: Timothy Robbins, 134 Wynn Wood Drive, Fairfield. Property: 134 Wynn Wood Drive, Fairfield. Amount: \$138,000. Filed June 21.

Rodriguez Torres, Juan, Stamford, by David E. Hoyle. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 1336 Newfield Ave., Stamford. Amount: \$1,875,000. Filed June 18.

Rosee, Nicole Kathryn, Armonk, New York, by Jeffrey W. Tuccio. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 55 Fairway Green, Fairfield. Amount: \$626,000. Filed June 26.

Salvatore, Jeffrey J. and Susan N. Salvatore, Stamford, by Anna Maria Socci. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1802 Newfield Ave., Stamford. Amount: \$500,000. Filed June 18.

Staffeldt, Lynn M., Greenwich, by Gennaro Bizarro. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 1 Highland Road, Greenwich. Amount: \$1,327,500. Filed June 27.

Sterling, Lee A. and Gerald J. Soltis Jr., Fairfield, by Mary Ellen Vance. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 301 Catherine Terrace, Fairfield. Amount: \$200,000. Filed June 25.

Vanduynhoven, Alexa and Kenneth Cardelle Jr., Monroe, by Gennaro Bizarro. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 750 Church Hill Road, Fairfield. Amount: \$671,200. Filed June 24.

Wentland, Jo-Anne and Bruce M. Hegedus, Fairfield, by Mylena V. Teixeira. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 208 Hunyadi Ave., Fairfield. Amount: \$200,000. Filed June 21.

All Season Cleaners, 1065 High Ridge Road, Stamford 06905, c/o Ge Yun Fen. Filed July 3.

Alonzo Transport, 60 Brooklawn Ave., Stamford 06906, c/o Esther Ruth Alonzo Salas. Filed July 26.

Avi & Elie Partnership, 1 Strawberry Hill Court, Apt. L9, Stamford 06902, c/o Irwin Niedober and Eliaz Niedober. Filed July 26.

Claudia Cleaning Service, 69 Coolidge Ave., Stamford 06906, c/o Claudia Elida Caz. Filed July 30.

Credible Advance, 750 E. Main St., Stamford 06902, c/o Funderz Group LLC. Filed July 11.

Crystal Divine, 31 Fifth St., Stamford 06905, c/o Thomas Costello. Filed July 3.

Expert Funding, 750 E. Main St., Stamford 06902, c/o Funderz Group LLC. Filed July 11.

Simply Smashed Burgers, 150 Sunburst Road, Bridgeport 06606, c/o Rahee Mahfuz. Filed June 25.

Stamford Black Chamber of Commerce, 180 Turn of River, No. 13D, Stamford 06905, c/o Jere C. Eaton. Filed June 28.

Stamford Black Women Chamber of Commerce, 180 Turn of River, No. 13D, Stamford 06905, c/o Jere C. Eaton. Filed June 28.

Stamford Parks Community Partnership, 5 Landmark Square, Stamford 06901, c/o Leah Kagan. Filed June 10.

Tacos Morelos Alejandro, 7 Roosevelt Ave., Stamford 06902, c/o Fernando Dominguez. Filed June 14.

Tacos Santa Catarina, 12 Woonsocket Ave., Shelton 06484, c/o Epifanio Villalba Campos. Filed June 24.

TS Crypto, 8050 SW 10th St., Suite 4000, Plantation, Florida, 33324, c/o Jeremy Williams. Filed June 5.

Urban Stone Inc., 145 Selleck St., Stamford 06902, c/o Bobby George. Filed June 25.

Willow & Sage Gift Shoppe LLC, 28 Sixth St., Stamford 06905, c/o Chandra Priya Moenay. Filed June 28.

Legal Notices

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 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

Notice of Formation of VMB3 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/30/2023. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 478 California Rd. Bronxville, NY 10708. 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. #63659

Notice of Formation of DESI PROPERTY OWNERS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/25/2024. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 478 California Rd. Bronxville, NY 10708. 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. #63660

Notice of Formation of Bright Broom Cleaning, LLC Art. Of Org. filed with SSNY on 4/15/24. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 18 Dekalb Ave White Plains, NY 10605. Purpose: any lawful purpose. #63661

Name of Limited Liability Company (LLC): THEOAK LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 6/14/24. The LLC is located in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against it served is to the principal business location at c/o 669 Main Street, Unit 605, New Rochelle NY 10801. Purpose: any lawful act or activity. #63662

NOTICE OF FORMATION OF SERVICE LIMITED LIABILITY COMPANY NAME: Company Name: Susan M Schwartz, OT, PLLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/14/2024/2011. Office Location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Susan M Schwartz at 55 Tarrytown Rd. # 1355, White Plains, NY 10607. Purpose: the practice of occupational therapy. #63664
A&C NUTRITION L.L.C. Date of filing Articles of Organization with the Secretary of State (SSNY) 07/31/2024. The LLC is located in Westchester county. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of my process again it served is to the principal location at 12 Chase Avenue White Plains, New York 10606. Purpose: any lawful business activity #63665

Notice of Formation of Big J Realty Holdings, LLC. Arts. of Org. filed with SSNY on 7/26/2024. Office location: Westchester County. SSNY designated agent of LLC upon whom process may be served. SSNY shall mail process to c/o Big J Realty Holdings, LLC, 58 Allview Ave., Brewster, NY 10509. Purpose: any lawful act or activity. #63666

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DYNAMIC DRONE DATA, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 8/8/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 26 Alto Ave #2ft, Port Chester, NY 10573, principal business location of the LLC. Purpose: any lawful business activity. #63668

Notice of Formation of Curam Massage PLLC. Arts. of Org. filed with SSNY on February 22, 2024. Office Location: Westchester County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of process to Kayla Casey, 11 Forest Avenue, Cortlandt Manor, NY 10567. Purpose: Any lawful purpose. #63669

CARDINAL WORD BRICKS LLC. Art of Org. filed with the SSNY on 08/02/2024. 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. NILOFER KREONIDIS 33 CARMAN ROAD, SCARSDALE, NY, 10583. Any lawful purpose. #63670

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, September 12, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

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

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

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D265295, PIN 881502, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - WHERE & WHEN - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265306, PIN 881624, FA Proj , Putnam, Rockland, Westchester Cos., AIR QUALITY IMPROVEMENTS - SIGNAL OPTIMIZATION - Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 10.00%

D265312, PIN 802308, Westchester Co., RESURFACING - NY Rt 100A, Town of Greenburgh & Village of Elmsford., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%