

# Westfair Business Journal



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BY JUSTIN MCGOWN /  
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# Topping off for first phase of \$650M AVE Hamilton Green project in White Plains

BY PETER KATZ / pkatz@westfairinc.com

A 30-foot-by-60-foot American flag was hoisted aloft by a crane to mark the topping off of the first phase of the \$650 million AVE Hamilton Green mixed-use project in downtown White Plains on the site of the former White Plains Mall. The project is by the Cappelli Organization, RXR and Korman Communities.

"The Cappelli Organization is pleased to join with our development partners and our partners from the City of White Plains and Westchester County, as we celebrate the reimagination of this key property in the heart of downtown," Louis R. Cappelli, president of the Cappelli Organization, said. "A prior developer started working on this project seven years ago and we got involved three years ago. We are very proud today as we celebrate a significant milestone of this magnificent new development."

Cappelli thanked city officials from White Plains and Westchester County officials for their cooperation in quickly dealing with issues that arose in the early stages of the project.

"This is absolutely not possible to do without cooperation from the local municipality and governments," Cappelli said. "There have been so many 'issues' that we have come up with in the building of this project from day one, the first shovel of dirt

we took, and how could there not be when you try to do something as complex as this. Every one of them, at the county level and the city level especially has been

settled smartly, quickly and to the satisfaction of both parties."

Joseph Graziose, executive vice president of development services at RXR, said, "Our vision for this site is becoming a reality: a state-of-the-art mixed-use transit-oriented and amenity-driven residential complex."

Graziose called AVE Hamilton Green a true example of what can be done when public and private sectors come together to reimagine a city's downtown.

"Locations like this are walkable, transit-oriented and have the vibrancy of a New York City neighborhood without the New York City cost of living," Graziose said.

AVE Hamilton Green is slated for a phased completion in 2024 and 2025. It features two residential buildings: 25 Cottage, a 12-story, 170-unit building and 5 Cottage, a 26-story, 307-unit tower. AVE Hamilton Green includes a 559-space underground parking garage, 55,000 square feet of open space and 39,000 square feet of commercial

space. There is a mix of studio, one-bedroom, two-bedroom and three-bedroom apartments including bi-level loft and penthouse layouts. There will be some furnished apartments with flexible lease options for stays of 30 days or longer. Phase II of the development will involve the construction of 390 more residential units, 405 additional parking spaces and 45,000 square feet of commercial space. Pre-leasing of the apartments of AVE Hamilton Green is underway.

The apartments in the development feature: floor-to-ceiling windows equipped with high tech View Glass; stainless steel appliances; soft-close, wood cabinetry; quartz countertops and backsplashes; walk-in closets; and wood-inspired vinyl plank flooring.

Community amenities include: co-working spaces equipped with high-speed Wi-Fi; fitness centers with dedicated studio space; a spa offering private massage and infrared sauna rooms; a golf simulator; TV and gaming lounges; an indoor pool; courtyard space with grilling stations; a pet spa and indoor run; and a landscaped plaza covering more than one acre.

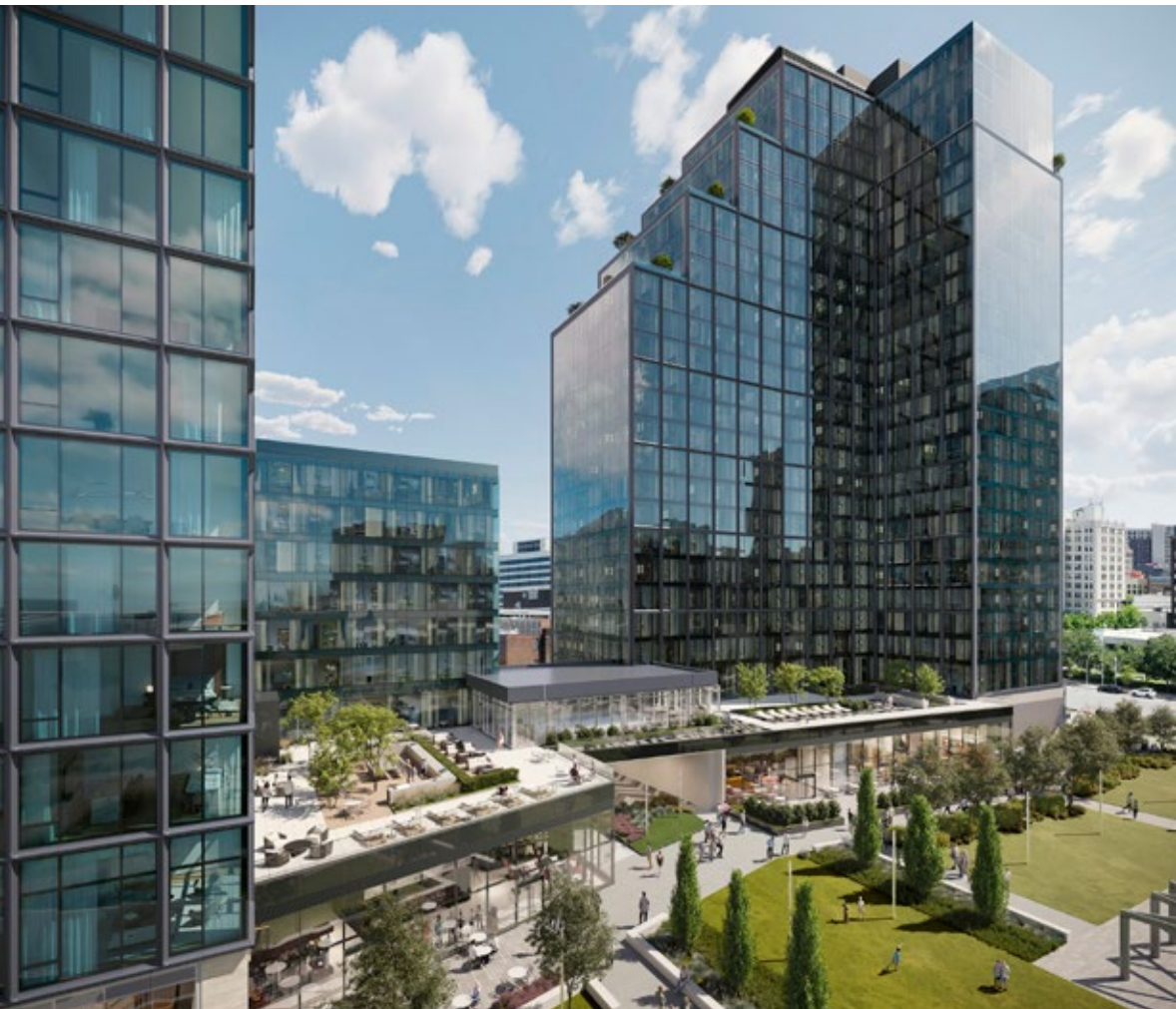
"AVE Hamilton Green marks a momentous occasion for Korman Communities as the organization returns to Westchester County for the first time in over a decade," said Bradley Korman, co-CEO of Korman Communities. He praised the workers who have been building the development for their dedication and craftsmanship, as did Cappelli and Graziose.

State Sen. Pete Harckham, who chairs the State Senate Committee on Environmental Conservation, also spoke at the topping-off event. Cappelli noted that the state's brownfield site cleanup program is vital for ensuring an environmentally sound construction site. Harckham said that the brownfield cleanup program has been successful in providing more than \$2 billion in tax credits for brownfield site cleanup, which has resulted in \$17 billion in development investments. Harckham said that as an environmentalist he supports smart development such as AVE Hamilton Green.

Westchester County Executive George Latimer described AVE Hamilton Green as "a development that appeals to everyone, combining residential units, retail space and restaurants with the walkability of downtown White Plains."

Westchester County's Director of Operations Joan McDonald pointed out that the Westchester County Industrial Development Agency is supporting the project by providing \$13 million in sales tax exemptions and \$3.5 million in mortgage recording tax exemptions.

According to White Plains Mayor Tom Roach, "Hamilton Green will move forward our goal of bringing more energy to the transit district, providing housing, retail and dining opportunities to residents and visitors alike."



Rendering of Hamilton Green project.



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# Valhalla hospital network accused of dodging payments for nurses

BY BILL HELTZEL / bheltzel@westfairinc.com

**A temp agency that provided health-care professionals to a Valhalla hospital network claims it has not been paid for a year.**

Trusted Health Inc. is demanding \$1.1 million from WMC Health Network and five hospitals, in a complaint filed on Aug. 15 in Westchester Supreme Court.

WMC was invoiced, bills were never contested, assurances of payments were made, and more than a year later the staffing agency is still awaiting payment, the complaint states, "thus necessitating this lawsuit to recover amounts due."

Trusted Health is a San Francisco company that places nurses and other health care professionals, such as lab technicians and therapists, in temporary jobs.

WMC Health Network is a consortium of nine Hudson Valley hospitals, based in Valhalla. The hospitals named in the lawsuit are Westchester Medical Center and MidHudson

Regional Hospital in Valhalla; Good Samaritan Hospital, Suffern; HealthAlliance Hospital, Kingston; and Margaretville Memorial Hospital in Delaware County.

WMC and Trusted Health struck a deal for staffing services on Aug. 1, 2023, according to the complaint, that required the hospital network to pay undisputed and properly submitted invoices within 90 days.

WMC has raised no objections, disputes, questions or concerns about invoices, the complaint states, yet for a year the network has failed to pay the staffing company.

WMC assured Trusted Health that it was working on payments on rare occasions, according to the complaint. On Dec. 27, 2023, for instance, an accounts payable manager allegedly said, "We have you on the Critical payment list with our next check run. I do not have a definite total of how many invoices will be paid but we are working

to bring [the] account current."

No payment was made, Trusted Health claims.

On March 22, 2024, the accounts payable manager allegedly stated in an email: "We are working on paying our balances down. I will call you next week to discuss the account."

Trusted Health say no follow-up call was made.

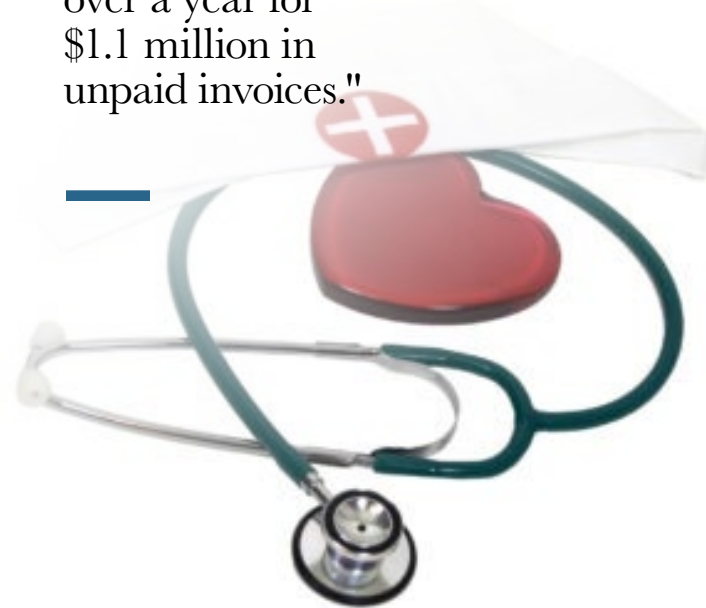
The temp agency sent a formal demand letter of May 15. Since then, it has communicated with the network's legal affairs office, but "no resolution or payment has been forthcoming."

As of Aug. 8, WMC owed \$1.1 million, not including interest, according to the complaint. Trusted Health is demanding that sum for alleged breach of contract.

In reply to a request for WMC's side of the story, spokesman Andrew LaGuardia said the network does not comment on active litigation.

Trusted Health is represented by Purchase attorney Andrew Schriever, of Prince Lobel Tye LLP.

"WMC Health Network assured payments, but Trusted Health has waited over a year for \$1.1 million in unpaid invoices."



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Stamford Health marked the promotion of a new C-suite leader with a reception on August 26. Harrison, who goes by just one name, accepted his promotion to the role of Chief Puppy Officer (CPO).



The new CPO's colleagues are excited about his promotion.

"Harrison has been an integral part of the Stamford Health community in the last year. He brings so much joy to our patients and our staff each day – he's truly a ray of sunshine! We are so lucky to have him! I'm incredibly proud of his hard work and his well-deserved promotion, and I'm excited to be on the journey to see him thrive," said Cynthia Tanacea, Patient Experience Program Administrator at Stamford Health.

Harrison, an 80-pound golden retriever began making rounds at two years old and became an invaluable member of the staff in short order. Stamford Health celebrated his first year of service with a promotion and ceremony at Third Place by Half Full Brewery.

"He has a wonderful set of skills, that really suit our needs in the organization, and he has a great personality that just fit in with our culture tremendously," said Stamford Health President & CEO Kathleen Silard.

"He's supported



Harrison, Stamford Health President and CEO Kathleen Silard, and a handler pose before his acceptance speech. Photo courtesy Stamford Health.

100 percent through philanthropy," Silard added. "Hospitals have tight budgets today and being able to afford to adopt him and continue to support his care is a cost we have been able to meet through philanthropy and that's been terrific for us as well because a lot of people in our community love to see us provide this service to our patients."

Silard explained that Harrison is able to respond to 51 separate cues and has advanced training "under his collar" that serves as ample qualification to serve as CPO.

Harrison's responsibilities include demonstrating pill swallowing, taking IV lines, and putting on nebulizer masks for pediatric patients.

Seeing a dog perform those actions, or at least seem to, helps many children find the courage to do the same.

"One area where I think he has been terrifically important is our rehabilitation program," Silard continued. "We take care of patients who have had musculoskeletal injuries, stroke, and neurological conditions in our inpatient and outpatient rehabilitation programs. Harrison does the physical therapy exercises with them and that helps them improve their motor skills and their balance."

Harrison can also be found

assisting behavioral health patients better communicate, and even improving employee morale.

"Healthcare is a very stressful environment for people to be in," Silard said.

"If there is anything we can do to bring down the stress level for our staff it is really important to do so."

Harrison also visits Stamford Health sites in Greenwich and Westport where his input is much requested, particularly after difficult events such as the loss of a patient.

Despite being so in-demand, Silard noted that he sticks to a strict 40-hour work week, and that his compensation is nutritionally complete and not composed of only snacks.

"He goes home every night with one of our staff members and he actually gets the opportunity to just be a puppy," she noted.

Another perk of being a CPO is that Harrison is also seen by a staff physician who is a certified animal trainer, alongside regular checkups with a veterinarian.

Silard noted that Stamford Health, which currently has 3,900 (human) staff members and over 1,000 physicians did not intend to give the new CPO any subordinates in the near future, but that Harrison could have more canine coworkers in the future if philanthropies express interest.

**"Harrison brings so much joy to our patients and staff each day – he's truly a ray of sunshine! We are so lucky to have him."**

– Cynthia Tanacea, Patient Experience Program Administrator at Stamford Health



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have impacted many businesses and slowed down growth plans. We can help you optimize cash management and funding growth strategies to secure financial health for today and the future.



# Valley

# Health insurance fraudster sentenced to 10 years in prison

BY BILL HELTZEL / bheltzel@westfairinc.com

"Anthony Riccardi orchestrated a staggering fraud, stealing millions from an employee health plan while using the proceeds to bankroll a lavish lifestyle."

**A Connecticut health insurance manager whose company stole \$17.9 million from Curry Automotive in Greenburgh was sentenced to 10 years in federal prison on Aug. 20.**

U.S. District Judge Philip M. Halpern also ordered Anthony Riccardi, 46, of New Canaan, to forfeit \$2 million and pay \$14.9 million in restitution.

Riccardi and his wife, Patricia, owned and operated Employee Benefit Solutions, a Wilton, Connecticut company that managed medical claims for Curry dealerships.

Curry was self-insured and for many years EBS managed the health insurance claims. From 2015 to 2018, EBS inflated and fabricated medical claims submitted by Curry employees and then billed Curry for the false charges.

Curry paid \$26 million for purported medical expenses, according to court records, but EBS paid health care providers \$8.1 million and pocketed \$17.9 million.

In 2017, EBS began using fraudulent loan applications to borrow money and keep the scheme going.

The Riccardis concealed the scheme with fabricated bank statements and checks.

They used their ill-gotten gains to bankroll a lavish lifestyle, according to court records, such as paying the mortgage on a mansion and leasing luxury cars.

Anthony Riccardi pleaded guilty to bank fraud and conspiracy. His attorney, Michael Lambert, recommended no incarceration, in a sentencing memorandum submitted to judge Halpern.

Riccardi is a product of a broken home: an alcoholic mother, a father addicted to drugs, divorce when he was 12, and then the death of his father's death by an Oxycodone overdose.

By age 15, he was drinking half a bottle of gin daily. As an adult, he began using prescribed Oxycodone for an injury but then secured and abuse his own supply of the opioid, plus cocaine and Xanax.

Despite attempts to commit himself to sobriety, he relapsed from time to time. At one point he was snorting more than 20 lines of cocaine a day, costing thousands of dollars a month, and spending as much as \$20,000 a month on addictive painkillers.

In 2015, EPS began to decline as Riccardi continued to struggle with addictions and alcoholism. That was when he and began stealing money, his attorney says.

"Anthony's dream and intentions of owning and operating an honest and profitable enterprise was coming to an end," the sentencing memo states. "His management of the company, once sound, sober, and upright, would spiral rapidly out of control."

Lambert blamed EBS' accountant and later its chief financial officer, Erin Verespy, for sabotaging a teetering business.

"Under Anthony's nose, in his drug addled state, Erin Verespy stole additional, vast sums of money from EBS's

bank accounts and appropriated it to herself."

Riccardi also took steps to turn himself in, Lambert says, and met with a federal prosecutor in 2019.

Assistant prosecutor Nicholas S. Bradley recommended 11 years in prison.

"The defendant orchestrated a staggering, widespread fraud that stole millions of dollars of fiduciary funds from an employee health plan," he advised the judge in a sentencing letter.

"The lies that the defendant told were almost limitless in scope, required a complex array of bank accounts, and inevitably resorted to sophisticated methods of forgery in order to keep victims in the dark."

Riccardi, not Verespy, "masterminded the many facets of the fraudulent scheme," the prosecutor says, and

used EBS to fleece Curry Automotive.

Riccardi did not turn himself in, Bradley said. The federal investigation was long underway when he agreed to meet with investigators.

Co-conspirators Verespy and Patricia Riccardi also pleaded guilty to bank fraud and conspiracy.

Patricia Riccardi, 57, was sentenced this past December to 30 months in prison. She is an inmate at Danbury Federal Correctional Institution.

Verespy, 53, was sentenced in March 2022 to five-and-a-half years in prison. She is an inmate at Carswell Federal Medical Center in Fort Worth, Texas.

Lambert asked the court to recommend that Anthony Riccardi be placed in a substance abuse treatment program at the federal prison in Cumberland, Maryland.



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# Connecticut is home to an emerging and effervescent energy solution

BY JUSTIN MCGOWN / [jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)

Why did Fuel Cell Energy, a Danbury-headquartered manufacturer of fuel cell technologies, attend the World Brewing Congress?

“The origin story of how we got into food and beverage begins with the Kirin beer factory in Japan,” explained Lindsey Cole, Fuel Cell Energy’s sales

director for food and beverage.

“The Kirin factory was one of our first commercial projects,

it was running on biogas from the fermentation of the hops and barley, but as we have evolved and had a couple other food and beverage customers we’ve really gotten an understanding about CO<sub>2</sub> in this industry,” Cole continued, noting that the pandemic made many people painfully aware of an otherwise overlooked link in their supply chains. “Over the past three or four years we saw a gap in the supply chain of CO<sub>2</sub>, which is vital to so many food and beverage businesses.”

The molten carbonate fuel cells that Fuel Cell Energy manufactures at its production facility in Torrington have the unique property of producing concentrated CO<sub>2</sub> that is also easy to capture and make use of, either in industrial applications or in food-grade roles after a process of purification and concentration.

CO<sub>2</sub>, according to Cole, is incredibly valuable to brewers for a number of processes, including adding carbonation to increasingly popular hard

seltzers. As the market share for fizzy drinks increases, the demand for the raw ingredient that makes bubbly booze possible on an industrial scale also grows.

And adding bubbles is not the only food and beverage use. A frozen steak might have CO<sub>2</sub> used in the abattoir for humane stunning, CO<sub>2</sub> pumped into the packaging to push out oxygen that could cause spoilage, and then blocks of solid CO<sub>2</sub>, commonly referred to as dry ice, placed in shipping containers to keep the meat cold during shipping.

Facilities that use large amounts of CO<sub>2</sub>, need reliable power generation, and can make use of steam or hot water, Cole described molten carbonate fuel cells, which are produced only at the Torrington facility as a way to achieve the “cogeneration” that has boosted the efficiency of many plants running on other fuel sources. Fuel cells can also generate large quantities of hot water and electricity, with the added benefit of on-site CO<sub>2</sub> sourcing, as opposed to the more common option of buying it from ethanol plants that capture some of it as a byproduct.

The capture and use of CO<sub>2</sub> is also

a top priority for meeting emissions goals for many companies. While naturally occurring and harmless in low concentrations, carbon dioxide is a major contributor to global warming as a greenhouse gas. Many processes unavoidably produce CO<sub>2</sub>, so the ability to capture it and use it as opposed to allowing it to escape into the atmosphere is economically sound as well as attractive from an environmental perspective.

Fuel Cell Energy’s Senior Director of Advanced Manufacturing Thomas Lucas explained that the ability to capture the CO<sub>2</sub> successfully comes from the unique way the company’s molten carbonate fuel cells work.

“We’re the only carbonate fuel cell manufacturer right now,” Lucas noted. “So, our fuel cells from our facility in Torrington are uniquely positioned because ‘carbonate’ is CO<sub>3</sub>. We use carbonate as our electrolyte, part of our electrical generation process. We use CO<sub>2</sub> and oxidize it to make CO<sub>3</sub>, so there is actually a need for CO<sub>2</sub> in our carbonate fuel cell.”

He said that fuel cells are almost more closely related to batteries than typical generators that burn fuels for



A fuel cell undergoing installation at a demonstration plant at Fuel Cell Energy’s Torrington production facility. Photos by Justin McGown.



Tanks which will hold purified Carbon Dioxide captured from the demonstration plant being installed at Fuel Cell Energy's Torrington production facility.

power. Instead of releasing the energy contained in a fuel through combustion, the cells use a chemical process to release the energy.

The result is a more complete extraction of energy from a given fuel, happening in a smaller, more contained space, producing megawatts worth of electricity with a smaller footprint than a traditional combustion powered plant. According to Thomas, the plants are also quieter, likened to a large hair dryer more than a full industrial facility.

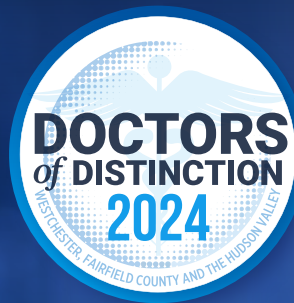
The unobtrusiveness and modularity, combined with Connecticut's unique move to classify them as a Class I renewable resource on par with solar and wind power has caused the technology to quietly proliferate in Connecticut.

In fact, making people notice fuel cells can be a challenge.

"We have a facility in Bridgeport, and we wanted to put up a sign so that people on the trains could see it when they went by," Fuel Cell Energy Director of Communications Kathleen Blomquist said with a laugh. "They timed how many seconds people would be able to see the sign going by the facility and it was only 1.3 seconds."

The blink-and-you-miss-it nature of the facility can make it hard for people in Fairfield county to realize that they have 14.9 MW of power being produced in the heart of a growing city, but Blomquist said that she hopes that a demonstration plant at the Torrington facility will help bring more attention to the role fuel cells can have for the community.

In fact, there are plans to expand on the food and beverage aspect of the facility that could include a "tasting room" where companies using the technology to supply CO2 for their products can demonstrate how an odorless, tasteless gas can make for amazing food and drink.



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HudCo

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*Founder and Mental Health Consultant*

Darcel Dillard-Suite

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## ZINA KING

*Founder and President*

The Next Mile LLC

## DR. ANNA KOMOROSKI

*Regional Director of Northwell Health Cancer Institute at Westchester*

Northwell Health, Phelps and Northern Westchester hospitals

## KARA MAC

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## Record-Breaking Year for BCW's WIN Program

WIN Solidifying Westchester County's Reputation As Hub for Innovation and Economic Growth

**T**he Business Council of Westchester's (BCW) is preparing for a fourth year of the Westchester Innovation Network (WIN), an economic development initiative that has been embraced by emerging companies and established local institutions.

With a record-breaking 2024 cohort of 22 participants, WIN is solidifying Westchester's reputation as a hub for innovation and economic growth.



“The energy and interest surrounding WIN demonstrates the program’s sustainability and the BCW’s commitment to helping Westchester County transform its economic landscape,” said BCW President and CEO Marsha Gordon.

WIN operates on five fundamental principles:

- Communicating why Westchester is the logical choice for innovators.
- Branding Westchester as an innovator-friendly place to live and work.
- Facilitating funding opportunities for innovators.
- Building a culture that embraces risk-taking.
- Nurturing and expanding networking opportunities for innovators.

Examples of the 2024 cohort’s groundbreaking collaborations include 4 Jacks Nitro Cold Brew at Empire City Casio by MGM Resorts. Throughout the summer, the casino’s café has sold 4 Jacks’ nitrogen-infused cold brew, known for its creamy head akin to a Guinness stout.

WIN participant Laronix is testing its AI-powered voice device with cerebral palsy patients at the Burke Neurological Institute. The technology offers a promising advancement in assistive technology.

WIN innovator Immigr8 is piloting its foreign worker visa application platform with Richmond Community Services, streamlining the visa application process for foreign workers. The goal is to reduce Richmond’s costs in acquiring foreign workers.

The BCW WIN’s CityLabs initiative has also made significant strides, most recently pairing students from Iona University with the White Plains Education and Training Center. This collaboration aims to analyze how the center can better serve downtown White Plains’ small business owners and support workforce growth.

The BCW is excited to announce Port Chester as the next participant in the BCW/Iona CityLabs program, further expanding the reach and impact of the WIN initiative.

Additionally, WIN supported White Plains High School’s INCubatoredu program, a rigorous full-year elective offering an authentic entrepreneurship experience. Twenty students developed their own products or services, guided by four BCW member volunteer coaches and mentors who collaborated with the classroom teacher.

In 2024, WIN launched its own podcast, “WIN: The Innovation Roundtable,” as part of the BCW Podcast Network. This new podcast explores the dynamic world of innovation, creativity, and groundbreaking ideas, emphasizing the importance of innovation in driving progress, growth, and transformation in Westchester County and beyond.

WIN’s success is made possible through its dedicated partners, who continuously feed the network with amazing innovators. Key partners include:

- Wilfrid Laurier University
- Iona University
- Georgia Bay Incubator
- Notre Dame University
- White Plains High School

For more information about the BCW WIN and its initiatives, please visit <https://thebcw.org/what-we-do/westchester-innovation-network> or contact Luiz Aragon, [laragon@thebcw.org](mailto:laragon@thebcw.org)

# STELLAR ROSTER OF WIN PARTICIPANTS FOR 2024



Laronix co-founder Mousa Ahmadi discusses his company's expansion plans in the United States during a showcase of their speech device for voice-impaired patients on July 24.



Iona University students presented recommendations on May 2 to White Plains officials on how they can help the White Plains Education and Training Center better engage with local business owners as part of a study organized by the Westchester Innovation Network's (WIN) City Labs initiative.



A patient demonstrates the use of Laronix's Mira Voice device.



In April the BCW launched a podcast series that included "WIN: The Innovation Roundtable," a show that explores the dynamic world of innovation, creativity, and groundbreaking ideas.



WIN paired former White Plains High School graduate and recent Sacred Heart University graduate Michael Berlingo with seasoned executive coach Sunni Lampasso of Shaping Success to help Berlingo grow his startup Starteryou.



## \$63M Fishkill Commerce Center proposed

BY PETER KATZ / pkatz@westfairinc.com

Scannell Properties, which is based in Indianapolis, is proposing to build what it has named the Fishkill Commerce Center on a 62.5-acre parcel of land at 387 U.S. Route 9 in Fishkill. The property has been used as the Fishkill Golf Course and Driving Range, which has operated on the site since 1989.

The proposed development would consist of a 388,800-square-foot warehouse and distribution center that would have 70 loading docks, 81 tractor trailer parking spaces and 221 employee vehicle parking spaces. The existing golf course includes a clubhouse with a restaurant and additional support structures that would be demolished.

According to the developer, access to the new facility would be via the existing driveway connecting to U.S.

9. The site is within the Town of Fishkill's Planned Industry Zoning District.

Founded in 1990, Scannell Properties is a privately-owned real estate development and investment company, focusing on build-to-suit and speculative projects throughout the U.S., Canada and Europe. In the U.S. it has completed 305 projects for specific clients and

built 198 projects on spec. Its real estate developments include manufacturing plants, truck terminals, distribution warehouses, data centers, cold storage facilities and e-commerce fulfillment centers. It has developed more than four-million square feet of real estate in Upstate New York. Scannell's clients include FedEx, Walmart, Home Depot, Amazon and General Electric.

Scannell says that the proposed Fishkill project would cost approximately \$63 million and create from 200 to 250

jobs. It hopes to begin construction in the second quarter of next year and have the facility operational in the first quarter of 2026.

Attorney Jennifer Gray of the White Plains-based law firm Keane & Beane, that is representing Scannell before the Town of Fishkill, said that the developer is seeking site plan approval along with a request for a freshwater wetlands permit, floodplain development permit and a request for a reduction in the parking requirement. Gray said that when she appeared before the town representing a warehouse project for the adjacent property that formerly was home to the Dutchess Mall they sought a reduction in required off-street parking and that the demand for off-street parking for the Fishkill Commerce Center project would be similarly less.

Gray said that because the disturbance area for Scannell's project exceeds 10 acres and the gross floor area exceeds 100,000 square feet the

project is a Type I action under the State Environmental Quality Review Act. She noted that a full environmental assessment form was prepared along with an environmental assessment report that has various studies such as for stormwater and traffic impacts.

"We believe that this is a good location for this particular development," Gray said. "It is consistent with the zoning code. It's sort of tucked behind that former Dutchess Mall property. This being a kind of southern gateway to the town as you come up Route 9 we think there will be minimal visual impacts to that southern gateway. We're aware that there is a good amount of wetlands on the property but the project has been carefully designed to avoid those wetlands and their buffers."

Gray pointed out that the development would increase the town's tax base and provide employment opportunities.

## Thruway Authority sues Mario M. Cuomo Bridge builders over components

BY PETER KATZ / pkatz@westfairinc.com

The New York State Thruway Authority (NYSTA) has filed a lawsuit in State Supreme Court in Albany alleging that entities involved in building the new Mario M. Cuomo Bridge that replaced the Tappan Zee Bridge failed to provide certain components that comply with contract requirements and have failed to make good on the situation.

The lawsuit names the first defendant as Tappan Zee Constructors LLC, which is based in Tarrytown and is a consortium of companies. Also named as defendants are Flour Corporation, Granite Construction Incorporated, Traylor Bros., Inc., American Bridge Holding Company, Zurich American Insurance Company, Fidelity and Deposit Company of Maryland, Federal Insurance Company, Liberty Mutual Insurance Company, Travelers Casualty and Surety Company of America, and National Union fire Insurance Company of Pittsburgh, PA.

According to a statement from Thruway Authority spokesperson Jennifer Givner, "NYSTA and Tappan Zee Constructors (TZC) have a dispute regarding material compliance of several stay cable anchorage components. NYSTA asserts that these components are not contractually compliant and require

remediation. TZC has disagreed and refused to act in accordance with their contract."

The new Cuomo Bridge uses a "cable-stayed" design to hold up the roadway rather than a "suspension cable" design. The main span is supported by eight 419-foot towers. Attached to the towers are 192 stay cables that have their other ends anchored to hold up the road deck. The cables are composed of approximately 4,900 miles of steel strands. In a suspension bridge such as the Bronx Whitestone Bridge, thick main cables are draped over the top of the bridge's towers to transfer



Mario M. Cuomo Bridge. Photo courtesy of NYS Thruway Authority.

their loads rather than having thinner individual cables directly affixed to the towers.

The NYSTA's complaint alleges that the components in question did not meet specifications and the responsible parties have refused to take responsibility for making sure that the components do meet specifications and are acceptable.

"To ensure contract compliance, NYSTA has filed a lawsuit to recover the costs of evaluation and remediation of these components," Givner said. "Simultaneously, NYSTA has begun the process to retrofit these components, under the guidance of nation-leading experts in material science, engineering and design. NYSTA has also commissioned a full independent safety review of the

GMMCB (Gov. Mario M. Cuomo Bridge), which determined that the retrofit of the components is necessary to ensure their durability and full service life that toll payers paid for."

The complaint was filed on behalf of NYSTA by Attorneys Stephen B. Shapiro, Timothy B. Froessel and Connor G. Luff of the Manhattan-based law firm Holland & Knight LLP. It has six causes of action each seeking damages against a particular defendant in an amount of not less than \$1,000,000. In addition, the lawsuit asks for costs and disbursements of the action along with attorneys' fees and any other relief the court deems just and proper. The lawsuit shows that the contract price for building the bridge was more than \$3.141 billion.

# Strategies for debt collections

BY NORMAN GRILL

Getting paid is not always straightforward. Customers frequently have reasons, good or bad, for delaying payment but the result is always a headache for a business owner.



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

Contributing Writer

Here are five proven ways to help you collect from slow-paying customers:

## 1 Request payment up front

For new customers, or those with a documented history of collection issues, consider asking for a deposit on each order. This should generally be a small, yet noticeable percentage of the contract or order price. You could also explore the concept of asking for a service retainer fee, similar to how law firms typically operate.

## 2 Charge fees

Most customers are likely familiar with the concept of late-payment fees from dealing with their credit card companies. Consider implementing fees or finance charges on past due accounts. Place extremely delinquent accounts on credit hold or adjust their payment terms to cash on delivery.

## 3 Reward timely payments

Effective collection strategy is about more than penalizing slow-paying customers. It's also about incentivizing those who pay on time or who represent a potentially lucrative long-term relationship. Crunch the numbers to determine the feasibility of giving discounts to customers with strong payment histories or to those who have improved the timeliness of payments over a given period.

## 4 Communicate proactively

Set up regular email reminders and place live phone calls to customers who haven't settled their accounts. If the employees who work directly with the delinquent customers can't resolve payment issues, elevate the matter to a manager or even to you, the business owner. If necessary, consider executing a promissory note to prevent the customer from disputing the charges in the future.

## 5 Get external help

If, after repeated tries, your collection efforts appear unsuccessful, it might be time to get outside help. This typically means engaging either an attorney who specializes in debt collection or a collections agency. View this as a last resort, however, because third-party fees may be considerable and you are unlikely to continue doing business with the customer.

### One last point

If an outstanding debt is not collectible, you may be able to write it off on your tax return. Be sure to document each customer's promises to pay, details of your collection efforts and why you believe the debt is uncollected.



*This column is for information only and is not intended as advice. If you have questions about writing off an uncollected debt, consult a knowledgeable professional.*



# Life lessons from a health coach – and a sporting dad

BY GIOVANNI ROSELLI

(Editor’s note: On this Labor Day – Monday, Sept. 2 – Westfair reintroduces some of our columnists who are also small business owners. Here meet Giovanni Roselli, whose career in wrestling, TV and health coaching has not stopped him from being a devoted dad: )

“The best thing a father can give his daughter is his time.” – Unknown  
 Another year, another reflection. As I author this fatherhood article for the eighth consecutive year, and we approach another school year, I realize that all the clichés about early parenthood hold true. With that said, let me share some lessons I’ve been instilling in my daughter, Juliet, through her various activities and interests. These lessons echo the life and business skills we learn through sports and play.

## SOFTBALL

- Striking out is part of the game.
- Never take your eye off the ball.
- When you are in the field before a pitch is thrown, ask yourself this question: “What am I going to do if the ball comes to me?” Also figure out what to do if it doesn’t.
- Sometimes you’ll hit the ball hard and make an out, and sometimes you’ll hit it softly and get a hit.
- Small errors can lead to big innings.
- You are part of a team. Be a good teammate and support everyone.
- Accept victory without gloating and accept defeat with poise.
- Have fun.

## GYMNASTICS

- This is a skill-based practice. The only true way to improve is to be consistent and come ready to work every week.
- You may fall and fail at certain

drills many times, especially when first learning them. We all have to start somewhere. Pick yourself up, dust yourself off and try again until you nail it.

- An easy way to keep yourself safe is to stay focused on the task at hand and don’t get distracted.
- There will always be someone with more experience than you. Learn from them and let it motivate you to reach their level.
- Have fun.

## PIANO

- If it doesn’t sound right, you probably missed a note.
- Listen. Sometimes all you need to do is listen.
- Pay attention to where you place your hands.
- Tempo is important to the rhythm of a song. Some songs are meant to be played faster, some slower. Make sure you play the differences.
- Have fun.

## BALLET

- Be on time. Early is on time.
  - If you don’t understand something, speak up.
  - Be graceful and elegant in all that you do.
  - Pay attention to the details.
  - Have fun.
- Instilling these qualities in my precious Juliet at the sweet age of 7 will, I hope, set her up to continue embracing these lessons throughout her life. As she matures, we’re discussing where her interests lie and where they don’t. If something isn’t fun for her at this age, we’re exploring other options. We’re also distinguishing between

discouragement due to difficulty and genuine disinterest.

As a health coach, seen here teaching, Giovanni Roselli has adjusted his own workout routines from his wrestling days.

On a personal note, my approach to battling the dad bod has become much more flexible. I used to work out at 5 a.m. and eat six times a day during my wrestling days. Now I eat once or twice a day and often work out at 10 p.m. after my daughter goes to sleep. It’s been interesting to evolve and adapt, understanding that change is necessary for growth and maturation.

My baby girl isn’t much of a baby anymore. She’s starting to remind me of that as she enters second grade. Time rolls on. So do the lessons. And so do the memories.

*Giovanni Roselli, owner of Roselli Health & Fitness LLC is a sought-after health coach who promotes corporate well-being locally and across the country. He is a Master Instructor for the health and human performance company Institute Of Motion and is a nationally certified Precision Nutrition Coach. He has a lengthy history creating content and consulting for major fitness brands such as Nike, 24 Hour Fitness, SCW Mania and Equinox and during the pandemic was voted Virtual Live Stream Best Male Presenter. As a man of many talents, this former WWE Wrestling Superstar has also acted professionally alongside some of the world’s top actors, and his TV appearances include NBC’s “Today” show and “Saturday Night Live” as well as National Geographic Channel’s “Brain Games.”*



Westfair wellness and fitness columnist Giovanni Roselli always makes time for daughter Juliet. Photographs courtesy Roselli Health & Fitness.



As a health coach, seen here teaching, Giovanni Roselli has adjusted his own workout routines from his wrestling days.

# Heart of the matter: Work stress may lead to atrial fibrillation

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"Job strain and effort-reward imbalance at work may significantly increase the risk of developing atrial fibrillation, according to new research published in the Journal of the American Heart Association."

Work-related stress caused by job strain and an imbalance between efforts applied versus rewards received may increase the risk of developing atrial fibrillation, according to new research published in the Journal of the American Heart Association, an open access, peer-reviewed journal of the American Heart Association (AHA).

Also known as AFib or AF, atrial fibrillation is the most common form of arrhythmia – an abnormal heart rhythm. It can lead to stroke, heart failure or other cardiovascular complications. More than 12 million people are projected to have AFib in the United States by 2030, according to the American Heart Association's 2024 heart disease and stroke statistics.

Previous research linked high job strain and effort-reward imbalance at work with an increased risk of coronary heart disease. This research is the first to examine the adverse effect of both psychosocial stressors at work on atrial fibrillation, said the study's senior author, Xavier Trudel, Ph.D., an occupational and cardiovascular epidemiologist and associate professor at Laval University in Quebec City, Quebec, Canada.

"Our study suggests that work-related stressors may be relevant factors to include in preventive strategies," Trudel said. "Recognizing and addressing psychosocial stressors at work are required to foster healthy work environments that benefit both individuals and the organizations where they work."

Trudel and his team studied the effect of job strain – which refers to a work environment in which employees face high job demands, such as a heavy workload and tight deadlines, and low control over their work with little say in decision-making and how they execute their tasks.

Another factor assessed in the

study was the effort-reward imbalance. This occurs when employees invest significant effort into their work but perceive the rewards they get in return – such as salary, recognition or job security – as insufficient or unequal to their performance.

In the study, researchers examined medical database records for

nearly 6,000 adults in white-collar jobs, with 18 years of follow-up data. The analysis found that:

employees who said they experienced high job strain had an 83% higher risk of developing AFib compared to workers unaffected by the stressors;

those who perceived an effort-reward imbalance had a 44% greater risk, compared to workers who did not report this imbalance; and

combined perceptions of high job strain and effort-reward imbalance were associated with a 97% increased risk of AFib.

"The effectiveness of workplace interventions to reduce psychosocial stressors that may also reduce the risk of AFib should be investigated in future research efforts," Trudel said. "Our research team previously conducted an organizational intervention designed to reduce psychosocial stressors at work, which was shown to effectively reduce blood pressure levels. Examples of organizational changes implemented during the intervention included slowing down the implementation of a large project to prevent increased workload; implementing flexible work hours; and holding meetings between managers and employees to discuss day-to-day challenges."

Limitations of the study included that participants were all white-collar workers in Canada, which means results may not apply to other types of workers or to workers in other countries.



A new study links job stress to AFib, which can lead to cardiovascular disease.

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# New technology for lung cancer detection at Northern Westchester Hospital

BY PETER KATZ / pkatz@westfairinc.com

Northwell Health's Northern Westchester Hospital in Mount Kisco has become the first hospital in Westchester to use a new robotic technology for lung cancer detection. The ION by Intuitive system allows minimally invasive robotic-assisted lung biopsies to be performed, improving the way physicians can obtain tissue samples from deep within the lungs that can be analyzed to determine whether cancer exists.

According to the hospital, the procedure is less intrusive, may enable earlier lung cancer detection and reduces the risk of complications such as collapsed lung or punctures, which can occur with traditional needle biopsies.

Dr. Darren Rohan, who is Westchester regional director of Northwell Health's thoracic surgery program, said, "The precision of this cutting-edge technology is what makes the robotic-assisted bronchoscopy truly unique, allowing us to perform biopsies more swiftly and accurately, even in the most challenging ar-

reas within the lung. Northern Westchester Hospital is proud to be the first in Westchester to offer this revolutionary, minimally invasive procedure, advancing our efforts in the ongoing fight against lung cancer."

During the procedure, the patient is put under general anesthesia. The physician then guides a thin articulating catheter to the targeted nodule. The system's advanced imaging and navigation capabilities allow the physician to maneuver with extreme precision, reaching nodules located even in the most remote areas of the lung. A biopsy tool is then passed through the catheter to collect tissue samples from the nodule for analysis.

The hospital points to data from the World Health Organization showing that lung cancer is the leading cause of cancer-related deaths worldwide, killing approximately 1.8 million people a year. Smoking is blamed for about 85% of the cases.



Dr. Darren Rohan with the new ION system.

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## WESTCHESTER

## COURT CASES

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Aug. 21 - 27**

**47 Spy Glass Hill Corp., Hopewell Junction, Coleen Weaver, president,** 24-35854-KYP: Chapter 11, assets \$0 - \$50,000, liabilities \$500,000 - \$1 million. Attorney: pro se.

**U.S. District Court, White Plains Local business cases, Aug. 21 - 27**

**Lisa Parry-Birnstill, Hopewell Junction vs. Ashraf Medical Group PLLC, Wappingers Falls, et al,** 24-cv-6315-NSR: Fair Labor Standards Act. Attorney: Laura Wong-Pan.

**Wilmington Trust National Association, Wilmington, Delaware vs. Bricks & Timber Residential LLC, Harrison, et al,** 24-cv-6353-CS: Breach of contract. Attorney: Matias Ricardo Gallego-Manzano.

**Gashi and Sal Sashi, Fishkill vs. Westchester County Healthcare, Poughkeepsie, et al,** 24-cv-6398-CS: Personal injury, removal from Dutchess Supreme Court. Attorney: Joseph A. Iemma.

**Justin George, Chester, et al, vs. Garnet Health Medical Center, Middletown,** 24-cv-6422-PMH: Employee Retirement Income Security Act. Attorney: Jennifer K. Lee.

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Questions and comments regarding this section should be directed to:

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

**Antwan Green, Ossining vs. Fred Reichle Diesel Engine Overhaul Inc., Walden, et al,** 24-cv-6436: Prisoner civil rights. Attorney: Brett H. Klein.

**Zachary Kuruvilla, New York City vs. Sarah Lawrence College, Yonkers,** 24-cv-6440-PMH: Americans with Disabilities Act, removal from Westchester Supreme Court. Attorney: Claire E. Wells.

## DEEDS

## Above \$1 million

**20 Hix LLC,** Rye. Seller: George B. McReddie, Rye. Property: 20 Hix Ave., Rye City. Amount: \$1.9 million. Filed Aug. 6.

**321 Route 22 LLC,** Eastchester. Seller: Joseph Zuccarelli, Yonkers. Property: 321 White Plains Road, Eastchester. Amount: \$1.8 million. Filed Aug. 6.

**475 Bedford Center Road LLC,** Bedford. Seller: Sednaoui M. Kent, Bedford. Property: 472 Bedford Center Road, Bedford. Amount: \$1.2 million. Filed Aug. 6.

**Alipconk Estates LLC,** White Plains. Seller: Manor House Properties LLC, Tarrytown. Property: 100 White Plains Road, Greenburgh. Amount: \$1.9 million. Filed Aug. 6.

**American International Relocation Solutions LLC,** Pittsburg, Pennsylvania. Seller: Jonathan Wengler, Chappaqua. Property: 55 Seven Bridges Road, New Castle. Amount: \$1.5 million. Filed Aug. 8.

**Farr Jr., John,** New York. Seller: West Patent LLC, Pound Ridge. Property: 306 W. Patent Road, Bedford. Amount: \$2.1 million. Filed Aug. 5.

**Gibbs, Allison,** Rye. Seller: 312 Milton Road LLC, Rye. Property: 312 Milton Road, Rye City. Amount: \$1.5 million. Filed Aug. 9.

**Hebner, Yuiko,** Scarsdale. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 26 Wallace Way, New Castle. Amount: \$1.4 million. Filed Aug. 6.

**Navajo Four LLC,** Katonah. Seller: Raymond A. Lienau, Katonah. Property: 2994 Navajo Road, Yorktown. Amount: \$1.5 million. Filed Aug. 7.

**Rochlani, Yogita,** New York. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 330 Palisades Blvd., Mount Pleasant. Amount: \$1.7 million. Filed Aug. 8.

**Tobias, Michael,** New York. Seller: Fayette Carthage Homes LLC, Scarsdale. Property: 44 Fayette Road, Scarsdale. Amount: \$3.8 million. Filed Aug. 6.

**Zhao, Lan,** Valley Stream. Seller: CJM Ash LLC, Bethpage. Property: 91 Ash St., Yonkers. Amount: \$1 million. Filed Aug. 8.

## Below \$1 million

**11-13 Lincoln Terrace LLC,** Brooklyn. Seller: LT Properties Ltd., Yonkers. Property: 13 Lincoln Terrace, Yonkers. Amount: \$625,000. Filed Aug. 6.

**165 Oliver Avenue LLC,** Brooklyn. Seller: Maher Mukattash, Yonkers. Property: 165 Oliver Ave., Yonkers. Amount: \$610,000. Filed Aug. 5.

**28 Burling LLC,** White Plains. Seller: David Kazan, Bow, New Hampshire. Property: 28 Burling Ave., White Plains. Amount: \$650,000. Filed Aug. 7.

**40 Huntville Road LLC,** Mahopac. Seller: Linda Lancia, Katonah. Property: 40 Huntville Road, Bedford. Amount: \$746,000. Filed Aug. 7.

**8 East Home Place LLC,** Briarcliff Manor. Seller: Frank X. Gilligan III, Highland Mills. Property: 8 Home Place, Greenburgh. Amount: \$839,000. Filed Aug. 8.

**Ada Purchase Holdings LLC,** Scarsdale. Seller: Rosemary E. DeRosso, Yorktown Heights. Property: 892 Ferris Place, Yorktown. Amount: \$480,000. Filed Aug. 8.

**American International Relocation Solutions LLC,** Pittsburgh, Pennsylvania. Seller: Roel S. Sanchez-Carrera, Briarcliff Manor. Property: 705 Pheasant Woods Road, Ossining. Amount: \$775,000. Filed Aug. 5.

**Asher Rockledge LLC,** Plainview. Seller: Lucas Ward, White Plains. Property: 25 Rockledge Ave., White Plains. Amount: \$436,000. Filed Aug. 8.

**Barbot Restoration LLC,** Stamford, Connecticut. Seller: Christopher A. Milone, West Glacier, Montana. Property: 314 Salem Road, Pound Ridge. Amount: \$899,000. Filed Aug. 5.

**Batista, Jeremy P.,** New Rochelle. Seller: A&M Homes & Properties Corp., Bronx. Property: 355 Webster Ave., New Rochelle. Amount: \$710,000. Filed Aug. 5.

**Consumer Reports Inc.,** Yonkers. Seller: Yonkers Industrial Development Agency, Yonkers. Property: 101 Truman Ave., Yonkers. Amount: \$10. Filed Aug. 6.

**Federal Home Loan Mortgage Corp.,** McLean, Virginia. Seller: Eliot Kaplan, New York. Property: 210 Seven Bridges Road, New Castle. Amount: \$495,000. Filed Aug. 8.

**Gioia By Gianna Corp.,** Mount Kisco. Seller: Lawrence Buonomo, Yorktown Heights. Property: 68 S. Moger Ave., Mount Kisco. Amount: \$625,000. Filed Aug. 6.

**Handala Realty LLC,** Yonkers. Seller: Roseanne Geohegan, Yonkers. Property: 1519 Nepperhan Ave., Yonkers. Amount: \$750,000. Filed Aug. 6.

**Hedgerow Properties LLC,** Weston, Connecticut. Seller: Jaminett Montaruli, Cortlandt Manor. Property: 8 Overlook Court, Cortlandt. Amount: \$190,000. Filed Aug. 5.

**Khan, Rafeena,** Bronx. Seller: Federal National Mortgage Association, New York. Property: 19 Chalmers Blvd., Somers. Amount: \$460,000. Filed Aug. 8.

**KM Group Holdings LLC,** Briarcliff Manor. Seller: David S. Isaac, Briarcliff Manor. Property: 56 Aspinwall Road, Ossining. Amount: \$800,000. Filed Aug. 8.

**Lambert, Kashina M.,** Bronx. Seller: 219 Tecumseh Avenue LLC, Yonkers. Property: 219 Tecumseh Ave., Mount Vernon. Amount: \$640,000. Filed Aug. 7.

**McGovern, James G.,** Yonkers. Seller: 348 Saw Mill River Road LLC, Yonkers. Property: 348 Saw Mill River Road, Yonkers. Amount: \$799,000. Filed Aug. 8.

**Morgan Estates Property Holding LLC,** Greenburgh. Seller: Paulk LLC, Mount Vernon. Property: 153 Stevens Ave., Mount Vernon. Amount: \$265,000. Filed Aug. 6.

**Nurilov, Omar,** Jersey City, New Jersey. Seller: Kate M. McCord, White Plains. Property: 85 McKinley Ave., White Plains. Amount: \$410,000. Filed Aug. 6.

**Orozco, Diego R. C.,** Jackson Heights. Seller: 23 Colonial Place LLC, New Rochelle. Property: 23 Colonial Place, New Rochelle. Amount: \$847,000. Filed Aug. 7.

**Piscitello, Ronald,** Islip. Seller: Lukdeda LLC, Mahopac. Property: 24 Butler Hill Road, Somers. Amount: \$562,000. Filed Aug. 6.

**Richman, Steven,** Bronx. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 330 County Center Road, Greenburgh. Amount: \$501,000. Filed Aug. 7.

**Thomson, Matthew R.,** Piermont. Seller: 43 Merritt Avenue LLC, White Plains. Property: 43 Merritt Ave., White Plains. Amount: \$885,000. Filed Aug. 5.

**Van Gova Group LLC,** Yonkers. Seller: Tamara Mejia, Yonkers. Property: 169 Bretton Road, Yonkers. Amount: \$129,000. Filed Aug. 5.

**Vuktilaj, Armando,** Bronx. Seller: United Purchase Estates LLC, Mount Vernon. Property: 185 Sheridan Ave., Mount Vernon. Amount: \$840,000. Filed Aug. 8.

**Wilmington Savings Fund Society FSB,** Lansing, Michigan. Seller: Kenneth Bunting, White Plains. Property: 57 Meadow St., Cortlandt. Amount: \$379,000. Filed Aug. 8.

**Federal Tax Liens, \$10,000 or greater, Westchester County, Aug. 21 - 27**

**Araman, Paul:** South Salem, 2017-2019 personal income and retirement plan penalty, \$108,575.

**Brown, Graham B. and Gaye E. Brown:** Katonah, 2017 personal income, \$85,205.

**Chimbo, German R. Guayllazaca:** Port Chester, 2019, 2021 personal income, \$32,744.

**Dia, Jean O. and Claudette Dia:** Yonkers, 2018, 2020 - 2022 personal income, \$29,689.

**Expert Medical Diagnostics:** Eastchester, 2022 quarterly taxes, \$12,996.

**K G Management & Development Corp.:** Port Chester, 2021 - 2023 quarterly taxes, \$93,147.

**Mallett, Errol C.:** Eastchester, 2022 personal income, \$49,021.

**Tiso, Paul R. and Faye L. Tiso:** Rye Brook, 2023 personal income, \$12,503.

**Trade Contracting Corp.:** Yonkers, 2018-2019 quarterly and corporate taxes, \$14,259.

**Valentin, Rennie and Shemeka B. Valentin:** White Plains, 2014, 2015, 2017, 2022 personal income, \$18,254.

**Xaba-Caulker, Christine S.:** Yonkers, 2014 - 2015 personal income, \$34,766.

## JUDGMENTS

**Abdallah, Ala,** Yonkers. \$10,267 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 17.

**Aguilar, Remedios,** Port Chester. \$8,481 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed July 24.

**AJP Transport LLC,** Yonkers. \$14,642 in favor of IPFS of New York LLC, Jersey City, New Jersey. Filed July 17.

**Altamura, Charles,** Pleasantville. \$8,381 in favor of Karen M. Jansen, White Plains. Filed July 17.

**Annabi, Ghaith,** Hartsdale. \$10,006 in favor of Pedro Mejia, Yonkers. Filed July 17.

**Batista, Melissa,** Yonkers. \$5,061 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Bellmack, Marie**, New Rochelle. \$3,447 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 23.

**Brown, Arianna**, New Rochelle. \$6,795 in favor of Discover Bank, New Albany, Ohio. Filed July 23.

**Bruno, Richard M.**, Yorktown Heights. \$3,929 in favor of Capital One NA, Glen Allen, Virginia. Filed July 24.

**Burden, Michael**, South Salem. \$13,649 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 23.

**Caputo, Stacy**, Croton-on-Hudson. \$2,089 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 23.

**Chalmers, John**, Mount Vernon. \$2,708 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 24.

**Charles, Capy**, White Plains. \$1,836 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

**Chavez, Jessica K.**, Port Chester. \$3,140 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 23.

**Clingerman, Arlene M. N.**, Mount Vernon. \$12,550 in favor of Ed Mitchells Inc., Huntington. Filed July 18.

**Crespin, Sherry**, Briarcliff Manor. \$50,786 in favor of American Express National Bank, Sandy, Utah. Filed July 24.

**Darby, Elijah M.**, Yonkers. \$11,009 in favor of 7 Highland Management Corp., Yonkers. Filed July 24.

**Docos, George**, Hartsdale. \$6,551 in favor of Angelo Cusano, Ossining. Filed July 22.

**Douglas, Jovon**, Bronx. \$35,125 in favor of Avis Rent A Car System LLC, Atlanta, Georgia. Filed July 24.

**Edson Avenue Development LLC**, Mount Vernon. \$1,105 in favor of American Builders & Contractors Supply Company Inc., Beloit, Wisconsin. Filed July 24.

**Feliciano, Naty**, Tarrytown. \$2,486 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Francis, Renee**, Mount Vernon. \$10,206 in favor of Discover Bank, New Albany, Ohio. Filed July 17.

**Galbreath, Stephanie M.**, New Rochelle. \$3,756 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 18.

**Garcia, Josedill**, Mount Vernon. \$1,637 in favor of Cavalry SPV LLC, Greenwich, Connecticut. Filed July 23.

**Gaucht Burger Co.**, White Plains. \$4,812 in favor of Liberty Coca-Cola Beverages LLC, Maspeth. Filed July 18.

**GS Wholesale Inc.**, Plainview. \$230,173 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 18.

**Hauver, Michele**, Ossining. \$1,574 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 23.

**Hernandez, Raisa**, Yonkers. \$5,561 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Hidalgo, Yesenia**, Yonkers. \$10,566 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

**Ivezaj, Theresa**, Yonkers. \$13,396 in favor of Cavalry SPV LLC, Greenwich, Connecticut. Filed July 23.

**Jason, Marc**, Scarsdale. \$169,474 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 17.

**Kline, Janine**, Larchmont. \$10,309 in favor of American Express National Bank, Sandy, Utah. Filed July 24.

**Malagon, Carlos**, Mount Vernon. \$59,507 in favor of Bitty Advance 2 LLC, Dania Beach, Florida. Filed July 22.

**McGregor, Natasha**, Mount Vernon. \$3,178 in favor of Midland Credit Management Inc., San Diego, California. Filed July 18.

**Meilak, Lucia M.**, Yonkers. \$8,401 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 18.

**Mejia, Danny**, North Salem. \$1,856 in favor of Discover Bank, New Albany, Ohio. Filed July 23.

**Nanuet Route 59 Realty Corp.**, Nanuet. \$11,088 in favor of Black Marjeh & Sanford LLP, Elmsford. Filed July 24.

**Nunez, Jose L.**, Port Chester. \$3,213 in favor of Discover Bank, New Albany, Ohio. Filed July 17.

**Oddo, Linda**, Yonkers. \$9,827 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 18.

**Ortiz, Danna**, Yonkers. \$3,136 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

**Perez, Joseph**, Port Chester. \$4,916 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 23.

**Perez, Pablo**, Yonkers. \$5,160 in favor of Midland Credit Management Inc., San Diego, California. Filed July 18.

**Piper, Malik**, Yonkers. \$3,225 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 17.

**Reyes, Angel M.**, Eastchester. \$16,902 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

**Sarmiento, Diego**, Peekskill. \$5,229 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed July 24.

**Scagnelli, Peter**, Cortlandt Manor. \$7,239 in favor of Discover Bank, New Albany, Ohio. Filed July 23.

**Sewer, Lakeya A.**, Yonkers. \$3,933 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Shaw, Jay**, Katonah. \$54,387 in favor of American Express National Bank, Sandy, Utah. Filed July 23.

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

**Smyth, Kathleen A.**, Croton-on-Hudson. \$8,970 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 17.

**Sookdeo, Bopaul**, White Plains. \$15,554 in favor of American Express National Bank, Sandy, Utah. Filed July 23.

**Sosa, Andres**, Yonkers. \$7,256 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 23.

**Stephen, Erica**, Mamaroneck. \$1,994 in favor of Discover Bank, New Albany, Ohio. Filed July 17.

**Stewart, Bryanna**, Bridgeport, Connecticut. \$3,091 in favor of Capital One NA, Glen Allen, Virginia. Filed July 24.

**Tavarez, Massiel**, Yonkers. \$1,597 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Tejada, Jose L.**, Yonkers. \$4,380 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Terry, Justin**, Tuckahoe. \$5,483 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

**Torres, Monica**, Yonkers. \$1,956 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 17.

**Vallaro, Jill K.**, Mohegan lake. \$243 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

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

**Zia, Chaudhary**, New Rochelle. \$4,314 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 23.

## LIS PENDENS

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

**149 Main Dobbs Ferry LLC**, as owner. Filed by Sachem Capital Corp. Action: Foreclosure of a mortgage in the principal amount of \$708,000 affecting property located at 149 Main St., Greenburgh. Filed July 19.

**355 Rushmore Inc.**, as owner. Filed by 355 Rushmore Ave Funding Association. Action: Foreclosure of a mortgage in the principal amount of \$875,000 affecting property located at in Mamaroneck. Filed July 24.

**A-Plus Landscaping & Design Inc.**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$488,000 affecting property located at 16 Annadale St., North Castle. Filed July 24.

**Abbey Corp.**, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$825,000 affecting property located at 10 Tall Pines Lane, Bedford. Filed July 22.

**Baisley, Kelley A.**, as owner. Filed by HillCrest Park Condominium Group V Inc. Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$4,700 affecting property located at 1-m Rolling Way, Peekskill. Filed July 19.

**Bank of America NA**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$304,000 affecting property located at 51 Kettell Ave., Yonkers. Filed July 25.

**DHI Construction Services Inc.**, as owner. Filed by Domack Restoration LLC. Action: Foreclosure of a mortgage in the principal amount of \$115,000 affecting property located at 1275 Mamaroneck Ave., White Plains. Filed July 11.

**Enright, Ashley C.**, as owner. Filed by JPMorgan Chase Bank Na. Action: Foreclosure of a mortgage in the principal amount of \$60,000 affecting property located at 259 N. Regent St., Rye. Filed July 23.

**Ford Motor Credit Company LLC**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 115 Croton Park Road, Cortlandt. Filed July 25.

**Granada Condominium II Board of Managers**, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$168,000 affecting property located at 15-16 Granada Crescent, Greenburgh. Filed July 23.

**Howe, Robin B.**, as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$175,000 affecting property located at 325 Mount Pleasant Ave., Mamaroneck. Filed July 25.

**Labella, Laurie** as owner. Filed by Fifth Third Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$230,000 affecting property located at 100 Cedar St., Unit A17, Dobbs Ferry. Filed July 26.

**Ochoa, Graciela**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 45 Irving Ave., Croton-on Hudson. Filed July 25.

**Ortiz, Adolfo** as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$497,000 affecting property located at 766 Warburton Ave Yonkers. Filed July 26.

**People of the State of New York**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$529,000 affecting property located in Yonkers. Filed July 11.

**Reid, Pauline** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$459,000 affecting property located at 35 Seventh Ave., Mount Vernon. Filed July 26.

**Rodriguez, Rogelio** as owner. Filed by Planet Home Lending LLC. Action: Foreclosure of a mortgage in the principal amount of \$628,000 affecting property located at 139 Page Ave., Yonkers. Filed July 26.

## MECHANIC'S LIENS

**1060 Nepperhan Avenue LLC**, Yonkers. \$105,600 in favor of Trachte Building Systems Inc., Sun Prairie, Wisconsin. Filed Aug. 15.

**1133-300 Westchester Avenue LLC**, White Plains. \$38,600 in favor of United Rentals North America Inc, Charlotte, North Carolina. Filed Aug. 14.

**3 WPD Apartments LLC**, Harrison. \$48,897 in favor of Clearwood Custom Carpentry & Mill, East Syracuse. Filed Aug. 12.

**601 Midland Rye Real Estate**, Rye. \$145,925 in favor of SBT Insulation LLC, New Paltz. Filed Aug. 15.

**Arthouse WP Developments LLC**, White Plains. \$140,000 in favor of Elevator Ventures, Bronx. Filed Aug. 12.

**G&S Port Chester Retail 1 LLC**, Rye. \$3,678 in favor of United Rentals North America Inc., Charlotte, North Carolina. Filed Aug. 14.

**Greater Centennial AME Zion Church**, Mount Vernon. \$15,687 in favor of CS Bridge Corp., Bronx. Filed Aug. 12.

**I Park Broadway LLC**, Yonkers. \$12,032 in favor of Dutch Boy Waterproofing Systems I, Brewster. Filed Aug. 8.

**Lockwood Medical Campus Owner LLC**, New Rochelle. \$29,363 in favor of CCG Expansion Services Inc., Jersey City. Filed Aug. 15.

**Lockwood Medical Campus Owner LLC**, New Rochelle. \$19,238 in favor of CCG Expansion Services Inc., Jersey City. Filed Aug. 15.

**Universe Building Association LLC**, Yonkers. \$6,000 in favor of Yukos Mechanical Inc., New City. Filed Aug. 15.

**Wynn, Francis**, Mount Vernon. \$31,732 in favor of Michael Bryan, Mount Vernon. Filed Aug. 9.

**Zhang Xiaohong**, Harrison. \$11,807 in favor of Antonio Greco Inc., Rye Brook. Filed Aug. 8.

## NEW BUSINESSES

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

Sole Proprietorships

**Best Life Health**, 190 Warren Ave., White Plains 10603. c/o Marie G. Robert. Filed July 30.

**Blue Amber Candle**, 144 HillCrest Ave., Yonkers 10705. c/o Tuba Tariq. Filed Aug. 6.

**Christina Francesconi**, 152 Alexander Ave., Yonkers 10704. c/o Christina Francesconi. Filed Aug. 2.

**Compass Premium Consulting**, 91 Parkway Road, Unit 1, Bronxville 10708. c/o Zhi Wang. Filed July 30.

**Equus Ecuire**, 1 Spruce Hollow, Armonk 10504. c/o Laura Woodyard. Filed Aug. 1.

**Fessal Clothing Boutique**, 40 Morrow Ave., Scarsdale 10583. c/o Fessal Koumai. Filed Aug. 5.

**Hubba Mane Customs**, 321 S. Fifth Ave., Mount Vernon 10550. c/o Sandy Webster. Filed July 26.

**Imperial Banking**, 205 Main St., Apt. 2c, Ossining 10562. c/o Chantal Voltaire. Filed Aug. 5.

**Institute For Psychotherapeutic Advancement**, 1093 Knollwood Road, White Plains 10603. c/o Michael Fischman. Filed July 29.

**L&L Home Cleaning Service**, 260 S. Broadway, 7J, Yonkers 10705. c/o Julissa Maria Delgado Donaire. Filed July 24.

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

**L&L Legal Service**, 260 S. Broadway, 7J, Yonkers 10705. c/o Giovanni Alonso Centeno Martinez. Filed July 24.

**Law Office of Jose A Muniz**, 191 Webber Ave., Sleepy Hollow 10591. c/o Jose A. Muniz. Filed Aug. 5.

**Lorena Residential & Commercial Cleaning Service**, 67 S. Highland Ave., Ossining 10562. c/o Lorena Del Rocio. Filed Aug. 1.

**Lumiere Doree Candles**, 90 Little Town Lane, Bedford 10506. c/o Bokyung Seo. Filed Aug. 5.

**Mary Negro**, 50 Barker St., Ap. 629, Mount Kisco 10549. c/o Mary Negro. Filed Aug. 1.

## HUDSON VALLEY

## BUILDING LOANS

## Above \$1 million

**157 Forest LLC**, as owner. Lender: Popular Bank. Property: 157 Schunnemunk Road, Monroe. Amount: \$12.5 million. Filed July 26.

**Broadview Capital LLC**, as owner. Lender: Chestnut Acres Estates LLC. Property: 32 Virginia Drive, Monroe. Amount: \$3.1 million. Filed July 29.

**Orange Bank & Trust Co.**, as owner. Lender: Golf Links Apartments LLC. Property: 206 County Route 50, Wawayanda. Amount: \$2.5 million. Filed July 24.

## Below \$1 million

**38 Commerce 2 Funding LP**, as owner. Lender: 38 Commerce LLC. Property: Woodbury. Amount: \$700,000. Filed July 19.

**Gold Score Properties Inc.**, as owner. Lender: Kiavi Funding Inc. Property: Pleasant Valley. Amount: \$285,000. Filed July 5.

**Gold Score Properties Inc.**, as owner. Lender: Kiavi Funding Inc. Property: city of Poughkeepsie. Amount: \$338,700. Filed July 3.

**Kiavi Funding Inc.**, as owner. Lender: SGB Realty Group LLC. Property: 129 Bullville Road, Montgomery. Amount: \$194,800. Filed July 22.

**Kiavi Funding Inc.**, as owner. Lender: E&J Renovations LLC. Property: 183 North St., Newburgh. Amount: \$304,900. Filed July 29.

**McCarthy, Michael**, as owner. Lender: Tompkins Community Bank. Property: LaGrange. Amount: \$787,200. Filed July 9.

**Walden Savings Bank**, as owner. Lender: Jerry Thomas, et al. Property: Warwick. Amount: \$333,000. Filed July 19.

## DEEDS

## Above \$1 million

**Fraleigh Holdings LLC**, Greenwich, Connecticut. Seller: Franklin Millbrook LLC, New York. Property: in Washington. Amount: \$43.5 million. Filed Aug. 2.

**Migdale Castle LLC**, New York. Seller: Everest Polo Stables Inc., New York. Property: Washington. Amount: \$37.7 million. Filed Aug. 5.

## Below \$1 million

**10 Ronnie Lane LLC**, New York. Seller: Berg Taylor, Poughkeepsie. Property: 10 Ronnie Lane, town of Poughkeepsie. Amount: \$345,000. Filed July 31.

**141 New Hackensack Road LLC**, Wappinger Falls. Seller: David C. Zamiello, Wappinger Falls. Property: in Wappinger. Amount: \$520,000. Filed July 31.

**76 Camp Hill LLC**, Spring Valley. Seller: US Bank National Trust Association, Armonk. Property: 247 Osborne Hill Road, Fishkill. Amount: \$316,000. Filed July 25.

**Adams, Sheika**, White Plains. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$660,000. Filed Aug. 5.

**Akpojetavwo, Kesiena C.**, Poughkeepsie. Seller: Hazlucha Vsyatah Dismaya LLC, Monroe. Property: city of Poughkeepsie. Amount: \$375,000. Filed July 31.

**Allik, Steven M.**, Pleasant Valley. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: East Fishkill. Amount: \$699,000. Filed Aug. 1.

**BDC Holdings Inc.**, White Plains. Seller: William T. Ryff, Sarasota, Florida. Property: East Fishkill. Amount: \$195,000. Filed Aug. 1.

**BdDC Holdings Inc.**, White Plains. Seller: Pys2 Real Estate LLC, Hopewell Junction. Property: 1088, 1090, 1094, 1096 Route 82, Hopewell Junction. Amount: \$725,000. Filed July 29.

**Behrendt, Erich Kenneth**, Hopewell Junction. Seller: New Windsor Ventures 42 LLC, Cornwall-on-Hudson. Property: in Wappinger. Amount: \$520,000. Filed July 29.

**Bruhstone LLC**, Beacon. Seller: Federal Home Loan Mortgage Corp., Parsippany, New Jersey. Property: 1325 Route 9D, Beacon. Amount: \$327,500. Filed Aug. 2.

**Casa LLC**, Hopewell Junction. Seller: Kurti Hasan, Mahopac. Property: town of Poughkeepsie. Amount: \$85,000. Filed Aug. 1.

**Castelli, Dena M.**, Hopewell Junction. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: 2705 Route 52, Hopewell Junction. Amount: \$633,000. Filed July 26.

**Cotterell, Dave C.**, Poughkeepsie. Seller: US Bank National Trust Association, Dallas, Texas. Property: 10 Fenmore Drive, Wappinger. Amount: \$340,000. Filed July 29.

**Cousin, Jeffrey**, Wappinger Falls. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$700,000. Filed July 29.

**DJC Builders Group Inc.**, Mount Kisco. Seller: Benedict Mariani, White Plains. Property: in Beekman. Amount: \$50,000. Filed Aug. 1.

**Double R Capital Inc.**, Poughkeepsie. Seller: David A. Schwartz, Pine Plains. Property: city of Poughkeepsie. Amount: \$148,500. Filed Aug. 1.

**Frost Family Properties LLC**, Wappinger Falls. Seller: Candy Main Street LLC, Wappinger Falls. Property: in Wappinger. Amount: \$835,000. Filed Aug. 2.

**Gohra, Enid**, Melbourne, Florida. Seller: Herb Redl LLC, Poughkeepsie. Property: town of Poughkeepsie. Amount: \$279,000. Filed Aug. 1.

**Gray Manor LLC**, Poughkeepsie. Seller: McCarvill Eugene Patrick, Hyde Park. Property: in Hyde Park. Amount: \$200,000. Filed July 31.

**Jaskss LLC**, New York. Seller: Juergen W. Buechele, Clinton Corners. Property: Stanford. Amount: \$719,000. Filed Aug. 1.

**Jurado, Lino**, White Plains. Seller: Dema Painting Corp., Katonah. Property: Route 292, Pawling. Amount: \$33,500. Filed July 31.

**Knudson Declaration**, Wappinger Falls. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$784,500. Filed Aug. 5.

**Lacalamita, Frank Anthony**, Hopewell Junction. Seller: Forgellos Renovations LLC, Stamford, Connecticut. Property: 89 S. Quaker Lane, Hyde Park. Amount: \$407,000. Filed July 25.

**LLW Properties LLC**, Pleasant Valley. Seller: Harry G. Markle Jr., Staatsburg. Property: in Hyde Park. Amount: \$170,000. Filed July 26.

**Lopez, Joseph Christopher**, Rhinebeck. Seller: River Ridge Associates LLC. Property: in Hyde Park. Amount: \$441,000. Filed Aug. 1.

**M&F Rental Property LLC**, Poughkeepsie. Seller: Joseph Sanchez, Fishkill. Property: city of Poughkeepsie. Amount: \$360,000. Filed July 31.

**MCIA Groupe LLC**, Poughkeepsie. Seller: Anthony Frisina, Danbury, Connecticut. Property: city of Beacon. Amount: \$450,000. Filed July 31.

**Murtaugh, James**, Highland. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3508 Bennington Drive, Fishkill. Amount: \$606,000. Filed July 31.

**Nesheiwat Jr., Ramsey Ray**, Poughquag. Seller: Kelsey Road Rental Properties LLC, Carle Place. Property: town of Poughkeepsie. Amount: \$294,000. Filed Aug. 1.

**New Roc Asset Management LLC**, Hyde Park. Seller: Iwona Maria Stasinski, Poughkeepsie. Property: 576 Noxon Road, LaGrange. Amount: \$240,000. Filed Aug. 5.

**North Elm Properties LLC**, Lakeville, Connecticut. Seller: Robert C. Sprague Jr., Millerton. Property: North East. Amount: \$100,000. Filed July 31.

**Ramapo Valley Partners LLC**, Suffern. Seller: Craig Dennin, Ocean City, New Jersey. Property: in Rhinebeck. Amount: \$799,000. Filed Aug. 1.

**Rodriguez Realty Group LLC**, Middletown. Seller: Vera E. Dosio, Hyde Park. Property: 1667 Route 9G, Hyde Park. Amount: \$155,000. Filed Aug. 1.

**Saldivia, Jose**, Bronx. Seller: Grove Home Construction LLC, Wappinger Falls. Property: LaGrange. Amount: \$760,000. Filed July. 29.

**Stanleys Hilltop Properties LLC**, Clinton Corners. Seller: Jason Nolan, Millbrook. Property: in Stanford. Amount: \$450,000. Filed Aug. 1.

**T&T Bistro LLC**, Highland. Seller: CGR Parking LLC, Poughkeepsie. Property: 59 Market St., city of Poughkeepsie. Amount: \$320,000. Filed Aug. 1.

**T&T Bistro LLC**, Highland. Seller: 49 Market Street Corp., Hyde Park. Property: 49-51 Market St., city of Poughkeepsie. Amount: \$841,500. Filed Aug. 2.

**Wolcott 2 LLC**, Beacon. Seller: 916 Wolcott LLC, Monroe. Property: 916 Wolcott Ave., city of Beacon. Amount: \$860,000. Filed Aug. 2.

## JUDGMENTS

**Abraham, Clifton**, Middletown. \$16,368 in favor of Heritage Financial Credit Union, Middletown. Filed July. 26.

**Arevalo, Ana**, Newburgh. \$5,153 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July. 30.

**Armijo, Rene R.**, Middletown. \$6,723 in favor of Bank of America, Charlotte, North Carolina. Filed July. 30.

**B&K Gems Corp and Katz Miry**, Monroe. \$62,162 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July. 30.

**Banks, Darlene G.**, Newburgh. \$4,113 in favor of Bank of America, Charlotte, North Carolina. Filed July. 25.

**Bradshaw, Dorothy**, Newburgh. \$1,965 in favor of Capital One, Glen Allen, Virginia. Filed July. 30.

**Caban, Aisha**, Newburgh. \$2,441 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July. 31.

**Curio, Amanda**, Middletown. \$3,715 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July. 29.

**Deluca III, Jack J.**, Campbell Hall. \$7,891 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July. 29.

**Devitt, Nicholas**, Walden. \$11,417 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July. 26.

**Dillard, Thomas**, Warwick. \$4,171 in favor of Capital One, Richmond, Virginia. Filed July. 30.

**Escudero, Matthew**, Walden. \$11,220 in favor of Heritage Financial Credit Union, Middletown. Filed July. 26.

**Ewing, William C., et al**, Walden. \$16,976 in favor of Capital One, Glen Allen, Virginia. Filed July. 30.

**Fuentes, Courtney**, Newburgh. \$5,442 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July. 30.

**Gluck, Raizy**, Highland Mills. \$12,238 in favor of Discover Bank, New Albany, Ohio. Filed July. 26.

**Goldstein, Ned**, Monroe. \$12,009 in favor of Citibank, Sioux Falls, South Dakota. Filed July. 26.

**Gonzalez Jr., Maximino Q.**, Middletown. \$11,874 in favor of Bank of America, Charlotte, North Carolina. Filed July. 30.

**Harris, Jada A.**, Maybrook. \$3,357 in favor of Bank of America, Charlotte, North Carolina. Filed July. 30.

**Howard, Ernest**, Newburgh. \$9,047 in favor of Velocity Investments LLC, Wall, New Jersey. Filed July. 29.

**James, Mark A.**, New Windsor. \$9,400 in favor of Capital One, Glen Allen, Virginia. Filed Aug. 1.

**Keenan Jr., Daniel**, Washingtonville. \$5,713 in favor of Heritage Financial Credit Union, Middletown. Filed July. 26.

**L E F Entertainment LLC**, Walden. \$2,204 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July. 26.

**Lee, Margaret S.**, Middletown. \$8,003 in favor of Capital One, Richmond, Virginia. Filed July. 30.

**Lester, Eric**, Campbell Hall. \$21,179 in favor of Capital One, Glen Allen, Virginia. Filed July. 30.

**LF Consulting New York LLC**, Walden. \$1,832 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July. 26.

**Lopez, Avery**, Newburgh. \$5,638 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 1.

**Malcolm, Melvin**, Highland Mills. \$3,038 in favor of Heritage Financial Credit Union, Middletown. Filed July. 26.

**Mangonon, Roletto E.**, Monroe. \$8,456 in favor of Capital One, Glen Allen, Virginia. Filed July. 29.

**Marino, Harold**, Middletown. \$2,551 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July. 25.

**Martin, Simone**, Florida. \$4,577 in favor of Capital One, Richmond, Virginia. Filed July. 30.

**Moore, Nikeisha Grant**, Washingtonville. \$1,861 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July. 30.

**Nannery Jr., James J.**, Middletown. \$1,764 in favor of Absolute Resolutions Investments LLC. Filed July. 26.

**Neiger, Sherri J.**, Middletown. \$1,857 in favor of Capital One, Richmond, Virginia. Filed July. 30.

**Oreste, Steeve**, Washingtonville. \$8,224 in favor of Discover Bank, New Albany, Ohio. Filed July. 30.

**Ortiz, Amanda**, Bloomingburg. \$3,953 in favor of Discover Bank, New Albany, Ohio. Filed July. 29.

**Pagan, Rosemary A.**, Highland Mills. \$5,464 in favor of Capital One, Glen Allen, Virginia. Filed July. 29.

**Pizarro, Gloria Couverthier**, New Windsor. \$8,430 in favor of Discover Bank, New Albany, Ohio. Filed July. 31.

**Powerful, Omary N.**, Middletown. \$1,810 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed July. 30.

**Ramos, Nick**, Warwick. \$7,098 in favor of Discover Bank, New Albany, Ohio. Filed July. 29.

**Rodriguez, Luis**, Middletown. \$6,516 in favor of Capital One, Richmond, Virginia. Filed July. 30.

**Sakallah, Faten M.**, Newburgh. \$4,475 in favor of Capital One, Glen Allen, Virginia. Filed Aug. 1.

**Shafi, Adil**, Middletown. \$9,540 in favor of Citibank, Sioux Falls, South Dakota. Filed July. 26.

**Sherman, Colin E.**, New Windsor. \$1,707 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July. 31.

**Shields, Lorie**, New Windsor. \$9,579 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July. 26.

**Simmons, Cindy**, Highland Mills. \$2,951 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July. 26.

**Simpsonwillis, Gwendolyn**, Middletown. \$2,551 in favor of Synchrony Bank, Draper, Utah. Filed July. 25.

**Snyder, James**, Cuddebackville. \$1,691 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July. 31.

**Stewart, Tjuana**, Newburgh. \$2,057 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July. 31.

**Valdovinos, Alejandra Morales**, Middletown. \$3,061 in favor of Bank of America, Charlotte, North Carolina. Filed July. 25.

**Vandunk Sr., Derrick K.**, New Windsor. \$3,236 in favor of Capital One, Glen Allen, Virginia. Filed July. 25.

## MECHANIC'S LIENS

**16 Elm Street Realty LLC**, as owner. \$106,742 in favor of C. Bossolina Construction Inc. Property: 16 Elm St., Warwick. Filed Aug. 13.

**Beas America Radha Soami Society**, as owner. \$16,309 in favor of Dicks Concrete Company Inc. Property: in Goshen. Filed Aug. 13.

**Freund Capital LLC**, as owner. \$117,894 in favor of Orange County Superior Concrete Inc. Property: 1 Police Drive, Goshen. Filed Aug. 15.

**Hauer, Herman and Esther**, as owner. \$21,770 in favor of Grand Plumbing Inc. Property: 250 Schunnefunk Road, Monroe. Filed Aug. 12.

**Radha Soami Society Beas America**, as owner. \$16,309 in favor of Dicks Concrete Company Inc. Property: in Goshen. Filed Aug. 12.

**Sunbelt Rentals Inc**, as owner. \$2,292 in favor of GCA Chelsea Realty Partnership. Property: 498 Red Apple Court, Woodbury. Filed Aug. 16.

## NEW BUSINESSES

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

## Partnerships

**Full Moon Paranormal**, 137 Wait St., Walden 12586. c/o Jados, Nicole K. Giordano, Lisa Marie, Chivattoni, Nicole Lascola and Lisa Giordano. Filed Aug. 13.

## Sole Proprietorships

**Blissful Minds Mental Health Counseling**, 2066 Independence Drive, New Windsor 12553. c/o Jessica Huff. Filed Aug. 12.

**Buzeski High Tech Cleaning Service**, 158 Patio Road, Middletown 10941. c/o Buzeski Arif. Filed Aug. 12.

**Cassandra Vincent**, 41 Oakland Ave., No. 4, Warwick 10990. c/o Kathleen Holl. Filed Aug. 6.

**Cementressarts**, 41 Oakland Ave., No. 4, Warwick 10990. c/o Kathleen Holl. Filed Aug. 6.

**Chez Miqueas Personal Chef Services**, 2266 State Route 52, Pine Bush 12566. c/o Stubbs Micah Jemuel Ezekiel. Filed Aug. 6.

**Cleaning Services Floor Maintenance**, 105 Clark Place E5, Maybrook 12543. c/o Ildefonso Oquendo Jr. Filed Aug. 6.

**Dedao Apparel**, 19 Otis Road, Middletown 10940. c/o Yu Liping. Filed Aug. 12.

**Diamond Painting**, 27 Myrtle Ave., New Windsor 12553. c/o Donny Balbuena Acosta. Filed Aug. 5.

**EQ**, 65 Everett Road, Campbell 10916. c/o Edward J. Quiroa. Filed Aug. 16.

**Kaelyn Lou**, 696 County Route 1, Pine Island 10969. c/o Schloicka Kaelyn Louise. Filed Aug. 16.

**Lash Plug Oc**, 2885 New York 17k, Circleville 10919. c/o Lea Josephine Debetta. Filed Aug. 1.

**Little Stars Daycare**, 2066 Independence Drive, New Windsorny 12553. c/o Mary K. Huff. Filed Aug. 12.

**Molded Man Art Co.**, 11 Grand South, Newburgh 12550. c/o Gentle Chaon Dasheim. Filed Aug. 12.

**RGS Mobile Car Wash Detailing**, 21 Grant St., Middletown 10940. c/o Richard A. Graham. Filed Aug. 6.

**Shre Transportation & Logistics**, 266 Tamerisk Lane, New Windsor 12553. c/o Andre C. Brown. Filed Aug. 14.

**Vital Essence Wellness By Tammy**, 3 Schindler Court, Middletown 10940. c/o Tammy L. Hufcut. Filed Aug. 16.

## BUILDING PERMITS

### Commercial

**132 Water Street LLC**, Norwalk, contractor for 132 Water Street LLC. Perform replacement alterations at 132 Water St., Norwalk. Estimated cost: \$2,000. Filed June 26.

**AGW SONO Partners LLC**, Norwalk, contractor for AGW SONO Partners LLC. Perform replacement alterations at 68A Washington St., Norwalk. Estimated cost: \$2,000. Filed June 26.

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Dahana Sherel Manrique. Remove existing roof and reroof 59 Creeping Hemlock Drive, Norwalk. Estimated cost: \$18,994. Filed June 25.

**Buehler, Adam**, Norwalk, contractor for Bruno Distasio. Construct an in-ground vinyl pool at 87 W. Rocks Road, Norwalk. Estimated cost: \$99,000. Filed June 27.

**City of Norwalk**, Norwalk, contractor for city of Norwalk. Install four interior partitions and three doors at 16 King St., Norwalk. Estimated cost: \$7,500. Filed June 25.

**City of Norwalk**, Norwalk, contractor for city of Norwalk. Renovate and add three walls with doors at 157 Perry Ave., Norwalk. Estimated cost: \$7,500. Filed June 25.

**Custom Built Inc.**, Norwalk, contractor for Marilyn Bivona. Remove roof and reroof 11 Driftwood Lane, Norwalk. Estimated cost: \$34,995. Filed June 24.

**KT Weldon Contracting**, Norwalk, contractor for Wall Street Opportunity Fund LLC. Perform replacement alterations at 97 Wall St., Norwalk. Estimated cost: \$2,000. Filed June 27.

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

Questions and comments regarding this section should be directed to:

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

**Life, Lana P.**, Norwalk, contractor for Lana P. Life. Perform replacement alterations at 10 Fitch St., Norwalk. Estimated cost: \$1,000. Filed June 25.

**MJ Black Designs LLC**, Norwalk, contractor for Serge M. Ghio. Construct additions for single-family residence at 17 Rome St., Norwalk. Estimated cost: \$4,000. Filed June 25.

**Precision Contracting & Design LLC**, Norwalk, contractor for Ben Franklin Gardens. Replace and repair staircases, front and rear, at 135 Flax Hill Road, Building A, Norwalk. Estimated cost: \$94,500. Filed June 27.

**Precision Contracting & Design LLC**, Norwalk, contractor for Ben Franklin Gardens. Replace and repair staircases, front and rear, at 135 Flax Hill Road, Building B, Norwalk. Estimated cost: \$94,500. Filed June 27.

**RFJ Associates Inc.**, Norwalk, contractor for 45 Glover Borrower LLC. Renovate Sixth floor to create two independent floors at 45 Glover Ave., Norwalk. Estimated cost: \$60,000. Filed June 24.

**Rinaldi Brothers Roofing LLC**, Norwalk, contractor for Cuore Doro GADG LLC. Strip roof and reroof 26 Hyatt Ave., Norwalk. Estimated cost: \$4,550. Filed June 25.

**Sound Renovation LLC**, Norwalk, contractor for Andrea J. Williamson. Install four windows and clean up and remove all debris at 149 Rowayton Woods Drive, Norwalk. Estimated cost: \$5,900. Filed June 25.

### Residential

**Donaldson, Joseph**, Norwalk, contractor for Joseph Donaldson. Cover existing deck with roof at 60 Truman St., Norwalk. Estimated cost: \$10,000. Filed June 27.

**Home Depot USA Inc.**, Norwalk, contractor for Ralph R. Parks. Remove and replace three windows at 19 Woodbine St., Norwalk. Estimated cost: \$4,094. Filed June 25.

**Home Depot USA Inc.**, Norwalk, contractor for Brian Anyinam. Remove and replace 12 windows at 2 Richlee Road, Norwalk. Estimated cost: \$23,011. Filed June 25.

**Long, Matthew and Emily Long**, Norwalk, contractor for Matthew and Emily Long. Renovate single-family residence at 124 Wolfpit Ave., Norwalk. Estimated cost: \$25,000. Filed June 28.

**Lux Renovations LLC**, Norwalk, contractor for Nancy and Neil Nish. Renovate single-family residence at 25 Phillips St., Norwalk. Estimated cost: \$40,000. Filed June 27.

**Signature Exteriors LLC**, Stamford, contractor for Kevin J. and Susan G. Fissell. Remove existing vinyl siding and install new vinyl siding with all applicable accessories at 59 Elm Tree Place, Stamford. Estimated cost: \$36,832. Filed July 8.

**Signature Exteriors LLC**, Stamford, contractor for Rita Giannitti. Install vinyl siding with applicable accessories on entire house at 77 Fawn Drive, Stamford. Estimated cost: \$27,040. Filed July 17.

**Soule, Gregory T.**, Monroe, contractor for Margarita Huamini. Install roof-mounted solar panels at 50 Wardwell St., Stamford. Estimated cost: \$38,012. Filed July 26.

**Soule, Gregory T.**, Monroe, contractor for Zbynek Kozelsky. Install roof-mounted solar panels at 54 Woodbury Ave., Stamford. Estimated cost: \$72,139. Filed July 29.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Ghislaine Derival. Install roof-mounted solar panels at 81 Euclid Ave., Stamford. Estimated cost: \$66,803. Filed July 12.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Edisson H. Mendieta. Install roof-mounted solar panels at 66 Lincoln Ave., Stamford. Estimated cost: \$91,800. Filed July 8.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for David A. Wilson Jr. Revocable Trust. Install roof-mounted solar panels at 297 Guinea Road, Stamford. Estimated cost: \$153,312. Filed July 3.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Euyolan Berry. Install roof-mounted solar panels at 18 Melrose Place, Stamford. Estimated cost: \$32,206. Filed July 15.

**Super K Electric LLC**, Stamford, contractor for Stephen Berni Trust, et al. Install Generac 22kw generator to natural gas at 214 Gary Road, Stamford. Estimated cost: \$13,900. Filed July 16.

**Super K Electric LLC**, Stamford, contractor for Hy and Susan Pomerance. Install Generac 24kw air cooled generator at 55 Waterview Way, Stamford. Estimated cost: \$18,000. Filed July 31.

**Tapia Home Improvement LLC**, Port Chester, New York, contractor for Wen Heui-Chi. Legalize second floor addition with new master bedroom and master bathroom and dining room at 52 Derwen St., Stamford. Estimated cost: \$97,000. Filed July 10.

**The Roof Girl LLC**, North Haven, contractor for Tyler Wilson and Virginia Lafauci. Remove roof and reroof 171 Woodchuck Road, Stamford. Estimated cost: \$17,890. Filed July 9.

**Thimio, Zacharias**, Wallingford, contractor for Richard E. Wilson Jr. and Gina Esposito-Wilson. Install an above-ground pool at backyard at 68 Buckingham Drive, Stamford. Estimated cost: \$5,400. Filed July 19.

**Tong, William**, Stamford contractor for William Tong. Repair a hole in the roof of existing single-story outbuilding and replace electrical panel at 133 Laurel Road, Stamford. Estimated cost: \$10,000. Filed July 9.

**Top Pro Home Improvement LLC**, Bethel, contractor for Michele Bria. Remove and reroof deck at 21 Lindsey Ave., Stamford. Estimated cost: \$5,000. Filed July 27.

**Trinity Solar LLC**, Cheshire, contractor for Joanna Rowan. Remove and replace square architectural shingle, ice and water shield and underlayment and plywood, only if needed, at 20 Martin St., Stamford. Estimated cost: \$22,000. Filed July 18.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Morrison-Castro Tenna and Mario Castro. Replace flat rubber roof at 202 Soundview Ave., Stamford. Estimated cost: \$23,769. Filed July 2.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Gloria Montoya-Greenfield. Replace flat rubber roof at 202 Soundview Ave., Stamford. Estimated cost: \$23,769. Filed July 2.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Edward Flaherty and Doris Urteaga. Replace flat rubber roof at 202 Soundview Ave., Stamford. Estimated cost: \$23,769. Filed July 2.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Loretta Goudis and Dima Mizhen. Replace flat rubber roof at 202 Soundview Ave., Stamford. Estimated cost: \$23,769. Filed July 2.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Yennifer E. Garcia and Ryan S. Oloughlin. Replace flat rubber roof at 31 Wascussee Lane, Stamford. Estimated cost: \$23,769. Filed July 15.

**Turner Home Improvement Contractors LLC**, Glastonbury, contractor for Michael J. Sweeney. Replace flat rubber roof at 45 Wascussee Lane, Stamford. Estimated cost: \$23,769. Filed July 2.

**TWP Home LLC**, Stamford, contractor for Ignacio E. and Dora Amerio. Replace two casement windows, two awning windows, six stationary windows and one double-hung window into existing openings. Windows replaced are located on the First and Second floors at 70 Mary Violet Road, Stamford. Estimated cost: \$29,053. Filed July 22.

**Venture Home Solar LLC**, Southington, contractor for Paul L. and Lauren J. Fraulo. Install roof-mounted solar panels at 40 Tupper Drive, Stamford. Estimated cost: \$10,865. Filed July 16.

**Venture Home Solar LLC**, Southington, contractor for Thomas R. Cuddeback and Nancy C. Waite. Install roof-mounted solar panels at 211 Soundview Ave., Stamford. Estimated cost: \$17,836. Filed July 8.

**Venture Home Solar LLC**, Southington, contractor for Ahmed Mokther. Install roof-mounted solar panels at 113 Soundview Court, Stamford. Estimated cost: \$21,168. Filed July 3.

**Venture Home Solar LLC**, Southington, contractor for Carol B. Weisbrot. Install roof-mounted solar panels at 335 Soundview Ave., Stamford. Estimated cost: \$10,836. Filed July 19.

**Wells, Kyle**, Stamford, contractor for Kyle Wells. Install backup generator, tied to existing natural gas line at 340 Chestnut Hill Road, Stamford. Estimated cost: \$7,000. Filed July 22.

**Wilson, Kayla**, Stamford, contractor for Kayla Wilson. Remove roof and reroof 16 Muriel Drive, Stamford. Estimated cost: \$38,500. Filed July 19.

## COURT CASES

### Bridgeport Superior Court

**Amica Mutual Insurance Co.**, Hartford. Filed by Isabel Trimper, Westport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135520-S. Filed June 25.

**Martinez, Ricardo**, Oxford. Filed by Jessica Osserman, Fairfield. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135752-S. Filed July 1.

**Torres, Carlos**, et al, Bridgeport. Filed by Donavon Jones, Bridgeport. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135491-S. Filed June 24.

**Vannorden, Angelina**, et al, Bridgeport. Filed by Licia Arszyla, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was a pedestrian lawfully next to her motor vehicle. The defendant was the operator of a bus motor vehicle that was traveling north on Noble Avenue when suddenly and without warning collided with the plaintiff's motor vehicle door and pinned the plaintiff between the door and the vehicle, thereby causing her to suffer the 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-24-6135452-S. Filed June 24.

## Danbury Superior Court

**Annuzzi, Christopher J.**, et al, New Preston. Filed by Maria D. Aguilar-Hernandez, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050531-S. Filed June 10.

**Bartro Perian**, Brookfield. Filed by Christine Kettner, Plaintiff's attorney: Murtha Cullina LLP, Hartford. Action: the plaintiff found a suitable property and made an offer to purchase, which was conveyed to the seller by the defendant. During plaintiff's professional relationship with defendant, plaintiff communicated with the defendant on the telephone and through email communications. Defendant's email was hacked and the plaintiff received fraudulent wire instructions for closing the property. Defendant owed a duty of care to plaintiff to ensure the use of reasonable security measures under the circumstances in safeguarding her computer system and email communications. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050773-S. Filed June 28.

**Orthoconnecticut PLLC**, Wilton. Filed by Bryce Brichkowski, Wilton. Plaintiff's attorney: Sergei Lemberg, Wilton. Action: the plaintiff brought this class action against OrthoConnecticut for its failure to properly secure and safeguard plaintiff's and other similarly situated current and former OrthoConnecticut patients' personally identifiable information and protected health information, including full names, date of birth, Social Security numbers, and medical information. 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-24-6050426-S. Filed May 30.

**Ratner, Neil**, et al, Sandy Hook. Filed by E dual Duran, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises controlled by the defendant when he was struck by a falling tree limb, thereby causing him to suffer the 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-24-6050855-S. Filed July 8.

## Stamford Superior Court

**Anastasio, Curtis**, San Antonio, Texas. Filed by Angeline Ajila, Greenwich. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067821-S. Filed July 1.

**Elite Limousine Services LLC**, Norwalk. Filed by Thelma Davis, Stamford. Plaintiff's attorney: Josephine Smalls Miller, Danbury. Action: the plaintiff was in the process of crossing in front of the parked bus to re-board as she and others were to resume their travel back to Connecticut. However, defendant's driver struck plaintiff as she crossed in front of the bus. 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-24-6067822-S. Filed July 1.

**Jarozewski, Katherine M.**, Norwalk. Filed by Nationstar Mortgage LLC, Fort Mill, South Carolina. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage property of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067359-S. Filed June 10.

**Pisani, Darrin C.**, Norwalk. Filed by Bank of America, N.A, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: the plaintiff is a banking association. The defendant used a credit account issued by the plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067134-S. Filed May 28.

**Relief Therapeutics U.S. Inc.**, et al, Westport. Filed by Anthony Kim, Westport. Plaintiff's attorney: Hurwitz Sagarin Slossberg & Knuff LLC, Milford. Action: the plaintiff filed a complaint against defendants to redress the misconduct of Jack Weinstein, a corporate executive officer who leveraged his power and influence to prevent the exposure of his inappropriate, harassing and discriminatory conduct directed toward female employees. 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-24-6067562-S. Filed June 18.

## DEEDS

### Commercial

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

**699 Canal Street LLC**, Darien. Seller: LCC Canal Street LLC, Greenwich. Property: 699 Canal St., Unit Y7, Stamford. Amount: \$10. Filed July 30.

**ASJ Realty LLC**, East Orange, New Jersey. Seller: Louisa Hertz and Benjamin Hertz, Greenwich. Property: 3 Orchard Place, Unit A, Greenwich. Amount: \$1. Filed Aug. 2.

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

**Laso Homes LLC**, Stamford. Seller: Kenneth G. Allen and Laura A. McGeachy, Cos Cob. Property: 8 Fado Lane, Cos Cob. Amount: \$1,000,000. Filed July 29.

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

**Slattery, Aline Kokis**, Riverside. Seller: 2 Winthrop Drive LLC, Teton Village, Wyoming. Property: 2 Winthrop Drive, Riverside. Amount: \$5,400,000. Filed Aug. 2.

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

**V&M Realty LLC**, Greenwich. Seller: Frog Pond Land LLC, Pomfret Center. Property: 740 North St., Greenwich. Amount: \$10. Filed July 31.

### Residential

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

**Barre, Helene M. and Per G. Barre**, Greenwich. Seller: Tamar Lurie, Berkley, California. Property: 20 Church St., A-62, Greenwich. Amount: \$1,000,000. Filed July 30.

**Becker, Josh and Elizabeth Becker**, Old Greenwich. Seller: Peter J. Moses and Deborah C. Moses, Old Greenwich. Property: 2 Vista Ave., Old Greenwich. Amount: \$5,215,000. Filed July 31.

**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.

**Brown, Timothy F. and Judith A. Brown**, Fairfield. Seller: Timothy F. Brown and Judith A. Brown, Fairfield. Property: 180 Applegate Road, Fairfield. Amount: \$N/A. Filed July 29.

**Calla, Dominic and Jessica Calla**, Greenwich. Seller: Brian J. Trainor and Tina L. Trainor, Greenwich. Property: 1015 North St., Greenwich. Amount: \$917,000. Filed July 31.

**Cassoli, Lauren**, Greenwich. Seller: Trisha L. Dalton, Greenwich. Property: 31 Anderson Road, Greenwich. Amount: \$10. Filed Aug. 1.

**Cifferelli, Asha**, Greenwich. Seller: Mary S. Curley, Old Greenwich. Property: 9 Weaver St., Unit 1, Greenwich. Amount: \$379,000. Filed Aug. 2.

**Cohen, Jacqueline**, Stamford. Seller: Mukesh Kuar Agrawal and Priyanka Agrawala, Darien. Property: 77 Courtland Ave., Apt. 5, Stamford. Amount: \$450,000. Filed July 29.

**Day, Stephen and Brooke Day**, Stamford. Seller: Irene Savransky, New York, New York. Property: 252 Sawmill Road, Stamford. Amount: \$1,325,000. Filed July 29.

**Downes, Katherine Y.**, Fairfield. Seller: Katherine Y. Downes, Fairfield. Property: 113 Field Point Drive, Unit 113, Fairfield. Amount: \$N/A. Filed July 29.

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

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

**Flynn, Lucas and Graciana Jaureguiberry**, Buenos Aires. Seller: Alexander Buzik and Anna Buzik, Old Greenwich. Property: 3 Gisborne Place, Old Greenwich. Amount: \$5,250,000. Filed Aug. 1.

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

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

**He, Rushi and Emma He**, Greenwich. Seller: Rushi He and Emma He, Greenwich. Property: 19 LeGrande Ave., Unit 18, Greenwich. Amount: \$1. Filed Aug. 1.

**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.

**Jurado-Albitres, Soledad and Atilio A. Albitres**, Stamford. Seller: Erik Rabasca and Moira Coffey, Stamford. Property: 2770 High Ridge Road, Stamford. Amount: \$1,010,000. Filed July 31.

**Kellam, Brett**, Greenwich. Seller: Naima Shea and Stephen Craig, Greenwich. Property: 5 Idar Court, Unit 1, Greenwich. Amount: \$2,800,000. Filed Aug. 1.

**Kennett, Graham and Gioia Kennett**, Stamford. Seller: Suzette Guevara and Tony Guevara, Stamford. Property: 55 Cook Road, Stamford. Amount: \$2,000,000. Filed July 31.

**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.

**Leung, Shing Wai**, Flushing, New York. Seller: Wilson G. Santiana, Stamford. Property: 576 Stillwater Road, Stamford. Amount: \$730,000. Filed July 30.

**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.

**Maitland, Garfield and Jill Maitland**, Stamford. Seller: Eleanor Porricelli, Stamford. Property: 162 Colonial Road, Unit 23, Stamford. Amount: \$642,000. Filed July 30.

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

**McDonald, Denisa** and **Andrew McDonald**, Greenwich. Seller: Hans J. Deutmeyer and Annetta M. Deutmeyer, Stamford. Property: 417 Halliwell Drive, Stamford. Amount: \$1,103,000. Filed July 31.

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

**Montoya Osorio, Daniel** and **Maria Pia Jimenez-Espuelas Calderon**, Old Greenwich. Seller: Brian D. Rutledge and Elizabeth H. Rutledge, New York, New York. Property: 89 Shore Road, Old Greenwich. Amount: \$3,350,000. Filed July 31.

**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.

**Munk, Joshua** and **Mielcah Munk**, Stamford. Seller: Honghao Tian and Wenjun Yan, Stamford. Property: 320 Strawberry Hill, Unit 29, Stamford. Amount: \$720,000. Filed July 31.

**Myers, Brian**, Greenwich. Seller: Benjamin Kriegler and Vonda Lepage, Greenwich. Property: 32 Deep George Road, Greenwich. Amount: \$2,400,000. Filed Aug. 1.

**Napolitano, Susan**,

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

**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.

**Pardo, Ralph**, Riverside. Seller: Diana H. Peluso, Greenwich. Property: 34 Hill Road, Greenwich. Amount: \$2,600,000. Filed July 29.

**Robb, Selin** and **Patrick Robb**, Long Island City, New York. Seller: Robert Mancini and Sandra-Jane Mancini, Old Greenwich. Property: 15 Watch Tower Lane, Old Greenwich. Amount: \$3,890,000. Filed July 29.

**Rogg-Melzer, Benjamin** and **Natalie Dunn**, Westport. Seller: Tarango 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. Keizer, Southport. Property: 68 Evelyn St., Southport. Amount: \$1,935,000. Filed July 31.

**Sais, Alexandria** and **Alexander Weatherly**, Stamford. Seller: David J. Sokolski and Kimberly Ann Sokolski, Clermont, Florida. Property: 279 Figlar Ave., Fairfield. Amount: \$900,000. Filed July 30.

**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.

**Schwoerer, Emma A.**, Stamford. Seller: Juan Gonzalez Rodriguez, Stamford. Property: 55 Woodland Place, Unit 2, Stamford. Amount: \$405,000. Filed July 29.

**Shelton, Kip** and **Kelsey Cervini**, Stamford. Seller: Erica L. Pepe, Stamford. Property: 377 Glenbrook Road, Unit 4, Stamford. Amount: \$529,000. Filed July 31.

**Singh, Amritraj** and **Sima Singh**, Stamford. Seller: Scott R. Fisher and Patricia A. Fisher, Cos Cob. Property: 16 Wyndover Lane, Cos Cob. Amount: \$2,176,000. Filed Aug. 1.

**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.

**Solomon, H. Gregory**, Greenwich. Seller: Donna Solomon, Fort Lauderdale, Florida. Property: 1 Greenway Drive, Greenwich. Amount: \$1,735,000. Filed July 31.

**Stebbins, Thaddeus Robert** and **Meredith Ann Altenhofen**, Riverside. Seller: Marc VanDermeer and Leslie L. VanDermeer, Cos Cob. Property: 8 Hendrie Ave., Riverside. Amount: \$3,312,500. Filed July 30.

**Szabo, Bernard Ignatius** and **Tamar R. Wexler**, Westford, Massachusetts. Seller: Rexford Hoadley, Stamford. Property: 12 Deane Lane, Fairfield. Amount: \$760,000. Filed July 30.

**Thune, Colin** and **Keely Thune**, Greenwich. Seller: Michele Epperson, Greenwich. Property: Map No. 2336, Greenwich. Amount: \$10. Filed July 31.

**Tiscia, Michael Vincent** and **Kelly Wilson Tiscia**, Stamford. Seller: Michael A. Manganiello and Carolyn V. Manganiello, Stamford. Property: 17 Applebee Road, Stamford. Amount: \$710,000. Filed July 31.

**Wice, Alison Jacobs** and **Robert Wice**, Avon. Seller: David Bennett and Melissa S. Bennett, Cos Cob. Property: 7 Meadow Drive, Cos Cob. Amount: \$1,930,000. Filed July 31.

**Wosniak, Alicja** and **Emlyn Pounder**, Stamford. Seller: Saysana Rintharamy and Elisa Diamond, Stamford. Property: 53 Ogden Road, Stamford. Amount: \$770,000. Filed July 30.

**Zajac, Ireniusz Jaroslaw** and **Anna Karolina Olejnik**, Stamford. Seller: Anthony J. Centone and Donna Centone, Stamford. Property: 83 Courtland Ave., Unit 32, Stamford. Amount: \$435,000. Filed July 31.

**Zlata, Ivan** and **Stefana Petrelli**, Greenwich. Seller: Rolf G. Sellge and Christine Sellge, Stamford. Property: 30 Copper Beech Road, Greenwich. Amount: \$0. Filed July 31.

## MORTGAGES

**26 Memory LLC**, Greenwich, by Joseph Cesenzo. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 26 Memory Lane, Greenwich. Amount: \$1,250,000. Filed July 2.

**Araujo, Ronald J.** and **Jennifer Moran Araujo**, Stamford, by Antonio Faretta. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Woodbrook Drive, Stamford. Amount: \$250,000. Filed June 26.

**Begum, Nahida** and **Anowara Begum**, Stamford, by Adam J. Hirsch. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 137 Wardwell St., Stamford. Amount: \$770,781. Filed June 28.

**Chawla, Madan M.** and **Shashi Cawla**, Fairfield, by N/A. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 118 Judd St., Fairfield. Amount: \$150,000. Filed July 3.

**Cline, Rory**, Stamford, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 92 Sea Beach Drive, Stamford. Amount: \$1,048,740. Filed June 25.

**Considine, Marion**, Greenwich, by Jonather Haffner. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 160 Putnam Park, Greenwich. Amount: \$200,000. Filed July 1.

**Cristina, Gregory**, Stamford, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 27 Northhill St., Unit 5T, Stamford. Amount: \$204,850. Filed June 26.

**D'Haenens Johansson, Ulrika Francine Stephanie** and **Weigang Yuan**, New York, New York, by Brett S. Lando. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 147 E. Elm St., Greenwich. Amount: \$975,000. Filed July 1.

**DeJesus, Conrado** and **Rosemarie Kitanie-DeJesus**, Stamford, by Nicola Corea. Lender: Amerisave Mortgage Corp., 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 59 Liberty St., Apt. 38, Stamford. Amount: \$86,000. Filed June 24.

**Elliott, Trevor** and **Katherine Elliott**, Stamford, by Jennifer E. Rolfe. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 50 Hemlock Hills Road North, Fairfield. Amount: \$1,168,000. Filed July 2.

**Ellis, Hannah** and **Joseph Sternberg**, Stamford, by Erin Spiess Chang. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 55 Stag Lane, Greenwich. Amount: \$1,300,000. Filed July 2.

**Espinoza, Luis G.**, Fairfield, by Harry Hirsch. Lender: Acre Mortgage & Financial Inc., 70 E. Main St., Marlton, New Jersey. Property: 201 Judd St., Fairfield. Amount: \$560,000. Filed July 3.

**Everett, Ashley** and **Chris Everett**, Greenwich, by Marlene E. Macaуда. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 20 Langhorne Lane, Greenwich. Amount: \$2,600,000. Filed July 2.

**Feil, Nicholas** and **Jaclyn Brillhart**, Stamford, by Lisa Kent. Lender: Greenway Mortgage Funding Corp., 107 Tindall Road, Middletown, New Jersey. Property: 168 Rocky Rapids Road, Stamford. Amount: \$801,000. Filed June 24.

**Fletcher, Samuel** and **Rebecca Ross Hall**, Greenwich, by N/A. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 23 Center Drive, Old Greenwich. Amount: \$10,000. Filed July 2.

**Fuller, Norma** and **Daniel Fuller**, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 75 Highland Road, Stamford. Amount: \$100,000. Filed June 28.

**Gately IV, Edward Joseph**, Fairfield, by Shetal Nitin Malkan. Lender: Home Light Home Loans Inc., 1375 N. Scottsdale Road, Suite 110, Scottsdale, Arizona. Property: 999 High St., Fairfield. Amount: \$151,900. Filed July 2.

**Genovese, Aldo** and **Michele Genovese**, Stamford, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 95 Old Logging Road, Stamford. Amount: \$100,000. Filed June 27.

**Goldstein, Staci**, Stamford, by Jack S. Lipson. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 318 Knapps Highway, Unit E-4, Fairfield. Amount: \$308,000. Filed June 28.

**Graf, Jason M.** and **Valerie E. Graf**, Guilford, by Brooke Cavaliero. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 161 Mona Terrace, Fairfield. Amount: \$543,200. Filed July 3.

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



**Greenwich Guesthouse LLC**, Locust Valley, New York, by Steven W. Russo. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 284 Riversville Road, Greenwich. Amount: \$1,331,250. Filed July 1.

**Hammer, Philip Anthony**, Fairfield, by Candace D. Paige. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 32 Greenlawn Drive, Fairfield. Amount: \$480,000. Filed July 3.

**Joham, Jana** and **Rudolf Joham**, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 15 Greenleigh Road, Fairfield. Amount: \$100,000. Filed June 28.

**Karanikolaidis, Efstathios** and **Andrea L. Santaneillo**, Riverside, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 58 Perkins Road, Greenwich. Amount: \$3,100,000. Filed July 2.

**Kinsley, Christopher** and **Marianna Kinsley**, Fairfield, by Gina DaSilva. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 278 Fairview Ave., Fairfield. Amount: \$200,000. Filed June 28.

**Kito, Kenneth J.** and **Jaclyn M. Kito**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 195 Butternut Lane, Stamford. Amount: \$227,300. Filed June 26.

**Lee, Tony W.** and **So-Chung Shinn**, Greenwich, by Robert M. Falck. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floors 2-1, Elgin, Illinois. Property: 465 Field Point Road, Greenwich. Amount: \$1,250,000. Filed July 1.

**Lotterman, Charlie** and **Jenny Lotterman**, Roosevelt Island, New York, by David E. Hoyle. Lender: David Nichols, 3 Upland Drive, Greenwich. Property: 6 Upland Drive, Greenwich. Amount: \$1,000,000. Filed July 2.

**Lyons, Kirk M.** and **Ann C. Warren Lyons**, Riverside, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 19 Coventry Lane, Riverside. Amount: \$300,000. Filed July 1.

**Malave, Michael J.** and **Iriada Malave**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 158 Don Bon Road, Stamford. Amount: \$500,000. Filed June 28.

**McMillan, John Scott** and **Lesley Helen McMillan**, Stamford, by James Kavanagh. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 42 Briar Woods Trail, Stamford. Amount: \$511,000. Filed June 25.

**Miranda, Laura Ann** and **Anthony Thomas Galvin**, Fairfield, by Benedict Ignatius Peter. Lender: First County Bank, 117 Prospect St., Stamford. Property: 236 Nonopoge Road, Fairfield. Amount: \$50,000. Filed July 2.

**Mocha-Paltin, Eliseo** and **Maria R. Cabrera**, Port Chester, New York, by Mayra M. Rios. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 65 Charles St., Stamford. Amount: \$375,000. Filed June 27.

**Nandedkar, Desh** and **Jennifer Nandedkar**, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 35 Chatham Road, Stamford. Amount: \$179,100. Filed June 27.

**Osorio, Gustavo**, Bayonne, New Jersey, by Glenda Lee Perez. Lender: Rocker Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 71 Strawberry Hill Ave., Apt. 503, Stamford. Amount: \$145,000. Filed June 27.

**Ott, Justin P.**, Fairfield, by Jane Ford Shaw. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Lancelot Road, Fairfield. Amount: \$962,499. Filed July 1.

**Page, Gregory L.** and **Eleanor M. Page**, Fairfield, by Mark N. Clarke. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 381 Rowland Road, Fairfield. Amount: \$950,000. Filed July 1.

**Peebles-Brown, Ross** and **Stephanie Beach**, Fairfield, by Besnike Tunprenkaj. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 572 Oldfield Road, Fairfield. Amount: \$121,200. Filed July 1.

**Pena, Lissette Maria**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 308 Colony St., Fairfield. Amount: \$75,000. Filed July 1.

**Ray, Stephen Christopher**, Fairfield, by Lisa M. Waterbury. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 198 Fairfield Place, Fairfield. Amount: \$150,780. Filed July 2.

**Rosenberg, Elyse** and **Andrew Thomas**, Fairfield, by Brad M. Aron. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 170 Windsor Road, Fairfield. Amount: \$999,000. Filed June 28.

**Sciarretta, Amanda N.**, Stamford, by Christian W. Bujdud. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 58 Lindstrom Road, Unit 16, Stamford. Amount: \$340,000. Filed June 25.

**Semmoloni, Juan Pablo** and **Valeria del Carmen Prado**, Riverside, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 23 Miltiades Ave., Riverside. Amount: \$1,188,000. Filed July 2.

**Springer, Natacha**, Westport, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 113 Sawyer Road, Fairfield. Amount: \$500,000. Filed July 1.

**Sullivan, Collin** and **Jessica Sullivan**, Fairfield, by Joseph Tramuta. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 370 Warner Hill Road, Southport. Amount: \$1,504,000. Filed July 3.

**Tantongco, Jerwin**, Westport, by Sharon M. Jones. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 77 Rockledge Drive, Stamford. Amount: \$1,200,000. Filed June 24.

**Telkar, Vikas Giridhar** and **Megha Lavaraj Vandkar**, Norwalk, by Joseph H. Zullo. Lender: American Heritage Lending LLC, 19800 MacArthur Blvd., Suite 950, Irvine, California. Property: 850 E. Main St., Unit 523, Stamford. Amount: \$436,000. Filed June 25.

**Valentin, Fernando** and **Isabel Valentin**, Stamford, by Samantha Christopher. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 80 Lawn, Apt. 20, Stamford. Amount: \$123,700. Filed June 28.

**Vargas Diez, Rafael** and **Lorena de Lourdes Gutierrez Vaca**, Stamford, by Stephen J. Schelz. Lender: Rocker Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Heather Drive, Stamford. Amount: \$761,250. Filed June 26.

**Vettathuparambil, Finto Antony**, Stamford, by Joshua F. Gilman. Lender: Citadel Servicing Corp., d.b.a., 3 Ada Parkway, Suite 200A, Irvine, California. Property: 1312 Hope St., Stamford. Amount: \$764,150. Filed June 24.

**Vittoria, Edward** and **Cristina Vittoria**, Riverside, by Zionymarquize Q. Bohannon. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 15 Wesskum Wood Road, Riverside. Amount: \$1,994,722. Filed July 1.

**Wakeling, Emily M.** and **Eric C. Lee**, Greenwich, by Nicola Corea. Lender: Rocker Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 79 Pemberwick Road, Unit B, Greenwich. Amount: \$95,000. Filed July 1.

**Walsh, Kristen** and **William Walsh**, Stamford, by Nina A. Stypula. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 60 Arbor Drive, Southport. Amount: \$731,250. Filed July 3.

**Winther, Bryan R.** and **Lucinda R. Winther**, Brooklyn, New York, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 27 Stoney Ridge Lane, Riverside. Amount: \$1,700,000. Filed July 1.

**Zhang, Xuewei** and **Woy Vien**, New Haven, by Joseph H. Zullo. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 51 Sky Top Terrace, Fairfield. Amount: \$1,377,500. Filed July 2.

**Zuccarello, Marco Francesco** and **Allison Burke**, Fairfield, by Nicholas A. D'Agosto IV. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 146 Church Hill Road, Fairfield. Amount: \$585,750. Filed July 2.

## NEW BUSINESSES

**Bar Bushido**, 51 Wall St., Norwalk. 06850, c/o Jeffrey Taibe. Filed July 10.

**Family Barbershop**, 343 W. Main St., Stamford 06902, c/o Cesar Polonia. Filed July 10.

**Fastsigns Stamford**, 9 W. Broad St., Stamford 06902, c/o FsCt636 LLC. Filed July 1.

**Flik International Corp.**, 200 Elm St., Stamford 06901, c/o Vanessa Walken. Filed July 31.

**Futura**, 31 Malvern Road, Stamford 06905, c/o Harry Mascolo. Filed July 10.

**Future Advance Capital**, 750 E. Main St., Stamford 06902, c/o Michael Kandkhorov. Filed July 11.

**Gallagher Osteopathic**, 80 Mill River St., Suite 2400-C, Stamford 06902, c/o Jacob D. Gallagher. Filed July 3.

**Hammons Paper**, 80 Washington St., Norwalk. 06854, c/o Anthony M. Mosca Jr. Filed July 11.

**Happy Family Daycare**, 155 Selleck St., Stamford 06902, c/o Diego Maria Erica. Filed July 25.

**Home Care Services**, 291 Hope St., Apt. B8, Stamford 06906, c/o Raul Arriaza. Filed July 20.

**JBS Blueprint Estimating LLC**, 169 Hope St., Stamford 06906, c/o Jonathan Saint Louis. Filed July 3.

**Jenny's Tailors and Cleaners**, 1032 High Ridge Road, Stamford 06905, c/o Timothy Jung. Filed July 22.

**Laura Schlecht Consulting**, 100 Tresser Blvd., No.1608, Stamford 06901, c/o Laura Schlecht. Filed July 9.

**Lendora Capital**, 750 E. Main St., Stamford 06902, c/o Michael Kandkhorov. Filed July 11.

**Lifetime Funding**, 750 E. Main St., Stamford 06902, c/o Michael Kandkhorov. Filed July 11.

**Los Luceros Family Grocery**, 165-169 Cove Road, Stamford 06902, c/o Azucena Hoyos. Filed July 1.

**Los Luceros**, 926 Rock Rimmon Road, Stamford 06903, c/o Azucena Hoyos. Filed July 8.

**Lucerito's Family Grocery**, 100 Lockwood Ave., Stamford 06902, c/o Thomas Hernandez. Filed July 1.

**Ocean Paper**, 80 Washington St., Norwalk. 06854, c/o Anthony M. Mosca Jr. Filed July 11.

**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.

# Legal Notices

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

Notice is hereby given that a Restaurant Wine License, NYS Application ID NA 0240-24 131412 has been applied for by LCV Pizza Inc d/b/a Dom's Pizza & Pasta to sell beer, wine and cider at retail in a restaurant. For on premises consumption under the ABC law located at 444 Saw Mill River Road Elmsford NY 10523. #63671

Notice of Formation of Elvinís Wood Work LLC Art. Of Org. filed with SSNY on 10/28/2022. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 39 Ferris Avenue Apt 2, White Plains, NY,10603 Purpose: any lawful purpose #63673

Notice of Formation of Picaro Records LLC (the LLC). Articles of Organization were filed with the Secretary of State of New York (SSNY) on 8/16/24. Office Location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: the LLC, 754 Bronx River Road, Apt. B63, Bronxville, NY 10708. Purpose: any lawful act or activity. #63674

Notice of Formation on JoJos Gentle Care LLC Arts of Org. filed with SSNY on 8/16/24. Office location Westchester County. SSNY designated agent of LLC upon whom process may be served. SSNY shall mail process to 206 Lockwood Ave., Yonkers, NY 10701. Purpose: any lawful act or activity. #63676