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Small
Business

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COMPASS, ANYWHERE
REAL ESTATE COMPANIES
COMBINE IN
\$10B
MERGER

 COMPASS

BY GARY LARKIN / glarkin@westfairinc.com • Page 6

EDUCATION

Befuddled by college prep?
Lindsay Tanne Howe has
some answers

Many people decide to become entrepreneurs after finishing college. Lindsay Tanne Howe, founder and CEO of LogicPrep, established her company when she was a freshman... • Page 16

WESTCHESTER COUNTY

Five-story 41-unit apartment
building proposed for
Peekskill waterfront area

The entity 400 Main Street LLC is seeking approvals from Peekskill to construct a five-story apartment building at the foot of Main Street in the city's waterfront district. • Page 24

FAIRFIELD COUNTY

Stratford finally
gets title to former
Ella T. Grasso Center

STRATFORD – The Town of Stratford has paved the way for more than 100 units of affordable senior housing when it received title last week to Ella T. Grasso Regional... • Page 25

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September 29

ISSUE #37



Office Depot, which has stores in Connecticut, has been purchased by Atlas Holdings of Greenwich. *Photo courtesy of Office Depot*

BUSINESS

Greenwich-based Atlas Holdings buys Office Depot parent for about \$1B

BY GARY LARKIN / glarkin@westfairinc.com

ODP shareholders to receive \$28 per share in cash, representing a 34% premium

GREENWICH – Atlas Holdings of Greenwich has purchased the parent company of Office Depot for about \$1 billion, both companies announced today.

The ODP Corp., a leading provider of products, services and technology solutions to businesses and consumers, today announced that it has entered into a definitive agreement to be acquired by an affiliate of Atlas Holdings, which owns and operates a global family of manufacturing and distribution businesses, for \$28 per share in cash.

That puts the purchase price at about \$1 billion. The sale value represents a premium of 34% to ODP's closing share price on Sept. 19. Upon completion of the transaction, ODP will become a privately held company, and shares of common stock will no longer be listed on the NASDAQ stock exchange.

"This transaction, fully supported by our board, provides a substantial premium for The ODP Corpora-

tion's shareholders and will improve the company's position for the next phase of growth," said Gerry Smith, ODP CEO. "Atlas brings an understanding of our industry, along with the operational expertise, resources and track record of supporting its companies that will fast forward our B2B growth initiatives and strengthen our position as a trusted partner to our customers."

"Atlas' commitment demonstrates their confidence in our future and the strong momentum we've achieved through our focus on operational excellence and disciplined execution. We're excited about our path for the future."

Atlas Managing Partner Michael Sher said his company considers this purchase another of the many they have made in building their 23-year-old firm into a diversified brand.

"Atlas has a long history of transitioning public companies into successful private enterprises and we are uniquely positioned to do just that with The ODP Corporation – an

iconic American company," said Atlas Managing Partner Michael Sher. "Atlas operates like a diversified holding company, and we have a proven record of delivering the human and financial capital necessary to create long-term value in our businesses."

The ODP's leadership has already taken several steps to mitigate the challenging retail environment, and Sher believes Atlas is the right partner to support their evolution.

The Board of Directors of The ODP Corporation unanimously approved the transaction, which is expected to be completed by the end of 2025. The transaction is subject to customary closing conditions, including regulatory approvals and approval by The ODP Corporation shareholders.

J.P. Morgan Securities LLC is serving as exclusive financial advisor and Simpson Thacher & Bartlett LLP is serving as legal advisor to The ODP Corporation. Lazard is serving as financial advisor and Willkie Farr & Gallagher LLP is serving as legal advisor to Atlas Holdings.



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Sergei I. Sikorsky, Sikorsky Aircraft founder exec and heir, dies at 100

BY GARY LARKIN / glarkin@westfairinc.com



Sergei Sikorsky, former executive and heir to Sikorsky Aircraft. Photo courtesy of Sikorsky Archives

STRATFORD – Sergei Sikorsky, the son of aviation pioneer and Sikorsky Aircraft founder Igor Sikorsky, has died, according to Sikorsky's parent company Lockheed Martin. He was 100.

Sergei, who began his career with the company in 1951 in international marketing and sales, spent his life dedicated to the company responsible for the first practical helicopter.

Sikorsky, a Lockheed Martin company, announced Sergei I. Sikorsky died on Sept. 18. “Our deepest condolences go to his wife, Elena,” the company announced on its website.

“The entire team – past and present – at Sikorsky and Lockheed Martin mourn the passing of a remarkable man, a link to the golden age of aviation who meant so much to the success of our business,” said Rich Benton, Sikorsky vice president and general manager. “Sergei will be greatly missed.”

A military veteran, Sergei served his country during World War II, in the

United States Coast Guard, assigned to the Helicopter Development Unit.

The company released a video tribute that commemorates the life and times of Sergei, a man who meant so much to aviation history, the Sikorsky business, its

employees and the greater Stratford community. The remarkable impact of the Sikorsky family spans generations, touching every current and former employee, engineer and technician.

During his distinguished 41-year career with Sikorsky, Sergei played a significant role in the company’s growth into one of the world’s leading helicopter manufacturers and the expansion of rotary aircraft around the world.

After working in international marketing and sales, Sergei returned to the United States in 1976 at the dawn of the Black Hawk era to become division vice president in Stratford, overseeing the company’s co-production programs. He would later take on marketing and special project roles until retiring in 1992.

Even in retirement, Sergei remained active with the company, serving as a goodwill ambassador at major trade shows and other events where he would sign autographs, speak about his family’s legacy and highlight an immeasurable passion for the helicopter and its promise to save lives around the world.

The aircraft hangar at Sikorsky’s Stratford facility was dedicated as the Sergei I. Sikorsky Flight Center in 2019. At the time he called it his life’s “single greatest honor.”

Sen. Jason Perillo, who represents Stratford, and Sen. Stephen Harding issued the following statement regarding Sikorsky’s death.

“Sergei Sikorsky dedicated himself to helping lead this internationally respected business which has a reputation second to none,” they said. “To this day, the Sikorsky name is synonymous with excellence and quality. We mourn Sergei’s passing and we extend our condolences to the Sikorsky family, to all who have worked for this innovative aviation company, and to the people of Stratford.”

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Introducing William N. Wright, Principal in Cummings & Lockwood's Litigation Group

William N. Wright is a Principal in Cummings & Lockwood's Litigation Group and is based in the firm's Stamford, Connecticut office.

Will is an experienced commercial litigator known for his dedication to client service and his ability to achieve favorable outcomes in complex disputes. He represents both individuals and businesses across the full spectrum of commercial matters, including partnership and shareholder disputes, claims for breach of contract and breach of fiduciary duty, and complex land use and property tax appeals. Will also has extensive experience as a probate litigator, both in state Probate Courts and in probate appeals to the

Superior Court and beyond, where he has represented clients in will contests, conservatorship appointments, and other trust and estate litigation matters.

Will has represented clients in both jury and bench trials and also has significant appellate experience in state and federal appeals courts. In 2023, he successfully argued an appeal before the Connecticut Supreme Court in what is now considered the leading case in Connecticut on the enforceability of no-contest clauses in wills and trusts.

Will received his B.A. from Boston College and his J.D., with honors, from the University of Connecticut School of Law. After graduating law

school in 2008, Will worked for one year as a law clerk to Judge Robert E. Beach of the Connecticut Appellate Clerk. He joined Cummings & Lockwood in 2011. Since 2021, he has been recognized as among the "Ones to Watch" by The Best Lawyers in America.

Will is admitted to practice law in Connecticut and New York. He is also admitted to practice before the United States District Court, District of Connecticut; United States District Court, Southern District of New York; and United States Court of Appeals, Second Circuit.

He is a member of the Connecticut Bar Association, Fairfield County Bar Association and The Raymond E.



William N. Wright

Baldwin American Inn of Court.

Will lives in Stamford, Connecticut with his wife and three children. He is currently the Chairman of the Board for the Stamford Downtown Special Services District, which is the largest business improvement district in the state of Connecticut.



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The desktop monitor displays the Westfair Business Journal homepage with a navigation bar, a hero banner reading "Let's grow Because your business wasn't made to stay put.", and sections for "Real Estate", "WORLD NEWS", "THIS WEEK'S EDITION", and "LATEST NEWS". The tablet shows a PDF download link and a featured article titled "Transformation of Mawesa Island can now begin". The laptop displays "The market" section with statistics: 60,000+ businesses, 845,000 employees, \$188k (per sq ft) in income, 28 Fortune 500 companies, \$2 Billion (total payroll), and \$620k (Median property value).

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1 Compass, Anywhere real estate companies combine in \$10B merger

NEW YORK, NY – Imagine a world where real estate agents representing Compass, Better Homes & Garden, Century 21, Coldwell Banker, Corcoran, ERA and Sotheby’s are under the same umbrella. While it doesn’t quite have a name yet, that scenario is a reality following an announcement Monday that Compass Inc. and Anywhere Real Estate Inc. are combining in a \$10 billion merger.

Compass and Anywhere Real Estate signed a definitive merger agreement to combine in an all-stock transaction. The combined company enterprise value includes the assumption of debt, the companies announced.

All of those real estate companies have a big presence in Fairfield and Westchester counties and Hudson Valley. There are 20 Compass offices in Westchester County and Hudson Valley while the company has 12 offices in Connecticut, including seven in Fairfield County. As for Anywhere, there are 40 Century 21 in Connecticut, 13 in Fairfield County, 36 Coldwell Banker offices in Westchester County and 11 in Fairfield County, and 15 Sotheby’s offices in Westchester County and 16 in Fairfield County.

This transaction pairs Compass’ years of investment in technology, innovative marketing offerings, and real estate professionals with Anywhere’s leading brands, broader and complementary businesses, and global reach. The combination of these companies

will create a premier real estate platform, enabling agents and franchisees to best serve home sellers and home buyers.

“Today marks a monumental step towards our mission to empower real estate professionals with everything they need to grow their business and better serve their clients,” said Compass CEO and founder Robert Reffkin. “I have deep respect for Anywhere’s leadership, agents, employees, culture, and brands. By bringing

together two of the best companies in our industry, while preserving the unique independence of Anywhere’s leading brands, we now have the resources to build a place where real estate professionals can thrive for decades to come.”

“We are excited to unite our renowned brands, international footprint, and leading businesses to build a better real estate experience in concert with Compass,” Schneider said. “We have a unique opportunity to utilize the incredible breadth of talent across our companies, especially our world-class agents and franchisees, to deliver even more value to home buyers and home sellers across every phase of the home buying and home selling experience.”

Anywhere Real Estate President and CEO Ryan Schneider

TERMS OF THE AGREEMENT

Under the terms of the agreement, each share of Anywhere common stock

“By bringing together two of the best companies in our industry, while preserving the unique independence of Anywhere’s leading brands, we now have the resources to build a place where real estate professionals can thrive for decades to come.”

— Robert Reffkin, Compass CEO and founder



will be exchanged for 1.436 shares of Compass Class A common stock, which represents a value of \$13.01 per Anywhere common stock share based on Compass’ 30 trading day volume weighted average price as of Sept. 19, 2025. Upon completion of the transaction, current Compass shareholders will own approximately 78% of the combined company on a fully diluted basis, while Anywhere shareholders will own approximately 22%.

TIMING AND APPROVALS

The transaction has been unanimously approved by both boards of directors and is expected to close in the second half of 2026. It is subject to approval by both Compass and Anywhere shareholders, and satisfaction of customary closing conditions, including receipt of regulatory approvals.

Robert Reffkin and TPG Angelo Gordon have entered into customary

voting agreements in which they have agreed to vote their shares of Compass common stock and Anywhere common stock, respectively, in support of the transaction. Upon closing of the transaction, Reffkin will lead the combined company.

FINANCING

Compass has obtained a \$750 million financing commitment from Morgan Stanley Senior Funding, Inc. Post-close, Compass expects to prioritize deleveraging with the goal to reach net leverage of more than 1.5x adjusted EBITDA by year-end 2028.

The advisors on the deal are Morgan Stanley & Co. LLC as exclusive financial advisor and Kirkland & Ellis LLP as legal advisor to Compass. Goldman Sachs & Co. LLC is serving as the exclusive financial advisor and Wachtell, Lipton, Rosen & Katz is serving as the legal advisor to Anywhere.

According to a statement from both companies, the strategic rationale includes the following:

Creates a premier residential real estate platform. This transaction will bring together approximately 340,000 real estate professionals globally onto a shared network operating in every major U.S. city and serving approximately 120 countries and territories. The combined company will broaden its international referral network and significantly expand Compass' innovative client solutions and technology to more home sellers, home buyers, and real estate professionals.

Diversifies Compass' revenue streams. The transaction is expected to diversify Compass by adding over \$1 billion in revenue from Anywhere's established franchise, title and escrow, and relocation operations. The approximately 1.2 million transactions on a combined basis provide an opportunity to incorporate additional services and create more seamless transactions for home buyers and home sellers.

Empowers more real estate professionals with technology to better serve their clients. Compass will continue to invest in technology to help agents grow their business and enhance the services they offer home buyers and home sellers.

Anywhere's franchise brands have approximately 18,000 offices and over 300,000 independent sales associates working in 119 countries and territories around the world, including nearly 600 company-owned and -operated offices.

The Compass network includes an end-to-end platform that empowers its residential real estate agents to deliver services to seller and buyer clients. It includes Christie's International Real Estate, with more than 100 independently owned brokerage affiliates in 50 countries and territories.

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FAA investigating possible violation of 'grant assurances' concerning federal funds at Westchester airport

BY PETER KATZ / pkatz@westfairinc.com

The Federal Aviation Administration (FAA) is in the early stages of an investigation to determine whether requirements that accompany federal funds have been violated at Westchester County Airport. The FAA has issued a "Letter of Investigation" that requires the county to provide information the FAA will use to help determine whether there has been a violation.

If the FAA finds that the airport is violating the requirements that must be met by recipients of federal funds for airports, it is expected that the airport would be given a limited time period to rectify the situation. If there has been a violation that is not resolved to the FAA's satisfaction, millions of dollars in federal funding for the airport might be in jeopardy.

According to Nicholas Hartman, chairman of the county's Airport Advisory Board, when the airport receives federal money from the FAA it comes with grant assurances that include "a whole list of things that the airport must do or not do in order to stay in compliance with those. There's a particular grant assurance called '22 a and b' which is at issue here."

Hartman said the grant assurance

at issue says that an airport cannot discriminate against one type of operator over another. He said that using pricing including a sudden change in price on a party has previously been determined as a method of discrimination. Another provision that must be complied with by recipients of federal airport grant funding is that services must be provided at reasonable rates.

Hartman said that the FAA received complaints when a fixed base operator (FBO) at Westchester County Airport, Million Air, notified owners and operators of light general aviation aircraft that are based at its FBO of an impending increase that would more than double the monthly fees they are charged for keeping their aircraft at the FBO. The monthly rate for housing a light general aviation aircraft was going to rise from \$375 to \$800.

Million Air serves light general aviation airplanes such as two- and four-seat Cessnas and Pipers as well as large airplanes including corporate jets.

"The FAA has issued a 'Letter of Investigation' to the county on this and to the county as the airport sponsor," Hartman said. "Even though the actions are by Million Air ... the county



Flying at Westchester County Airport

"Even though the actions are by Million Air ... the county as the airport sponsor is accountable to the FAA for ensuring that the grant assurances are met."

— Nicholas Hartman, Airport Advisory Board

as the airport sponsor is accountable to the FAA for ensuring that the grants assurances are met."

April Gasparri, executive director of aviation at the airport said that when airport personnel learned of the price increase by Million Air, they immediately met with its management and reached an agreement for the new pricing to be cut to \$600 with a gradual rise to an \$800 monthly price by Oct. 2026.

Monthly tie-down costs for light general aviation aircraft at the airport in Danbury, Connecticut, are about \$160 and at the Bridgeport airport are as low as \$60.

The aviation organization AOPA (Aircraft Owners and Pilots Association), which is based in Washington and represents about 400,000 pilots and aircraft owners, took a position on the matter in a letter to Gasparri.

"While the County's analysis of fees is ongoing, we trust that the airport takes seriously its obligation to ensure that the fees set by FBOs are fair, reasonable, and justified relative to those services and expenses rendered to tie-down tenants," AOPA Eastern Regional Manager Sean Collins wrote. "As you know, the Federal Aviation

Administration (FAA) grant assurance 22 - Economic Nondiscrimination, requires sponsors to make the airport available for public use on reasonable terms and without unjust discrimination to all types, kinds, and classes of aeronautical activities."

Collins suggested that the county should consider setting up a facility that it controls that would solely serve operators of light general aviation (GA) aircraft based at Westchester and transient small aircraft.

"Reasonably priced, basic tie-down space for such operators would serve to ensure access for light GA while freeing up the FBOs to dedicate more of their limited infrastructure to operators desiring the added services," Collins said.

More than five years ago, Westfair's Westchester County Business Journal was shown conceptual plans for just such a county-operated light general aviation facility. The idea was to locate it in the northwest portion of the airport where there would be spaces for keeping small planes, a fueling station and amenities for pilots and their passengers. However, the possible project was not pursued.



Plane landing on Runway 34 at Westchester County Airport.

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Metro-North begins using new \$15M locomotives

BY PETER KATZ / pkatz@westfairinc.com



New SC42-DM locomotive.

Sept. 22 marked the first day in passenger service on Metro-North for new Siemens SC42-DM Charger locomotives. The locomotives can draw electric power from Metro-North's entire 102-miles of third rail and switch to their own diesel-electric power to run on tracks that do not have third rails. The third rail ends at Croton-Harmon on the Hudson Line, Southeast on the Harlem Line, and Pelham on the New Haven Line.

The GE P32 locomotives that typically have been used by Metro-North to reach parts of the system not served by third rail would only switch to third rail power when in the tunnel leading into and out of Grand Central Terminal.

The new locomotives can generate 4,200 horsepower, about 1,000 horse-

power more than the current locomotives. The introduction of the new locomotives, which are expected to reduce diesel engine air pollution by 85%, coincided with the start of Climate Week.

"Transit is already the antidote to climate change, and it's only getting cleaner and greener as we replace Metro-North's aging diesel fleet with top-of-the-line diesel-electric locomotives," MTA Chair and CEO Janno Lieber said at a Grand Central Terminal news conference. "These are just the first

of many new trains to come as part of the MTA Capital Plan's \$11 billion investment in new rolling stock."

Siemens Mobility North America President Tobias Bauer said, "The Charger locomotives entering revenue service are more than just trains, they represent our shared commitment to

modern and reliable transportation for millions of passengers. Built right here in the U.S., these locomotives combine cutting-edge technology with proven performance, and we're honored to celebrate this moment alongside our partners at the MTA at Grand Central Terminal."

In 2021, Metro-North placed an order with Siemens Mobility for 27 of the new SC42-DM models. The locomotives are being manufactured at the Siemens Mobility rolling stock facility in Sacramento, California, and delivered to Metro-North through 2027. The purchase was funded by the MTA's 2015-19 and 2020-24 Capital Plans, along with funding from the Federal Transit Administration.

"Metro North is charging into the future with faster, greener, and more reliable locomotives," Gov. Hochul said. "There is no better way to kick off climate week than by further enhancing the emissions-reducing power of mass transit. By modernizing our

Metro-North fleet, tens of thousands of riders every single day will have a smoother, faster ride."

Westchester County Executive Ken Jenkins said, "These new Siemens Charger locomotives will not only improve service for Metro-North riders, but will also help reduce emissions, protect public health, and move us closer to our climate goals. This is an important step forward for Westchester County families, commuters and future generations, and we thank our partners at the MTA for their leadership on this project."

Dutchess County Executive Sue Serino said, "Dutchess County is excited to be the primary beneficiary ... having the largest number of stations outside of the electrified track network on the Harlem and Hudson lines. The new engines, designed to be exceptionally energy efficient, will reduce fuel consumption and most importantly for our community, significantly reduce air pollution."

AFFORDABLE HOUSING

IDA incentives sought for 438 Main St. project in New Rochelle

BY PETER KATZ / pkatz@westfairinc.com

"A \$69M project at 438 Main St. will bring affordable senior housing and a new Union Baptist Church to New Rochelle."

The entity 438 Main Street LLC, formed through a partnership between the St. Katherine Group and Kings Capital Group, is seeking financial incentives from the New Rochelle Industrial Development Agency for an affordable housing project at 438 Main St. in New Rochelle. The city's Planning Board gave approval to site plans back in November of 2022 with an administrative amendment in December 2024. The building would include 115 units including one unit reserved for the building's superintendent. The project also includes commercial space as well as 80 parking spaces.

The IDA was considering a sales and use tax exemption of \$2,100,500 and a partial real estate property tax abatement structured under a PILOT (payment in lieu of taxes) agreement.

There also is a mortgage recording tax exemption under consideration for the project.

The site is where the Union Baptist Church operated until it was destroyed in a five-alarm fire on Feb. 14, 2011. The interior was gutted and the roof collapsed in the fire and the remains of the building were demolished. As part of the project, a new church and event space will be constructed for the Union Baptist Church, which now is known as The New Union Church of New Rochelle. The congregation on Sept. 21

celebrated its 112th anniversary with a service conducted at The Salvation Army building at 22 Church St. in New Rochelle.

The church portion of the Main

Street development would be treated as a condominium and separately owned and operated. It would be treated as having a price of \$5.3 million, equivalent to the value of the land that was provided for the project.

The 114 apartments for rent will be for senior citizens and priced to be affordable to tenants earning 30% to 60% of the Area Median Income. There would be a commercial space in addition to the church.

The project's cost has been estimated at \$69 million. Financing would include equity raised on the sale of federal and state low income housing tax credits, a conventional loan, a Westchester County FLEX Fund Award and financing from the New York State Homes and Community Renewal (HCR), including



Rendering of 438 Main St., New Rochelle

the Senior Housing program (SENR).

It's estimated by the developer that the project would result in there being only one additional student added to the enrollment of the New Rochelle Public Schools.

The developer expects there to be approximately 120 temporary construction jobs created at the site. When completed, the new residential building would be expected to create one new full-time and six new part-time jobs.

Rockland firms accused of fraud on life insurance policy

BY BILL HELTZEL / bheltzel@westfairinc.com

“Life Securities alleges Rockland County defendants falsified medical records to inflate the value of a \$10M life insurance policy on the secondary market.”

Two Rockland executives and their firms have been accused of illegally profiting on a client's \$10 million life insurance policy.

Life Securities 2 LP sued Samuel Ehrenthal and Insured On Time Services Inc., and Michael Goldman and Prime Brookside LLC, Sept. 15 in U.S. District Court, White Plains.

The defendants falsely claimed that their client suffered from several serious medical conditions, the complaint states, to drive up the price of the policy on the secondary market.

Life Securities is a Delaware corporation that is affiliated with entities in Luxembourg, the Netherlands, and the United Kingdom. It buys life insurance policies on the secondary market, assumes the premium payments and receives the benefits when

the individuals die.

In 2015, Hadassah Weiss, 57, of Los Angeles, set up a life insurance trust and applied for a \$10 million policy with American Life Insurance Co., according to

the complaint.

Ehrenthal and Goldman, of Monsey, and Insured on Times Services and Prime Brookside, of Spring Valley, allegedly helped procure and sell Weiss' policy.

In 2019, Weiss applied for a life settlement deal, where a policy is sold at a price greater than the cash surrender value but less than the death benefit. Her application included current medical conditions and medical records submitted by Dr. William F. Skinner, of Santa Monica, California.

Weiss's trust fund sold the policy to Georgia Settlement Group for \$2,975,000, according to the com-

plaint. Insured On Time was allegedly paid \$40,000 for brokering the deal.

In 2021, Life Securities bought the policy from Georgia Settlement Group for \$2.3 million.

Now Life Securities claims that the information it relied on was false.

This past January the company sought more information from Weiss' physicians. Her son, Menachem Weiss, allegedly responded in an email that Dr. Skinner was "no longer relevant," and referred to a new doctor whose medical records did not include conditions described by Dr. Skinner.

Dr. Skinner died last year and his practice was transferred to another clinic. That clinic, the complaint states, has no record of Weiss as a patient, and this past June her son allegedly confirmed that Dr. Skinner never treated his mother.

Life Securities claims that the Rockland defendants, "with the assistance

of Dr. Skinner and Hadassah Weiss, fraudulently falsified various medical records in an effort to drive up the value of the policy on the secondary and tertiary life insurance market."

Weiss is not named as a defendant in the lawsuit.

Life Securities is demanding unspecified monetary damages.

Efforts to find email addresses for Ehrenthal and Goldman, to ask for responses to the allegations, were unsuccessful.

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HEALTH CARE

WMCHHealth assumes full control of three HV hospitals

BY PETER KATZ / pkatz@westfairinc.com



Good Samaritan Hospital in Suffern. Satellite photo via Google Maps.

Westchester Medical Center Health Network (WMCHHealth) is becoming sole owner and operator of three Hudson Valley hospitals that for about a decade have been operated as a joint venture partnership with Bon Secours Mercy Health (BSMH). In a joint announcement, WMCHHealth and Bon Secours said they have amicably agreed to end the joint venture partnership and the three hospitals will fully shift to WMCHHealth.

The hospitals involved are Good Samaritan Hospital in Suffern, Bon Secours Community Hospital in Port Jervis, and St. Anthony Community Hospital in Warwick.

"While the terms of the transaction remain confidential, both parties agree they are fair," WMCHHealth said in reply to an inquiry by Westfair's Westchester County Business Journal about financial details of the transfer.

"With this new chapter we are strengthening our promise to create a healthier Hudson Valley where every family can rely on advanced care that is rooted in their community," said David Lubarsky, president and CEO of WMCHHealth. "This evolution allows us to honor the original shared commitment to support community care by enhancing our ability to deliver seamless, integrated care across the Hudson Valley

and build a system that meets the evolving needs of the diverse communities we serve. By fully integrating these hospitals, we are creating a stronger, more sustainable network that will serve generations to come."

Part of the transition involves no longer operating the hospitals as Catholic entities. WMCHHealth said that religious symbols and iconography will be respectfully retired or relocated in consultation with Mercy and local leaders and spaces for prayer, meditation,

or quiet reflection will remain available for patients, families and staff of all faiths.

WMCHHealth noted that it has served as the primary operator of all three hospitals and their associated facilities since entering a joint partnership with BSMH in 2015. WMCHHealth said it will be actively reaching out to a range of local stakeholders including patients, employees, physicians, and community partners to explain the change. It emphasizes that there will be no changes to operations or access to care. It said that any branding changes associated with the transition will be made in compliance with regulatory requirements.

WMCHHealth has nine hospitals on seven campuses and 60 ambulatory care sites. It has nearly 13,000 employees with nearly 3,000 attending physicians and annually serves nearly 300,000 individual patients.

28-story The Alary opens in New Rochelle

BY PETER KATZ / pkatz@westfairinc.com



From left: New Rochelle City Council Member Shane Osinloye; Laura Ange of The Brooklyn Group; Mayor Yadira Ramos-Herber; City Manager Wilfredo Melendez; Building Commissioner Paul Vacca; Development Commissioner Adam Salgado; and Anne Gold, executive director of the New Rochelle Downtown BID.

The apartment building The Alary at 33 Westchester Place in New Rochelle has been opened with a ribbon-cutting ceremony. The building has 315 apartments and 174 parking spaces and was developed by Allstate Ventures. The unit mix includes 110 studios, some of them having separate alcoves giving them the feel of a one-bedroom, 161 one-bedrooms and 44 two-bedrooms.

New Rochelle Mayor Yadira Ramos-Herbert and other city officials joined principals of the developer for the event, which took place on the 28-floor landscaped rooftop terrace.

The Alary is part of Westchester Place, a three-building development that includes Allstate's The Arc and The Atelier.

"This event not only celebrates The Alary, but also the successful collaboration between Allstate Ventures and the city to establish a vibrant arts district in downtown New Rochelle," Rachel Spater, development manager at Allstate Ventures said. "Westchester Place has played a key role in the city's ongoing growth and cultural renaissance, and The Alary stands as a defining new addition to the skyline."

Together, the three buildings deliver 524 housing units, including market-rate and affordable apartments, plus nearly 7,500

square feet of neighborhood retail and creative space showcasing local galleries and studios.

"As New Rochelle continues to grow, it's essential that we welcome new developments that foster a sense of community for long-time residents and newcomers alike. The Alary does just that," said Ramos-Herbert, noting that the Allstate's development is close to the Metro-North train station. "Together with The Arc and The Atelier, The Alary

offers premier housing, top-tier amenities, coveted retail space, and arts programming for our community members to enjoy."

The Alary features nine-foot ceilings, floor-to-ceiling windows, keyless entry, custom-lit closets, and upgraded kitchen appliances. Penthouse apartments feature 11-foot ceilings.

Amenities for residents include a fitness center, co-working spaces with private pods and conference rooms, a game room with wet bar, sports simulator, children's playroom, and a sky lounge with full-service bar. The rooftop terrace features a pool, outdoor cinema, BBQ kitchens, fire pits, a dog park, and panoramic views of Westchester County and Long Island Sound.

Rents at The Alary start at \$2,150 for studios, \$2,850 for one-bedroom layouts, and \$4,100 for two-bedroom two-bath units.



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BCW's Marsha Gordon Recipient of Prestigious Corning Award for Excellence

BCW President & CEO Marsha Gordon has been named the recipient of the 2025 Corning Award for Excellence by The Business Council of New York State. The award was presented during the awards dinner at The Business Council of New York State's Annual Meeting on September 18th at The Sagamore Resort, Bolton Landing.

"On behalf of The Business Council of New York State, an organization that values and embraces the relationship we share with Dr. Marsha Gordon, it is my great honor to present her the prestigious Corning Award for Excellence", said Heather Mulligan, President & CEO, The Business Council of New York State Inc. "This well-deserved recognition is a testament to her unwavering dedication, visionary leadership, and decades of tireless service to the region she so passionately champions. Dr. Gordon's impact has been profound and lasting, and we are proud to celebrate her remarkable legacy of success."

"I am deeply honored to receive the Corning Award for Excellence from The Business Council of New York State," said Gordon. "This recognition is a reflection of the incredible work of our team at the BCW and the dedication of our members who are committed to driving economic growth, innovation, and opportunity throughout our region. I want to sincerely thank The Business Council and Corning Incorporated for this meaningful honor, and for their ongoing leadership in strengthening New York's business climate."

The Business Council of New York State has presented the award in partnership with Corning Incorporated for 47 years. Previous recipients include John Catsimatidis, Businessman and Radio Personality, Kathryn Wylde, President & CEO of the Partnership for New York City (2023), Eric Mower (2022), G. Thomas Tranter, former President and Director of Community and Government Affairs for Corning Enterprises (2021), and H. Carl McCall (2020).



L-R: Joanne Fernandez, Director of U.S. Government Affairs, Corning Inc.; Marsha Gordon, President & CEO, The Business Council of Westchester; Heather Mulligan, President & CEO, The Business Council of New York State, Inc.

Courtesy of The Business Council of New York State

New Report Echoes BCW's Legislative Priorities

The Public Policy Institute of New York State, an affiliate of the Business Council of New York State, released a report last week that calls for immediate action to rescue our state's business environment.

The report, New York State Must Take Action Immediately to Fix Its Business Climate or Risk Additional Economic Issues, not only validates our long-standing advocacy efforts but also provides clear recommendations for achieving a more competitive and prosperous New York.

As an original partner with the Business Council of New York State regarding this project, The BCW played an important role in formulating this blueprint by hosting a roundtable discussion with Westchester business leaders to learn about the daily challenges that they face.

BCW members' feedback helped to inform the report, which highlights the challenges to growth in the Hudson Valley, including:

- A regional loss of talent.
- Reduced demand for office space.
- A lack of ecosystem support, particularly around life sciences and hospitality development.
- New wetlands regulations posing a major roadblock to residential and commercial projects already under consideration.
- The lack of coordination among workforce boards, with little

effectiveness to address the talent pipeline and skills gap.

The report's authors also surveyed more than 550 businesses leaders statewide. Key findings of the survey revealed that:

- Only 21% of business leaders surveyed said New York State is on the right track.
- 72% of businesses do not see the current economic conditions of New York as good.
- 3% of business leaders feel regulators and lawmakers fully understand and support their business.
- 2% of New York business leaders feel lawmakers represent their interests in Albany.
- Only 8% say government actively supports innovation in their respective industries.

The BCW plays an important role in addressing these challenges through its daily advocacy program, which includes the annual Albany Lobby Day and its annual Legislative Agenda that promotes business-friendly policies.

Regarding the ongoing deluge of laws and regulations that businesses must comply with, The BCW has always stated that the state legislature must refrain from passing legislation that imposes costly unfunded mandates on businesses of all sizes.

(Continued on next page)



BCW BUSINESS COUNCIL OF WESTCHESTER

EVENING NETWORKING RECEPTION

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Tarrytown House Estate



New Report Echoes BCW’s Legislative Priorities

(Continued from first page)

On the energy front, the BCW formed the Clean Energy Action Coalition to accelerate clean energy adoption across Westchester County. The coalition engages decision-makers on the state, county and municipal levels, prioritizing outreach and education, creating uniform standards to expedite clean energy development, and building a central resource for stakeholders.

Regarding land use, the BCW has lobbied the governor and the state legislature to amend the State Environmental Quality Review (SEQR) process, and in some cases, eliminate land use regulations that cause unnecessary delays for important projects throughout the state. This is especially needed now as we are moving to building sustainable energy infrastructure.

The scaffold law continues to be one of the major legislative priorities for the BCW. The reform of this outdated law would assist the state’s economy and free up millions of dollars in state and municipal budgets, save hundreds of millions in infrastructure costs, and release an estimated \$200 million a year into education budgets across the state.

The report outlined almost 40 recommendations to make the state more competitive, including:

- Recommending and participating in comprehensive regulatory review to identify out-of-date and duplicative state regulations, specifically those related to business establishments, investments, and operations.
- Continuing to oppose new or increased taxes on businesses of all sizes and industry types and oppose new or revised legislation reducing business rights and protections.

- Creating opportunities for subject matter experts from the private sector to participate in the discussion and development of new regulations and guidelines for implementation.
- Convening energy providers, regulators, and developers to identify solutions to meeting the energy capacity and affordability needs for all New Yorkers and revisit the state’s clean energy goals and mandates based on these outcomes.
- Advocating for the consideration of all energy options to provide adequate and affordable energy to communities throughout the state.
- Encouraging creative financing programs and new partnerships to support new ways to bring affordable housing online.

The report's conclusions serve as a powerful reminder that while New York has been a place of innovation and growth, we face the risk of driving away the industries that built us. By removing the bureaucratic barriers and roadblocks, we have an opportunity to create long-term economic success.

The BCW urges the governor and the legislature to use this report as a positive road map for adopting meaningful changes that will help New York State recruit and retain businesses of all sizes.

To view the full report, visit www.ppinys.org

Befuddled by college prep? Lindsay Tanne Howe has some answers

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Many people decide to become entrepreneurs after finishing college. Lindsay Tanne Howe, founder and CEO of LogicPrep, established her company when she was a freshman at Harvard University.

“At the time, I was really just a kid helping other kids, and with my interest in writing and storytelling, I wanted to help students shape their own stories,” she recalled. “Fast forward to today, and I’m a parent myself, helping families navigate the process alongside an incredible team of former admissions officers from schools like Harvard, MIT, UPenn and Duke.”

The Ivy League-plus expert is a frequent speaker at Young Presidents' Organizations (YPO) gatherings, the Leukemia & Lymphoma Society's Student Visionaries of the Year program and at high schools globally. She is a member of the National Association for College Admission Counseling (NACAC) and the Independent Educational Consultants Association (IECA). Howe is frequently featured as a thought leader and writer in publications that include Forbes, Parents, Town & Country, Family Wealth Report and Teen Vogue.

Beyond LogicPrep, she is the founder and president of The Jesse Kolber Foundation, which supports high-achieving students who demonstrate resilience, financial need and a commitment to academic excellence. She also volunteers with the Leukemia & Lymphoma Society (LLS), with a particular focus on helping young people. As such, Howe is a reviewer for the annual LLS Scholarship for Blood Cancer Survivors, which supports blood cancer patients and survivors on their higher education journeys.

Howe grew up in Westchester County and is now raising what her five children and stepchildren call their "smushed family" in Fairfield County. There she enjoys exploring local playgrounds and museums with her kids, learning about wine and sneaking in time for fiction reading and Pilates.

“It feels so good to be back to my roots, supporting students and families in such an academically oriented community.”

We caught up with her before her Sept. 25th talk on “The Questions Every Family Should Ask Before Starting the College Admissions Process.” (Howe will be speaking at

Athena Books in Old Greenwich from 6:30 to 8:30 p.m.)

Lindsay, thank you for taking the time to speak with Westfair.

Your talk is on what families should do before navigating the admissions process. So what is the first step?

“The first step in the college admissions process isn’t choosing a school or a major. It’s following your curiosity. Encourage your child to try new clubs, activities and classes. Passions develop from exposure. So help them to explore widely, listen to podcasts, read the news and, most importantly, have conversations at the dinner table about what lights them up. That’s how a story begins to take shape – over time, through curiosity and engagement.”

Walk us through the process. The student takes the SATs or the ACTs, writes an essay, gets recommendations and submits them with an application. Should the student, then, study for the exams, take a class in them and take them more than once?

“We recommend students take a diagnostic SAT and ACT in sophomore year and build a game plan from there. One-on-one prep is especially valuable, because it helps students focus on their past mistakes, tailor a strategy that works for them and set their own timeline. Most students end up taking the test two or three times to maximize their potential.”

What about the essay? Is it specific to each school to which the student is applying, or is it a personal reflection of the student? Does the student need to hire a coach for this?

“The Common Application essay is a personal statement that goes to all schools, while most colleges also require supplemental essays about topics like potential majors or why a student wants to attend. Essays are an opportunity to showcase your unique voice, interests and creativity. In today’s world, where AI is everywhere and interviews are less central to the process, the essays are your best chance to say, in your own words, who you are. Our students have even received accep-

tance letters with personal notes from admissions officers referencing their stories. That’s why having a thoughtful partner in the process can be so valuable, and our essay coaches help students structure their ideas and bring their authentic voices to the page.”

How many recommendations do you need and who should write them?

“Most colleges require two teacher recommendations and one from your school counselor. More than the subject, what matters most is a teacher’s ability to speak specifically about your engagement, interests and character. That’s why it’s so important to start cultivating strong relationships with your teachers and school counselor as early as ninth grade.”

In applying to colleges, how many should you aim for and what’s the balance of safety schools and real moonshots?

“We typically advise students to build a balanced list of about 12 schools, a mix of reaches, targets and likelies. Early Decision is also a key part of the strategy, since acceptance rates in the early round can be four to five times higher. Used wisely, it can dramatically increase your chances of getting into your top-choice school.”

You have a degree in honors English. What was your essay about? And would you advise someone to major in English today, given the focus on STEM and job-specific degrees and the gutting of humanities departments? How has your English major helped you in your work?

“My college essay was actually on a cooking experiment gone horribly wrong. I always share that with my students, because many feel like they need to have experienced a major hardship or saved the planet to write a compelling story. The truth is, it’s really about showing who you are and how you see the world.

“And as for my major, I studied English, and I’ll always be a believer in the liberal arts. It gave me a foundation in how to think, problem-solve and collaborate, which has shaped everything I do today. In a world so focused on STEM and AI, those human skills – creativity, collaboration, communication -- are more valuable than ever.”



Lindsay Tanne Howe, founder and CEO of LogicPrep. Courtesy Lindsay Tanne Howe.

“The best applicant is the most deeply authentic, engaged version of you.”

— Lindsay Howe, founder of LogicPrep

Describe your services. How many employees do you have and how many people have you served?

“LogicPrep supports students and families holistically through the entire journey of high school into college. That means everything from college advising and test prep to academic support and help with essays. We work with over 150 students each year, guided by a team of more than 50 professionals who partner closely with families locally and around the world.”

What's the one piece of advice you would give to an overwhelmed college applicant right now?

“Take it one step at a time. The process can feel intimidating, but it’s really a series of small, manageable pieces that build on each other. And remember there’s no such thing as the ‘perfect’ college applicant. The best applicant is the most deeply authentic, engaged version of you.”

Eye on Small Business – Rock Island Sound, Rye and Tarrytown

BY JEREMY WAYNE / jwayne@westfairinc.com

With an eye on musical business for fall and following our recent story on Smash of White Plains, Westfair's Westchester County Business Journal recently caught up with Paul Bessolo, whom Westfair editor Georgette Gouveia profiled in her September 2023 story, "Don't Cry for Him, Argentina."

Bessolo, who started playing guitar when he was 7 and piano when he was 10, arrived in the United States in 1992, eventually receiving his master's degree in composition from Purchase College, going on to open his first music store and school, Rock Island Sound in Rye, in 2004.

Five years later, he opened a second store, in Tarrytown, offering, as the store's banner proclaims, "lessons, retail, repair and rentals," bringing high-quality musical instruments at reasonable prices to novices and professionals alike.

Now, ready for further expansion, and in common with increasing numbers of small business owners in our region, Bessolo has embraced the franchise model, figuring it is one that

is highly compatible with his particular business needs.

As he told the Journal, "Because franchisees fund and operate their own schools, you can scale much faster." Multiple locations, he said, can open at the same time across different

regions. He explained that, by comparison, traditional "branch by branch" expansion was dependent entirely on your own available capital, management capacity and ability to hire and oversee staff, with growth necessarily slower and more limited.

Another feature that attracted Bessolo to the franchise model was that, as he put it, "franchisees tend to be locals who know their community, their schools and culture, meaning they can network with parents, students and organizations more effectively than an outsider." Adding another branch, or branches, in the traditional way, "you'd need to build that knowledge from scratch, which takes time and resources," he observed.

"I want to live in a society where art is a central aspect of our lives."

— Bessolo, founder of Rock Island Sound



Paul Bessolo outside his music store, Rock Island Sound, in Rye. *Courtesy Rock Island Sound.*

To launch the franchise operation and ensure its smooth-running, Bessolo has engaged the services of FMS Franchise, a major franchise consulting firm founded in Atlanta that offers marketing and sales support to its clients. In practical terms, the aim is to franchise both the school and the store under the Rock Island Sound name. Bessolo said he already has detailed curriculums for every instrument with lesson plans and practice routines, along with spreadsheets to track progress.

He hopes to open between three and six within a year and 12 in the

second year. "From there, the sky's the limit." He added that he would also love to open franchises in his native country of Argentina.

Asked about the relationship between the original Rock Island Sound stores and the new franchises, and whether he could comment on any other long-term goals, Bessolo said his dream was "to provide a rewarding and enriching quality of life through the wonder of bringing music to our next generation.

"I want to live in a society where art is a central aspect of our lives."

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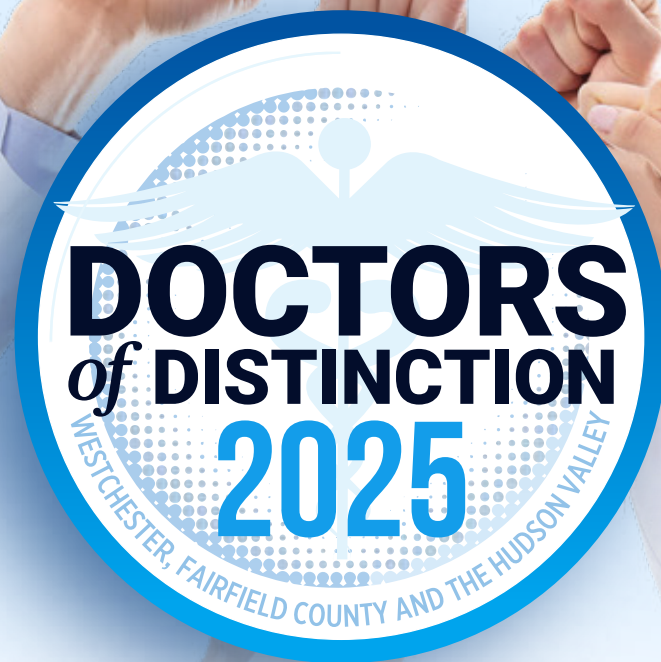
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+ Doctor without Boundaries

Jk Rasamny
White Plains Hospital

+ Compassionate Consierge Doctor

Lee S. Marcus
Impact Health

+ Team

Daniel W. Green, Frank A. Cordasco
Hospital for Special Surgery (HSS)

+ Dentist

Danielle A. Ruocco, DDS
ProHEALTH Dental

Travel Talk: Hôtel Plaza Athénée, Paris

BY JEREMY WAYNE / jwayne@westfairinc.com



Hôtel Plaza Athénée entrance in Paris. Photographs courtesy Dorchester Collection.



View of the Eiffel Tower from the deluxe suites.

“The message was clear – I was already as valued here as any celebrity or returning regular guest.”

Enter the sumptuous lobby of Hôtel Plaza Athénée on Paris’ tree-lined and indisputably posh Avenue Montaigne, approach the small, elegant reception desk and be greeted with such a smile, such genuine warmth, such careful concern about how your journey to the hotel has been, you’ll have the clear sense that the exceptional staffers, who are an object lesson in grace and charm, have been waiting all day – perhaps all week – for this very moment of your arrival.

Such was my own experience on a recent visit, where, in that loveliest of hotel lobbies, I happened to spy François Delahaye – chief operating officer of the prestigious Dorchester Collection, to which the Plaza Athénée belongs – a gentleman of my mild acquaintance. I found it telling – borderline amusing – to note he was present and correct, on the job so to speak, at a time on Friday afternoon when most of Paris is generally winding down for the weekend. There’s dedication for you.

In my fifth-floor guest room – which turned out to be one of the smaller, satellite suites to the Presidential Suite, although “smaller” is a relative term, since it was actually vast – I found hand-written notes from various staff members, welcoming me back, even though, I confess, I had never pre-

viously stayed at Hotel Plaza Athénée, which opened in 1913 and remains one of the top five hotels in Paris. But the message was clear – that I was already as valued here as any celebrity or returning regular guest.

And what of the room, or rather suite? An exercise in elegance, restrained good taste, it was also ergonomically and technologically up to the minute. Along with the staff notes, an exquisite arrangement of hydran-

geas and perfumed white roses was waiting for me on the marbled-topped coffee table, the scent of the roses filling the air, and on the leather-topped bureau, sat a gold-rimmed porcelain ashtray so beautiful it almost made me want to take up smoking. I also found a screen-duster for my laptop, just what it needed, what it always needs, and – tied at each end with a red ribbon – a Christian Dior exercise mat – just what I needed, or always need.

The slender terrace brimmed over with geraniums and what was that in the distance as I turned my head gently to the right? Oh yes, the Eiffel Tower. Silly of me to have thought, even for an instant, that the Plaza wouldn’t have placed it right there.

Back inside, in the bathroom, there were two kinds of small trash cans, one

uncovered because that’s easier to use, and one small pedal-bin with a lid, for those things you’re discarding in the bathroom that are best left unseen. Had this hotel thought of everything? It had. In the walk-in closet, among many other closet-y appurtenances, I found solid-oak shoe trees for my dress shoes, not that I had a pair with me. But then, that could have been easily put right, with famous men’s shoemaker J M Weston diagonally across the Champs-Élysées, just moments away.

And yet another treat – a pillow spray that really worked, because I fell asleep fast and slept for nine hours like a baby, which I never do, even in the fanciest hotels on the finest linen sheets – or even at home. (When I later called the hotel to inquire if the spray might be for sale, I was told it was not, and when I pressed the hotel to learn more about the scent I was informed only, but oh so politely, that “one could not say more” but “amber was the top note.”)

In the hotel’s Michelin-starred Jean Imbert au Plaza Athénée restaurant, one of the three most beautiful dining rooms in Paris I’d venture, you sup on langoustines, brioche with Marie-An-toinette caviar, and Montmorency pigeon. Or, for a more modest lunch or dinner, “modest” again being a relative term, you head to the hotel’s more relaxed Le Relais Plaza. (Fun fact: The Relais was a canteen for American soldiers during the liberation of Paris in 1944.) Or in warmer

weather, go to the courtyard restaurant, La Cour Jardin. Or you just say to hell with eating and head to Le Bar for some fizz or a couple of martinis.

For me, what lingered in the mind after a dinner of sheer and utter perfection in the courtyard, was the perfect white peach, the first of the season, an object of such exquisite form and sweetness it should perhaps have been preserved under glass in at the Musée du Louvre or the d’Orsay for its short shelf life, rather than eaten. And dear old Marcel Proust would have surely fainted with joy when smelling and then putting his lips to one of those morning made-leines at breakfast, not to mention the Plaza’s matchless croissants.

Dior Spa at Hôtel Plaza Athénée..

Have a few too many baked goods as you doubtless will, and you can dreamily detox at the hotel’s very own Christian Dior spa, one of just five in the world, whose philosophy is to “reactivate youthfulness,” with both “instant and long-lasting results.” (The hotel has a long and special relationship with the House of Dior. In 1947, Christian Dior established his first salon de couture next door. Today the salon is across the street.)

Back in the grand public spaces, you never see a faded brocade, a pillow that isn’t plumped, a rose or geranium in the window-boxes on the Plaza’s very chic street terrace that needs “deadheading,” because everything, from the Aubusson carpets to the embroidered screens to the zingy Limoges china is always, but always, at the peak of perfection.

And with its refined sense of noblesse oblige, while all the first-name greats – Wallis, Jackie, Marlene, Roger (the tennis guy, in case you were in any doubt) – have stayed here over the years, believe me the plain old average Joe is going to be just as fussed over.

Was there ever a place as lovely as the Plaza Athénée? And – just a passing thought – was there ever a grand hotel where Wallis didn’t stay?

Jeremy Wayne is a luxury travel adviser with Superior Travel of New York. Contact him at jeremy@superiortravel.com.

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Nomination form





Rendering of proposed building at 400 Main St., Peekskill.

CONSTRUCTION

Five-story 41-unit apartment building proposed for Peekskill waterfront area

BY PETER KATZ / pkatz@westfairinc.com

“There are going to be pretty spectacular river views from all of these units... we hope that maybe we're one of the first in a line of potential future improvements that may come to the waterfront.”

— Architect Joseph G. Thompson

The entity 400 Main Street LLC is seeking approvals from Peekskill to construct a five-story apartment building at the foot of Main Street in the city's waterfront district. The developer is seeking site plan and special permit approvals as well as waivers to add one story more than is permitted under current zoning. It also is seeking a waiver for not providing the required number of parking spaces.

For 41 apartments, 62 parking spaces would be required under zoning. A total of 18 parking spaces are proposed on site. The applicant intends to seek a waiver of parking and pursue a leasing arrangement for 21 additional parking spaces from the City of Peekskill at the existing parking lot on Main Street across the street from the project site.

The approximately 30,000-square-foot 400 Main St. parcel was purchased in 2022 for \$1 million by Austin and Jake Deraaff.

Architect Joseph G. Thompson, who is located in Peekskill, told the Peekskill Planning Commission, “There is one building on the property that has been vacant for quite some time, it's in disrepair, that we propose to raze as part of the proposal. We would provide some parking on site and potentially up to 41 units in the new building.”

Two of the apartments would be priced as affordable housing and two would be priced as workforce housing.

Thompson described the site as having a curved form that the building design tries to embrace. He said the plan includes putting in new street lights, new sidewalks and new street trees to enhance the area.

He said that most of the apartments would have river views.

“It would include underground parking in the building, also at-street-level parking with two curb cuts,” Thompson said. He described the main level as having some apartments with the other floors having nine apartments each. He said there would be a mix of one-bedroom and two-bedroom units with apartments varying in size from about 650 square feet to 800 to 900 square feet. Balconies would be featured.

Thompson said that the rooftop would have patios and green roof areas. He said that Route 9 passes behind the property and is higher because of terrain upslope. He said that the rooftop would be visible from the roadway. He said that the building is designed with the corridors along the back and that would help insulate



Site at 400 Main St., Peekskill

the apartments from traffic noise being created on Route 9.

“We do have quite a bit of water to deal with. There's a problematic problem at the intersection of Main and Water where that area can sometimes flood and ice,” Thompson said. “That's because the runoff from this property is uncontrolled.”

Thompson said that the green roof and other improvements would help deal with stormwater runoff in the area. He also said that the building is being designed to be energy efficient.

“There are going to be pretty spectacular river views from all of

these units that look out across the train tracks, across the art park and walkway that's across on the other side fronting water and capturing the Hudson River and the views of the Highlands,” Thompson said. “We would hope that a development like this could inspire other investment into the waterfront. I know the city is studying potential opportunities at the waterfront. I know there's some interest in properties further north for redevelopment. I suppose we hope that maybe we're one of the first in a line of potential future improvements that may come to the waterfront.”

Stratford finally gets title to former Ella T. Grasso Center

BY GARY LARKIN / glarkin@westfairinc.com

STRATFORD – The Town of Stratford has paved the way for more than 100 units of affordable senior housing when it received title last week to Ella T. Grasso Regional Center property from the state.

After years of negotiations with the State of Connecticut and many discussions with the state’s Department of Administrative Services, the town’s Stratford Housing Authority LLC can now go ahead with the plan for affordable housing on the site.

The state General Assembly approved the transfer of the former Ella T. Grasso Regional Center property, which closed in 2016, to the town in 2018. Since then, Stratford has worked closely with the state Office of Policy and Management (OPM), to complete the transaction.

Despite delays over the 8-year period, the Sept. 17 conveyance ensures the property will serve Stratford residents in need of affordable housing.

“This is a historic and significant moment for Stratford,” said Mayor Laura R. Hoydick . “The conveyance of the Ella T. Grasso property allows us to move forward with plans that will directly benefit and support our seniors.

“With more than 100 units of affordable housing to be developed through an agreement between the town and the Stratford Housing Authority, we are not just building homes; we are strengthening our commu-

nity and honoring our commitment to provide dignity, security, and opportunity to those who have given so much to Stratford.”

As part of the original Connecticut state delegation that initiated the conveyance in 2018, Rep. Joseph Gresko expressed his gratitude for the completion of the conveyance.

“After nearly eight years, I am proud to have shepherded the conveyance of the Ella T. Grasso property through the state Property Review Board,” Gresko said. “Working in partnership with Mayor Laura Hoydick and the Attorney General’s Office, we were able to bring this long process to a successful fruition. This milestone reflects true collaboration and will provide lasting benefits for the Stratford community.”

State Rep. Ben McGorty added his appreciation for the outcome.

“This was a long process, but through teamwork and persistence, we were able to get it done for the benefit of Stratford,” McGorty said.

The Stratford Housing Authority will now lead the development effort, focusing on high-quality, affordable housing that reflects both community priorities and legislative intent.

“This finalization represents the fulfillment of a vision nearly a decade in the making and signals a new chapter for the Ella Grasso property – one centered on service, community, and opportunity,” Hoydick said.



From left, Susan M. Pawluk, MCTC, CMC Stratford Town Clerk; Stratford Mayor Laura Hoydick; Anne Peterson, Connecticut Department of Administrative Services; Bruce Jackson, Jackson Law Group CT LLC .Photo courtesy of Mayor Hoydick's office




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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Aug. 17 - 23

K&D Industries of New York LLC, Peekskill, Karl Bjorkland, president, 25-22867-SHL: Chapter 11, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 million. Attorney: Lawrence Morrison.

Empire Core Group LLC, New Rochelle, Florim Lajqi, CEO, 25-22894-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Erica F. Aisner.

U.S. District Court, White Plains

Local business cases, Aug. 17 - 23

PHH Mortgage Corp., Mount Laurel, New Jersey vs. Orchards of Hurleyville Homeowners Association, Woodbourne, et al, 25-cv-7711-NSR: Foreclosure. Attorney: Sara Boriskin.

AI Amped I LLC, Purchase vs. Bell Canada, Montreal, Canada, 25-cv-7819-JGLC: Breach of contract. Attorney: Laura Garr.

Westchester County Fair Housing Board vs. Platzner International Group, New Rochelle, et al, 25-cv-7905: Fair Housing Act. Attorney: Christopher J. Inzero.

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

Stefan Ionescu - Balaceanu, Ontario, Canada, et al, vs. Mastercard International, Purchase, 25-mc-412: Motion for discovery. Attorney: Jonathan E. Davis.

DEEDS

Above \$1 million

3 Fawn Lane LLC, Armonk. Seller: Marc Siegel, Armonk. Property: 3 Fawn Lane, North Castle. Amount: \$2.7 million. Filed Aug. 27.

4 Bixby Realty LLC, Bronx. Seller: Andrew S. Rendich, Rye. Property: 4 Bixby Court, Rye City. Amount: \$2.8 million. Filed Aug. 25.

All Season Realty Rye LLC, Rye. Seller: New Belle Realty LLC, Rye. Property: 39 Purchase St., Rye City. Amount: \$3 million. Filed Aug. 27.

Arora, Harpal S., Hyde Park. Seller: 336 Bronxville Road Realty Inc., Katonah. Property: 336 Bronxville Road, Yonkers. Amount: \$1.4 million. Filed Aug. 27.

Asterope LLC, Bedford. Seller: V & C Property LLC, Wilmington, Delaware. Property: 781 Old Post Road, Bedford. Amount: \$1.5 million. Filed Aug. 25.

Cantina 28 LLC, New York. Seller: Mehmet I. Scheer, Armonk. Property: 2 Quarter Mile Road, North Castle. Amount: \$3.6 million. Filed Sept. 2.

Grieve, Brian, Rye. Seller: 10 Fieldstone LLC, Rye. Property: 10 Fieldstone Road, Rye City. Amount: \$5.2 million. Filed Sept. 2.

HGC Knollwood LLC, Virginia Herndon. Seller: Knollwood Real Estate Co., Elmsford. Property: Tower Road, Greenburgh. Amount: \$3.5 million. Filed Aug. 27.

Lieblich, Steven, Bonita Springs, Illinois. Seller: Stonebridge Road Development LLC, Purchase. Property: 16 Stone Bridge Road, Harrison. Amount: \$5.4 million. Filed Aug. 29.

Maselli, Joseph, White Plains. Seller: 18 Halsey LLC, White Plains. Property: 18 Halsey Place, Mount Pleasant. Amount: \$1.2 million. Filed Aug. 25.

Mr. Pudding LLC, New York. Seller: Peter J. McGuiness III, Bedford. Property: 360-362 Pea Pond Road, Bedford. Amount: \$9.3 million. Filed Aug. 25.

Muse Invest LLC, Larchmont. Seller: Thomas V. Tarica, Larchmont. Property: 50 Beach Ave., Mamaroneck. Amount: \$3.8 million. Filed Aug. 28.

Pantoja, Melissa, Yonkers. Seller: 1121 Estates Drive LLC, Eastchester. Property: 1121 Estates Drive, Yorktown. Amount: \$1.1 million. Filed Aug. 26.

Schadt, Jennifer A., Rye. Seller: One Five Six LLC, New Rochelle. Property: 156 Beechmont Drive, New Rochelle. Amount: \$3.2 million. Filed Aug. 28.

Shaiken Properties II LLC, Chappaqua. Seller: Bogner Harris J. Bogner, Chappaqua. Property: 8 Elizabeth St., New Castle. Amount: \$1 million. Filed Aug. 28.

Skylight Woods LLC, Greenwich, Connecticut. Seller: Old Post Realty LLC, Wilmington, Delaware. Property: 797 Old Post Road, Bedford. Amount: \$7 million. Filed Aug. 25.

Soliman, Sara, Mount Kisco. Seller: One Pinebrook Development LLC, New Rochelle. Property: 1 Pinebrook Hollow Drive, New Rochelle. Amount: \$1.8 million. Filed Aug. 28.

Weng, Jia, Elmsford. Seller: Belleview Avenue 2 LLC, Armonk. Property: 715 Bellview Ave., Mount Pleasant. Amount: \$1.3 million. Filed Aug. 29.

YY Prescott LLC, Brooklyn. Seller: Susana Lojano Realty LLC, Yonkers. Property: 429 Prescott St., Yonkers. Amount: \$1 million. Filed Aug. 26.

Below \$1 million

115 Osborne Avenue LLC, Middletown. Seller: Phyllis J. Daly, Mamaroneck. Property: 115 Osborne Ave., Rye Town. Amount: \$605,000. Filed Aug. 25.

307 East 169th LLC, New Rochelle. Seller: Craig D. Stevenson, Scarsdale. Property: 44 Altamont Ave., Eastchester. Amount: \$640,000. Filed Aug. 28.

450 Hilltop Real Estate LLC, Dobbs Ferry. Seller: Hilltop Associates Inc., Yorktown Heights. Property: 450 Hilltop Road, Yorktown. Amount: \$260,000. Filed Aug. 28.

9 Prospect LLC, Hyde Park. Seller: Christopher T. McNerey, Ardsley. Property: 9 Prospect Road, Greenburgh. Amount: \$475,000. Filed Aug. 26.

Aljamal, Ala, Garfield, New Jersey. Seller: Living Resources Corp., Albany. Property: 186 Mahopac Ave., Somers. Amount: \$775,000. Filed Aug. 25.

Boys & Girls Club of Mount Vernon Inc., Mount Vernon. Seller: Dm5 LLC, Bronx. Property: 8 First Ave., Mount Vernon. Amount: \$630,000. Filed Aug. 28.

Faupel, Bridgette M., New York. Seller: Point 62 LLC, White Plains. Property: 1117 North St., White Plains. Amount: \$999,000. Filed Aug. 26.

Four Queens & A King LLC, Boca Raton, Florida. Seller: Susan Palumbo, Bronxville. Property: 43 Chatfield Road, Yonkers. Amount: \$999,999. Filed Aug. 28.

Haleiwa LLC, Katonah. Seller: Lin Dema, Bedford. Property: 9 Milan Ave., Bedford. Amount: \$545,000. Filed Aug. 25.

Kumara Star LLC, Miami, Florida. Seller: Keith Stiles Keith, Lewisville, Texas. Property: 136 Elmwood Road, Lewisboro. Amount: \$922,000. Filed Aug. 26.

McGregor Lane LLC, Scarsdale. Seller: White Pine Development Corp., Peekskill. Property: 83 Townsend Road, Cortlandt. Amount: \$200,000. Filed Aug. 29.

Noonan, Kevin, Bronx. Seller: 11 Parsons Street LLC, Harrison. Property: 11 Parsons St., Harrison. Amount: \$999,000. Filed Aug. 27.

Point 62 LLC. Seller: Barbara Lerman, Larchmont. Property: 222 Lorraine Ave., Mount Vernon. Amount: \$440,000. Filed Sept. 3.

Prakash, Praveen, Glen Oaks. Seller: Crompond Road Realty LLC, Mount Kisco. Property: 2024 Crompond Road, Yorktown. Amount: \$242,000. Filed Aug. 27.

Raniolo, Gary J. II, Somers. Seller: Cobbling Rock Estates LLC, Katonah. Property: 26 Tony's Road, Somers. Amount: \$550,000. Filed Aug. 25.

Rasheed, Maryam B., Yonkers. Seller: Van Gova Group LLC, Yonkers. Property: 183 Pembrook Drive, Yonkers. Amount: \$850,000. Filed Aug. 29.

Reilly, Jonathan, Bronx. Seller: 16 Hillcrest LLC, Carmel. Property: 16 Hillcrest Ave., Cortlandt. Amount: \$700,000. Filed Aug. 28.

Richard Leslie Revocable Trust, Yonkers. Seller: BTD Holding LLC, West Nyack. Property: 1035 E. Boston Post Road, Rye Town. Amount: \$475,000. Filed Aug. 26.

Rolon, Brian A., New Rochelle. Seller: 141 North Highland Avenue LLC, Pleasantville. Property: 141 N. Highland Ave., Ossining. Amount: \$540,000. Filed Aug. 25.

Valle, Johanna O., New Rochelle. Seller: 34 Madison Avenue LLC, Port Chester. Property: 34 Madison Ave., Rye Town. Amount: \$868,000. Filed Aug. 25.

Zens Abby LLC, Scarsdale. Seller: Dub Eitan, Hartsdale. Property: 18 Andover Road, Greenburgh. Amount: \$985,000. Filed Aug. 29.

Federal Tax Liens, \$10,000 or greater,

Westchester County, Sept. 17 - 23

538 Willett Avenue LLC: Port Chester, 2022 - 2024 unemployment and quarterly taxes, \$20,399.

Arnone, Emil: Scarsdale, 2022 personal taxes, \$193,294.

Berkery, Edward: Rye, 2018, 2020 personal taxes, \$198,282.

Buss, Jeffrey D.: Armonk, 2014 - 2016, 2023 personal income, \$636,946.

Caliguiri, Gino: Tarrytown, 2017 - 2019, 2021 personal income, \$68,349.

Gangiano, Anna: Tarrytown, 2012 - 2018, 2020, 2023 personal income, \$82,020.

Carolyn Dempsey Design Inc.: Port Chester, 2023 - 2025 unemployment and quarterly taxes, \$175,006.

Carre PLLC, Nicholas Carre sole member: White Plains, 2023 - 2024 quarterly taxes, \$46,111.

Casa Rina Restaurant: Thornwood, 2021 - 2023 unemployment, quarterly, corporate taxes, \$339,963.

Cottrell, C.R.: Scarsdale, 2022 personal taxes, \$193,294.

Cymrot, David and Jill Cymrot: Scarsdale, 2019 - 2023 personal income, \$632,203.

Devine, Kelli: Yonkers, 2019 - 2023 personal income, \$34,906.

Dollar Land Associates LLC: Yonkers, 2016, 2018 - 2021 unemployment taxes, \$134,430.

Dorfi, Lance: North Salem, 2021 - 2023 personal income, \$86,546.

Filizzola, Francis: Somers, 2018 personal income, \$85,099.

Franco, Frank A. and Cheryl L. Franco: Mohegan Lake, 2018, 2020 - 2022 personal income, \$82,718.

Gibney, Mathew J. IV: Tarrytown, 2017 - 2020 personal income, \$466,264.

GSK Contractors Inc.: Yonkers, 2017, 2019 - 2020, 2024, quarterly and corporate taxes and failure to file correct information, \$18,564.

Guayllasaca, Klever: Port Chester, 2018, 2021 - 2023 personal income and failure to collect employment taxes, \$67,238.

Harrigan, Craig and Maureen Harrigan: Larchmont, 2012 - 2014, 2016, 2018 - 2021 personal income, \$402,691.

Harris, Mark: Chappaqua, 2023 personal income, \$117,769.

J-K Prosthetic & Orthotic Corp.: Mount Vernon, 2024 quarterly taxes, \$34,087.

Kiernan, Colleen: Yonkers, 2016, 2019 - 2024 personal income, \$160,805.

Laevsky, Robert: Yonkers, 2016, 2019 - 2024 personal income, \$160,805.

Lad Contracting Corp.: White Plains, 2024 unem-ployment and quarterly taxes, \$21,943.

Lee, Eunice E.: Tarrytown, 2017 - 2020 personal income, \$466,264.

Lesser, Seth R. and Ellis R. Lesser: Port Chester, 2022 - 2023 personal income, \$151,362.

Life Dome Adult Services: Yonkers, 2020 - 2024 unem-ployment and quarterly taxes, and exempt organization income, \$527,067.

Mach I Electric LLC, of New York, August M. Nigro Jr., member: White Plains, 2023 - 2024 unemployment and quarterly taxes, \$24,816.

Martinez, M.: Port Chester, 2021 personal income, \$35,924.

McClendon, Olubunmi: Yonkers, 2021 personal income, \$61,036.

Meltzer, Sandra L.: Armonk, 2014 - 2016, 2023 personal income, \$636,946.

Nemecek, Philip A. and Jennifer A. Nemecek: Eastchester, 2015 - 2020 per-sonal income, \$226,661.

O’Byrne, John and Patricia O’Byrne: New Rochelle, 2024 personal income, \$48,379.

O’Callaghan, Michael and Cherie O’Callaghan: Katonah, 2020 personal income, \$177,891.

O’Hagan, William J. and Nancy O’Hagan: Chappaqua, 2023 personal income, \$25,497.

Omiel Powell, M.D., PC: Mount Vernon, 2019, 2021 - 2023 corporate income, \$10,673.

Orlando, Philip and Jill Orlando: Pelham Manor, 2013 personal income, \$119,858.

Peekskill Smoke House: Peekskill, 2023 - 2025 quar-terly taxes, \$33,671.

Power, Richard J.: Yonkers, 2019 - 2023 personal income, \$34,906.

Valdez, Julianny A. Ramirez: Yonkers, 2018 resti-tution, \$201,399.

Sansotta, Renato S.: New Rochelle, 2021 - 2024 personal income, \$53,456.

Shin, Linda Umi: Scarsdale, 2020 - 2023 personal income, \$347,273.

Siman, Yusif: Harrison, 2016 - 2022 personal income, \$223,704.

Sondel, Nimali: Ossining, 2015, 2017 - 2024 personal income, \$29,034.

Stark, Charles R. and Nicole Stark: Bedford, 2023 - 2024 personal income, \$176,832.

Stein, Marc and Aviva Stein: Rye Brook, 2023 per-sonal income, \$133,252.

Tenesaca, Fabian Alberto Sisalima: Port Chester, 2018 personal income, \$356,760,337.

Treyball, Keith: Ardsley, 2014 - 2021 personal income, \$470,511.

Ulyatt, Theresa and Jonathan Ulyatt: Yonkers, 2021 - 2023 personal income, \$159,025.

Vargas, Benjamin: Yonkers, 2017, 2022 - 2024 personal income, \$235,083.

Vargas, Jorley D.: Yonkers, 2017 personal income, \$25,721.

Willis, John S.: Yonkers, 2021 quarterly and failure to file correct information, \$65,192.

Young, Jennifer: Ardsley, 2014 - 2021 personal income, \$470,511

Zarembski, Esther (estate): Irvington, 2023 estate tax, \$201,611.

WORKERS’ COMPENSATION BOARD

#1 Best Convenience Corp., Yonkers. Amount: \$21,000.

795 Putnam Avenue Housing Development Fund Corporation, Mount Vernon. Amount: \$2,500.

Advance Yourself LLC, New Rochelle. Amount: \$21,000.

Chicken Masters of Centereach LLC d.b.a. Wingstop, Harrison. Amount: \$10,000.

CKS Management Inc., Mount Vernon. Amount: \$3,000.

Good Talk Brands Inc., White Plains. Amount: \$21,000.

Impendi Analytics LLC, Harrison. Amount: \$66,000.

J & Z Nymex Contracting Inc., Yonkers. Amount: \$14,000.

Law Office of Stephen P. Long PLLC, Chappaqua. Amount: \$21,000.

Repairify Appliances LLC, Larchmont. Amount: \$2,500.

Small Village Cafe Corp., Port Chester. Amount: \$4,500.

Star Hope on the Green Inc., Mount Vernon. Amount: \$5,500.

Tri Bartenders LLC d.b.a. Sweet Temptations, White Plains. Amount: \$5,000.

Winners Circle Elite Marketing Inc., White Plains. Amount: \$1,500.

Xpress Auto Repair Inc., Yonkers. Amount: \$20,500.

JUDGMENTS

Agangne-Joseph, Collin, Wappingers Falls. \$6,521 in favor of Westchester Community College. Filed Aug. 28.

Aguasviva, Elayne, Yonkers. \$965 in favor of Westchester Community College. Filed Aug. 28.

Almonte, Suleiky M., Peekskill. \$1,701 in favor of Westchester Community College. Filed Aug. 28.

Barrows, Shauneakaye T., Mount Vernon. \$487 in favor of Westchester Community College. Filed Aug. 28.

Bassani, Olivia R., Mohegan Lake. \$2,374 in favor of Westchester Community College. Filed Aug. 28.

Benson, Danielle, Yorktown Heights. \$1,267 in favor of Westchester Community College. Filed Aug. 27.

Bertoline, Sacil Y., Peekskill. \$6,122 in favor of Capital One NA. Filed Aug. 29.

Best Pro Appliance Service Inc. d.b.a., Natick, Massachusetts. \$175,734 in favor of GCM Funding LLC, White Plains. Filed Aug. 26.

Bojorquez, Walter, Pleasantville \$2,222 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 23.

Brickhouse, Douglas S., Peekskill. \$10,983 in favor of Capital One NA. Filed Aug. 29.

Carrera, Angel A. Z., Ossining. \$1,704 in favor of Westchester Community College. Filed Aug. 28.

Dacosta, Joaquim, Yonkers. \$2,841 in favor of Citibank N A, Filed Aug. 26.

Dady, Johnson, New Rochelle. \$33,645 in favor of LCF Group Inc., Lake Success. Filed Sept. 4.

Double Solutions Inc., Brooklyn. \$438,349 in favor of Euler Hermes North America Insurance Co. Filed Aug. 27.

Douglas, Marley-Ann, Yonkers. \$2,529 in favor of Westchester Community College. Filed Aug. 28.

Dunn, Thaddeus, Yonkers. \$17,621 in favor of 92 Main St Yonkers AMS LLC, Yonkers. Filed Aug. 27.

Feliciano, Skyla B., Yonkers. \$2,327 in favor of Westchester Community College. Filed Aug. 27.

GC Warehouse LLC, Mount Vernon. \$75,140 in favor of Kingspan Insulation LLC. Filed Aug. 27.

Gutierrez, Angel Jr., Monroe. \$2,404 in favor of Westchester Community College. Filed Aug. 28.

Hamad, Kaher, Yonkers. \$1,092 in favor of Westchester Community College. Filed Aug. 28.

Hernandez, Brian, New Rochelle. \$3,004 in favor of Westchester Community College. Filed Aug. 28.

Intercounty Supply LLC, Bedford. \$67,038 in favor of Euler Hermes North America Insurance Co. Filed Aug. 27.

Jamieson, Shantel Yee, Monroe. \$2,827 in favor of Westchester Community College. Filed Aug. 28.

Johnston, Joseph W., Mahopac. \$6,584 in favor of Westchester Community College. Filed Aug. 28.

Lendof, Francis, Yonkers. \$40,262 in favor of Lvnv Funding LLC. Filed Sept. 4.

Lotz, Jamie, Amsterdam. \$17,219 in favor of Harbor One Company LLC, New Rochelle. Filed Aug. 26.

Mairena, Natasha, Yonkers. \$1,888 in favor of Westchester Community College. Filed Aug. 28.

Martinez, Jessica, Yonkers. \$995 in favor of Westchester Community College. Filed Aug. 27.

McCallum, Rasheeda, Ossining. \$4,518 in favor of Capital One N A. Filed Aug. 29.

Minaya, Paola, Bronx. \$1,110 in favor of Westchester Community College. Filed Aug. 27.

Morales, Hugo I., Bronxville. \$7,169 in favor of JPMorgan Chase Bank NA. Filed Aug. 28.

Oceguera, Martha E., Rye. \$4,481 in favor of JPMorgan Chase Bank NA. Filed Aug. 26.

Ocello, Natalie K, Mahopac. \$2,391 in favor of Westchester Community College. Filed Aug. 28.

Omar, Mohamed K., Seattle, Washington. \$315,063 in favor of Aly O. Ingy. Filed Sept. 3.

Paul, Selywn, Mount Vernon. \$18,125 in favor of Wells Fargo Bank NA. Filed Sept. 2.

Payne, Kyna, Mount Vernon. \$1,532 in favor of Home Source Corp., Harwood Heights, Illinois. Filed Aug. 28.

Rangel, Alexander, Port Chester. \$2,979 in favor of Westchester Community College. Filed Aug. 28.

Reyes, Jaylen R., Pomona. \$1,884 in favor of Westchester Community College. Filed Aug. 28.

Rivera, Edwin, Yonkers. \$12,789 in favor of JPMorgan Chase Bank NA. Filed Aug. 26.

Rodriquez-Wheeler, Joanna, Chappaqua. \$2,139 in favor of Capital One NA. Filed Aug. 29.

Ruggiero, Andrea M, Ossining. \$20,471 in favor of Wells Fargo Bank NA. Filed Aug. 26.

Sainvil, Radinsky, Yonkers. \$3,044 in favor of Westchester Community College. Filed Aug. 28.

Salvi, Frank Jr., White Plains. \$86,375 in favor of Anthony C. Carpenito. Filed Aug. 28.

Sargaco, Elaine P., Fleetwood. \$14,052 in favor of Wells Fargo Bank NA. Filed Aug. 26.

Spencer, Nellie B., Cortlandt Manor. \$2,397 in favor of Westchester Community College. Filed Aug. 28.

Stofko, Mark G., Yonkers. \$12,311 in favor of JPMorgan Chase Bank NA. Filed Sept. 4.

Tabitha Simmons Accessories Inc., New York. \$84,902 in favor of Gy-tal Shoes Srl, Italy. Filed Aug. 27.

Thomas, Henry G., Waterbury. \$127,057 in favor of Merrimack County Savings Bank, Concord, New Hampshire. Filed Aug. 26.

Zamudio, Lisa, Hartsdale. \$2,657 in favor of Lvnv Funding LLC. Filed Aug. 26.

Zinntex LLC, New York. \$332,255 in favor of Euler Hermes North America Insurance Co. Filed Aug. 27.

LIS PENDENS

3 WPD Apartments LLC, as owner. Filed by Clearwood Custom Carpentry and Millwork LLC d.b.a. One Source Mill Work Action: Foreclosure of a mort-gage in the principal amount of \$48,000 affecting property located at In Harrison. Filed Aug. 1.

Becton, Margaret Estate of as owner. Filed by JPMorgan Chase Bank NA Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 339 Northfulton Ave., Mount Vernon. Filed Aug. 4.

Carlson, Jason D., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mort-gage in the principal amount of \$337,000 affecting property located at 101 Heritage Hills Drive, Unit B, Somers. Filed Aug. 1.

Cherry, Shanika, as owner. Filed by Riverview Club Condominium Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$17,000 affecting property located in Yonkers. Filed July 30.

Commissioner of Taxation and Finance, as owner. Filed by The Bank of New York Mellon f.k.a. The Bank of New York Action: Foreclosure of a mort-gage in the principal amount of \$204,000 affecting property located at 965 Edgewood Ave., Pelham Filed Aug. 6.

Duncan, Shaun as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mort-gage in the principal amount of \$550,000 affecting property located at 159 Elm Ave., Mount Vernon Filed Aug. 6.

Ferguson-Rinaldi, Dawn M., as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$213,000 affecting property located at 15 Meadow Road, Montrose. Filed July 29.

Giordano, Thelma A., as owner. Filed by Mortgage Assets Management LLC Action: Foreclosure of a mortgage in the principal amount of \$555,000 affecting property located at 5 Chalmers Blvd., Amawalk. Filed Aug. 6.

Houston, Marie, as owner. Filed by HSBC Bank USA NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 190 Battle Ave., White Plains. Filed July 21.

Jeanty, Michaelle, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of 400,000 affecting property located in Mount Vernon. Filed July 30.

NYS Department of Taxation and Finance, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$427,000 affecting property located at 797 Hartsdale Road, White Plains. Filed Aug. 4.

Puhala, Donald W., as owner. Filed by LLAGG Community Investment Fund. Action: Foreclosure of a mortgage in the principal amount of \$469,000 affecting property located at 11 School St., Cortlandt. Filed Aug. 6.

Rosa, Juana, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$362,000 affecting property located at 445 S. Eighth Ave., Mount Vernon. Filed July 30.

Scott, Jerah as owner. Filed by Wilmington Savings Fund Society d.b.a. Christiana Trust. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 15 Knoll Top Road, Elmsford. Filed Aug. 1.

Sinapi, Pasquale, as owner. Filed by US Bank Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 1 Landmark Square, Unit 621, Rye. Filed Aug. 4.

MECHANIC'S LIENS

Bonnie Briar Country Club Inc., Mamaroneck. \$5,326 in favor of Sunbelt Rentals Inc., Islip. Filed Sept. 5.

Gray Debra, Ossining. \$228,168 in favor of Armando Hernandez, Yorktown Heights. Filed Sept. 5.

Maynooth Holdings LLC, Harrison. \$15,140 in favor of Foundation Building Materials LI, Brooklyn. Filed Sept. 5.

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

Questions and comments regarding this section should be directed to:

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

MRL PM LLC, North Castle. \$46,475 in favor of Alvardos Construction LLC, Easton, Connecticut. Filed Sept. 8.

QRL LLC, New Rochelle. \$241,837 in favor of ASF Construction & Excavation Co., Cortlandt Manor. Filed Sept. 5.

Sechzer, Maxwell, North Salem. \$11,910 in favor of Environmental Appraisers & Build, Harrison. Filed Sept. 5.

NEW BUSINESSES

Sole Proprietorships

Jose Foundation, 3 Robin Hood Road, Pound Ridge 10576. c/o Holden Young Cooper. Filed Aug. 15.

JR Improvement, 9 Crugers Road, Montrose 10548. c/o Jack A. Remache. Filed Aug. 20.

KD Bockel Exotic Rentals, 332 Locust Ave., Port Chester 10573. c/o Justin Ackerman. Filed Aug. 14.

Lorie Document Services, 134 North Ave., No. 202, New Rochelle 10801. c/o. Filed Aug. 21.

MB Travel, 681 Fieldstone Court, Yorktown Heights 10598. c/o Michele Bendlin. Filed Aug. 11.

Photos by JRS, 401 Bronxville Road, Yonkers 10708. c/o. Filed Aug. 21.

Plastivora, 67 Church St. Second floor, New Rochelle 10805. c/o Barbara Alexandra Zavala Pinto. Filed Aug. 14.

Quantum Ai Solutions, 100 Waring Place, No.1, Yonkers 10703. c/o. Filed Aug. 21.

Regina Camillieri LMFT, 202 Coachlight Square, Montrose 10548. c/o. Filed Aug. 21.

Seg Consulting, 7 Hillandale Drive, New Rochelle 10804. c/o Steven E. Gold. Filed Aug. 20.

Serena & Company Creative, 55 Pineridge Road, White Plains 10603. c/o Marissa Serena. Filed Aug. 15.

Sofias Nail Salon, 153 S. Fourth Ave., Mount Vernon 10550. c/o Ghansophy Chap. Filed Aug. 20.

Sono Antiques & Fine Arts Collection, 10 Piping Rock Drive, Ossining 10562. c/o Salvatone Oppedisano. Filed Aug. 20.

Spora Mold Analysis, 40 Elmont Ave., Port Chester 10573. c/o Sophie Marguerite Aliaga. Filed Aug. 18.

Stephanies Notary Service, 10 Romar Ave., White Plains 10605. c/o Stephanie Catalioto. Filed Aug. 13.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 15 Mangin LLC. Property: 15 Mangin Road, Monroe. Amount: \$1.2 million. Filed Aug. 29.

Northeast Community Bank, as owner. Lender: Forest Wood LLC. Property: in Miscellaneous. Amount: \$7 million. Filed Aug. 19.

Northeast Community Bank, as owner. Lender: Congregation Tiv Leivov Inc. Property: 5 Garfield Road, Monroe. Amount: \$9.9 million. Filed Aug. 27.

Bank Hapoalim BM, as owner. Lender: 1081 Dolsontown Development LLC. Property: 1081 Dolsontown Road, Wawayanda. Amount: \$18.9 million. Filed Aug. 26.

Wells Fargo Bank, as owner. Lender: Matrix Newburgh, Route 17k Development LLC. Property: Route 17K Newburgh. Amount: \$55.5 million. Filed Aug. 22.

Below \$1 million

EH Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Port Jervis. Amount: \$100,000. Filed Aug. 21.

States Capital LLC, as owner. Lender: 98th Street Development Corp. Property: 66 Paffendorf Drive, Newburgh. Amount: \$103,140. Filed Aug. 21.

Rock Solid Funding LLC, as owner. Lender: Kiveini Kol Hayoim LLC. Property: 115 Riley Road, New Windsor. Amount: \$139,200. Filed Aug. 22.

Loan Funder LLC Series 106926, as owner. Lender: 10 Roanoke Drive LLC. Property: in Monroe. Amount: \$167,763. Filed Aug. 20.

Cavanaugh, George C. and **Dianne M. Cavansugh**, as owner. Lender: TD Bank. Property: 99 Meadowood Road, Montgomery. Amount: \$187,000. Filed Aug. 20.

Northfield Bank, as owner. Lender: L&T Friends LLC and 100 Food Journey Inc. Property: 34 Plank Road, Newburgh. Amount: \$459,230. Filed Aug. 20.

Walden Savings Bank, as owner. Lender: Emilio Sanchez Jr. and Katherine L. Sanchez. Property: in Deerpark. Amount: \$470,000. Filed Aug. 19.

Walden Savings Bank, as owner. Lender: Ameen K. and Husna Ahad. Property: in Goshen. Amount: \$779,000. Filed Aug. 20.

DEEDS

Above \$1 million

Dean Dinnebeil Trust. Seller: No Hard Feelings LLC, Lynbrook. Property: in Pawling. Amount: \$4.9 million. Filed July 31.

Hamilton BSD LLC, Spring Valley. Seller: TBP Behrends LLC, New York. Property: in city of Poughkeepsie. Amount: \$6.7 million. Filed Aug. 1.

Mick & Sadie LLC, New York. Seller: Gilbert P. Schafer III Trust, New York. Property: in North East. Amount: \$21.6 million. Filed Aug. 5.

Watkins, John, Clinton Corners. Seller: JPK Enterprises LLC, Rhinebeck. Property: in Clinton. Amount: \$8.7 million. Filed July 24.

Below \$1 million

1313 NW 7th Street LLC, Boca Raton, Florida. Seller: 337 81 LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$880,000 Filed July 30.

142 NP Road LLC, Monsey.

Seller: Pro Enterprises 3 Inc., Nyack. Property: 41 Prairie Ave., Suffern. Amount: \$600,000 Filed Aug. 29.

18 Mansion Street LLC, Poughkeepsie. Seller: Kathleen Lawrence, Poughkeepsie. Property: 18 Mansion St., city of Poughkeepsie. Amount: \$240,000 Filed July 24.

700 Prosperous Valley Road LLC, West Hempstead. Seller: Bubbles LLC, Wappingers Falls. Property: 789 Sergeant Palmateur Way, Wappinger. Amount: \$975,000 Filed July 29.

886 Route 199 LLC, Milan. Seller: Barbara A. Riedel, Milan. Property: in Milan. Amount: \$665,000 Filed July 29.

926 Quaker Lane LLC, Monsey. Seller: Steven Avery Spencer, Hyde Park. Property: 926 N. Quaker Lane, Hyde Park. Amount: \$25,000 Filed Aug. 5.

All Level Properties LLC, Wappingers. Seller: William L. Moran, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$350,000 Filed Aug. 5.

Antoni, Terelui, Kingston. Seller: Arch Ridge LLC, Greenwich, Connecticut. Property: in town of Poughkeepsie. Amount: \$425,000 Filed July 23.

Astrachan, Ilan, Beacon. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$580,000 Filed Aug. 1.

Automation Finance Reperformance Fund IV LLC. Seller: Mary Ward. Property: in Hyde Park. Amount: \$222,000 Filed Aug. 1.

Baker, Robert F., Kingston. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000 Filed Aug. 1.

Bland, Gerald, Stanfordville. Seller: Pondfields Road LLC, Pasadena, California. Property: in Stanford. Amount: \$620,000 Filed July 24.

Brandes, Beth, Hopewell Junction. Seller: Domela Property LLC, New York. Property: 620 Route 342, Millbrook. Amount: \$700,000 Filed July 23.

Cairyns Corner LLC, Syosset. Seller: Deborah A. Little, Cold Spring. Property: 14 Miller St., city of Beacon. Amount: \$702,500 Filed July 24.

Castaldo Properties Inc., Poughkeepsie. Seller: Tina M. McGill, Hyde Park. Property: 38 Pine Woods Road, Hyde Park. Amount: \$220,000 Filed July 23.

Counseled Properties LLC, LaGrangeville. Seller: JDS Home Buyers LLC, Red Hook. Property: in Red Hook. Amount: \$110,000 Filed July 28.

Cumbe, Cruz Narcisa, Millbrook. Seller: Enyoro Holdings LLC, Pleasant Valley. Property: 1443 Route 44, Pleasant Valley. Amount: \$52,000 Filed Aug. 4.

Elkin, Theodore, Stamford, Connecticut. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000 Filed July 21.

Fan Enterprises 5 LLC, Wappingers. Seller: Francese Family Trust, Wappingers Falls. Property: in Wappinger. Amount: \$360,000 Filed July 31.

Fenton, Denisa, Pawling. Seller: Route 82 LLC, Pleasant Valley. Property: in East Fishkill. Amount: \$675,000 Filed July 29.

Golden Ratio Design LLC, Manhasset. Seller: Zettlemoyer Family Trust, Wappingers Falls. Property: in Wappinger. Amount: \$230,000 Filed July 28.

Golden Ratio Design LLC, Manhasset. Seller: Morris Aline, Beacon. Property: in city of Beacon. Amount: \$395,000 Filed July 28.

Guru JI 1 LLC, Beacon. Seller: Jamvir Beacon Inc., Newburgh. Property: 425 Fishkill Ave., city of Beacon. Amount: \$570,000 Filed Aug. 5.

Kim, Diana, Brooklyn. Seller: Dutchess Reserve LLC, Rhinebeck. Property: in Clinton. Amount: \$725,000 Filed Aug. 4.

Lalonde, Pamela, Newburgh. Seller: 207 Lookout South LLC, Sarasota, Florida. Property: 15 Lamplight St., Fishkill. Amount: \$375,000 Filed July 21.

Mikanov, Perica, Munich, Germany. Seller: Minimax Tiny Homes LLC, Dix Hills. Property: 52 Luty Drive, Hyde Park. Amount: \$15,000 Filed July 25.

Mizzentop Day School, Pawling. Seller: Golden Rose Holdings LLC, Briarcliff. Property: 527 Route 22, Pawling. Amount: \$25,000 Filed July 22.

Northside Property Management LLC, Rhinebeck. Seller: Chad M. Martin, Red Hook. Property: 5 Harvard St., Red Hook. Amount: \$221,000 Filed July 23.

Pagano, Megan A., Highland. Seller: Macintosh Development Corp., Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$459,000 Filed Aug. 4.

Pocaro, Benardino III, Red Hook. Seller: Boop LLC, Brooklyn. Property: in Milan. Amount: \$80,000 Filed July 31.

QRZ Properties LLC, Wappingers. Seller: Craig Claudine, Wappingers Falls. Property: in Wappinger. Amount: \$170,000 Filed July 29.

Santangelo, Maureen, Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$560,000 Filed July 25.

Stratton, Annette, South Fallsburg. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000 Filed July 28.

Thompson, Spencer, New York. Seller: Bentley Property Holdings LLC, Clinton Corners. Property: 6042 Route 82, Stanford. Amount: \$795,000 Filed July 28.

US Bank NA-Trust, Titusville, Pennsylvania. Seller: Stephen D. Donohue and Stone Heritage Capital LLC, Bardonia. Property: 25 Butternut Drive, New City. Amount: \$751,514 Filed Aug. 29.

Wilmington Trust National Association, Greenville, South Carolina. Seller: House Advancements LLC, New Windsor. Property: 12 Louisa St., city of Beacon. Amount: \$322,500 Filed July 28.

JUDGMENTS

Altamirano, Jeffrey, New Windsor. \$5,510 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 28.

Amadis, Yessica, Washingtonville. \$8,974 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 27.

Amaro, Ingrid, Harriman. \$2,066 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 2.

Augustin, Irvens, Monroe. \$6,712 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 4.

Bedoya, Jessica, New Windsor. \$2,020 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Aug. 29.

Bills, Joseph A, Middletown. \$2,489 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Sept. 5.

Black, Shauna M, Maybrook. \$11,799 in favor of Capital One, McLean, Virginia. Filed Sept. 5.

Blain, Elisha, Middletown. \$12,505 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 29.

Bowers, Tanya, Middletown. \$13,600 in favor of Mohagen LLC. Filed Sept. 3.

Brown, Derrick, Monroe. \$10,483 in favor of Capital One, McLean, Virginia. Filed Aug. 27.

Campbell, Jody Ann Diminique, Walden. \$8,800 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 3.

Contreras, Cristina, Middletown. \$3,237 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 3.

Cooper, Joe J., Warwick. \$9,133 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Deleon, Denise, Middletown. \$4,452 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Diaz, Hector A., Middletown. \$2,566 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 27.

Diaz, Shantae T, Middletown. \$9,419 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Drake, Margaret, Middletown. \$1,839 in favor of Meenan Oil Company LP, Woodbury. Filed Sept. 3.

Dupuis, Matthew, Port Jervis. \$2,724 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 3.

Garcia, Serena, Walden. \$4,267 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 4.

Gerard Construction Corp., Wall Township, New Jersey. \$75,098 in favor of 914 Heating & Cooling Inc. Filed Sept. 2.

Giuttari, James, New Windsor. \$1,397 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 4.

Grieco, Susan Ann, Newburgh. \$13,570 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 27.

Guadalupe, Margaret, Monroe. \$2,040 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Sept. 2.

Guattery, Mike, Goshen. \$3,242 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 5.

Gunter, Yolanda, Newburgh. \$4,660 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 28.

Hamilton, Pamela A., Port Jervis. \$8,435 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 5.

Harper Brothers Inc., et al, Salt Lake City, Utah. \$173,247 in favor of Simply Funding LLC, Chester. Filed Sept. 3.

Heller, Rachel L., Goshen. \$9,382 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 5.

Herring, Rebecca, New Windsor. \$1,284 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 5.

Hilly Services Inc., Monroe. \$128,364 in favor of TD Bank, Flemington, New Jersey. Filed Sept. 3.

Jackson, Veronica, Newburgh. \$4,640 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 3.

James, Lenroy, Otisville. \$1,800 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Sept. 3.

Jennings, Andrea, Washingtonville. \$1,619 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 2.

Jones, Alvin, Montgomery. \$2,912 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 4.

Lochan, Brian, New Windsor. \$9,751 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Macri, Vincent J., Middletown. \$10,261 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Martinez, Carlos, New Windsor. \$2,655 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Aug. 27.

Martinez, Jessica M., Chester. \$2,530 in favor of Capital One, McLean, Virginia. Filed Aug. 28.

Monge, Frankie, Middletown. \$2,401 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 4.

Murchison, Joshua A., Highland Falls. \$7,191 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 5.

Nguyen, Thanh D., New Windsor. \$1,624 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Owen, William D. Jr., Middletown. \$1,947 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 5.

Perez, Leidy, Walden. \$1,299 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Aug. 28.

Phillips, Steven, New Hampton. \$3,538 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 4.

Plunkett, Pete L, Middletown. \$3,759 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 2.

Profitt, Dennis, Cornwall-on-Hudson. \$4,723 in favor of Capital One, McLean, Virginia. Filed Sept. 4.

Ramos, Marisol Castillo, Middletown. \$2,639 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 3.

Reyes, Isai, Washingtonville. \$12,826 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 5.

Ricketts, Kimarr, New Windsor. \$4,242 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 4.

Rivera, Evelyn T., Middletown. \$4,707 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 2.

Rodriguez, Sara, Washingtonville. \$1,885 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 27.

Roth, Joel H., Monroe. \$15,424 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 3.

Schonbrun, Chananya, Monroe. \$10,513 in favor of Capital One, McLean, Virginia. Filed Aug. 27.

Simmons, Christoph L., Middletown. \$4,791 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Aug. 28.

Steinert, Chris, Chester. \$14,674 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Aug. 29.

Thompson, Doris V., Walden. \$1,344 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 2.

Tucker, Hanifah T., Monroe. \$9,636 in favor of Capital One, McLean, Virginia. Filed Aug. 29.

Vandemark, Jennifer, Goshen. \$1,151 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 27.

Vault Bar & Grill LLC, et al, Springfield, Montana. \$35,173 in favor of Simply Funding LLC, Chester. Filed Sept. 3.

Wagschal, Elimelech, Monroe. \$17,588 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 4.

Welbourne, Elaine, Otisville. \$32,669 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Sept. 3.

MECHANIC’S LIENS

Bishop, Kevin M., as owner. \$13,222 in favor of LGM Home Improvement LLC. Property: 19 Dreyfus Lane, Blauvelt. Filed Aug. 14.

Cars DB4 LP, as owner. \$11,175 in favor of Sunbelt Rentals Inc. Property: 236 New York Route 59, West Nyack. Filed Sept. 2.

Castro, Regina, as owner. \$279,000 in favor of Lillian Evans. Property: in Newburgh. Filed Aug. 19.

Ketcham, Katie, as owner. \$4,000 in favor of Juan Lopez. Property: in Mount Hope. Filed Aug. 18.

Orange & Rockland Utilities Inc., as owner. \$64,056 in favor of Eastern Testing and Inspection Inc. Property: 320 Oak Tree Road, Palisades. Filed Aug. 29.

Reddick Wellington Investment Inc., as owner. \$357,638 in favor of Orange County Superior Concrete Inc. Property: 215 Red Schoolhouse Road, Spring Valley. Filed Aug. 22.

Reyes, Carlos J., as owner. \$92,122 in favor of Hilltop Masonry & Landscaping Inc. Property: 290 W. Main St., Stony Point. Filed Aug. 22.

Rodzicki, Steve, as owner. \$15,000 in favor of Kirk A. Phillips. Property: in Newburgh. Filed Aug. 19.

Salvatore Filippone Living Trust, et al, as owner. \$12,515 in favor of Ez Electric, et al. Property: 72-74 S. Main St., Clarkstown. Filed Aug. 22.

Sevim, Ramazan, as owner. \$100,000 in favor of A&J Construction of New York Inc. Property: in Spring Valley. Filed Aug. 21.

West Cole LLC, as owner. \$3,827 in favor of Aden Mining & Materials Inc. Property: in Spring Valley. Filed Sept. 2.

NEW BUSINESSES

Sole Proprietorships

Bark N Bliss, 42 S. Montgomery St., Walden, NY 12586 c/o Sydney Dion Younger. Filed July 28.

Bh4 Services, 15 Gatehouse Road, Monroe NY 10950 c/o Brad J. Helm. Filed Aug. 5.

Blackberry, Jelai, 221 Van Amburgh Road, Montgomery, NY 12549 c/o Jennifer Elaine Adams. Filed Aug. 1.

Bombon Shop, 214 Highland Ave., Middletown, NY 10940 c/o Karina Monegro. Filed Aug. 8.

Cammy Poeme Music Productions, 21 W. Main St., Middletown, NY 10940 c/o Judith Tulloch. Filed Aug. 6.

Coore Cleaning, 620 Jersey Ave., Greenwood Lake, NY 10925 c/o Ann Ava Lee Coore Toney. Filed Aug. 4.

Cosas By Jenz, 11 Paula Lane, Middletown, NY 10940 c/o Jennifer Toney. Filed July 31.

Cox Lawn Maintenance, 658 Lybolt Road, Bullville, NY 10915 c/o Jason William Cox. Filed Aug. 8.

Drag On Automotive, 1040 Pulaski Highway, Goshen NY 10924 c/o Annemarie Lifrieri. Filed Aug. 5.

Handyman Munoz, 999 Route 32, Highland Mills NY 10930 c/o Jesus A. Munoz. Filed Aug. 7.

MC Masonry, 437 Hill Road, Middletown, NY 10940 c/o Norberto Martinez. Filed Aug. 5.

MO Probuild, 86 Vails Gate Heights Drive, New Windsor, NY 12553 c/o Matthew Nicolas Ortiz. Filed July 30.

Nene The Loc Genie Loc Genie, 39 N. Plank Road, Newburgh, NY 12550 c/o Jeanine Jennings. Filed July 29.

Redeeming Faith A Church of Impact, 149 Johnson St., Newburgh, NY 12550 c/o Jerome Sylvester Williams. Filed Aug. 1.

Scrumphy Hot Dogs, 35 Rena Marie Circle, Washingtonville, NY 10992 c/o Brianna Bogart. Filed Aug. 1.

Sea Savannah Safaris Watercolor Artworks, 7 Highland Ave., Fort Montgomery, NY 10922 c/o Joan Patricia Buchholz. Filed July 28.

Serene Eclat Designs, 93 Riley Road, No. 23, New Windsor, NY 12553 c/o Yuridia Delarosa. Filed Aug. 1.

WY Cleanings Services, 63 Route 17, Harriman, NY 10986 c/o Walter Ramiro Jaramillo Yunga. Filed Aug. 5.

Walker Valley Lawn Care, 1031 Roosa Gap Road, Pine Bush, NY 12566 c/o Mari Louis Jr. Filed July 28.

Yadira Nails Spa, 200 NY 32, Central Valley, NY 10917 c/o Maria P. Caizan. Filed July 31.

BUILDING PERMITS

Commercial

200 Wilson Avenue LLC, Norwalk, contractor for 200 Wilson Avenue LLC. Perform replacement alterations at 314 Wilson Ave., Norwalk. Estimated cost: \$1,000. Filed July 23.

3 Color LLC, Norwalk, contractor for 3 Color LLC. Construct superstructure Building B at 175 W. Cedar St., Norwalk. Estimated cost: \$700,000. Filed July 21.

AV Tuchy Inc., Norwalk, contractor for city of Norwalk. Remove and replace existing structural garage at 90 New Canaan Ave., Norwalk. Estimated cost: \$600,000. Filed July 23.

Crystal LLC, Norwalk, contractor for Crystal LLC. Perform replacement alterations at 314 Wilson Ave., Norwalk. Estimated cost: \$1,000. Filed July 23.

Gunner LLC, Norwalk, contractor for Ian P. Sergio and Raquel Welsh. Remove existing roof and reroof 24 Roosevelt St., Norwalk. Estimated cost: \$18,967. Filed July 22.

Hillside Plaza LLC, Norwalk, contractor for Hillside Plaza LLC. Install new roof-top cover at 14-16 N. Main St., Norwalk. Estimated cost: \$18,000. Filed July 23.

Koss, Steven L., Norwalk, contractor for Danielle and Andrea Briody. Remove existing balcony and construct new wood deck with stairs at 202 Silver Creek Lane, Norwalk. Estimated cost: \$16,840. Filed July 22.

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Questions and comments regarding this section should be directed to:

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

Mr. Pool & Spa LLC, Norwalk, contractor for Anglade Prince. Install above-ground pool at 62 William St., Norwalk. Estimated cost: \$20,000. Filed July 17.

Nunez, Figueroa, Francisco J., Norwalk, contractor for Francisco J. Nunez Figueroa. Install above-ground pool at 9 Triangle St., Norwalk. Estimated cost: \$2,500. Filed July 17.

Orange Investments LLC, Norwalk, contractor for Orange Investments LLC. Perform replacement alterations at 454 Main Ave., Norwalk. Estimated cost: \$2,000. Filed July 21.

Premier Improvements LLC, Norwalk, contractor for Michael Sgobbo. Install roof-mounted solar panels at 11 Elton Court, Norwalk. Estimated cost: \$20,648. Filed July 22.

Rhino Back Roofing LLC, Norwalk, contractor for David McCracken and Pamela DeCesare. Remove existing roof and reroof 100 Highland Ave., Norwalk. Estimated cost: \$30,981. Filed July 22.

Sunrun Installation Services Inc., Norwalk, contractor for Naomi and Bryan Spence. Install roof-mounted solar panels at 41 E. Rocks Road, Norwalk. Estimated cost: \$25,515. Filed July 21.

The Greyrock Companies LLC, Norwalk, contractor for Greyrock Woods LLC. Construct superstructure for single-family residence at 18 SingingWoods Road, Norwalk. Estimated cost: \$650,000. Filed July 23.

TMC Properties LTD Inc., Norwalk, contractor for TMC Properties LTD Inc. Change ownership (no change in name) at 599 West Ave., Norwalk. Estimated cost: \$1,000. Filed July 18.

Trinity Solar LLC, Norwalk, contractor for Adriana Tournas. Install roof-mounted solar panels at 61 Ferris Ave., Norwalk. Estimated cost: \$5,000. Filed July 22.

Residential

Boy, Rory S., Cheshire, contractor for Jaime and Barbara Hellman. Transform the interior of a home by updating the kitchen, bathrooms, installing new windows and upgrading the HVAC system in a 2633- square-foot, 1-story space at 198 Woodchuck Road, Stamford. Filed July 23.

Braun, Lou, Stamford, contractor for Lou Braun. Set up the 40' x 80' tent with lights and a dance floor at 97 Ocean Drive, West, Stamford. Filed July 11.

Calderon Brothers Drywall LLC, Norwalk, contractor for Stuart J. Mogual. Renovate kitchen, bathroom, pantry, laundry and add a wet bar at 13 Valley Road, Norwalk. Filed July 18.

Castellanos, Jonathan, Norwalk, contractor for Jonathan Castellanos. Renovate single-family residence at 14 Beau St., Norwalk. Filed July 18.

ETM Construction LLC, Norwalk, contractor for Anne Sanford. Add front porch, replace 25 windows and two sliding doors at 17 Steepletop Road, Norwalk. Filed July 21.

Garrido-Morales, Miguel Angel, Easton, contractor for Miguel Garrido. Replace the roof and siding at 31 Sussex Place, Stamford. Filed July 11.

Gomez, Ramiro Vinicio, East Haven, contractor for Ramiro Gomez. Construct a new deck located in the backyard, attached to the home. Elevate it 8 feet above ground, incorporating stairs and footings 126 Brook Run Lane, Stamford. Filed July 24.

Goulart, Charles H. and Ruth E. Goulart, Norwalk, contractor for Charles H. and Ruth E. Goulart. Construct addition for single-family residence at 11 Daphne Drive, Norwalk. Filed July 18.

Home Depot USA Inc., Norwalk, contractor for St Paul's Church of God. Remove and replace 4 windows at 7 Raymond St., Norwalk. Filed July 21.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Alter the interior design for business use in Suite 12A, located on the second floor, at 700 Canal St., Stamford. Filed July 10.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Renovate the first-floor offices for AIFS, concentrating on a limited scope of Level 2 alterations at 275 Building 1, Turn of River Road, Stamford. Filed July 16.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Coordinate demolition, repair, refinishing, and conclude with new construction at 201 Tresser Blvd., Stamford. Filed July 17.

Melia, Phillip, Stamford, contractor for Phillip Melia. Replace existing above-ground pool at 56 Stony Brook Drive, Stamford. Filed July 14.

Mocciola Construction LLC, Norwalk, contractor for Anthony Bernardelli. Replace roof shingles, repair flat roof and restore overhangs at 12 Red Bird Road, Stamford. Filed July 1.

New York Stucco & General Construction LLC, Ossining, New York, contractor for Enrique Guzman at 1340 Washington Blvd., Stamford. Filed July 25.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Richard Troia. Install 6 windows and 1 patio door without structural changes and ensure the bathroom window is tempered at 97 Clay Hill Road, Stamford. Filed July 11.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Richard Troia. Install a new shower conversion unit for replacement and maintaining existing structures at 93 Culloden Road, Stamford. Filed July 15.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Richard Troia. Install new windows at 125 Hannahs Road, Stamford. Filed July 2.

Oceanview Pool and Patio LLC, Fairfield, contractor for Nancy Lovas. Revamp the pool, enhance the spa and transform the patios at 203 Ocean Drive, West, Stamford. Filed July 24.

Ortiz, Oscar, Stamford, contractor for Oscar Ortiz. Add a second-floor dormer on the back wall of the house to enhance both space and natural light. Replace the existing roof with new plywood for improved durability. Construct a new bathroom on the second floor, utilizing plumbing from the first-floor bathroom for efficiency. Finish the floating deck above the three-season room next to the kitchen at 64 Maher Road, Stamford. Filed July 14.

Parker, Wilson, Stamford, contractor for Wilson Parker. Repair deck at 80 Lawn Ave., Unit U-1, Stamford. Filed July 9.

Paul, Wilson. Stamford, contractor for Paul Wilson. Repair cracked or damaged cinder block walls on the east and west walls of the structure at 553 Pacific St., Stamford. Filed July 2.

Pavarini North East Construction Company LLC, Stamford, contractor for Amal Malki. Transform the third floor of an existing nine-story building by adding a new enclosed classroom, an open lecture area and a storage room, while incorporating new nonload bearing partitions, doors, finishes and new and relocated light fixtures at 400 Washington Blvd., Unit Ut2, Stamford. Filed July 9.

Pedemonte, Myriam, Stamford, contractor for Myriam Pedemonte. Install legalized stairs in the back of house at 20 Douglas Ave., Stamford. Filed July 22.

Perry Verrone LLC, Pleasantville, New York, contractor for Perry Verrone. Begin roof removal and replacement at 56 Minivale Road, Stamford. Filed July 1.

Phil's Main Roofing LLC, Norwalk, contractor for Michael Forbes. Remove the deck on the second story and replace the door with an egress casement window, ensuring all existing structural components are used and remain intact with no structural changes at 94 Fawn Drive, Stamford. Filed July 1.

Plugpv LLC, Troy, New York, contractor for Joshua Borozny. Install a 11.88kW DC code-compliant roof-mounted solar array (27 panels) and replace the overhead from the point of attachment to the meter, concluding with the main breaker panel replacement at 79 Holcomb Ave., Stamford. Filed July 7.

Premier Improvements LLC, Norwalk, contractor for Marc Karpinos. Install roof-mounted solar panels at 2 Stony Brook Road, Norwalk. Filed July 22.

Quesited Consulting LLC, Katie Wagner, Stamford, contractor for Katie Wagner. Install a new 8' high PVC fence, approximately 20 eight-foot panels at 227 Vine Road, Stamford. Filed July 7.

R.C.G. Construction LLC, Easton, contractor for Ramiro Reyes. Renovate the bathroom and remove one wall from a closet to create a door entrance from the room to the bathroom at 503 Newfield Ave., Stamford. Filed July 22.

Remi Roofing and Construction Inc., Lehi, Utah, contractor for David Peterson. Remove current single roof covering and reroof at 32 Raymond St., Stamford. Filed July 30.

Rossi, Michael, Norwalk, contractor for Mike Rossi. Install new vinyl siding to exterior of home at 124 Akbar Road, Stamford. Filed July 2.

SAG Construction LLC, Norwalk, contractor for L. Flores-Proano. Install three windows at 16 Byington Place, Unit 5, Norwalk. Filed July 18.

Sagastegui, Manuel, Stamford, contractor for Cindy Garcia-Diego. Refinish basement, replace sheetrock and flooring throughout, install new drop ceiling, replace laundry door, install two new closet doors, frame-out mechanical room with a fire-rated door, enclose gym area with a door, relocate sump pump to laundry room, and repair stairs near bilcor doors at 244 Scofieldtown Road, Stamford. Filed July 28.

Signature Exteriors LLC, Norwalk, contractor for Randall Brooks. Remove existing siding and install new vinyl siding at 8 Skytop Drive, Norwalk. Filed July 18.

Soto, Marco and Martha Soto, Stamford, contractor for Marco and Martha Soto. Add a two-story addition plus a basement at 56 Lincoln Ave., Stamford. Filed July 23.

Terenzio, Lisa, Stamford, contractor for Lisa Terenzio. Expand the living space by adding a second floor to the existing single-family residence, including minor alterations to the first floor and a new porch at 25 Carroll St., Stamford. Filed July 8.

TWP Home LLC, Norwalk, contractor for Karen and Kerry E. Melanson. Replace two sliding windows at 115 Fallow St., No. 69, Norwalk. Filed July 21.

Walther, Matthew, Stamford, contractor for Matthew Walther. Update kitchen by removing existing cabinets; center island and appliances; install new cabinets, appliances; and lighting. Transform primary bathroom and revamp guest bathroom, and enhance lighting, electrical outlets, and switches as needed in remaining rooms at 58 Doral Farm Road, Stamford. Filed July 22.

West, Peter, Stamford, contractor for Peter West. Replace the vanity and sink, install a new toilet, remove the existing bathtub and install a walk-in shower using the existing drainage at 51 Schuyler Ave., Unit 7D, Stamford. Filed July 23.

COURT CASES

Bridgeport Superior Court

Barnum Burgundy LLC, et al, Bridgeport. Filed by Mary Youngblood, Stratford. Plaintiff’s attorney: Moore O’Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the subject premises, walking on the exterior sidewalk/ walkway and/or parking lot area controlled and maintained by the defendants when she was suddenly and without warning caused to slip and fall due to the slippery/icy condition of the exterior sidewalk/walkway, thereby causing the plaintiff to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6150238-S. Filed Sept. 2.

Grade A Market Inc., Hartford. Filed by Carol Agard, Stamford. Plaintiff’s attorney: Miller Rosnick D’Amico August & Butler PC, Bridgeport. Action: the plaintiff was a business invitee at the defendant’s store where she was walking around pass the registers. At the same place and time as the plaintiff who was walking near the cash register section, she was caused to fall on a wet and/ or slippery liquid on the floor. 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-25-6150206-S. Filed Aug. 29.

Moir, Morgan, et al, Darien. Filed by Kindra Bussie, Bridgeport. Plaintiff’s attorney: Jason Gregg DeGenaro, Guilford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other and further relief the court deems appropriate. Case no. FBT-CV-25-6150041-S. Filed Aug. 25.

Safeco Insurance Company of Illinois, Hartford. Filed by William Brito-Polonia, Bridgeport. Plaintiff’s attorney: John Patrick Casey O’Brien, 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-25-6150116-S. Filed Aug. 26.

Danbury Superior Court

61 Grays Bridge LLC, Danbury. Filed by Jorson Hurtado, Danbury. Plaintiff’s attorney: Alan Barry & Associates, Danbury. Action: the plaintiff was lawfully on the premises controlled by the defendant to access his truck for work-related purposes, the plaintiff slipped and fell on an allegedly unreasonable dangerous accumulation of ice that had not been cleaned, cleared or treated with salt and/or sand. The parking lot was covered in a sheet of ice, creating a dangerous condition, which was not mitigated in any manner by the defendant. 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-25-6055521-S. Filed July 30.

Economy Preferred Insurance Company, et al, Hartford. Filed by Anthony Edwin Cruz, Danbury. Plaintiff’s attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendants’ employee 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-25-6055619-S. Filed Aug. 8.

Foley, John, Bethel. Filed by Jennifer F. Matute Zumba, Monroe. 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-25-6055646-S. Filed Aug. 11.

Syku, Maria Julia, et al, Easton. Filed by Georgianna Harmon, Trumbull. Plaintiff’s attorney: Christopher Michael Brown, Boston, Massachusetts. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055431-S. Filed July 22.

Stamford Superior Court

Brown, Claudette, Stamford. Filed by Wells Fargo Bank NA, West Des Moines, Iowa. Plaintiff’s attorney: Nair & Levin Law Offices of PC, Bloomfield. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6074628-S. Filed June 7.

Cebulski Construction Inc., et al, Bridgeport. Filed by Walhall Gardens LLC, Greenwich. Plaintiff’s attorney: Lerner Guarino & Foodman LLC, Westport. Action: the plaintiff and defendant entered into a written agreement in which defendant agreed to construct the plaintiffs a certain and specific new home in Greenwich. The plaintiff has paid the defendants and despite the plaintiff’s full performance under the terms of the contract, the defendants breached the contract and failed to perform the work in a professional and workmanlike manner and complete the work in a timely manner. 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-25-6074508-S. Filed June 30.

City of Stamford, et al, Stamford. Filed by Marienly Rivera, Stamford. Plaintiff’s attorney: Perkins & Associates, Woodbridge Action: the plaintiff was walking on the sidewalk near the beach at Cummings Park, when she allegedly tripped and fell on an uneven and damaged section of sidewalk, landing with her hands straight out in front of her, suffering serious injuries. The sidewalk is owned by the defendants who failed to keep the sidewalk in reasonably safe condition. 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-25-6074144-S. Filed June 11.

Didier, Celia, Stamford. Filed by Cavalry Spv I, LLC, Greenwich. Plaintiff’s attorney: Patrick Joseph Fitzgerald III, Albany. Action: The plaintiff purchased the defendant’s debt. The defendant received statements for an unreasonable time and no action has been taken. The plaintiff seeks monetary damages greater than \$5,000 but less than \$15,000, exclusive of interest and costs. Case no. FST-CV-25-6074849-S. Filed June 16.

DEEDS

Commercial

Cheng, Kevin and Zhenzhu Huang, Cos Cob. Seller: Westwood Partners LLC, Newport Coast, California. Property: 232 Valley Road, Cos Cob. Amount: \$3,050,000. Filed Aug. 29.

Endurance2025 LLC, Greenwich. Seller: Pamela Weinberger, Greenwich. Property: 40 W. Elm St., Unit 5A, Greenwich. Amount: \$1. Filed Aug. 27.

Express CT Home Buyers LLC, Wallingford. Seller: Harshal Mhatre and Olga Solovyova, East Haven. Property: 295 Haviland Road, Stamford. Amount: \$880,000. Filed Aug. 21.

Fox Living Trust, Fairfield. Seller: Trinity Klein, Fairfield. Property: 3663 Congress St., Fairfield. Amount: \$1,700,000. Filed Aug. 29.

M&Ch LLC, Fairfield. Seller: Khadija Zerkane and Noreddine Sedki, Fairfield. Property: 322 Greenfield St., Fairfield. Amount: \$575,000. Filed Aug. 25.

McCloskey, Jared Andrew and Alyssa Lombard, Greenwich. Seller: McCloskey 2015 Residence Trust, Greenwich. Property: 21 Birch Lane, Greenwich. Amount: \$1. Filed Aug. 28.

Peart, Elgeta, Kissimmee, Florida. Seller: 44 Cerretta Street Stamford Connecticut LLC, Stamford. Property: 44 Cerretta St., Unit 9C, Stamford. Amount: \$500,000. Filed Aug. 20.

Peter Properties LLC, New York, New York. Seller: TM Linden LLC, Riverside. Property: 10 Linden Place, Stamford. Amount: \$1,900,000. Filed Aug. 18.

RNR LLC, Bristol. Seller: Barry Fox and Nancy Fox, Fairfield. Property: 971 Hulls Farm Road, Fairfield. Amount: \$3,875,000. Filed Aug. 29.

Sinclair, Jeffreery P. and Laura A. Perusco, Stamford. Seller: Leto Acquisition Group LLC, Stamford. Property: 288 Shelter Rock Road, Stamford. Amount: \$1700,000. Filed Aug. 19.

Vale, Christopher M. and Karrie A. Vale, Greenwich. Seller: Darien Partners LLC, Windsor Locks. Property: Homestead Commons, Unit 24A, Greenwich. Amount: \$1,149,000. Filed Aug. 29.

Residential

Abt, Andrew and Katelin Abt, Stamford. Seller: Karin Lopp, Stamford. Property: 350 Wire Mill Road, Stamford. Amount: \$1,250,000. Filed Aug. 19.

Adipietro, Joseph J. and Mary Ellen Adipietro, Westport. Seller: Florence L. Jacobson, Atlanta, Georgia. Property: 125 Silver Spring Road, Fairfield. Amount: \$1,390,000. Filed Aug. 26.

Ami Geller, Yael Shuv and Shamir Shmuel Geller, Stamford. Seller: Victoria Minor, Stamford. Property: 62 Ocean Drive East, Stamford. Amount: \$2,950,000. Filed Aug. 20.

Andrade Oliveira Coutinho and Ricardo Felipe Laguzzi, Stamford. Seller: Alfonso V. Carozza, Stamford. Property: 34 Hazelwood Lane, Stamford. Amount: \$961,000. Filed Aug. 19.

Berman, Roger H., et al, Fairfield. Seller: Glen Bressner and Marian Bressner, Fairfield. Property: 41 Cherry Lane, Fairfield. Amount: \$2,945,000. Filed Aug. 25.

Bisland, Matthew and Rebecca Bisland, Greenwich. Seller: Molly Frances Ashby, New York, New York. Property: 30 Buckfield Lane, Greenwich. Amount: \$3,800,000. Filed Aug. 26.

Boldt, Victoire and Peter Boldt, Cos Cob. Seller: Robert F. Bryant, Old Greenwich. Property: 295 Taconic Road, Greenwich. Amount: \$10. Filed Aug. 29.

Bursey, Patrick and Jennifer Bursey, Long Island City, New York. Seller: Jeffrey Salvatore, Stamford. Property: 168 Belltown Road, Unit 35-D5, Stamford. Amount: \$570,000. Filed Aug. 18.

Chow, Maggie, Stamford. Seller: Leonid Epshteyn and Tamara Dolinskaya, Stamford. Property: 37 Columbus Place, Unit 2, Stamford. Amount: \$490,000. Filed Aug. 20.

Davis, Christopher M. and Christina Gestal, New York, New York. Seller: Vincent A. Fusco and Donna L. Fusco, Stamford. Property: 517 W. Hill Ave., Stamford. Amount: \$1,400,000. Filed Aug. 21.

Farrell, Patrick and Kayla Farrell, Greenwich. Seller: Peter Boldt and Victoire Boldt, Greenwich. Property: 75 Loughlin Ave., Cos Cob. Amount: \$10. Filed Aug. 27.

Gallagher, Caroline and Neal Gallagher, Stamford. Seller: Paul B. Reid and Karen Alter-Reid, Stamford. Property: 66 Big Oak Road, Stamford. Amount: \$975,000. Filed Aug.19.

Halverson, Anne and Michael Halverson, Salt Lake City, Utah. Seller: Mark P. Smith and Charlotte M. Smith, Fairfield. Property: 175 Wellington Drive, Fairfield. Amount: \$1,500,000. Filed Aug. 28.

Hussain, Zacharia and Bridget Murphy Hussain, Stamford. Seller: John W. Ogletree III and Hope G. Ogletree, Fairfield. Property: 399 N. Benson Road, Fairfield. Amount: \$1,132,500. Filed Aug. 26.

Iliou, John and Athena Iliou West Babylon, New York. Seller: Wen Li, Irvine, California. Property: 850 Main St., Unit 516, Stamford. Amount: \$427,500. Filed Aug. 21.

Keller, Lindsey, Greenwich. Seller: Richard W. Keller, Stuart, Florida. Property: 284 Bruce Park Ave., Unit 4, Greenwich. Amount: \$0. Filed Aug. 27.

Libassi, Thomas John and Loredana C. Grandis, Greenwich. Seller: Mark Rutledge and Christine Han Rutledge, Greenwich. Property: Orchard Drive, Greenwich. Amount: \$10. Filed Aug. 29.

Maldonado Madrid, Carlos, Stamford. Seller: Francisco J. Gomez, Stamford. Property: 60 Alvord Lane, Unit 19, Building D. Stamford. Amount: \$510,500. Filed Aug. 18.

Marullo, Christopher J. and Jessica L. Polistina, Stamford. Seller: Salvador A. Fernandez and Kelly List Wells, Stamford. Property: 96 Surrey Road, Stamford. Amount: \$1,000,000. Filed Aug. 20.

Mesisco, Chad, Stamford. Seller: Jamal M. Dawkins, Waxhaw, North Carolina. Property: 77 Glenbrook Road, Unit 302, Stamford. Amount: \$280,000. Filed Aug. 19.

Michalczuk, Lisa and Bartosz Michalczuk, Stamford. Seller: Karen L. Armstrong and Clyde E. Armstrong, Stamford. Property: 20 Winding Brook Lane, Stamford. Amount: \$1,425,000. Filed Aug. 21.

Muoio, Thomas G. and Courtney A. Muoio, Naples, Florida. Seller: Keith Price and Joanne DiNapoli, Fairfield. Property: 868 S. Pine Creek Road, Fairfield. Amount: \$1,350,000. Filed Aug. 28.

Nowak, Piotr Jan and Olga Izabela Nowak, Greenwich. Seller: Loredana Grandis and Thomas J. Libassi, Greenwich. Property: 55 Calhoun Drive, Greenwich. Amount: \$10. Filed Aug. 29.

Noyes, Talbott and **Heather S. Noyes**, Owings Mills, Maryland. Seller: Brian T. Connell and Leslie T.B. Connell, Ketchum, Idaho. Property: 338 Redding Road, Fairfield. Amount: \$2,550,000. Filed Aug. 26.

Pariano, Claire and **Joshua A. Gutierrez**, Stamford. Seller: Roger S. Randall and Uta Peters Randall, Stamford. Property: 102 High Clear Drive, Stamford. Amount: \$1,161,000. Filed Aug. 18.

Pelaez Diaz Laviada, Marta and **Javier M. Sols**, Stamford. Seller: Alexander Phipps and Erin Phipps, Stamford. Property: 41 Arlington Road, Stamford. Amount: \$900,000. Filed Aug. 19.

Pickering, Frederick and **Linnie Pickering**, Stamford. Seller: Elaine Jachino, Naples, Florida. Property: 510 W. Lyon Farm Drive, Greenwich. Amount: \$1. Filed Aug. 27.

Ross, Julia, Stamford. Seller: Yang Uk Jung, Stamford. Property: 421 Glenbrook Road, 'nit 2, Stamford. Amount: 605,000. Filed Aug. 22.

Runne, John Hendrik and **Amanda Samponaro Runne**, Cos Cob. Seller: Rebecca Victor and Michael Kaye, Greenwich. Property: 147 Old Church Road, Greenwich. Amount: \$2,800,000. Filed Aug. 26.

Schneider, Christine and **Brian P. Tam**, Long Island City, New York. Seller: Lee Grubman and Joanne Shonfeld, Fairfield. Property: 39 Falmouth Road, Fairfield. Amount: \$930,000. Filed Aug. 28.

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Questions and comments regarding this section should be directed to:

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Westfair Communications Inc.
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Mount Kisco, NY 10549
Phone: 914-694-3600

Sethi, Arjun Avtar and **Anuradha Tyagi Sethi**, Greenwich. Seller: Arjun Avtar Sethi and Anuradha Tyagi Sethi, Greenwich. Property: 6 Baldwin Farms S., Greenwich. Amount: \$0. Filed Aug. 29.

Smith, Nicholas, Fairfield. Seller: Margaret K. Mellon-Smith and Richard J. Smith, Fairfield. Property: 1221 Merritt St., Fairfield. Amount: \$830,000. Filed Aug. 29.

Tomasello, Jill Michele and **Cynthia Marie Potter**, Stamford. Seller: Gregory Katz and Maya V. Katz, Stamford. Property: 9 Old Loggin Road, Stamford. Amount: \$1,225,000. Filed Aug. 22.

Vatman, Rachel, Stamford. Seller: An Zheng and Eric Scotto, Stamford. Property: 81 Turn of River Road, Stamford. Amount: \$775,000. Filed Aug. 19.

Wentland, Krzysztof, Stamford. Seller: Krzysztof Wentland and Malgorzata Wentland, Stamford. Property: 26 James St., Stamford. Amount: \$72,900. Filed Aug. 20.

Wigand, Brien A. and **Diandra J. Wigand**, Fairfield. Seller: Michael Ashwood and Karin Michaels-Ashwood, Fairfield. Property: Unit 81, 26 Hamilton Court, Fairfield. Amount: \$1,150,000. Filed Aug. 26.

Wilkins, Kelley A., Darien. Seller: Scott D. Mirkin, Stamford. Property: 10 E. Ridge Road, Stamford. Amount: \$1,415,000. Filed Aug. 21.

Zheng, Shao Yin and **Tak Chee Cheng**, Stamford. Seller: Shao Ying Zheng and Tak Chee Cheng, Stamford. Property: 249-01 Hamilton Ave., Unit 12, Stamford. Amount: \$10. Filed Aug. 20.

MORTGAGES

366 Ocean Drive West, LLC, Greenwich, by Kathleen M. Parrett. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 366 Ocean Drive West, Stamford. Amount: \$3,000,000. Filed July 29.

Albert, Lori A. and **Daniel Albert**, Stamford, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 180 Overbrook Drive, Stamford. Amount: \$523,501. Filed July 30.

Altieri, Matthew, Stamford, by Frank J. Peters. Lender: TOMO Mortgage LLC, 1411 Broadway, 16th floor, New York, New York. Property: 51 Lewelyn Road, Stamford. Amount: \$660,000. Filed July 28.

Bagatelle, Priscilla Ann, River Vale, New Jersey, by Daneik Bulgin. Lender: NQM Funding LLC, 4800 N. Federal Hwy., Bldg. E, Suite 200, Boca Raton, Florida. Property: 102 Valley Road, Unit 22, Cos Cob. Amount: \$430,000. Filed Aug. 11.

Braun, Perry H., Greenwich, by Christopher A. Stratton. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 27 Mooreland Road, Greenwich. Amount: \$169,000. Filed Aug. 13.

Bria, Robert A. and **Kristen M. Bria**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, P.O. Box 2026, Flint, Michigan. Property: 839 Burr St., Fairfield. Amount: \$100,000. Filed July 31.

Chughatta, Awais Ahsan and **Zara Aziz**, Fairfield, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 100 Mayfair Road, Fairfield. Amount: \$720,000. Filed July 30.

Como, Jennifer A., Greenwich, by Morris L. Barocas. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 11 Morningside

Drive, Greenwich. Amount: \$3,371,250. Filed Aug. 12.

Cooper, Jason S., Stamford, by Shetal Nitin Malkan. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 128 Guinea Road, Stamford. Amount: \$350,000. Filed Aug. 1.

Costello, Michael L. and **Mary Jane Costello**, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 70 Harris St., Fairfield. Amount: \$80,000. Filed July 31.

Daisy Properties LLC, Greenwich, by Derik Allerton. Lender: Cardinal Credit X, LLC, 329 S. Oyster Bay Road, No. 2240, Plainview, New York. Property: 55 Midwood Road, Greenwich. Amount: \$400,000. Filed Aug. 14.

Desquiron, Nathalie J., Greenwich, by Kenneth J. Ginsberg. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 127 Greyrock Place, Unit 1013, Stamford. Amount: \$315,000. Filed Aug. 1.

Diddel, Andrew and **Alyssa Diddel**, Stamford, by Jonathan J. Martin. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 2735 High Ridge Road, Stamford. Amount: \$1,000,000. Filed Aug. 1.

Fitz, Anne M. and **James D. Fitz**, Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 113 Sunnyridge Ave., Fairfield. Amount: \$150,000. Filed July 28.

Goldberger, Jefrey and **Nicole Goldberger**, Stamford, by Jeremy E. Kaye. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 77 Havemeyer Lane, Condo 426, Stamford. Amount: \$500,000. Filed July 31.

Goldman, Joshua and **Caitlin Goldman**, Stamford, by Descera Daigle. Lender: Bank of America NA, 101 South Tryon St., Charlotte, North Carolina. Property: 99 Eastlawn St., Fairfield. Amount: \$1,359,000. Filed Aug. 1.

Griffin, Daniel and **Denise Whitman**, Greenwich, by David W. Hopper. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 36 Highview Ave., Old Greenwich. Amount: \$1,900,000. Filed Aug. 15.

Gukelberger, Kristine, Fairfield, by Jeffrey M. Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 230 Toll House Lane, Fairfield. Amount: \$150,000. Filed July 30.

Guo, Xiaojie, Cupertino, California, by James C. Tsui. Lender: First Colony Mortgage Corp., 2100 W. Pleasant Grove Blvd, Suite 100, Pleasant Grove, Utah. Property: 64 Campfield Drive, Fairfield. Amount: \$270,000. Filed July 29.

Harrison, Donald Frank and **Patricia Alice Harrison**, Fairfield, by Maxine R. Jones. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 205 Winnepoge Drive, Fairfield. Amount: \$35,000. Filed July 30.

Heyliger, Erik and **Kara Ford-Heyliger**, Stamford, by Robert E. Colapietro. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 19 Tremont Ave., Stamford. Amount: \$100,000. Filed July 31.

Ihlefeld, Timothy and **Vicki Ihlefeld**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 450 Hollydale Road, Fairfield. Amount: \$140,000. Filed July 30.

Jacob, Jisha and **Lonai Anthraper**, Spring Valley, New York, by Joshua F. Gilman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 254 Stanwich Road, Greenwich. Amount: \$1,920,000. Filed Aug. 12.

Janoff, Philip A., Old Greenwich, by Joel M. Kaye. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 6 Ferris Drive, Old Greenwich. Amount: \$570,000. Filed Aug. 12.

Joseph, Alvin, Stamford, by Jonathan T. Hoffman. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 49 Glenbrook Road, 302, Stamford. Amount: \$311,000. Filed July 31.

Karamandilis, Savvas and **Andriana Protopapas**, Stamford, by Cynthia M. Salemme-Riccio. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 343 Four Brooks Road, Stamford. Amount: \$628,100. Filed July 30.

Kistner, James and **Kristie Kistner**, Fairfield, by Sharon Medling. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 456 Crestwood Road, Fairfield. Amount: \$150,000. Filed July 31.

Lannamann, Thomas C. and **Maria A. Lannamann**, Stamford, by Nasrin Begum. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 349 Roxbury Road, Stamford. Amount: \$500,000. Filed July 28.

LaPegna, Patricia F. and **Frank LaPegna Jr.**, Riverside, by Sheila L. Chun. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 154 Cold Spring Road, Apt. 71, Stamford. Amount: \$130,000. Filed July 29.

Lieto, Todd and **Sonia Lieto**, Stamford, by Tamara L. Paterson. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 42 Alma Rock Road, Stamford. Amount: \$620,750, Filed July 29.

Lutsky, Jordan S. and **Danielle Lutsky**, Greenwich, by James Kavanagh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 18 Stone Ave., Unit 4, Greenwich. Amount: \$150,000. Filed Aug. 13.

McClure, Neil and **Margaret McClure**, Fairfield, by Ethel Pinto. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 356 Springer Road, Fairfield. Amount: \$887,926. Filed July 28.

Melero, Matias and **Maria E. Ferraro**, Riverside, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O’Fallon, Missouri. Property: 10 Lakeview Drive, Riverside. Amount: \$2,982,000. Filed Aug. 14.

Murphy, Mary Alexis, Greenwich, by Robert V. Sisca. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 45 Homestead Road, Greenwich. Amount: \$1,400,000. Filed Aug. 13.

Nathanson, Jonathan and **Jodi Flom Nathanson**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 77 Judd St., Fairfield. Amount: \$200,000. Filed Aug. 1.

O’Shaughnessy, Michael and **Laura O’Shaughnessy**, Fairfield, by Payton Ladson. Lender: Loandepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 98 Fair Oak Drive, Fairfield. Amount: \$250,000. Filed July 31.

Oppizzi, Maria Aldana, Ossining, New York, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 172 N. Stamford Road, Stamford. Amount: \$787,500. Filed July 30.

Panico, Victoria, Southport, by Ana Plaza. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 220 High Meadow Road, Southport. Amount: \$530,000. Filed July 29.

Pansare, Uday R., Stamford, by Howard R. Wolfe. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 2700 Bedford St., Apt. M., Stamford. Amount: \$508,000. Filed July 28.

Papini, Marc E., Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 938 Fairfield Beach Road, Fairfield. Amount: \$500,000. Filed July 28.

Pelli, Nicholas Anthony, Stamford, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 49 Lantern Circle, Stamford. Amount: \$100,000. Filed July 30.

Phillips, George Henry and **Isobel Moira Phillips**, Greenwich, by Eileen M. Pate. Lender: HSBC Bank USA, LLC, 66 Hudson Blvd., East, New York, New York. Property: 11 Mill Pond Court, Cos Cob. Amount: \$1,600,000. Filed Aug. 15.

Real, Jorge and **Georgina Montana**, Fairfield, by Antonio Faretta. Lender: Spring EQ, LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 1450 Bronson Road, Fairfield. Amount: \$107,000. Filed July 31.

Rodriguez, Marcos A. and **Tia Marie Kirk**, Fairfield, by Kevin Covais. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 129 Quarter Horse Lane, Fairfield. Amount: \$2,400,000. Filed July 28.

Ross, William L. and **Victoria S. Papalian**, Greenwich, by Benjamin Connor. Lender: Goldman Sachs Bank, 200 West St., New York, New York. Property: 35 Ridgeview Ave., Greenwich. Amount: \$1,600,000. Filed Aug. 13.

Rosu, David and **Jacqueline Rosu**, Greenwich, by Claudia Cisnardi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 242 Taconic Road, Greenwich. Amount: \$213,000. Filed Aug. 15.

Roth, Stuart and **Dana Roth**, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 100 Chestnut Hill Lane, Stamford. Amount: \$250,000. Filed July 28.

Schroeder, James and **Kimberly Schupp**, Stamford, by Jennifer R. Rella. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 119 Forest St., Unit 1, Stamford. Amount: \$395,000. Filed July 31.

Shea, Olivia Magowan and **Nicholas John Shea**, Greenwich, by M. Cassin Maloney Jr. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 99 Stanwich Road, Greenwich. Amount: \$1,350,000. Filed Aug. 13.

Spain, Justin M. and **Ulku P. Spain**, Greenwich, by Jonathan J. Martin. Lender: Citibank NA, 1000 Technology Drive, O’Fallon, Missouri. Property: 27 Griffith Road, Riverside. Amount: \$1,575,000. Filed Aug. 13.

Sumner, Eugene S., Fairfield, by Cynthia M. Salemme-Riccio. Lender: Amerisave Mortgage Corporation, 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 221 Farmstead Hill Road, Fairfield. Amount: \$700,000. Filed July 28.

Thomas Jr., Richard Harold and **Veronica Thomas**, Stamford, by Scott Rogalski. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 223 Southfield Ave., Stamford. Amount: \$144,000. Filed Aug. 1.

Torres, Raymond L. and **Aristi K. Torres**, Fairfield, by Charmaine Whittingham-Tucker. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 881 Fairfield Woods Road, Fairfield. Amount: \$160,000. Filed July 29.

Vijayasarathy, Divakar, Greenwich, by Jeremy E. Kaye. Lender: Emigrant Mortgage, 7 Westchester Plaza, Elmsford, New York. Property: 43 Hunting Ridge Road, Greenwich. Amount: \$1,665,000. Filed Aug. 12.

Wheeler, Eliot A. and **Kristen A. Wheeler**, Corte Madera, California, by Ethan Sparrow. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 16 Split Timber Place, Riverside. Amount: \$1,936,000. Filed Aug. 15.

Wilpon, Bradley J., Greenwich, by Jeremy E. Kaye. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 42 Mallard Drive, Greenwich. Amount: \$3,400,000. Filed Aug. 14.

Wolin, Edward M. and **Susan J. Wolin**, Scarsdale, New York, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 15 Skyview Drive, Stamford. Amount: \$1,400,000. Filed July 29.

Yang, Su Hui, West Haven, by William Zorzy. Lender: AM West Funding Corp, 6 Pointe Drive, Suite 300, Brea, California. Property: 826 Oldfield Road, Fairfield. Amount: \$693,750. Filed Aug. 1.

Yang, Yunjian and **Zihe Cheng**, New York, New York, by Joel M. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 152 Valley Road, Cos Cob. Amount: \$550,000. Filed Aug. 14.

Zimmerman, Richard Ervin, Greenwich, by David E. Hoyle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 2 Putnam Hill, 4D, Greenwich. Amount: \$356,250. Filed Aug. 13.

NEW BUSINESSES

Cano’s Maid Services, 64 George St., Stamford 06902, c/o Yency Lorena Cano. Filed Feb. 18.

Carbon Point, 225 High Ridge Road, Stamford 06905, c/o Airain LLC. Filed Feb. 19.

Clima Tech, 91 Colonial Road, Unit 3, Stamford 06906, c/o Vanguard Contracting & Design LLC. Filed Feb. 21.

Copper Slate and Cedar, 900 Pacific St., 1012, Stamford 06902, c/o Home Services LLC. Filed Feb. 25.

Dr. Michelle Mercurio, Ph. D., 680 E. Main St., Stamford 06901, c/o Dr. Michelle Mercurio, Ph.D. Filed Feb. 12.

Floris Nail and Spa, 44 Sixth St., Stamford 06905, c/o Li Yu Inc. Filed Feb. 24.

Granizadas Peten LLC, 212 Richmond Hill Ave., Stamford 06902, c/o Granizadas Peten Connecticut LLC. Filed Feb. 10

Meded Staffing Solutions, 1 Dewal Drive, Norwalk 06851, c/o Judith Beardsley. Filed July 31.

Mega Barbershop. 343 W. Main St., Stamford 06902, c/o Polonia Innovations LLC. Filed Feb. 14.

Milkshake Factory Stamford, 42 Cypress Drive, Stamford 06903, c/o Van All. Inc. Filed Feb. 4.

New York Bites, 43 Avery St., Stamford 06902, c/o Stamford’s Finest Limited Liability Company. Filed Feb. 13.

Rainy Cacti, 12 Willard Road, Unit 10, Norwalk 06851, c/o Marcus R. Miele. Filed July 28.

Rowayton Rentals, 10 Pond Ridge Lane, Norwalk 06853, c/o Carol Bildahl. Filed July 31.

Royale De Grasse, 100 N. Water St., Suite 2100, Norwalk 06854, c/o Rajit Thapar. Filed July 31.

Santos Food Truck, 43 Avery St., Stamford 06902, c/o Santos Food Truck LLC. Filed Feb. 21.

Senior Comfort Car Service, 1 Lawn Ave., No. A8, Stamford 06902, c/o Sharaine Decinville. Filed Feb. 20.

Target Store T- 2894, 680 Connecticut Ave., Norwalk 06854, c/o Aileen Guiney. Filed July 28.

Telesco Secretarial Services, 3 Birch Road, South Salem, New York 10509, c/o Daniel Telesco. Filed July 31.

Vanguard Contracting & Design LLC, 91 Colonial Road, Unit 3, Stamford 06906, c/o Vanguard Contracting & Design LLC. Filed Feb. 21.

Villa Italia, 26 Mill River Road, Stamford 06902, c/o VTLL0 LLC. Filed Sept. 3.

Water Tech, 91 Colonial Road, Unit 3, Stamford 06906, c/o Vanguard Contracting & Design LLC. Filed Feb. 21.

Wisdom Body Health, 1127 High Ridge Road, Suite 293, Stamford 06905, c/o Habitqueer LLC. Filed Feb. 14.

XG Consultants Group, 300 First Stamford Place, 360, Stamford 06902, c/o MBD Consultants LLC. Filed Feb. 25.



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Legal Notices

Name of company: Levisha, LLC Articles of Organization Filed with the Secretary of State of NY: December 19, 2024 Office Location: Westchester County Registered Agent: United States Corporation Agents, Inc. Registered agent address: 7014 13th Avenue, Suite 202; Brooklyn, NY 11228 #63875

NOTICE OF FORMATION FOR LEGACY PERSONAL CAR SERVICE LLC Article of Organization were filed with the Secretary of State of New York filed with on July 17, 2025. Office located in Westchester County. SSNY desig. As an agent of LLC upon whom process against it may be served. Auditax Corporation 705 Westminster RD, Brooklyn, NY 11230 SSNY shall mail process to the LLC.1 Harbor Square Apt. 413, Ossining, NY 10562 Purpose: any lawful purpose #63878

NOTICE OF FORMATION OF PROFESSIONAL SERVICE LIMITED LIABILITY COMPANY. NAME: BASS FIRM PLLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/27/2025. Office location: Westchester County. SSNY has been designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail a copy of process to the PLLC, c/o Neal Bass, 11 Vista Court, Pleasantville, New York. Purpose: For the practice of the profession of Law. #63879

Notice is hereby given that an On Premise Summer Food & Beverage Business Beer License, NYS Application ID: NA 0139 25 128888 has been applied for by CulinArt Inc serving beer to be sold at retail for on premises consumption in a catering establishment, for the premises located at 1 Playland Pkwy Rye NY 10580. #63881

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Ivy Consulting & Tutoring LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/30/2025. Office Location: Westchester County. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to: Ivy Consulting & Tutoring LLC, 245 Westchester Ave, Unit 1, Port Chester, NY 10573. The purpose of the business of the LLC is any lawful act or activity. #63882

Notice of Formation of DiowatGram Bookkeeping & Beyond, LLLC Art. Of Org. filed with SSNY on 9/11/25. 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, 687 Bronx River Road, Apt 5B, Yonkers, NY 10704. Purpose: any lawful purpose. #63883

NOTICE! YOU HAVE BEEN, SUED, THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW. TO THE DEFENDANT(S): A Civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth In the Complaint. Object of Action: This is a Complaint for NOTICE OF SERVICE OF LAWSUIT JACKS REALTY FUND I, LLC v. CHRISTOPHER DOMINICK BASILE (Case No. A 25 919042 C). This notice is approved for service by publication on Defendant CHRISTOPHER DOMINICK BASILE pursuant to an order entered CHRISTOPHER DOMINICK BASILE is hereby served by publication with a civil complaint file on behalf JACKS REALTY FUND I, LLC (the Plaintiff). Plaintiff is pursuing contract claims related to Breach of Contract, Specific Performance, Declaratory Relief, Breach of the Implied Covenant of Good Faith and Fair Dealing, Promissory Estoppel, Preliminary and Permanent Injunction and Fraudulent Transfer regarding a residential purchase agreement. Plaintiff is seeking money damages, expenses, costs and fees. 1. If you intend to defend this lawsuit, within 20 days after this Summons is served on you, exclusive of the day of service, you must do the following: (a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court: with the appropriate filing fee. (b) Serve a copy of your response upon the attorney whose name and address is shown below. 2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking if money or property or other relief requested in the Complaint. 3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time. 4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint. STEVEN D. GRIERSON T /s/ CRYSTAL NANTZ Deputy Clerk Date 05/15/2025 Regional Justice Center, 200 Lewis Avenue, Las Vegas, Nevada 89155 Submitted By: BALL LAW GROUP /s/ Zachary T. Ball, Esq. Nevada Bar No. 8364 THE BALL LAW GROUP 1935 Village Center Circle, Suite 120 Las Vegas, Nevada 89134 Telephone: (702) 303 8600 Email: zball@balllawgroup.com Attorney for Plaintiff JACKS REALTY FUND I, LLC #63880

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