

Light, camera, bloom

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

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In the Netflix miniseries "The Perfect Couple," best-selling but troubled novelist Greer Garrison Winbury (Nicole Kidman) strikes a pensive yet still glamorous pose in her salmon-pink home office, complemented by a Winston Flowers bouquet of pink roses. *Production photographs courtesy Netflix.*

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Power rate shock hitting state businesses as well as residents

BY GARY LARKIN / glarkin@westfairinc.com

The higher electric rates that have been in place since July 1 certainly has affected residential customers throughout Connecticut. But for businesses, large and small, the impact is starting to hit the bottom line.

For some businesses, they have seen their United Illuminating bills nearly double. The culprit is the public benefits charges portion of the bill, which has been put in place to pay for energy programs authorized by the General Assembly, the Conversation and Load Management Fund, the Millstone nuclear power plant power purchase agreement, renewable programs and income loan programs.

“Public benefits charges represents 60 percent of our electric bill,” said Heather Cavanagh, president and CEO of the Stamford Chamber of Commerce. “A fixed cost like this is challenging.

“I understand this deal (for Millstone) was approved several years ago. But several years ago, we didn’t have the inflation we now have. And then there was the costs related to the pandemic.”

In a deal struck in 2017 between the state and Dominion Energy, owners of Millstone, the state agreed to help keep Millstone open for at least another decade and in return ratepayers would have another source of energy in the deregulated market.

The deal has allowed utility companies UI and Eversource to recoup money lost when Millstone energy costs became untenable and it lost customers. Starting on July 1, a 10-month payment period began that ratepayers would pay for through public benefits charges. The twist on the payment is that it is tied to the ratepayer’s usage, meaning the amount will fluctuate each month.

That and other state legislation that called for customers to start paying an additional \$3 per month over the next year to pay for an electric vehicle charger program are now included in the public benefits charges.

PURA explanation

“What happened on July 1? What were the primary cost-drivers?” said Marissa Gillett, chair of the state Public Utilities Regulatory Authority (PURA). “Overwhelmingly, the primary driver was the 77 percent of the increase was attributable to the Millstone Power purchase agreement (of generated power) that should be paid over a 10-month period.

“Another driver for July 1 that I believe is unwarranted was because of our neighbors who could not pay their bills during Covid. The Covid moratorium was not debt forgiveness. Now that the moratorium has been lifted, they need to repay those bills during payment arrangements.”

Gillett, who made those comments during an online discussion sponsored by the Connecticut League of Conservation Voters, pointed out her opposition to a

PURA vote in December related to the higher public benefits charges.

“My dissent on PURA’s (2-1 vote in December) on the recoupment of the costs of over 10 months that would weigh heavily not just on small businesses and businesses overall is a matter of public record,” she said. “The most prevalent complaints I am hearing is the volatility of the rates we are facing and that customers need a level of predictability and stability in the rates they are facing. That’s a difficult thing to achieve, especially on the supply side.”

In the PURA vote, the regulator failed to approve a plan to spread the repayment plan over 22 months, which would have lessened the burden for ratepayers.

Gillett believes there are actions PURA can take to decrease the volatility of the rates. And she expects that will be subject of future PURA proceedings, where she hopes to hear from small businesses.

Cavanagh, who has operated the Stamford chamber for six years, is worried about how that volatility affect the chamber.

“It makes business unpredictable if we continue down this path,” Cavanagh said about the high electric rates. “If we see this expense continue to grow, what can a business do.”

She mentioned that with all the overhead a small business has, having a fixed cost that a business can’t control could force that business to cut costs, such as employees.

The politics of it all

State Republicans have been making hay about doing something about unwinding the Millstone agreement this summer and even getting rid of the public benefit charges. They shared a petition that calls for new legislative action and calls for a special session to have Gov. Ned Lamont address the issue.

“It is truly shameful that Governor Lamont and Democrats in Hartford are too afraid to do their jobs and go into Special Session to address the ever-rising public benefits charges on our electric bills,” said Republican Chair Ben Proto.



Heather Cavanagh, president and CEO of the Stamford Chamber of Commerce, in her office. She is worried about the out-of-control electric costs and their impact on all businesses.

The petition calls for the following actions:

Move “Public Benefit Charges” permanently off ratepayer bills.

Provide immediate electric rate relief by reallocating unobligated end-of-year American Rescue Plan Act (ARPA) funds and re-examining budgetary options that could make available additional dollars to (a) cover the portions of rate increases associated with the moratorium on electric service shutoffs and the costs associated with electric vehicle charging programs and (b) provide additional rate relief to ratepayers to the maximum extent possible as funds allow.

Cap all future Power Purchase Agreements to no more than 150% over the wholesale electric market price.

Redefine Class I renewable energy sources to enable competition to lower the cost of these energy sources.

Restore the independence of the PURA, by separating it from the Department of Energy and Environmental Protection (DEEP).

Republicans are saying Lamont and Democratic leaders are putting of any special session until after the November elections. They are asking residents to call Democratic leaders to sign the petition calling for a special session.

Lamont told Fox61 in late August that “short-term subsidies are not the answer to the problem.”

“The answer to this problem is get more supply of energy to bring down the price for everybody,” he said. He also said a special session is not likely.

Meanwhile, small businesses such as the Stamford Chamber of Commerce are faced with a state energy policy that can cause economic disruption to their long-term viability.

“We need to work towards a short-term solution as well as something for the long term.”



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White Plains bar challenges license cancellation

BY BILL HELTZEL / bheltzel@westfairinc.com

A White Plains bar that was shut down on Sept. 7 has sued the State Liquor Authority to get its license back, alleging that the agency acted improperly.

Abby's Bar Lounge claims that the testimony of witnesses was unsubstantiated as to whether liquor laws were intentionally violated, according to a petition filed on Sept. 12 in Westchester Supreme Court.

"If I am forced to permanently close the business," owner Santiago Williams, of Elmsford, stated in an affidavit, "I will lose my entire life savings. ... I am completely devastated by what has occurred. My life will be ruined and my life's work destroyed."

But the liquor agency says in its response to the petition that "this is a licensee who simply cannot be trusted to follow the law and protect its patrons, employees and public at large."

Abby's Bar Lounge is on Westchester Avenue, across the street from The Westchester shopping mall.

It opened under a temporary liquor permit in September 2022 and was approved for a full license in March 2023.

The bar quickly became a site of disorderly conduct, according to liquor

agency records. During a nine month period last year, for instance, 36 calls for service were logged on complaints about intoxication, fights, noise, fire code violations, patrons smoking illegal substances, and a person living unlawfully in the basement.

When White Plains police officers responded to complaints, instead of Williams they found Jaime Reyes running the business. Reyes identified himself alternately as an owner, manager, security guard and a patron.

When asked to produce records or video surveillance, or to allow inspections, Reyes allegedly refused to cooperate with police.

As a convicted felon for sale of narcotics in 1990, the liquor authority says, Reyes was not eligible for licensure.

An assistant city attorney who was trying to determine whether Williams actually ran the lounge testified at a hearing that he told her he wanted nothing to do with the bar and he paid none of the bills.



The state brought two cases against Abby's to revoke its license for numerous liquor law violations. Hearing officers upheld 26 of 31 charges.

On Sept. 7, the full board of the state liquor authority cancelled Abby's license.

Now Abby's is asking Westchester Supreme Court to reverse that ruling, claiming that it was arbitrary, capricious

and contrary to law.

Abby's "has been found to have been sharing its license illegally with parties never vetted by the [state liquor authority]," the agency states in its formal answer to the petition, "and as a result, the licensed premises has been operated recklessly and in rampant violation of a myriad of laws designed to protect the public."



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Women business leaders driven to move forward

BY GARY LARKIN / glarkin@westfairinc.com

If there was any overarching message that people could take away from Thursday night's Women Innovators in our Region event, it is women business leaders are driven to move forward in these volatile times.

Catherine Cioffi, communications director for Westchester County, set the tone at Westfair Business Journal's awards presentation at Rolling Hills Country Club Thursday night with more than 100 in attendance. She is one of 22 businesswomen who were honored for their achievements in Westchester and Fairfield counties.

The MC for the night was Stacey Ross Cohen, CEO of White Plains, N.Y.-based Co-Communications and author of "The Ultimate Playbook for College & Career Success." The sponsors were Bank of America, Audi Fairfield, Cuddy+Feder LLP, Northwell Health, M&T Bank and Westchester County.

"My motto has always been *sempre avanti* – which mean 'always forward' in Italian," Cioffi said. "Does that mean that I always have to sacrifice moments of rest? Yes. But as women, there is so much more to do. And we are not done yet.

"I am especially honored to receive this award during these turbulent times. It's a powerful reminder that women have a choice. We all have a choice in this room."

In an apparent allusion to the 2024 presidential election, Cioffi cited one place women can make a difference – at the ballot box in November.

"I stand here today in that we are moving forward," she said. "And we must move forward in November. Ladies, as they say, grab your shoes because there is going to be glass all over the floor as that glass ceiling shatters."

For fellow honoree Stephanie Joyce, she credits "faith, perseverance and perception" as factors that drive her to succeed and prepare to face the simultaneous challenges of work and motherhood.

"This award couldn't have come at a better time for me. It's deeply meaningful for me as I have some personal challenges this year," said Stephanie Joyce, CEO of Attune Wellness Med Spa in Stamford. "As many women know the journey to motherhood can be emotionally taxing. I have navigated multiple rounds of IUI and ultimately landed with IVF. Before this, I faced some family issues."

Before undergoing the stress of trying to start a family with her husband,



Westfair Business Journal's 2024 Women Innovators in Our Region honorees gather for a "class" photo at the awards presentation Sept. 19 at Rolling Hills Country Club in Wilton. Photo by Sebastian Flores

she took over as CEO of a firm with some great challenges at her previous company.

"Ultimately, I landed in a CEO job literally overnight and was faced with every challenge a CEO could imagine – losing capital sources to facing mass turnover threats," Joyce said. "Despite all of that, I felt like that each experience really did shape what I am today."

But more recently, this "whole motherhood thing" has taught her something in that "you don't control everything."

"I am overjoyed to share that I am three months pregnant," she announced at the awards ceremony. "I am so excited to show my future daughter all the things a woman can do and for her to see other women do great things and make this world a better place."

For Renee Dobos, CEO of Trumbull-based Connecticut Housing Partners, being named a Women Innovators honoree is a way for her to promote an important social message to Connecticut residents and businesses.

"The crisis we have in CT is really extreme," Dobos said. "What gets me going in the morning isn't accolades or awards. It's the people that I'm

helping. I'm helping people who live in basements with mold with unscrupulous landlords. I'm seeing women living in cars in parking lots. So, these are the winners for me. They are so strong. They keep holding on to hope. That gives me hope we can solve this problem."

The rest of the winners named to be the 2024 Women Innovators in our Region include:

- Katherine Bigby, Co-founder, HudCo
- Darcel Dillard-Suite, President, Full Circle Health
- Robyn Drucker, Principal, Cohen and Wolf PC
- Jennifer Galluzzo, Vice President, Digital, Harry
- Andi Gray, President, Strategy Leaders
- Susan Henner, Immigration Attorney, Henner Law Group PC
- Elizabeth Jones, Senior Vice President, COO, Orange Bank & Trust
- Andrea Kawakami, Residential Mortgage Sales Manager, M&T Bank
- Zina King, Founder and President, The Next Mile LLC
- Anna Komorowski, Regional Director, Northwell Health Center Institute

- Kara Mac, Creator, CEO, KARA MAC SHOES
- Jeannette R. Mahoney, Founder, President, JET Worldwide Enterprises
- Sarah Jones-Maturo, President, RM Friedland
- Alison O'Dwyer, Partner, Fullerton Beck
- Tina Sadarangani, Founder, Care-Mobi
- Lauren Shugrue, CPA, Founding Partner, The Innovative CPA Group
- Gretchen Thomas, Chief Creative Officer, Barcelona Wine Bar,
- Katherine Yamulla, Assistant Dean of Clinical Skills Education and Assessment, NY Medical College
- Neviana Zhgaba, Co-founder, Aquila's Nest Vineyards
- Jessica Walsh, senior vice president and senior relationship manager at Bank of America, a sponsor of the event, had a piece of inspirational advice.

"I encourage you to keep your passion alive, to continue to innovate and to use her two hands as they were made, one for helping yourself and the other for helping others," Walsh said. "And don't forget to ask what would you like the power to do."

Pleasantville apartment project would use former bank building

BY PETER KATZ / pkatz@westfairinc.com

An entity based in Ossining, 444 Associates LLC, is proposing to convert a former bank building in Pleasantville into apartments and add new construction over the adjacent parking lot. The building is located at 444 Bedford Road and formerly housed Chase Bank. Before Chase, other banks had made the building their own including The Bank of New York and First National Bank.

Jorge B. Hernandez of the Ossining-based architectural firm ARQ Architecture, has been representing the developer in presenting the project known as The Landmark at 444 to Pleasantville's Planning Commission. He said the developer wants to convert the upper four floors of the five-story bank building into apartments with new construction over the existing parking lot on Bedford Road and along the edge of the property facing Wheeler Avenue. Commercial space also would be included in the bank building.

The plans call for a total of 36 apartments, equally divided between the bank building and the new construction. The number of apartments was reduced from the 40 that were proposed in a previous iteration of the project. The developer is proposing to merge the two lots that have the bank building and the parking lot. According to Hernandez, the developer intends to preserve architectural features of the bank building.

According to Hernandez, there would be 20 one-bedroom units and 16 two-bedroom apartments. The retail space would cover 3,000 square feet on

the ground floor of the bank building and 900 square feet on the bank building's mezzanine level.

"It is our sincerest hope that the commission will agree that the proposed project will be an added benefit to the local community and, in fact, provide a positive impact in the community while enhancing the overall character of the neighborhood within the immediate vicinity of the property," Hernandez said.

A consultant for the village, Sarah Brown of the engineering firm Hardesty & Hanover in a Sept. 10 memo to the Planning Commission noted that the developer did not include detailed engineering plans with the material it had submitted. She said that future submissions from the developer should include a construction management plan, grading plans, landscaping, and lighting plans. The consultant also called for more details to be provided by the developer on the Environmental Assessment Form it submitted. It was not immediately known when the developer would be back before the Planning Commission to continue the review of the proposal.



444 Bedford Road, Pleasantville. Photo via Google Maps.



Concept rendering aerial view of proposed building at 444 Bedford Road, Pleasantville.

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Winston Flowers, whose new Greenwich location opened last year, has always featured blooms and created arrangements that ought to be in pictures. Now they actually are.

In “The Perfect Couple,” a mini-series that bowed Sept. 5 on Netflix (NASDAQ: NFLX, \$308.70 billion in market capitalization), Winston arrangements are a supporting character in a murder mystery based on the novel by Elin Hilderbrand, who sets her best sellers in her hometown of Nantucket.

When Amelia Sacks (Eve Hewson) becomes engaged to Benji Winbury (Billy Howle), she’s poised to enter one of the richest families on the island, headed by novelist Greer Garrison Winbury (Nicole Kidman) and husband Tag (Liev Schreiber). But a sudden death derails the wedding, putting everyone on edge and under suspicion.

The classic whodunit setting, a stunning, somewhat remote island occasion, and an A-list cast that includes Dakota Fanning as Benji’s pregnant sister-in-law, Abby, and Isabelle Adjani as a family friend, are underscored by custom-made Winston floral displays throughout the Winbury home, including the entrance hall, the living and dining rooms and Greer’s office. In Alfred Hitchcock-like fashion, Winston Flowers even makes a cameo appearance in the first episode, via one of its delivery vans. (Winston Flowers delivers to Fairfield and Westchester counties, New York City, Greater Boston and nationwide through a network of partner florists.)

It has come a long way from that day in 1944 when the father-and-son duo of Robert and Maynard Winston began their pushcart flower business on Boston’s fashionable Newbury Street.

Today, the third-generation, family-owned enterprise – helmed by Maynard’s sons, David and Ted – maintains three retail shops in Massachusetts, including the Newbury Street flagship; an 80,000-square-foot floral design studio in Boston; and a 12,000-square-foot facility in Long Island City. On May 8, 2023, the Greenwich store, which had been a fixture on Greenwich Avenue, reopened at 154 Prospect St. in a 4,600-square-foot contemporary gray-and-white space that tripled its capacity.

Winston Flowers creates nine collections each year to reflect both the seasons and annual holidays – Winter, Valentine’s Day, Spring, Mother’s Day, Late Spring, Summer, Late Summer, Autumn and Holiday.



Pregnant daughter-in-law Abby Winbury (Dakota Fanning) eyes the wedding gifts – and a cascade of Winston Flowers arrangements – in the entrance hall of the family’s Nantucket estate as patriarch Tag Winbury (Liev Schreiber) considers her.

Its team prioritizes the most exclusive, long-lasting blossoms available in each season, taking into account their unique attributes, freshness, color and assigned quality “grades.” Many of the blooms used in Winston arrangements come from farmers and brokers, rather than wholesalers, around the world, primarily Ecuador, Italy and the Netherlands, with most transported via commercial passenger airplanes to help preserve fuel and reduce excess shipping.

With relationships that span as long as 20 years, Winston works to ensure that each partner adheres to other environmentally- and socially-conscious practices, such as improving the communities in which they operate and using systems that are state-of-the-art and energy efficient.

Each Winston Flowers arrangement is created by a team that hails from across the globe. Led by General Manager Carine Bonnet, Winston Flowers’ New York designers take inspiration from the interior design and fashion worlds along with floral trends. Container buyers and product designers frequent home décor shows, particularly in Paris. The resulting floral designs are showcased in custom vases made especially for Winston Flowers.

Above all, a spokeswoman said, Winston arrangements have a twofold purpose – to meet the clients’ expectations and to serve the community. Each year, Winston Flowers is involved in dozens of local events, fundraisers, and philanthropic campaigns, offering more than \$500,000 in floral donations to charitable causes.



Channel your inner Elin Hilderbrand with the Coastal Breeze arrangement from Winston Flowers’ Late Summer Collection. *Floral photographs courtesy Winston Flowers.*



Sunflower Fields capture early autumn at Winston Flowers.

Court affirms \$11.3M judgment for Swiss Re

BY BILL HELTZEL / bheltzel@westfairinc.com

Armonk-based Swiss Reinsurance America Corp. has been awarded a \$11.3 million judgment against a Hawaiian reinsurance business.

U.S. District Judge Kenneth M. Karas confirmed an arbitration decision against Go Re Inc. on Sept 3, finding “no genuine dispute.”

Swiss Re America, a subsidiary of Swiss Re Ltd. of Zurich, Switzerland, is in

the business of insuring insurance companies so as to spread the risks of major disasters and events.

Swiss Re made a deal in 2019 with California software developer Kevin Pomplun, who had created an insurance app. His Go Maps Inc. program sold and serviced auto insurance policies issued by Topa Insurance Co., of Calabasas, California.

Swiss Re agreed to reinsure Topa.

Pomplun also operated a reinsurance business, Go Re. Inc., based in Honolulu. Go Re agreed to compensate Swiss Re for 40% of any losses.

Go Maps incurred significant losses and Swiss Re paid millions of dollars to Topa, according to court records. But Go Re “never paid Swiss Re a penny of its share of the losses.”

Swiss Re took the dispute to arbitration in 2022, as required by the reinsurance deal. This past January, the arbitration panel awarded \$11.3 million to Swiss Re.

Then Swiss Re. petitioned federal court in White Plains to confirm the decision.

When Go Re failed to oppose the petition, Swiss Re asked for a default judgment. Instead, Judge Karas treated the request as a motion for summary judgment.

The goal of arbitration, he noted, is to settle disputes efficiently and to avoid long and expensive litigation. The court is not authorized to review the merits of an arbitrator’s

decision, he said, citing legal precedent.

After all, he said, the parties bargained for the arbitrator’s determination of the merits. The court’s role is to ensure that arbitrators act within the scope of their Authority.

Karas found that Go Re did not contest Swiss Re’s petition, put forward a defense, or even appear in the case.

“The court therefore concludes that no material dispute of fact remains and that judgment as a matter of law is appropriate.”



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How AI is Transforming the Future of Healthcare

Anticipating emergency room visits before a patient feels sick and quickly identifying promising clinical trials to treat cancers are among the many benefits of artificial intelligence, according to The Business Council of Westchester's recent seminar Healing Horizons: Navigating AI in Healthcare's Transformative Technologies.

The September 9 event at Montefiore Einstein Advance Care in Elmsford was part of the BCW's yearlong AI 360 Alliance, focusing on artificial intelligence's impact on Westchester's business sector.

Healing Horizons featured a presentation by Dr. Parsa Mirhaji, the director of the Center for Health Data Innovations at the Albert Einstein College of Medicine and Montefiore Medical Center. Mirhaji explained how BCW Member Montefiore is leveraging the massive amounts of data it possesses to build artificial intelligence models that can learn, improvise solutions, and answer unanticipated questions based on the assimilation of data.

Mirhaji explained that contemporary healthcare information is fragmented, and a patient's information is not shared broadly.

"Nothing is connected in our current healthcare system. We don't have a patient-centered, precision medicine where if you see a doctor, they know about you and what brings you here and what is best for you now," said Mirhaji. "That is what we think an artificial intelligence, if put to use properly, can accomplish."

To that end, Mirhaji said that Montefiore is becoming a learning health system whereby every time a patient passes through its doors, the institution learns from that encounter and refines its

care for that individual and others like that patient.

"The machine learns from its own operation, its own experience, to get better and better. That's the holy grail of applicational AI in healthcare which we at Montefiore are after," said Mirhaji.

Rather than replace physicians and health providers, AI will become a precision tool wielded by humans to provide better health outcomes, said Mirhaji. The AI tool will most benefit

diagnostics, clinical decision-making, and health predictions, giving clinicians and hospital staff unprecedented insight into outcomes.

AI will also benefit the training of new healthcare professionals. AI can improve training, simulations, tutoring, and role playing, he said.

To ensure that the AI does not misdiagnose Montefiore's core patient base in the New York City metropolitan region, the health network is developing and implementing its own algorithms based on New York populations, unlike algorithms developed in Silicon Valley that

may be based on a different population.

As for predictions about AI becoming a threat to humanity, Mirhaji cautiously dismissed them.

"For a machine to be conscious enough to be able to really find itself opposed to human beings and have the will to somehow eradicate us—the Terminator paradigm—a machine must have many layers that they don't. Unless someone goes out of their way to implement that for some reason, (AI) will never have the kind of consciousness and drive to be able to be dangerous to us," said Mirhaji. "It doesn't mean a group of human beings can't set it up against another group of people and weaponize AI...but it is not going to be a conscious Terminator-kind of situation. The real danger of AI is that someone creates an economic model that makes a big part of our society jobless."



Pictured with Montefiore Health System Team, from left, BCW President & CEO Marsha Gordon; Robert Perez, Dr. Parsa Mirhaji; Associate Vice President William Scesney; Melissa Ceboliero; Senior Vice President Stephen Rosenthal; Yanira Diaz; and Jade Foster



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September 4, 2024
Tarrytown House Estate
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HV counties show gains in residential real estate prices before Fed's interest rate cut

BY PETER KATZ / pkatz@westfairinc.com

Even though the Federal Reserve had not yet instituted its half-point cut in interest rates, the median sales prices for single-family homes rose in five lower Hudson Valley counties in August with Westchester County's median sales price setting a new record.

The median sales price for single-family home sales in Westchester in August was \$1.118 million, according to data from the HGAR, the Hudson Gateway Association of Realtors and the multiple listing service OneKey MLS. August's record price eclipsed the record that had been set in June of \$1.03 million. On a percentage basis, Putnam County showed the most dramatic rise with the median sales price hitting \$625,000, a gain of 26.3%.

The flip side was that the number of homes sold declined in each of the five counties when compared with August 2023. In Westchester, sales dropped from 356 units to 329, down 9.9%. Sullivan saw a 4.2% decline, Rockland a 10.6% decline, Putnam a 5.7% drop and Orange was down 4.2%.

"Lower inventory and strong demand

continue to fuel home prices throughout the New York metro area and lower Hudson Valley," HGAR CEO Lynda Fernandez said. "Declining interest rates should result in more properties coming onto the market this fall, creating a more balanced

market."

Both the condo and co-op markets in Westchester experienced growth in median sales prices of 10.3% and 12.6%, respectively. August's median price for condos was \$517,700. The price for co-ops was \$227,500. Co-op sales were down by 26.4% in August. The condo market saw an increase in sales of 14.7%.

In Putnam County, while single-family home sales declined by 5.7% in August, condo sales went up by 44.4%, although the actual number of units changing hands was small. Putnam had 13 condos for sale last month compared with nine last year at this time. There were no co-op sales reported in August.

In Rockland County, the co-op median sales price went up 63.9% to \$191,000 from \$116,500 in August of



2023. Nine co-op sales closed in August. The condo market saw an 18.6% increase in the median sales price to \$421,000 with 42 units sold. The median price of single-family homes grew by 7.8% to \$748,750, with 178 homes sold.

In Orange County, condo closings fell by 29.8% to 33 units compared with 42 a year earlier. Co-op sales increased by 50%, but only three of them were sold in August 2024 compared with two in August 2023. The median sales price

for condos was \$310,000 while for co-ops it was \$159,900 and for single-family homes it was \$465,000.

Sullivan County's single-family median sales price moved up 2.1% to \$362,500 with 68 houses sold. Condo sales were down by 50% from last year. While the percentage seems enormous there was just one condo changing hands compared with two in August 2023. There were no co-op sales reported in Sullivan County in August 2024.

Medical Park proposed for Fishkill

BY PETER KATZ / pkatz@westfairinc.com

Poughkeepsie-based Kirchhoff Companies is proposing to build the Fishkill Medical Park on part of an approximately 47-acre parcel along Snook Road in Fishkill, adjacent to Route 9 and I-84. New lot lines would be created at the site with the new lots that would be involved in the development amounting to approximately 32 acres. The company has submitted plans that are being reviewed by the Town of Fishkill's Planning Board.

Kirchhoff is a real estate development, investment and asset management company that has partnered with medical groups, hospitals and physicians on a variety of other projects. It describes completed projects in the Hudson Valley that are similar in

nature to the proposed Medical Park as including: Northern Dutchess Hospital's expansion in Rhinebeck; CareMount Medical Group in Lake Katrine and Rhinebeck; HealthQuest at Vassar Brothers Medical Center in Poughkeepsie; Mount Kisco Medical Group in Poughkeepsie; and Premier Urology in Poughkeepsie.

The plans call for a two-story medical office building with a footprint of 15,388 square feet and a single-story medical office building with a footprint of 11,310 square feet together with associated utilities, parking and landscaping improvements.

Kirchhoff is seeking to redraw the lines of two existing lots into three lots. Lot 1 would consist of 20.44 acres and include the construction of the two-story building, associated utilities, parking and landscaping improvements. Lot 2 would consist of 11.70 acres and would include the construction of the single-story building. There are no development plans for Lot 3 that would consist of 15.67 acres.

"Our firm deeply respects the need to undertake a thorough planning process and is committed to working closely with the town and the community to make Fishkill Medical Park a leading health care destination that properly addresses the needs of Dutchess County residents while creating an attractive environment befitting of this unique location," said Joseph Kirchhoff, founder and CEO of Kirchhoff Companies. "We look

forward to working collaboratively with the Town of Fishkill and other stakeholders to ensure that the project significantly enhances medical access locally so that area families receive the quality healthcare they deserve."

In describing the project, the company says, "a project like Fishkill Medical Park aligns with the company's overall mission to create value in the local community. Kirchhoff has the skill set, expertise, and backing necessary to develop quality health care projects and sees this project as another win for Dutchess County."

Kirchhoff Companies also says, "The demand for quality health care continues to rise, and patients deserve to have their health care needs met locally. Fishkill Medical Park will help to fill that demand with local doctors, nurses and other professionals."



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Speakers and members at the Golden Seeds 20th anniversary event on Sept 10 in Larchmont. From left, Xiaokun Wang, co-founder and chief technology office of Uncaged Innovations, a Golden Seeds-funded company in White Plains; Stephanie Downs, co-founder and CEO of Uncaged; and Lisa Favaro, a Golden Seeds member. Photographs courtesy Golden Seeds.

Planting the ‘Golden Seeds’ of investment and entrepreneurship

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

In 2004, Stephanie Newby – the Australian-born investor, venture capitalist and Greenwich resident – founded Golden Seeds to mobilize a group of investors to fund women entrepreneurs at scale, the first such network to do so.

At that time, early-stage companies led by women were just 3% of funded start-ups. Today, “more than a third of angel-funded start-ups are led by women,” said Susan M. King, a Westchester County and New York City resident who is one of Golden Seeds’ managing directors, as its roughly 300 active members worldwide are sometimes called.

But it’s not just women’s entrepreneurship that has grown, she added. So has female investment. Twenty years ago, just 5% of angel investors were women. Today, women are 47% of the angel investors in the United States.

This speaks not only to how far women have come in business but to the role that Golden Seeds, the largest angel network devoted solely to women-led enterprises, has played in their advancement. The organization

has invested more than \$180 million in 250-plus companies, which have gone on to raise an additional \$2 billion. One of those, EliseAI, has crossed the \$1 billion valuation mark. “That’s huge,” King said.

In celebrating its 20th anniversary, Golden Seeds is taking a kind of victory lap that shows it is by no means resting on its laurels – hosting events at its eight chapters around the country. They include New Jersey, Boston, Atlanta, Dallas, Houston, Phoenix and Silicon Valley. With New York as the flagship, it made sense to have an event in our area, as Golden Seeds did Sept. 10 in Larchmont, drawing 35 people from Westchester and Fairfield counties. (The New York chapter has 34 members from Westchester and southern Connecticut.)

Among the participants were Golden Seeds co-CEOs Jo Ann Corkran and Loretta McCarthy, who introduced the event; Ulya Khan, founder of the Arizona chapter and panel moderator; and

panelists Alison J. Molloy, managing director of investments at New Haven-based Connecticut Innovations and founder of Design2Launch – the first successful exit in Golden Seeds’ portfolio in 2008; and Stephanie Downes, co-founder and CEO of Uncaged Innovations, a biomaterials start-up creating alternatives to bovine and exotic leather and a more recent Golden Seeds investment.

Other attendees included Deborah Novick, director of entrepreneurship and innovation at the Westchester County Office of Economic Development, as well as King, who knows all about the importance of such events in planting the seeds of networking and financial growth. A cum laude graduate of Claremont McKenna College in Claremont, California, with a Bachelor of Arts degree in economics, she spent most of her career on Wall Street – 13 years as an investment banker and more than 25 as an asset manager. As an active investor in early-stage companies directly and with Golden Seeds, she

has invested in more than a dozen biotech, health-care and wellness businesses in the United States and Canada. To her, Golden Seeds is about building success in two ways. It champions gender diversity, with gender-diverse management yielding the best results, according to studies by BlackRock, the Boston Consulting Group, Calvert Impact Capital, the Center for Venture Research, the Impact Group and McKinsey & Co., King said. But it is also a way for women — who control more than half of the personal wealth in the United States (an estimated \$22 trillion), and are expected to control two-thirds of it through earnings and inheritance by 2030 – to increase that wealth through angel investment.

That said, 15% of Golden Seeds’ members are men.

Golden Seeds will have an invitation-only event Nov. 13 in New York City. If you are an investor or an entrepreneur interested in working with Golden Seeds, you can find more information by clicking here.



**THE 2024 ANNUAL GALA
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FRIDAY, OCTOBER 25, 2024

Impact Award Recipient

WBDC is pleased to present an Impact Award to **Jean Swift, Chief Financial Officer for the Mashantucket Pequot Tribal Nation.**

Jean is being recognized for her support of the mission and goals of WBDC through her promotion of economic equality and prosperity for women.

Jean is a leading voice on tribal parity issues, including taxation and debt restructuring. Her understanding of tribal economies and finances, along with her extensive experience, makes her a strong advocate for tribal nations.

In 2022, Jean was appointed to the U.S. Treasury's Tribal Advisory Committee. She holds a B.S. in Business Administration from UConn, is a licensed CPA, and earned her MBA from DeVry University's Keller Graduate School of Management.

JEAN SWIFT



**Chief Financial Officer,
Mashantucket Pequot
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I am deeply honored and proud to receive the Impact Award. WBDC's mission to achieve economic equity for women entrepreneurs in Connecticut aligns with my objectives to advocate and work toward parity for all of Indian country.

The Women's Business Development Council educates, motivates, and empowers women to achieve economic independence and self-sufficiency. Since 1997, WBDC has educated and trained nearly 20,000 clients—helping women to launch, sustain, and scale over 14,700 businesses, create and maintain more than 33,800 jobs in Connecticut, and access \$63.7 million in capital. Since 2020, WBDC has provided more than \$11 million in grants to help fuel growth in small businesses throughout Connecticut.



For tickets, sponsorships, and more information please visit: ctwbdc.org/gala or contact lcohen@ctwbdc.org.

Eye on Local Business: Danbury Mint, Norwalk

BY JEREMY WAYNE / jwayne@westfairinc.com



Commemorative coins from Danbury Mint. Photographs courtesy Danbury Mint.

As Apollo 11 commander Neil Armstrong and Lunar Module pilot Buzz Aldrin were preparing the modular Eagle for the historic moon landing on July 20, 1969, back on Planet Earth – in Westport, to be precise – Proctor & Gamble alumnus Theodore Stanley and his business partner, Ralph Glendinning, were putting the finishing touches on a series of commemorative moon landing medals, the first products to be created by their fledgling company, Danbury Mint.

As the company expanded, additional divisions were added in the 1970s and '80s, under the new MBI Inc. umbrella name, including the Postal Commemorative Society (PVS Stamps & Coins); Easton Press, publisher of fine books; and Willabee & Ward, a brand that would come to be known for its monthly roster of collectibles.

In 2003, MBI opened a 200,000-square-foot fulfillment center with an automated distribution system in Torrington, Connecticut. Yet another brand, Davis & Towne Handbags, launched in 2005.

Fifty-five years later, Danbury Mint – now based in Norwalk, Connecticut – still operates as a privately-owned consumer products marketing company. With annual sales exceeding \$350 million, it has refined and developed its gewgaws over time, with products like meticulous models of James Bond's Aston Martin DB5, as well as jewelry, coins, commemorative stamps, decorative plates and other collectibles featured in its catalog.

"For over 50 years, we have been serving the needs of collectors to acquire keepsakes of lasting value," Danbury Mint notes on its website, emphasizing how the quality of the products makes them standout collectibles rather than tchotchkes to be fleetingly admired and then disposed of.

The company commissions figurines from leading sculptors and hand-paints them; designs and crafts jewelry, using semiprecious gems and metals; is an accredited maker of the Steiff teddy bears; and produces Christmas ornaments and decorations to exacting

standards of quality and workmanship – not mere baubles to be thrown out each January, along with the tree.

All of Danbury Mint's products are backed by an unconditional, "no questions asked" 90-day return policy, which offers a replacement or full refund, rare in the jewelry business, but a long-held policy that a spokesperson said was a cornerstone of the company's continued success, along with quality merchandise.

Not that this remarkable company has any reason to be coy. When Stanley's son, Jonathan, was diagnosed with bipolar disorder while in college in the 1980s, he committed himself to investing in research on mental health, donating more than \$825 million to study bipolar disorder and schizophrenia before his death in 2016.

Half a century on, Danbury Mint continues to be essentially a family business, the Stanley Family Foundation being the majority shareholder, with more than half of the company's profits still supporting the highest strata of mental health research.

That is certainly something to bear in mind when you next purchase remarkably lifelike sculptures of New York Yankees' centerfielder Aaron Judge, Yanks' second baseman Gleyber Torres and New York Jets' quarterback Aaron Rodgers; or an 18-karat gold-plated "I Will Always Love You" granddaughter bracelet; or a 1967 Oldsmobile Cutlass 442 – which is to say, a replica die-cast model of one, obviously.

Beyond stuffing it – the lucrative local taxidermy trade

BY JEREMY WAYNE / jwayne@westfairinc.com



Trophy design room at Jonas Brothers Taxidermy in Brewster. *Courtesy Jonas Brothers.*

Should you require the services of a taxidermist – and you might be surprised to discover how many people actually do – you need barely step out of our immediate area to find quite a number of them.

There are approximately 8,000 licensed taxidermists nationwide, and while specific numbers aren't readily available, in the Northeast – which includes states with active hunting and fishing cultures – the demand for taxidermy services tends to be higher.

Combining century-old techniques with state-of-the-art technology, the Brewster firm of Jonas Brothers Studios (which also goes under the trading name of The Pepi Family Studio), has been in business since 1908. The firm runs the gamut of taxidermy services, “from arranging excursions to displaying the finished prize, as well as everything in between.” It is also one of the few United States Department of Agriculture (USDA)- and European Union (EU)-certified taxidermy companies in the country, which means it can import and work on all trophies from European and international hunters. (For the record, it is entirely legal to have your pet or legally-killed animal stuffed after it has died it, although states may have individual regulations regarding animal remains and the use of certain chemicals in the taxidermy process.

Works by Jonas Brothers can be found in the American Museum of Natural History in Manhattan, George Eastman Museum in Rochester and Ripley's Believe it or Not museums nationwide, as well as the Melbourne Museum in Carlton, Australia.

Another taxidermy business of repute is Fox Studios Taxidermy in Cold Spring.

“Fox is the man. He did a 10-point whitetail for me – came out fabulous,” is just one of several online rave reviews

for Kurt Fox, who for nearly 55 years has been producing both head and life-size animal mounts, birds and rugs. Another reviewer recounts how he traveled a long distance to have his 45-year-old parrot preserved, noting how he was “blown away by Kurt's kindness and compassion.”

With alligator, buffalo and zebra – all, of course, preserved – adorning the studio, Fox Taxidermy also offers a rental service for themed events and film production, which yields another revenue stream.

According to industry sources, full-time taxidermists can make between \$30,000 to \$100,000 annually, depending on demand and expertise, but many firms, like Jonas Brothers and Fox Studios, have branched out to offer far more than traditional taxidermy services.

Based in West Paterson, New Jersey, Wildlife Preservations (WP) goes far beyond works of taxidermy. Most notably, the company offers natural history exhibit services, creating dramatic models, sculptures and animal recreations for prestigious clients that include the American Museum of Natural History and Harvard University's Museum of Comparative Zoology.

Headed by founder George Dante, Wildlife Preservations also builds botanicals, ground forms, artificial rockwork and complete simulated environments. And not resting on its considerable laurels, in recent years it expanded the business to embrace interior design – creating dramatic interiors and exteriors for hotels and resorts, restaurants and retail spaces. Wildlife Preservations extends its services to approximately 400 private clients annually.

All proving that, while a stag's head for the dining room wall or immortalizing Rex or Kitty may be the common perception of taxidermy, the industry – which has been generating around \$650 million annually in recent years, with steady growth predicted – is far more substantial than mere stuffing.



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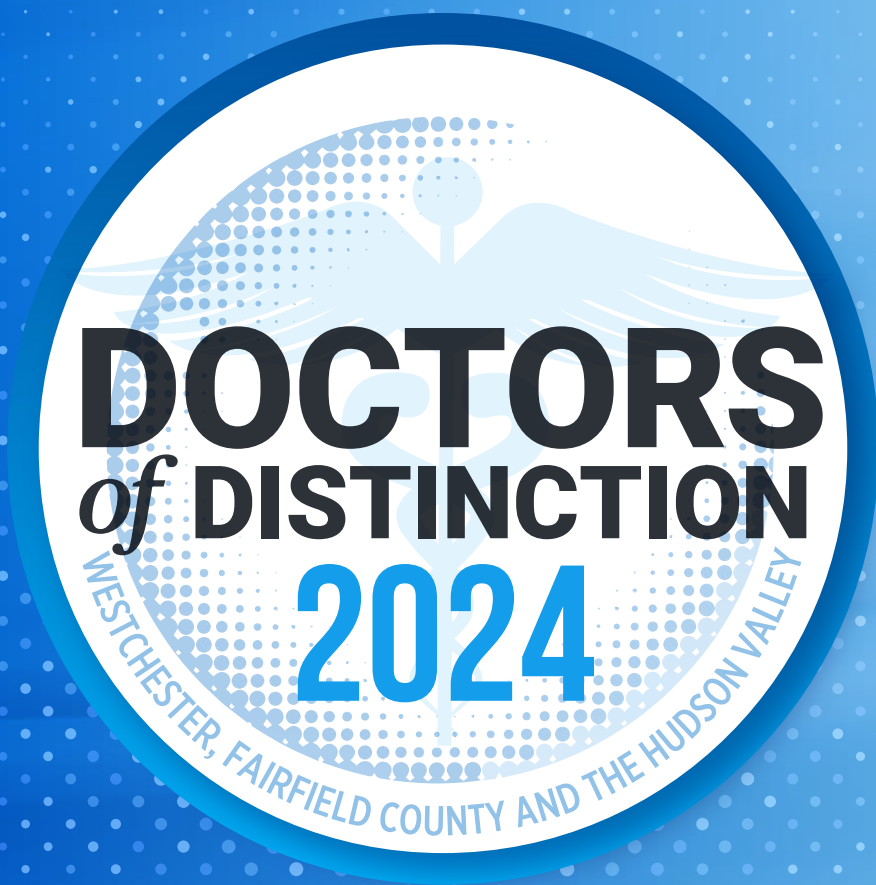
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COURT CASES

U.S. Bankruptcy Court White Plains and Poughkeepsie Local business cases, Sept. 18 - 24

145-61 Management LLC: Spring Valley, Nathan Kohn, president, 24-22803-SHL: Chapter 7, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

U.S. District Court, White Plains

Local business cases, Sept. 18 - 24

New York Metro Cloud LLC, Jefferson Valley, et al, vs. town of Dryden, et al, 24-cv-7062: Interstate Commerce Act. Attorney: John A. Bartolini.

Ryse Realty LLC, Monticello vs. Amguard Insurance Co., Pennsylvania, 24-cv-7153-NSR: Insurance, removal from Sullivan Supreme Court. Attorney: Jeremy A. Berman.

Admiral Insurance Co. Scottsdale, Arizona vs. Precision Steel USA Inc., Mount Vernon, et al, 24-cv-7157-CS: Insurance. Attorney: Neil L. Sambursky.

DEEDS

Above \$1 million

3 Nelson LLC, Yonkers. Seller: 140 South Highland Avenue LLC, Ossining. Property: 140 S. Highland Ave., Ossining. Amount: \$1.8 million. Filed Aug. 29.

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
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FMF 114 Birchall Drive LLC, New York. Seller: Barbara Lerman, Larchmont. Property: 114 Birchall Drive, Scarsdale. Amount: \$3.5 million. Filed Sept. 3.

Linde, Frank E., Chappaqua. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 3 Lila Lane, New Castle. Amount: \$1.6 million. Filed Sept. 5.

Murphy, Matthew, Sleepy Hollow. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 19 Lila Lane, New Castle. Amount: \$1.5 million. Filed Aug. 30.

Rotter, Steven, Scarsdale. Seller: BAP Meadowcapital LLC, Scarsdale. Property: 22 Meadow Road, Scarsdale. Amount: \$3.9 million. Filed Sept. 4.

Tovars Bakery LLC, Yonkers. Seller: 150 Wildey LLC, Tarrytown. Property: 154 Wildey St., Greenburgh. Amount: \$1.3 million. Filed Aug. 30.

Trubey, Alex J., Santa Fe, California. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 17 Lila Lane, New Castle. Amount: \$1.4 million. Filed Aug. 29.

Below \$1 million

1107 Howard Street Corp., Scarsdale. Seller: Willie T. Tatum, Durham, North Carolina. Property: 1107 Howard St., Peekskill. Amount: \$270,000. Filed Aug. 30.

611 Maple Wood Avenue Holdings LLC, Croton-on-Hudson. Seller: 611 Maplewood Avenue LLC, Cortland Manor. Property: 611 Maplewood Ave., Peekskill. Amount: \$750,000. Filed Sept. 5.

682 Harris LLC, North Salem. Seller: JBRR Enterprises Inc., Hawthorne. Property: 684 Harris Road, Bedford. Amount: \$480,000. Filed Sept. 4.

682 Harris LLC, North Salem. Seller: JBRR Enterprises Inc., Hawthorne. Property: 682 Harris Road, Bedford. Amount: \$560,000. Filed Sept. 4.

Aguirre, Freddy R., White Plains. Seller: 10 Fifth Street LLC, Bedford. Property: 10 Fifth St., White Plains. Amount: \$870,000. Filed Aug. 28.

American International Relocation Solutions LLC, Pittsburg, Pennsylvania. Seller: Yanick Desmarais, Hartsdale. Property: 41 Whittier St., Greenburgh. Amount: \$779,000. Filed Sept. 4.

Belcastro, Daniel J., Yorktown Heights. Seller: JRF Real Estate Development Inc., Briarcliff Manor. Property: 1367 Hanover St., Yorktown. Amount: \$600,000. Filed Aug. 30.

BNY Realty LLC, Yonkers. Seller: Cascade Funding Mortgage Trust HB8, Houston, Texas. Property: 14 Fay Place, White Plains. Amount: \$505,000. Filed Aug. 30.

Chen Sr., Trevor A., Bedford. Seller: Four Hickory LLC, Katonah. Property: 4 Hickory Road, Somers. Amount: \$350,000. Filed Aug. 28.

Danial Family Trust, Scarsdale. Seller: 12 Taft Avenue LLC, Yonkers. Property: 12 Taty Ave., Yonkers. Amount: \$850,000. Filed Aug. 30.

Edwards, Nadisha L., Mount Vernon. Seller: Menashe 26 Inc., Great Neck. Property: 451 Columbus Ave., Mount Vernon. Amount: \$851,000. Filed Aug. 30.

Ge, Wenzhen, Sleepy Hollow. Seller: Thomas Fatato Realty Corp., Brooklyn. Property: 11 River St., 302, Mount Pleasant. Amount: \$835,000. Filed Aug. 28.

Glen Sickles LLC, Cambria Heights. Seller: US Bank NA, Dallas, Texas. Property: 19 Birch St., New Rochelle. Amount: \$375,000. Filed Aug. 30.

Green, Amanda, Mount Kisco. Seller: 1903 Regent Owner LLC, Mount Kisco. Property: 1903 Regent Drive, Mount Kisco. Amount: \$754,000. Filed Sept. 3.

J&I 91 Yonkers Avenue Rental LLC, Yonkers. Seller: Avenue 91 LLC, Yonkers. Property: 91 Yonkers Ave., Yonkers. Amount: \$490,000. Filed Sept. 4.

Kurien Thomas Medical Anesthesiology PLLC, Scarsdale. Seller: Anthony Lea, White Plains. Property: 10 Cottage Place, 6C, White Plains. Amount: \$549,000. Filed Sept. 3.

Marcella, Nicholas J., Mahopac. Seller: Christopher T. Bonante, White Plains. Property: 507 Millwood Road, New Castle. Amount: \$734,000. Filed Aug. 30.

Martello Holdings LLC, Sheridan, Wisconsin. Seller: Tamarind Tree New York LLC, Richmond Hill. Property: 162 Longfellow St., Greenburgh. Amount: \$585,000. Filed Sept. 3.

Martinez, Eric, White Plains. Seller: 60 Liberty Street LLC, Landing. Property: 23 Custis Ave., North Castle. Amount: \$935,000. Filed Aug. 28.

Miranda, Kendy, New York. Seller: YB Estate Holdings LLC, Bronxville. Property: 25 Woodrow Ave., Yonkers. Amount: \$960,000. Filed Aug. 28.

MJD Contracting Corp., Carmel. Seller: Adolph A. Buonamici, White Plains. Property: 9 Rumbrook Road, Greenburgh. Amount: \$458,000. Filed Sept. 4.

MPF Enterprises LLC, Cortlandt Manor. Seller: Gus Efthalitsides, Tarrytown. Property: 36S Broadway, Greenburgh. Amount: \$925,000. Filed Aug. 29.

Naigai Bussan Company Ltd., Osaka. Seller: Yamada Tayuka, Singapore. Property: 17 Knollwood Road, Eastchester. Amount: \$945,000. Filed Sept. 4.

Ninan, Varghese, Port Chester. Seller: R&J Property Solutions LLC, Yonkers. Property: 32 Glen Ave., Rye Town. Amount: \$700,000. Filed Sept. 5.

Pryjdu, Vladimir, Peekskill. Seller: Hidden Meadow at Somers LLC, Baldwin Place. Property: 24 Muscoot River Road, Somers. Amount: \$725,000. Filed Aug. 30.

Ramos, Jason B., Bronx. Seller: Breathing Room Real Estate LLC, Mount Vernon. Property: 353 S. Fifth Ave., Mount Vernon. Amount: \$675,000. Filed Aug. 28.

Tower Road 13 and 14 and 15 LLC, Scarsdale. Seller: Lake Mohegan Mansion LLC, Mohegan Lake. Property: 1732 Tower Court, Yorktown. Amount: \$250,000. Filed Aug. 28.

Troiano, Joseph, White Plains. Seller: Arplisi Realty Company LLC, Mount Kisco. Property: 239 Commerce St., Mount Pleasant. Amount: \$842,000. Filed Aug. 28.

US Bank NA, West Palm Beach, Florida. Seller: Carlos M. Calderon, White Plains. Property: 14 Bridle Path Road, Ossining. Amount: \$416,000. Filed Sept. 4.

Voss, Zebee A., Tarrytown. Seller: Primrose Group 600-11 LLC, Yonkers. Property: 600 Bedford Road, Mount Pleasant. Amount: \$349,000. Filed Sept. 4.

Wyman, Beth M., Yonkers. Seller: Yellow Jug Corp., Ossining. Property: 53 Croton Dam Road, Ossining. Amount: \$851,000. Filed Aug. 30.

Yupa, Luis E. G., Bronx. Seller: Ohare Euro Holdings Inc., Mount Vernon. Property: 260 First Ave., Mount Vernon. Amount: \$750,000. Filed Sept. 5.

ZLD Realty LLC, Scarsdale. Seller: Edmund Unneland, Pleasantville. Property: 887 Franklin Ave., Mount Pleasant. Amount: \$405,000. Filed Sept. 3.

FEDERAL TAX LIENS

\$10,000 or greater,

Westchester County, Sept. 18 - 24

Alessandro, Carin A.: Yorktown Heights, 2016 - 2017 failure to collect employment taxes, \$13,717.

Benefit & Compensation Consultants Inc.: Tarrytown, 2023 - 2024 quarterly taxes, \$364,375.

DeCastro, Miracle: New Rochelle, 2019 - 2020, 2023 personal income, \$31,557.

Downstate Juniors VBC Inc.: Peekskill, 2023 exempt organization business income, \$20,240.

Iglesias, Trudi: White Plains, 2022 - 2023 personal income, \$70,595.

Jackson, Christopher: Scarsdale, 2021 - 2022 personal income, \$711,699.

JLC Consulting Service: Mount Vernon, 2023 quarterly taxes, \$32,333.

Kent, Dale R.: Rye Brook, 2017, 2021 - 2023 personal income, \$58,262.

Merchandising Specialists Inc.: Dobbs Ferry, 2024 quarterly taxes, \$25,600.

Muessig, Daniel: Yonkers, 2018 - 2023 personal income, \$62,574.

Reyes, Wilfredo M: New Rochelle, 2019 - 2020, 2023 personal income, \$31,557.

Ruddick, Margaret E.: Sleepy Hollow, 2023 personal income, \$11,870.

Silver, Jonathan E.: Mount Vernon, 2013, 2016 - 2022 personal income, \$106,581.

Starace, Robert N.: Yorktown Heights, 2018 - 2019 personal income, \$70,750.

Steven Edwards CPA PC: White Plains, 2020 - 2024 quarterly and corporate income taxes, \$26,954.

Vazquez, Vero: Scarsdale, 2021 - 2022 personal income, \$711,699.

JUDGMENTS

ABO Pros Inc., Miami, Florida. \$197,001 in favor of GCM Capital LLC, White Plains. Filed Aug. 12.

Andran, Carlos, Yonkers. \$4,368 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Aqua Duck Corp., Tarrytown. \$27,890 in favor of Erie Insurance Company, Erie, Pennsylvania. Filed Aug. 5.

Beckerman, Joel, Peekskill. \$31,152 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 2.

Bell, Tyquasha, New Rochelle. \$11,087 in favor of Municipal Credit Union, New York. Filed Aug. 2.

Borja, Naidett, Yonkers. \$2,771 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Brooks & Son 64 LLC, Mocksville, North Carolina. \$102,871 in favor of Greenwich Capital Management LP, White Plains. Filed Aug. 9.

Brown Sr., Kevin S, New Rochelle. \$9,366 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 7.

Bryant, Keisha, St. Albans. \$36,595 in favor of Amur Equipment Finance Inc., White Plains. Filed Aug. 13.

Cabrera, Clarissa, Yonkers. \$2,237 in favor of Petro Inc., Woodbury. Filed Aug. 13.

Canas, Ana, Sleepy Hollow. \$3,059 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Carben Construction Inc, Yonkers. \$4,324 in favor of KG Pumping Corp., Springfield Gardens. Filed Aug. 2.

Charles, Darnell, Elmsford. \$26,995 in favor of National Funding Inc., San Diego, California. Filed Aug. 12.

Clark, Leslie W., Clayton, North Carolina. \$116,912 in favor of GCM Capital LLC, White Plains. Filed Aug. 9.

Cruz, Barbara, New Rochelle. \$14,911 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Cummings, Colin, New Rochelle. \$25,234 in favor of Maze Mens Sexual & Reproductive Health, Purchase. Filed Aug. 12.

Cuyuch, Stephanie, Mount Vernon. \$4,686 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Denaut, Paul A., Tuckahoe. \$5,338 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Droesch, Kevin, Larchmont. \$6,603 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 12.

Edwards, Sheba, New Rochelle. \$40,299 in favor of Miller Zeiderman LLP, White Plains. Filed Aug. 6.

Ferrell, Louis, Mount Vernon. \$10,473 in favor of Jewish Home Lifecare Sarah Neuman Center Westchester, Mamaroneck. Filed Aug. 6.

Fields, Sandy, Ardsley. \$3,594 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 13.

Florez, Jose M., Salem. \$2,276 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 7.

Giacobbe, Nicholas J., New York. \$132,834 in favor of Barretto Hardware Corp., Bronx. Filed Aug. 12.

Gulla, Mary A., Scarsdale. \$26,534 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Haines, Lana W., White Plains. \$5,688 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 12.

Hall, Patricia, Peekskill. \$2,000,250 in favor of Financial Casualty & Surety Inc., Houston, Texas. Filed Aug. 9.

Harris, Alyssa P., Mount Vernon. \$4,403 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Heil, Casey M., Port Chester. \$4,423 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 9.

Hiland, Michael C., New Rochelle. \$2,735 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 13.

Imbrogno, Lianna M., New Rochelle. \$14,031 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 6.

Joseph Jr., Goffin, Port Chester. \$2,985 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 6.

Lauria, Kristina, Yonkers. \$2,419 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 12.

Liranzo, Katherine M., Yonkers. \$9,793 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

Little, Tara I., New Rochelle. \$2,600 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Lopez, Celestina, Peekskill. \$9,793 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 6.

Lovell, Qwadere, White Plains. \$8,116 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Maiello, Angela, Yonkers. \$1,326 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 7.

Marji, Daoud, Yonkers. \$5,814 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 6.

Mason, Parica, Yonkers. \$4,698 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 6.

Melvin, Lakesha C., Mount Vernon. \$2,162 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Mendoza, Georgeann, Harrison. \$6,241 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 12.

Morocho, Edwin, Yonkers. \$14,831 in favor of Madala Realty LLC, Astoria. Filed Aug. 13.

Nastasi, Jessica, Yorktown Heights. \$11,524 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

NY Demolition & Construction Inc., New York. \$53,751 in favor of Smyrna Ready Mix Concrete LLC, Murfreesboro, Tennessee. Filed Aug. 13.

Ornstein, Mary, Katonah. \$8,705 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

Perez, Emily E., Yonkers. \$8,071 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

Pillumai Contracting Inc., Yonkers. \$37,253 in favor of State Insurance Fund, New York. Filed Aug. 12.

Raiford, Stevfon, Yonkers. \$2,584 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 6.

Ridenhour Inc., Ossining. \$13,285 in favor of Jarros D. E. Sules, White Plains. Filed Aug. 6.

Rivera, Julio, New Rochelle. \$8,101 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

Roberts, Orion M., Yonkers. \$9,813 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 9.

Ruopp, Melissa K., Danbury, Connecticut. \$8,102 in favor of Goldschmidt & Genovese LLP, White Plains. Filed Aug. 5.

Sevilla, Scarlettte, Yonkers. \$2,340 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

Stambuk, Nilda, Hastings-on-Hudson. \$1,100 in favor of SKP & JD IRA LLC, Boonton, New Jersey. Filed Aug. 9.

Valentino, Crystal, Yonkers. \$1,381 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 7.

Vargas, Darby, Yonkers. \$2,215 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 9.

Vazquez Jr., Eduardo, Yorktown Heights. \$11,799 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 12.

Williams, Courtney, Mount Vernon. \$5,011 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

Zanfordino, Patricia A., White Plains. \$8,725 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 13.

LIS PENDENS

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

Bank of America NA, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$389,000 affecting property located at 11 Crosby Road, North Salem. Filed Aug. 26.

Century Star Fuel Corp., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$1,027,457 affecting property located at 89 The Esplanade, New Rochelle. Filed Aug. 23.

Closing In Curls LLC, as owner. Filed by US Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$539,000 affecting property located at 193 Crisfield St., Yonkers. Filed Aug. 27.

Sevilla, Scarlettte, Yonkers. \$2,340 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

Cooper, Keith, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$306,000 affecting property located at 328 Highland Ave., Mount Vernon. Filed Aug. 26.

Country Bank, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 235 West Post Road, Unit 2, White Plains. Filed Aug. 27.

Gonzales, Gustavo, as owner. Filed by Federal Home Loan Mortgage Trust Corp. Action: Foreclosure of a mortgage in the principal amount of \$477,000 affecting property located at 3 Maplewood Drive, Mount Kisco. Filed Aug. 26.

Goodleap LLC, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$361,000 affecting property located at 27 Leonard Place, Yonkers. Filed Aug. 27.

Guerrero, Erika L., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$279,000 affecting property located at 106 Dale Ave., Ossining. Filed Aug. 23.

Lomboy, Norma, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 55 Shelburne Road, Yonkers. Filed Aug. 26.

McGregor, Carolyn B., as owner. Filed by Deutsche Bank Trust Company Americas. Action: Foreclosure of a mortgage in the principal amount of \$253,000 affecting property located at 26 Baylor Circle, White Plains. Filed Aug. 22.

Midland Funding LLC, as owner. Filed by Tompkins Community Bank. Action: Foreclosure of a mortgage in the principal amount of \$230,000 affecting property located at 2 Manor Drive, Yonkers. Filed Aug. 23.

Oneill, Lena, beneficiary, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$637,000 affecting property located at 17 Ridge View Drive, Ossining. Filed Aug. 26.

Ramdas, Devica, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$589,000 affecting property located at 79 Hudson Park Road, New Rochelle. Filed Aug. 23.

Schneidermessenger, Jason, as owner. Filed by Jovia Financial Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$59,000 affecting property located at 33 Conant Valley Road, Pound Ridge. Filed Aug. 22.

Stevens, Donald, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$562,000 affecting property located at 91 Jefferson Ave., White Plains. Filed Aug. 26.

MECHANIC'S LIENS

2098-2100 Boston Post Road LLC, Mamaroneck. \$300,000 in favor of Baba Construction Corp., Irvington. Filed Sept. 4.

25 Wolves LLC, Yonkers. \$911 in favor of M&A Consulting Strategies LLC, Long Island. Filed Sept. 4.

57 Alexander Developer LLC, Yonkers. \$192,011 in favor of Pinnacle Building Maintenance, Bronx. Filed Sept. 5.

Brightview Harrison LLC, Harrison. \$58,550 in favor of Imperial Floors LLC, Rockaway. Filed Aug. 29.

Wartburg Assisted Living Facility, Mount Vernon. \$69,528 in favor of DDS Mechanical Plumbing & Heating, Whitestone. Filed Sept. 4.

WF Reverse Reo Hecm 2015-1 LLC, Mount Vernon. \$62,000 in favor of James Duckett LLC, Bronx. Filed Sept. 5.

NEW BUSINESSES

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

Sole Proprietorships

Meda Building, 35 Park Ave., Bedford Hills 10507. c/o Jaime Giovanni Menendez. Filed Aug. 16.

Mister Softee 1, P.O. Box 8018, White Plains 10602. c/o Rafagi Filippo. Filed Aug. 13.

N&C Home Improvement, 156 Park Ave., Mount Vernon 10550. c/o. Filed Aug. 29.

N3m Consulting, 18 Cornell Drive, Hartsdale 10530. c/o Nicole C. Maccariello. Filed Aug. 13.

NA Insulation, 8 Edison Place, Port Chester 10573. c/o Dixon R. Ramirez. Filed Aug. 13.

Naomi Bodega Blooms, 8 Pondview Blvd., Mohegan Lake 10547. c/o. Filed Aug. 28.

Natural Relax Spa, 118 Dale Ave., Ossining 10562. c/o Klever Bolivar Pulla Loja. Filed Aug. 22.

New Hope Mentoring & Coaching, 590 E. Third St. Apt. M, Mount Vernon 10553. c/o Bernitha Lopez. Filed Aug. 12.

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

Questions and comments regarding this section should be directed to:

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

New York Alliance, 3240 Quinlan St., Yorktown Height 10598. c/o Angela M. Billups. Filed Aug. 16.

North Castle Home Contracting, 36 Ridge St., Apt. A, Katonah 10536. c/o Edgar Hernandez. Filed Aug. 29.

Nyallparts & Service, 217 N. Highland Ave., Ossining 10562. c/o Cecilia Irene Chajon-Pacheco. Filed Aug. 14.

Pat Rummo Electric, 8 Mayfair Road, Elmsford 10523. c/o Pasquale Rummo. Filed Aug. 19.

Pretty ENT, 2 Beverly Road, Cortlandt Manor 10567. c/o Robert Dorin Curry. Filed Aug. 20.

R. De Paz Cleaning Service, 142 Grand St., Apt. 1, Croton-on Hudson 10520. c/o. Filed Aug. 28.

RCHfootwear, 8 S. 15th Ave., Mount Vernon 10550. c/o Ronaldo Cardiff Gary Henry. Filed Aug. 27.

Reno Pro Solutions, 17 Coligni Ave., New Rochelle 10801. c/o Hannah Ruth Reno and Rady Hendri Reno. Filed Aug. 23.

Rothman Pediatric Neuropsychology, 1 Chase Road Suite 203, Scarsdale 10583. c/o Yael Elena Rothman. Filed Aug. 22.

RPL Design, 343 Willis Ave., Hawthorne 10532. c/o Regina LaVecchia. Filed Aug. 6.

Schiavone Halmar Ghella Joint Venture, 2 Walker Road, Valhalla 10595. c/o Schiavone Construction Company LLC, Halmar International LLC and Ghella USA Corp. Filed Aug. 9.

Sharoya, 531 E. Lincoln Ave. 1E, Mount Vernon 10552. c/o Sharoya Evans. Filed Aug. 22.

HUDSON VALLEY

BUILDING LOANS Above \$1 million

Le Coz Noemie and Elliot Jeremy, as owner. Lender: Wallkill Valley Federal Savings & Loan Association. Property: in Hyde Park. Amount: \$1.2 million. Filed Aug. 30.

Loan Funder LLC Series 79045, as owner. Lender: Old Town & Chestnut LLC. Property: 7 Old Town Road, Blooming Grove South. Amount: \$1.9 million. Filed Aug. 26.

Northeast Community Bank, as owner. Lender: PC Builders Inc. Property: 71, 73, 75 Forest Road, Monroe. Amount: \$10 million. Filed Aug. 26.

Below \$1 million

Kiavi Funding Inc., as owner. Lender: Sophie T LLC. Property: 62 New York Ave., Middletown. Amount: \$251,800. Filed Aug. 26.

Kiavi Funding Inc., as owner. Lender: Sophie T LLC. Property: 55 Liberty St., Middletown. Amount: \$263,300. Filed Aug. 26.

Loan Funder LLC Series 80652, as owner. Lender: Satmar 7 LLC. Property: 7 Satmar Drive, Monroe. Amount: \$596,100. Filed Aug. 26.

New Vision Real Estate Holdings LLC, as owner. Lender: New Silver Lending LLC. Property: in Poughkeepsie. Amount: \$531,000. Filed Aug. 29.

Strickland, Christina L. and Larry G. Strickland, as owner. Lender: M&T Bank. Property: in Milan. Amount: \$475,000. Filed Aug. 13.

Vosburgh, David J., as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in Red Hook. Amount: \$250,000. Filed Aug. 13.

Walden Savings Bank, as owner. Lender: Robert McRae, et al. Property: in Monroe. Amount: \$766,550. Filed Aug. 29.

DEEDS

Above \$1 million

36 Calvert Drive LLC, Suffern. Seller: CYDB LLC, Monsey. Property: 36 Calvert Drive, Kaser. Amount: \$3.1 million. Filed Aug. 22.

8 Eagle Pass LLC, New York. Seller: Silo Ridge Ventures CP LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$16.8 million. Filed Aug. 20.

Fischman, Faigy, Brooklyn. Seller: Stonehedge Height Corp, Spring Valley. Property: 27 Fant Farm, Montebello. Amount: \$2.2 million. Filed Aug. 29.

Masa Estate Holdings Corp., Montebello. Seller: Scott Minetto and Stonehedge Height Corp., Spring Valley. Property: 220 Spook Rock Road, Montebello. Amount: \$4.6 million. Filed Aug. 26.

MBE 47 Olympia LLC, Spring Valley. Seller: Suri Hertz, Monsey. Property: 47 Olympia Lane, Monsey. Amount: \$1.3 million. Filed Aug. 22.

Rosenberg, Isaac and Meier Rosenberg, Union City, New Jersey. Seller: 29 33 Ewing LLC, Spring Valley. Property: 33 Ewing Ave., Spring Valley. Amount: \$1.2 million. Filed Aug. 30.

Below \$1 million

199 Doxbury LLC, Suffern. Seller: Jack A. Guberman, New City. Property: 199 Doxbury Lane, Suffern. Amount: \$421,000. Filed Aug. 27.

47 Sharp LLC, Spring Valley. Seller: G&H Realty Group LLC, Brooklyn. Property: 47 Sharp St., Haverstraw. Amount: \$372,000. Filed Aug. 30.

493 Piermont LLC, Piermont. Seller: Ki C. Park, Piermont. Property: 493 Piermont Ave., Piermont. Amount: \$850,000. Filed Aug. 30.

6 Indian Hill Lane LLC, New City. Seller: Vanessa H. Quinn and Hillary H. Bishop, Royal Oak, Michigan. Property: 6 Indian Hill Lane, Palisades. Amount: \$636,000. Filed Aug. 26.

7 Marcia LLC, Montebello. Seller: JL Forest LLC, Monroe. Property: 7 Marcia Lane, Pomona. Amount: \$430,000. Filed Aug. 29.

Bates, Erik, Haverstraw. Seller: PEJ Management Inc., Stony Point. Property: 179 Route 210, Stony Point. Amount: \$350,000. Filed Aug. 28.

Bineth, Leah, Monsey. Seller: 306 Blueberry LLC, Nanuet. Property: 141 Kearsing Parkway, Spring Valley. Amount: \$245,000. Filed Aug. 26.

Camillucci Jon, Poughkeepsie. Seller: Vitony Inc., Pleasant Valley. Property: in city of Poughkeepsie. Amount: \$440,000. Filed Aug. 15.

Chiqui, Julio C Uday, Peekskill. Seller: LC1110 LLC, Glenham. Property: 2 Plaza Road, Wappinger. Amount: \$419,000. Filed Aug. 21.

Dee, William, Blauvelt. Seller: Point 62 LLC and Christopher Dobbs, Orangeburg. Property: 8 Fairview Lane, Orangeburg. Amount: \$530,000. Filed Aug. 29.

Dowd, Dennis R., Mahopac. Seller: 26 Dean LLC, Newburgh. Property: in city of Poughkeepsie. Amount: \$450,000. Filed Aug. 21.

Falcon Revocable Family Trust, et al, Suffern. Seller: Rockhill Manor LLC, Sloatsburg. Property: 8 10 Rock Hill Drive, Sloatsburg. Amount: \$824,900. Filed Aug. 27.

Gross, Elimelech, Spring Valley. Seller: 10 Elm Street Apartments LLC, Spring Valley. Property: 12 Elm St., Spring Valley. Amount: \$710,000. Filed Aug. 29.

Haug, Kathleen, Poughkeepsie. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$319,000. Filed Aug. 19.

HR Edson LLC, Bronx. Seller: Juan Carlos Morales, Beacon. Property: 23 Kristy Drive, city of Beacon. Amount: \$375,000. Filed Aug. 19.

Iglesias, Stephanie M., Hopewell Junction. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$632,500. Filed Aug. 19.

Ilovit LLC, Tivoli. Seller: Karen Gell, Brooklyn. Property: in Red Hook. Amount: \$595,000. Filed Aug. 21.

Klein, Eliazer, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 4 Hayes Lane, Monsey. Amount: \$774,000. Filed Aug. 29.

Kudrick, Matthew, Brooklyn. Seller: Hardy Homes LLC, Beacon. Property: 46 Kent St., city of Beacon. Amount: \$875,000. Filed Aug. 15.

Kyle, Robin, Poughkeepsie. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$586,000. Filed Aug. 19.

Lipkin, Steven Leon, Clinton Corners. Seller: Stanfordville Depot LLC, Locust Valley. Property: in Stanford. Amount: \$728,500. Filed Aug. 19.

Management SV LLC, Spring Valley. Seller: Gregory L. and Gloria J. Hill, Spring Valley. Property: 45 Commerce St., Spring Valley. Amount: \$805,000. Filed Aug. 22.

Mandel, Benzion and Sara Mandel, Spring Valley. Seller: SDK Properties Corp., Bardonia. Property: 10 Westside Ave., Haverstraw. Amount: \$530,000. Filed Aug. 29.

MI Chavez LLC, New Windsor. Seller: Alan D. Arkawy, Fishkill. Property: 1545 Route 52, Fishkill. Amount: \$850,000. Filed Aug. 20.

Oshry, Aron and Jacob Porges, Oshry, Aron and Jacob Porges. Seller: 40 Prospect Avenue LLC, Nyack. Property: 9 Hazel Court, Spring Valley. Amount: \$820,000. Filed Aug. 23.

Parkour Properties LLC, Hopewell Junction. Seller: Edward Sartori, Yonkers. Property: in East Fishkill. Amount: \$140,000. Filed Aug. 21.

Rosenberg, David and Toby Bransdorfer, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4118 Corner St., Spring Valley. Amount: \$479,000. Filed Aug. 26.

Saltsman, Evan, Beacon. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$637,500. Filed Aug. 22.

Santos, Diostenes R. Castro, Poughkeepsie. Seller: Pali Management LLC, New York. Property: 22 Susan Lane, town of Poughkeepsie. Amount: \$440,000. Filed Aug. 21.

Smith, Megan, Red Hook. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$598,500. Filed Aug. 15.

Smithfield Farms LLC, Amenia. Seller: To Wit Farm, Millbrook. Property: in Amenia. Amount: \$50,000. Filed Aug. 16.

Templer, Hershel and Sima Templer, Monsey. Seller: 4 Crown LLC, Spring Valley. Property: 6 Crown Road, Monsey. Amount: \$650,000. Filed Aug. 23.

US Bank National Association, St. Paul, Minnesota. Seller: Arleen M. Thomson, Pleasant Valley. Property: 38 Dungan Road, Beekman. Amount: \$516,000. Filed Aug. 21.

Wakeman Jr., Thomas F., Poughkeepsie. Seller: 343 Church Street LLC, Monroe. Property: 343 Church St., city of Poughkeepsie. Amount: \$290,000. Filed Aug. 19.

Wheatley North LLC, Bratenah, Ohio. Seller: Joann H. Santamarena, Stanfordville. Property: in Stanfordville. Amount: \$425,000. Filed Aug. 20.

Zichron, Meshulam Feish, Spring Valley. Seller: 22 Stephens LLC, Orangeburg. Property: 22 Stephens Place, Spring Valley. Amount: \$990,000. Filed Aug. 27.

JUDGMENTS

Aguilera, Karina DelCarmen Ogaz, et al, Miami, Florida. \$9,675 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

America Cell USA Inc., et al, Miami, Florida. \$9,675 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

ARYS Sales Inc., et al, Brooklyn. \$135,306 in favor of M&T Bank, Buffalo. Filed Aug. 26.

Backyard Gurus Inc., et al, Wake Forest, North Carolina. \$62,570 in favor of Simply Funding LLC, Chester. Filed Aug. 23.

Beat Street Dance Inc., et al, Margarate, Florida. \$23,176 in favor of Simply Funding LLC, Chester. Filed Aug. 23.

Blu Hair & Bridal LLC, et al, Branford. \$7,594 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Brown, Isaiah, et al, Middletown. \$22,000 in favor of Angels Properties LLC, Washington, D.C. Filed Aug. 20.

Cromarty, Shannon M., New Windsor. \$4,708 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 22.

DNA Rahway LLC, et al, Brick Township, New Jersey. \$20,815 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Duff, Jenelle, New Windsor. \$4,126 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 20.

Ehrenthal, Shlomo, Kiryas Joel. \$10,043 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 20.

Georgia Global Enforcement LLC, et al, Atlanta, Georgia. \$24,394 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Goonan, Michelle, Warwick. \$3,004 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 23.

Janssen, Janica J. Aclao, Middletown. \$17,158 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 26.

JPMG Home & Commercial Services LLC, et al, Norman, Oklahoma. \$30,511 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Kennedy Group Management Inc., Newburgh. \$19,171 in favor of Aden Mining & Materials Inc., et al. Filed Aug. 20.

Kong, Wai M., New Windsor. \$9,159 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 23.

Kong, Wai Meng, New Windsor. \$11,847 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 22.

Leonido, Nidia, Middletown. \$1,323 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Aug. 20.

Los Padrotes LLC, et al, Bradenton, Florida. \$17,528 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Merolle, Umberto, Poughkeepsie. \$3,980 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 20.

Metzler, Joanne A., Newburgh. \$3,470 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 23.

Mulligan, James Donald, Dawson, Illinois. \$37,040 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Nustart Battery LLC and William Henry Corbett, Inc., et al, Pompano Beach, Florida. \$93,235 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Oscars Pizzatown USA Inc., et al, Mechanicsburg, Pennsylvania. \$49,655 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Penz, Michael, Newburgh. \$12,695 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 21.

Pepes Tropical LLC, et al, Cape Coral, Florida. \$18,198 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Phillip, Miller Stacy, Middletown. \$1,804 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 20.

Pidvysotska, Oksana, Chester. \$3,144 in favor of Midland Funding LLC, San Diego, California. Filed Aug. 20.

PJS Towing LLC, et al, Lansing, Michigan. \$29,049 in favor of Simply Funding LLC, Chester. Filed Aug. 23.

Prempeh, Osei, Middletown. \$5,002 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 21.

PS Holdings Solutions Inc. and Pinchus S. Schwartz, Monroe. \$176,422 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 21.

Rebuild Associates Inc. and Yoel Bochner, Monroe. \$51,287 in favor of Keybank NA, Buffalo. Filed Aug. 26.

Rhodes, Jacqueline, Port Jervis. \$5,100 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Aug. 20.

Richards, Andrea, Newburgh. \$8,094 in favor of Con Edison Company of New York Inc., New York. Filed Aug. 20.

Riesa, Asanimio, Middletown. \$5,924 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 23.

Rolls Shading Systems LLC, et al, Pompano Beach, Florida. \$93,235 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Santiago, Harold, Middletown. \$7,894 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 20.

Slover, Jason, Montgomery. \$4,162 in favor of Cavalry SPV I LLC, Valhalla. Filed Aug. 20.

Smith, Hugh, Warwick. \$9,660 in favor of Goldman Sachs Bank USA, New York. Filed Aug. 20.

Smith, Marvin, Middletown. \$3,523 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 23.

Spencer, Selena A., Walden. \$15,119 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 22.

TGIF Fridays, Middletown. \$4,185 in favor of Home Enterprise Group LLC, East Rutherford, New Jersey. Filed Aug. 26.

Weiss, Cipora, Monroe. \$16,428 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 26.

Welcome Home Interior Fashions Inc., Monroe. \$119,958 in favor of M&T Bank, Buffalo. Filed Aug. 26.

Whyte, Winston, Highland Mills. \$2,605 in favor of Strawtown Farms HOA Inc., Central Valley. Filed Aug. 26.

Wich Craft Eats LLC, et al, Robert, Louisiana. \$50,537 in favor of Simply Funding LLC, Chester. Filed Aug. 20.

Williams, Leshea K., Chester. \$2,875 in favor of Cavalry SPV I LLC, Valhalla. Filed Aug. 21.

Zollner, Anthony, Middletown. \$8,384 in favor of Crestwood Gardens LLC, Chestnut Ridge. Filed Aug. 20.

MECHANIC'S LIENS

Corbett Building & Holdings LLC, as owner. \$45,000 in favor of Preacherman Plumbing & Heating Inc. Property: 54 Union St., Montgomery. Filed Sept. 12.

Figuroa, Loyda Carolina Ortiz et al, as owner. \$73,000 in favor of A Plus Complete Restoration LLC. Property: in Woodbury. Filed Sept. 11.

Plazza, Francesco and Sylvie Naude, as owner. \$31,392 in favor of A Plus Complete Restoration LLC. Property: in Crawford. Filed Sept. 11.

Stealth Monitoring Inc., as owner. \$41,148 in favor of Highland Lakes Estates HOA Inc. Property: 1 Ridge Road, Highland Mills. Filed Sept. 11.

West Hartsdale Holdings LLC, as owner. \$2,913 in favor of Harold Lyons & Sons Inc. Property: 96 Fairmont Road, Mahopac. Filed Sept. 9.

NEW BUSINESSES

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

Partnerships

Samtastic Eats, 54 Highland Ave., Apt. 1, Cornwall-on-Hudson 12581. c/o Samuel Marino and Carrion Samuel Villegas. Filed Sept. 12.

Sole Proprietorships

Abbys Barber Shop, 365 State Route 17A, Monroe 10950. c/o Fredy Absalon Gonzalez Espinoza. Filed Sept. 12.

Cheerfit, 18 Dinev Road, 13, Monroe 10950. c/o Rachel Friedman. Filed Sept. 10.

Fact Carpet & Uphostery Cleaning, 80 Barr Lane, Monroe 10950. c/o Theagene Baudlaire. Filed Sept. 9.

Lux Caribbean Travel, 2 Osage Lane, Newburgh 12550. c/o Chanda Natasha Jeremiah. Filed Sept. 12.

Social Edge Solutions, 134 Berkman Drive, Middletown 10941. c/o Michael Frank Amorosso. Filed Sept. 9.

Sunset Bay Tanning & Wellness, 39 High St., Goshen 10924. c/o Ashley Miranda Bonanno. Filed Sept. 10.

Triple DS Restaurant, 45 S. Lander St., Newburgh 12550. c/o Donovan Clive Smith. Filed Sept. 10.

NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of Members of Consumer Reports will be held via video conference at 5:00 p.m. ET on October 16, 2024; members can register online at CR.org. A ballot for the annual election of Directors of Consumer Reports has been distributed to members via the email address associated with their membership; members are invited to submit their ballots electronically in accordance with the instructions provided. Completed ballots must be received by Consumer Reports no later than October 11, 2024, at 11:59 p.m. ET.

BUILDING PERMITS

Commercial

Amelaine Realty Company Inc., Stamford, contractor for Amelaine Realty Company Inc. Paint wall sign at 1034 High Ridge. Stamford. Estimated cost: \$1,870. Filed Aug. 12.

Andrew Caruso, Stamford, contractor for Bulls Head Realty. Perform replacement alterations at 43 High Ridge Road, Stamford. Estimated cost: \$20,000. Filed Aug. 30.

Berkley Exteriors Inc., Milford, contractor for MHC Homes Inc. Rework existing floor system, frame new ceiling joists, insulate walls, ceiling and underside of floor with foam, including flame retardant paint coating under floor, use custom energy star vinyl replacement windows and replace sliding barn door with custom wall with double entry door and two windows at 48 Quintard Terrace, Stamford. Estimated cost: \$59,600. Filed ug. 14.

JT Builders LLC, Norwalk, contractor for Phillips Street Associates LLC. Construct superstructure, 3 Units, Building B at 14 Hyatt Ave., Norwalk. Estimated cost: \$450,000. Filed Aug. 18.

CJT Builders LLC, Norwalk, contractor for Phillips Street Associates LLC. Construct a superstructure with 3 units in building A at 14 Hyatt Ave., Norwalk. Estimated cost: \$45,000. Filed Aug. 18.

CJT Builders LLC, Norwalk, contractor for Phillips Street Associates LLC. Construct a superstructure, with 4 units in Building A at 5 Phillips St., Norwalk. Estimated cost: \$500,000. Filed Aug. 18.

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

CJT Builders LLC, Norwalk, contractor for Phillips Street Associates LLC. Construct a superstructure with five units in Building B at 5 Phillips St., Norwalk. Estimated cost: \$600,000. Filed Aug. 18.

Fairfield Avenue Maintenance Company Inc., Stamford, contractor for 375 Fairfield Avenue Associates. Construct a service elevator and exit/ access stair in existing warehouse building at 375 Fairfield Ave., Stamford. Estimated cost: \$250,000. Filed Aug. 29.

King School Inc., Stamford, contractor for King School Inc. Build four new EV stations on the south end side of the parking lot at 1450 Newfield Ave., Stamford. Estimated cost: \$350,000. Filed Aug. 20.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Alter interior commercial office space on the fifth and sixth floors at 101 Broad St., Stamford. Estimated cost: \$58,000. Filed Aug. 27.

Newfield Construction Group LLC, Hartford, contractor for Progress Park Corp. Renovate existing first-floor office space at 76 Progress Drive, Stamford. Estimated cost: \$379,930. Filed Aug. 23.

PTSC Northeast Inc., Norwalk, contractor for Cross Street MOB Owner LLC. Renovate existing medical office space on second floor at 40 Cross St., Stamford. Estimated cost: \$2,020,000. Filed Aug. 17.

TJ & Son Inc., Danbury, contractor for 78 Harvard Avenue Associates LLC. Alter partitions and acoustical ceiling. No structural changes at 78 Harvard Ave., Stamford. Estimated cost: \$868,067. Filed Aug. 14.

Vishwahdeo, Persaud, Waterbury, contractor for Antonio and Biagio Califano. Perform replacement alterations at 35 Belltown Road, Stamford. Estimated cost: \$8,000. Filed Aug. 30.

Residential

10 and 12 Auburn LLC, Norwalk, contractor for 10 and 12 Auburn LLC. Renovate existing kitchen, bathrooms, 1.2 bath, pantry, open wall, new vinyl siding and new roof at 10 Auburn St., Norwalk. Estimated cost: \$110,000. Filed July 16.

A and N Construction LLC, Stamford, contractor for Sheyla Horowitz. Replace existing cedar siding of two-story single-family house at 297 Intervale Road East, Stamford. Estimated cost: \$26,000. Filed Aug. 6.

ACM Home Remodeling LLC, Norwalk, contractor for Michael L. and Karen M. Wolfe. Build a new deck addition to existing deck at 153 East Rocks Road, Norwalk. Estimated cost: \$26,500. Filed July 16.

Bier, Matthew D., Stamford, contractor for Matthew D. Bier. Legalize rear deck at 21 Maitland Road, Stamford. Estimated cost: \$1,130. Filed Aug. 23.

Boulekhayam, Mohammed, Norwalk, contractor for Mohammed Boulekhayam. Finish attic, two bedrooms and one full bathroom at single-family residence at 5 Greenfield Road, Norwalk. Estimated cost: \$75,000. Filed July 18.

Cruz, Mario A., Norwalk, contractor for Carol M. Chiulli. Reroof 30 Westcott Road, Stamford. Estimated cost: \$30,800. Filed Aug. 9.

Custom Builders Group LLC, Stamford, contractor for Anthony Gideon and Miriam Pell. Change siding on the whole house at 61 Holbrook Drive, Stamford. Estimated cost: \$16,000. Filed Aug. 12.

Fernandez, Juan Carlos, Norwalk, contractor for Peter and Christi Rawls. Renovate single-family residence at 32 Avenue D, Norwalk. Estimated cost: \$80,000. Filed July 18.

Gunner LLC, Stamford, contractor for Joseph and Pamela Van Dusen. Remove and reroof 261 Wire Mill Road, Stamford. Estimated cost: \$23,201. Filed Aug. 5.

Gunner LLC, Stamford, contractor for Martin F. and Barbara M. Vahsen. Remove and reroof 330 Dundee Road, Stamford. Estimated cost: \$20,652. Filed Aug. 7.

Gutama Contractors LLC, Norwalk, contractor for Silvia Tapia. Convert to all season's porch with new windows and door at 49 Clinton Ave., Norwalk. Estimated cost: \$20,000. Filed July 17.

JB Construction Concepts LLC, Norwalk, contractor for New England Real Estate Acquisitions LLC, No. 2. Expand story over existing areas at 15 Bayview Ave., Norwalk. Estimated cost: \$20,000. Filed July 17.

JLP Pro Services LLC, Danbury, contractor for Frances DiMarte. Remove and reroof 28 Lillian St., Stamford. Estimated cost: \$12,000. Filed Aug. 8.

Kuczo Jr., Christopher and Kayla Wilson, Stamford, contractor for Christopher Kuczo Jr. and Wilson Kayla. Replace widow's story addition at front of principal structure at 16 Muriel Drive, Stamford. Estimated cost: \$150,000. Filed Aug. 26.

Long Roofing LLC, Savage, Maryland, contractor for Robin and John D. Russo. Replace four windows in home at 15 Wishing Well Lane, Stamford. Estimated cost: \$19,000. Filed Aug. 7.

LT Home Improvement Contracting LLC, Danbury, contractor for Kyle R. Benson and Caterina M. Riccardi. Remove and reroof 486 Newfield Ave., Stamford. Estimated cost: \$13,782. Filed Aug. 7.

M.A. Home Improvement LLC, Norwalk, contractor for DIJ Associates Inc. Replace siding and window and two front doors at 52 Meadow St., Norwalk. Estimated cost: \$50,000. Filed July 18.

Palash, Aaron and Monica Swinney, Stamford, contractor for Aaron Palash and Monica Swinney. Install a tent for a 50th birthday party at 51 Deepwood Road, Stamford. Estimated cost: \$2,000. Filed Aug. 7.

Petrucci Builders LLC, Norwalk, contractor for Jay and Shelly Sarver. Renovate and finish basement at 3 Silvermine Trail, Norwalk. Estimated cost: \$120,000. Filed July 18.

Ramos, Elden R., Stamford, contractor for Jorge L. and Brenda E. Velazquez. Remove and reroof 11 Hampton Lane, Stamford. Estimated cost: \$9,475. Filed Aug. 20.

Schenwald Home Improvement LLC, Norwalk, contractor for Graystone Manor Association. Remove existing asphalt shingle roof and reinstall new asphalt shingles' roof at 600-600 Hope St., Stamford. Estimated cost: \$68,700. Filed Aug. 17.

Shalon Construction LLC, Danbury, contractor for Neil Mark Shaw Revocable Trust. Remove existing siding, install new house wrap and new siding at 69 Rockledge Private Drive, Stamford. Estimated cost: \$36,880. Filed Aug. 2.

Sunrun Installation Services Inc., San Francisco, California, contractor for Tommy J. and Bindu S. Thomas. Install roof-mounted solar panels at 193 Dogwood Lane, Stamford. Estimated cost: \$135,828. Filed Aug. 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Mayen-Mayen Manuel De Jesus and Celita E. Velasquez-Najera. Install roof-mounted solar panels at 79 Lenox Ave., Stamford. Estimated cost: \$21,970. Filed Aug. 14.

The Remodeler Specialist LLC, Bridgeport, contractor for Elissy Ziad and Gohar Nouran. Legalize remodeled first-floor bathroom at 146 Knox Road, Stamford. Estimated cost: \$10,499. Filed Aug. 21.

Thomas Valeo, Blairstown, New Jersey, contractor for King Family Revocable Living Trust. Install roof-mounted solar panels at 23 Prudence Drive, Stamford. Estimated cost: \$37,283. Filed Aug. 16.

Trinity Solar LLC, Cheshire, contractor for Arturo and Luz Elena Juarez. Install roof-mounted solar panels at 63 Sylvan Knoll Road, Stamford. Estimated cost: \$30,000. Filed Aug. 15.

Venture Home Solar LLC, Southington, contractor for Braulio R. and Marie A. Cordova. Install roof-mounted solar panels at 225 Little Hill Drive, Stamford. Estimated cost: \$79,184. Filed Aug. 26.

Venture Home Solar LLC, Southington, contractor for Braulio R. and Marie A. Cordova. Remove and reroof 225 Little Hill Drive, Stamford. Estimated cost: \$17,999. Filed Aug. 6.

Window Nation LLC, Wallingford, contractor for Paul S. and Susan T. Duarte. Install replacement windows, without structural changes at 10 Smoke Hill Drive, Stamford. Estimated cost: \$4,000. Filed Aug. 2.

COURT CASES

Bridgeport Superior Court

Murray, Liam, Bridgeport. Filed by Kim L. Watson, Stratford. Plaintiff's attorney: Bert McDowell Injury Law LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6136414-S. Filed July 23.

Perez, Arriaza Iliana, et al, Bridgeport. Filed by Tanisha Delgado and Elva Ulloa-Andrade, Bridgeport. Plaintiff's attorney: Claggett Sykes & Garza LLC, Glastonbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6136534-S. Filed July 26.

Rivas, Laura Martine, et al, Bridgeport. Filed by Kang Min Nam, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6136452-S. Filed July 24.

Santos, Michele Lynn, Roxbury. Filed by Alyssa Kostenko, Monroe. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6137128-S. Filed Aug. 13.

Sisson, Dana, Trumbull. Filed by Brittany A. Smith, Danbury. Plaintiff's attorney: Hirsch Andrade LLP, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6136361-S. Filed July 22.

Danbury Superior Court

Brantl Men's Styling of Connecticut LLC, et al, Sandy Hook. Filed by Newtown Savings Bank, Newtown. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff is the owner and holder of the student loan agreement with the defendant. The defendant failed to comply with the payments terms and thereby breached the terms of the agreement. The plaintiff seeks monetary more than \$2,500 in damages exclusive of interest and costs and such other relief the court may deem proper. Case no. DBD-CV-24-6050942-S. Filed July 12.

De Fritas Riberio, Kennedy, et al, Danbury. Filed by Edgar Patricio Ramon Angamarca, Danbury. Plaintiff's attorney: Sheffy Denigris Grey & Bedard LLC, Southington. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050781-S. Filed July 1.

Montaleza, Jhinson, et al, Danbury. Filed by Citizens Bank N.A. f.k.a. RBS Citizens NA, Glen Allen, Virginia. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage property of the defendants who defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050478-S. Filed June 5.

Ryan, David James, Ridgefield. Filed by Caroline Dankowski Lippke, Ridgefield. Plaintiff's attorney: Hastings Cohan & Walsh LLP, Ridgefield. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050378-S. Filed May 28.

Woodland Hills Association Inc., Stamford. Filed by Michael Tomassi, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was lawfully on the premises controlled and owned by the defendant when the plaintiff fell due to the accumulation of ice and snow. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050560-S. Filed June 12.

Stamford Superior Court

Calderon, Jenny, et al, Stamford. Filed by Eymi Palma, Stamford. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: the plaintiff was lawfully on the premises maintained and controlled by the defendants and while walking up the stairs to the back deck she suddenly and without warning her foot and leg went through rotted wood at the top of the stairs, resulting in injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068197-S. Filed July 22.

Competition Clutch Inc., et al, Conyers, Georgia. Filed by Wells Fargo Equipment Finance Inc., Minneapolis, Minnesota. Plaintiff's attorney: Benanti & Associates, Stamford. Action: the plaintiff delivered an Equipment Finance Agreement to defendant. The defendant breached the agreement and has failed, neglected and refused to pay plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068034-S. Filed July 11.

Dahnke, Loretta, et al, Greenwich. Filed by Olha Karpova, Stamford. Plaintiff's attorney: Vlad Hirnyk, Wilton. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068272-S. Filed July 24.

Hemmings, Dajon, Bridgeport. Filed by Edly Germain, Stamford. Plaintiff's attorney: Barry Butler, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068493-S. Filed Aug. 7.

Koehn, Ronald L., et al, Henryville, Pennsylvania. Filed by Haitham Joudeh, Brooksville, Florida. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068157-S. Filed July 18.

DEEDS

Commercial

15 Beech Street Owner LLC, Chappaqua, New York. Seller: Greenwich Living LLC, Providence, Rhode Island. Property: 15 Beech St., Greenwich. Amount: \$1,950,000. Filed Aug. 26.

26 Shore Acre LLC, Old Greenwich. Seller: Gordon J. Browne and Kayli Browne, Old Greenwich. Property: 26 Shore Acre Drive, Old Greenwich. Amount: \$3,125,000. Filed Aug. 28.

262 Atlantic LLC, Stamford. Seller: 262 Atlantic Street LLC, Stamford. Property: 262 Atlantic St., Stamford. Amount: \$N/A. Filed Aug. 23.

34 Davenport Ridge Lane, Stamford. Seller: Hilario Altamura and Samantha Altamura, Stamford. Property: 34 Davenport Ridge Lane, Stamford. Amount: \$1. Filed Aug. 23.

Cetrangola, Michael and Angela Cetrangola, Trumbull. Seller: 96 Hulls Highway LLC Fairfield. Property: 96 Hulls Highway, Unit 96, Fairfield. Amount: \$475,000. Filed Aug. 27.

Cowenhoven, Jennifer and Michael V. Cowenhoven Jr., Fairfield. Seller: Marrin LLC, Fairfield. Property: 3981 Park Ave., Unit 25, Fairfield. Amount: \$425,000. Filed Aug. 26.

Fairfield Realty Investments LLC, Fairfield. Seller: Virginia M. Russo, Fairfield. Property: 332 Szost Drive, Fairfield. Amount: \$570,000. Filed Aug. 30.

Golia Business Properties LLC, Stamford. Seller: Joseph N. Golia, Venice, Florida. Property: 19 Vassar Ave., Stamford. Amount: \$1. Filed Aug. 22.

Hami Group LLC, Westport. Seller: Trisha Pytko, Fairfield. Property: 114 Castle Ave., Fairfield. Amount: \$397,000. Filed Aug. 26.

Rolfsson, Rickard and Lauren Rolfsson, Riverside. Seller: 46 Terrace Avenue LLC, Greenwich. Property: 46 Terrace Ave., Riverside. Amount: \$10. Filed Aug. 26.

Schimenes, Stefan Ikert and Tais Vaquero Schimenes, White Plains, New York. Seller: Pelger Associates LLC, Stamford. Property: 277 Pemberwick Road, Greenwich. Amount: \$1. Filed Aug. 29.

Standish Property LLC, Stamford. Seller: YT Properties LLC, Stamford. Property: 40 Standish Road, Unit 1, Stamford. Amount: \$175,000. Filed Aug. 20.

Residential

1093 Pequot Avenue LLC, Fairfield. Seller: David Schnabel and Alisa Waxman, Fairfield. Property: 1093 Pequot Ave., Fairfield. Amount: \$10. Filed Aug. 30.

Angeles, Mark and Michele Butler, Stamford. Seller: John Mitch and Ana Carolina Goncalves Ramos, Fairfield. Property: Lots 5 and 6, Map 6488, Fairfield. Amount: \$569,000. Filed Aug. 28.

Battista, Richard Lawrence and Brenda Jean Battista, Southport. Seller: Steven J. Macri and Mary L. Macri, Greenwich. Property: Lot 3, Map 5753, Fairfield. Amount: \$2,625,000. Filed Aug. 26.

Bergamini, Angela, Stamford. Seller: Arnela Alickovic, Stamford. Property: 1 Broad St., Stamford. Amount: \$830,000. Filed Aug. 23.

Bigos, Christopher and Marley Rae Bigos, Riverside. Seller: West Rock Properties LLC, Hamden. Property: 26 Riverside Lane, Greenwich. Amount: \$3,050,000. Filed Aug. 26.

Burke, Eileen and Ann Murray, New York, New York. Seller: Eileen Burke, Greenwich. Property: 10 Maple Drive, Greenwich. Amount: \$1. Filed Aug. 29.

Cahill, Douglas P. and Samantha Schmid-Cahill, Stamford. Seller: Martin Stewart Clarke Stamford. Property: 32 Brandywine Road, Stamford. Amount: \$850,000. Filed Aug. 20.

Cammarano, Nicholas and Susan Cammarano, Greenwich. Seller: Sandra G. Banyard, Greenwich. Property: 520 W. Lyon Farm Drive, Greenwich. Amount: \$1. Filed Aug. 27.

Clark, Jonathan L., Stamford. Seller: Amanda Lindsay Manwaring, Greenwich. Property: 1465 E. Putnam Ave., Unit 427, Greenwich. Amount: \$515,000. Filed Aug. 28.

Curtin, Thomas Matthew, Fairfield. Seller: Thomas M. Curtin and Karen O. Curtin, Fairfield. Property: 103 Governor's Lane, Fairfield. Amount: \$10. Filed Aug. 30.

DePhillips, Iris, West Hartford. Seller: Holly B. Hanes, Fairfield. Property: 30 Flax Road, Fairfield. Amount: \$N/A. Filed Aug. 27.

Eidelkind, Jake, Stamford. Seller: Marilyn A. Schlosser, Stamford. Property: 49 Glenbrook Road, Unit 201, Stamford. Amount: \$325,000. Filed Aug. 20.

Feng, Jing and Xuen Qiu, Fairfield. Seller: Zachary Fisch and Chelsea Fisch, Fairfield. Property: Lot 100, Map 1674, Fairfield. Amount: \$1,050,000. Filed Aug. 26.

Fernandes Garcia, Josiselnei, Bridgeport. Seller: James H. Martin, Fairfield. Property: 165 Brookview Ave., Fairfield. Amount: \$662,500. Filed Aug. 29.

Ganatra, Sagar and Lyudmila Ganatra, Riverside. Seller: Lynn S. Gaynor, et al, Greenwich. Property: 15 Thornhill Road, Riverside. Amount: \$1,250,000. Filed Aug. 29.

Gedrich, Andrea and

Noah Gedrich, Los Angeles, California. Seller: Lisa Vogel-Smolina, York, Pennsylvania. Property: Lot 3, Map 15249, Greenwich. Amount: \$1. Filed Aug. 27.

Germain, Arielle K. and Sebastian A. Germain, Fairfield. Seller: Erika Wright, Westport. Property: 190 Stratfield Road, Fairfield. Amount: \$669,000. Filed Aug. 27.

Gershberg, Sophie and Maxwell Gershberg, Fairfield. Seller: Paul L. Rasmussen and Kimberly J. Rasmussen, Fairfield. Property: 106 Lockwood Road, Fairfield. Amount: \$864,000. Filed Aug. 29.

Gharavi, Ali and Farah Farian Gharavi, Greenwich. Seller: Erik M. Jensen and Caudine W. Singer, Greenwich. Property: Edgewood Drive, Greenwich. Amount: \$10. Filed Aug. 28.

Grady, Meighan and Aidan O'Rourke, Stamford. Seller: Patrick Ryan and Eleanor Ryan, Stamford. Property: 21 Buena Vista St., Stamford. Amount: \$925,000. Filed Aug. 22.

Grzelak, Lisa Ann and Gregory Kurt Grzelak, Fairfield. Seller: Patrick Leahy, Fairfield. Property: 500 Mill Hill Terrace, Fairfield. Amount: \$1,295,000. Filed Aug. 29.

Hillmount LLC, Riverside. Seller: Yi Miao, Old Greenwich. Property: 8 Sheephill Road, Riverside. Amount: \$1. Filed Aug. 30.

Howe, Jacqueline R. and Peter C. Bergschneider, Old Greenwich. Seller: Nurit Weinberg, Greenwich. Property: 10 Ledge Road, Old Greenwich. Amount: \$10. Filed Aug. 27.

Hubbard, Ana, Stamford. Seller: Elias Hubbard, Stamford. Property: 50 Greenfield Road, Stamford. Amount: \$600,000. Filed Aug. 21.

Kazarian, Gayane and Andrew Kazarian, Fairfield. Seller: Kimberly Hoyland-Devaney, Fairfield. Property: Lot 5, Map 4705, Fairfield. Amount: \$1,100,000. Filed Aug. 26.

Lauture, Joana and **Edouard Lauture**, Stamford. Seller: Executive Equity Group Inc., Wappingers Falls, New York. Property: 16 Briar Brae Road, Stamford. Amount: \$1,100,000. Filed Aug. 21.

Luo, Wei, et al, Fairfield. Seller: Frank P. Brothers, et al, Fairfield. Property: 1463 Black Rock Turnpike, Unit 11, Fairfield. Amount: \$480,000. Filed Aug. 26.

Magoun, John and **Lisa Magoun**, Stamford. Seller: Louis M. Molgano, et al, Stamford. Property: 10 Hazelwood Lane, Stamford. Amount: \$910,000. Filed Aug. 21.

Mendez Tavarez, Natanael and **Perla Grullon**, Bronx, New York. Seller: Myriam R. Romero and Michelle N. Grullon, Stamford. Property: 58 Betts Ave., Stamford. Amount: \$1. Filed Aug. 21.

Mulligan, Brent C. and **Jillian Leigh Mulligan**, Greenwich. Seller: Adam C. Zakka, Greenwich. Property: 4 Howard Road, Greenwich. Amount: \$1. Filed Aug. 30.

Niles, Augusta L., Stamford. Seller: Lukasz Krupa and Heather Krupa, Stamford. Property: 160 Edward Place, Stamford. Amount: \$1,950,000. Filed Aug. 21.

Perdue, Robert and **Magdalena Watras-Perdue**, New Canaan. Seller: 19 Rockwood LLC, Fairfield. Property: 19 Rockwood Lane, Greenwich. Amount: \$7,892,500. Filed Aug. 26.

Pereira DoCarmo, Sergio and **Janei Pereira DoCarmo**, Fairfield. Seller: Nicholas F. Caruso and Doreen Caruso, Fairfield. Property: 32 Nutmeg Lane, Fairfield. Amount: \$550,000. Filed Aug. 26.

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

Petralesa, Sabrina, Stamford. Seller: Sarah A. Andresscu and Gabriel Catalin Andresscu, Stamford. Property: 291 Hope St., Unit B3, Stamford. Amount: \$335,000. Filed Aug. 22.

Quigley, James and **Emma Catherine Snover**, New York, New York. Seller: Arthur Fischer-Zernin, Greenwich. Property: 18 Annjim Lane, Greenwich. Amount: \$2,350,000. Filed Aug. 26.

Reed, Lindsay Tierney, Stamford. Seller: Christos Mirianthopoulos, Fort Lee, New Jersey. Property: 44 Strawberry Hill Ave., Unit 4F, Stamford. Amount: \$430,000. Filed Aug. 21.

Richards, Eric and **Taylor Hawes**, Fairfield. Seller: Michael V. Cowenhoven Jr. and Jennifer Cowenhoven, Fairfield. Property: 150 Orchard Hill Lane, Fairfield. Amount: \$800,000. Filed Aug. 27.

Rodoreda, Anthea and **Christopher Duncan**, Fairfield. Seller: Mark A. Kurs and Rita M. Neiman, Fairfield. Property: 145 Buena Vista Road, Fairfield. Amount: \$665,000. Filed Aug. 26.

Rodrigues, Henrique and **Kelly Rodrigues**, Greenwich. Seller: Giovanna M. Repaci, Stamford. Property: 1 Booth Place, Greenwich. Amount: \$700,000. Filed Aug. 27.

Rubenstein, Daniel and **Lauren Rubenstein**, Fairfield. Seller: Bret Bader and Shorena Bader, Fairfield. Property: 95 Sycamore Lane, Fairfield. Amount: \$2,300,000. Filed Aug. 29.

Ruprecht, Andrew and **Andee Olson Ruprecht**, Greenwich. Seller: William F. Ruprecht, Greenwich. Property: Greenfield Place, Greenwich. Amount: \$1,020,000. Filed Aug. 30.

Saluja, Tarun and **Isha Khurana**, Stamford. Seller: Michael Screnci and Laura Cicerale, Stamford. Property: 150 Brook Run Lane, Stamford. Amount: \$10. Filed Aug. 20.

Shah, Samit, Stamford. Seller: Soribel Almanzar, Stamford. Property: 99 Frost Pond Road, Stamford. Amount: \$1,100,000. Filed Aug. 22.

Shtufaj, Zef and **Robert J. Shtufaj**, Stamford. Seller: Louis P. Ioanilli Jr., Stamford. Property: 202 Soundview Ave., Unit 14, Stamford. Amount: \$565,000. Filed Aug. 20.

Skelly III, George, et al, Stamford. Seller: Thomas Mullarkey and Thomasina Mullarkey, Stamford. Property: 78 Lenox Ave., Stamford. Amount: \$695,000. Filed Aug. 23.

Snyder, Alison P. and **Ryan D. Wittmann**, Stamford. Seller: Pavel Ilnatovich and Yulia Selezneva, Stamford. Property: 85 Camp Ave., 12D, Stamford. Amount: \$595,000. Filed Aug. 22.

Soufleris, Andrew and **Darby Soufleris**, Los Angeles, California. Seller: Stori Nova Tallman, Sarasota, Florida. Property: 73 Fortuna Drive, Fairfield. Amount: \$1,150,000. Filed Aug. 30.

Tarca, Gregory P. and **Lauren Tarca**, Hoboken, New Jersey. Seller: James A. Schembari Jr. and Lorie C. Negroni, Greenwich. Property: 26 Highview Ave., Greenwich. Amount: \$2,250,000. Filed Aug. 26.

Tejada, Danuvia, Fairfield. Seller: Edward Joseph Gately IV, Fairfield. Property: Map 3328 High St., Fairfield. Amount: \$602,500. Filed Aug. 30.

Torrico, Miriam Tatiana, Stamford. Seller: Shoegirl LLC, Stamford. Property: 2475 Summer St., Unit 1K, Stamford. Amount: \$320,000. Filed Aug. 20.

Vogl, Linda, Valhalla, New York. Seller: Matthew Nadel, Stamford. Property: 32 Courtland Ave., Stamford. Amount: \$225,000. Filed Aug. 22.

Weston, Nicholas and **Zoe Otedola**, Greenwich. Seller: Chitra Ramcharandas, Greenwich. Property: 1 Stepping Stone Lane, Greenwich. Amount: \$10. Filed Aug. 30.

Xie, Lijia, Stamford. Seller: Amy Pagenstecher Simpson Daly, Chicago, Illinois. Property: 1465 E. Putnam Ave., Unit 106, Greenwich. Amount: \$468,000. Filed Aug. 29.

Zdravec, Ashley Ann and **Gabriel Benjamin Warach Lerner**, Bridgeport. Seller: Radka Sporre, Fairfield. Property: 65 Sedan Terrace, Fairfield. Amount: \$869,000. Filed Aug. 29.

Zani, Dorothy Billings and **Alexander Zani**, Stamford. Seller: Wilmington Savings Fund Society, Stamford. Property: 905 Rock Rimmon Road, Stamford. Amount: \$1,075,000. Filed Aug. 23.

Zeldin, Jacob and **Alyssa Cerchiai**, Stamford. Seller: Donna E. Slifkin, Stamford. Property: 24 Phaiban Lane, Stamford. Amount: \$940,000. Filed Aug. 22.

LIS PENDENS

Braer, Asmae, Stamford. Filed by Alexander H. Schwartz, Southport, for Eid Ahmad. Property: 113 Woodbrook Drive, Stamford. Action: foreclose defendant's mortgage. Filed Aug. 13.

Chapman, Calvin, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Loandepot.com, LLC. Property: 75 Elizabeth Ave., Stamford. Action: foreclose defendants' mortgage. Filed Aug. 15.

Empie, Kristen, Fairfield. Filed by Glass & Braus/Jur, Fairfield, for Federal Home Loan Mortgage Corp. Property: 173 Puritan Road, Fairfield. Action: foreclose defendant's mortgage. Filed Sept. 3.

Hagerty, Matthew, Southport. Filed by Conlon Amendola PLLC, Southport, for Diane Hagerty. Property: 815 Cedar Road, Southport. Action: foreclose defendant's mortgage. Filed Sept. 5.

Hammer, William P., Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 494 June Road, Stamford. Action: foreclose defendant's mortgage. Filed Aug. 14.

Hennessey, Thomas, Fairfield. Filed by Law Offices of Daniel D. Portanova, Bridgeport, for Michelle Hennessey. Property: 304 Davis Road, Fairfield. Action: foreclose defendant's mortgage. Filed Sept. 6.

Orefice, Matthew, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for JPMorgan Chase Bank NA. Property: 1300 Sturges Highway, Fairfield. Action: foreclose defendants' mortgage. Filed Sept. 10.

St. Louis, Geffard, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for HSBC Bank USA NA. Property: 32 Lee St., Stamford. Action: foreclose defendants' mortgage. Filed Aug. 16.

Tonge, Icilda, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for HSBC Bank USA NA. Property: 25 Bellmere Ave., Stamford. Action: foreclose defendants' mortgage. Filed Aug. 16.

MORTGAGES

11 Winterset LLC, New Milford, by R. Richard Roina. Lender: Secure Capital Group LLC, 611 Access Road, First floor, Stratford. Property: 11 Winterset Road, Greenwich. Amount: \$1,640,000. Filed Aug. 1.

151 Elm Street East LLC, Greenwich, by Benjamin McEachin. Lender: Arc Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 151 E. Elm St., Greenwich. Amount: \$2,200,000. Filed Aug. 2.

200 Long Meadow LLC, Fairfield, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 200 Long Meadow Road, Fairfield. Amount: \$1,920,000. Filed July 26.

75 Havemeyer Place LLC, Greenwich, by Stephen J. Carriero. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 75 Havemeyer Place, Greenwich. Amount: \$2,378,200. Filed Aug. 1.

Arbia, David J., Wilton, by Douglas I. Bayer. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 64 Jordan Lane, Stamford. Amount: \$688,000. Filed July 22.

Arnold-Barry, Jean and **Kevin S. Barry**, Fairfield, by Drita G. Sumter. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 364 Halley Ave., Fairfield. Amount: \$160,000. Filed July 29.

Artel Properties LLC, Stamford, by Roman Tabatchouk. Lender: Ukrainian National Federal Credit Union, 215 Second Ave., New York, New York. Property: 71 Strawberry Hill Ave., Unit 1111, Stamford. Amount: \$150,000. Filed July 18.

Barbera, Mark and **Laurie J. Cingari**, Stamford, by Daniel P. Weiner. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1340 High Ridge Road, Stamford. Amount: \$555,000. Filed July 22.

Barbuto, Faith M. and **Ernesto Barbuto**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 3495 Park Ave., Fairfield. Amount: \$360,000. Filed July 26.

Barre, Helene M. and **Per G. Barre**, Greenwich, by Jeremy E. Kaye. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 20 Church St., Apt. A62, Greenwich. Amount: \$750,000. Filed July 30.

Bradshaw, Robert E. and **Koren Harte Bradshaw**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 32 Ermine St., Fairfield. Amount: \$150,000. Filed July 26.

Calla, Dominic and **Jessica Calla**, Greenwich, by Frank J. Peters. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 1015 North St., Greenwich. Amount: \$733,000. Filed July 31.

Casinelli, Nicola D. and **Lori A. Courtney**, Stamford, by Stephen L. Bishop. Lender: Antonieta Casinelli, 25 Gray Farm Road, Stamford. Property: 257 Bouton St., West, Stamford. Amount: \$600,000. Filed July 18.

Cifferelli, Asha, Greenwich, by Anthony E. Schwartz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 9 Weaver St., Unit 1, Greenwich. Amount: \$303,200. Filed Aug. 2.

Clark, Christopher T., Fairfield, by Leah M. Parisi. Lender: Michael Redler and Michelle Redler, 193 Old Dam Road, Fairfield. Property: 41 Abbey Road, Fairfield. Amount: \$200,000. Filed July 29.

Cullen, Patrick D. and **Laura E. Cullen**, Stamford, by Harvey Melzer. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 49 Putter Drive, Stamford. Amount: \$648,750. Filed July 17.

Dharia, Roshan and **Urvi Sheth Dharia**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Hillcrest Lane, Greenwich. Amount: \$750,000. Filed July 31.

Doan, Daniel, Fairfield, by Brian S. Cantor. Lender: Pennymac Loan Services LLC, 3043 Townsate Road, Suite 200, Westlake Village, California. Property: 830 Beach Road, Fairfield. Amount: \$1,760,000. Filed July 24.

Evensen, Lauren J. and **Nicolas R. Evensen**, Wilton, by Douglas I. Bayer. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 69 Lindbergh Court, Fairfield. Amount: \$800,000. Filed July 30.

Fealey, David Jonathan and **Jennifer Fealey**, Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 82 Rockwood Lane, Greenwich. Amount: \$436,800. Filed July 30.

Fox, John C. and **Morgan E. Crabtree**, Old Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 45 Hillcrest Park Road, Stamford. Amount: \$250,000. Filed July 19.

Garay, Dorian and **Adriana Carpio**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 31 Meyer Place, Riverside. Amount: \$800,000. Filed July 31.

Gartenberg, Chaim Joshua and **Julia Yael Stern**, Brooklyn, New York, by Seth J. Arnowitz. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 15 Vincent Ave., Stamford. Amount: \$750,000. Filed July 17.

Gonzalez, Willis and **Melissa J. Gonzalez**, Stamford, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 60 Lawn Ave., Apt. 40, Stamford. Amount: \$80,000. Filed July 18.

Griffin, Adam and **Cristal Griffin**, Spokane, Washington, by Brett S. Lando. Lender: Navy Federal Credit Union, 820 Follin Lane Southeast, Vienna, Virginia. Property: 170 Forest St., Apt. 9, Stamford. Amount: \$479,750. Filed July 22.

Kinahan, Peter and **Barbara Kinahan**, Stamford, by John J. Lovizos. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 11 Hazelwood Lane, Stamford. Amount: \$396,500. Filed July 17.

Lakatos, Csaba Attila and **Babett Katona**, Fairfield, by N/A. Lender: TOMO Mortgage LLC, 1122 E. Pike St., Seattle, Washington. Property: 771 High St., Fairfield. Amount: \$513,600. Filed July 24.

Larson Jr., Donald R. and **Tracey A. Madden**, Fairfield, by Cheryl A. Carolan. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 600 Merwins Lane, Fairfield. Amount: \$1,248,000. Filed July 26.

Laso Homes LLC, Stamford, by Wilder G. Gleason. Lender: Dr. Bank, 138 Rowayton Ave., Rowayton. Property: 8 Fado Lane, Cos Cob. Amount: \$1,910,883. Filed July 29.

Lettiere, Michael and **Ashleigh Sabold**, Stamford, by Anita Hassantalebi. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 124 Ocean Drive East, Stamford. Amount: \$150,000. Filed July 22.

Lin, Hechuan and **Wang Luoshen**, Stamford, by Nathaniel W. Shipp. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 84 Ludlowe Road, Fairfield. Amount: \$1,030,000. Filed July 26.

Magoveny, Ryan and **Melissa E. Magoveny**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 391 Old Stratfield Road, Fairfield. Amount: \$82,000. Filed July 24.

Martell, Brian H. and **Shuyi Zheng**, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 8 Center Drive, Old Greenwich. Amount: \$400,000. Filed July 29.

McManamon, Elizabeth A., Fairfield, by Steven E. Gold. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 270 Primrose Lane, Fairfield. Amount: \$100,000. Filed July 24.

McPhee, Jaime Melissa, Fairfield, by Eric Anthony Avellaneda. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 23 Lisbon Drive, Fairfield. Amount: \$100,000. Filed July 30.

Mercorella, William and **India Kessler**, Norwalk, by Patrick J. Walsh. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 15 Flora Blvd., Fairfield. Amount: \$766,550. Filed July 30.

Migliaccio, Rita, Stamford, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 77 Havemeyer Lane, 415, Stamford. Amount: \$580,000. Filed July 17.

Moorin, Michael G. and **Amy Moorin**, Fairfield, by Oxines J. Rene. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 527 Toilsome Hill Road, Fairfield. Amount: \$250,000. Filed July 30.

Morales, Margarita, Surprise, Arizona, by Alana K. Edwards. Lender: Barrett Financial Group LLC, 275 E. Rivulon Blvd., Suite 200, Gilbert, Arizona. Property: 9 Apache Place, Riverside. Amount: \$512,000. Filed July 29.

Myers, Brian, Greenwich, by David E. Hoyle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 32 Deep George Road, Greenwich. Amount: \$1,200,000. Filed Aug. 1.

Nunez, Edward and **Michelle Arias**, Stamford, by Mitchell E. Moore. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 511 Roxbury Road, Stamford. Amount: \$654,500. Filed July 18.

Ortmann, Carl, Stamford, by Robert E. Colapietro. Lender: LoanDepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 725 High Ridge, Stamford. Amount: \$150,000. Filed July 17.

Pardo, Ralph, Riverside, by Nandita Ruchandani. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 34 Hill Road, Greenwich. Amount: \$1,816,000. Filed July 29.

Petrelli, Stefana and **Ivan Zlatar**, Greenwich, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 30 Cooper Beech Road, Greenwich. Amount: \$2,850,096. Filed July 31.

Renwick Jr., James B. and **Margaret M. Renwick**, Stamford, by Benjamin McEachin. Lender: HSBC Bank USA, NA, 66 Hudson Boulevard East, New York, New York. Property: 27 Briar Brae Road, Stamford. Amount: \$85,000. Filed July 19.

Robb, Patrick and **Selin Robb**, Long Island City, New York, by Jonathan J. Martin. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 15 Watchtower Lane, Old Greenwich. Amount: \$3,112,000. Filed July 29.

RTB Fairfield LLC, Trumbull, by Susana C. Teixeira. Lender: 40 G. Funding Associates, 4 W. Red Oak Lane, White Plains, New York. Property: 59 Thornhill Road and 181 Longdean Road, Fairfield. Amount: \$700,000. Filed July 25.

Sais, Alexandria and **Alexander Weatherly**, Stamford, by Stephen J. Schelz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 279 Figlar Ave., Fairfield. Amount: \$766,550. Filed July 30.

Savage, Luke and **Emily Savage**, Fairfield, by Bruce D. Jackson. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 23 Rosedale St., Fairfield. Amount: \$732,000. Filed July 29.

Schmitt, Robert and **Michelle Levine-Schmitt**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 83 Wheeler Park Ave., Fairfield. Amount: \$130,000. Filed July 29.

Shamberg, Lucy and **Robert Shamberg**, Fairfield, by Kiana I. Comas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 393 Toilsome Hill Road, Fairfield. Amount: \$150,000. Filed July 29.

Shanske, Lauren Naomi and **Uri Shanske**, White Plains, New York, by Randie P. Paterno. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 324 Erskine Road, Stamford. Amount: \$1,158,750. Filed July 19.

Shoemaker, Brady J. and **Brianna J. Marsden**, Stamford, by Douglas I. Bayer. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 356 RockRimmon Road, Stamford. Amount: \$570,000. Filed July 22.

Singh, Sima and **Amritraj Singh**, Stamford, by John A. Cassone. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 16 Wyndover Lane, Cos Cob. Amount: \$1,740,800. Filed Aug. 1.

Sottini, Daniel Joseph and **Samantha M. Heerman**, Stamford, by Joseph L. Gerard. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 5 Columbus Place, Apt. B, Stamford. Amount: \$594,000. Filed July 19.

Tapia, Karen, East Meadow, New York, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 1515 Summer St., Condo 506, Stamford. Amount: \$306,400. Filed July 17.

Trdevaj, Osman M. and **Leonora Trdevaj**, Ansonia, by Andrew L. Wallach. Lender: Reliant Home Funding Inc., 445 Broadhollow Road, Suite 334, Melville, New York. Property: 115 Lawn Ave., Unit 6, Stamford. Amount: \$427,479. Filed July 22.

Vaswani, Rohit, et al, New York, New York, by N/A. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 319 W. Lyon Farm Drive, Unit 219, Greenwich. Amount: \$1,050,000. Filed July 31.

Wice, Robert and **Alison Jacobs Wice**, Greenwich, by Scott F. Lewis. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 7 Meadow Drive, Cos Cob. Amount: \$514,000. Filed July 31.

You, Jia and **Xiaolong Cheng**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1 Arnold St., Old Greenwich. Amount: \$812,500. Filed July 30.

NEW BUSINESSES

HomeGoods, 680 Connecticut Ave., Norwalk 06854, c/o HomeGoods LLC. Filed Aug. 8.

Joseph R. Paladino Construction, 42 Creeping Hemlock Drive, Norwalk 06851, c/o Joseph R. Paladino. Filed Aug. 8.

Kiddo, 55 Tory Hill Lane, Norwalk 06853, c/o Kyle Root. Filed Aug. 9.

Nexus America, 32 Old Slip, 28th floor, New York, New York 10005, c/o Tradition Securities and Derivatives LLC. Filed Aug. 16.

Nonna's Quilting, 583 Belden Hill Road, Norwalk 06850, c/o Donna Cole. Filed Aug. 12.

Presence Healing Therapy, 63 Unguowa Road, Fairfield 06824, c/o Lisa Donohue Olivieri. Filed Aug. 2.

Quality Cranes, 1069 E. Main St., Stamford 06902, c/o Quality Cranes & Equipment LLC. Filed Aug. 15.

Rocco Iadarola General Contracting Company, 176 Pinehurst Ave., Waterbury 06705, c/o Rocco Iadarola. Filed Aug. 19.

Sendwave, 100 Hano St., Suite 9, Boston, Massachusetts 02134, c/o Worldremit Corp. Filed Aug. 20.

She Worms Compost, 48 Bouton Street East, Stamford 06907, c/o Raquel Anderson. Filed Aug. 21.

Shining Lee Shop, 27 Oak St., Apt. 9, Stamford 06905, c/o Shin Lee. Filed Aug. 20.

Stamford Black Women's Business Emporium, 42 Catoona Lane, Stamford 06902, c/o Renee S. Brown. Filed Aug. 2.

Sweetspot Dispensary, 111 High Ridge Road, Unit 9, Stamford 06905, c/o Stamford Dispensary LLC. Filed Aug. 21.

The 32 Degree Threshold, 259 Weed Ave., Stamford 06902, c/o William Giangrande. Filed Aug. 29.

The Awareness Project, 27 Northhill St., Apt. 6T, Stamford 06907, c/o Carol Knight. Filed Aug. 21.

The Wine Room Stamford, 95 Atlantic St., Stamford 06901, c/o LS Paragon LLC. Filed Aug. 26.

ULTA Beauty, 2255 Summer St., Stamford 06905, c/o Cosmetics & Fragrance Inc. Filed Aug. 12.

Whole Foods Market, 110 High Ridge Road, Stamford 06905, c/o Warren Jay. Filed Aug. 6.

XAVA2Design, 40 Puritan Lane, Stamford 06906, c/o Jenny Reyes Lopez. Filed Aug. 5.

Legal Notices

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

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

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

Notice of formation of Dori & Mar New York Art LLC, Arts of Org. filed with SSNY on 07/12/2024. Office location: 62 Salisbury Rd Yonkers, 10710. Westchester County. Agent for Service Gregorymar Valero, 62 Salisbury Rd Yonkers, NY 10710. Purpose: any lawful purpose. #63677

NY Secretary of State (SSNY) on 08/16/2024. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to:33 Fawn Rdg, Millwood, NY 10546. Notice of Formation of Makeup By Cami Mancipe, LLC. Arts of Org. filed with Purpose: any lawful activity. #63679

Notice of Formation of Instant Access LLC. Art. Of Org. filed with SSNY on 7/16/2024. 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, 3886 Ettman St. Shrub Oak, NY 10588, principal business location of the LLC. Purpose: any lawful purpose. #63680

Notice of Formation of 141 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/28/2016. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 141 North Ninth Ave., Mt. Vernon, NY 10550. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63682

Name of LLC: Brentford 22 Holdings LLC Date of Formation: June 10, 2024 State of Formation: New York County of Business Location: Westchester County Principal Office Address: 75 S Broadway, Suite 4439, White Plains, NY 10601 Registered Agent Name and Address: Glenroy Samuels Purpose of the LLC: Real Estate #63683

Notice of formation of The Elder Care Whisperer LLC. Articles of Organization filed with the SSNY Dept of State on 5/31/24. Office loc: Westchester Cty. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1 City Place, apt 1910 White Plains, NY 10601. Purpose: any lawful business activity #63685

Notice of Formation of DMB Dentistry PLLC. Arts. of Org. filed with SSNY on 9/3/2024. Office location: Westchester County. SSNY designated as agent of the PLLC upon whom process may be served. SSNY shall mail process to The PLLC, 20 Pineview Road, Mount Kisco, NY 10549. Purpose: the practice of dentistry. #63686

Notice of Formation of GRADVANTAGE, LLC. Articles of Organization filed with SSNY on 09/09/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Lisa Tretler, 58 Sycamore Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63687

Notice of Formation of THERESA CILIBERTI, NURSE PRACTITIONER IN ADULT HEALTH, PLLC. Articles of Organization filed with SSNY on 08/13/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Theresa Ciliberti, 5 Dell Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63688

Notice is hereby given that an On Premises Tavern Liquor License, NYS Application ID NA 0370 23 151650, has been applied for by Los Remolinos Nightclub Corp. to sell liquor, beer, wine and cider at retail in an on premises Food & Beverage Business Liquor. For on premise consumption under the ABC Law at 107 Adee Street, Port Chester, New York 10573. #63689

AT&T Mobility, LLC is proposing to modify an existing wireless telecommunications facility on a 81 foot tall building located at 495 O'iDell Avenue, Yonkers, Westchester County, New York (40° 58' 0.9" N, 73° 52' 21.5" W) at approximate centerline heights of 81, 87, and 91 feet above ground level. AT&T Mobility, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca.usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. EAH 22 003679b #63691

Notice of Formation of M&M HOME INNOVATION LLC LLC Art. Of Org. filed with SSNY on 06/27/2024 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 53 CHATTERTON AVENUE, NY,10606 Purpose: any lawful purpose #63692

STATE OF SOUTH CAROLINA, IN THE COURT OF COMMON PLEAS COUNTY OF NEWBERRY RUBY COOK, P.R. for Gary Lee Goree SUMMONS Plaintiff, vs. FILE NO. 2024-CP-36- RUSSELL LEE GOREE, WILLIE THOMAS SIMS, MARY A. MAYERS, DELOISE RUFF, GAIL JANET GOREE TURNER, JESSICA GOREE MEANS, AMBER GOREE, SEQQWAURNE G. TRAPP, JOHNNIE C. EDWARDS, DORAINE EDWARDS MARTIN, CARL F. EDWARDS, SR., LINDA EDWARDS R. WILLIAMS, THOMAS L. EDWARDS, CHERRI M. SIMS, CALBERT B. SIMS, CALBERT A. SIMS, CLEON D. REEVES, RENITA RUFF, MARCUS RUFF, SEAN KARL RUFF, TANYA RUFF, KEESHA RUFF, ELI ELLIS. Defendant.

TO THE DEFENDANT ABOVE-NAMED: YOU ARE HEREBY SUMMONED and required to answer the complaint herein, a copy of which is herewith served upon you, and to serve a copy of your answer to this complaint upon the subscriber, at the address shown below, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to answer the complaint, judgment by default will be rendered against you for the relief demanded in the complaint. Columbia, South Carolina Plaintiff/Attorney for Plaintiff Dated: May 16, 2024 Address: P.O. Box 90866, Columbia, SC 29290 (803) 730-5557 ELECTRONICALLY FILED - 2024 May 21 4:25 PM - NEWBERRY - COMMON PLEAS - CASE#2024CP3600318

STATE OF SOUTH CAROLINA IN THE COURT OF COMMON PLEAS COUNTY OF NEWBERRY)Civil Action No. 2024-CP-36- RUBY COOK, P.R. for Gary Lee Goree, Plaintiff, vs. COMPLAINT PARTITION ACTION Russell Lee Goree, Willie Thomas) (Heir Property under S.C. Code 15-61-320 et seq. Sims, Mary A. Mayers, Deloise Ruff, Gail Janet Goree Turner, Jessica Goree Means, Amber Goree, Seqqwaurne G. Trapp, Johnnie C. Edwards, Doraine Edwards Martin,

Carl F. Edwards, Sr., Linda Edwards R. Williams, Thomas L. Edwards, Cherri M. Sims, Calbert B. Sims, Calbert A. Sims, Cleon D. Reeves, Renita Ruff, Marcus Ruff, Sean Karl Ruff, Tanya Ruff, Keesha Ruff, Eli Ellis, Defendant. Plaintiff, Ruby Cook, personal representative for the estate of Gary Lee Goree, complaining of the defendants, alleges as follows.

1. The property commonly known as 1620 Oxner Road, Newberry, South Carolina ("The Property") was jointly owned by the deceased, Gary Lee Goree, by Ruby Cook, and by the defendants.
2. Defendant Russell Lee Goree owns one-half of the property by devise from his mother.
3. All the parties own the other one-half of the property by virtue of distribution from the father's intestate estate.
4. The Property consists of a 1.1 acre plot of land with a house. ELECTRONICALLY FILED - 2024 May 21 4:25 PM - NEWBERRY - COMMON PLEAS - CASE#2024CP3600318
5. The estate of Gary Lee Goree cannot be finalized until the property is sold. FOR A FIRST CAUSE OF ACTION (Partition under S.C. Code of Laws 15-61-320)
6. The property is heir property as defined by S.C. Code of Laws 15-61-320(5)(a), (b), and (c)(ii).
7. The Property should be appraised by the Court under S.C. Code or Laws 15-61-360(C).
8. Partition in kind, as provided by S.C. Code of Laws 15-61-380 is impractical because the property is residential in nature, and because of the size of the lot and the single house thereon. WHEREFORE, PLAINTIFF prays for partition by sale, that the Court determine the value of the property, and that the proceeds of the sale be transferred into the account of the estate of Gary Lee Goree, to be disbursed therefrom by Ruby Cook as required by law, for costs and reasonable attorney's fees as allowed by S.C. Code 15-61-110. s/Brian P. Robinson Brian P. Robinson S.C. Bar No. 8814 P.O. Box 90866, Columbia, SC 29290 (803) 730-5557 bprobinson1947@gmail.com Columbia, SC May __, 2024 ELECTRONICALLY FILED - 2024 May 21 4:25 PM - NEWBERRY - COMMON PLEAS - CASE#2024CP3600318

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, October 24, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list. NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265349, PIN 807420, Rockland Co., PAVEMENT RESURFACING - Route 45 - Village of New Hempstead, Town of Ramapo., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%