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Westfair Business Journal

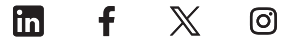
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Bridgeport entrepreneurs hit 'pitch' out of the yard

BY GARY LARKIN / glarkin@westfairinc.com



Christina Phillips, owner of Puure, (above) and Gisselle Fequiere, owner of Gisselle Tax & Accounting firm, (below) were the top winners in the M&T Bank multicultural small business pitch competition at the University of Bridgeport. Photo by Gary Larkin

BRIDGEPORT – Taking a simple idea and molding it into a small business that not only fills a niche in today's fast-paced world, but impresses angel investors enough to give you the seed money to start is what drives a six-week business lab at University of Bridgeport.

Financially supported by M&T Bank, the 4-year-old brainchild of David Femi – the bank's senior vice president and business and professional banking regional manager – was borne out of the 2020 Covid pandemic. It has grown from an idea he tried out in Buffalo, New York, in April 2020 to six-to-eight-week labs at local colleges throughout the Northeast today.

"During Covid in April 2020, I read an article that said eight weeks into the pandemic Black-owned businesses, Hispanic-owned businesses, African-American-owned businesses were the most negatively impacted businesses so far in the pandemic," he said recently at a multicultural small business pitch competition at the University of Bridgeport Nov. 20.

"I asked myself, as a bank, what can we do to change this? Or what are we not doing to help these businesses get out of this hole? So, this was about 11 p.m. one night and I said, 'you know what I should get a bunch of these businesses together with their (Covid) masks on.' And ask them what challenges do they face and what can the bank do to help."

In October 2020, he convinced 32

businesses to meet in Buffalo. "We asked some questions and talked about how hard everything had become. Many of them had been in business for 10 or 15 years and the pandemic had taken away everything. I said to myself we have to do something."

Since that time they have taken nearly 700 businesses through these labs and have awarded almost \$400,000 in cash prizes to some of them.

On Nov. 20, 2024 in a "lab" inside University of Bridgeport's business school, eight finalists from the latest lab – the third iteration – made their 5-minute pitches to a panel of five judges, the M&T team and two professors who taught the lab course. They vied for part of the \$16,000 in cash prizes based on their pitch and a 2-minute Q&A with the judges.

The business lab is open to existing small business owners who are located in Greater Bridgeport, have been in business 60 months or less and have annual business revenue of \$300,000 or less.

The competition offered such businesses as a tax planning app, a glitzy, high-tech skating rink, business advisory, and toxic-free safe women's underwear. In the two-hour marathon of pitches, only four were declared recipients of the cash, while all learned the ups and downs of running a small business.

The winners

The four business owners who were honored were Christina Phillips, CEO and founder of Puure women's

undergarments (first place); Gisselle Fequiere, owner of Gisselle Tax & Accounting firm (second place); Nova Raft, principal of Nova Raft Business Advisors (third place); and Peggly Colas, operator of Cornerstone Medical Training Center (fourth place).

Christina Phillips (winner of \$6,000)

Her company makes organic underwear that that only use non-toxic chemicals that targets women in the 25-to-45-year-old demographic.

"The accelerator was a great experience and M&T Bank are great partners," Phillips said. "They are very supportive and want to see businesses like mine excel. I am also always happy to see that people understand the seriousness of this issue that I am addressing and receiving recognition of this nature reinforces that I am building something that will make a difference."

She plans to use the funds to develop a plus-size line extension. "We have customers already asking about plus sizes so we know that needs to be the next step in this process," Phillips said. "I will also use the funding towards labor expenses. I use contract workers to help with product development and production. These funds will help keep them on board until my sales picks up."

She says to plan to scale up operations over the next five years. "While doing this, I am working on setting the ground work for the next steps like the product expansions as well as potential partnerships with charities and other organizations that support women's health," she said.

This competition, which was her seventh all told, now brings her total funds raised to nearly \$50,000, she said.

In a nutshell, her pitch went something like this:

"Growing up, I watched the women in my family struggle with fibroids with tumors in the uterus. I saw them struggle with miscarriages, hysterectomies and debilitating period cramps. When I too suffered from fibroids, I wanted to understand what were the contributing factors.

"Did you know chemicals in our underwear can contain toxic chemicals? These are contributing to reproductive issues such as fibroids, cancer as well as infertility.

"Today, I have a solution – Puure. It is at Puure, where we offer our customers a three key solutions:



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“I asked myself, as a bank, what can we do to change this? Or what are we not doing to help these businesses?”

— David Femi

- Saving the body over products that have been certified and are made of cotton
- Providing something that is both comfortable and stylish that promote confidence as well as comfort
- Promote wellness (We're not just an underwear company. We create communities to educate our customers about this issue.)

“We are projecting that we could hit about \$230,000 within year three, bringing us to a break even in 2025. We hire independent contractors and production coordinators to help us coordinate our manufacturing overseas in Bangladesh.

**Gisselle Fequiere
(winner of \$4,500)**

Her established accounting firm is launching an app called “Tax Plan Hero,” which focuses on tax planning for many of her existing clients.

“Participating in the 6-week cohort with M&T Bank was an amazing experience, and being recognized among such talented competitors is truly humbling,” Fequiere said. “This achievement reinforces my passion for helping freelancers and small business owners access effective tax planning strategies. The funding and support will be instrumental in advancing my mission and turning

my vision into a reality.”

The winnings from the competition will help her finalize the development of her MVP (minimum viable product) for my tax planning mobile application, she said. Upon completing the app in April 2025, she expects to be positioned to secure additional funding from angel investors, enabling a full-scale launch and operational readiness.

She has won three other pitch competitions, and currently has collected \$46,000.

One thing that set her apart from the seven other companies in the pitch competition was the effusive nature in which she introduced her product to the judges and the audience. She handed out bags of fake money to everyone before she went ahead with the pitch.

“Imagine this bag is the income you made throughout the year,” she said. “The issue is somebody is coming in and taking a huge chunk of that money. That person is the IRS. The issue is every year \$15,000 goes away unnecessarily from taxes from small business owners.

“It’s a major, major pain point. How do I know this? Many of my new clients are asking me how do I save money on taxes? They want to be like big companies like Tesla and Amazon that pay little to no taxes. There’s a solution. It’s called tax planning.”

More developed companies can afford to spend thousands of dollars on paying a tax planner to lower their tax liability while most small business cannot.

“It is proactively throughout the year finding strategies to lower your tax bill, right,” she said. “The issue is it is a premium product. But how would you like to get tax planning at a fraction of the cost and right in the palm of your hand? So, introducing Tax Plan Hero, which is a mobile app that syncs with your bank and credit cards and auto-categorizes your transactions in a maximum tax savings way.”

Her target market is self-employed individuals, 1099 contractors and small business owners who have a revenue of \$100,000 to at least a half-million dollars. She expects to have social media campaigns on LinkedIn and YouTube and targeted ads to have people download the app.

Her projections? “We are going to have 10,000 users at a 5% conversion rate that will lead us to \$100,000 in revenue for next year,” Fequiere said. “We will charge \$200 a year for the app. By 2027, we will have \$1 million in revenue just based on subscriptions.”

The accounting firm got the seed money for the app by winning a pitch competition for \$35,000. They also plan to add an additional feature

called File Tax Now.

Third- and fourth-place winners

Nova Raft of Nova Raft finished third, collecting \$3,000 and Peggy Colas of Cornerstone Medical Training Center finished fourth, collecting \$2,500.

Criteria for the judges

The judges had to grade the pitches by the following criteria:

- Presentation content
- Presentation quality
- The market/community needs that the business addresses
- Its business plan
- Its capabilities to adapt to changing market forces
- Its potential for growth and positive impact on the community

The judges were Ramon Peralta Jr., CEO of Peralta Design; Natalie Pryce, founder and CEO of Pryceless Consulting and co-founder and director of Workforce and Business Development of Led by Us & Associates; Natasha Noel, a writer, poet and educational leader in nonprofit management and education; Clovia McIntosh, founder of infant-to-toddler bathtub maker Tubee and winner of last year’s business lab; and Barbara Distasio, a mentor with the Bridgeport Accelerator Program at UB’s Innovation Center for three years.



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TikTokers from Danbury busted in \$1M shoplifting/refund scheme

BY GARY LARKIN / glarkin@westfairinc.com

A Danbury couple who are TikTokers with a reputation for dressing up in fancy clothing and staging glitzy events in such places as New York City face up to 15 years in jail or a \$35,000 fine for going on a \$1 million two-month shoplifting spree at Lululemons in five states, Minnesota police said.

Jadion Richards, AKA Jay Icon, 44, and his wife Akwele Nickeisha Lawes-Richards, AKA Paparazzi Princess Apple, 45, of 23 Turner Road, Danbury, were each charged with organized retail theft (previously engaged patterned retail theft) by Ramsey County, Minnesota, police on Nov. 15. The couple, who have a following in Jamaica, were charged under a new Minnesota law signed by Gov. Tim Waltz last year to control the rash of such thefts at clothing stores.

The couple was charged for felonies committed in Roseville, Woodbury, Minnesota, a police report showed. Richards was released on \$100,000 bail and Lawes-Richards on a \$30,000 bail. They are due back in Ramsey court on Dec. 16 at 1:30 p.m.

Ramsey police reported that the couple operated a complex fraud return scheme where they stole thousands of dollars' worth of high-end clothing, bags, backpacks and wallets from a Lululemon store and returned them to another Lululemon store for cash or credit.

The shoplifting spree included stores in Minnesota, Connecticut, Colorado, New York, and Utah from Sept. 1, 2024-Nov. 14, 2024, police said.

Several TikTok accounts have cited Jay Icon as a "dancehall promoter" and "Paparazzi Princess Apple" as a performer who looks up to the celebrity pop singer Nicki Manaj. TikTok accounts from Jay Icon and Paparazzi Princess Apple show photos and videos of the two modeling very glitzy and expensive clothing.

A complaint filed in Ramsey County 2nd Judicial District Court gave the following details of the couple's alleged actions and subsequent arrest:

"On November 14, 2024, JADION ANTHONY RICHARDS (DOB: 09/26/1980) and AKWELE NICKEISHA LAWES-RICHARDS (DOB: 06/24/1979) went to Lululemon at Rosedale Center at 1595 Highway 36, Roseville, Ramey County... Employees had not seen the

couple conceal anything, but when they left the store an alarm went off. Officer Pavlak stopped the couple who denied stealing anything. Richards said he was being racially profiled, and he claimed employees set off the alarm on purpose. Officer Pavlak identified Richards from a New York learner's permit and

Lawes-Richards from a Connecticut driver's license. The couple were allowed to leave the store.

"Officer Pavlak noted that he had received a text from a Lululemon employee on November 13, 2024 regarding a large theft that had just occurred involving three suspects. It was only later that Officer Pavlak learned that the theft from the Rosedale Center Lululemon on November 13, 2024 involved Richards, Lawes-Richards, and an unidentified man. An organized retail crime investigator for Lululemon, RP, spoke to Officer Pavlak and relayed information that Richards, Lawes-Richards, and the unidentified man stole 45 items valued at \$4,980 from the Roseville store on November 13, 2024. RP said the couple are responsible for hundreds of thousands of dollars in loss to the store across the country. RP explained that the couple later commit fraudulent returns with the stolen items at different Lululemon stores.

"RP sent Officer Pavlak surveillance video from the November 13, 2024 theft at the Roseville Lululemon. Officer Pavlak confirmed Richards and Lawes-Richards were two of the thieves involved in the incident. On November 14, 2024, RP discovered that Richards and Lawes-Richards were at the Lululemon in Woodbury.

"Woodbury officers arrested the couple. Officers recovered a wallet with different credit card and debit cards that Richards had concealed in his buttocks. Richards had a JW Marriott key card in his possession when arrested. Officers recovered an elastic waistband from Lawes-Richards' waist when she was arrested. Officers found (a) rented Tucson in the parking lot. Richards declined a custodial statement. Lawes-Richards was advised of her constitutional rights and agreed to speak to police. She denied having been at Lululemon on November 13, 2024. She denied stealing from the store.

"Further investigation revealed that Richards had rented a room at a

"Dancehall promoter" Jay Icon and "Paparazzi Princess Apple" charged in \$1M organized retail theft spree targeting Lululemon stores across the U.S.



Jadion Richards, AKA Jay Icon, in one of his flyers for a party he hosted for his birthday as shown on his Facebook page.

JW Marriott in Bloomington. Hotel employees said Richards had asked to move his checkout time to 4:00 PM on November 14, 2024. Staff checked the room at 4:10 PM and found 12 suitcases had been left inside the room. Staff checked 3 of the suitcases to see who they belonged to. The suitcases contained Lululemon clothing with their tags still attached.

"Officer obtained a search warrant for the hotel room and recovered the suitcases and their contents. Officers estimated that the suitcases contained Lululemon clothing worth more than \$50,000."

The complaint goes on to describe similar thefts in Colorado between Oct. 29, 2024 and Oct. 30, 2024, involving Richards and Lawes-Richards and an unidentified woman. According to police, the group worked together using specific organized retail crime tactics such as blocking and distraction of associates to commit large thefts. They selected coats and jackets and held them up as if they were looking at them in a manner that blocked the view of staff and other guests while they selected and concealed items. They removed security sensors using a tool of some sort at multiple stores.

The Lululemon investigator noted that Richards typically entered the store first, made a small purchase of one or two cheap items. Then, security sensors would be removed from the items Richards purchased, and he paid with a credit card. Richards then returned to the sales floor where, with the help of Lawes-Richards, they removed a security sensor from another item. They then put the removed sensor back onto an item Richards just purchased.

During the two-day period in Colorado, the investigator documented at least \$32,000 that the couple stole from Lululemon stores. On Nov. 1, 2024 the group reappeared in New York State. They conducted unverified exchanges at various stores around New York and Connecticut over the next few days, according to the complaint. An unverified exchange is when someone comes in to exchange items without a receipt for new or different items. The group selected a variety of new clothes at this new store and brought everything to the counter. The store employee would then proceed with the exchange.

One example described in the complaint said they brought in 12 stolen items that cost \$1,875 in total to a store on the East Coast. They would select 11 or so different items to be exchanged at the new store. The total cost for the new items always slightly exceeded the value of the stolen items being "returned." They then paid the difference for the exchange with a credit card. Staff would bag up the items and provide them with a receipt.

The complaint alleges Lululemon refunded Richards almost \$100,000 to one of his cards. The total amount of money refunded between all six cards is close to \$500,000. Lululemon also suffered a financial loss on the initial theft since those stores. The total loss to Lululemon with Richards, Lawes-Richards and their group the investigator identified so far is closer to \$1,000,000.

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HOW MUCH SUPPORT DOES YOUR LOVED ONE NEED?

By Maria Scaros, Executive Director, The Greens at Greenwich

It is easier to notice physical decline than cognitive decline. If you are seeing slight changes in your loved one's cognitive abilities and your gut feeling says something is off, consider any or all of the following **five A's** associated with most memory impairment.

How should I deal with this? Should I deal with this?

The first suggestion is to visit your loved one more often to see what is actually going on. Is your loved one safe? Can they make informed decisions to handle daily life and stay healthy? Are they steady on their feet? Can they find their way around?

To help you in your assessment, consider the **five A's**.

• **Amnesia:** Do they remember they saw you yesterday? Do they remember where they saw you? What do they recall short term? long term?

• **Apraxia:** What is their relationship with their environment? Do they bump into things? What is their spatial awareness? How are they walking and navigating their environment? As people become more complex in their disease, they have difficulty navigating space and can't see in three dimensions.

• **Agnosia:** Do they know what an item is and what is its function? Do they know what the "key" is and what it does? Can they use the "key"?

• **Aphasia:** How able are they to access language? Do they have difficulty communicating? Do they have an inability to access a word and not be able to get it? The person knows the person or the word but can't remember it.

It usually happens with nouns so they may try to replace it with another noun.

• **Anomia:** Are they saying things that don't make sense to you but seem to make sense to them? Are they making up words? Are they beginning to speak gibberish?

How do you know it is time to place a loved one in Memory Care?

There will be a tipping point. They may become incontinent or wander around aimlessly. They may forget who their family is or may become aggressive. Each person's tipping point is different. If you are honest with yourself, you will recognize the tipping point for you.

Why would you consider a Memory Care Community over a home health aide? Isn't it better if your loved one stays in their home?

Initially staying home with help may be the best way to go. When the person becomes more compromised with any one or more of the **A's**, they need to go to a memory care community where they can maintain a healthy baseline and remain there as long as they can.

They will be surrounded by staff who understand their disease and how to help them manage their life with dignity and respect.

What does a memory care community provide?

The Greens at Greenwich provides a safe community with trained professionals to give your loved one the care and dignity they deserve with a supportive social environment. Exceptional communities will look at your loved one's strengths, not their limitations. At

The Greens, your loved one will be guided through their journey developing a sense of purpose in their new normal. Music, art, dance/movement and drama therapy provide new means of expression and joy. Nutritious meals and exercise along with medical supervision enhance their health. You will find peace of mind in knowing that your loved one is safe allowing you to enjoy your visits with them.

You are facing difficult decisions. You don't

need to do it on your own. Senior advisors and geriatric care managers are resources to help you decide. Reach out to The Greens for resources and remember this journey "takes a village."

Maria Scaros is executive director at The Greens at Greenwich, a small family-owned assisted living home for memory impairment. For more information or to schedule a personal tour, visit greensatgreenwich.com or call 203-531-5500.



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Feds give approval to Congestion Pricing; new tolls set for Jan. 5

BY PETER KATZ / pkatz@westfairinc.com



George Washington Bridge. Photo via Google Maps.

Motorists heading into the Central Business District of Manhattan at 60th Street and below will begin paying Congestion Pricing tolls on Jan. 5 following the Federal Highway Safety Administration today giving final approval to the toll plan.

Catherine Sheridan, president of MTA Bridges and Tunnels said, "We are pleased to have received formal approval from the Federal Highway Administration for the phase-in feature of the Central Business District Tolling Program, and in compliance with federal law and regulations, New York State DOT, New York City DOT, TBTA, and the federal government have all signed the Value Pricing Pilot Program Agreement."

MTA Chair and CEO Janno Lieber said, "Today is the moment we've been waiting for when we cleared the final bureaucratic hurdle to implement Congestion Pricing. The Federal Highway Administration also approved the phase-in feature of our tolling program that the governor rolled out last week."

The base toll for passenger cars begins at \$9 for drivers using E-ZPass to pay. Without E-ZPass the toll is \$13.50. The base toll for passenger cars will rise over time, reaching \$15 in 2031. Tolls would rise in three phases, with the first phase going into effect Jan. 5. Tolls for large trucks would rise to \$36 by Phase 3 in 2031, as would tolls for buses. Tolls for smaller trucks would hit \$24 with the implementation of Phase 3.

The toll schedule does include discounts for some vehicles entering Manhattan through the Lincoln, Holland, Queens-Midtown and Hugh L. Carey tunnels. There are lower rates overnight. Low-income drivers are eligible for discounts. The schedule of tolls as adopted by the MTA Board of Directors authorizes the MTA to raise the tolls by 25% during Gridlock Alert Days.

Donald Trump had said during the presidential campaign that if he was elected he would kill Congestion Pricing. However, with the Nov. 22 approval by the federal government, the tolls will be in effect before Trump takes office.

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WHITE PLAINS CINEMA LAUNCHES SCREENX MASSIVE WIDESCREEN SYSTEM WITH OPENING OF "WICKED"

BY PETER KATZ /
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Apple Cinemas at the City Center in White Plains is offering moviegoers an experience that had its roots about 100 years ago when Paramount Pictures first presented widescreen images in its silent feature "Old Ironsides." Since "Old Ironsides" was released in 1926, movie producers and exhibitors have made various attempts to make the movie-going experience more immersive for audiences.

As far back as 1927, French filmmaker Abel Gance stunned audiences when he used three projectors for segments of his silent epic "Napoleon." Gance created an oversized display that made the audiences of the time feel as if they were part of the action. In 1929, William Fox introduced Fox Grandeur, a widescreen process that used 70mm (millimeter) film, twice as wide as the industry standard, to produce larger and sharper images than audiences were accustomed to seeing.

John Wayne, then 23 years old, starred in "The Big Trail," a pioneering 1930 sound feature produced using Fox Grandeur.

In the early 1950s, when the movie industry was facing new competition from an upstart medium called television, it turned to 3D movies in which actors, objects and even lions appeared to jump off the screen. Widescreen processes and stereophonic sound also were used to try to lure audiences back into theaters.

Cinerama, which projected three 35mm films onto a curved 146-degree screen, opened in 1952 and became a runaway hit even though it only could be shown in especially equipped theaters in key cities. Some audience members became nauseous from the extremely realistic roller coaster ride that opened "This is Cinerama."

Other widescreen processes that could be used by any theater became popular with audiences and especially with the industry that saw increased ticket sales. CinemaScope, VistaVision, Todd-AO, Panavision, Technirama and other widescreen processes revolutionized the way movies were photographed and exhibited.

Now in White Plains a modern example of technology that can envelop the audience in the on-screen action was introduced with the Nov. 22 opening of the holiday blockbuster "Wicked."

The system is called ScreenX. It uses five digital projectors to present not only a crystal clear image on a large screen in the front of the auditorium but also synchronized images on the side walls of the theater. The result is a massive wraparound image that spans 270 degrees.

Apple's Director of Operations Jessica Robitaille told the Business Journal, "It's certainly an experience that you can't get in your living room, definitely one that's very unique to



"Wicked" display at Apple Cinemas in City Center. Photo by Peter Katz.

movie theaters."

She said that the wraparound visual impact plays well on major action pictures. She said that Apple has found that advanced technology does well from a business standpoint because it enhances the moviegoing experience for theater patrons.

ScreenX and its related visual surround system 4DX have been used with movies such as "Top Gun: Maverick," "Avatar: The Way of Water," and "Spider-Man: Across the Spider-Verse." In some cases, a ScreenX movie is photographed using tree cameras, one for the front and one for each side. In other cases, a film is adapted for the surround visual format after shooting has been completed. As of February, there were more than 370 ScreenX theater auditoriums around the world in 40 countries. Apple has signed with ScreenX developer CJ 4DPLEX for a total of five ScreenX theaters. In addition to White Plains, Apple currently has a ScreenX installation in Warwick, Rhode Island.

There are about 60 minutes worth of scenes in "Wicked" that are shown in the full ScreenX 270 degrees panorama. The wraparound images are used during musical production numbers, flying sequences and where a sense of

motion can be generated such as when a character runs through poppy field.

Apple Cinemas, which is headquartered in Walpole, Massachusetts, opened its first theater in 2013. It now operates 12 locations in Massachusetts, New Hampshire, Maine, Rhode Island, Connecticut, and New York.

Siva Shan, co-founder of Apple Cinemas characterized ScreenX as providing a "transformative cinema experience. With our initial locations established, we're excited to plan a nationwide expansion in the coming years."

Robitaille said that Apple has been very pleased with its operations in White Plains so far. It opened on May 16 in the City Center space where National Amusements' Showcase Cinemas had operated. Apple Cinemas is not related to the computer company. The company was founded in 2010. It promotes itself as offering a wide range of films, from family entertainment to art house and foreign films.

"We have been very pleased and the city has been very welcoming to us and has been supportive in all of our ventures," Robitaille said. "It's been a very successful few first months for us and this holiday season is going to see that continue on."

Gov. Lamont: Workers' comp rates fall 6% starting next year

BY GARY LARKIN / glarkin@westfairinc.com

“Workplace safety continues to improve, allowing business owners to manage costs and reinvest savings.”

— Gov. Ned Lamont

HARTFORD – The ongoing trend of decreasing rates in workers' compensation insurance will result in Connecticut businesses receiving a 6% rate decrease beginning Jan. 1, 2025, Gov. Ned Lamont announced last week.

The Connecticut Insurance Department has approved an annual workers' compensation rate filing for 2025 with a decrease of 6.1% to the voluntary market loss costs and a decrease of 6.2% in assigned risk plan rates. This marks the 11th consecutive year that the Connecticut Insurance Department has approved rate decreases for workers' compensation insurance, resulting in significant cost savings for employers. The trend reflects a continued decline in workplace injuries and filed claims.

“These positive trends are good news for Connecticut employers and their workers,” Lamont said. “Workplace safety continues to improve, and business owners are better able to manage costs and invest the savings back into their operations.”

State Insurance Commissioner Andrew Mais cited how the state has saved more than \$400 million in reduced premiums over the past decade due to the decrease in workplace injuries and claims.

“Workers' compensation insurance is critical so workers can know they are protected as they work to support their families, and for business owners to help care for the health, well-being, and safety of their employees,” Mais said.

STATE JOBLESS RATE

The October 2024 Connecticut jobs report showed the state's unemployment rate at a 23-year low of 3%, according to Department of Labor Commissioner Danté Bartolomeo. The rate fell another 0.2% in October, the lowest it has been since August 2001. The private sector added 900 jobs last month, however, overall jobs are down 300 due to lower government payrolls. In state government, colleges and universities are carrying smaller payrolls than last year and local government has also shed workers.

“Connecticut is following the



Gov. Ned Lamont recently announced the state's workers' compensation premiums have dropped for an 11th straight year. Photo courtesy of CT.gov.

post-2020 economic pattern of high early year growth for six months that weakens towards the end of the year,” the commissioner said. “Even with monthly ups and downs, our economy is stable with major economic drivers like healthcare continuing to hire and expand. It's worth noting that from October 2023 to October 2024 a total of 8,300 jobs were added to employer payrolls — 7,700 of which were in healthcare.”

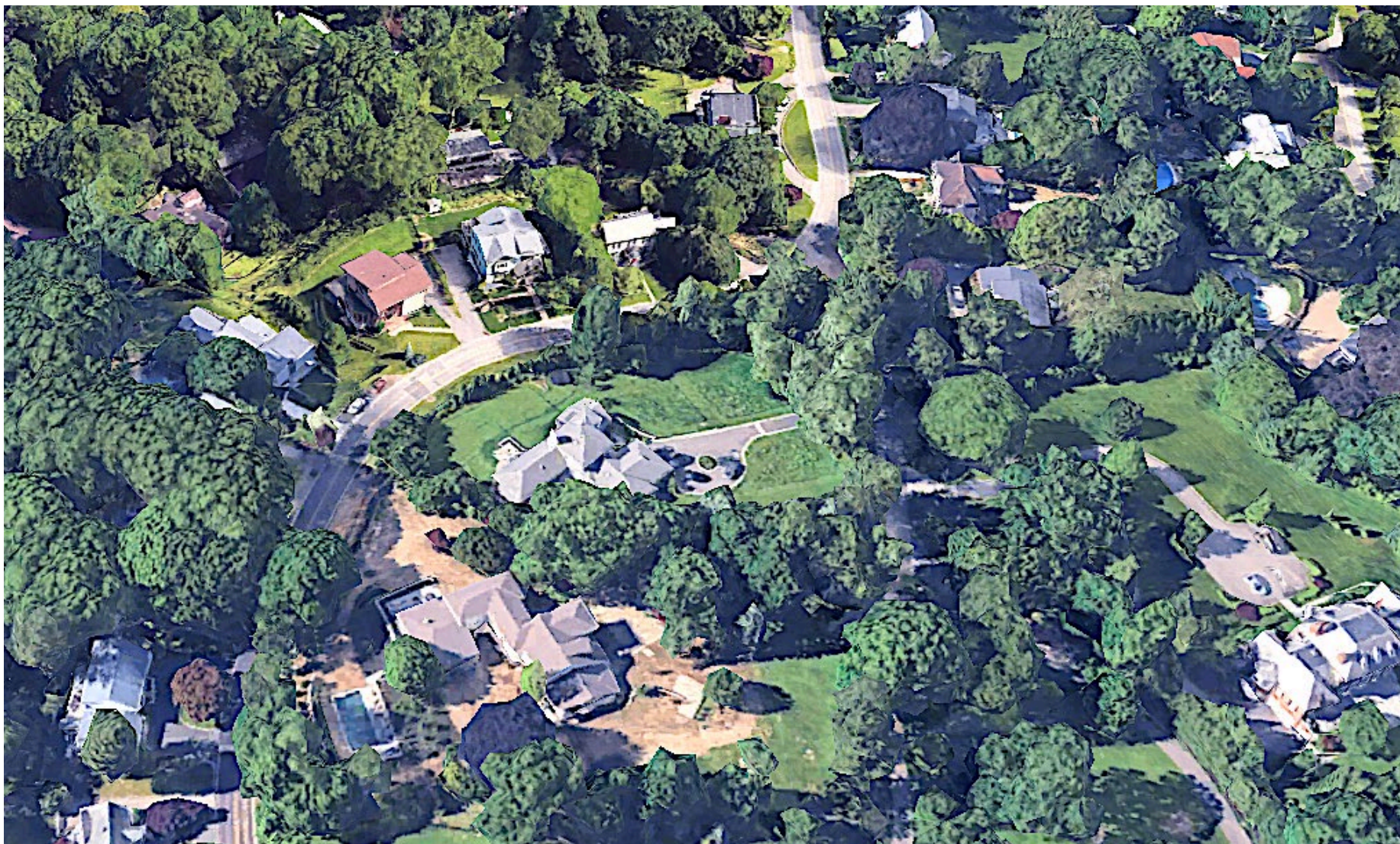


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Residential neighborhood in Dobbs Ferry, NY. Satellite photo via Google Maps.

Residential real estate in Hudson Valley competitive with what's happening nationwide

BY PETER KATZ / pkatz@westfairinc.com

The Hudson Gateway Association of Realtors and the National Association of Realtors (NAR) have both released their reports on residential real estate activity during October and the results show that what's happening nationwide also is happening in the Hudson Valley.

Nationally, year-over-year sales were up by 2.9% when compared with October 2023, according to the NAR. Existing-home sales climbed 3.4% in October to a seasonally adjusted annual rate of 3.96 million. Sales were up by 2.9% from one year ago, the first year-over-year increase in more than three years. In July 2021, sales had gone up 1.8%.

The NAR reported that nationally the median existing-home sales price ascended 4.0% from where it was in October 2023, reaching \$407,200. It was the 16th consecutive month of

year-over-year price gains. The inventory of unsold existing homes edged higher by 0.7% from September 2024 to October, ending at 1.37 million at the end of October, or the equivalent of 4.2 months' supply at the current monthly sales pace.

In Westchester County, single-family closed sales were up 2.8% from last October and closed sales for condominiums increased 7.3%. Co-op sales decreased by 11.2% compared with October 2023. The October Westchester median sale price for single-family homes stood at \$862,500, up from the \$800,000 recorded in October 2023. The median sale price for condos in October 2024 rose 3.2% to \$520,000 and co-ops saw a 1.3% hike to \$200,000.

Single-family home sales in Putnam County were up by 10.8% in October, while condo sales declined by 13.3%.

The median sales price of single-family homes rose by 14.5% to \$592,500, from \$517,500 in October 2023. The condo median price slipped by 5.4% to \$350,000 from \$370,000 in October 2023. There were no co-op sales reported.

Closed sales for Rockland's single-family homes rose by 11.9% in October, while co-op sales remained flat and condo sales declined by 4.3%. The co-op market experienced the highest median price increase at 32.1% to \$185,000 over \$140,000 last year. The median single-family sale price grew 9.9% to \$747,500. Condos had a slight increase of 1.9% to \$402,500.

In Orange County, sales of single-family homes increased by 17.2%, and sales of condos by 5.1%. Only two co-ops changed hands last month. The median sale price for single-family homes increased 10.5% over last October to \$475,000 and the median sale price for condos went up 6.8% to \$315,000.

In Sullivan, the median sale price for single-family homes rose 14.5% to \$340,000 from \$297,000 last year. There were no condo or co-op sales reported in October in Sullivan.

Lawrence Yun, who is the chief economist for the NAR, suggested, "The worst of the downturn in home sales could be over, with increasing inventory leading to more transactions. Additional job gains and continued economic growth appear assured, resulting in growing housing demand. However, for most first-time homebuyers, mortgage financing is critically important. While mortgage rates remain elevated, they are expected to stabilize."

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Redding communication solutions firm buys phone service company

BY GARY LARKIN / glarkin@westfairinc.com

Move allows CCI Voice to dive into the municipality space.

REDDING – CCI Voice has acquired IP Genie, a South Windsor-based phone service company serving municipalities, schools, libraries, nonprofits and businesses throughout Connecticut.

CCI Voice, a Redding-based leading provider of innovative cloud-based communication solutions in the Northeast, will integrate IP Genie's advanced technologies into its portfolio, adding enhanced capabilities in VoIP and unified communications (UC) solutions, especially to the municipal marketplace. The acquisition represents a significant step in CCI Voice's growth strategy, expanding services and team expertise. IP Genie's President, George J. Taylor Jr. and seven team members will join CCI Voice, bringing its staff to 33.

"This truly is a perfect match," said Michael LeBlanc, CEO of CCI Voice.

He noted synergies between the company cultures, including a focus on extraordinary customer service and innovative technologies – particularly a shared partnership with Sangoma, a leading provider in the UC industry.

"IP Genie's exceptional customer service and pioneering voice technologies align with our mission to deliver top-tier communication services," he added. "Customers can expect a seamless transition and even better support as we leverage our combined strengths."

Another significant benefit is the inclusion of a no-bid state contract through IP Genie's partnership with the Capital Region Council of Governments. The contract will continue under CCI Voice, allowing municipalities, schools and libraries state-wide to avoid the time and expense of an RFP when buying business telephone



Michael LeBlanc, CEO of CCI Voice



George Taylor Jr., president of IP Genie.

service, receiving very low pricing. "Merging with CCI Voice ensures IP Genie's mission of delivering innovative, reliable solutions continues. This collaboration enhances our offerings and secures a bright future for our customers and employees,"

said Taylor. "We're especially excited to expand into video surveillance and access control." The move further positions CCI Voice as a leader in the rapidly evolving communication landscape and aligns with its strategy for growth.

This holiday season, let's show love to local small businesses.

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Regeneron questions Dupixent marketing deal with Sanofi

BY BILL HELTZEL / bheltzel@westfairinc.com

Regeneron Pharmaceuticals Inc. claims that a partner has broken a collaboration deal by refusing to reveal side deals for marketing its blockbuster eczema drug, Dupixent.

Regeneron, of Tarrytown, charged Paris-based Sanofi Biotechnology SAS and its affiliates with breach of contract, Nov. 18 in U.S. District Court, White Plains.

Sanofi's alleged failure to adhere to the collaboration agreement and refusal to resolve the dispute outside of court, the complaint states, raises the question: "What are defendants trying to hide?"

A Sanofi spokesperson said in an email that the company is in full compliance with the collaboration deal and remains focused on supporting patients and caregivers who rely on Dupixent to treat immunological conditions.

Dupixent is an anti-inflammatory drug that is used to treat conditions such as eczema, asthma and chronic obstructive pulmonary disease.

About a million patients use the drug, according to the complaint, and net sales in the U.S. have grown from \$776 million in 2018 to \$8.8 billion last year.

The collaboration began in 2007, in a deal where Regeneron would discover and create new drugs, a Sanofi affiliate would provide the funding, and both companies would develop and commercialize the drugs.

Regeneron and Sanofi split the U.S. profits.

Side deals that Sanofi negotiated with pharmacy benefit managers (PBMs) —intermediaries between drug-makers, pharmacies, and insurance companies — are at the heart of the dispute. PBM contracts define how drugs are positioned in the market and include pricing, discounts and rebates.

Regeneron says Sanofi was required to negotiate the best arrangement for Dupixent, and not to bundle other Sanofi products in PBM deals in ways that create a disadvantage for the drug.



The complaint does not say that Sanofi has actually made deals that favored its own drugs, but it says there is a history of Sanofi doing so. For instance, the Federal Trade Commission reported this past July that Sanofi had bundled three drugs and secured preferential coverage from PBMs, according to the complaint.

Regeneron says Sanofi has not allowed full access to the PBM con-

tracts and has "stonewalled" attempts to verify Sanofi's Dupixent records, in violation of the collaboration agreement.

Full disclosure of the PBM deals "could reveal additional profit-sharing adjustments in favor of Regeneron," the complaint states, and "protect Regeneron from being duped."

Regeneron is asking the court to make Sanofi allow full access to the PBM contracts.

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Rising to the challenge of racial and gender inequity

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"Economic disparity and racial inequity persist even in affluent areas like Fairfield County, but systemic change begins with informed public will and collaborative action."

For many women, particularly young women, these have not been the best of times. They see the loss of bodily autonomy with the overturn of *Roe versus Wade*, coupled with the Nov. 5 defeat of Vice President Kamala Harris, the first woman of color nominated for president of the United States, by former President Donald J. Trump, who was found liable for sexual abuse, and his cabinet nominations of others who have been accused of sexual misconduct, as a kind of disenfranchisement.

While another Women's March, "Our Bodies, Our Future," is planned for Jan. 18, some women are taking more drastic steps, researching 4B, a South Korean-born radical feminist movement in which participants disengage from men – as in no dating, no sex, no marriage and no children.

But gender and racial inequality are nothing new, said Lutonya Russell-Humes, vice president of grants and programs at Fairfield County's Community Foundation, whose 26-year-old Fund for Women & Girls – New England's largest – works to address those inequities:

Lutonya Russell-Humes, vice president of grants and programs, Fairfield County's Community Foundation. The Westchester resident served as executive director of the Boys & Girls Club of New Rochelle before joining the foundation in 2021. Courtesy the foundation.

"...In a lot of ways, the issues that we face today and expect to face in the coming four years are the same issues we faced on Nov. 4 – pay disparity. Pay equity was a problem Nov. 4. The disparate accessibility to health care and mental health care was an issue on Nov. 4, and we expect that that will continue to be an issue.... If we think about the policies that we might expect, will it become more challenging? Absolutely. If we account for the intersection of race, it becomes even more of an issue.

The problems are not merely national, she added, but local: "...We often think of Fairfield County as one of the wealthiest

counties in the country, but it is also either No. 1 or No. 2 in terms of disparate economic outcomes between those who are wealthy and those who are not."

According to Fairfield County's Community Foundation -- which focuses on income and asset building, housing, youth education and workforce development and health for women and girls through the lens of racial equity – the median income for White households in the county is \$124,000; for Black and Latino households, \$60,000. Among Whites,

home ownership stands at 78%; among Blacks or Latinos, 41%. And while some have questioned the need for traditional higher education in a country that has had an anti-intellectual streak dating from the colonial period, the foundation's data suggests a correlation between at least a high school diploma and financial gain. Only 4% of White residents lack a high school diploma, while 29% of Latino residents and 13% of Black residents lack one.

For women and girls, the situation is starker. The annual median income for men is \$85,000; for women, \$68,000. The poverty rate for female-led families is 27%, compared to 17% for male-led families.

A "glass half-full" person, the Mississippi-bred Russell-Humes – who holds a Bachelor of Arts degree in sociology from Mississippi Valley State University and a Masters of Public Administration with a concentration in government from Pace University and served as executive director of the Boys & Girls Club of New Rochelle before joining Fairfield County's Community Foundation in 2021 – sees this moment as "a tremendous opportunity for us to be creative.

"Maybe it's time for us to think differently about how we tackle those challenges," she added. "And so we need all hands on deck. We need philanthropists. We need policy-makers. We need legislators. And we need women and girls at the table themselves, telling us what the solutions should be....The people who are most impacted are the ones who have the answers....This cannot be done in ivory towers...."

One practical example of creating such systemic change was the October

Lutonya Russell-Humes, vice president of grants and programs, Fairfield County's Community Foundation. The Westchester resident served as executive director of the Boys & Girls Club of New Rochelle before joining the foundation in 2021. Courtesy the foundation.



From left, Fairfield County's Community Foundation board member Amanda Castellano, attendee Sara Osnoss, President and CEO Mendi Blue Paca, board member Marie Rocha and attendee Shanaya Khubchandani at The Fund for Women and Girls' annual fundraiser in April at Greenwich Country Club. Courtesy the foundation.

2023 launch of the Black Maternal Health Initiative. Black women are three times more likely to die of pregnancy-related causes than White women, Russell-Humes said. The Black infant mortality rate is three times that of White babies, and low-birth weights are twice as likely for Black babies as they are for White infants.

The Fund for Women & Girls brought together eight organizations, representing policy-making, academia, health care and community organizing, to come up with the underlying causes and solutions for the disparity in pregnancy outcomes for Black women. This resulted in three approaches:

- 1. Train more doulas**, people who provide pregnant women with information, advice and physical and emotional support before, during and after childbirth. In Connecticut, they are reimbursed through Medicaid. The Fund for Women & Girls, working with Doulas4CT and The Community Health Workers Association of Connecticut (CHWACT), is expanding the number of doulas — from the Greek “doulē,” meaning “female helper or maidservant” — by funding training at CT State Community College Gateway for 20 students, 10 of whom will graduate Dec. 15 and enter the mentorship and internship phase of the program in the new year.
- 2. Advocate for policy changes** that address the implicit biases in health care by reviewing training at birthing hospitals across Fairfield County, in partnership with the Connecticut

- 3. Engage in community education.** “All of this is embedded in research,” Russell-Humes said.

In December, the fund’s emme (empowerment, mindfulness, motivation, education) Coalition, a partnership with Optimus Health Care in Bridgeport will sunset after four years of using community health workers to help 100 women of childbirth age achieve a more holistic approach to health, work, finances, relationships and self-worth. Of the 100 participants, all those who became pregnant had healthy babies, Russell-Humes said, compared with 73% of non-emme participants at Optimus.

Elements of emme — including screening techniques and intense support for at-risk patients — have been grandfathered into how Optimus operates. In addition to systemic investments like the emme Coalition and the Black Maternal Health Initiative, she said the fund continues to make grants to individual organizations that serve women more immediately, like food pantries, adding that “any deterioration of the safety net will affect women more acutely and specifically women and girls of color.” (For fiscal year 2024, Fairfield County's Community Foundation has awarded just shy of \$1 million to 27 county nonprofits. Find the organizations on this page. To date, the foundation's Fund for Women and Girls has made grants totaling \$11 million.)

Can poverty and prejudice be eliminated and parity achieved? “That depends on public will,” Russell-Humes said. “What I see as our role is that people are educated and understand

The challenges of today—pay disparity, unequal access to healthcare, and racial inequities—are not new, but this moment demands creative solutions and collective action.”

—Uché Blackstock, M.D., author and guest speaker at the “In Community” event.



From left, Cynthia Hayes, project director, Doulas4CT, and Lutonya Russell-Humes, vice president of grants and programs, Fairfield County's Community Foundation. Courtesy the foundation.

what the issues are so that we hopefully can build the public will.”

The fund was founded on the will of women of all persuasions, who continue to support it, just as women of various backgrounds buoy organizations like the Women’s Business Development Council (WBDC). We asked her, though, about the phenomenon of the majority of white women supporting Trump when on a grassroots plane they are often supportive of women of color and issues he does not espouse. Why the disconnect?

“Economics and self-interest can sometimes trump sisterhood,” Russell-Humes said, no pun intended. “And so people when they vote, they vote in their own self-interest. And sometimes that can be aspirational.”

And sometimes, she added, it isn’t. “It doesn’t mean that they don’t think (the equality and advancement of women and minorities) aren’t valuable and important. ... It may be a matter of what they believe is the role of government in supporting those things. I would venture to say we have tons of supporters across the political spectrum. They don’t care about the work we do any less, because they are one

stripe or another. But how they vote is not always dictated by their own philanthropic or charitable interests.”

Her answer to a question on whether 4B is right to disengage with men was equally insightful as it considered the nuanced difference between stepping back and stepping down.

“I say this as a Black woman: The last several years have been challenging, I think, to say the least. We’ve seen the erosion of rights that we’ve had for the last 50 years...and there’s real concern about the erosion of additional rights. Some of us rolled up our sleeves and dove head-first in to meet the challenge. And now some of us are tired, and we need to rest. And sometimes the most revolutionary thing you can do is to take self-care and rest so that you can live to fight another day.”

The foundation, however, remains as engaged as ever in improving the lives of underserved minorities as well as women and girls.

“Hope is not lost,” Russell-Humes said. “We are up for the challenge. ... It is just a matter of everyone rolling up their sleeves to do the work. And we at Fairfield County’s Community Foundation are prepared to do just that.”

The Oberoi Marrakech, Morocco

BY JEREMY WAYNE / jwayne@westfairinc.com



Djemma el Fna Square, Marrakech.



Djemma el Fna Square, Marrakech.



Main lobby, The Oberoi Marrakech. Photographs courtesy Oberoi Hotels & Resorts.

"The Oberoi Marrakech: A serene escape just beyond the city's vibrant chaos, where luxury, culture, and tranquility meet amidst snow-capped Atlas Mountains and lush olive groves."

United Airlines' new nonstop service between Newark Liberty International Airport in Newark, New Jersey, and Marrakech, Morocco, brings one of Africa's most fascinating cities within seven and a half short hours of the Big Apple.

So get packing. Because Marrakech, which has grown tenfold in the last 30 years, is a marvel, a swarming metropolis of Arabs, Berbers and Sub-Saharan migrants, a city whose sights, smells and sounds will leave you wide-eyed in wonder. Djemma el Fna Square, with its snake charmers, whirling dervishes, musicians (and pickpockets); the Koutoubia Mosque; the Menara and Majorelle Gardens and the El Badi and Bahia royal palaces are just a few of the sights and experiences you will not want to miss.

But "the city which taught me color," to borrow from fashion designer Yves Saint-Laurent, a devotee, can also drive you insane if you spend too long sauntering along its sunbaked avenues or haggling in its teeming souks.

The good news is that to experience Marrakech, you don't need to stay in the heart of it. Indeed, I'd argue, you shouldn't. Brave the souks and the madness of the medina (old city) during the day, but I suggest you rest, repose and generally "chill" well beyond the city limits.

The place to do that is at my new find, The Oberoi Marrakech, which although not entirely "new" – the property opened its remarkable handcrafted, fortified doors in 2020 – is an easy 25-minute ride from both the airport and the heart of town.

As you arrive, you enter a different world. The hotel lobby, with its profigate use of marble, 120-foot ceilings and traditional Moroccan wood and plaster decoration, which took 200 artisans two years to carve, gives you an early taste of the architectural splendor to come. The centerpiece of the main building is a sunlit courtyard, which incorporates the design of the Medersa Ben Youssef – a 14th-century Islamic school and a UNESCO World Heri-

tage Site – adding a spectacular black basin that gives the illusion of infinite depth. A large central flame rises, as if from nowhere, on the water.

Accommodations – in the suites or private villas that line the paths off the Grand Canal, a central waterway inspired by the Alhambra in Spain – are no less palatial. Some 3,000 olive trees dot the property's 28 acres, while flower beds are arranged in thematic clusters, filled with rosebushes, aromatic plants and succulents. And yes, those are the Atlas Mountains in the background, already snow-capped at this time of year, ravishingly lovely to behold.

Food, as you have every right to expect, is fresh and abundant at The Oberoi – Mediterranean, Moroccan and international cuisine at the central Tamimt restaurant, which spills out onto the terraces of the hotel's main building and is open all day; or rich Indian cooking at Rivayat, which blends Indian and Moroccan traditions in a nod to the Oberoi group's Indian ownership and heritage.

Saint-Laurent would have loved The Oberoi, from its cinnabar-red tasseled sunbrellas around the cerulean main swimming pool to its glorious yellow, saffron-infused Tom Collins cocktails, colors always leaping out at you.

The spa, an oasis within an oasis built around a maze garden on a private island in a small body of water, is a place of exceptional calm, its two traditional Moroccan hammams and all of its five treatment rooms boasting natural light. Again, the signature treatments here reflect Oberoi's Indian core, with kasa bowls and dhara chakra therapies to combat insomnia, relieve stress and improve circulation. The Oberoi spa also offers treatments with Alqvimia products – one such, the Alchemical Moxa, said to stimulate

the second or sacral chakra, boosting energy flow to the creative center. It was hard to quantify just how much more creative I felt after this particular treatment, but in layman's terms suffice it to say I felt bloody marvelous.

There are other in-house "experiences," too. You can cross-train, circuit-train and cardio-box; you can enjoy sunrise yoga and early morning runs. There are natural trails to explore, falconry to master and tennis and pétanque courts to thwack or roll a ball on. You can take lessons in horse management from a horse whisperer. Goodness gracious, you can even hop a private jet for a sweep over the Sahara, before landing in the desert and being led, by camel, naturally, to a traditional nomad's lunch in the dunes. Whatever will they think of next?

My preferred activity, over my three days' stay, though, was none of the above. What suited me most was a late start. Breakfast on my terrace around my own plunge pool, lunch by the stunning hotel pool and an afternoon stroll along one of The Oberoi's myriad walkways to say hello to Sugar and Almond. These two are donkeys, rescued by the lovely Oberoi people from drudgery, now living the good life in an orchard on the hotel estate. Funny how quickly the cocktail hour rolls around, even – perhaps especially – when you do absolutely nothing.

In my book of indolence, retail therapy is most definitely allowed, and if you're not already sated from the souks, at Tijori, the hotel store, you'll find the most eclectic treasures. Hats and bags, sequined gowns, artwork, jewelry and china are among the most original that Marrakech has to offer, albeit at hotel store prices. And should you feel compelled to rush back into town for yet another ceramic bowl or bronze hand of Fatima, the hotel shuttle will whisk you there in style, every hour on the hour.

Of one thing I assure you, though: However thrilling it feels to be dropped in the heart of Marrakech, there is no feeling quite as exquisite as returning to The Oberoi to be watered, fed and generally spoiled, once the sightseeing and shopping are done.

Ready to go? The annual Marrakech International Film Festival runs through Dec. 7 and the city's prestigious I-54 African Art Fair opens Jan. 30.

Jeremy Wayne is a travel adviser with Superior Travel of New York. Contact him directly with your travel questions and needs at jeremy@superiortravel.com



MARCH 27

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10
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24
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24-23023-SHL: Chapter 11, assets \$46,000, liabilities \$195,930.
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Attorney: Rachel S. Blumenfeld.

Derrick D. Morran, Pine Bush, re. Everything Fireplaces LLC,
24-36144-KYP: Chapter 7: assets \$379,609, liabilities \$1,267,746.
Attorney: Gregory T. Dantzman.

Howard P. Magaliff as Chapter 7 Trustee vs. 215 Moore Street Acquisition LLC, et al, 24-7038-SHL: Adversary proceeding, recovery of money in 232 Seigel Development Chapter 7 (20-22844).
Attorney: Joseph Shapiro.

U.S. District Court, White Plains
Local business cases, Nov.
20 - 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

American Family Home Insurance Co., Cincinnati vs. Reliance Fire Protection Inc., Poughkeepsie, et al,
24-cv-8829-PMH: Insurance.
Attorney: Gerald D. Wixted.

Antonio Flores-Ruiz, Orange County vs. Bright Chair Company, Middletown, et al,
24-cv-8952-KMK: Employment discrimination.
Attorney: Robert Wisniewski.

Galina Stiler vs. Amalgamated Life Insurance Co., White Plains, et al,
24-cv-8962: Employment discrimination, removal from Westchester Supreme Court.
Attorneys: Megan S. Goddard for plaintiff, Michael J. Slocum for defendants.

Chun-ko Chang, Taiwan vs. Shen Yun Performing Arts Inc., Cuddebackville, et al,
24-cv-8980-PMH: Trafficking Victims Protection Act, class action.
Attorney: Michael C. Dell'Angelo IV.

John Doe, Manhattan vs. Marist College, Poughkeepsie,
24-cv-8992-JGLC: Sex discrimination.
Attorney: Leonard J. Cantanzaro.

Horizon Financial Management LLC, Crown Point, Indiana vs. Good Samaritan Hospital of Suffern, et al,
24-cv-9049: Breach of contract.
Attorney: Michael T. Etmund.

David Rose vs Nonni's Foods LLC, Ferndale, et al,
24-cv-9053: Family and Medical Leave Act.
Attorney: Bryan L. Arbeit.

DEEDS

Above \$1 million

110 Centre at Crossroads LLC, Monroe. Seller: F&B Centre Avenue Realty Corp., Cos Cob, Connecticut. Property: 106 Centre Ave., New Rochelle. Amount: \$3.9 million. Filed Oct. 31.

173 Center Avenue LLC, Mamaroneck. Seller: Shoreline Realty Company LLC, Mamaroneck. Property: 173 Center Ave., Mamaroneck. Amount: \$1.2 million. Filed Oct. 28.

259 Hook Road LLC, New York. Seller: Steven B. Schultz, Westbury. Property: 259 Hook Road, Bedford. Amount: \$3.4 million. Filed Oct. 30.

7 Van Cortlandt LLC, Brooklyn. Seller: 7 Van Cortlandt Association LLC, Brooklyn. Property: 7 Van Cortlandt Park Ave., Yonkers. Amount: \$1 million. Filed Oct. 28.

Colmenares, Gabriel, New Rochelle. Seller: Ngiaa LLC, Mount Vernon. Property: 93 Colonial Place, New Rochelle. Amount: \$1.4 million. Filed Oct. 28.

Cooper, Jordan, New York. Seller: Mafikebel LLC, Pleasantville. Property: 5 Brevoort Road, New Castle. Amount: \$1 million. Filed Oct. 29.

Huyhua, Isabel, Greenwich, Connecticut. Seller: JBKC LLC, White Plains. Property: 202 Fisher Ave., White Plains. Amount: \$1 million. Filed Oct. 28.

Latorre, Casey, Tuckahoe. Seller: Rowley 111 LLC, Bronxville. Property: 1 Henry St., Eastchester. Amount: \$1.6 million. Filed Oct. 29.

Lucky Holdings New York LLC, Howell, New Jersey. Seller: LMP Inc, Ossining. Property: 50 N. Highland Ave., Ossining. Amount: \$1.1 million. Filed Oct. 28.

New Hope Ventures LLC, Tarrytown. Seller: Charles Lesnick, White Plains. Property: 70 Hook Road, Cortlandt. Amount: \$1.7 million. Filed Nov. 1.

Ras Closing Services LLC, Glen Ellyn, Illinois. Seller: Timothy V. Connor, Pelham. Property: 437 Third Ave., Pelham. Amount: \$1 million. Filed Oct. 28.

Ravasi, Natalie, Hopewell Junction. Seller: Toll Northeast V Corp., Fort. Washington, Pennsylvania. Property: 35 Lila Lane, New Castle. Amount: \$1.9 million. Filed Oct. 29.

SCREP II HC SPE LLC, Chicago, Illinois. Seller: 718 Central Avenue Land Company LLC, Greenvale. Property: 718 Central Park Ave., Greenburgh. Amount: \$4.2 million. Filed Oct. 28.

Seymour, John .P, Mount Vernon. Seller: Ras Closing Services LLC, Glen Ellyn, Illinois. Property: 437 Third Ave., Pelham. Amount: \$1 million. Filed Oct. 30.

Tanaka, Vanessa, Rye. Seller: Marin House LLC, Harrison. Property: 2 Cricklewood Lane, Harrison. Amount: \$1.5 million. Filed Nov. 1.

Below \$1 million

Amijoh Productions Inc., New Rochelle. Seller: Union Place 24 LLC, Rego Park. Property: 24 Union Place, Yonkers. Amount: \$650,000. Filed Nov. 1.

Brook Street Commercial LLC, Garrison. Seller: Aron W. Lindholm, Croton-on-Hudson. Property: 153 Grand St., Cortlandt. Amount: \$825,000. Filed Oct. 31.

Burton, Jeremy, Greenwich, Connecticut. Seller: MHH 11 Associates LLC, Rye. Property: 184 Purchase, Rye City. Amount: \$457,000. Filed Oct. 25.

Clare, Bridgette, Yonkers. Seller: Pizzella Girls Development Corp., Cortlandt Manor. Property: 45 Buena Vista Ave., Peekskill. Amount: \$665,000. Filed Oct. 29.

De Torres Properties LLC, Port Chester. Seller: Bethel Church of God Sounds of Praise Pentecostal Fellowship Ministries Inc., Port Chester. Property: 1 Bent Ave., Rye Town. Amount: \$180,000. Filed Oct. 29.

Eddaj LLC, Bronx. Seller: Cynthia Nail, Mount Vernon. Property: 421 First Ave., Mount Vernon. Amount: \$289,000. Filed Nov. 1.

Fortune, Angelo, Yonkers. Seller: Hillside Board LLC, Scarsdale. Property: 3845 Wood St., Yorktown. Amount: \$600,000. Filed Oct. 29.

Home Crest Properties Corp., Yonkers. Seller: Anthony Cannone, Yonkers. Property: 188 Woodland Ave., Yonkers. Amount: \$440,000. Filed Oct. 30.

Kaytoy Realty Corp., Armonk. Seller: Lindsay B. Larson, Jensen Beach, Florida. Property: 210 Martine Ave., 3F, White Plains. Amount: \$330,000. Filed Oct. 28.

Maita-Farez, Jaime P, Ossining. Seller: Cossa Donna, Cortlandt Manor. Property: 75 Sherwood Road, Cortlandt. Amount: \$515,000. Filed Nov. 1.

Nelson, Martha, New Rochelle. Seller: HWB Homes LLC, New Rochelle. Property: 63 Fifth Ave., New Rochelle. Amount: \$799,000. Filed Nov. 1.

Ott Christine, Simons Island, Georgia. Seller: KLB Properties LLC, South Salem. Property: 226 Heritage Hills, Somers. Amount: \$650,000. Filed Oct. 30.

Pie Hole Group LLC, Mount Kisco. Seller: Diana Blancato, Jefferson Valley. Property: 329 Depew St., Peekskill. Amount: \$430,000. Filed Oct. 31.

Pinnacle Squared Us LLC, New Rochelle. Seller: Christina Ranjan, Scarsdale. Property: Castle Walk, Greenburgh. Amount: \$10,000. Filed Oct. 30.

Pisani, Paul L., Katonah. Seller: Maple Waverly LLC, New York. Property: 222 Waverly Ave., Mamaroneck. Amount: \$740,000. Filed Nov. 1.

Porteus & Son Builders LLC, Ossining. Seller: Franklin L. Gage, Greenbolt, Maryland. Property: 27 Hastings Ave., Cortlandt. Amount: \$430,000. Filed Oct. 31.

Quindi, Raul A. P., Port Chester. Seller: Port Capital Equities LLC, Brooklyn. Property: 40 Irenhyl Ave., Rye Town. Amount: \$499,000. Filed Oct. 28.

Schuerger, Katherine J., New Rochelle. Seller: 35 Moseman LLC, Katonah. Property: 35 Moseman Ave., Somers. Amount: \$646,000. Filed Nov. 1.

Simms, Kenroy, Bronx. Seller: Limitless Investing LLC, Gambria Heights. Property: 55 Walnut St., New Rochelle. Amount: \$550,000. Filed Oct. 31.

Special Citizens Futures Unlimited, Yonkers. Seller: Karen Grant, Peekskill. Property: 1474 Elm St., Peekskill. Amount: \$800,000. Filed Oct. 28.

Suede Strap LLC, Bronxville. Seller: Miles Myers, Melanie Finkel, Property: 263 Locust Ave., Cortlandt. Amount: \$370,000. Filed Oct. 25.

Town Of Greenburgh, Greenburgh. Seller: Cjkre LLC, Irvington. Property: Beaver Hill Road, Greenburgh. Amount: \$37,000. Filed Oct. 25.

Ugrinaj Mile Square Road LLC, Yonkers. Seller: 1133 Mile Square LLC, Yonkers. Property: 1133 Mile Square Road, Yonkers. Amount: \$675,000. Filed Nov. 1.

US Bank NA, Coppell, Texas. Seller: Robert D. Ryan, Cross River. Property: 119 Gallows Hill Road, Cortlandt. Amount: \$494,000. Filed Oct. 28.

Zenlilly LLC, Rye. Seller: Jason M. Charneski, New Rochelle. Property: 11 Prince St., New Rochelle. Amount: \$635,000. Filed Nov. 1.

WORKERS' COMPENSATION BOARD

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

ACJ Carpenter Inc., Cortlandt Manor. Amount: \$21,500.

Altracare New York City, Yonkers. Amount: \$21,000.

Avignon Consulting LLC, Elmsford. Amount: \$3,000.

Ayyan Communication Corp., Scarsdale. Amount: \$23,000.

BM Carpenter Inc., Croton-on-Hudson. Amount: \$500.

Capjon New York LLC, South Salem. Amount: \$21,000.

Casabella Landscaping Inc., Peekskill. Amount: \$7,500.

Gilbert, Addo, New Rochelle. Amount: \$21,000.

Heal Yoga LLC, Yonkers. Amount: \$21,000.

John Malone Architect PLLC d.b.a. **Ferguson Malone Architecture,** Irvington. Amount: \$4,500.
Liset M Grant PLLC d.b.a. **Love Your Mind Mental Health Counseling,** Mamaroneck. Amount: \$9,000.

New Rochelle Auto Care Inc., New Rochelle. Amount: \$20,500.

Northwind Kennels LLC, Bedford. Amount: \$21,000.

Oscar L Berru Luna d.b.a. **LBG Construction,** White Plains. Amount: \$21,500.

PA Contracting Unlimited Inc., Port Chester. Amount: \$1,000.

PaltiNAlfonso, Port Chester. Amount: \$1,000.

Pignataro, Laura, Peekskill. Amount: \$7,500.

Red Sunset Landscaping Inc., White Plains. Amount: \$1,500.

TA Group of Mount Vernon Inc., Mount Vernon. Amount: \$21,500.

TA Group of Westchester Inc., Scarsdale. Amount: \$7,500.

Tellez, Salvador, White Plains. Amount: \$1,500.

Zachary Flooring Services Inc., Elmsford. Amount: \$20,500.

Federal Tax Liens on Unpaid Liabilities, \$10,000 or greater, Westchester County, Nov. 20 - 26

Butt, Rowan: Mount Vernon, 2019 - 2023 personal income, \$17,827.

Carravone, Keith and **Rosana Carravone:** Hawthorne, 2015 - 2017, 2022 - 2023 personal income, \$211,840.

Freedom Assets Inc.: Somers, quarterly taxes, \$24,374.

French, Katharine: Bronxville, 2022 personal income, \$40,549.

Gioscia, Michael and **Clorissa Gioscia:** Briarcliff, 2018 - 2022 personal income, \$184,491.

Halsey, Harry L.: Yonkers, 2012 - 2015 personal income, \$15,074.

Jacobs, Jade L.: Yonkers, 2012, 2014, 2015 personal income, \$13,870.

Kellerman, Eric: Yonkers, 2018, 2020, 2021 personal income, \$70,866.

Kozersky, Alex and **Lara Kozersky:** Mount Kisco, 2016 - 2018, 2020 - 2022 personal income, \$67,538.

Morgan, Sean: Yonkers, 2022 - 2023 personal income, \$67,877.

Penny, Brian N.: Peekskill, 2017, 2021 personal income, \$47,820.

Watson, Jjon: Mount Vernon, 2020 personal income, \$24,293.

Young, Laverne and **Kirtland Young:** Montrose, 2020 personal income, \$13,833.

JUDGMENTS

Allison, Peter F., New Rochelle. \$24,322 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 21.

Anderson, Adrian, Mount Vernon. \$10,033 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Angel, Clara C., Ossining. \$6,301 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 24.

Azad, Mohammad M., Rocklin, California. \$192,480 in favor of GCM Prime LLC, White Plains. Filed Oct. 21.

Basora, Katherine, Brooklyn. \$10,157 in favor of Ellen B. Realty Inc. PSP, White Plains. Filed Oct. 25.

Bonner, Catia, Yonkers. \$2,233 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Castano, Ibett, Cortlandt Manor. \$5,995 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 22.

Celpa, Judy, Yonkers. \$2,959 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 21.

De La Hoz, Annie, Yonkers. \$6,116 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 21.

Delacruz, Andres M., New Albany, Ohio. \$11,284 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 21.

Diaz, Guillermo, Peekskill. \$11,846 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 22.

Dorien, Beau N., Croton-on-Hudson. \$5,256 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 24.

Fernandez, Carlos E., Yonkers. \$30,901 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Oct. 25.

Fisher, Keith, Hastings-on-Hudson. \$3,713 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 22.

Flores, Luis, Ossining. \$4,827 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Oct. 21.

Fontanello, Charles, Yonkers. \$3,705 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Oct. 23.

Garcia, Santo, Yonkers. \$4,952 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 22.

George, Maiya, White Plains. \$1,336 in favor of Capital One NA, McLean, Virginia. Filed Oct. 22.

Gordon, Jamie, Croton-on-Hudson. \$1,985 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Grieco, Alexander, Eastchester. \$3,726 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 25.

Hache, Carlos A., Tarrytown. \$3,002 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 22.

Hernandez, Jesse, Yonkers. \$5,507 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 24.

Home Design Studio Contracting Corp., White Plains. \$19,975 in favor of Laurency Yan, White Plains. Filed Oct. 21.

Hughes, Charles, White Plains. \$26,428 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 24.

Israel, Joanne, Mount Vernon. \$33,346 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Jbara, Mwafaq, Yonkers. \$6,176 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 24.

Lee, Mark, Murfreesboro, Tennessee. \$431,872 in favor of GCM Capital LLC, White Plains. Filed Oct. 22.

Malagon, Carlos, Mount Vernon. \$12,351 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Maman, Abdel R., Yonkers. \$7,027 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 24.

Mariano, Rod, New Rochelle. \$19,572 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 21.

Montero, Nuris, Yonkers. \$2,852 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 25.

Morrison, Nickoy C., Mount Vernon. \$3,078 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Nieves, Elizabeth, Port Chester. \$9,766 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 24.

Osmani, Burim, Katonah. \$4,037 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 22.

Parkinson, Tracey A., Mount Vernon. \$2,503 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Quinton, Grace E., Port Chester. \$15,803 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 21.

Ramkissoon, Parsram, Mount Vernon. \$8,915 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Richards, Patricia A., Elmsford. \$2,763 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 24.

Rooney, Michelle, White Plains. \$6,237 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 24.

Ros, Joanna M.C., White Plains. \$2,298 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 22.

Segarra, Joffre M., Yonkers. \$2,479 in favor of Cavalry Spv 1 LLC-Assignee, Greenwich, Connecticut. Filed Oct. 23.

Serraino, Brigida, New Rochelle. \$10,561 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 24.

Sinapi, Maria G., Eastchester. \$5,052 in favor of Capital One NA, Richmond, Virginia. Filed Oct. 25.

Singh, Jasbir K., Ardsley. \$12,811 in favor of Capital One Bank Usa NA, Glen Allen, Virginia. Filed Oct. 24.

Supino, Katsiaryna A., Larchmont. \$3,730 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 23.

Tejada, Gavier, Tarrytown. \$6,275 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 21.

Thompson, Nicholas, Mount Vernon. \$8,585 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Oct. 23.

Tlaltenchi, Shannon, White Plains. \$8,291 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 22.

Tobin, Angie, Mamaroneck. \$5,545 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

Ukazu, Chioma P., Mohegan Lake. \$9,234 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 8.

Vargas, Daniel, Yonkers. \$5,997 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 11.

Wahlberg, Daniel J., Pelham. \$3,630 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 21.

Watson, Dane, White Plains. \$8,809 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 18.

Wilkins, Tina M., Yonkers. \$24,279 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Oct. 22.

Williams, Gregory, White Plains. \$1,075 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 25.

Wright, Janiah M., Mamaroneck. \$3,463 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 25.

Wynter, Lynel, Mount Vernon. \$11,500 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 18.

Yumbla, Yassel O., Yonkers. \$2,037 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 18.

Yunga, Concepcion P., Sleepy Hollow. \$5,230 in favor of JPMorgan Chase Bank Na, Wilmington, Delaware. Filed Oct. 9.

Zapata, Mazo Esteban, Yonkers. \$8,331 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 10.

LIS PENDENS

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

Cato Family Trust, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 30 Marion Ave., Mount Vernon. Filed Oct. 11.

Chuchuca, Jose, as owner. Filed by UA Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$54,000 affecting property located at 41 Broad Ave., Ossining. Filed Oct. 17.

Citibank, NA, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 454 S. 10th Ave., Mount Vernon. Filed Oct. 15.

Conklin, Gary, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$750,000 affecting property located at 132 South Highland Ave., Ossining. Filed Oct. 15.

Dilallo, Debbie, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$575,000 affecting property located at 915 Jefferson Ave., Mamaroneck. Filed Oct. 11.

Dugan, Timothy, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$580,000 affecting property located at 129 Valentine Lane, Yonkers. Filed Oct. 17.

Forcino, Scott, as owner. Filed by Deutsche Bank National Trust Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$797,000 affecting property located at 400 Wilmot Road, New Rochelle. Filed Oct. 16.

Hamilton, Alex, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$655,000 affecting property located at 26 Loop Road, Bedford. Filed Oct. 17.

Ladson, Carlton, heir, as owner. Filed by Bank of New York Mellon Trust. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 41 Brookdale Circle, New Rochelle. Filed Oct. 11.

Mango, Jennifer, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$164,000 affecting property located at 6108 Villa at the Woods, Peekskill. Filed Oct. 18.

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

Morelli, Carol Z., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$171,000 affecting property located at 17 Villa Drive, Peekskill. Filed Oct. 15.

O'Neill, Laurie E., as owner. Filed by Citizens Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 57 Topland Road, White Plains. Filed Oct. 11.

Paglia, Carmine, as owner. Filed by Newrez Inc. Action: Foreclosure of a mortgage in the principal amount of \$348,000 affecting property located at 7 Samstag Ave., Ossining. Filed Oct. 16.

Rieue, Marisa R., as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$561,000 affecting property located in Harrison. Filed Oct. 18.

Thompson, Patricia, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$102,000 affecting property located at 40 Justamere Drive, Ossining. Filed Oct. 11.

Mechanic's Liens

GS White Plains Owners LLC, White Plains. \$32,166 in favor of Stanley Supply & Tool Inc., Plainview. Filed Nov. 4.

Jame Mark E, Lewisboro. \$13,029 in favor of Nail Stone Contracting Inc., White Plains. Filed Nov. 6.

NEW BUSINESSES

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

Partnerships

Small Change Investment Club, 18 Helena Ave., Mohegan Lake 10547. c/o Carl Ferrari, Vincent and John O'Toole. Filed Oct. 15.

Sole Proprietorships

Abys Authentic Kerala Kitchen, 249 McLean Ave., 2b, Yonkers 10705. c/o Abymon Thomas. Filed Nov. 6.

Blue Sky Landscaping, 33 West St., Mount Kisco 10549. c/o. Filed Nov. 7.

Brandetch, 287 Olivia St, Port Chester 10573. c/o Emerson De Souza. Filed Nov. 4.

Ccog Northeast, 19 S. Third Ave., Mount Vernon 10550. c/o Thomas V House. Filed Nov. 1.

Corona Analytics, 22 E. Hill Road, Cortlandt Manor 10567. c/o. Filed Nov. 7.

Karen Torres Consulting, 113 Chippewa Road, Yonkers 10710. c/o Karen Torres. Filed Nov. 1.

Lavish Hair Society, 2005 Palmer Ave, Larchmont 10538. c/o. Filed Nov. 7.

LC Tech Consulting & Solutions, 55 Mckinley Ave., D3-4, White Plains 10606. c/o Samuel K Castro. Filed Nov. 1.

Shirley Cleaning Service, 140 McLean Ave., Yonkers 10705. c/o Mariana Rodriguez. Filed Oct. 28.

Successful Hair Braiding, 73 S. Third Ave., Mount Vernon 10550. c/o Musu Zoker. Filed Oct. 15.

Suleyca Abreu Purses & Shoes, 25 Valley Ave., Elmsford 10523. c/o. Filed Oct. 30.

Tend Your Soul Reiki, 28 Maple Ave., Armonk 10504. c/o Simone Stefany Smith. Filed Oct. 22.

Thorn Restaurant & Bar, 607 Columbus Ave., Thornwood 10594. c/o. Filed Oct. 30.

Touch Consulting &

Training, 223 Bryant Ave., Elmsford 10523. c/o Felice Harris. Filed Oct. 16.

Treasure Trunk Thrift Shop, 200 E. Main St., No. 6, Mount Kisco 10549. c/o Luis A. Martinez Cruz. Filed Oct. 21.

Wal Roofing, 39 Purdy St., Apt. 7, Harrison 10528. c/o Brian Thomas Gil. Filed Oct. 17.

Westchester Electrical Consulting, 7 Dean Place, Eastchester 10709. c/o Paola J. Pedrosa. Filed Oct. 25.

Whiply Bakery, 504 Trump Park, Shrub Oak 10588. c/o. Filed Oct. 30.

Win The Shelf, 57 Highland Ave., Eastchester 10709. c/o Robert Bowman. Filed Oct. 24.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

1 Hopal Lane LLC, as owner. Lender: Northeast Community Bank. Property: 1 Hopal Lane, Amount: \$3.2 million. Filed Sept. 26.

24 Echo Ridge LLC, as owner. Lender: Conventus LLC. Property: 24 Echo Ridge Road, Airmont. Amount: \$1.3 million. Filed Sept. 30.

25 Route 59 LLC, as owner. Lender: Northeast Community Bank. Property: 33 Route 59, Monsey. Amount: \$5.5 million. Filed Oct. 22.

Better Education Corp., et al, as owner. Lender: First Commerce Bank. Property: 244 Viola Road, Monsey. Amount: \$3 million. Filed Sept. 19.

Potash, Sholem and Emanuel, Shifra -Aif, as owner. Lender: US Bank NA. Property: 25 Rockwood Lane, Suffern. Amount: \$2.1 million. Filed Oct. 22.

Stern, Isaac and Leah G. Stern, as owner. Lender: TD Bank NA. Property: 8 Sergio Court, Spring Valley. Amount: \$2 million. Filed Sept. 26.

Below \$1 million

GHP Management Group LLC, as owner. Lender: Kiavi Funding Inc. Property: in Poughkeepsie. Amount: \$399,000. Filed Sept. 23.

Griffin, Jared T., as owner. Lender: Wallkill Valley Federal Savings & Loan Association. Property: in Stanford. Amount: \$400,000. Filed Sept. 13.

Loverchio, Victoria L. and Michael J. McLaren, as owner. Lender: Cardinal Financial Company Ltd. Property: in Milan. Amount: \$273,609. Filed Sept. 19.

SGB Realty Group LLC, as owner. Lender: Kiavi Funding Inc. Property: 21 Polhemus St., Tappan. Amount: \$369,700. Filed Oct. 24.

DEEDS

Above \$1 million

Mehra, Divesh, New York. Seller: Apartment Real Estate LLC, Amenia. Property: 307 Pheasant Run, Amenia. Amount: \$10.8 million. Filed Oct. 22.

Terra Lee Holding Company LLC, Fishkill. Seller: Louis C. Dimock III, Wappinger Falls. Property: in Wappinger. Amount: \$2.8 million. Filed Oct. 22.

Winnakee Land Trust Inc., Rhinebeck. Seller: Shalvoy Farm LLC, Delray Beach, Florida. Property: in Stanford. Amount: \$5.8 million. Filed Oct. 11.

Below \$1 million

113 Fulton Street LLC, New Windsor. Seller: Yan Ping, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$392,500. Filed Oct. 15.

239 All Angels LLC, Wappinger Falls. Seller: Theresa J. Marquez, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$195,000. Filed Oct. 22.

59 South Parsonage LLC, Rhinebeck. Seller: Matilda Delfino, New Rochelle. Property: 59 S. Parsonage St., Rhinebeck. Amount: \$500,000. Filed Oct. 25.

6 W. Main Street LLC, Beacon. Seller: Marie Ward, Beacon. Property: 6 W. Main St., city of Beacon. Amount: \$355,000. Filed Oct. 18.

62 Britton Street LLC, Pine Plains. Seller: Douglas A. Weaver, Pine Plains. Property: 62 Britton St., Pine Plains. Amount: \$235,000. Filed Oct. 28.

804 806 Berkshire Road LLC, Carmel. Seller: Neue Breukelen LLC, Wingdale. Property: in Dover. Amount: \$500,000. Filed Oct. 28.

Acero D. Properties LLC, Poughkeepsie. Seller: Prudence A. Wright, Poughkeepsie. Property: in Hyde Park. Amount: \$235,000. Filed Oct. 25.

Apex Resource Management LLC, Bellevue, Washington. Seller: Nancy V. Gallagher, Beacon. Property: 21 Leonard St., city of Beacon. Amount: \$750,000. Filed Oct. 16.

Baldwinodell Group LLC, Lakeville, Connecticut. Seller: Elizabeth Trotta, Millerton. Property: in North East. Amount: \$350,000. Filed Oct. 16.

Barra, Andrew M., Fishkill. Seller: 150 Elmcrest LLC, Newburgh. Property: in Fishkill. Amount: \$310,000. Filed Oct. 23.

Cano, Manuel Scott, Red Hook. Seller: Hb2 Alternative Holdings LLC, Houston, Texas. Property: 30 Myrtle Ave., Pine Plains. Amount: \$202,000. Filed Oct. 23.

Caster, Jennifer, Auburn. Seller: Zz Home Services LLC, Hyde Park. Property: in Hyde Park. Amount: \$442,000. Filed Oct. 18.

Deedeepep LLC, LaGrangeville. Seller: John C. Garito, Poughquag. Property: 2636 Route 55, Poughquag. Amount: \$770,000. Filed Oct. 17.

HIBroadway Partners LLC, Carmel. Seller: Sunshine Boy LLC, Newburgh. Property: in Wappinger. Amount: \$715,000. Filed Oct. 17.

Howell Realty LLC, Hopewell Junction. Seller: Doe Trail Properties LLC, Wappinger Falls. Property: 1597 Route 376, Wappinger. Amount: \$550,000. Filed Oct. 18.

Indigo Forest LLC, Poughkeepsie. Seller: M&D Dutchess Properties LLC, Pleasant Valley. Property: in town of Poughkeepsie. Amount: \$530,000. Filed Oct. 22.

Jacklyn Faust Interiors LLC, Beacon. Seller: Northcutt William Carl, Conshohockea, Pennsylvania. Property: in city of Beacon. Amount: \$590,000. Filed Oct. 22.

JSH Properties LLC, Rhinebeck. Seller: Debra Hazelwood, Rhinebeck. Property: in Rhinebeck. Amount: \$550,000. Filed Oct. 17.

Krishana LLC, Poughkeepsie. Seller: Pulling Trust, Poughkeepsie. Property: in Wappinger. Amount: \$315,000. Filed Oct. 22.

LMDH Property Holdings LLC, Wappinger Falls. Seller: Heritage Holding Corp., Hopewell Junction. Property: in Beekman. Amount: \$70,000. Filed Oct. 17.

North Ridge Fine Finishes LLC, Dover Plains. Seller: Pawel F. Karas, Amenia. Property: in Amenia. Amount: \$105,000. Filed Oct. 18.

Old Overlook Developers LLC, Poughkeepsie. Seller: Liette L. Rancourt, Poughquag. Property: in Union Vale. Amount: \$110,000. Filed Oct. 25.

Orchard at Towner Farm LLC, Monticello. Seller: PP Milan Property LLC, Red Hook. Property: in Milan. Amount: \$500,000. Filed Oct. 11.

Planamenta, Gloria, Ossining. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$569,500. Filed Oct. 15.

Quigley, Christopher, Red Oak, Texas. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$590,000. Filed Oct. 22.

Ranie Ventures LLC, Wellington, Florida. Seller: William J. Parker III, Rhinecliff. Property: in Hyde Park. Amount: \$250,000. Filed Oct. 22.

Rice, Giuseppe B., Peekskill. Seller: Ledgesdale Group LLC, Wappinger Falls. Property: in Wappinger. Amount: \$427,500. Filed Oct. 18.

Rogers, Terrance, Mineola. Seller: PGA Real Estate Solutions LLC, Yorktown Heights. Property: in East Fishkill. Amount: \$480,000. Filed Oct. 18.

Siller LLC, Lakewood, New Jersey. Seller: Deutsche Bank National Trust Co., Palm Beach, Florida. Property: 13 Carmine Drive, Wappinger. Amount: \$205,500. Filed Oct. 21.

Star Hill LLC, North East, Seller: Koerner Properties LLC, Red Hook. Property: in Red Hook. Amount: \$715,000. Filed Oct. 11.

Storey, Carol, Wappinger Falls. Seller: International Management Group LLC, Birmingham, Alabama. Property: 29 Hammond Plaza, city of Beacon. Amount: \$395,000. Filed Oct. 16.

Surti, Chirag Dinesh, Clifton, New Jersey. Seller: WVR Properties LLC, Poughkeepsie. Property: in Rhinebeck. Amount: \$540,000. Filed Oct. 16.

Swanson, Mackenzie, Poughkeepsie. Seller: Go Green Farms LLC, Mahopac. Property: Route 82, Clinton Corners. Amount: \$130,000. Filed Oct. 17.

Tgalbra LLC, Hopewell Junction. Seller: Clifford C. McCartey, Poughkeepsie. Property: 3 Hook Road, Unit 43D, Hyde Park. Amount: \$165,000. Filed Oct. 22.

Tranquil Hill LLC, Yorktown. Seller: DiPietro Trust, Wappinger Falls. Property: 23-24 Anthony Drive, Wappinger. Amount: \$270,000. Filed Oct. 15.

Vakirtzis, Eleni, Beacon. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$541,500. Filed Oct. 22.

Valley Farm Doodletown LLC, Millbrook. Seller: Loretta Marshall, Millbrook. Property: 377 Valley Farm Road, Millbrook. Amount: \$920,000. Filed Oct. 25.

JUDGMENTS

A&B Kitchen Inc., et al, Houston, Texas. \$14,143 in favor of Simply Funding LLC, Chester. Filed Oct. 23.

Akoto, Yaayaa, Newburgh. \$4,900 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 21.

Awad, Rabab M., Chester. \$9,115 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 22.

Barnhill, Justin, New Windsor. \$1,637 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Berkowitz, Leah, Monroe. \$7,023 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Oct. 24.

Buchanan, David, Middletown. \$2,266 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 25.

Cancun Mex Rest LLC, et al, Medicine Lodge, Kansas. \$8,556 in favor of Simply Funding LLC, Chester. Filed Oct. 23.

DeJesus, Juan, Warwick. \$10,239 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 29.

Delile, Kristy, Middletown. \$2,497 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Deutsch, Daniel, Monroe. \$6,124 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 25.

Dillard, Latisha, Warwick. \$10,899 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 25.

Dragon Recreation Services Inc., et al, Estero, Florida. \$20,940 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

Emerging Designs1 LLC, et al, Newark, New Jersey. \$17,881 in favor of Simply Funding LLC, Chester. Filed Oct. 23.

Fina, Leela, Newburgh. \$2,474 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Fisher, Chanah, Monroe. \$20,292 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 28.

Gallego, Armando, Newburgh. \$1,392 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 23.

Geoghan, David M., Warwick. \$3,835 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 28.

Giant Pharmed Inc., Paterson, New Jersey. \$169,423 in favor of Citizens Bank, Johnston, Rhode Island. Filed Oct. 21.

Gomez, Cristian A Reyes, Middletown. \$12,128 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Oct. 21.

Gonzalez, Carmen, Washingtonville. \$3,575 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 25.

Grantgray, Rosalind M., Newburgh. \$4,036 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 23.
Haaksmat, Matthew, Middletown. \$28,703 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 24.

Harman, Daniel, Monroe. \$74,466 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 24.

Helmen, Franklin, Warwick. \$3,477 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 24.

Hirsch, Benjamin, Monroe. \$67,929 in favor of Sofi Lending Corp., North Birmingham, Alabama. Filed Oct. 23.

James, Kerry, Middletown. \$17,522 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Oct. 23.

Kababik, Kristin A., New Windsor. \$8,622 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 23.

Lugo, Brenda, Greenwood Lake. \$2,896 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 25.

Mad Dog Contracting LLC, et al, Abington, Pennsylvania. \$27,406 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

Manna Catering & Creations LLC, et al, Laurinburg, North Carolina. \$26,774 in favor of Simply Funding LLC, Chester. Filed Oct. 22.

Mendoza, Araceli, Wallkill. \$8,329 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Mera, Ana, New Windsor. \$6,441 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 24.

Mertz, Yoel, Monroe. \$35,067 in favor of Capital One, Richmond, Virginia. Filed Oct. 24.

Miller, Joseph P., Goshen. \$3,030 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 21.

Morrison, William V., Otisville. \$4,241 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 28.

Murphy, Terence, Monroe. \$7,874 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 28.
Ngchong, Haydee, Middletown. \$1,600 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Olin, Katelyn, New Windsor. \$2,567 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 25.

Ormsby, Ainsley, Newburgh. \$13,893 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 22.

Overstreet, Norval, Highland Mills. \$1,265 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 23.

Peraza, Vicenta, Blooming Grove. \$12,516 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Perez, Jose E., Monroe. \$7,309 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 24.

Posen, Liba, Monroe. \$3,519 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 24.

Reich, David, Rock Tavern. \$5,297 in favor of Municipal Credit Union, New York. Filed Oct. 23.

Rivera, Diana M., New Windsor. \$8,632 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 24.

Rose Peddling Corp., Monsey. \$40,660 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Oct. 25.

Rosenfeld, Jane E., Highland Falls. \$12,056 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 28.

Shuart, Patrick B., Unionville. \$11,390 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 22.

Snell, Francis, Monroe. \$6,515 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 21.

Standback General Contractors LLC, New Windsor. \$18,604 in favor of Sherwin Williams Co., Monroe. Filed Oct. 23.

Vitamin Drip Bar Inc., et al, Murrieta, California. \$24,939 in favor of Simply Funding LLC, Chester. Filed Oct. 29.
Vivar, Lesly, Chester. \$16,817 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 24.

MECHANIC'S LIENS

DZ 974 Route 45 Llc, as owner. \$2,787 in favor of All State Pest Management LLC. Property: 974 Route 45, Spring Valley. Filed Nov. 1.
Admirals Cove Holdings Llc, as owner. \$384,453 in favor of New Direct Cabinets LLC. Property: in Haverstraw. Filed Nov. 5.

NEW BUSINESSES

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

Sole Proprietorships

About Times Tours, 431 Crawford St., Pine Bush 12566. c/o Samantha Evette Carroll. Filed Nov. 8.

Bkd Newburgh, 109 S. William St., No.1h, Newburgh 12550. c/o Daniel Terence Gorman. Filed Nov. 7.

Carabetta & Co, 1804 Kayla Court, Newburgh 12550. c/o Anneliese Becker Carabetta. Filed Nov. 4.

Finest Aquariums, 591 Guynard Turnpike, Middletown 10940. c/o Michael S. Percy. Filed Nov. 8.

Gold Pisco, 89 S. Lander St., Newburgh 12550. c/o Franco Antonio Pazos Huerta. Filed Nov. 6.

Lightwire Lamp Repair & Design, 38 Morris Drive, Newburgh 12550. c/o David Seth Zimel. Filed Nov. 8.

Oneil St Ventures, 51 Leroy Place, Apt. 47, Newburgh 12550. c/o Michael James Ralff. Filed Nov. 8.

Pohs Firewood, 329 Howell St., Pine Bush 12566. c/o Ronald Gros. Filed Nov. 7.

Rds Real Deal Steppuh, 459 South St., Newburgh 12550. c/o Jacqueline Ortega Hendrick. Filed Nov. 7.

Resultz Driven, 242 Parkway Drive, New Windsor 12553. c/o Hoang Phuong Rita Nguyen. Filed Nov. 8.

BUILDING PERMITS

Commercial

25 & 27 Bouton LLC, Norwalk, contractor for 25 & 27 Bouton LLC. Construct 2.5-story, three-unit multi-family residence at 25 Bouton St., Norwalk. Estimated cost: \$87,000. Filed Oct. 11.

25 & 27 Bouton LLC, Norwalk, contractor for 25 & 27 Bouton LLC. Construct 2.5 story, three-unit multifamily residence at 27 Bouton St., Norwalk. Estimated cost: \$87,000. Filed Oct. 11.

Antonelli, John E., Norwalk, contractor for Washington Row Preservation 3. Remove roof and reroof 2 S. Main St., Norwalk. Estimated cost: \$323,400. Filed Oct. 10.

IJ Group Oz LLC, Norwalk, contractor for IJ Group Oz LLC. Perform replacement alterations at 51 Wall St., Norwalk. Estimated cost: \$250,000. Filed Oct. 10.

Jolt America Inc., Norwalk, contractor for 1 Park Norwalk II LLC. Install 2 EV charger stations at 761 Main Ave., Norwalk. Estimated cost: \$127,106. Filed Oct. 15.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables, Building 1, at 235 W. Main St., Stamford. Estimated cost: \$379,630. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables Building 2 at 2 W. Main St., Stamford. Estimated cost: \$762,449. Filed Oct. 16.

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

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables Building 3 at 235 W. Main St., Stamford. Estimated cost: \$1,302,662. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables Building 4 at 235 W. Main St., Stamford. Estimated cost: \$148,967. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables Building 6 at 235 W. Main St., Stamford. Estimated cost: \$148,967. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovation of Parkside Gables Building 8 at 235 W. Main St., Stamford. Estimated cost: \$846,954. Filed Oct. 16.

LMV II 885 Washington Holdings LP, Stamford, contractor for LMV II 885 Washington Holdings LP. Build new restaurant (within the existing retail space) on first-floor of commercial area at 100 Tresser Blvd., Stamford. Estimated cost: \$470,000. Filed Oct. 28.

Mica Development Company Stillwater Ave LLC, Stamford, contractor for town of Stamford Stark Elementary School. Replace attic and roof-mounted condenser with new roof top package unit at 398 Glenbrook Road, Stamford. Estimated cost: \$300,000. Filed Oct. 2.

Montagno Construction Inc., Waterbury, contractor for city of Stamford URC. Construct two single-occupancy accessible unisex toilets and precast concrete protective shells, site stairs and drinking fountain, and install site lighting at 50 W. Main St., Stamford. Estimated cost: \$1,499,999. Filed Oct. 24.

One Stamford Plaza Owner LLC, Stamford, contractor for One Stamford Plaza Owner LLC. Replace an existing illuminated sign with a new illuminated sign at 263 Tresser Blvd., Stamford. Estimated cost: \$18,373. Filed Oct. 30.

PK Contracting Inc., Norwalk, contractor for Winfield Street Coffee. Add a wall in the dining room to for more kitchen space at 96 Broad St., Stamford. Estimated cost: \$15,000. Filed Oct. 7.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Eleni P. Begetis. Replace existing roof at 87 Webb Ave., Stamford. Estimated cost: \$31,700. Filed Oct. 2.

RESIDENTIAL

Advanced Roofing Company Inc., Norwalk, contractor for Phyllis A. Nazari. Replace roof at 17 Brenner Road, Norwalk. Estimated cost: \$35,000. Filed Oct. 11.

Arizona Construction LLC, Norwalk, contractor for Luis Castillo. Remove shingles and install new asphalt shingles at 5 1/2 Colony Place, Norwalk. Estimated cost: \$12,802. Filed Oct. 11.

Digiorgi Roofing & Siding Inc., Norwalk, contractor for Evelyn R. Fitzsimmons. Strip and reroof 26 Orlando Road, Norwalk. Estimated cost: \$37,670. Filed Oct. 11.

Garcia, Clever A., Norwalk, contractor for Clever A. Garcia. Construct superstructure for second-story addition and front porch at 2 Cedar Crest Place, Norwalk. Estimated cost: \$90,000. Filed Oct. 15.

Gunner LLC, Stamford, contractor for John Kottmann. Remove roof and reroof 40 Brandt Road, Stamford. Estimated cost: \$16,000. Filed Oct. 3.

Gunner LLC, Stamford, contractor for David J. Chenell and Brianna L. Larson. Remove and replace existing roof on house and garage, inspect roof deck to verify that all sheathing is suitable, install new white aluminum k-style gutters using hidden fasteners elbows and downspouts, remove existing skylights and discard and install new Velux skylight at 27 Westover Ave., Stamford. Estimated cost: \$22,467. Filed Oct. 17.

Gunner LLC, Stamford, contractor for Ricky Biagi and Paul Jon Apostolides. Remove and replace existing roof. Remove existing windows and install richlin white interior/white exterior. Sliding door will also be replaced white interior white exterior and include half screen at 64 Amherst Place, Stamford. Estimated cost: \$74,503. Filed Oct. 11.

Gunner LLC, Stamford, contractor for Kevin Ciaccio. Remove roof and reroof 16 Lund Ave., Stamford. Estimated cost: \$20,652. Filed Oct. 8.

Gunner LLC, Stamford, contractor for Syed Rahmatullah and Mehwish Mirza. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable and install new white aluminum k-style gutters using hidden fasteners elbows and downspouts. Remove existing window and replace with Anderson window at 604 Hope St., Stamford. Estimated cost: \$13,393. Filed Oct. 15.

Gunner LLC, Stamford, contractor for Gregory A. Mills-Lefkin and Chelsea Lynn Nichols. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable. Remove and replace 7 existing windows. Install Anderson 400 series windows in the living room on the second floor and three windows in office space on the second floor above garage doors at 419 Long Ridge Road, Stamford. Estimated cost: \$21,308. Filed Oct. 21.

Gunner LLC, Stamford, contractor for Maria Crossland and Frank De Costanzo. Remove and replace existing siding with vinyl siding and install new white aluminum k-style gutters and downspouts at 9 Travis Ave., Stamford. Estimated cost: \$24,510. Filed Oct. 23.

Gunner LLC, Stamford, contractor for 1035 Shippan Avenue LLC. Remove and replace existing roof. Install water and ice barrier, underlayment, asphalt shingles and proper ventilation and install new white aluminum k-style gutters using hidden fastener elbows and downspouts at 1035 Shippan Ave., Stamford. Estimated cost: \$15,723. Filed Oct. 24.

Gunner LLC, Stamford, contractor for Victor and Yevgeniya Shinsky. Remove and replace existing roof and install water and ice barrier, underlayment, asphalt shingles and proper ventilation at 29 Happy Hill Road, Stamford. Estimated cost: \$12,976. Filed Oct. 24.

Helio General Contracting LLC, Trumbull, contractor for Mary Ann and Evan Dunnell. Remove and replace asphalt-shingle roof at 64 Rachele Ave., Stamford. Estimated cost: \$17,229. Filed Oct. 25.

Home Depot USA Inc., Atlanta, Georgia, contractor for Tian Jiao jiao. Remove and replace three windows and one patio door, same size, no structural change at 75 Courtland Ave., Stamford. Estimated cost: \$12,856. Filed Oct. 28.

Home Depot USA Inc., Atlanta, Georgia, contractor for Lu Ping. Remove and replace one patio door, same size, no structural change at 180 Glenbrook Road, Stamford. Estimated cost: \$4,224. Filed Oct. 14.

Home Depot USA Inc., Atlanta, Georgia, contractor for Michelle LaGrande. Remove and replace 18 windows, same size, no structural change at 18 Island Heights Circle, Stamford. Estimated cost: \$27,226. Filed Oct. 3.

Home Depot USA Inc., Atlanta, Georgia, contractor for Leonid and Tatyana Ekgaus. Remove and replace two windows, same size, no structural change at 14 Phaiban Lane, Stamford. Estimated cost: \$6,358. Filed Oct. 28.

Home Depot USA Inc., Atlanta, Georgia, contractor for Nelson and Caroline Andrade. Remove and replace two windows, same size, no structural change at 47 Halliwell Drive, Stamford. Estimated cost: \$3,081. Filed Oct. 28.

Home Exteriors LLC, Bethel, contractor for Jayne M. Allen and Philip A. Wood. Remove and reroof 113 Knickerbocker Ave., Stamford. Estimated cost: \$9,124. Filed Oct. 7.

Home Exteriors LLC, Bethel, contractor for George Frank Dan Revocable Trust. Remove and reroof 289 Four Brooks Road, Stamford. Estimated cost: \$30,808. Filed Oct. 7.

Home Exteriors LLC, Bethel, contractor for Monavar Hadi. Remove and reroof 92 Don Bob Road, Stamford. Estimated cost: \$21,900. Filed Oct. 8.

I & H Construction LLC, Stamford, contractor for 498 Den Road Partners LLC. Add a generator powered by propane in-ground tank to an existing home built at 498 Den Road, Stamford. Estimated cost: \$8,000. Filed Oct. 28.

Infinity Roofing LLC, Norwalk, contractor for Joseph D'Amelio. Remove 1 layer of shingles and install new plywood and synthetic underlayment at 55 Scribner Ave., Norwalk. Estimated cost: \$8,700. Filed Oct. 11.

Integrity Home Services LLC, Stratford, contractor for Lorraine Vanlangen. Remove existing roofing shingles and replace at 16 Webster Road, Stamford. Estimated cost: \$11,550. Filed Oct. 17.

Ion Solar Pros LLC, Middlebury, contractor for Jennifer Lopez and Carlos Alberto Lopez. Install roof-mounted solar panels at 29 Stone Wall Drive, Stamford. Estimated cost: \$25,256. Filed Oct. 29.

Kay, David J., Stratford, contractor for Mary Anne A. Howard. Install 12kw generator with 100-amp outside of house at 247 Hunting Ridge Road, Stamford. Estimated cost: \$12,600. Filed Oct. 25.

Kompar, Frances and **Michael Kompar** Stamford, contractor for Frances and Michael Kompar. Install roof-mounted solar panels at 2256 High Ridge Road, Stamford. Estimated cost: \$39,468. Filed Oct. 3.

LA Barnaby & Sons Inc., Stratford, contractor for Dawn Elizabeth Chase. Strip roof and reshingle at 65 Shadow Ridge Road, Stamford. Estimated cost: \$15,000. Filed Oct. 30.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovate Parkside Gables Building 5 – 3-story, 2-unit building - roofing, siding, porch railings, windows, kitchens, bathrooms and upgrade plumbing, electrical and mechanicals at 235 W. Main St., Stamford. Estimated cost: \$148,967. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovate Parkside Gables Building 7 - 1 and 2-story, 4-unit building - roofing, siding, porch railings, windows, kitchens, bathrooms, upgrade plumbing, electrical and mechanicals at 235 W. Main St., Stamford. Estimated cost: \$268,702. Filed Oct. 16.

Larosa Building Group LLC, Meriden, contractor for Parkside Gables LLC. Renovate Parkside gables Building 9 – 3-story, 10-unit building - roofing, siding, porch railings, windows, kitchens, bathrooms, upgrade plumbing, electrical and mechanicals at 235 W. Main St., Stamford. Estimated cost: \$958,263. Filed Oct. 16.

Lava Refresh Renovations LLC, Norwalk, contractor for Alicia Murphy. Two bathrooms and kitchen renovation at 17 Clinton Ave., Stamford. Estimated cost: \$23,100. Filed Oct. 22.

Long Roofing LLC, Savage, Maryland, contractor for Vasudeva Kamath and Christine M. Salvatore. Install new underlayment, ice and water shingle, drip edge, flashing, and trim at 55 Kenilworth Drive West, Stamford. Estimated cost: \$37,500. Filed Oct. 17.

Northeast Elemental LLC, Norwalk, contractor for Carol L. Frank. Remove and replace existing chimney brick due to storm damage around chimney roof shingles at 5 Cranbury Woods Road, Norwalk. Estimated cost: \$24,814. Filed Oct. 11.

Rhino Back Roofing LLC, Norwalk, contractor for Georgios Konstantinidis. Re-roof 107 Stuart Ave., Norwalk. Estimated cost: \$11,341 Filed Oct. 11.

Roofing Solutions of CT LLC, Norwalk, contractor for Robert and Patricia Van Buskirk. Replace asphalt roof at 21 Jennie Jenks St., Norwalk. Estimated cost: \$23,000. Filed Oct. 15.

SLG Construction LLC, Norwalk, contractor for Diego Alonso Gomez and Ingrid Larce DeGomez. Replace roof and skylight at 29 Priscilla Road, Norwalk. Estimated cost: \$128,000. Filed Oct. 10.

Velasquez Jr. Neil, Norwalk, contractor for Urban Howard. Strip existing siding from home and install barrier to home at 25 Surrey Drive, Norwalk. Estimated cost: \$33,550. Filed Oct. 11.

COURT CASES

Bridgeport Superior Court

Assevero, Vena et al, Stamford. Filed by Juana Gonzalez-Cabrera, Stamford. Plaintiff's attorney: Wesley Mark Malowitz, Stamford. 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-24-6138670-S. Filed Sept. 30.

Crawford, Daniel Edward, et al, Fairfield. Filed by Gustave Edmond, Stratford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, 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-24-6138623-S. Filed Sept. 26.

Morocho-Ilanos, Luis Antonio, et al, New London. Filed by Adilio Mulatio, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, 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-24-6138868-S. Filed Oct. 3.

Nuvance Health Inc., East Hartford. Filed by Jazmin Cooper, New Haven. Plaintiff's attorney: Alexander Tiva Taubes, New Haven. Action: the plaintiff was an employee of the defendant. The plaintiff reported that a patient appeared to be in distress and pain, potentially due to a fall, and that the patient's concerns were not being adequately addressed by hospital staff and her concerns were allegedly dismissed and not properly addressed. The plaintiff was subjected to a disciplinary meeting with corporate compliance and was called into another disciplinary meeting. This pattern of meetings based on complaints was allegedly retaliatory for her previous reports to the DPH. The plaintiff was terminated from her position. This termination was the culmination of ongoing retaliation against plaintiff for reporting safety concerns to the DPH. 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-24-6138577-S. Filed Sept. 25.

Trumbull Town Commons Association, et al, Bridgeport. Filed by Madeline Mark, Trumbull. Plaintiff's attorney: Kernan & Scully Llp, Waterbury. Action: the plaintiff was on the premises owned and controlled by the defendant. The plaintiff was walking up the outside front steps when she tripped and fell on broken, uneven and loose bricks and concrete at the top of the exterior brick and concrete steps causing her to lose her balance and fall. 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-24-6051942-S. Filed Oct. 7.

Danbury Superior Court

Hall, Ryan, Danbury. Filed by Michael Wahl, Fort Meyers, Florida. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff loaned money to the defendant for purposes of paying the defendant's student loan in full. The plaintiff also loaned the defendant a down payment on a home. The defendant agreed to pay the plaintiff 3% simple interest on the amount loaned. The defendant neglected to pay the plaintiff anything toward the balance due for the monies loaned. 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-24-6051701-S. Filed Sept. 18.

Jardim, Nicole Madeleine, Woodbury. Filed by Nuvance Health, Inc, Danbury. Plaintiff's attorney: Simko V Michael Jr Law Office, Seymour. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. The plaintiff seeks more than \$2,500 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051491-S. Filed Oct. 30.

JD Riney LLC, South Kent. Filed by Hunter Merrill, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was on the premises owned and controlled by the defendant when the plaintiff was allegedly suddenly caused to fall due to a dangerous and defective condition, thereby causing her to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051942-S. Filed Oct. 7.

Martinez, Steven, Danbury. Filed by Marco Lazo, Danbury. Plaintiff's attorney: Smart Law Group PC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. DBD-CV-24-6051930-S. Filed Oct. 4.

McCarley, Aaron, Danbury. Filed by Discover Bank, Columbus, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051288-S. Filed Aug. 13.

Stamford Superior Court

Collins, Robert Joseph, et al, Wethersfield. Filed by Lauren Turner, Greenwich. Plaintiff's attorney: The Maddox Law Firm Inc., 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-24-6069738-S. Filed Oct. 16.

Crawford, Michael Terrence, Trumbull. Filed by Brittany Flores, Stamford. Plaintiff's attorney: Discala & Discala LLC, 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-24-6069695-S. Filed Oct. 11.

Frame La Brands, LLC, Simsbury. Filed by Alexandria Hamilton, New York, New York. Plaintiff's attorney: Aeton Law Partners LLP, Middletown. Action: the plaintiff was the defendant's employee when she suffered allegedly sexual harrasment from a man who was in a relationship with a coworker of the plaintiff. As a result of the pervasive, repeated and ongoing harassment she endured because of defendant's actions and inactions, plaintiff resigned her position with defendant, resulting in her constructive discharge from defendant's employment. 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-24-6069705-S. Filed Oct. 15.

Lerner, Jane, et al, Norwalk. Filed by Amy Kule, Norwalk, who allegedly, caused by the defendant, 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-24-6069659-S. Filed Oct. 9.

DEEDS

Commercial

19 Stone Fence Lane LLC, Stamford. Seller: Brian F. Jones, Saddle River, New Jersey. Property: 19 Stone Fence Lane, Stamford. Amount: \$0. Filed Oct. 23.

2 Mill Pond Court LLC, Riverside. Seller: Ann K. Reiten, Cos Cob. Property: 2 Mill Pond Court, Cos Cob. Amount: \$1,450,000. Filed Oct. 31.

730 Commerce Drive, Fairfield. Seller: 770 Commerce Drive LLC, Fairfield. Property: 770 Commerce Drive, Fairfield. Amount: \$2,450,000. Filed Nov. 1.

Acela M. Linares Trust Agreement, Greenwich. Seller: 33 West Putnam LLC, Greenwich. Property: 33 Lafayette Court, Greenwich. Amount: \$1,165,000. Filed Oct. 31.

Casa Tua LLC, Old Greenwich. Seller: Paul Conway and Louisa Conway, Key Biscayne, Florida. Property: 255 Valley Road, Cos Cob. Amount: \$1,200,000. Filed Oct. 29.

Lemus Carranza, Hector Amado and Liliam Yaneth Medina Carrillo, Stamford. Seller: US Bank NA, Armonk, New York. Property: 87 Holcomb Ave., Stamford. Amount: \$490,000. Filed Oct. 21.

MA-PA Partners LLC, Greenwich. Seller: Alan B. Weissman and Marilyn Bastide-Weissman, Greenwich. Property: 291 North St., Greenwich. Amount: \$N/A. Filed Nov. 1.

Panaro, Lauren and Joseph Panaro, Stamford. Seller: Jeta Holdings LLC, Stamford. Property: 83 Crystal Lake Road, Stamford. Amount: \$680,000. Filed Oct. 22.

Providence Trust Properties III LLC, Trumbull. Seller: David M. Gordon, Fairfield. Property: 143 Tunxis Hill Road, Fairfield. Amount: \$200,000. Filed Oct. 29.

Shah, Amit and Medha Ranka, Brooklyn, New York. Seller: Reflip LLC, Norwalk. Property: 65 Glen Ridge Road, Fairfield. Amount: \$1,910,614. Filed Oct. 29.

RESIDENTIAL

Beaty, Anne Eddy and **Bruce F. Beaty**, Greenwich. Seller: Anne Eddy Beaty, Greenwich. Property: 33 Perryridge Road, Greenwich. Amount: \$10. Filed Oct. 28.

Benslmon, Michael, Stamford. Seller: Kimberly Livingston, et al, Webster, Massachusetts. Property: 36 Prospect St., Greenwich. Amount: \$1,021,000. Filed Oct. 29.

Bertrand, Ross and **Yolandith Bertrand**, Stamford. Seller: Michael Pelazza and Lisa A. Pelazza, Stamford. Property: 136 Alton Road, Stamford. Amount: \$715,000. Filed Oct. 25.

Blais, Patricia and **Jeremie Blais**, Fairfield. Seller: Avery Krein, Fairfield. Property: 327 New England Ave., Unit 327, Fairfield. Amount: \$432,000. Filed Nov. 1.

Bryant, Dane and **Mistee-Rae Bryant**, New Rochelle, New York. Seller: Joseph W. Summa and Brittney P. Summa, Stamford. Property: 14 Dannel Drive, Stamford. Amount: \$785,000. Filed Oct. 21.

Calise, Zachary, Stamford. Seller: Annie H. Heaphy, Georgia. Property: 126 Woodside Green, Unit 1C, Stamford. Amount: \$265,000. Filed Oct. 23.

Caputo, Philip and **Cristina Bartolacci**, New York, New York. Seller: James H.G. Band and Amelia C.R. Groeneveld, Riverside. Property: 6 Miltiades Ave., Riverside. Amount: \$2,550,000. Filed Nov. 1.

Chau, Victor and **Phuong Diep**, Stamford. Seller: Raymond G. Boyd, Stamford. Property: 611 Hope St., Unit 617, Stamford. Amount: \$555,000. Filed Oct. 21.

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

Ducharme, Judy, Stamford. Seller: Parikshit Chowdhary and Archica Chowdhary, Wilton. Property: 50 Glenbrook Road, No. 7D, Stamford. Amount: \$335,000. Filed Oct. 21.

Gentile III, Thomas Charles and **Julie Kopca Gentile**, Stamford. Seller: David Anthony Kellie and Michelle Anne Kellie, Beaconsfield, United Kingdom. Property: 15 Flying Cloud Road, Stamford. Amount: \$3,295,000. Filed Oct. 24.

Guilfoile, Mark, Portland, Oregon. Seller: Eva Preuss El-Far and Naim El-Far, Fairfield. Property: 285 Primrose Lane, Fairfield. Amount: \$1,200,000. Filed Oct. 31.

Hearle, Todd D., Stamford. Seller: Michael Hasselt, Stamford. Property: 220 Davenport Farm Lane West, Stamford. Amount: \$1,405,000. Filed Oct. 24.

Hovey, Paul Michael and **Grace Marie Hovey**, Bridgeport. Seller: Charles C. Costa, et al, Fairfield. Property: 499 Melville Ave., Fairfield. Amount: \$610,000. Filed Oct. 28.

Imhof, Diana, Greenwich. Seller: Leigh Erica Jones, Philadelphia, Pennsylvania. Property: 40 W. Elm St., Apt. 4B, Greenwich. Amount: \$875,000. Filed Oct. 31.

Iqbal, Mohammed and **Nahida Kowser Iqbal**, Stamford. Seller: Don Miliareisis and Tabatha Miliareisis, Stamford. Property: 320 Vine Road, Stamford. Amount: \$735,000. Filed Oct. 22.

Kastanis, Jordan, Stamford. Seller: Robert Sandberg, Bethel. Property: 700 Summer St., Apt. 2C, Stamford. Amount: \$310,000. Filed Oct. 22.

Lopez, Jorge E. and **Sonnia G. Lopez**, Stamford. Seller: Annabelle Hughes, Stamford. Property: 25 Carroll St., Stamford. Amount: \$280,000. Filed Oct. 23.

Luttman, Daniel P. and **Annie Y. Chen**, Long Island, New York. Seller: Christopher M. Tinkham, Stamford. Property: 60 Pheasant Lane, Stamford. Amount: \$898,000. Filed Oct. 25.

Maasbach, Nancy Yao and **Gary Locke**, Old Greenwich. Seller: Joshua Sorensen and Kyoko Sorensen, Old Greenwich. Property: 8 Cherry Lane, Old Greenwich. Amount: \$2,485,800. Filed Oct. 30.

May, Leslie Spraker, Doylestown, Pennsylvania. Seller: Steven S. Pfefer and Renee Pfefer, Stamford. Property: 587 Haviland Road, Stamford. Amount: \$1,530,000. Filed Oct. 23.

Mucha, Paul J. and **Courtney D. Mucha**, Fairfield. Seller: Paul J. Mucha and Courtney D. Mucha, Fairfield. Property: 215 Greenfield Hill Road, Fairfield. Amount: \$0. Filed Oct. 31.

Nastahowski, Jack, Stamford. Seller: Jack Nastahowski, Stamford. Property: 34 Crescent St., Unit 1B, Stamford. Amount: \$10. Filed Oct. 23.

Ndregjoni, Lutfie and **Denis Adregjoni**, Jacksonville, Florida. Seller: Jean M. O'Neill, Stamford. Property: 44 Strawberry Hill Ave., Unit 8B, Stamford. Amount: \$435,000. Filed Oct. 24.

Peetz Jr., David, Spring Lake, New Jersey. Seller: Karen B. Peetz, Spring Lake, New Jersey. Property: 37 Woodside Drive, Greenwich. Amount: \$0. Filed Nov. 1.

Piekarski, Andrew, Fairfield. Seller: Mayela Ovejas and Lander Otegui, Riverside. Property: 6 Dorchester Lane, Riverside. Amount: \$1,775,000. Filed Oct. 29.

Prate, Robert and **Jordan Breanne Murphy**, Brooklyn, New York. Seller: Zachary Scott Perron and Julie Marie Perron, Fairfield. Property: 580 Rolling Hills Drive., Fairfield. Amount: \$1,465,000. Filed Nov. 1.

Reddy, Swaroop and **Julie Reddy**, Fairfield. Seller: Thomas J. Bentley and Kristina W. Bentley, Fairfield. Property: 9 Clinton St., Fairfield. Amount: \$1,050,000. Filed Nov. 1.

Robinson, Shaune, Bronx, New York. Seller: Andrew L. Carver and Allison Carver, Stamford. Property: 85 Lindale St., Unit 2, Stamford. Amount: \$292,200. Filed Oct. 21.

Saavedra Betancourt, Karla and **Peter Laskey**, Stamford. Seller: Jeffrey Gerbert and John D. Maloney, Stamford. Property: 409 Strawberry Hill Ave., Stamford. Amount: \$805,000. Filed Oct. 21.

Sehic, Almin, Fairfield. Seller: Thomas P. Homa and Michael E. Homa Jr., Fairfield. Property: 278 Sigwin Drive, Fairfield. Amount: \$580,000. Filed Oct. 30.

Seth, Natasha, Cos Cob. Seller: Jason M. Walls and Alexis Ana Walls, Newtown. Property: 11 River Road, Unit 102, Cos Cob. Amount: \$10. Filed Nov. 1.

Shen, Can, Darien. Seller: Cisco Reccy, Stamford. Property: 12 Scott Place, Stamford. Amount: \$755,000. Filed Oct. 25.

Shipper, Alexander and **Nicole Shipper**, Atlanta, Georgia. Seller: Mark Newton and Lisa Cr4ossley Newton, Fairfield. Property: Windsor Road, Fairfield. Amount: \$1,225,000. Filed Oct. 28.

Tait, Geraldine and **David Tait**, New York, New York. Seller: David K. Delaney, Greenwich. Property: 31 Grey Rock Drive, Greenwich. Amount: \$0. Filed Nov. 1.

Tseng, Chun Daniel and **Fangyi Ting**, Old Greenwich. Seller: Xiaoting Zhu and Xiaohui Yang, Fort Lauderdale, Florida. Property: 25 Forest St., Unit 15A, Stamford. Amount: \$860,000. Filed Oct. 24.

West, Michele, Stamford. Seller: Brett Howard, Norwalk. Property: 85 Camp Ave., Unit 15-D, Stamford. Amount: \$600,000. Filed Oct. 21.

Yoseffoff, Elvina and **Lee Yoseffoff**, Greenwich. Seller: Wendy Friedman and Craig Friedman, Greenwich. Property: 9 Swan Terrace, Greenwich. Amount: \$2,075,000. Filed Oct. 31.

Zheng, Meng Yun and **Mei Zhi Huang**, Stamford. Seller: Mustak Ahmed, Stamford. Property: 64 Colonial Road, Stamford. Amount: \$825,000. Filed Oct. 25.

MORTGAGES

11 Orchard Place LLC, Greenwich, by David P. Lasnick. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 11 Orchard Place, Greenwich. Amount: \$3,000,000. Filed Oct. 2.

16Maher LLC, Greenwich, by Linda Fox. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 16 Maher Ave., Greenwich. Amount: \$2,400,000. Filed Oct. 3.

59 Maple Holdings LLC, Greenwich, by Michael J. Cacace. Lender: Stormfield SPV I, LLC, 200 Pequot Ave., Southport. Property: 59 Maple Ave., Greenwich. Amount: \$3,080,000. Filed Oct. 2.

Ahsan, Saddmun, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 24 Prospect St., Greenwich. Amount: \$606,975. Filed Oct. 1.

Alonzi, Robert David and **Brianna Rose Alonzi**, Stamford, by Harvey Melzer. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 14 Autumn Lane, Stamford. Amount: \$350,000. Filed Oct. 4.

Alto Fairfield Metro, Boston, Massachusetts, by Mary A. Purington. Lender: Walker & Dunlop LLC, 7272 Wisconsin Ave., Suite 1300, Bethesda, Maryland. Property: 1401 Kings Highway, Fairfield. Amount: \$47,515,000. Filed Oct. 3.

Annuncio, Tanya M., Fairfield, by Karen Lee Miller. Lender: Amerisave Mortgage Corporation, 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 3845 Park Ave. Unit 5, Fairfield. Amount: \$223,000. Filed Oct. 2.

Bello, Brian J. and **Susan Francine Bello**, Stamford, by John Dionisio. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 29 Fairway Drive, Stamford. Amount: \$300,000. Filed Oct. 1.

Brown, Mallory and **Jeffrey Brown**, Fairfield, by Jamie K. Gerard. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 109 Meadowcrest Drive, Fairfield. Amount: \$400,000. Filed Sept. 30.

Brown, Travis M. and **Alvin Tran**, Fairfield, by Margaret A. O'Neal. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1579 Shippan Ave., Stamford. Amount: \$1,279,250. Filed Oct. 2.

Campofranco, Nicholas and **Emily Solomon Campofranco**, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 153 Lake Ave., Greenwich. Amount: \$1,214,302. Filed Oct. 1.

Carafotes, Michael W., Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 84 Adelaide St., Fairfield. Amount: \$180,000. Filed Oct. 1.

Caruso, Nicholas and **Chante Caruso**, Stamford, by Louis J. Colangelo Jr. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 27 Hackett Circle N, Stamford. Amount: \$560,800. Filed Sept. 30.

Chemali, Julien B. and **Hagar Chemali**, Greenwich, by Luz Stella Amaya G. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Dingtletown Road, Greenwich. Amount: \$250,000. Filed Oct. 4.

Claps, Francis X. and **Ann C. Claps**, Old Greenwich, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 43 Sound Beach Ave., Old Greenwich. Amount: \$200,000. Filed Sept. 30.

Coscoros, Cynthia J. and **Alexios Coscoros**, Riverside, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 93 Riverside Ave., Riverside. Amount: \$150,000. Filed Oct. 1.

Darr, Aniq and **Stephanie Wilcox**, Fairfield, by Antonio Faretta. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 147 Blaine St., Fairfield. Amount: \$200,000. Filed Oct. 3.

Desalvo, Matthew and **Theresa Desalvo**, Greenwich, by Tanya Cruz. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 18 Perryridge Road, Greenwich. Amount: \$2,700,000. Filed Oct. 2.

Diaz, Andres, New York, New York, by Samuel D. Bush. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 24 Home Court, Unit 4, Stamford. Amount: \$208,125. Filed Oct. 4.

Fawcett, James and **Sara Fawcett**, Riverside, by Antonio Faretta. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 9 Cary Road, Riverside. Amount: \$650,567. Filed Oct. 3.

Giardina, Anthony and **Elizabeth Giardina**, Fairfield, by Daniel T. Murtha. Lender: Newtown Savongs Bank. 39 Main St., Newtown. Property: 55 Orchard Hill Lane, Fairfield. Amount: \$150,000. Filed Oct. 4.

Godoy, Alexi and **Mariah Godoy**, Fairfield, by Douglas Seltzer. Lender: Planet Home Lending LLC, 321 Research Parkway, Suite 303, Meriden. Property: 386 Sigwin Drive, Fairfield. Amount: \$641,245. Filed Oct. 1.

Holden, Matthew, Weston, by Thomas Battaglia Jr. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 90 Lawrence Hill Road, Stamford. Amount: \$693,000. Filed Oct. 2.

Howden, Brett and **Jessica Scialabba**, Hopkinton, Rhode Island, by Jonathan A. Wetmore. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 562 Hoydens Lane, Fairfield. Amount: \$372,000. Filed Sept. 30.

Huang, Hong and **Liaofan Zhang**, Stamford, by Margaret O'Neal. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 14 Patricia Lane, Cos Cob. Amount: \$800,000. Filed Oct. 3.

Japa, Manuel and **Diana Palomeque**, Stamford, by John R. Hall. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 13 Willowbrook Place, Stamford. Amount: \$436,500. Filed Oct. 3.

Jaramillo, Tyler and **Delphine Lincy**, Mount Vernon, New York, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 300 Orchard St., Greenwich. Amount: \$1,354,000. Filed Sept. 30.

Kery, Dana and **Timothy Kery**, Fairfield, by Evachristin Katzen. Lender: TD Bank NA, 6000 Atrium Way, Mount Laurel, New Jersey. Property: 7 Green Acres Lane, Fairfield. Amount: \$200,000. Filed Oct. 2.

Kostroff, Risa and **Jerry Kostroff**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Church St., Apt B25, Greenwich. Amount: \$550,000. Filed Oct. 4.

Kuo, Theodore W. and **Ningning J. Kuo**, Darien, by Michelle Hanover. Lender: Keybank NA, 127 Public Square, Cleveland, Ohio. Property: 119 Forest St., Unit 4, Stamford. Amount: \$270,000. Filed Oct. 3.

Lewis, David J., New York, New York, by Eileen M. Pate. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 25 Evergreen Road, Greenwich. Amount: \$2,500,000. Filed Sept. 30.

Locke, Samuel and **Colleen Locke**, Fairfield, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 125 Canterbury Lane, Fairfield. Amount: \$1,044,000. Filed Oct. 1.

Malone, Kathleen M., Stamford, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 293 Bouton St., W, Stamford. Amount: \$300,000. Filed Sept. 30.

Maroney, Melissa, Norwalk, by Lori M. Dion. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 23 Beaumont St., Unit 23, Fairfield. Amount: \$748,000. Filed Oct. 3.

Mendez, Martha, Brethel, by Stephen G. Harding. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 101 Grove St., No.14, Stamford. Amount: \$404,250. Filed Oct. 3.

Moffa, Carmelena and **Paul Brunner**, Darien, by Nathaniel W. Shipp. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 121 Parry Road, Stamford. Amount: \$935,000. Filed Oct. 2.

Muldoon, Ryan and **Elizabeth Muldoon**, Old Greenwich, by Gillian V. Ingraham. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 71 Halsey Drive, Old Greenwich. Amount: \$1,495,000. Filed Oct. 3.

Mundija, Albert and **Eda Mundija**, Fairfield, by Jeremiah N. Ollennu. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 44 Massachusetts Ave., Fairfield. Amount: \$368,753. Filed Oct. 4.

Munrow, Jeffrey R. and **Roseann Munrow**, Wilton, by Douglas I. Bayer. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 161 Pratt St., Fairfield. Amount: \$1,000,000. Filed Oct. 1.

Opel, John and **Jacqueline Opel**, Fairfield, by Ethel Pinto. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 53 Windsor Road, Fairfield. Amount: \$200,000. Filed Sept. 30.

Ozimek, Alexa and **Frank DeLeo**, Stamford, by Charles P. Abate. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 26 Tupper Drive, Stamford. Amount: \$648,550. Filed Oct. 1.

Pekas, Samantha and **Kevin Cavino**, Jersey City, New Jersey, by John Headland II. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 23 Knollwood Ave., Stamford. Amount: \$1,002,150. Filed Oct. 1.

Perfetto, Joseph and **Julie Perfetto**, Fairfield, by Andrew R. Sherriff Jr. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 79 Walbin Court, Fairfield. Amount: \$1,440,000. Filed Oct. 2.

Perry, Kadeem and **Fadzai Nyanhongo**, Stamford, by Tammy N. Nesmith. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 131 Lawn Ave., Unit D1, Stamford. Amount: \$40,000. Filed Sept. 30.

Poirier, Renee, Pinehurst, North Carolina, by John J. Bove. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 141 Grove St., Unit 1, Stamford. Amount: \$495,000. Filed Oct. 2.

Posey, Nathaniel Aaron and **Michelle Kulowski Posey**, Norwalk, by Jack S. Lipson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 141 Carroll Road, Fairfield. Amount: \$500,000. Filed Sept. 30.

Racanelli, Nicholas and **Nazli M. Racanelli**, Fairfield, by Cynthia M. Salemme-Ricci. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 544 Flintlock Road, Southport. Amount: \$1,295,000. Filed Oct. 2.

Ruiz, Rosario and **Samuel Trani**, Bronx, New York, by Laura C. Browne. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 45 Cousins Road, Stamford. Amount: \$759,000. Filed Sept. 30.

Santucci, Christopher Anthony, Cos Cob, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 24 Taylor Drive, Cos Cob. Amount: \$150,000. Filed Sept. 30.

Sonnenfeld, Danae and **Christopher LaLima**, Fairfield, by Emily D. Wilson. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 196 Woods End Road, Fairfield. Amount: \$833,000. Filed Oct. 2.

Stock, Rebecca and **Christopher Dirubio**, Brooklyn, New York, by Chris Barreto. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 1424 Mill Hill Terrace, Southport. Amount: \$785,000. Filed Oct. 2.

Thompson, Jeffrey J. and **Nikol Thompson**, Greenwich, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 400 Lake Ave., Greenwich. Amount: \$2,875,000. Filed Oct. 4.

Thuemmel, Robert and **Etiene Thuemmel**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 315 Field Point Road, Greenwich. Amount: \$400,000. Filed Oct. 1.

Thungthongsuai, Saowalak, Stamford, by John K. Cohane. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 266B Seaside Ave., Stamford. Amount: \$400,000. Filed Oct. 4.

Toliver, Cortney, Bronx, New York, by Abraham M. Hoffmann. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 30 De Bera Lane, Unit 9, Stamford. Amount: \$360,450. Filed Oct. 3.

Vartuli, Jacquelyn and **Ralph Vartuli**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 674 Rock Rimmon Road, Stamford. Amount: \$173,000. Filed Oct. 4.

Viscuso, Andrea and **Richard Sudock**, Fairfield, by Descera Daigle. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 31 Glover St., Fairfield. Amount: \$552,500. Filed Oct. 2.

Voytek, Eric, Pittsburgh, Pennsylvania, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2023 Summer St., Apt 4, Stamford. Amount: \$461,250. Filed Oct. 1.

Wang, Fred and **Colleen McMenamin**, Greenwich, by Mark McNally. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 194 Bedford Road, Greenwich. Amount: \$500,000. Filed Oct. 2.

Wise, Terrence and **Jelena Wise**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 630 North St., Greenwich. Amount: \$1,500,000. Filed Oct. 4.

NEW BUSINESSES

Curtis, Katy W., 583 Belden Hill Road, Norwalk 06850, c/o Katherine Wright Curtis. Filed Oct. 11.

Dippin Chicken, 236 East Ave., Norwalk 06855, c/o Robert Lee. Filed Oct. 16.

Hydrotherapy Bath Solutions, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Safe Step Walk in Tub LLC. Filed Oct. 21.

Impressive Hair, 111 High Ridge Road, Stamford 06905, c/o Teresa Migdula. Filed Oct. 1.

JEA Painting LLC, 7 E. Meadow Lane, Norwalk 06851, c/o Candido Jose Gonzalez Rudas. Filed Oct. 15.

L & G Italian Deli, 425 W. Main St., Stamford 06902, c/o Giulio Pompa. Filed Oct. 10.

Lemaxx Contracting LLC, 7 Chatfield St., F78, Stamford 06907, c/o Max Pinho. Filed Oct. 28.

LM Telecommunications, 1234 Summer St., Suite 601, Stamford 06905, c/o Brian Martin. Filed Oct. 4.

MLO Business Solutions LLC, 29 Summit Ave., First Floor, Norwalk 06854, c/o Mary L. Ozorio. Filed Oct. 16.

Mycolife, 24 Mill Valley Lane, Stamford 06903, c/o Cancer Communications Inc. Filed Oct. 16.

New York Bites, 296 Bedford St., Stamford 06901, c/o Adnan Mozeb. Filed Oct. 23.

Nova Lush Aesthetics, 1425 Bedford St., Suite 1N, Stamford 06902, c/o Nova Lush Aesthetics LLC. Filed Oct. 31.

Organic Snacks and Convenience Corp., 791 E. Main St., Unit 2, Stamford 06902, c/o Mohammad Popal. Filed Oct. 24.

Orinoco HandTwoHand Transassist, 1450 Washington Blvd., Apt. 1009S, Stamford 06902, c/o WD Orinoco HandTwoHand Deliver Transassist. Filed Oct. 10.

Prime Wellness Home Companion Services, 426 Westport Ave., Norwalk 06851, c/o Yves Bienvenu Jr. Filed Oct. 15.

Protos Off Duty Services, 383 Main Ave., Suite 505, Norwalk 06851, c/o Anthony Escamilla. Filed Oct. 15.

South Main Market LLC, 133 South Main St., Norwalk 06854, c/o Elinet D. Torres Taveras. Filed Oct. 15.

Thy Kingdom Come Ministries, 33 Assisi Way, Norwalk 06851, c/o Ashley Mejia. Filed Oct. 16.

Legal Notices

Notice of Formation of Kaah Services, LLC. Of Org. filed with SSNY on 9/4/24. Office. Loc: Westchester County. SSNY designate as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 5 High Meadow trl, Peekskill, NY 10566. Purpose: any lawful purpose. #63693

Notice of Formation of THE LAW OFFICES OF KAREN L. BERNSTEIN, PLLC. Articles of Organization filed with SSNY on 07/11/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Karen L. Bernstein, Esq., 80 Church Street, Unit 5B, Tarrytown, NY 10591. Purpose: any lawful purpose. #63695

Notice of Application for Authority to do business in New York of GOLD COAST FINE PAINTING LLC (LLC). Application for Authority filed with the Secretary of State (SSNY) on 9/25/24. LLC formed in Connecticut (CT) on June 17, 2024. Office location is Westchester County. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of such process to the LLC c/o Zen Business, Inc., 90 State Street, Ste. 700, Office 400, Albany, NY 12207. Office address in CT is c/o Registered Agents, Inc., 2389 Main Street, Ste. 100, Glastonbury, CT 06033. Copies of Certificate of Organization of LLC are on file and may be obtained from the Secretary of State of CT, 30 Trinity Street, Hartford, CT 06106. Purpose of business of LLC is any lawful act or activity. #63696

Notice of formation of Limited Liability Company. Name: Blue Mountain Valley Road LLC (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) on September 30, 2024. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Blue Mountain Valley Road LLC, 425 Cherry Street, Bedford Hills, NY 10507. Purpose/character of LLC is to engage in any lawful act or activity. #63697

Notice of Formation of ONE LITTLE PRINT, LLC. Articles of Organization filed with SSNY on 09/17/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Katelyn Pittelli, 242 Fremont Street, 4s, Harrison, NY 10528. Purpose: any lawful purpose. #63699

Notice of Formation of Curveball Calculations LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 08/29/2024. Office

Location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Curveball Calculations, LLC, 2849 Holly Drive, Yorktown Heights, NY 10598. Purpose: Any lawful purpose. #63701

Notice of Formation of GETTING IT WRITE, LLC Art. Of Org. filed with SSNY on 10/03/2024. 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, 773 Pelham Road, 5A, New Rochelle, NY 10805. Purpose: any lawful purpose. #63702

Notice of Formation of AMENDOLA HOLDINGS, LLC. Articles of Organization filed with SSNY on 09/27/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Nicola Amendola, 131 Beacon Hill Drive, F16, Dobbs Ferry, NY 10522. Purpose: any lawful purpose. #63703

Notice of Formation of OHHO BEVERAGE LLC. Arts. of Org. filed with SSNY on 6/14/24. Office location: 34 Village Green, Bedford, NY 10506, Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to US Corporation Agents, Inc., 7014 13th Avenue, Ste 202, Brooklyn, NY 11228 Purpose: any lawful act or activity. #63704

Notice of Formation of PWB2022 LLC. Arts. of Org. filed with SSNY on 7/11/22. Office location: 34 Village Green, Bedford, NY 10506, Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to United States Corporation Agents, Inc., 7014 13th Avenue, Suite 202, Brooklyn, NY 11228 Purpose: any lawful act or activity. #63705

Notice of formation of Amy Della Rocca NP in Psychiatry PLLC. Arts. of Org. filed with the Secy. of State of NY (SSNY) on 8/26/24. Office location: Westchester County. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail copy of process to Amy Della Rocca, 615 Broadway, Hastings on Hudson, New York, 10706. Purpose: any lawful activities. #63716

Notice of formation of a Domestic LLC: Name Nighthawk Aviation LLC. Date of filing Articles of Organization with the Secretary of State of NY (SSNY) on 10/21/2024. The LLC is located in Westchester County. The SSNY is designated as agent of LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served, is to the principal business location of the LLC at c/o PO Box 244, Mount Kisco, NY 10549. Purpose: any lawful activity. #63717

Notice of Formation of MEMORABLE DISPLAYS, LLC. Articles of Organization filed with SSNY on 10/21/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Tracey Lipton, 50 Buckout Road, West Harrison, New York 10604. Purpose: any lawful purpose. #63718

NOTICE OF FORMATION of BlackAngel X LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 06/28/24. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: LLC c/o Republic Registered Agent Services Inc, 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any lawful purpose. #63719

NOTICE OF FORMATION of X Signature Concierge LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 07/01/24. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: LLC c/o Republic Registered Agent Services Inc, 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any lawful purpose. #63720

Notice is hereby given that an On Premises Restaurant Liquor License, Serial#112317 has been applied for by Eagle Thai Mclean Limited d/b/a Eagle Thai Cuisine to sell beer, wine, cider and liquor at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 629 Mclean Avenue Yonkers NY 10705. #63722

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2023 report for the year ending December 31, 2023 of the Hettinger Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514 during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is William R. Hettinger, Trustee, 914 238 3800. #63723

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2023 report for the year ending December 31, 2023 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514, during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, 914 238 3800. #63724

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, December 19, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

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

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

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

D265367, PIN 881664, FA Proj , Westchester Co., BRIDGE DECK REPLACEMENT - Dewitt Ave over Sprain Brook Pkwy, Village of Bronxville, Town of Eastchester & City of Yonkers., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 10.00%

Region 10: New York State Department of Transportation
NYS Office Building,, Veterans Memorial Highway, Hauppauge, NY, 11788
D265350, PIN 081059, FA Proj , Suffolk Co., PREVENTIVE MAINTENANCE BRIDGE REPAIRS - Town of Southampton., Bid Deposit: 5% of Bid (- \$750,000.00), Goals: DBE: 9.00%

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, December 19, 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 to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

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

D265387, PIN 881366, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BRIDGE WASHING/DECK SEALING - Various Locations., Bid Deposit: 5% of Bid (- \$125,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%