



Mangione pleads not guilty in Manhattan court to state charges in CEO killing

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Jacob Claesson, CEO of Evolution North America. Photo courtesy of Evolution

BUSINESS

CVS Health to lay off another 164 workers in February

HARTFORD – As part of its year-long downsizing in Connecticut, CVS Health Dec. 20 announced it will lay off an additional 164 employees, all of whom are remote. • Page 2

BUSINESS

CNN WIRE — Party City is going out of business

New York (CNN) — Party City is closing down all of its stores, ending nearly 40 years in business, CNN has learned. • Page 10

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In a season of spend, spend, spend, some are more concerned about their credit scores, as the more you spend, the lower it falls. • Page 12

MONDAY
December 30

ISSUE #52

CVS Health to lay off another 164 workers in February

BY GARY LARKIN / glarkin@westfairinc.com



CVS Health, which is based in Hartford, has announced another round of layoffs. File photo.

HARTFORD – As part of its year-long downsizing in Connecticut, CVS Health Dec. 20 announced it will lay off an additional 164 employees, all of whom are remote. That brings the total of layoffs to more than 560, all located in Hartford.

“Due to an unexpected loss of contract in Kansas which will impact remote employees who report to the Facility (151 Farmington Ave. in Hartford), as well as the decision to implement further reductions in staff... we write to supplement the Company’s prior notices to the Rapid Response Coordinator and Mayor of the City of Hartford,” a letter written by the company stated.

These layoffs will take place from Feb. 15, 2025-Feb. 28, 2025. An earlier statement from CVS Health, which operates insurer Aetna, said an earlier wave of terminations will happen Jan. 25, 2025-Feb. 7, 2025.

State Sen. Tony Hwang of Fairfield, ranking lawmaker on the Insurance and Real Estate Committee, hit Aetna’s parent company for continuing to

back off its promise to keep jobs in Connecticut.

“This steady drip, drip, drip of significant CT insurance job losses continues to be troubling. In order to get its takeover of Aetna approved in 2018, CVS promised to maintain 5,291 jobs at Aetna for at least four years,” Hwang said.

“These days, we see repeated layoff announcements. CT state government officials must continue to be persistent in demanding transparency.”

A federal bill that would force companies owning health insurers or pharmacy benefit managers, such as Aetna and CVS Health, to divest their businesses operating pharmacies within three years was left out of the latest funding legislation that was signed by President Joe Biden.

That bill was sponsored by U.S. Sens Elizabeth Warren, a Democrat, and Josh Hawley, a Republican.

Of the 164 positions being terminated, 34 case management analysts and 38 senior analysts of community lead generators.

CVS has 19 stores in Fairfield County and 31 in Westchester County.



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Ex-Webster Bank GC pleads guilty to charges from \$7.4M embezzlement

BY GARY LARKIN / glarkin@westfairinc.com

“James Blose, 56, of Fairfield, pleaded guilty to embezzling \$7.4 million over a decade, using his high-ranking positions at multiple banks to siphon funds for personal gain.

NEW HAVEN – The former general counsel and corporate secretary of Webster Bank pleaded guilty Friday, Dec. 20 to charges of embezzling \$7.4 million from the bank and its predecessor from 2013-2023, U.S. District Attorney for the District of Connecticut Vanessa Roberts Avery announced.

James Blose, 56, of Fairfield, waived his right to be indicted and pleaded guilty in New Haven federal court to offenses stemming from a decade-long embezzlement scheme at banks where he served as general counsel and other high-ranking positions.

Blose pleaded guilty to one count of bank fraud, which carries a maximum term of imprisonment of 30 years, and one count of engaging in illegal monetary transactions, which carries a maximum 10-year sentence. He is released on a \$250,000 bond pending sentencing, which is scheduled for March 13 in Hartford.

From approximately 2013 until Webster Bank discovered his scheme and his employment was terminated in February 2023, Blose defrauded his employers in various ways, Avery stated.

In certain commercial loan transactions where the bank was the lender, Blose fraudulently retained for himself

portions of closing costs, including legal fees. In certain real estate transactions in which Webster was the seller, Blose retained portions of the sale proceeds for himself.

For some of the real estate transactions, Blose created false documents in order to hide his theft from the bank.

Blose also stole from the bank in other ways. As part of the scheme, used his attorney

trust accounts to make personal expenditures, and to transfer funds to accounts in the names of business entities he created and controlled, and then used those funds for his personal benefit. Through this scheme, Blose stole a total of about \$7.4 million from his employers.

According to court documents and statements made in court, from approximately 2013 to January 2022, Blose was an attorney and held high-ranking positions, including general counsel, at Hudson Valley Bank and Sterling National Bank. He worked for Webster Bank after it acquired Sterling in 2022 until February 2023.

Prior to joining Hudson Valley Bank, Blose was a partner at the law firm Griffin, Coogan, Blose, Sulzer & Horgan, P.C., located in Bronxville, New York, from December 2003-October 2013, where his primary role was outside general counsel to Hudson



James Blose

Valley Holding Corp. and Hudson Valley Bank.

The investigation had been conducted by the Federal Bureau of Investigation, the Internal Revenue Service – Criminal Investigation, and the Board of Governors of the Federal Reserve System and the Bureau of Consumer Financial Protection’s Office of the Inspector General. Financial crimes investigators from Webster Bank assisted the investigation.

Blose, who lives in the Southport section of Fairfield, owns a home that was appraised by the Town of Fairfield

at \$1.6 million. That property was transferred to him and his wife in February 2022 from Saddlebrook Acquisitions, which originally purchased it for \$575,000 in September 2020.

In addition to his banking job, Blose was the founder of Titans Baseball Inc., a nonprofit run from his Fairfield home and later from a Trumbull address. The company, which is a preparatory travel baseball and softball program, recruits and trains players from Maryland to Maine to play ball at the collegiate and professional levels. It was registered as a 501 c 3 in 2010.

BUSINESS

Fairfield investor buys downtown Westport retail center for \$12.3M

BY GARY LARKIN / glarkin@westfairinc.com

WESTPORT — A Fairfield resident has purchased a single-story retail center in downtown Westport for \$12.3 million recently, according to Vidal/Wettenstein LLC.

The sale of the 160-184 Main St. property to Michael Berkowitz from the Hulbert Family Trust of Texas was finalized by Vidal/Wettenstein LLC. Fully leased tenants include Chase Bank, Simon Pearce, Vouri,

Eileen Fisher, and Brain Freeze.

The retail center spans 12,560 square feet and sits on more than half an acre. It was sold for nearly \$1,000 per square foot.

“We are pleased to see the property transition to a local investor who has previously worked with Vidal/Wettenstein on other transactions,” said David Fugitt, partner at Vidal/Wettenstein. In addition to this sale, Vidal/Wettenstein has facilitat-

ed several transactions for Berkowitz, including the purchase of the former Kohl’s Center in Fairfield and the Price Rite property on Main Street in Bridgeport.

The transaction was represented by David Fugitt and Bruce Wettenstein, SIOR, both partners at Vidal/Wettenstein. Dana Friedman of Harlow, Adams & Friedman, PC, Milford, served as counsel for the buyer, while David Cohen of Moritt Hock & Hamroff, Garden City, NY, represented the seller.



The retail center at 160-184 Main St. in downtown Westport was sold to a Fairfield investor for \$12.3 million. Photo courtesy of Vidal/Wettenstein LLC

Mangione pleads not guilty in Manhattan court to state charges in CEO killing

BY ALAA ELASSAR, EMMA TUCKER, KARA SCANNELL AND CHELSEA BAILEY, CNN

"The killing unleashed what some observers describe as Americans' pent-up anger and frustration with the nation's health insurance industry."



Mangione entering Manhattan court Dec. 23. Photo credit: Pamela Smith/AP via CNN Newsource

(CNN) — Luigi Mangione, the suspect in the fatal shooting of UnitedHealthcare CEO Brian Thompson on a busy sidewalk in Midtown Manhattan, was escorted into a New York courtroom on Dec. 23 where he pleaded not guilty to state murder and terror charges.

The hearing marked Mangione's first opportunity to formally address the accusations brought by the Manhattan District Attorney's Office.

The 26-year-old faces 11 counts in New York, including one of murder in the first degree and two of murder in the second degree, along with other weapon and forgery charges, according to the indictment.

Manhattan District Attorney Alvin Bragg's office confirmed to CNN it is coordinating with federal authorities for Mangione's arraignment on the state charges.

Mangione's attorney, Karen Friedman Agnifilo, expressed concerns during the hearing about her client's ability to obtain a fair trial, specifically citing Mayor Eric Adams' presence last week among the dozens of heavily armed law enforcement officials as he arrived in Lower Manhattan from Pennsylvania.

"He's a young man and he's being

treated like a human ping-pong ball by two warring jurisdictions here," she said. "They're treating him like a human spectacle."

Judge Gregory Carro told Agnifilo her client's trial will be fair, adding "we will carefully select a jury." The next court date has been set for February 21.

A federal criminal complaint was unsealed on Thursday, in which Mangione was charged with murder through use of a firearm, two stalking charges and a firearms offense.

He could face the death penalty if found guilty of the federal murder charge, while the state charges carry a maximum penalty of life in prison without the possibility of parole. Prosecutors have not indicated whether they will seek the death penalty, and the decision would ultimately need to be approved by the US Attorney General.

He also faces charges in Pennsylvania in connection to the 3D-printed firearm and false ID allegedly in his possession when he was arrested. Now, the state and federal trials will "work in parallel," according to the Manhattan District Attorney's Office and the state trial will come before his federal trial, prosecutors said.

The push for federal charges came from the US Attorney's office, multiple

law enforcement sources told CNN.

Because the FBI was already involved in the investigation assisting the NYPD with out-of-town leads, FBI agents were asked to draw up the federal complaint based on evidence collected by NYPD detectives working on the state charges and police in Pennsylvania who arrested Mangione.

Federal prosecutors say they have jurisdiction in the case because Mangione's "travel in interstate commerce" — taking a bus from Atlanta to New York prior to the killing — as well as "use of interstate facilities" by allegedly using a cell phone and the internet "to plan and carry out the stalking, shooting, and killing" of Thompson in broad daylight on a Manhattan sidewalk.

Mangione's notebook helped federal prosecutors build their case

Mangione was arrested on December 9 at a McDonald's in Pennsylvania, managing to evade capture for days after Thompson was shot and killed in Midtown Manhattan as he walked toward the hotel hosting the company's annual investor conference.

Police found "a black 3D-printed pistol" with a loaded Glock magazine and a "black silencer," also 3D-printed, in his backpack, according to the criminal complaint. New York Police Commissioner Jessica Tisch told reporters Mangione was found with a gun and a suppressor "both consistent

with the weapon used in the murder," referring to a device designed to muffle the sound of a firearm.

The gun taken from Mangione upon arrest matches three shell casings found at the crime scene and marked with "deny," "defend" and "depose" — words similar to those used to criticize insurance industry practices — top NYPD officials said last week. Mangione's fingerprints match those on items he was captured on surveillance video buying shortly before the homicide and found after it nearby, the police commissioner added.

Mangione was also found with fake IDs and a three-page "claim" — which indicated no specific threats but only "ill will towards corporate America," according to the New York City Police Department's chief detective.

Investigators believe Mangione, a former high school valedictorian and Ivy League graduate born into a well-to-do family, appeared to be driven by anger against the health insurance industry and "corporate greed," according to a NYPD intelligence report obtained by CNN.

The intelligence report said Mangione "appeared to view the targeted killing of the company's highest-ranking representative as a symbolic takedown."

The killing unleashed what some observers describe as Americans' pent-up anger and frustration with the nation's health insurance industry.

Writings laid bare in a notebook found in Mangione's possession, authorities said, helped investigators build the federal case against him, a well-planned homicide involving stalking the movements of his alleged victim.

An entry dated August 15, reads: "the details are finally coming together," according to the federal complaint unsealed Thursday. "I'm glad — in a way — that I've procrastinated," Mangione allegedly wrote, saying it gave him time to learn more about the company he was targeting, whose name was redacted by prosecutors.

"The target is insurance' because 'it checks every box,'" the notebook read, according to the complaint, which said the notebook also "contained several handwritten pages that express hostility toward the health insurance industry and wealthy executives in particular."

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Increases set for NY minimum wage

BY PETER KATZ / pkatz@westfairinc.com



"This increase will help lighten the burdens of inflation for New Yorkers."

— Gov. Kathy Hochul

Increases in the minimum wage in New York state go into effect on New Year's Day, Jan. 1, 2025. The basic minimum wage in Westchester, Long Island and New York City rises to \$16.50 per hour. The minimum overtime rate rises to \$24.75 per hour. In the rest of New York state the minimum hourly wage goes to \$15.50 per hour with overtime becoming \$23.25 per hour. The minimum wage for home care aides in Westchester, Long Island and New York City goes up to \$19.10 per hour. In the rest of the state, it will become \$18.10 per hour.

The minimum wage is scheduled to increase by another \$0.50 in 2026 and then increase annually starting in 2027 at a rate determined by the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the Northeast Region of the U.S.

In 1960, New York state established a general minimum wage of \$1 per hour. Prior to 1960 there were different minimum wages for different industries in the state. By 1970, the minimum wage had grown to \$1.85 an hour. In 1980, it became \$3.10 and by 1990 it was \$3.80. In 2000, the minimum wage rose to \$5.15 an hour and in 2017 it hit \$10 an hour.

Employers whose employees receive tips as part of their compensation are allowed to take a credit against a portion of the minimum wage they have to pay. As of Jan. 1, the minimum cash hourly wage paid to food service workers in Westchester, Long Island and New York City becomes \$11 an hour. For other service workers outside of the food industry it is \$13.75 an hour.

In discussing the new round of minimum wage increases, Gov. Kathy Hochul said, "Putting money back in your pockets has been the focus of my first three budgets, and that includes increasing minimum wage for the lowest earners across the state. With rising costs of living, this increase will help to lighten the burdens of inflation for New Yorkers while providing businesses with the time needed to adjust."

New York State Department of Labor Commissioner Roberta Reardon explained, "By gradually increasing wages for the lowest earners, we are ensuring businesses can adjust to the change while also helping more families make ends meet."



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News 12

WOMEN in Power

Citrin Cooperman and Westfair Business Journal invite you to the **2025 Women in Power event** on Thursday, January 30, 2025, at 8:30 AM at **Manhattanville University** in Purchase. Start your morning by connecting with influential women in our community and gaining insights from accomplished female leaders. Our panelists will share their journeys, strategies, and the invaluable lessons they've learned along the way, demonstrating how they overcame challenges and broke through barriers to reach the top.

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FAIRFIELD LIVE CASINO PROVIDER 'EVOLVING' INTO AN ECONOMIC FORCE

BY GARY LARKIN /
glarkin@westfairinc.com



A presenter at a blackjack table at Evolution in Fairfield deals the cards to online players. Photo courtesy of Evolution

FAIRFIELD – Other than a CVS on Black Rock Turnpike, a gas station on Post Road, and the Fairfield police station on Reef Road, there is at least one place in town that operates around the clock and maintains the largest workforce at that hour. But, it's not physically open to the public.

That's not to say people from Connecticut do not utilize the company's services. Technically, only two clients depend on its work: DraftKings and FanDuel. You know them more for their gambling sportsbooks at casinos like Mohegan Sun and Foxwoods on the native American tribal grounds of the Mohegans and Mashantucket Pequots in the eastern part of the state.

The Fairfield company is Swedish-based Evolution, an international B2B live online casino provider with a local studio and offices on Commerce Drive. The company's model is quite simple. They supply their live casino games to the online casinos via FanDuel and DraftKings. They generate revenue by charging the online casino platforms based on how much money they make.

"This is open 24/7 with 300 employees," said Jacob Claesson, Evolution CEO of North America, as he gave a tour to the Fairfield County Business Journal recently "It's all shift-based. We operate tables both in this building and across the street. All online. No players. Everyone is playing at home. We are only serving players from Connecticut. By regulation we have to be located in the state to serve the players in Connecticut."

Evolution has worked with the Town of Fairfield since it opened its Connecticut office in 2022, according to Mark Barnhart, the town's director of community & economic development. It has already undergone several expansions, including moving into space at a neighboring

Kings Highway building. And now the business is eyeing more space in a third building as it looks to expand its workforce to 500, Claesson said.

Over a month ago Evolution announced it had signed a three-year extension of its U.S. agreement with FanDuel Casino. It marked the second extension of the original partnership, which began in 2020.

"Expanding our partnership with Evolution for Live Casino and RNG games enables us to consistently provide a top-tier experience to our customers," Managing Director of FanDuel Casino Asaf Noifeld said at the time. "We look forward to our continued growth in the Live Casino sector."

A TOUR OF A VIRTUAL CASINO

Through a maze of 30,000 square feet, there is space for corporate offices, a control room, computer servers, studios where hundreds of workers operate tables for Black Jack, poker, roulette, craps, and a separate room for games called Cash Hunt, Pachinko, Coin Flip and Crazy Time. In those games, players place bets on a main money wheel, a Top Slot above the money wheel.

Claesson describes how Evolution operates as a middleman for the live online casino platforms DraftKing and FanDuel. In Connecticut they provide casino services for DraftKings and FanDuel, which operate under the licenses of the Mashantucket and Mohegan tribes.

With a wireless headset, laptop monitors, a camera capturing the dealer's actions, a live feed to the control room and regulators, each game seems like a pantomime of sorts. Only that the players cannot see each other and the dealer cannot see them.

"On the screen, as a player I see the video of the game presenter," he said. "I see them interacting with me. And I can type in the chat to communicate with them. As a dealer, or game presenter, they see the player type into them in the chat. There is a social element between players and dealer and among the players themselves using

the chat function."

For the dealers, or presenters as Claesson likes to call them, their job in a live virtual casino is somewhat simpler than their bricks-and-mortar counterparts at Mohegan Sun and Foxwoods, he said.

"It's a challenging job in that there is multitasking," he added. "There are no calculations needed. The system will tell you (the dealer) when to take a card or not. You need to know the rules of the game. The system will tell you the winner."

All the dealers work in two-hour increments and spend 30 minutes per table. In one shift, they would work four tables, then go on a break.

The company has a separate room it uses to train dealers to become adept online blackjack dealers, including how to operate card shuffling machines and "deal" the cards to a specific spot in front of the players' spots. The training lasts for 12 days before the dealers are allowed to go on to the virtual floor.

"Everyone learns blackjack with the monitors and lights that help the dealers know where to place the cards," Claesson said. "In the beginning, we don't focus so much on speed. We are more concerned with the technique."

REGULATORS KEEP WATCHFUL EYE

As part of a closely regulated business, Evolution has to allow the state Department of Consumer Protection's Gaming Division access to the dealer rooms at all times. They do this through their control room.

"If a dealer drops a card on the floor, there would be a signal that would come in here," Claesson said while inside the control room. "They are not allowed to fix it themselves. These guys (control room operators) would look at the video and figure out how to resolve that mistake or issue. They can speak to the table directly. Or, if needed, they would come out to the floor to tell them to pick up the card."

Through the use of CCTV the control room sees all the active tables at the same time. They also can com-

municate with Evolution's thousands of employees at studios around the world, such as Canada, Georgia, Armenia, Latvia, Bulgaria, and Malta to name a few. Additionally, they communicate with the company's headquarters in Philadelphia and studios in Michigan, where other live online casinos reside.

If something illegal takes place on the virtual gaming floor, the control room plays a central part in documenting the activity and reporting it to Evolution leadership and the state regulator. Last year a dealer was accused of cheating Draft Kings out of \$47,000 during games of blackjack after a state police investigation.

The dealer, Sebastian Echeverri, was charged with first-degree larceny and cheating. The Statewide Organized Crime Investigative Task Force received a criminal referral from the Gaming Division "regarding an alleged cheating scam involving a dealer at live casino operator Evolution."

"Records examined during the course of the investigation revealed that one or more of the three Draft Kings accounts allegedly controlled by Echeverri demonstrated a pattern of placing abnormally high bets after Echeverri had handled the cards," the state police said.

Detectives watched CCTV and internal gaming documents supplied by Evolution to determine Echeverri was manipulating blackjack hands to give him advantageous online bets on multiple DraftKings accounts that he created.

According to Bridgeport Superior Court records, Echeverri is still waiting to make a plea in the case. The next court date is Jan. 23, 2025. Meanwhile, his records are sealed.

As one of the largest employers in Fairfield, Evolution is one of the country's companies that operates virtually but has a brick-and-mortar presence to provide its services. As it does so, it provides jobs and business to the local economy.

"Evolution is a significant employer," Barnhart said. "But the two universities (Sacred Heart and Fairfield) are the town's largest employers, besides the town's board of education itself."

Container Store outlets in White Plains, Yonkers due to remain open during bankruptcy

BY PETER KATZ / pkatz@westfairinc.com



The Container Store in White Plains. Photo via Google Maps.

The Container Store Group, Inc., which operates 102 Container Store outlets in 34 states including the District of Columbia, has filed for Chapter 11 Bankruptcy protection in the United States Bankruptcy Court for the Southern District of Texas. The chain says that it expects to keep all of its stores open while the proceeding unfolds, and that would include the stores in White Plains and Yonkers. The Yonkers store is in Ridge Hill. The White Plains store is at the intersection of Bloomingdale Road and Westchester Avenue.

"The Container Store is here to stay," said Container Store President and CEO Satish Malhotra. "Our strategy is sound, and we believe the steps we are taking today will allow us to continue to advance our business, deepen customer relationships, expand our reach, and strengthen our capabilities."

The company said that it plans to operate its business as usual and will continue to serve customers without disruption in its retail outlets and on the internet. It said that at least 90% of its long-term lenders have pledged support for the bankruptcy proceeding during which new funding and debt relief will be provided. It said that its debt should be reduced from the current approximately \$243 million to about \$190 million. New funding of about \$115 million was expected to be made available.

The company went public in 2013 and said it expected to emerge from the court proceedings as a private company under the ownership of its term loan lenders. It said that it has filed a motion with the bankruptcy court that will allow it to make timely payments to vendors, suppliers, and other trade creditors in full under normal terms for goods and services delivered both before and after the filing.

In a second quarter fiscal year presentation in late in October, the company reported a year to date net loss of \$30.8 million on consolidated net sales of \$196.6 million.



📅 **APRIL 10**

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|---|---|---|
| <p>1. Living and/or working
in Fairfield or Westchester counties</p> | <p>2. Born between
1981 - 2000</p> | <p>3. Must not have won
the competition previously</p> |
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📅 **APRIL 10**

📍 **MARITIME AQUARIUM**
NORWALK, CT

Ken Jenkins Outlines His Vision for Westchester County

In the final BCW Valley Bank Leadership Conversations series of the year, Deputy Westchester County Executive Ken Jenkins was the featured speaker this week at a standing-room-only crowd of business, government, and non-profit leaders.

BCW President and CEO Marsha Gordon led a stimulating one-hour conversation at Kanopi restaurant in downtown White Plains. “The BCW has enjoyed a long and positive relationship with Ken Jenkins from his time as a member and later chair of the County Legislators, and of course in his seven years as Deputy County Executive. Now, as Ken moves into the role of Interim County Executive, we are very much looking forward to working together in continuing to create economic opportunities for all in Westchester,” said Gordon.

Jenkins is expected to be named Interim County Executive by the County Board of Legislators on January 2 replacing George Latimer, who in November was elected to the U.S. House of Representatives. A special election will be held within 90 days in which Jenkins hopes to be elected County Executive for the remaining nine months of Latimer’s term. He will also run in November for election to serve a full term as County Executive effective January 1, 2026.

In his opening remarks, Jenkins stated that he looks forward to continuing to build relationships with the BCW and their members to jointly address economic development; fiscal challenges facing the county in 2025; social issues; and sustainability.

A Yonkers resident and a graduate of Iona University in New Rochelle, he began the conversation by proudly noting that his father was a New York City police lieutenant and his mother a nurse. They exemplified a dedication to public service, and that motivated his desire to continue their legacy by helping his community.

On the county’s 2025 budget, Jenkins noted a sixth year of a zero percent tax levy increase while maintaining critical services for residents. He also noted how the Latimer administration successfully raised the county’s fund balance since 2018 from \$78 million to more than \$500 million, which prompted credit agencies to raise the county’s credit ratings and lower the county’s borrowing costs.

Jenkins said that as county executive he will continue the good work of the Latimer administration, which balanced fiscal responsibility with the needs of Westchester’s diverse residents.

On economic development, Jenkins described the county’s support for local entrepreneurs, minority- and women-owned businesses, local chambers of commerce, the startup accelerator program Element 46, and outreach to biosciences firms in New York City that need expansion space—efforts led by Westchester’s Director of Economic Development Bridget Gibbons. He also noted how many local businesses cannot succeed without the county’s support for childcare subsidies that give working parents safe and affordable options.

Jenkins explained that funds from the 2021 American Rescue Plan Act allowed the Latimer administration

to set up the 2023 Housing Flex Fund focusing on affordable and workforce housing led by the Westchester’s Planning Commissioner Blanca Lopez. In May, the county committed \$3 million to helping the Town of Mamaroneck build more affordable housing. Under the Latimer administration, the county developed 2,500 units of affordable housing.

Public safety will remain a priority, he said. The county is allocating a record \$303 million that supports new correction officer classes and 308 police officers.

He also emphasized the important need for expanding complex mental health services. Examples of the county’s efforts to refine mental health delivery include dedicated mental health responders who have bolstered the safety of residents in psychological crisis. Another solution was keeping homeless shelters open 24/7 to give county staff more time to help a fragile population.

He pledged to continue the county’s efforts to work with residents and local municipalities in moving toward more environmentally sustainable practices through initiatives like composting and food scrap and textile recycling led by Director of Energy & Sustainability Peter McCartt.



From left, BCW Executive Vice President COO John Ravitz, BCW Chairman Jamie Schutzer; Deputy County Executive Ken Jenkins; BCW President & CEO Marsha Gordon and Joseph McCoy, Valley National Bank Market President Commercial Banking — Hudson Valley and Fairfield, CT

Iona-Port Chester City Labs Collaboration Delivers Recommendations for Port Chester Waterfront

Iona University students recently delivered recommendations for the activation of Port Chester's waterfront after a six-week study organized by the Westchester Innovation Network's City Labs initiative.

Students from Iona's Hynes Institute for Entrepreneurship & Innovation recommended public space enhancements; commercial and recreational features; interactive technology; new lighting; greenery; and cultural features like public art or a small stage. Port Chester is targeting about 1,600 feet of waterfront along the Byram River in its downtown stretching from the Bar Taco restaurant to the Costco Wholesale store.

"Our idea for the Port Chester waterfront is to have people visit, but to also stay around and want to keep coming back," said student Sarina Vietri, who proposed electrified kiosks that would serve as charging stations and wi-fi transmitters. "People can connect to the wi-fi, they can do schoolwork, they can do meetings. They'll be able to hang out, enjoy the space and put it to good use."

The students reached their conclusions after interviewing or surveying more than 30 residents, business owners and stakeholders in Port Chester and studying successful waterfront redevelopment projects nationwide. Students combined their research results with online artificial intelligence tools to create artist renderings of public amenities that Port Chester should consider placing along its waterfront.

Port Chester Village Manager Stuart Rabin praised the students' research.

"We don't have a consensus about what's going down there, which is why this exercise is so valuable to us, to understand your perspective," said Rabin. "The designs that you have provided, the ideas, I think they are a phenomenal head start."

The students also recommended a greater communications effort about the waterfront redevelopment by village authorities.

The Iona-Port Chester City Labs collaboration is part of the Business Council of Westchester's WIN-related efforts to propel innovation as the underpinning for the future economic growth of Westchester. The BCW WIN's City Labs spotlights a host community and teams that municipality with individuals focused on identifying projects to assist in delivering immediate economic benefit to that community and its residents through innovation.

"You have done an incredible, deep study," BCW CEO Marsha Gordon told the students after their presentation. "I see presentations that are done by professionals who are charging multi-thousands of dollars and I've never seen one as comprehensive as this. Congratulations."

The Port Chester collaboration was the sixth City Labs project. Previous iterations were in Mount Vernon, New Rochelle, Peekskill, White Plains and Yonkers.





Party City store. Photo credit - Paul Weaver:SOPA Images:LightRocket/Getty Images via CNN Newssource

CNN WIRE — Party City is going out of business

BY EMMY ABBASSI AND JORDAN VALINSKY, CNN

New York (CNN) — Party City is closing down all of its stores, ending nearly 40 years in business, CNN has learned. Among Party City's more than 800 stores are outlets in White Plains, Yonkers, Port Chester, Yorktown Heights, Mount Kisco and Nanuet in New York along with Stamford, Fairfield, Orange and Norwalk in Connecticut.

CEO Barry Litwin told corporate employees Friday in a meeting viewed by CNN that Party City is “winding down” operations immediately and that today will be their last day of employment. Staff were told they will not receive severance pay, and they were told their benefits would end as the company goes out of business.

“That is without question the most difficult message that I’ve ever had to deliver,” Litwin said at the meeting,

which was held on a video conference call.

Party City’s “very best efforts have not been enough to overcome” its financial challenges, he added, resulting in the company’s collapse. Litwin said the company struggled to contend with inflation, which sent the company’s costs higher and dragged down consumer spending.

“It’s really important for you to know that we’ve done everything possible that we could to try to avoid this outcome,” Litwin said. “Unfortunately, it’s necessary to commence a winddown process immediately.”

Also on Friday, some of Party City’s store employees received letters that the company would close down stores on February 28, at which point store staff would be terminated.

“Although Party City believes these closings are in the best interest of the

company, we regret that we have had to take this step and thank you for your valued contributions and service to the company,” the letter stated.

Party City didn’t respond to CNN’s request for comment.

BANKRUPTCY AND COLLAPSE

The New Jersey-based company announced Litwin as its new CEO just four months ago. In a LinkedIn post he wrote when he was hired, he said the company’s “main priority is to strengthen our financial health, and there is work ahead of us.”

Party City exited bankruptcy a month after Litwin’s arrival. It had declared bankruptcy in January 2023. The company had struggled to pay off its \$1.7 billion debt load, and it was able to cancel nearly \$1 billion in debt by going bankrupt. It also managed to keep most of its more-than 800 stores open, although it closed more than 80 locations between the end of 2022 to August 2024, according to its most

recent financial documents.

But it still had more than \$800 million in debt to overcome, which strained earnings this year.

AN EMOTIONAL ENDING

The news of the company’s impending collapse began to trickle out among the company’s corporate staff over the past couple weeks.

Party City’s product development team was recalled two weeks ago from its yearly trip with vendors and told to return home immediately, according to a former Party City corporate office employee, who wished to remain anonymous because they were not authorized to speak to the media. The team was told the company believed the trip posed a safety risk, because Party City had stopped paying its suppliers.

All corporate employees were sent home on December 10. Security at corporate headquarters locked the doors to the front entrance. In an email sent to staff on December 11, the

“We’ve done everything possible that we could to try to avoid this outcome. Unfortunately, it’s necessary to commence a winddown process immediately.”

— Party City CEO Barry Litwin

company’s security team told employees they needed to provide a one-day heads up to gain access to the building, and they were instructed: “Do not allow anyone to tailgate when entering the building” to avoid letting people in the door who did not have badge access.

On internal Microsoft Teams chats shared with CNN, employees Thursday expressed fury at the lack of communication as news spread of the recalled product development staff. Others had learned that notifications were sent out to store managers that all Party City locations’ doors would be shut in February.

Employees were caught off guard, because management hadn’t mentioned any potential financial trouble at recent town hall meetings. The employee said management had expressed optimism about Party City’s overall business.

On the call with staff Friday, Litwin apologized for the lack of communication.

“We recognize the flow of commu-

nication has not been how we typically handle sensitive matters like this,” Litwin said.

Detailing corporate employees’ benefits and severance, Party City’s Chief Human Resources Officer Karen McGowan broke down in tears several times on the short video conference call.

“I certainly know this is a lot to take in,” McGowan said before she paused and teared up. “My apologies.”

PARTY’S OVER

Party City is the largest party supply store in the United States. The company had approximately 6,400 full-time and 10,100 part-time workers as of 2021.

The company, which sells balloons, Halloween costumes and other party goods, has stumbled in the face of growing competition from e-commerce sites and pop-up concepts like Spirit Halloween. Competition from big-box retailers like Amazon, Walmart, Costco and others also crushed smaller chains.

It also had to contend with rising costs during the pandemic and a helium shortage, which hurt its crucial balloon business.

The chain joins a growing list of retailer bankruptcies this year as customers cut back on discretionary spending amid the rising cost of living. Notably, Big Lots announced Thursday it was starting “going out of business” sales at all of its locations after a plan for a

private equity firm to rescue the bankrupt retailer failed.

Major chains are on track to close the highest number of stores in 2024 than in any year since 2020, according to Coresight Research.

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COURTS

Injunctions to halt Congestion Pricing tolls denied

BY PETER KATZ / pkatz@westfairinc.com

Federal Judge Cathy Seibel in White Plains has refused to issue the injunction requested by Rockland County and Orange County that would have put a halt to the imposition of Congestion Pricing tolls that are due to become effective Jan. 5. The tolls are to be collected from vehicles entering Manhattan’s Central Business District beginning at 60th Street. The money is to be used to fund improvements to the Metropolitan Transportation Authority’s systems, including the Metro-North Railroad.

In Manhattan, a different federal judge ruled against issuing a temporary injunction against the tolls in a similar lawsuit brought by the United Federation of Teachers, the Trucking Association of New York and others.

Judge Seibel read her decision from the bench in a courtroom in the federal courthouse in White Plains. She was expected to be asked by the MTA to completely throw out the action to kill Congestion Pricing.

Rockland County Executive Ed Day and Rockland County Attorney Thomas Humbach issued a joint

statement expressing disappointment with Seibel’s ruling to deny the request for a preliminary injunction.

“While this ruling represents a setback, it is far from the end of our fight to protect Rockland County residents and commuters from this unjust and discriminatory tolling scheme,” Day and Humbach said. “The MTA’s congestion pricing plan unfairly burdens Rockland County drivers, who already pay their fair share to maintain and use New York’s transportation infrastructure, without receiving equitable access to public transit. It imposes additional costs on hard-working

residents who have limited alternatives and disproportionately impacts families, small businesses, and those who rely on vehicles to earn a living.”

Day and Humbach said that they intend to exhaust every legal option available to the county including the possibility of an appeal.

“We remain steadfast in our commitment to ensuring that Rockland County’s voice is heard and that our residents are treated fairly,” Day and Humbach said. “Rockland County deserves better, and we will not back down in our pursuit of fairness and



equity for our community. Our fight is not over, and we stand united in opposition to any plan that treats our residents as second-class citizens.”

A lawsuit by the state of New Jersey to try to stop Congestion Pricing was pending.

“We are gratified by the decisions from these courts,” said John J. McCarthy, the MTA’s chief of policy and external relations. “The cases have highlighted how extensively the Central Business District Tolling

Program was studied, as well as the enormous benefits it’s expected to provide both to drivers and mass transit users. Congestion pricing will finally tackle the gridlock that is slowing down emergency vehicles, polluting air, and wasting people’s time in traffic. It will also bring sorely needed improvements to transit for the nearly 90% of commuters who rely on buses and trains. It’s time for congestion relief, and we are ready to go.”

▲
Entering Manhattan at
Queens Midtown Tunnel.

New Yorkers are working to boost their credit scores this Christmas season

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

In a season of spend, spend, spend, some are more concerned about their credit scores, as the more you spend, the lower it falls.

As Chase Bank noted: "a general rule of thumb is to keep your credit utilization ratio below 30%. And if you really want to be an overachiever, aim for 10%. According to Experian, people who keep their credit utilization under 10% for each of their cards also tend to have exceptional credit scores (a FICO Score of 800 or higher)."

New research has found the states that are most interested in improving their credit, and New York is top 10.

Using search volume data from Google Keyword Planner, experts at verified coupon site Coupons4Real analyzed the search volume data for a list of terms relating to improving credit. They ordered the states from highest to lowest monthly searches per 100,000 people to reveal the ranking.

The top searched term across the U.S. is "how to build credit," accumulating 33,914 monthly searches on average. This is followed by the search terms "good credit cards for building credit," with 17,847 monthly searches and "best credit cards for building credit" with 17,738.

Leading the ranking is Georgia, where residents search for ways to improve their credit 81.6 times a month per 100,000 people. Georgia residents search for "how to build credit" 1,500 times a month.

In second place is Wyoming, with 80.5 monthly searches for improving credit per 100,000 people. The search term "good credit cards for improving credit" is searched 66.6 times every month in the state.

Hawaii is in third place, as people search for ways to improve their credit 75.7 times a month per 100,000 residents.

Colorado ranks fourth, with 74.5 searches to improve credit recorded each month for every 100,000 residents. People in Colorado search for the "best credit cards for building credit" 445.8 times a month.

In fifth place is Alaska, with 74.2 searches for ways to improve

credit per month for every 100,000 people.

Residents in North Dakota search for ways to build credit 73.2 times a month per 100,000 residents, placing the state sixth.

Ranking seventh is Vermont, where residents look to improve their credit 72.5 times a month per 100,000 residents.

Illinois and Delaware share eighth place, with 71.4 monthly searches per 100,000 people for ways to improve or build a credit score.

New York ranks ninth for eagerness to improve credit, with 70.4 monthly searches per 100,000 residents.

Washington rounds out the top 10, with residents looking for ways to improve their credit 69.3 times a month per 100,000 people.

Connecticut comes in at 44th, with 47.2 searches per 100,000 people.

Said Panayotis Nikolaidis, CEO and founder of Coupons4Real: "Americans are increasingly focused on improving their credit, with many turning to free online resources for guidance. Whether it's searching for tips on boosting their credit score or finding strategies for managing debt, people are eager to take control of their financial health.

"A good credit score is essential for securing better loan rates, credit card allowances and even housing, making it crucial for long-term financial stability. The internet offers easy access to expert advice and step-by-step guides, empowering individuals to build and maintain strong credit."

Here are the complete rankings:



Rank	State	Average monthly searches per 100k
1.	Georgia	81.6
2.	Wyoming	80.5
3.	Hawaii	75.7
4.	Colorado	74.5
5.	Alaska	74.2
6.	North Dakota	73.2
7.	Vermont	72.5
8.	Illinois	71.4
9.	Delaware	71.4
10.	New York	70.4
11.	Washington	69.3
12.	Alabama	68.1
13.	Nevada	67.0
14.	Rhode Island	63.6
15.	North Carolina	62.4
16.	Maryland	61.1
17.	Mississippi	60.9
18.	New Mexico	60.3
19.	South Dakota	60.0
20.	West Virginia	58.1
21.	Arizona	56.4
22.	Texas	56.4
23.	Louisiana	55.9
24.	California	55.7
25.	Montana	55.7
26.	Oklahoma	54.9
27.	Tennessee	54.9
28.	Kentucky	54.9
29.	Massachusetts	54.9
30.	South Carolina	54.5
31.	Nebraska	54.3
32.	Maine	54.2
33.	New Jersey	53.8
34.	Arkansas	53.2
35.	Virginia	53.0
36.	Florida	52.9
37.	New Hampshire	52.8
38.	Oregon	52.7
39.	Missouri	51.8
40.	Indiana	51.5
41.	Ohio	49.7
42.	Kansas	48.8
43.	Utah	47.2
44.	Connecticut	47.2
45.	Michigan	46.6
46.	Idaho	46.1
47.	Minnesota	45.9
48.	Pennsylvania	44.7
49.	Iowa	42.6
50.	Wisconsin	8.9



Eye on Small Business GTG Abroad, Armonk

BY JEREMY WAYNE / jwayne@westfairinc.com

Founded by long-term friends and Armonk moms Amy Aberman and Hollie Levy in the fall of 2023, the youth travel website GTG Abroad was inspired by their experience helping their own college-age kids navigate everything from packing lists to last-minute weekend itineraries. Recognizing the need for a centralized platform, they created the site to simplify travel planning for students.

Including “Know before you go” and “Live like a Local” sections, it’s the kind of dedicated resource you would think was so necessary that it must surely have existed before. But in its scope and appeal, the women seem to have stumbled upon a genuine gap in the market.

Offering more than 50 curated two-day itineraries for cities like London, Amsterdam, Barcelona and Copenhagen, as well as parts of Australia (with Asia coming aboard this year,) GTG features crowd-sourced recommendations that include accommodations, restaurants, activities and nightlife, enriched by insights from college “ambassadors.”

Some typical pieces of advice: “Bring your own deodorant, because

it’s not the same here” (Florence); and “the rooftop of the Gymage Lounge Resort is sick for when it gets warm” (Madrid.)

When GTG Abroad launched, Aberman and Levy told the Westfair Business Journal, its initial seven ambassadors were friends, or friends of friends. Just over a year on, nearly all of its 60-plus current crop have actually found GTG through word of mouth and social media, or were recommended by previous ambassadors. All student ambassadors are college-aged students at U.S. schools – a large number, we noted, from Tulane University in New Orleans.

“The ambassadors’ job is to be our ‘eyes and ears,’” the pair said. “They update us regularly about where they are visiting, what they are eating, their accommodations, nightlife and anything else relevant to the GTG website and social media.” The two also recently added a “Friday Finds” post to their social media, a section that highlights places or activities the ambassadors have recently discovered. All information is then transferred to the website, which is updated at least weekly and often daily.

Additional aid comes from their own

kids – they have five between them – who help with ideas, itineraries, social media, business analysis/development and computer programming tips. “Since the idea came out of our own kids living and traveling abroad, sometimes by the skin of their teeth, it has made them really invest in the concept,” the women said.

Asked about their audience, Aberman and Levy said their target demographic was primarily college students living and traveling abroad for a semester. But the information also appeals to students setting out to enjoy private, independent travel. They mentioned, too, that they had recently been seeing younger travelers, kids just out of college or even those still in high school traveling with family, looking for more age-appropriate activities and restaurants (“to try to talk their parents into booking”).

The goal, they said, was to grab the attention of all young travelers, not just in the United States but globally. Another recent initiative, one designed to monetize the service, has been the launch of GTG Abroad’s Elite Member Portal. Built on a subscription model, members can “buy in” and receive major incentives not found on the regular website, which is free and available to all. Priced at \$49.99, those incentives include a coupon book with more than \$1,000 worth of discounts



One of GTG Abroad recommendations — London’s Jack the Ripper Walking Tour.

and benefits that can be used throughout Europe, Australia and New Zealand. Additionally, members can make their own unique favorites lists, recommendations that can be shared with fellow GTG Elite members.

Additional revenue comes from merchandising, via an affiliate link to Amazon, for essentials such as plugs, chargers, backpacks and neck-pillows, with another link for less-essential beauty items. These include TSA size-compliant Peripera Ink Glazing Lip Gloss (“for fuller-looking lips”) and a \$50 silk sleep-mask – presumably for the “better-off” or at any rate more beauty-conscious student traveler.

But it’s back down to earth again with most of the ambassadors’ travel tips: “When it comes to student travel, it is typically the same mantra - pack light, pack it in, wear comfortable shoes and expect an occasional travel snafu.”

Legal Records

WESTCHESTER

DEEDS

Above \$1 million

14 Locust Avenue LLC, New York. Seller: Herbert M. McCabe, LaQuinta, California. Property: 9-11 Addison St., Mamaroneck. Amount: \$5.1 million. Filed Nov. 26.

22 Kilmer LLC, Mamaroneck. Seller: Janice Joseph, Larchmont. Property: 22 Kilmer Road, Mamaroneck. Amount: \$1.1 million. Filed Nov. 22.

37s Furniture LLC, Mount Vernon. Seller: 37 South Fourth LLC, Harrison. Property: 37 S. Fourth Ave., Mount Vernon. Amount: \$2.5 million. Filed Nov. 26.

392 Innov8tive Island LLC, Valhalla. Seller: Beef Realty LLC, Thornwood. Property: 392 Columbus Ave., Mount Pleasant. Amount: \$1.1 million. Filed Nov. 22.

Ardley Saw Mill River Road LLC, Warren, New Jersey. Seller: 425 Ardsley LLC, Greenwich, Connecticut. Property: 425 Saw Mill River Road, Greenburgh. Amount: \$19.2 million. Filed Nov. 26.

Birkdale Imperatives Inc., Tequesta, Florida. Seller: Pharcam LLC, Ossining. Property: 198 Cedar Lane, Ossining. Amount: \$1.9 million. Filed Nov. 25.

Biscayne Aiovs LLC, Mamaroneck. Seller: Canfin 39 Main LLC, Tarrytown. Property: 39 Main St., Greenburgh. Amount: \$2.1 million. Filed Nov. 25.

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

Cottage Tarrytown LLC, Nyack. Seller: John J. Carrozzi, Billerica, Massachusetts. Property: 30 Cottage Place, Greenburgh. Amount: \$1 million. Filed Nov. 27.

Fleishaker, Abbe, Rye. Seller: Jalstron LLC, Fort Lauderdale, Florida. Property: 3 Doral Greens Drive East, Rye Town. Amount: \$1.5 million. Filed Nov. 25.

Gracefamily LLC, White Plains. Seller: Yasmin Thompson, White Plains. Property: 25 Ridgeview Ave., White Plains. Amount: \$1 million. Filed Nov. 25.

He, Zhisong, Scarsdale. Seller: Myro 1 LLC, New Rochelle. Property: 11 Cayuga Road, Scarsdale. Amount: \$2.9 million. Filed Nov. 22.

Jacobs, Cristin M., Scarsdale. Seller: Mad Real Properties LLC, Armonk. Property: 17 N. Lake Road, North Castle. Amount: \$3 million. Filed Nov. 26.

Larzul, Olivier, Harrison. Seller: Apobriar Elmwood LLC, Rye. Property: 7 Elmwood Ave., Rye City. Amount: \$2.3 million. Filed Nov. 26.

O Apostrophe LLC, Hilton Head, South Carolina. Seller: Kevin Lee, Scarsdale. Property: 6 Donellan Road, Scarsdale. Amount: \$3 million. Filed Nov. 26.

The County of Westchester, White Plains. Seller: Michael Anthony Jewelers Real Estate Inc., New Rochelle. Property: 8 Grove St., Mount Vernon. Amount: \$6 million. Filed Nov. 26.

Trolio, Frank, Rye. Seller: JM JB Realty LLC, New York. Property: 193-195 Crotona Ave., Harrison. Amount: \$1.3 million. Filed Nov. 22.

Wheelhouse Group LLC, Lake Success. Seller: Lee R. Einsidler, North Salem. Property: 585 Grant Road, North Salem. Amount: \$5.6 million. Filed Nov. 26.

Below \$1 million

18 Webster Ave LLC, Dobbs Ferry. Seller: Maurie Brown, Ossining. Property: 11 Madison Ave., Ossining. Amount: \$415,000. Filed Nov. 22.

330 South Broadway LLC, Briarcliff Manor. Seller: Winterberry 2800 LLC, Briarcliff Manor. Property: 2 Winterberry Lane, 201, Ossining. Amount: \$990,000. Filed Nov. 26.

63 Ashton Holdings Corp., Yonkers. Seller: Henry O. Lafontant, Yonkers. Property: 63 Ashton Road, Yonkers. Amount: \$25,000. Filed Nov. 25.

Castagnino, Sandra, Ossining. Seller: VS Construction Corp., Somers. Property: 43 Croton Dam Road, Ossining. Amount: \$750,000. Filed Nov. 22.

Garzon, Katherin, Flushing. Seller: Elissa Lane LLC, Bronx. Property: 21 Elissa Lane, Yonkers. Amount: \$780,000. Filed Nov. 14.

Hudson 24-28 LLC, Millburn, New Jersey. Seller: Carla Renha, Ossining. Property: Route 9, Hudson River, B-23, Cortlandt. Amount: \$55,000. Filed Nov. 27.

Jackson, Javel, Bronx. Seller: Mental Health Association of Westchester County Inc., Tarrytown. Property: 15 Lamartine Ave., Yonkers. Amount: \$925,000. Filed Nov. 15.

JJMCD LLC, Mount Vernon. Seller: Elio Gerardi, Rye. Property: 255 Rich Ave., Mount Vernon. Amount: \$700,000. Filed Nov. 13.

JPMorgan Chase Bank NA, West Palm Beach, Florida. Seller: Bruce L. Tent, Scarsdale. Property: 3-6 Brooke Club Drive, Ossining. Amount: \$413,000. Filed Nov. 15.

Juniper Hill Road LLC, Yorktown Heights. Seller: Leroy Newman, White Plains. Property: Juniper Hill Road, Greenburgh. Amount: \$180,000. Filed Nov. 26.

Lacalamito, Joseph G., Yorktown Heights. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2002 Millstone Court 2, Yorktown. Amount: \$796,000. Filed Nov. 26.

Littleton LLC, Pound Ridge. Seller: Mark M. Kesten, White Plains. Property: 41 Old Mill River Road, Pound Ridge. Amount: \$900,000. Filed Nov. 14.

Macaluso, Rosalinda, Rye. Seller: 10 Ridgeland Terrace LLC, Rye. Property: 10 Ridgeland Terrace, Rye City. Amount: \$885,000. Filed Nov. 25.

Mad Street Properties LLC, Chappaqua. Seller: Donald H. Osmer, Jefferson. Property: 520 King St., New Castle. Amount: \$600,000. Filed Nov. 25.

McNeill, Liam P., Elmsford. Seller: Vangar LLC, Port Chester. Property: 46 Roanoke Ave., Rye Town. Amount: \$720,000. Filed Nov. 27.

Morina, Arben, Eastchester. Seller: Sarles Drive USA LLC, Bronx. Property: 2800 Sarles Drive, Yorktown. Amount: \$270,000. Filed Nov. 27.

MTS29 LLC, Mahopac. Seller: Thomas J. Abinanti, Pleasantville. Property: 165 Clunie Ave., Yonkers. Amount: \$600,000. Filed Nov. 22.

Napoli, Robert, Mamaroneck. Seller: Raneri 805 Realty LLC, White Plains. Property: 805 N. Barry Ave., Rye Town. Amount: \$867,000. Filed Nov. 22.

Panza, Miguel, Peekskill. Seller: 1658 Amazon Road LLC, Greenwich, Connecticut. Property: 1658 Amazon Road, Yorktown. Amount: \$880,000. Filed Nov. 22.

Piro, Mia, Bedford Hills. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2004 Millstone Court, 4, Yorktown. Amount: \$799,000. Filed Nov. 25.

Rotunno, Anthony, New Rochelle. Seller: Deal House Capital Fund II LLC, New Rochelle. Property: 2306 Sultana Drive, Yorktown. Amount: \$675,000. Filed Nov. 26.

Young, Elise K., Norwalk, Connecticut. Seller: Bertash LLC, Greenwich, Connecticut. Property: 64 Robert Ave., Rye Town. Amount: \$895,000. Filed Nov. 22.

WORKERS' COMPENSATION BOARD

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

Danny's Home Remodeling Inc. Amount: \$27,500.

De Maria LLC. Amount: \$4,000.

East Coast Trip Service LLC. Amount: \$34,500.

Evolution Detailing Studio Inc., Yonkers. Amount: \$23,000.

Fresh Maintenance LLC, Valhalla. Amount: \$15,500.

Future Leaders of New York Daycare LLC, Yonkers. Amount: \$21,000.

Glass Designers Corp. Amount: \$9,500.

Harrington Urban Living Inc., Harrison. Amount: \$23,000.

HGR Carpentry Corp. Amount: \$2,000.

Its Lit Smoke Corp., Yonkers. Amount: \$13,000.

J. Andersons Books LLC, Larchmont. Amount: \$5,500.

K-B Manpower LLC, New Rochelle. Amount: \$2,000.

La Isla Del Tesoro Bar Restaurant Inc. Amount: \$5,000.

La Luz Blessings Inc., Somers. Amount: \$23,500.

Law Offices of Jeffrey A Asher PC, Armonk. Amount: \$28,000.

Maxx Carpentry and Home Improvements Corp. Amount: \$21,000.

MCCL Inc., d.b.a., Addicted to Ink, Yonkers. Amount: \$21,000.

MI Psychological Services PLLC, Mount Kisco. Amount: \$17,000.

Monmore of New York Inc., Mount Vernon. Amount: \$6,000.

MSK Transporation Inc., Yonkers. Amount: \$4,000.

New Benchmark Contracting Inc. Amount: \$4,500.

Pizza Domo LLC, Hartsdale. Amount: \$5,500.

Reynaldo Sanchez, d.b.a., Reys Grocery Store & Marianas Boutique, Yorktown Heights. Amount: \$2,000.

Room 608 Inc., Dobbs Ferry. Amount: \$2,000.

Rumba 151 Inc., Cortlandt Manor. Amount: \$1,500.

Sedora Inc. Amount: \$21,000.

Sin Frontera Sports Bar & Restaurant LLC, New Rochelle. Amount: \$11,000.

Smoke Zone & Vape Corp. Amount: \$21,000.

Square Tax LLC, Mount Vernon. Amount: \$500.

The Roadhouse 23 LLC. Amount: \$6,000.

Zhungo Rodrigo, White Plains. Amount: \$21,000.

JUDGMENTS

2116 Colonial LLC, Yonkers. \$32,729 in favor of 3 Star Capital, Norwalk, Connecticut. Filed Nov. 26.

Amilcar, Carol, Tarrytown. \$1,570 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 26.

Andaluz, Alarico, White Plains. \$4,035 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 26.

Arias, Talisa, White Plains. \$6,775 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 26.

Barnes, Errol D., Port Chester. \$11,893 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Blanding, Kristina L., White Plains. \$5,185 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Botero, Andres P., Yorktown Heights. \$2,497 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 26.

Bucknor, Tasheka K., Mount Vernon. \$2,227 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Carranza, Jaime, Pelham. \$2,487 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 26.

Cecere, Michael J., Harrison. \$18,617 in favor of Rhode Island Student Loan Authority, Warwick, Rhode Island. Filed Nov. 26.

Chica, Johanna, Yonkers. \$8,873 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 26.

Colas, Joshua N., White Plains. \$3,530 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 25.

Coleman, Tamesha M., Yonkers. \$3,995 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Crespo, Henry G., Ossining. \$6,100 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

Culton, Lisa M., Yonkers. \$14,127 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Culton, Lisa M., Yonkers. \$12,783 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Dinapoli, Gimna, Eastchester. \$35,401 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Dwyer, Micheal J., Ossining. \$5,934 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

EM Pools & Masonry LLC, Norwalk, Connecticut. \$73,501 in favor of Mehovic Rifat, New Rochelle. Filed Nov. 25.

Espinal, Francisco J., Port Chester. \$8,000 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

Fabricant, Cathy A., Chappaqua. \$1,984 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 26.

Fee, Timothy G., Briarcliff. \$7,594 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 26.

Gallardo, Rafael, Port Chester. \$4,795 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 26.

Galloway, Kenneth, New Rochelle. \$20,176 in favor of Rockaway One Company LLC, New Rochelle. Filed Nov. 26.

Garcia, Alberys, Yonkers. \$5,460 in favor of Kantor & Jaffe PC, New Hyde Park. Filed Nov. 25.

Gomez, Jeffrie, Yonkers. \$7,816 in favor of Parkash 2487 LLC, Jamaica. Filed Nov. 25.

Gordon, Marlon Dwayne, Mount Vernon. \$8,304 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 2.

Gotham Demolition & Containers Corp, Fresh Meadows. \$5,579 in favor of Ryan Lewkowski, Irvington. Filed Nov. 26.

Grey, Paul, New Rochelle. \$16,850 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 27.

Guevara, Natividad, Mamaroneck. \$7,283 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 26.

Hernandez, Jesse, Yonkers. \$20,790 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

Ibrahim, Dapo, Port Chester. \$4,176 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

Johns, Jeneeta, Mount Vernon. \$7,668 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 26.

Kocaj, Elena, White Plains. \$17,182 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

Kosteri, Aleks, Cortlandt Manor. \$3,764 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Lacasse, Heather, Mount Vernon. \$5,291 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Lachman, Navin H., Yonkers. \$4,106 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 26.

Lajara, Lisandra, Mount Vernon. \$20,076 in favor of 149 North High Realty LLC, Bronx. Filed Dec. 2.

Lebberes, Anaida, Elmsford. \$31,390 in favor of Miller Zeiderman LLP, White Plains. Filed Nov. 25.

Mantzikos, Theo, Old Greenwich, Connecticut. \$54,767 in favor of Healthcare Realty Trust Inc, Nashville, Tennessee. Filed Nov. 25.

Marte-Baez, Rocio, Yorktown Heights. \$7,973 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 25.

Martinez, Carlos, Rye. \$19,250 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 27.

McDaniel, Dorfeuille, New York. \$13,570 in favor of American Family Mutual Insurance A/S/O, Filed Nov. 27.

McDermoth, Audrey, Mount Vernon. \$4,973 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 26.

Miguel, Bairon A., Pleasantville. \$4,108 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Morales, Efrain, Yonkers. \$8,829 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 26.

Nunez, Dito B., Yonkers. \$7,416 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 26.

Ramsay, Nichole, Mount Vernon. \$11,852 in favor of 203 North 9 Realty LLC, Bronx. Filed Dec. 2.

Santiago, Mercedes A., Yonkers. \$3,001 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 25.

Singleton, Ruth, Yonkers. \$2,086 in favor of 1199 Seiu Federal Credit Union, New York. Filed Dec. 2.

Sullivan, Zuleyka, Yonkers. \$33,396 in favor of 78 Orchard Realty LLC, Brooklyn. Filed Nov. 25.

Taveras, Yoly, Yonkers. \$2,478 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 25.

Tetteh, Gloria, Yonkers. \$6,161 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

Thomas, Sam P., Yonkers. \$6,561 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 14.

Todorovich, John, New York. \$490,069 in favor of Lawyers Fund for Client Protection of the State of New York., Filed Oct. 22.

Velazquez, Emanuel C., Yonkers. \$6,788 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

Velez, Jesenia M., Yonkers. \$4,181 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 26.

Vidal, Carlos, Yonkers. \$34,323 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

Waseer, Mohamed RM, White Plains. \$19,043 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 26.

LIS PENDENS

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

37 Estherwood Ave LLC, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$850,000 affecting property located at 37 Estherwood Ave., Greenburgh. Filed Nov. 6.

Baez Rocio, YM, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$573,000 affecting property located at 3317 Quinlan St., Yorktown. Filed Nov. 5.

Baggio, Alexia, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$448,000 affecting property located at 263 Cherry Road, Yorktown. Filed Nov. 14.

Bank of America N A, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 36 Albermarle Ave., New Rochelle. Filed Nov. 8.

Bellettieri, Nicholas J., as owner. Filed by Fifth Third Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$203,000 affecting property located at 252 Coachlight Square, Montrose. Filed Nov. 7.

Cecere-Falino, Allison, as owner. Filed by UMB Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 43 New St., Katonah. Filed Nov. 5.

Discover Bank, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$170,000 affecting property located at 34 High St., Katonah. Filed Nov. 12.

Eisner, Christopher, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$384,000 affecting property located at 100 Windsor Terrace. Yonkers. Filed Nov. 15.

Everett, Daphne B., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 114 Barnegat Road, Pound Ridge. Filed Nov. 5.

JPMorgan Chase Bank

NA, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$359,000 affecting property located at 107 Young Ave., Yonkers. Filed Nov. 12.

LIV Energy Global LLC, as owner. Filed by Stratford Steel Fabrication LLC. Action: Foreclosure of a mortgage in the principal amount of \$117,000 affecting property located at 127 S. Broadway Yonkers. Filed Nov. 11.

Ljekocevic, Mara, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 141 Patmor Ave., Yonkers. Filed Nov. 5.

Michel, Eddy, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$619,000 affecting property located at 547 S. 11th Ave., Mount Vernon. Filed Nov. 5.

Sorrentino Estate, Frank J., as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$712,000 affecting property located at 250 Bainbridge Ave., Thornwood. Filed Nov. 7.

Spindola, Hugo B., as owner. Filed by Citizens Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$74,000 affecting property located at 37 Ridgeway Circle, White Plains. Filed Nov. 8.

MECHANIC'S LIENS

30 Broad Development LLC, Port Chester \$59,851 in favor of Arsenal Scaffold Inc., West Babylon. Filed Nov. 25.

Bank of America NA, Irvington \$88,196 in favor of Reo In Westchester, New York, White Plains. Filed Nov. 25.

Harris, Donna, Briarcliff MA, \$2,050 in favor of Daniel Welker Plumbing & Heating, Thornwood. Filed Nov. 25.

NEW BUSINESSES

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

Sole Proprietorships

Ara Psychiatry, 180 E. Harstdale Ave., Hartsdale 10530. c/o Sifat Ara Ameen. Filed Nov. 25.

Butler Dash, 669 Main St., 552, New Rochelle 10801. c/o Angelica Falloon. Filed Nov. 25.

Chanielle Luxury NY, 232 Gallagher St., Buchanan 10511. c/o Maria Charlotte Monforte. Filed Nov. 27.

Hudson Valley Paint Design, 7 Charles St., Apt. B7, White Plains 10606. c/o Jose Alejandro Mercado Gonzalez. Filed Nov. 27.

JES Handyman Services, 133 Chauncey Ave., New Rochelle 10801. c/o John Eric Scott. Filed Nov. 26.

Kings Cut, 14 Amsterdam Place. No. 4c, Mount Vernon 10553. c/o Oreste DaCosta. Filed Nov. 25.

Lyf Designz, 104 Purser Place, N. 2S, Yonkers 10705. c/o Luz Flores. Filed Nov. 25.

Mamaroneck Hair Salon, 321 Mamaroneck Ave., Mamaroneck 10543. c/o Zuleyka Arias De Santana. Filed Nov. 26.

MCM Clinical Consulting, 232 Gallagher St., Buchanan 10511. c/o Maria Charlotte Monforte. Filed Nov. 27.

Rabin Panero & Herrick, 44 Church St., White Plains 10601. c/o Corey Robin. Filed Nov. 27.

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

Questions and comments regarding this section should be directed to:

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

Verum Metalla Advisors, 6 Peach Tree Lane, Briarcliff Mano 10510. c/o Victor Flores. Filed Nov. 25.

Winter Dream, 1000 N. Division St., Peekskill 10566. c/o Jeffrey Cobelli. Filed Nov. 27.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

259 Sickletown Road West Nyack LLC, as owner. Lender: Studio Bank. Property: in Clarkstown. Amount: \$2.3 million. Filed Nov. 4.

32 N. Saddle River LLC, as owner. Lender: 32 N. Saddle River Funding LP. Property: 32 N. Saddle River Road, Monsey. Amount: \$2.4 million. Filed Nov. 15.

62 Blauvelt Road LLC, as owner. Lender: Orange Bank & Trust Co. Property: 62 Blauvelt Road, Monsey. Amount: \$2.8 million. Filed Nov. 4.

Funston Estates LLC, as owner. Lender: Northeast Community Bank. Property: 18-20 W. Funston Ave., Spring Valley. Amount: \$2.2 million. Filed Nov. 18.

Hahy LLC, as owner. Lender: Broadview Capital LLC. Property: in Blooming Grove. Amount: \$1.6 million. Filed Nov. 4.

Pascack LLC, as owner. Lender: Northeast Community Bank. Property: 151 N. Pascack Road, Nanuet. Amount: \$1.9 million. Filed Nov. 13.

Below \$1 million

Gc3 Capital Corp. LLC, as owner. Lender: Pinnacle Financial Services LLC. Property: in Beekman. Amount: \$90,000. Filed Nov. 1.

Pro Enterprises 3 Inc., as owner. Lender: Kiavi Funding Inc. Property: 78 E. Maltbie Ave., Suffern. Amount: \$536,900. Filed Nov. 6.

TD Contractor Corp., as owner. Lender: Mako International LLC. Property: in Rhinebeck. Amount: \$800,000. Filed Nov. 4.

Valley Christian Church of Hopewell Junction, et al, as owner. Lender: Ulster Savings Bank. Property: in East Fishkill. Amount: \$650,000. Filed Nov. 1.

DEEDS

Above \$1 million

25 Main Street Monsey LLC, Brooklyn. Seller: 25 Main Street Corp., Monroe. Property: 25 Main St., Monsey. Amount: \$1.9 million. Filed Nov. 25.

Big Balls Holdings LLC, Poughkeepsie. Seller: 1028 Main Street LLC, Hopewell Junction. Property: in Fishkill. Amount: \$1.2 million. Filed Nov. 25.

Iliovits, Mordche, Spring Valley. Seller: Arem Associates LLC, Spring Valley. Property: 206 Maple Ave., Monsey. Amount: \$1.1 million. Filed Nov. 21.

Katz, Hershey, Linden, New Jersey. Seller: 21 Northbrook LLC, Monsey. Property: 21 Northbrook Road, Spring Valley. Amount: \$1.2 million. Filed Nov. 25.

Koenig, Jamie, New York. Seller: Stay Maison LLC, Wappinger Falls. Property: 91 N. Hoven Hill Road, Millbrook. Amount: \$6.1 million. Filed Nov. 26.

Nogram LLC, New York. Seller: Barbara Ballinger, Rhinebeck. Property: in Rhinebeck. Amount: \$4.3 million. Filed Nov. 25.

Prushinovski, Yishaya, Spring Valley. Seller: Ace Builders NY LLC, Spring Valley. Property: 83 S. Madison Ave., Spring Valley. Amount: \$1.2 million. Filed Nov. 21.

River View Property Holdings LLC, Dallas, Texas. Seller: Kenneth Garschina, et al, New York. Property: 23 and 31 Ludlow Lane, Palisades. Amount: \$26.1 million. Filed Nov. 25.

Schonberger, Jacob, Monsey. Seller: 577 579 Union Road LLC, Monsey. Property: 579 Union Road, New Hempstead. Amount: \$1.3 million. Filed Nov. 21.

Spitzer, Simon and Spitzer, Rachel E., Monsey. Seller: 12 Augusta LLC, Orangeburg. Property: 12 Augusta Ave., Monsey. Amount: \$1.2 million. Filed Nov. 25.

Tevlovits, Yosef and Sima Trevlovits, Monsey. Seller: 4 Crown LLC, Spring Valley. Property: 6 Crown Road, Monsey. Amount: \$1.2 million. Filed Nov. 26.

Below \$1 million

10 Sycamore Drive LLC, Pomona. Seller: Steven and Daniela Addonisio, New City. Property: 10 Sycamore, New City. Amount: \$550,000. Filed Nov. 26.

12 Willow Drive LLC, Brooklyn. Seller: Michel, Edson, et al, Spring Valley. Property: 23 E. Hickory St., Spring Valley. Amount: \$766,000. Filed Nov. 21.

5 Sunset Drive LLC, Brooklyn. Seller: Mordechai Perlmutter, Suffern. Property: 5 Sunset Drive, Suffern. Amount: \$825,000. Filed Nov. 22.

9 Viola Road LLC, Suffern. Seller: Uphill 646 County Road LLC, Monroe. Property: 9 Viola Road, Montebello. Amount: \$625,000. Filed Nov. 22.

Baker, Suzanne, Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3639 Bennington Drive, Fishkill. Amount: \$743,500. Filed Nov. 25.

Benson, Brian, Pound Ridge. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$838,000. Filed Nov. 25.

Brophy, Chelsea and John Brophy, Tappan. Seller: Too Words LLC, Morganville, New Jersey. Property: 9 Lawrence St., Tappan. Amount: \$535,000. Filed Nov. 25.

Carrington Mortgage Services LLC, Anaheim, California. Seller: William Ciechalski, Wappinger Falls. Property: 15 Vorndran Drive, Wappinger. Amount: \$587,000. Filed Nov. 26.

ELMW LLC, Spring Valley. Seller: 52 Elmwood Drive NC LLC, New City. Property: 52 Elmwood Drive, New City. Amount: \$825,000. Filed Nov. 26.

Flagstar Bank NA, Troy, Michigan. Seller: Kelly Brady, Poughkeepsie. Property: 15 Pond St., town of Poughkeepsie. Amount: \$358,000. Filed Nov. 27.

Haverstraw Ventures IV LLC, Monsey. Seller: DNP Management LLC, Tappan. Property: 729 733 Route 9w, Valley Cottage. Amount: \$625,000. Filed Nov. 21.

Hudson Home Buyers LLC, Salisbury Mills. Seller: Lisa Gilman, Fishkill. Property: 17 Laurel Court, Unit K5-A, Fishkill. Amount: \$285,000. Filed Nov. 25.

Hudson Valley Auctioneers LLC, Beacon. Seller: Sharon Brant, Beacon. Property: in city of Beacon. Amount: \$450,000. Filed Nov. 22.

Hughes Holdings of Dutchess LLC, Red Hook. Seller: Inwood Foundation, Scarsdale. Property: Firehouse Lane, Red Hook. Amount: \$275,000. Filed Nov. 26.

Lebowitz, David and Raizy Gross, Brooklyn. Seller: 306 Blueberry LLC, Nanuet. Property: 142c Kearsing Parkway, Spring Viley. Amount: \$350,000. Filed Nov. 25.

McAuliffe, Daniel, Poughkeepsie. Seller: 8 Brothers Road LLC, Pleasant Valley. Property: in Beekman. Amount: \$515,000. Filed Nov. 26.

Michael Paul Mortelliti Trust, Florence, Massachusetts. Seller: FJ Real Estate Poughkeepsie LLC, Beacon. Property: 31 Vassar View Road, town of Poughkeepsie. Amount: \$600,000. Filed Nov. 26.

MYJB LLC, Beacon. Seller: T&Z Group LLC, Beacon. Property: in Fishkill. Amount: \$500,000. Filed Nov. 26.

Paruolo, Jamie, Wappinger Falls. Seller: Hudson Value Partners LLC, Salisbury Mills. Property: in Wappinger. Amount: \$485,000. Filed Nov. 26.

Pinelo Realty LLC, Hyde Park. Seller: RSVD Properties Inc., Poughkeepsie. Property: 1107 Violet Ave., Hyde Park. Amount: \$235,000. Filed Nov. 25.

Preciado, Eric Eduardo, Carteret, New Jersey. Seller: JGE Properties LLC, Poughkeepsie. Property: in Hyde Park. Amount: \$415,000. Filed Nov. 26.

Taub, Benjamin and Rachel Taub, Spring Valley. Seller: Summit Patio Homes LLC, Monsey. Property: 18 Dessau Circle, New Hempstead. Amount: \$749,000. Filed Nov. 26.

Uphill 646 County Road LLC, Monroe. Seller: Mary E. Kruse Estate, et al, Orangeburg. Property: 9 Vincent Road, Montebello. Amount: \$575,000. Filed Nov. 21.

Valentin, Suhail, Bronx. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$653,500. Filed Nov. 22.

Velocity House Buyers LLC, Monroe. Seller: Carl Bugli, LaGrangeville. Property: in LagGrange. Amount: \$250,000. Filed Nov. 25.

Whitestone Assets LLC, Monsey. Seller: Alma L Stewart Irrevocable Trust and Andrea Stewart Trust, Nanuet. Property: 11 Amarillo Drive, Nanuet. Amount: \$450,000. Filed Nov. 26.

Wilson, Joe Q., Philadelphia. Seller: Upstate Modernist LLC, Philadelphia, Pennsylvania. Property: in Milan. Amount: \$325,000. Filed Nov. 22.

JUDGMENTS

Alvarez, Joyce, New Windsor. \$6,061 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 21.

Ammons, Larisa M., New Windsor. \$7,786 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 22.

Arias, Yesenia, Middletown. \$2,096 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Arroyo, Yesenia, Middletown. \$8,007 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

Arroyo, Yesenia, Middletown. \$8,524 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

Avila Granite Solutions LLC, et al, Knightdale, North Carolina. \$20,270 in favor of Simply Funding LLC, Chester. Filed Nov. 25.

Baquedano, Angel, Middletown. \$28,981 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Basilio Sr., Maria, Port Jervis. \$9,993 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 20.

Betro, Kristine, Goshen. \$9,459 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

Braver, Joel, Monroe. \$1,972 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

Braver, Yachet, Monroe. \$2,090 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

Brendel, James J., Goshen. \$2,864 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 25.

Burnett, Anthony, Newburgh. \$8,534 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

Decker, Kayla, New Windsor. \$1,870 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 25.

Feldman, Toby, Monroe. \$42,420 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

Five Star Creations Inc., Monroe. \$2,052 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 29.

Fulford, Dondre, Newburgh. \$9,550 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Gaetano, George, New Windsor. \$7,468 in favor of Heritage Financial Credit Union, Middletown. Filed Oct. 29.

Golomb, Elan P., Warwick. \$6,555 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 22.

Gooden, Aurelio, Montgomery. \$8,278 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 21.

Green Planet Landscaping Inc., et al, Warwick. \$12,152 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Groen, Jason, New Hampton. \$3,107 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 29.

Grubbs, Thomas IV, Washingtonville. \$6,412 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

Hammock, Jesse, Middletown. \$10,881 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Hernandez, Gerard, Walden. \$6,918 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

Howlett, Daren M., Port Jervis. \$18,262 in favor of Toyota Motor Credit Corp. Plano, Texas. Filed Oct. 29.

Johnson, Nathaniel, Middletown. \$12,610 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 25.

Lastra, Raymond, Middletown. \$3,736 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 21.

Lester, Eric R., Campbell Hall. \$2,350 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 29.

Miroe, Ted, Harriman. \$6,402 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 21.

Monterrey, Julio A., Washingtonville. \$5,234 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 20.

Mr. Greek Gyros Inc., Merrillville. \$10,735 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

New Fokkus Inc., et al, Hollywood, Florida. \$72,432 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

Nieves, Jaynitta, Campbell Hall. \$7,045 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

Novo Holdings LLC, et al, Warwick. \$161,155 in favor of Walden Savings Bank, Montgomery. Filed Nov. 22.

Osage Global Logistics Inc., et al, Bentonville, Arizona. \$39,268 in favor of Simply Funding LLC, Chester. Filed Nov. 25.

Palmer, Michelina R., Middletown. \$15,752 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 21.

Pereira, Philip, Walden. \$14,279 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Ramos, Marisol Castillo, Middletown. \$8,554 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Ruiz, Helena, Highland Mills. \$8,368 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 19.

Samet, Aron, Monroe. \$12,421 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 29.

Shtesi, Baila, Monroe. \$4,545 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 21.

Stark, Robin, Middletown. \$18,000 in favor of Band Enterprises LLC, Great Neck. Filed Nov. 25.

Valley Plumbing Septic & Water Treatment LLC, Montgomery. \$2,164 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Vasquez, Tyler S., Montgomery. \$3,413 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 29.

Waugh, Cindy Gue, New Windsor. \$14,308 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

Williams, Ashley, Middletown. \$13,924 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Williams, Kaitlin, Middletown. \$3,096 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

Wright, Christine P., Newburgh. \$12,189 in favor of Heritage Financial Credit Union, Middletown. Filed Oct. 29.

MECHANIC'S LIENS

Amelia Realty LLC, as owner. \$13,343 in favor of Interstate Lakeland Lumber Corp. Property: 8 Bay View Terrace, Newburgh. Filed Nov. 27.

Fogel, Israel, as owner. \$51,978 in favor of All Stiles Inc. Property: 62 First Ave., Monroe. Filed Nov. 29.

Noe Chana, as owner. \$10,218 in favor of All Stiles Granite & Marble Inc. Property: 310 Lake Shore Drive, Monroe. Filed Nov. 29.

Yes Holdings NY LLC, as owner. \$128,804 in favor of Brooklyn9 Holdings LLC and Restopros of Bergen Passaic. Property: 29 Serpentine Road, Tuxedo. Filed Nov. 22.

NEW BUSINESSES

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

Partnerships

Dancing Salsa With The Sotos, 683 Buckner Loop, West Point 10996. c/o Kenneth Corsino Jr. and Eliana Charmaine Soto. Filed Dec. 4.

Sole Proprietorships

B&F Showroom Finish, 462 First St., Newburgh 12550. c/o Buster K. Bowens and Vazquez Fredy Rodriguez Jr. Filed Dec. 3.

Bap Financial Services, 84 Bender Road, Westtown 10998. c/o Barry A. Phillips. Filed Nov. 21.

Botanical Blades, 100 Egbertson Road, Campbell Hall 10916. c/o Kaitlyn N. Weber. Filed Dec. 2.

Echo Entertainment, 15 Wilcox Ave., Middletown 10940. c/o Jesus Perez Jr. Filed Dec. 2.

Flourish Print Co., 22 Vetri Road, Goshen 10924. c/o Victoria L. Coviello. Filed Nov. 25.

Gael Property Management & Maintenance, 12 Lenape Lane, Salisbury Mills 12577. c/o John Walsh. Filed Nov. 21.

Gambit Transport, 108 North St., Apt. 203, Middletown 10940. c/o Lewis Dyzier James. Filed Dec. 5.

Hand To Soul, 2796 US 6, Wawayanda 10973. c/o Michelle Lynn Fiori. Filed Nov. 25.

JLA Lash Palace, 39 N. Plank Road, Unit 12 Newburgh 12550. c/o Jessica Louise Amanatides. Filed Nov. 22.

Lan Anh Thoi Trang USA, 1401 Route 300, Suite 1096, Newburgh 12550. c/o Vincent Q. Tran. Filed Nov. 21.

Matamer, 10 Taft Place, Cornwall-on-Hudson 12520. c/o Andrella Sophia Collins. Filed Nov. 25.

Pickleball Warehouse, 1100 N. Galleria Drive, Middletown 1099. c/o Michael A. Gardianos. Filed Nov. 26.

Rotundo Seasonal Sales, 1235 Dolston Town Road, Middletown 10940. c/o Vincenzo Dominick Rotundo Carmen. Filed Nov. 26.

S&S Painting, 162 W. Parmenter St., Newburgh 12550. c/o Cristian Saul Ipanaque Arce. Filed Nov. 25.

BUILDING PERMITS

Commercial

4 You LLC, Norwalk, contractor for city of Norwalk. Renovate Animal Control Center, at 60 S. Smith St., Norwalk. Estimated cost: \$183,400. Filed Nov. 1.

Broward Properties LTD, Norwalk, contractor for Broward Properties LTD. Perform replacement alterations at 112 Main St., Norwalk. Estimated cost: \$10,000. Filed Nov. 5.

Davis, James, Norwalk, contractor for Alison B. Meloy. Renovate bathroom and replace shower in existing bathroom at 13 Rowayton Woods Drive, No. 2/15, Norwalk. Estimated cost: \$8,750. Filed Nov. 5.

LRC Construction LLC, White Plains, New York, contractor for RXR Atlantic Station II Owner LLC. Renovate building: construct mezzanine, two egress stairs and two lula lifts at 421 Atlantic St., Stamford. Estimated cost: \$1,050,000. Filed Nov. 22.

Magna Construction Limited LLC, Stamford, contractor for 2187 Atlantic Street LLC. Perform replacement alterations at 2187 Atlantic St., Stamford. Estimated cost: \$404,400. Filed Nov. 18.

Margaret Court, Stamford, contractor for Margaret Court. Remove existing roof and reroof 107 Virgil St., Stamford. Estimated cost: \$120,000. Filed Nov. 7.

Patrick Home Improvement LLC, Stamford, contractor for Mauricio A. Borja. Restore

first-floor apartment due to flooding from the above apartment. No changes to layout, just repairs at 1 Strawberry Hill Ave., Stamford. Estimated cost: \$77,500. Filed Nov. 7.

Pimpinella Construction Company Inc., Stamford, contractor for Waterfront Office Building Limited Partnership. Construct expansion for event and ocean ventures at 46 Southfield Ave., Stamford. Estimated cost: \$225,000. Filed Nov. 18.

Signature Construction GRP of Connecticut Inc., Norwalk, contractor for Spus8 750 Washington Blvd. LP. Renovate 6th-floor interior office to include new pantry, reception area and conference room at 750 Washington Blvd., Stamford. Estimated cost: \$660,000. Filed Nov. 4.

Stamford Forge LLC, Stamford, contractor for town of Stamford Stark Elementary School. Repair existing structural slab work area at 398 Glenbrook Road, Stamford. Estimated cost: \$10,000. Filed Nov. 27.

Summer Street Investors LLC, Stamford, contractor for Summer Street Investors LLC. Install tents for the D.S.S.D. Parade inflation party and parade headquarters at 1100 Summer St., Stamford. Estimated cost: \$11,000. Filed Nov. 25.

Superior Remodelers LLC, Newtown, contractor for Elmcroft Mews. Remove existing stucco siding for entire building (all 8 units), replace any rotted plywood as needed, install new housewrap and insulate vinyl siding. Replace windows on 4 units (1, 2, 5 and 8) at 55 Woodland Place, Stamford. Estimated cost: \$121,078. Filed Nov. 8.

UB Stamford LP, Stamford, contractor for UB Stamford LP. Fabricate and install signage for 6 existing businesses at 2215 Summer St., Stamford. Estimated cost: \$10,000. Filed Nov. 6.

Viking Construction Inc., Bridgeport, contractor for Housing Authority City of Stamford. Construct three attached two-bedroom townhouse units at 204-208 Ursula Place, Stamford. Estimated cost: \$1,109,710. Filed Nov. 25.

Viking Construction Inc., Norwalk, contractor for Wall Street Recap Associates LLC. Install sidewalk shed at 61 Wall St., Norwalk. Estimated cost: \$4,000. Filed Nov. 1.

Residential

D'Attilo, Domenic Revocable Trust, Norwalk, contractor for Domenic D'Attilo Revocable Trust. Convert porch to bathroom at 12 Marvin St., Norwalk. Estimated cost: \$10,000. Filed Nov. 4.

Donofrio, Peter and Lauren Donofrio, Stamford, contractor for Peter Donofrio and Lauren Donofrio. Install generator and run lines from gas to generator at 31 Rolling Wood Drive, Stamford. Estimated cost: \$12,700. Filed Nov. 6.

Dynamic Design and Remodeling LLC, Westport, contractor for Kevin C. George. Renovate existing bathroom located on second floor of home at 20 Mercedes Lane, Stamford. Estimated cost: \$53,494. Filed Nov. 1.

Dynamic Design and Remodeling LLC, Westport, contractor for Grace Cassandra and Adam James Platt. Renovate kitchen and dining room. Relocate kitchen sink and remove existing nonload bearing partition walls at 140 Courtland Ave., Stamford. Estimated cost: \$35,800. Filed Nov. 8.

G.A. Castro Construction LLC, Stamford, contractor for Alba Ruano. Replace main slope only of roof at 71 Congress St., Stamford. Estimated cost: \$15,146. Filed Nov. 6.

G&S Renovations LLC, Stamford, contractor for Daniel L. and Zoe Morter Schwartz. Install a 24k generator and underground propane tanks at 71 Russet Road, Stamford. Estimated cost: \$10,000. Filed Nov. 14.

GA Castro Construction LLC, Norwalk, contractor for Simeon Frantzy. Remove existing roof and reroof 71 Marlin Drive, Norwalk. Estimated cost: \$10,495. Filed Nov. 1.

Guiltec Development LLC, Stamford, contractor for 1786 Bedford Associates LLC. Construct addition above existing one-story detached garage. The proposed addition will include 840 square feet of new space allocated for office use at 1786 Bedford St., Stamford. Estimated cost: \$120,000. Filed Nov. 7.

Gunner LLC, Stamford, contractor for Melissa Wotton. Remove existing roof and reroof 3099 High Ridge Road, Stamford. Estimated cost: \$11,112. Filed Nov. 4.

Gunner LLC, Stamford, contractor for Denise Jean Cogliandro. Remove existing roof and reroof 34 Old Colony Road, Stamford. Estimated cost: \$17,577. Filed Nov. 4.

Gunner LLC, Stamford, contractor for Raymond J. Peterson Jr. and Patricia L. Peterson. Remove existing roof and reroof 75 Overhill Road, Stamford. Estimated cost: \$17,538. Filed Nov. 7.

Gunner LLC, Stamford, contractor for Paul J. Jakubek and Eva A. Jakubek. Remove Existing roof and reroof 91 Westwood Road, Stamford. Estimated cost: \$24,513. Filed Nov. 15.

Helio Solar LLC, Shelton, contractor for Kreg Gotschall and Caroline Worra. Install roof-top solar panels at 64 Janes Lane, Stamford. Estimated cost: \$68,000. Filed Nov. 6.

Helio Solar LLC, Shelton, contractor for James and Edilia Lopez. Install roof-top solar panels at 20 Hackett Circle South, Stamford. Estimated cost: \$47,930. Filed Nov. 14.

Hoffman Contracting LLC, New Canaan, contractor for Paul and Catherine Kramer. Renovate bathroom keeping the same layout and finish part of basement to create a game room at 77 Havemeyer Lane, Stamford. Estimated cost: \$25,000. Filed Nov. 5.

Hoffman Contracting LLC, New Canaan, contractor for Mukund Pragasam and Yamuna Ramadas. Finish basement to create a utility room, office, full bathroom, open area (gym and home theater) and storage at 6 Ravenglass Drive, Stamford. Estimated cost: \$76,000. Filed Nov. 6.

Home Depot USA Inc., Atlanta, Georgia, contractor for Joseph Del Torto and Lole Del Torto. Remove and replace 8 windows, same size at 160 Hubbard Ave., Stamford. Estimated cost: \$9,772. Filed Nov. 4.

Home Depot USA Inc., Atlanta, Georgia, contractor for Joseph A. Cullen Jr. and Kathleen W. Cullen. Remove and replace nine windows, same size, at 30 Sweet Briar Lane, Stamford. Estimated cost: \$9,503. Filed Nov. 7.

Home Depot USA Inc., Norwalk, contractor for Keith and Domenica C. Miller. Remove and replace 12 windows at 35 George Ave., Norwalk. Estimated cost: \$10,352. Filed Nov. 1.

House Solutions Connecticut LLC, Monroe, contractor for Norman H. and Claire W. Philips. Replace cedar roof and flashing at single-family home at 7 Joshua Slocum Dock, Stamford. Estimated cost: \$65,000. Filed Nov. 25.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Elizabeth A. and Matthew R. Hayes. Install roof-top solar panels at 22 Island Heights Drive, Stamford. Estimated cost: \$49,883. Filed Nov. 6.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Shane Allen Shifflett and Jessicah Elizabeth White. Install roof-top solar panels at 31 Applebee Road, Stamford. Estimated cost: \$16,380. Filed Nov. 15.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Shane Allen Shifflett and Jessicah Elizabeth White. Strip and replace roof at 31 Applebee Road, Stamford. Estimated cost: \$9,700. Filed Nov. 7.

JN Ruddy LLC, Darien, contractor for Elizabeth Bergman and Philip Gallo. Construct new exterior balcony above existing screened porch and install new doors from second floor to balcony at 335 Ocean Drive West, Stamford. Estimated cost: \$75,000. Filed Nov. 5.

Jantosikova, Laura and Khor Balazs, Stamford, contractor for Laura Jantosikova and Khor Balaz. Finish attic with 2 bedrooms, 1 bathroom, 3 dormers and 1 shed dormer at 152 Harpsichord Turnpike, Stamford. Estimated cost: \$71,000. Filed Nov. 21.

JJM Builders LLC, Norwalk, contractor for Shanna Lynn Pizzino. Remodel existing kitchen and widen doorway with nonbearing wall at 3 Valley View Road, No. 5, Norwalk. Estimated cost: \$60,000. Filed Nov. 6.

Karolsky Construction LLC, Norwalk, contractor for Karolsky Construction LLC. Convert four-family residence to two-family residence at 13 Harriet St., Norwalk. Estimated cost: \$150,000. Filed Nov. 6.

Paul Delco Builders LLC, Norwalk, contractor for Nathan and Linda Sumpter. Renovate single-family residence at 45 Baxter Drive, Norwalk. Estimated cost: \$35,000. Filed Nov. 1.

Riga LLC, Norwalk, contractor for James C. Winn. Install new shingles at 5 Devonshire Road, Norwalk. Estimated cost: \$39,000. Filed Nov. 6.

Rooney, Brian P. and Amy F. Rooney, Norwalk, contractor for Brian P. and Amy F. Rooney. Renovate single-family residence at 10 Burlington Court, Norwalk. Estimated cost: \$39,000. Filed Nov. 5.

Signature Exteriors LLC, Norwalk, contractor for Danielle Mathurin. Install new vinyl siding to entire house at 29 Arbor Drive, Norwalk. Estimated cost: \$20,340. Filed Nov. 1.

THG LLC, Norwalk, contractor for Carmelo and Dino Modugno. Construct deck with stairs to grade at rear of single-family residence at 27 Visconti St., Norwalk. Estimated cost: \$18,000. Filed Nov. 4.

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

Questions and comments regarding this section should be directed to:

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TI Home Improvement LLC, Norwalk, contractor for Heather H. Wennerholm. Remove existing roof and reroof 15 Woodbine St., Norwalk. Estimated cost: \$58,750. Filed Nov. 1.

Villa Gesell Construction LLC, Norwalk, contractor for Maria and Fernanda Rodriguez. Perform roof overlay on existing new siding at 22 Ryan Ave., Norwalk. Estimated cost: \$40,000. Filed Nov. 1.

Vona Jr., Carlo, Norwalk, contractor for Carlo Vona Jr. Finish basement at 10 Melbourne Road, Norwalk. Estimated cost: \$50,000. Filed Nov. 5.

Zakhar, Theodore, Norwalk, contractor for John T. Orris Jr. Reroof 3 Chestnut Hill Road, Norwalk. Estimated cost: \$17,550. Filed Nov. 1.

COURT CASES

Bridgeport Superior Court

Godó, Jeanette, Fairfield. Filed by Victor Falcon, Bridgeport. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139087-S. Filed Oct. 10.

Greco Miguel, Lisa, Stratford. Filed by Dady Bien-Aime, Bridgeport. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139730-S. Filed Nov. 1.

Norwalk Community Health Center Inc., et al, Norwalk. Filed by Lori Davis, Norwalk. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff suffered sexual harassment from the defendants while at work. The Board of Directors of the defendants, in response to the plaintiff's complaint of sexual harassment, did not investigate of the plaintiff's complaint. Approximately three weeks after the inappropriate touching and conduct of the defendants and after making a complaint about the sexual harassment, the plaintiff was wrongfully discharged by the defendants who falsely stated in the termination letter given to the plaintiff that the plaintiff was making false allegations. Defendants have allegedly discriminated against the plaintiff in the terms and conditions of her employment by wrongfully discharging her because of the plaintiff's charges. 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-24-6139128-S. Filed Oct. 15.

The Stop & Shop Supermarket Company LLC, Hartford. Filed by Fernette Shelton, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139648-S. Filed Oct. 30.

Town of Stratford, Stratford. Filed by Shannon O'Neill, Stratford. Plaintiff's attorney: Goldstein & Peck PC, Bridgeport. Action: the plaintiff while walking on the sidewalk maintained by the defendant and was caused to trip and fall by a defect in the sidewalk consisting of a raised concrete paving stone creating a tripping hazard. As a result, the plaintiff suffered 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-24-6139581-S. Filed Oct. 29.

Danbury Superior Court

Blake-Ocasio, Ayanna, et al, Mount Kisco. Filed by Kristie Perry, Brookfield. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051276-S. Filed Aug. 13.

Geloso, Anthony Robert, et al, Ansonia. Filed by Brian Tarsi, Danbury. Plaintiff's attorney: Jowdy & Jowdy Pc, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051795-S. Filed Sept. 27.

Nina Marina LLC, et al, Danbury. Filed by Doris Diaz-DaSilva, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was a business invitee, lawfully on the boat ramp of the premises controlled by the defendants, when she was suddenly caused to fall due to the unsafe, dangerous, defective and/or hazardous condition of the boat ramp, 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-24-6051313-S. Filed Aug. 15.

Nuvance Health Medical Practice Connecticut Inc., et al, East Hartford. Filed by Jody Harris, Ridgefield. Plaintiff's attorney: Coyne Von Kuhn & Brady LLC, Shelton. Action: the plaintiff presented herself to the Danbury Hospital Emergency Department after having sustained a significant dog bite injury to her right hand. The defendant acted negligently and carelessly in the treatment of the plaintiff failing to properly examine defendant's right hand wound and to perform an x-ray evaluation of the wounded area. As a result, the plaintiff developed an infection leading to multiple surgeries and significant permanent impairment of the function of her master hand. 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-24-6069418-S. Filed Sept. 30.

Stamford Superior Court

A&G Contracting Inc., et al, East Haven. Filed by Double C Contractors, LLC, West Hartford. Plaintiff's attorney: Gordon & Rees LLP, Hartford. Action: the plaintiff entered a written subcontract with defendants whereby plaintiff agreed to furnish certain labor, materials, and equipment to the project in exchange for payment. An outstanding balance is due and owing under the agreement in the amount of the labor, materials and equipment furnished to the property by plaintiff and incorporated into the project. Despite repeated demands for payment, the defendants have failed, neglected or otherwise refused to make payment for the balance due and owed to the plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069590-S. Filed Oct. 4.

Daniel, James, Norwalk. Filed by KeyBank NA, Brooklyn, Ohio. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: the plaintiff is the current holder and owner of the note and mortgage of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, 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-24-6069418-S. Filed Sept. 30.

Gudiel, Godoy Mynor, et al, Norwalk. Filed by Lynn Salley, Norwalk. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069664-S. Filed Oct. 9.

Louis, Rulia, et al, Wethersfield. Filed by Jeannot Moses, Norwalk. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069644-S. Filed Oct. 8.

Ramos-Hernandez, Lisbeth, Stamford. Filed by Grilande Paul, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, 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-24-6069773-S. Filed Oct. 16.

DEEDS

Commercial

18 Cat Rock LLC, Cos Cob. Seller: Karen Beckman and Anthony Iaconis, Cos Cob. Property: 18 Cat Rock Road, Cos Cob. Amount: \$1. Filed Nov. 26.

Art Vandelay Industries LLC, Redding. Seller: Roger Monteforte, New York, New York. Property: 25 Upper Cross Road, Greenwich. Amount: \$4,250,000. Filed Nov. 26.

BHJ New York LLC, Stamford. Seller: Waterside Properties LLC, Stamford. Property: 325-329 Greenwich Ave., Stamford. Amount: \$850,000. Filed Nov. 19.

Butler, James Edward and Michael Montour, Fairfield. Seller: TK1 Holdings LLC, Fairfield. Property: 451 Burroughs Road, Fairfield. Amount: \$696,500. Filed Nov. 27.

Cece, Rachel and Luis Ramiro Gutierrez Montenegro, Stamford. Seller: Federal National Mortgage Association, Plano, Texas. Property: 133 Sylvan Knoll Road, Stamford. Amount: \$335,000. Filed Nov. 18.

Church of God of Prophecy North East Spanish Region Inc., Cranford, New Jersey. Seller: Trinity Lutheran Church, Stamford. Property: 265 Seaside Ave., Stamford. Amount: \$905,000. Filed Nov. 19.

Goekjian, Michael Dunn and Kristina Kulik, Greenwich. Seller: Crossroad Holdings LLC, Delray Beach, Florida. Property: 149 John St., Greenwich. Amount: \$3,450,000. Filed Nov. 26.

Jung, Jisu, Stamford. Seller: 248 Roundhill Road LLC, Greenwich. Property: 248 Round Hill Road, Greenwich. Amount: \$11,400,000. Filed Nov. 27.

Kalm Family LLC, Brookfield. Seller: 681 Myrtle Avenue Properties LLC, Fairfield. Property: 3840 Black Rock Turnpike, Fairfield. Amount: \$525,000. Filed Nov. 26.

Kings HWY LLC, Milford. Seller: Joseph J. Lagana Builders Inc., Milford. Property: Map 8102 Kings Highway East, Fairfield. Amount: \$1,400,000. Filed Nov. 26.

Lloyd, Stephanie and Benjamin Lloyd, Stamford. Seller: Sunset Holdings LLC, Stamford. Property: 122 Hardesty Road, Stamford. Amount: \$2,575,000. Filed Nov. 22.

Maguire, Ariel and Matthew Maguire, Cos Cob. Seller: Roa-Thor Holdings LLC, Greenwich. Property: 6 Schubert Lane, Cos Cob. Amount: \$2,815,000. Filed Nov. 26.

Midwest Food Bank NFP Inc., Manchester. Seller: Nina J. Kuch, Stamford. Property: 177 Briar Brae Road, Stamford. Amount: \$1. Filed Nov. 21.

Sheehan, William Butler and Melissa Mary Barrett Egbert, Greenwich. Seller: CTF holdings LLC, Greenwich. Property: 42 John St., Greenwich. Amount: \$N/A. Filed Nov. 26.

Stern Living Trust, Greenwich. Seller: Albert Ben-Simon and Julie Ben-Simon, Stamford. Property: 1 Milbank Ave., Unit 3B, Greenwich. Amount: \$1,450,000. Filed Nov. 25.

VC No.1 LLC, Old Greenwich. Seller: 41 Gerry St LLC, New Canaan. Property: 41 Gerry St., Unit A, Greenwich. Amount: \$762,500. Filed Nov. 27.

VC No.1 LLC, Old Greenwich. Seller: 41 Gerry St LLC, New Canaan. Property: 41 Gerry St., Unit B, Greenwich. Amount: \$762,500. Filed Nov. 27.

Residential

Ahumada, Claudia and Carlos Parra, Stamford. Seller: Ronald A. Calabrese, Guilford. Property: 75 Fenway St., Stamford. Amount: \$450,000. Filed Nov. 21.

Alderson, Andrea, et al, Old Greenwich. Seller: Marshall Zieses and Debra S. Zieses, Greenwich. Property: 22 Deepwoods Lane, Old Greenwich. Amount: \$1,850,000. Filed Nov. 27.

Apte, Shalaka and **Aunshuman Apte**, Stamford. Seller: Thomas Joseph Winters Jr. and Erin Marie Murray, Stamford. Property: 76 Crestwood Drive, Stamford. Amount: \$675,000. Filed Nov. 18.

Barillas, Erik and **Cesar Barillas**, Greenwich. Seller: Bonnie Kennedy, Greenwich. Property: 1 Green Lane, Greenwich. Amount: \$1,010,000. Filed Nov. 27.

Battimelli, Donald, Fairfield. Seller: Richard Hartstein, Fairfield. Property: 237 Bulkley Drive, Fairfield. Amount: SN/A. Filed Nov. 25.

Bichngoc, Tra T., Fairfield. Seller: Loretta A. Loomie, Bridgeport. Property: 127 Grasmere Ave., Fairfield. Amount: \$550,000. Filed Nov. 25.

Catalano Jr., Robert A. and **Dominique Catalano**, Stamford. Seller: Giovanna Lorch, Stamford. Property: 123 Brook Run Lane, Stamford. Amount: \$825,000. Filed Nov. 18.

Colucci, Melodye, Stamford. Seller: Sean Considine, Stamford. Property: 241 Hamilton Ave., Unit 76, Stamford. Amount: \$345,000. Filed Nov. 19.

Connell, James Patrick and **Jennifer A. Connell**, Fairfield. Seller: Gabriella Travali, Fairfield. Property: 105 Perry St., Fairfield. Amount: \$930,000. Filed Nov. 26.

Divaraniya, Ajit, Stamford. Seller: Venkk S. Sastry, Stamford. Property: 10 Hoover Ave., No. 3, Stamford. Amount: \$390,000. Filed Nov. 21.

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Questions and comments regarding this section should be directed to:

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Erdman, Nazym, Stamford. Seller: Kyaiera Mistretta-Tucker, Stamford. Property: 217 Bridge St., E8, Stamford. Amount: \$466,000. Filed Nov. 18.

Flanagan, Patricia and **Kathleen Flanagan**, Ossining, New York. Seller: Sarah R. Hnath, Stratford. Property: 105 Harbor Drive, No.110, Stamford. Amount: \$615,000. Filed Nov. 18.

Fleischman, Edward and **Sara Fleischman**, Palm Beach Gardens, Florida. Seller: Phyllis Louis-Dreyfus, Greenwich. Property: 62 Mason St., Greenwich. Amount: \$3,850,000. Filed Nov. 27.

Gavidia, Natalia and **Vincenzo Abbattista**, Fairfield. Seller: Ahmed Ebrahim and Awais Malik, Fairfield. Property: 240 Sunnyridge Ave., Unit 71, Fairfield. Amount: \$340,000. Filed Nov. 26.

Harris Jr., Jeffrey Alan and **Mark John Mocerino**, Stamford. Seller: Tanisia M. Archer, Stamford. Property: 1633 Washington Blvd., Unit 2G, Stamford. Amount: \$430,000. Filed Nov. 21.

Kanneganti, Manasa and **Nikhil Gupta**, Stamford. Seller: Hermann Pok Pang Lai, Greenwich. Property: 53 Bible St., Unit 2, Greenwich. Amount: \$1. Filed Nov. 26.

Kayserian, Ari Dennis and **Hera Kayserian**, Stamford. Seller: Pamela A. Bartlett, Stamford. Property: 24 McIntosh Road, Stamford. Amount: \$880,000. Filed Nov. 22.

Lesniewski, Dariusz, Darien. Seller: Joseph E. Leveille and Mariline Leveille, Stamford. Property: 149 Myrtle Ave., Unit 1, Stamford. Amount: \$246,000. Filed Nov. 20.

Lieberman, Joseph, West Nyack, New York. Seller: Patrick McCarthy and Alexandra McCarthy, Fairfield. Property: 135 Alden St., Fairfield. Amount: \$900,000. Filed Nov. 26.

Lindahl, Christina and **Timothy Donald Low**, Stamford. Seller: Ian Duggan and Jeanne Mortarotti, Stamford. Property: 52 Kane Ave., Stamford. Amount: \$1,020,130. Filed Nov. 18.

Maczuga, Filip Marek and **Leah Beth Maczuga**, Rye, New York. Seller: Robert E. Goldkopf Jr. and Janet L. Goldkopf, Stamford. Property: 21 Rolling Wood Drive, Stamford. Amount: \$740,000. Filed Nov. 19.

Maisak, Matthew Steven, Oxford, England. Seller: Ulric T. Sullivan and Megan S. Sullivan, Riverside. Property: 3 Marks Road, Riverside. Amount: \$4,550,000. Filed Nov. 26.

Merina, Garry and **Marie Merina**, Stamford. Seller: Hilda G. Hernandez, Stamford. Property: 1072 E. Main St., Unit 15C2, Stamford. Amount: \$225,000. Filed Nov. 20.

Panayoty, Michaelle and **Kervens Panayoty**, Stamford. Seller: Teddie L. Henderson, Stamford. Property: 71 Strawberry Hill Ave., Unit 1003, Stamford. Amount: \$275,000. Filed Nov. 18.

Poulos, George and **Jenna Poulos**, Stamford. Seller: Deborah Fried and Kenneth Fried, Stamford. Property: 29 Lawton Ave., Stamford. Amount: \$805,722. Filed Nov. 18.

Quain, Mitchell, Palm Beach, Florida. Seller: John M. Downing, Southampton, New York. Property: 1838 Black Rock Turnpike, Fairfield. Amount: \$175,000. Filed Nov. 26.

Rosenfeld, Michael J. and **Alexandra M. Boelke**, Greenwich. Seller: Fleur Feighan Jones, Chatham, Massachusetts. Property: 35 Rockview Drive, Greenwich. Amount: \$1. Filed Nov. 25.

Sanabria, Fernando, et al, Port Chester, New York. Seller: Stanislaw Wawrzonkiewicz and Anielka Wawrzonkiewicz, Stamford. Property: 25 Windsor Road, Stamford. Amount: \$775,000. Filed Nov. 19.

Sandoval, Oscar, Stamford. Seller: Mohammad M. Rashid and Shamim Akhter, Stamford. Property: 124 West Ave., Stamford. Amount: \$660,000. Filed Nov. 21.

Seidman, Jennifer, Fairfield. Seller: Kenneth Allison and Jennifer Allison, Fairfield. Property: 115 Lalley Blvd., Fairfield. Amount: \$2,385,000. Filed Nov. 26.

Sullivan Young, Anne, New York, New York. Seller: Carrie A. Mac Adams, Fairfield. Property: 245 Unquowa Road, Unit 91, Fairfield. Amount: \$270,000. Filed Nov. 26.

Vasquez Pesantez, Oliver Fernando, Stamford. Seller: Luke Adovasio and Nikos Adovasio, Fairfield. Property: 45 Puritan Lane, Stamford. Amount: \$725,000. Filed Nov. 19.

Venneste, Jolyn and **Dirk Nicole Lievens**, Fairfield. Seller: Mary B. Curran and John E. Curran, Rocky River, Ohio. Property: 15 Montauk St., Fairfield. Amount: \$701,000. Filed Nov. 25.

Wright, Theodore and **Yolanda Wright**, Stamford. Seller: Kathryn A. Pfaff, Stamford. Property: 1 Strawberry Hill Ave., Unit 14F, Stamford. Amount: \$515,000. Filed Nov. 22.

Yuan, Jian and **Hongcheng Wang**, Bellevue, Washington. Seller: Hui Lin, Philadelphia, Pennsylvania. Property: 140 Grove St., No. 5C, Stamford. Amount: \$210,000. Filed Nov. 19.

Zhang, Xiangnan and **Lu Xu**, Charlotte, North Carolina. Seller: Elisabeth R. Lombardo, Fairfield. Property: 20 Osborne Place, Fairfield. Amount: \$1,000,000. Filed Nov. 27.

MORTGAGES

1 Lafayette Court LLC, et al, Greenwich, by Jennifer C. Powers. Lender: Wells Fargo Bank NA, 4 Corporate Drive, Suite 495, Shelton. Property: West Putnam Ave., Greenwich. Amount: \$4,549,887. Filed Oct. 29.

87 Dingtletown Holdings LLC, Greenwich, by Mark P. Santagata. Lender: The Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 87 Dingtletown Road, Greenwich. Amount: \$2,730,000. Filed Oct. 28.

Alexander, Denise A., Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Strawberry Hill Ave., Apt. 323, Stamford. Amount: \$207,500. Filed Oct. 28.

Blais, Patricia and **Jeremie Blais**, Fairfield, by William P. Osternduaf. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 327 New England Ave., Unit 10, Fairfield. Amount: \$382,000. Filed Nov. 1.

Bynum, Nicole and **Monica Bynum**, Yonkers, New York, by Robb Heering. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 50 Glenbrook Road, Apt. 12B, Stamford. Amount: \$308,000. Filed Oct. 28.

Campos, Andres E. and **Denise Campos**, Stamford, by Adam R. Kravet. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 42 Van Buskirk Ave., Stamford. Amount: \$610,960. Filed Oct. 31.

Caputo, Philip and **Cristina Batolacci**, New York, New York, by Tom S. Ward Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 6 Miltiades Ave., Riverside. Amount: \$1,912,500. Filed Nov. 1.

Casa Tua LLC, Greenwich, by Jonathan J. Martin. Lender: The Loan Store Inc., 6340 N. Campbell Ave., No.100, Tucson, Arizona. Property: 255 Valley Road, Cos Cob. Amount: \$960,000. Filed Oct. 29.

Castellana Joseph and **Linda Castellana**, Greenwich, by James Kavanagh. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 164 Stanwich Road, Greenwich. Amount: \$1,450,000. Filed Oct. 30.

Fisch, Stephen and **Amy Fisch**, Greenwich, by Claudia Hudson. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 200 Byram Shore Road, Greenwich. Amount: \$1,997,558. Filed Oct. 31.

Fridman, Sarah and **Abe Fridman**, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 60 Centerbrook Road, Fairfield. Amount: \$1,065,000. Filed Oct. 29.

Gilbert, Christopher C. and **Andrea L. Baden**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 42 Mulberry St., Stamford. Amount: \$40,000. Filed Oct. 31.

Guastella, Alexa and **Luciano Puccella**, Stamford, by Ricky M. Capozza. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 255 Strawberry Hill Ave., Unit F2, Stamford. Amount: \$345,600. Filed Nov. 1.

Guilfoile, Mark, Portland, Oregon, by Louis J. Colangelo Jr. Lender: Guaranteed Rate Inc., 3940 N Ravenswood Ave., Chicago, Illinois. Property: 285 Primrose Lane, Fairfield. Amount: \$792,000. Filed Oct. 31.

Gustaitis, Crystal, Stamford, by Jonathan T. Hoffman. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 22 Willard Terrace, Stamford. Amount: \$425,000. Filed Oct. 30.

Hovey, Paul Michael and **Grace Marie Hovey**, Bridgeport, by Marie E. Forte. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 499 Melville Ave., Fairfield. Amount: \$488,000. Filed Oct. 28.

Kurzman Ferrara, Bari and **Jeffrey Ferrara**, Stamford, by Jeffrey R. Houle. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 81 Nutmeg Lane, Stamford. Amount: \$825,000. Filed Nov. 1.

Lang, Maryann, Stamford, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 30 Glendale Drive, Stamford. Amount: \$200,000. Filed Oct. 29.

Lee, Walter and **Kaya Chwals**, Brooklyn, New York, by Marie J. David. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2281 Redding Road, Fairfield. Amount: \$861,656. Filed Oct. 31.

Lin, Hechuan and **Luoshen Wang**, Fairfield, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 84 Ludlowe Road, Fairfield. Amount: \$400,000. Filed Oct. 28.

Manashel, Susan C., Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 41 Dale Place, Stamford. Amount: \$125,000. Filed Nov. 1.

Mantzikos, Nancy, Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 20 Deep George Road, Greenwich. Amount: \$185,000. Filed Oct. 30.

Mauro, Robert and **Frances J. Urine-Mauro**, Riverside, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 28 Pierce Road, Riverside. Amount: \$180,000. Filed Oct. 29.

Mawhinney, Carol J., Stamford, by John J. Bove. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 49 Glembrook Road, Apt. 211, Stamford. Amount: \$320,000. Filed Oct. 29.

Mayer, Adam Robert and **Taylor Patricia Mayer**, Southport, by Dennis Bujdud. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 80 Cedar Road, Southport. Amount: \$688,000. Filed Oct. 30.

Millbury LLC, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 96 Conyers Farm Drive, Greenwich. Amount: \$1,500,000. Filed Oct. 28.

Montoya Osorio, Daniel and **Maria Pia Jimenez-Espuelas Calderon**, Old Greenwich, by Peter B. Benedict. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 89 Shore Road, Old Greenwich. Amount: \$950,000. Filed Oct. 30.

Munsch, Paul F. and **Gail Munsch**, Fairfield, by Mario P. Musilli. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 445 S. Pine Creek Road, Fairfield. Amount: \$657,000. Filed Oct. 30.

Nguyen, Thong H. and **Chi Nguyen**, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 36 Dandy Drive, Cos Cob. Amount: \$500,000. Filed Nov. 1.

Nieuwoudt, Nina L., Greenwich, by Jeffrey Weiner. Lender: Loandepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 15 Greenway Drive, Greenwich. Amount: \$175,000. Filed Nov. 1.

Peisch, Andrew and **Frances Peisch**, Old Greenwich, by Gillian V. Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 54 Shore Road, Old Greenwich. Amount: \$3,220,000. Filed Oct. 31.

Pisat, Ameya, Ajax On, Canada, by Stephen J. Carriero. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1633 Washington Blvd., Unit 4D, Stamford. Amount: \$340,000. Filed Oct. 31.

Pomeroy, Cynthia A., Fairfield, by William V. Gambardella. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 377 Unquowa Road, Fairfield. Amount: \$400,000. Filed Oct. 29.

Prate, Robert and **Jordan Breanne Murphy**, Brooklyn, New York, by Jack S. Lipson. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 580 Rolling Hills Drive, Fairfield. Amount: \$1,172,000. Filed Nov. 1.

Quinn, James F. and **Megan Quinn**, Fairfield, by Suzanne Shumski. Lender: Connecticut State Employees Credit Union Inc., 84 Wadsworth St., Hartford. Property: 88 Miro St., Fairfield. Amount: \$60,000. Filed Nov. 1.

Rafsky, Gary D. and **Kathleen F. Rafsky**, Fairfield, by Yamilca E. Bracero Cintron. Lender: Deborah Mester, 192 Alfredo St., Bridgeport. Property: 2265 N. Benson Road, Fairfield. Amount: \$550,000. Filed Nov. 1.

Ramon, Dario D. and **Deweese L. Ramon**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 16 Bouton Street East, Apt. 28, Stamford. Amount: \$373,517. Filed Oct. 28.

Reddy, Swaroop and **Julie Reddy**, Fairfield, by Chris Barreto. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 9 Clinton St., Fairfield. Amount: \$892,500. Filed Nov. 1.

Riversville Properties LLC, Greenwich, by Margaret Edibon. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 512 Riversville Road, Greenwich. Amount: \$1,911,200. Filed Oct. 31.

Rosario, Juan D. and **Sagrario E. Melo**, Stamford, by Michelle Hanover. Lender: KeyBank NA, 127 Public Square, Cleveland, Ohio. Property: 14 McClurg Ave., Stamford. Amount: \$543,628. Filed Oct. 31.

Seggie, Stephen and **Joel Dillon**, Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 180 Van Rensselaer Ave., Stamford. Amount: \$1,208,000. Filed Oct. 29.

Sehic, Almin, Fairfield, by Jason J. Morytko. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 278 Sigwin Drive, Fairfield. Amount: \$522,000. Filed Oct. 30.

Seth, Natasha, Greenwich, by Joel M. Kaye. Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 11 River Road, Unit 102, Cos Cob. Amount: \$984,000. Filed Nov. 1.

Shipper, Alexander and **Nicole Shipper**, Atlanta, Georgia, by Cheryl A. Carolan. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 207 Windsor Road, Fairfield. Amount: \$980,000. Filed Oct. 28.

Shtern, Dmitri, Stamford, by Anthony Roy Arturo. Lender: Teachers Federal Credit Union, 102 Motor Parkway, Hauppauge, New York. Property: 27 Gilford St., Stamford. Amount: \$232,000. Filed Oct. 30.

Skrinar, John S. and **Jessica E. Skrinar**, Fairfield, by Zionamarquize Q Bohannon. Lender: The Huntington National Bank, 5555 Cleveland Ave., Columbus, Ohio. Property: 85 Old Oaks Road, Fairfield. Amount: \$575,000. Filed Oct. 31.

Studwell, Heather L., Stamford, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 9 Weaver St., Unit 10, Greenwich. Amount: \$100,000. Filed Oct. 28.

Symeon, Melissa and **Eric Symeon**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 34 Gilford St., Stamford. Amount: \$100,000. Filed Oct. 30.

Tommins, William R. and **Paula Tommins**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 257 Wakeman Road, Fairfield. Amount: \$500,000. Filed Oct. 29.

Tran, Trang Thu, Windsor, by Jason J. Morytko. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 217 Bridge St., Apt F6, Stamford. Amount: \$435,000. Filed Oct. 29.

Vallejo, Cheryl A. and **Luis F. Vallejo**, Stamford, by Philip J. Toohey. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 158 Cullode Road, Stamford. Amount: \$370,000. Filed Oct. 30.

Van Der Ham, Ann-Caroline and **Arnold Schraa**, Old Greenwich, by Michelle Hanover. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1 Midbrook Lane, Old Greenwich. Amount: \$1,003,000. Filed Oct. 30.

Vitelli, David and **Jessica Vitelli**, Fairfield, by Dorian Arbelaez. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 187 Jeniford Road, Fairfield. Amount: \$325,000. Filed Oct. 30.

Wilhelm, Mark, Fairfield, by Michael P. Carrano. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 244Melody Lane, Fairfield. Amount: \$85,000. Filed Oct. 29.

Wolf, Pierre M. and **Deborah Jane Wolf**, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 150 Zaccheus Mead Lane, Greenwich. Amount: \$2,500,000. Filed Oct. 29.

Wymbs, Christian B. and **Stacey C. Wymbs**, Fairfield, by Erica Azzarito. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 150 Gay Bowers Road, Fairfield. Amount: \$1,111,000. Filed Oct. 28.

Yang, Qishen, Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 67 Hope St. 25C, Stamford. Amount: \$205,000. Filed Nov. 1.

Yantz, Timothy P. and **Kimberly R. Yantz**, Greenwich, by Albert T. Strazza. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 8 Alpine Road, Greenwich. Amount: \$500,000. Filed Oct. 29.

Yoseffoff, Elvina and **Lee Yoseffoff**, Brooklyn, New York, by Louis P. Pittocco. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 9 Swan Terrace, Greenwich. Amount: \$1,556,250. Filed Oct. 31.

Zack, Kyle M. and **Valerie A. Campbell**, Stamford, by Christian W. Bujdud. Lender: Guaranteed Rate Inc, 3940 N Ravenswood Ave., Chicago, Illinois. Property: 20 Andover Road, Stamford. Amount: \$590,000. Filed Oct. 28.

NEW BUSINESSES

AFC Construction, 102 Lincoln Ave., Suite 2, Stamford 06902, c/o Alan Faria. Filed Dec. 10.

Blue Sherrad Prezzie, 196 Beverly Drive, Bridgeport 06610, c/o Jamaal Gibbs. Filed Nov. 8.

Critical Strikes Cards & Collectibles, 29 Lawton Ave., Stamford 06907, c/o George Poulos. Filed Nov. 27

Crystal Nails, 20 Magee Ave, Stamford 06906, c/o Kang Aeran. Filed Nov. 1.

Cycle and Strength, 1010 High Ridge Road, Stamford 06905, c/o Hillside Fitness Stamford LLC. Filed Dec. 3.

Cycle X Strength, 1010 High Ridge Road, Stamford 06905, c/o Hillside Fitness Stamford LLC. Filed Dec. 3.

Don Arias Cleaning, 140 Franklin St., Stamford 06901, c/o Arias Imperio. Filed Dec. 4.

EasyRyde, 28 Perry St., Apt. 4F, Stamford 06902, c/o Michael L. McKeithen. Filed Nov. 12.

Emma Decorations & Rent, 231 Olive St., Bridgeport 06604, c/o Mercedes A. Gonzalez. Filed Nov. 8.

Evergreen Stamford, 884 Newfield Ave., Stamford 06905, c/o Gabriel Corredor. Filed Dec. 5.

Fancy Nachlie Beauty, 100 Greyrock Place, Stamford 06902, c/o Nathalie J. Coeur. Filed Nov. 1.

Foundation Risk Partners Corp., 780 W Granada Blvd., Ormond Beach, Florida 32174, c/o UIC Insurance Broker. Filed Nov. 12.

Fran Caballero, 2 Canterbury Green, Apt. 2206, Stamford 06901, c/o Fran Caballero, Singer, Event Planner. Filed Nov. 19

Meridian Maintenance Services LLC, 2 Tito Court, Apt. 4, Norwalk 06854, c/o Roy A. Cruz Zamora. Filed Nov. 8.

New Life Medical, 120 East Ave., Suite 1E, Norwalk 06851, c/o Harris Greenberger. Filed Nov. 12.

Success on The Spectrum-Norwalk, 24 Belden Ave., Fourth floor, Norwalk 06850, c/o Michael Kuchta. Filed Nov. 15.

Legal Notices

Notice of Formation Name of LLC: Panettone, LLC
Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 11/12/2024. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63725

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: FOOD FOR THOUGHT TRUCK, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/16/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 37 Scenic Circle, Croton on Hudson, NY 10520, principal business location of the LLC. Purpose: The sale of new and used books. #63726

Notice of Formation of Veteran Builder Consultants LLC, Articles of Organization filed with SSNY on October 1, 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 Gregory Esposito, 1740 Old Logging Road, Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63727

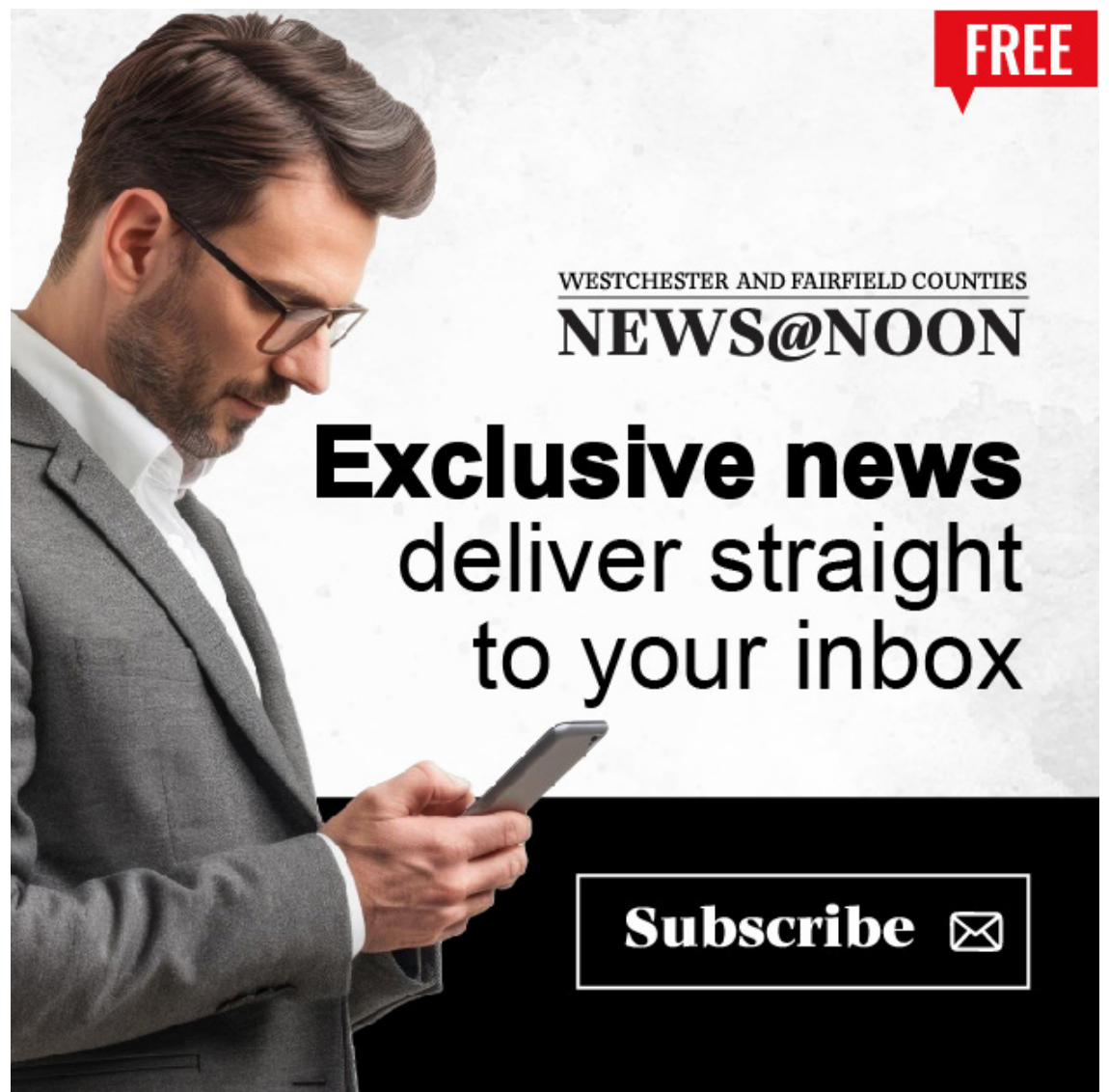
CROTON TRADING LLC
Art of Org. filed with the SSNY on 11/18/2024. Office. Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS, LLC 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose. #63728

Notice of Formation of ACCESPITALITY LLC filed with the SSNY on July 18, 2024. Office: Westchester County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 31 Century Trl, Harrison, NY 10528. Purpose: any lawful act or activity. #63730

SSR MARKETING, LLC.
Art of Org. filed with the SSNY on 12/10/2024 Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. CURAN & AHLERS, LLC 14 MAMARONECK AVE, WHITE PLAINS, NY, 10601. Any lawful purpose. #63733

Notice is hereby given that a license serial No NA 0340 24 126150 has been applied for by the undersigned to sell liquor, wine, beer and cider in a restaurant under the Alcoholic Beverage Control Law at 395 Tarrytown Road, White Plains, NY 10607 for on premises consumption. Raku of White Plains LLC #63734


Notice is hereby given that an On Premise Restaurant Full Liquor License, Application ID NA 0340 24 137355 has been applied for by McKeon's 966 Inc. d/b/a McKeon's Bar & Restaurant serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a restaurant for the premises located at 996 McLean Avenue Yonkers NY 10704. #63735



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