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IN BRIEF

Upstate NY Judge Resigned As Part of Plea Deal for Intoxicated Driving

A nonattorney jurist from the Finger Lakes region of New York has resigned as a condition of his plea to misdemeanor intoxicated driving, the Commission on Judicial Conduct said Tuesday.

Conquest Town Justice Lucas H. Ferrin of Cayuga County resigned in April, after the commission apprised him of its investigation, the watchdog said in a news statement.

Ferrin was charged with driving while intoxicated, a misdemeanor, and other related offenses, including obstructing governmental administration. His three-year term on the bench would have expired in December 2027.

"Driving While Intoxicated and related offenses endanger not just the inebriated driver but passengers, others on the road, pedestrians, and police officers in pursuit," the commission's counsel and administrator, Robert H. Tembeckjian, said in the news statement. "Judges, who are required by ethics rules to respect and comply with the law, must be especially mindful of setting the right example in this regard, since their conduct on or off the bench is so often scrutinized and publicized."

Ferrin stipulated that he will not ever seek a judicial post in the future, and if he does so, it would reopen the commission's investigation.

His lawyer, Dennis P. Sedor, did not immediately respond to a message seeking comment.

— Brian Lee

Deals: 'Strategic Transformation' Driving Big Deals, As M&A Up 20% Through May

Despite all the uncertainty of 2025, global M&A is up 20% year-to-date compared with 2024, reaching $1.5 trillion in the first five months of 2025, according to data from the London Stock Exchange Group. That would be a three-year high.

The number of deals was down 15% to a five-year low. That means fewer, but bigger, deals. There were 26 "super mega deals," or those over $10 billion, announced in the first five months of 2025. According to the LSEG, that is more than any other year-to-date on record. Those records date back to the 1970s.

So, in the era of tariff seesaws, government cutbacks, and geopolitical tensions, why are things playing out like this? Debevoise & Plimpton corporate partner Gordon Moodie has some answers.

"While economic, geopolitical, financial and technological uncertainty increase the degree of difficulty of executing transactions, they also create opportunities and a need in many sectors for strategic transformation in a changing environment," he wrote about the current dealmaking environment.

"While the environment is turbulent, waiting for a calmer period carries risks as well," he added. "That is why I believe we continue to see healthy amounts of M&A, and have been increasingly asked to develop innovative and creative deal structures to address the challenges of today's environment."

Moodie said that part of the reason for the lower deal volume so far in 2025, even as deal value has been up, can be valuation troubles.

"With little consensus on where the market is heading and a significant number of large one-day swings, buyers and sellers have a harder time finding a meeting of the minds on price," he wrote, adding the Debevoise team has worked on a number of structures "to bridge these gaps."

Speaking on the increase in cross-border activity, he said tariffs and a sur- » Page 4

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Note to Readers

The New York Law Journal will not be published on Thursday in observance of Juneteenth National Independence Day. All state and federal courts are closed.

DECISIONS OF INTEREST

First Department

CRIMINAL LAW: **Defendant's motion denied, court holds he received adequate counsel.** *People v. Clarke, Criminal Court, New York.*

TRUSTS & ESTATES: **Court denies petition for original probate of will.** *Will of Ramon Alsina Vilalta, Surrogate's Court, New York.*

Second Department

WRONGFUL DEATH: **Summary judgment granted to hospital's parent corporation, denied to other defendants.** *Cosgrove v. North Shore University Hospital, Supreme Court, Kings.*

PERSONAL INJURY: **Dismissal granted, city did not owe special duty to victim.** *Zhang v. City of New York, Supreme Court, Kings.*

FAMILY LAW: **Petition for order of protection denied; no intimate relationship between parties.** *C.W. v. E.P., Family Court, Westchester.*

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EVIDENCE: **Girlfriend's private search of defendant's cellphone did not violate Fourth Amendment.** *United States v. William Hines, 2d. Cir.*

ANTITRUST: **Author adequately pleads anticompetitive conduct against audiobook retailer.** *Reiss v. Audible Inc., SDNY.*

CIVIL PROCEDURE: **Third-party complaint sufficiently shows that entities are alter egos of plaintiff.** *Vinci Brands LLC v. Coach Servs. Inc., SDNY.*

CIVIL PROCEDURE: **Torts complaint dismissed against PA resident, foreign entity for lack of jurisdiction.** *Ali v. Mayweather, SDNY.*

JUDGES: **Although district judge was conflicted, Second Circuit came to same conclusions.** *Rouviere v. DePuy Orthopaedics Inc., SDNY.*

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COURTESY PHOTO

NYC Comptroller **Brad Lander** was arrested by federal agents at an immigration court Tuesday after he linked arms with a person authorities were attempting to detain.

NYC Comptroller and Mayoral Candidate Brad Lander Is Detained at Immigration Court

BY EMILY SAUL

NEW YORK City comptroller and mayoral candidate Brad Lander was taken into custody on Tuesday at an immigration court in Lower Manhattan.

Lander, a Democrat, was released hours later after New York Gov. Kathy Hochul intervened.

It was not immediately clear if Lander would face charges. The Department of Homeland Security accused him of assaulting law enforcement, while his campaign says the arrest occurred as he was "escorting a defendant" out of court

On Tuesday afternoon, a spokesperson with the U.S. Attorney's Office for the Southern District of New York said the office was continuing to investigate the incident involving Lander.

"The safety and security of official proceedings, government officials, law enforcement officers, and all members of the public who participate in them is a core focus of our Office," said spokesperson Nicholas Biase.

Biase noted that federal law prohibits assaults on law enforcement and public officials, destruction of property, and obstruction of official proceedings.

"The Department of Justice will prosecute violations of federal law," he added. » Page 9

More Lawyers Want Out of Firms That Made Deals With Trump, But Mandatory Notice Provisions May Slow Them Down

BY AMANDA O'BRIEN

ASSOCIATES were the first to flood out of firms that opted to strike deals with President Donald Trump to avoid punitive executive orders. Now that nearly three months have passed since the first law firm deal with Trump, it appears some partners—particularly litigators—are making their way to the exits.

According to industry observers and sources, some of the nine law firms that made deals with Trump will see more partners depart, although mandatory notice periods will delay some moves.

More recently, Willkie Farr & Gallagher, which struck a $100 million pro bono deal with Trump, lost seven litigation partners to Cooley. For its part, Cooley chose to litigate against Trump when it represented Jenner & Block in its litigation against a presidential executive order. Two sources, speaking anonymously in order to be candid about the situation, indicated that the seven-partner » Page 4



COURTESY PHOTO

Ellen Holloman

Alleged Assailant in Manhattan Court Officer Stabbing Charged With 1st Degree Attempted Murder

BY EMILY SAUL

THE MAN arrested for slashing at the face and necks of court officers in lower Manhattan on Monday has been charged with attempted murder in the "calculated and brutal attack," the Manhattan District Attorney"s office said.

Jonathan Wohl, 37, was charged with two counts of first-degree attempted murder, two counts of second-degree assault, and three counts of attempted aggravated assault.

Wohl was arraigned in criminal court on a complaint and did not enter a plea. He was remanded and scheduled to return to court on June 20. His 18B attorney could not be immediately reached.

In seeking remand, Assistant Manhattan District Attorney Taylor Holland told the court Wohl had a history of disputes with court officers and seemed to have come to the criminal courthouse at 100 Centre Street with the express purpose of attacking officers.

Holland said Wohl entered the courthouse carrying a lunchbox around 9:45am on Monday and calmly placed his items on the conveyor.

As the closest officer to him turned away, Wohl charged through the magnetometer while pulling out a karambit-style knife with a curved blade, per court papers.

Wohl then allegedly struck one court officer twice in the face with the knife, using such force that the impact of the knife on the bone chipped the officer's jaw.

After the first victim fell, Wohl is accused of turning and lunging at another officer who tried to shield himself from the blade with a tray from the metal detector. The blade made contact with that officer's face and neck, requiring stitches.

Wohl allegedly continued to attempt stabbing at the second wounded officer when he was tackled by a third. The third officer was stabbed in the back of his protective vest as he and then others subdued the assailant.

The injuries could easily have been fatal had the knife not been curved, Holland said. » Page 4

Emery Celli Files Civil Rights Lawsuit Against New York State Prison System, Officers Over Fatal Beating of Inmate

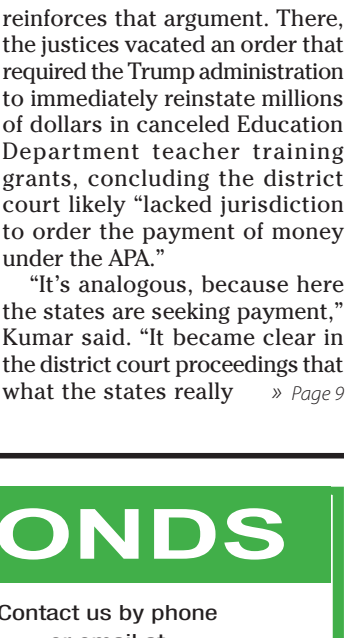
BY BRIAN LEE

THE ESTATE of Messiah Nantwi, a 22-year-old inmate who died after a "horrifying, savage and wholly unjustifiable" beating by central New York correction officers, filed a federal civil rights lawsuit against the state and other defendants on Tuesday.

Emery Celli Brinckerhoff Abady Ward & Maazel filed the complaint against the Department of Corrections and Community Supervision, its leadership and various correction officers and sergeants in the U.S. District Court for the Northern District of New York.

The case has been assigned to Chief Judge Brenda K. Sannes.

Earl S. Ward, a firm partner and counsel for the plaintiff, said in a statement: "As shocking as Messiah's killing is, it is not an isolated incident — just three months earlier, another man, Robert Brooks, was killed by officers right across the street at Marcy Correctional Facility. These deaths are part of a disturbing pattern of violence and cover-ups in New » Page 9



NYPD

Messiah Nantwi, as seen in surveillance image in a Harlem smoke shop, was formally charged with two counts of second-degree murder.

DOJ Urges 2nd Circuit To Halt Extension of Education Department's COVID Funds Spending

BY AVALON ZOPPO

THE U.S. Department of Justice urged a federal appeals court Tuesday to pause a lower court order requiring the Education Department to honor an extension for schools to spend approved COVID-19 relief funds set during the Biden administration.

New York, New Jersey and other states brought the underlying lawsuit after the Education Department on March 28 rescinded an extension to their ability to spend funds for addressing pandemic-related learning losses that were granted under a program established by a COVID-19 relief statute. The states claim the abrupt rescission is arbitrary and capricious in violation of the Administrative Procedure Act.



DOJ attorney **Dana Walsh Kumar**

During oral arguments Tuesday, DOJ attorney Dana Walsh Kumar told the U.S. Court of Appeals for the Second Circuit that without a stay of a federal judge's preliminary injunction, the government will be forced to pay the states millions of dollars that it won't be able to recover even if the lawsuit is unsuccessful.

The DOJ argued the states are seeking payments from the federal government pursuant to grant agreements and, therefore, the suit belongs in the Court of Federal Claims under the Tucker Act. The act requires suits against the federal government for monetary damages to be filed in that court.

Kumar said the U.S. Supreme Court's April decision in *Department of Education v. California* reinforces that argument. There, the justices vacated an order that required the Trump administration to immediately reinstate millions of dollars in canceled Education Department teacher training grants, concluding the district court likely "lacked jurisdiction to order the payment of money under the APA."

"It's analogous, because here the states are seeking payment," Kumar said. "It became clear in the district court proceedings that what the states really » Page 9



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Online

Court Calendars

Civil and Supreme Court calendars for New York and surrounding counties are now **available weeks in advance** at nylj.com. Search cases by county, index, judge or party name. Important Part information, including addresses, phone numbers and courtrooms are updated daily. **Only at nylj.com.**

Online

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The World's Highest-Grossing Law Firm Is Investing in Mass Torts Defense. It's Not Alone

BY JON CAMPISI AND ALEEZA FURMAN

JUST SIX MONTHS into the year, Kirkland & Ellis has already brought on about 100 additional litigators in 2025, reflecting growing demand particularly in the area of mass torts and products liability litigation.

Kirkland, the highest-grossing firm in the world, also expanded its litigation practice by launching a new office in Philadelphia earlier this year, and it poached partners from the likes of Skadden, Arps, Slate, Meagher & Flom and Dechert to help beef up its trial team.

When Kirkland moves, the rest of the industry watches closely, so its efforts to make products liability and mass torts litigation a more significant part of its business focus illustrate the broader opportunities for firms at the apex at the market aiming to cash in on defending companies being sued over a whole host of products.

A shift from commoditized products liability work—where much of the science is settled, billing rates are often compressed, and settlement values can be fairly predictable—to more high-stakes, bet-the-company-type litigation, has inspired some of the largest grossing, most profitable law firms to take on more work in this space.

The growing interest in this area is spurred by the increasingly high stakes of products liability and mass torts litigation, as well as the growing number and variety of cases emerging in the space—everything from ultra-processed foods, pharmaceuticals and medical devices to per-and polyfluoroalkyl substances (also known as PFAS), herbicides and even gaming and social media applications.

"Top firms are more interested in high-stakes product liability work that requires innovative legal and appellate strategies and top-tier trial and science teams because the work typically commands higher hourly fees and alternative fee arrangements," said Mark Jones, who leads the litigation group at Am Law 100 firm Nelson Mullins Riley & Scarborough.

Jones' firm has been aggressively growing its national products liability team for several years, and in 2024, managing partner Jim Lehman credited increased activity in litigation for a firmwide increase in billing hours.

If Nelson Mullins, with just under $1 billion in revenue in 2024, sees value in growing scale to meet demand, so does Kirkland, a firm that—with nearly $9 billion in revenue—plays in a different sandbox.

"I think one of the reasons that Kristen [Fournier] and I joined Kirkland [is that] we're seeing a focus of firms on mass tort defense, and there is a need for a large, robust group of defense lawyers to tackle these kinds of mass torts," said Kim Bueno, a litigation partner with Kirkland & Ellis, a firm she just joined in May.

Fournier, who joined Kirkland around the same time as Bueno, said litigators are seeing a steady flow of cases in the products liability space, which makes this type of litigation stand out from other types that "rise and fall" depending on macroeconomic and other factors.

Lucrative Work, and More of It

Products liability defense work today has grown more lucrative and demand for defense attorneys has increased as more plaintiffs lawyers develop novel legal arguments to go after product manufacturers and sellers on behalf of injured parties.

"Pharma, consumer products, firms are really expanding their litigation teams to handle these complex disputes that are multi-billion-dollar battlegrounds," said Marjorie Grossberg, founder and CEO of Benchmark Legal Search Partners. "It's very sophisticated, highly sophisticated matters where clients' operations are really at stake."

Still, while defense firms stand to gain hefty financial rewards for such work, not all products liability work is equal, experts say.

"The matters that affect a company's share price and/or brand reputation often command high rates because there is more value for the company in a favorable result versus matters that have less or no material impact on the company," said Kent Zimmermann, a consultant with the Zeughauser Group. "For those, the company doesn't want to spend a lot on the legal fees, so they go with less expensive firms. In other words, some products liability work has commoditized, and fees have commoditized too."



KENT NISHIMURA/BLOOMBERG

A shift from commoditized products liability work to more high-stakes, bet-the-company-type litigation has inspired top firms to take on more work in this space. Above, Kirkland & Ellis offices in Washington, D.C.

The increase in products liability work can be tied to an expanding list of alleged injuries and underlying claims but is also connected to COVID-19; during the pandemic, experts say, tens of thousands of cases were put on hold when courts shuttered.

As the pandemic eased up, those stalled cases began moving forward, creating a renewed demand for attorney hours and trial teams as the backlog of cases began moving again.

"While we already had probably over 150 product liability litigators at the time, we knew during COVID that litigators were underappreciated at a lot of law firms but they were going to be needed when those courts opened back up," said Jones, of Nelson Mullins.

Nelson Mullins, he said, has added about 84 products liability and toxic tort litigators since the spring of 2021, "and that was on top of an already serious bench."

"Some firms were just underappreciating their top lawyers in the product liability space, and we never lost sight of » Page 9

Why Are Cybercriminals Targeting Law Firms With Voice Phishing?

BY BENJAMIN JOYNER

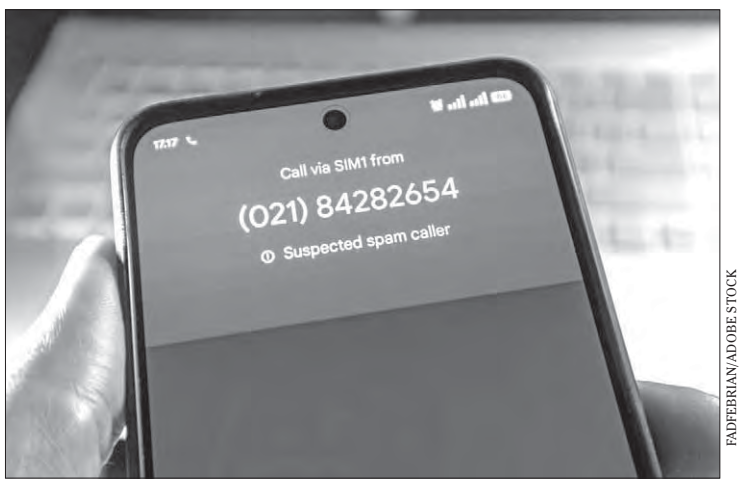
CYBERSECURITY is a perpetual concern for any enterprise, but recent events have served to make the dangers to law firms particularly stark. Last month, the FBI announced that a cyber threat actor, the Silent Ransom Group (SRG), has begun to exclusively target law firms, using voice phishing, or 'vishing.'

Below, Legaltech news explains the threat of vishing, why and how SRG is targeting law firms, and how law firms can protect themselves and respond to attacks.

What Is Vishing?

Vishing, or voice phishing, has become an increasingly common tactic for hackers, as defenses against traditional ransomware have strengthened at the same time as the text-to-speech and voice cloning have improved exponentially.

"The email protection filters are getting really good at blocking malicious links to SharePoint, Dropbox, cloud based storage files where they're trying to prompt you to type in your credentials, to harvest them or to hijack your session, as well as bad attachments," said Michael Maschke, president and CEO of IT, cybersecurity and digital forensics provider Sensei Enterprises.



FADFEBRIAN/ADOBE STOCK

Posing as firm IT departments, hackers are initiating remote sessions and encrypting or exfiltrating client data.

Vishing attacks rely less on social engineering to get employees to allow the criminal to install or use software in a malicious way, generally by posing as a trusted party. In the case of SRG, the criminals are posing as IT departments, asking employees to provide them access to resolve fictive problems.

"They're pretending to be the IT department, saying that somebody needs to remote in and then saying, 'Oh, I gotta run something overnight. Just leave your computer up,'" said Beth Waller, chair of the cybersecurity and data privacy practice at Woods Rogers. "That's how people are falling prey. And this is particularly troubling because a lot of times the initial connection to the environment is not a known malware software."

Once the hackers have access to a user's computer, they can extort money from victims by encrypting data in place, exfiltrate data and demand ransoms to avoid public disclosure, contact clients to apply pressure to firms, and directly contact firm leadership to increase urgency.

Why Law Firms?

Law firms present both an attractive and soft target to criminal groups like SRG, because they possess both large amounts of valuable client data and the means to pay for its recovery. Firms present an attractive target "one, because of the secrets that we keep as lawyers and law firms and clients that we represent," Waller said.

"Secondly, I think that there is the fact that we are seen as being a place where they can make money … they view law firms as a lucrative target."

The danger to firms is compounded by the nature of the partnership model and legal work. Unlike top-down enterprises, where it can be easier to impose a uniform cybersecurity posture on all employees, partners and practice groups are often used to operating with some level of autonomy, creating inconsistencies in cybersecurity practices.

Dangers and Solutions

Date breacheslike those carried out by the SRG can be particularly damaging to law firms, given the sensitivity of the client data involved and the risk of reputional or relation damage that accompanies the loss of client data.

"The [American Bar Association] actually has an opinion [that], if you have current client confidences get compromised, you have to notify your current clients of the event," Waller said. "It can become a major PR issue or public relations issue if you have one of these events."

As with most cybersecurity risks, prevention relies as much on training and culture as technical solutions. While endpoint detection response tools can detect and avert some data exfiltration attempts, SRG and other threat actors have been using software like WinSCP, which has legitimate uses and may not be flagged as suspicious, to carry out data transfers.

Maschke noted the importance of data backups, which prevent a firm from being held hostage to recover vital data.

"As long as you have a backup, you have a business continuity plan, where you have an off site backup that's immutable, it's not susceptible to a ransomware attack," he said. "You should be able to recover your sensitive data, the data your business needs to continue."

Waller suggested having a set protocol for employees to follow if they receive a call from an outside number purporting to be IT, such as asking the caller to confirm a piece of information from the organization's internal website.

While paying a ransom may be a final resort in some situations, it can be illegal to do so if the group responsible is affiliated with terrorists, and even in cases where it is possible, it can serve to invite further attacks.

"I understand if its, 'that's our only option, the alternative is bankruptcy, or we're out of business because we have no data and all our computers are bricks,'" Maschke said. "But just from the outset, I'd be against ever paying them."

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3M Accuses Three Lawyers of 'Black Lung' Fraud Scheme

BY AMANDA BRONSTAD
FRANKFORT, Ky.

3M CO. filed a racketeering case against three plaintiffs' lawyers who brought hundreds of allegedly fraudulent claims on behalf of coal miners with black lung disease.

Friday's suit, in U.S. District Court for the Eastern District of Kentucky, names Glenn Hammond, in Pikeville, Kentucky; Johnny Givens, of Givens Law Firm in Ridgeland, Mississippi; and Mike Martin, of Houston's Martin Walton. In the complaint, 3M alleged the trio unlawfully conspired to bring fraudulent lawsuits in Kentucky state courts on behalf of plaintiffs who had black lung disease, officially called coal workers' pneumoconiosis.

The suit brings Kentucky common law claims and violations of the U.S. Racketeer Influenced and Corrupt Organizations (RICO) Act.

"Specifically, 3M seeks to vindicate its rights for having to defend itself against false and fraudulent lawsuits that defendants—three attorneys from three different law firms in three different states—filed and prosecuted against 3M knowing them to be without merit," the complaint says. "Defendants solicited coal miners to join cookie-cutter complaints claiming that 3M was to blame for the black lung disease and other injuries allegedly sustained in coal mines and coached them to line about those allegations."



ANDREY RUDAKOV/BLOOMBERG

3M's suit cites falsified statements interspersed among 850 black lung claims the lawyers brought in 22 lawsuits in six counties in Eastern Kentucky.

According to the complaint, many of the plaintiffs did not have black lung disease, or their claims exceeded the one-year statute of limitations. Others did not wear 3M's allegedly defective dust masks all the time, or wore a different manufacturer's product.

"Defendants' scheme far exceeded the bounds of lawful, zealous advocacy," the complaint says. "To the contrary, defendants purposefully and unlawfully abused the court system by filing and prosecuting claims they knew to be false and fraudulent in an effort to achieve the illicit goals of the enterprise."

3M's attorneys, Ben Fultz, at Fultz Maddox Dickens, in Louisville, Kentucky, and Steven Grimes, of Winston & Strawn in Chicago, did not respond to a request for comment.

Givens and Hammond also did not respond to a request for comment.

Martin, who the complaint says unsuccessfully sought $500 million in sanctions against 3M for filing a petition for pre-suit discovery into the alleged fraud scheme, told Law.com that the allegations "are patently false."

"3M and its lawyers will be the subject of a counterclaim for filing a false pleading," he wrote in an email. "The allegations are manufactured and based upon a false narrative. The allegations are also defamatory."

'A Very Novel Strategy'

3M's case comes one month after Ford Motor Co. filed a similar RICO Act case against five lemon law attorneys in Southern California.

"This is a very novel strategy," Bethany Kristovich, of Los Angeles-based Munger, Tolles & Olson, told Law.com after the Ford lawsuit was filed. "Typically, big companies, big corporations, are not aggressively going after plaintiffs' attorneys. I think they must feel like the conduct here is so objectively bad that they feel comfortable going on offense."

Last week, lawyers appeared for the defendant firms in the Ford case. Williams & Connolly partners Zachary Warren and Dane Butswinkas, Milbank's former U.S. Acting Solicitor General Neal Katyal and Matthew Laroche, in New York, appeared for Knight Law Group and four of its lawyers, and a paralegal. Pillsbury Winthrop Shaw Pittman partners Aaron Dyer, Mark Litvack and Ronald Cheng, and Lisseth Ochoa-Chavarria, of counsel, all in Los Angeles, also appeared for those defendants.

Wirtz Law is represented by partner Earll Pott and Amara Barbará, counsel, at Rosing Pott & Strohbehn in San Diego, and Klinedinst managing shareholder Gregor Hensrude, in Seattle, represents the Altman Law Group.

Ford's case accused the lawyers of creating a racketeering enterprise to inflate their fees—at least 50% of the $100 billion over the past decade.

3M's suit, in contrast, cites an enterprise that falsified statements interspersed among 850 black lung claims the lawyers brought in 22 lawsuits in six counties in Eastern Kentucky.

"The timing was intentional, designed to exert maximum pressure on 3M to settle the entire inventory of cases—including claims defendants knew were fraudulent—at a huge sum," the complaint says. "As a result of defendants' scheme, 3M has spent and will continue to spend millions of dollars investigating and litigating fraudulent claims defendants concocted and prosecuted for their personal gain. Defendants' scheme has also caused 3M to waste its time and money unwittingly negotiating settlement of fraudulent cases with defendants."

Attorneys in the 110-page complaint cite specific instances, such as in 2023 when Pike County Circuit Court Judge Howard Keith Hall found Hammond had made "materially false" statements in an affidavit and deposition to avoid the statute of limitations in a case against 3M. Hall was indicted earlier this year on federal charges of mail fraud and theft of government funds.

3M's suit also accused Hammond of falsifying client signatures to avoid the statute of limitations on their cases. Rather than risk disclosure of the fraud, Martin and Givens attempted to dismiss, stay or withdraw from cases, or blamed Hammond for the lapses.

@ Amanda Bronstad can be reached at abronstad@alm.com.

Expert Analysis

INSURANCE LAW

Is Your Referral Fee Just a Disguised Commission?





By **JillAllison Opell** And **Jonathan Goeringer**

"Do I really need a license for that?" "It's just a nominal amount, can that really be a violation of law?" "Is this *actually* a big deal?" These are just a handful of the countless questions we receive from frustrated clients who are trying to understand the dos and don'ts of paying and receiving compensation in connection with the sale of insurance.

And it's no wonder—this is one area that does not present with a straightforward, one-size-fits-all solution. Sharing insurance commissions and paying or receiving referral fees is nuanced, and it is quite state-specific. But, with the answer being "yes" to each of the questions above, we thought it made sense to provide some general insight.

Background

Let's start with the basics when it comes to insurance sales compensation. State laws regarding the sharing of commissions and referral fees are generally based on the Producer Licensing Model Act (PLMA), as promulgated by the National Association of Insurance Commissioners (NAIC). The PLMA has been adopted in some form by all 50 states and the District of Columbia.

Section 3 of the PLMA prohibits persons from selling, soliciting, or negotiating insurance without an insurance producer license. Under Section 2 of the PLMA, "sell," "solicit," and "negotiate" are defined as follows:

- "Sell" means "to exchange a contract of insurance by any means, for money or its equivalent, on behalf of an insurance company."
- "Solicit" means "attempting to sell insurance or asking or urging a person to apply for a particular kind of insurance from a particular company."
- "Negotiate" means "the act of conferring directly with or offering advice directly to a purchaser or prospective purchaser of a particular contract of insurance concerning any of the substantive benefits, terms or conditions of the contract, provided that the person engaged in that act either sells insurance or obtains insurance from insurers for purchasers."

JILLALLISON OPELL *and* JONATHAN GOERINGER *are members of Foley & Lardner.*

> In New York, for property and casualty insurance, an unlicensed person may receive compensation for a referral if the referral is not based upon the purchase of insurance and there is no discussion of specific insurance terms and conditions.

Put plainly, a person cannot act as an insurance producer (*i.e.*, sell, solicit, or negotiate insurance) without a state-issued producer license.

Commissions

Section 13(B) of the PLMA prohibits a person from accepting a commission (a percentage of premium payable as compensation to a person in respect of an insurance sale) if such person is required to be licensed as a producer. However, Section 13(D) of the PLMA makes an exception to permit the receipt of commissions so long as the person does "not sell, solicit or negotiate insurance…"

Taken together, this could be interpreted as the PLMA's way of saying commissions may be shared only with licensees or those that are not actively engaged in the process of selling, soliciting, or negotiating insurance (e.g., those that simply refer a customer to a licensed agent and do nothing more than that).

If only it were that simple. While passive engagement may, in many cases, permit the receipt of commissions without a license, many states take it a step further. New York, for example, sets forth the following:

> *No insurer…agent or other representative…shall pay any commission or other compensation to any person, firm, association or corporation for acting as insurance agent in this state, except to a licensed insurance agent…[f]or the purposes of this section, "acting as insurance agent" shall not include the referral of a person to a licensed insurance agent or broker that does not include a discussion of specific insurance policy terms and conditions and where the compensation for referral is not based upon the purchase of insurance by such person.*

Under this law, if a person passively refers a customer to a licensed agent, but only gets paid if the licensed agent successfully completes the sale of insurance to the referred customer, that person needs to be licensed in order to receive such compensation (because payment of the same was contingent on insurance placement).

Similarly, if a person refers a potential customer, but details the various policy options before handing the customer off to a licensed agent (e.g., provides information on coverages, premium rates, policy exclusions, etc.), that is not passive enough to pass muster here, regardless of how the person is paid.

New York is not alone in having these requirements, and it is crucial when structuring » Page 6

EMINENT DOMAIN

The Not So 'Special' Benefit In Eminent Domain



By **Jennifer Polovetsky**

Article I (§7, subd. (a)) of the New York State Constitution and the Fifth Amendment to the United States Constitution both provide that: "Private property shall not be taken for public use without just compensation." This doctrine has been upheld by the courts of this land since its inception.In 1897, in *Bauman v Ross*, the United States Supreme Court held that "the just compensation required by the Constitution to be made to the owner is [at least] to be measured by the loss caused to him by the appropriation.

He is entitled to receive the value of what he has been deprived of, and no more…[but] when part only of a parcel of land is taken… the value of that part is not the sole measure of the compensation or damages to be paid to the owner; but the incidental injury or benefit to the part not taken is also to be considered." *Bauman v. Ross*, 167 US 548, 17 S Ct 966, 42 L Ed 270 [1897].

What the *Bauman* court was referring to are consequential/severance damages (to the remainder) in eminent domain cases, which apply to partial acquisitions of property and are usually payable in addition to value of the direct damages. *See Bauman, id.*; *see also RA Three RDS, LLC v State*, 169 AD3d 731, 732 (2nd Dept. 2019); *Williams v State*, 90 AD2d 882 (3d Dept 1982).

In some cases, however, consequential damages may be wholly or partially offset by a "special benefit."

What is a special benefit exactly and how does it affect compensation in eminent domain valuation cases? To understand the answer to this question, we must first understand how partial acquisitions of property are valued in eminent domain proceedings.

The measure of damages for a partial taking of real property is the difference between the value of the whole property before the taking and the value of the remainder after the taking. *See Diocese of Buffalo v. State of New York*, 24 N.Y.2d 320 (1969); *Chester Indus. Park Assoc., LLP v. State of New York*, 65 A.D.3d 513, 884 N.Y.S.2d 243 (2nd Dept. 2009).

"Consequential damages, also known as severance damages, reflect the fact that in addition to the loss of value of the property actually taken, the condemnee's remaining property may suffer a diminution in value as a result of the loss of the condemned parcels" (see *Murphy v. State of New York*, 14 A.D.3d 127, 132, 787 N.Y.S.2d 120); therefore, "[c]onsequential damages consist of the diminution in the value of the remainder resulting from the taking of a part and from the condemnor's use of the property taken" (see *Williams v State*, 90 AD2d 882).

JENNIFER POLOVETSKY *is a partner at Duane Morris.*

> To understand the answer to this question, we must first understand how partial acquisitions of property are valued in eminent domain proceedings.

To arrive at a final calculation of damages in partial takings, courts have calculated the value of both the direct damages and the indirect (i.e., consequential/severance) damages to the remainder of the parcel caused by the taking.

Courts have held that the term "indirect damages" includes severance damages and consequential damages. *See Matter of City of New York*, 80 Misc 3d 1237(A) [Sup Ct 2023] (Saitta, J.).

However, when "changes to the remainder parcel caused by the project…result in an increase in value rather than a decrease" (i.e., the remainder value of the property that was partially acquired increases in value as a result of the public project for which the property was acquired in the first place), then a "special benefit" exists. *See Matter of City of New York.*

So then, what happens to the property valuation in a partial acquisition when a special benefit does exist? Nothing good as far as the property owner is concerned.

New York law allows "special benefits to be offset against any consequential/indirect damages to the remainder (but not against the direct damages). *See Matter of City of New York (Cons. Gas. Co.)* 190 N.Y. 350 (1907). New York courts have applied this rule fairly consistently in eminent domain cases.

Some examples of condemnation cases where a "special benefit" to the remainder has offset any consequential/severance damage award(s) are:

(1) A project that increased the value of land by making it more accessible and developable, by way of the installation of a storm and drain line, sidewalks, and a service road that was deemed a benefit to the condemnee's remainder parcels, since many lots in the development abutted the road (*see Ridgeway Associates, Inc. v. State*, 40 A.D.2d 1051, 339 N.Y.S.2d 160 (3d Dep't 1972), order aff'd, 34 N.Y.2d 678);

(2) Where the value of the remaining portion of land is enhanced due to the construction of a highway (*see Lerner Pavlick Realty v. State*, 98 A.D.3d 567, 949 N.Y.S.2d 480 (2d Dep't 2012);

(3) In the taking of easements for flood-control programs, where consideration was given to the benefits resulting to the remaining land by reason of the improvement resulting from the flood-control wall and the enhancement in value to such land (*see American Woolen Co. v. State*, 125 Misc. 186, 211 N.Y.S. 149 (Ct. Cl. 1925); and

(4) Where the value of the remaining parcel is enhanced by the existence of a park on the condemned portion of the property (see *Board of Commissioners of Great Neck Park District of Town of North Hempstead v. Kings Point Heights, LLC*, 74 A.D.3d 804, 903 N.Y.S.2d 451 (2d Dep't » Page 8

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IN BRIEF

« Continued from page 1

prisingly resilient U.S. economy come into play.

"The high proportion of cross-border deals accounted for by inbound M&A into the U.S. can be explained partly by the continued strength, resilience and innovation of the U.S. economy, and partly as a way for companies to insulate global operations from tariffs and supply chains disruptions," he wrote. "Executing cross-border M&A has never been more challenging, but the fact that it is difficult doesn't make it less strategic and essential for many companies."

The U.S. remained the largest target country for cross-border M&A, accounting for a full 30% of the global $487 billion in cross-border transactions, which targeted U.S. companies, LSEG said. Those close to half a trillion in deal value is a 34% increase from 2024 levels.

Diving more into the deal trends, other sectors besides tech are now leading the deal activity.

Financial deals have totaled $289 billion, up a whopping 47% year-over-year, and the third-highest year-to-date total for that sector. The technology sector, for its part, led in deal volume, LSEG said.

Overall, it was a lighter week in announced deals, save for the Chime IPO that lists the company's value at over $11 billion. Wachtell, Lipton, Rosen & Katz counseled on that one. For the rest, there were at least six announced deals valued at over $1 billion and at least one new special purpose acquisition company, seven new initial public offerings, and 13 new debt offerings exceeding $500 million in the last week.

Deals on the Radar

The information regarding the deals below was derived exclusively from Law.com Radar.

Brown & Brown, an insurance brokerage firm, has agreed to acquire RSC Topco Inc., the holding company for Accession Risk Management Group, a portfolio company of Kelso & Co. The transaction, announced June 10, is expected to close in the third quarter of 2025, subject to customary closing conditions and regulatory approvals. Under the terms of the agreement, Brown & Brown will acquire RSC on a cash and debt-free basis at the time of acquisition for a gross purchase price of $9.8 billion. Brown & Brown was represented by a Skadden, Arps, Slate, Meagher & Flom team led by partners Todd Freed and Patrick Lewis. Kelso and Accession were advised by a Debevoise & Plimpton team led by partners Emily Huang and Kevin Rinker.

Allison Transmission Holdings announced it has entered into a definitive agreement to acquire the Off-Highway business of Dana Inc., a provider of drivetrain and propulsion solutions, for approximately $2.7 billion. Allison, which is based in Indianapolis, was advised by a Latham & Watkins team led by partners Daniel Breslin and Paul Sheridan. Dana was advised by a Paul, Weiss, Rifkind, Wharton & Garrison team led by partners Scott Barshay, Andrew Krause and Kyle Seifried.

Actis LLP, a growth markets investor in sustainable infrastructure, has agreed to acquire a portfolio of operational toll roads in Colombia from Sacyr with a total transaction value of $1.6 billion. London-based Actis was advised by a Milbank team that included partners Roland Estevez, John Franchini, Aaron Stine and Daniel Tyrrell. Counsel information for Madrid-based Sacyr was not immediately available.

Fried, Frank, Harris, Shriver & Jacobson counseled Blackstone Real Estate in acquiring a 46% joint-control interest with Fisher Brothers in 1345 Avenue of the Americas at a full capitalization of $1.4 billion. The Fried Frank team included partners Laurinda Martins, Steven Rudgayzer and Libin Zhang.

BioNTech SE and CureVac N.V. announced that they have entered into a definitive purchase agreement pursuant to which BioNTech intends to acquire all of the shares of CureVac, a clinical-stage biotech company developing a novel class of transformative medicines in oncology and infectious diseases, resulting in an implied aggregate equity value for CureVac of $1.25 billion. BioNTech, based in Mainz, Germany, was advised by a Covington & Burling team that included Jack Bodner and Laura Bleier. BioNTech was also advised by Hengeler Mueller and Loyens & Loeff. CureVac, based in Tubingen, Germany, was represented by Skadden, Arps, Slate, Meagher & Flom and NautaDutilh.

Paul Weiss Rifkind, Wharton & Garrison advised IonQ in its acquisition of Oxford Ionics for $1.1 billion. The Paul Weiss team included partners Chelsea N. Darnell, Robert A. Kindler, Dan Schuster-Woldan and Ben Wilkinson. Kidlington, United Kingdom-based Oxford Ionics was advised by Hogan Lovells.

SPACs

EQV Ventures Acquisition Corp. II, the second blank check company backed by EQV Group targeting the energy sector, filed with the SEC to raise up to $350 million in an initial public offering. EQV, which is based in Park City, Utah, was advised by Kirkland & Ellis partners Julian Seiguer and Billy Vranish, as well as Walkers. BTIG, as the underwriter, was advised by Ellenoff Grossman & Schole partners Douglas Ellenoff and Stuart Neuhauser.

IPOs

Fintech company Chime announced the pricing of its initial public offering of Class A common stock on the Nasdaq Global Select Market. The IPO price per share was $27 per share, which values the company at approximately $11.6 billion on a fully diluted basis. Chime was advised by a Wachtell, Lipton, Rosen & Katz team led by partners David K. Lam and Steven R. Green.

AIRO Group Holdings, a company specializing in advanced aerospace and defense technologies, announced the pricing of its initial public offering at $60 million. AIRO, which is based in Albuquerque, New Mexico, was advised by a Cooley team led by partners Yvan-Claude Pierre, Christina Roupas and Courtney Tygesson. Underwriters were advised by a Latham & Watkins team led by partners Christopher Lueking and Jonathan Sarna.

Yimutian, which operates a B2B e-commerce platform for the agriculture industry in China, filed with the SEC to raise up to $40 million in an initial public offering. Yimutian, which is based in Beijing, was advised by Skadden, Arps, Slate, Meagher & Flom partner Shu Du, as well as Maples Group. US Tiger Securities, as representative of the underwriters, was advised by Baker McKenzie partner Dan Ouyang, as well as Han Kun Law Offices.

Otsaw Limited, a Singapore-based developer of autonomous mobile robots, filed with the SEC to raise up to $28 million in an initial public offering. Otsaw Limited, which is based in Singapore, was advised by Ortoli Rosenstadt partner William Rosenstadt, Mourant Ozannes and Morgan Lewis Stamford. Aegis Capital Corp., as underwriter, was advised by Sichenzia Ross Ference Carmel partner Ross Carmel.

GEBE Environmental Technology Limited, which provides environmental improvement and sustainability-focused services in Singapore, filed with the SEC to raise up to $13 million in an initial public offering. GEBE, which is based in Singapore, was advised by Hunter Taubman Fischer & Li partner Ying Li, Conyers Dill & Pearman and Bird & Bird. Cathay Securities, as representative of the underwriters, was advised by VCL Law partner Fang Liu.

Indigo Acquisition Corp., a blank check company led by the founders of Cassel Salpeter targeting established businesses, filed with the SEC to raise up to $100 million in an initial public offering. Indigo, which is based in Miami, was advised by Graubard Miller partner David Alan Miller, as well as Maples Group. EarlyBirdCapital, as representative of the underwriters, was advised by Greenberg Traurig partners Alan Annex and Jason Simon.

Darklris, a Hong Kong-based mobile game developer, filed with the SEC to raise up to $6 million in an initial public offering. Darklris was advised by Allbright, Ogier and Loeb & Loeb partner Lawrence Venick. US Tiger Securities, as representative of several underwriters, was advised by Robinson & Cole partner Jinhua Wang, as well as Stevenson Wong & Co.

Debt Offerings

Davis Polk & Wardwell advised CSC Financial Co. in connection with the update of the $4 billion medium-term note (MTN) program of CSCIF Hong Kong Limited. The Davis Polk team, including partner James C. Lin, also advised CSC on the offering of 2.7 billion Chinese yuan ($376 million) of 2.48% notes due 2027 under the MTN program.

The Republic of Peru made an offering of 10 billion sol ($2.8 billion) aggregate principal amount of sol-denominated 6.850% bonos soberanos due 2035. Underwriters were advised by a Davis Polk & Wardwell team including partners Pedro Bermeo, Maurice Blanco and Patrick Sigmon.

Cooley advised underwriter TD Cowen, a division of TD Securities, in connection with GameStop's upsized $2.25 billion debt offering. The Cooley team included partners Daniel Goldberg, Mischi Marca and Jason Savich.

Skadden, Arps, Slate, Meagher & Flom advised Grab Holdings Ltd. in an upsized $1.5 billion debt offering. The offering was upsized from the previously announced offering of $1.25 billion. The Skadden team was led by partners Jonathan Stone and Rajeev Duggal.

Kirkland & Ellis advised kitchen and laundry appliance company Whirlpool Corp. in a $1.2 billion debt offering. The underwriters for the transaction include Mizuho Securities USA, BNP Paribas Securities Corp., Citigroup and JPMorgan Chase. The Kirkland team included partners Robert Hayward, Michael Keeley and Ben Richards.

Air Products and Chemicals made an offering of $1.1 billion aggregate principal amount of its two notes due 2028 and 2032. Air Products, which is based in Allentown, Pennsylvania, was advised by Covington & Burling. Underwriters, including Deutsche Bank and JPMorgan Chase, were advised by a Davis Polk & Wardwell team including partners Roshni Cariello and Corey Goodman.

Amphenol Corp. announced the pricing of its offering of $750 million aggregate principal amount of senior notes due 2028. Amphenol, which is based in Wallingford, Connecticut, was advised by Latham & Watkins. Citigroup, acting as underwriter, was advised by Simpson Thacher & Bartlett.

Cooley advised underwriter JPMorgan Chase in connection with a $650 million debt offering by Etsy. The Cooley team included partners Mischi Marca, Jason Savich and Ellie Seber. Counsel information for Etsy was not immediately available.

Latham & Watkins advised Earthrise Energy, an independent power producer, on its $630 million financing for its Gibson City Solar project in Illinois. Underwriters for the transaction include Banco Bilbao Vizcaya Argentaria S.A., Intesa Sanpaolo and Norddeutsche Landesbank Girozentrale. The Latham team included partners Carlos Alvarez, Scott Cockerham and Cameron Lyons.

Omega Healthcare Investors announced that it priced an underwritten public offering of $600 million aggregate principal amount of 5.200% Senior Notes due 2030. Omega, which is based in Hunt Valley, Maryland, was advised by Bryan Cave Leighton Paisner and Shapiro Sher Guinot & Sandler. Counsel information for the Underwriters, which included BofA Securities and JPMorgan Chase, was not available.

Dentsply Sirona announced the offering of $550 million of junior subordinated notes due 2055. Dentsply, which is based in Charlotte, North Carolina, was advised by DLA Piper. Goldman Sachs Group, as sole bookrunning manager, was advised by a Paul Hastings team led by partners Morgan Bale and Jeff Ramsay.

IREN Limited, a data center company powered by renewable energy, announced the pricing of its offering of $500 million aggregate principal amount of 3.50% convertible senior notes due 2029. The initial purchasers were advised by a Latham & Watkins team led by partners Stelios Saffos, Brittany Ruiz and Drew Capurro.

Autodesk is offering $500 million principal amount of its 5.300% notes due June 15, 2035. Autodesk, which is based in San Francisco, was advised by Wilson Sonsini Goodrich & Rosati. Underwriters, including Citigroup, BofA Securities, JPMorgan Chase and Co. and BNP Paribas, were advised by a Davis Polk & Wardwell team including partners Frank Azzopardi, Alan Denenberg and Lucy Farr.

—Patrick Smith

Outside Counsel

Advice to Gen Z Lawyers: Differentiate Yourselves From AI

By **Doug Wolfe**



Dear Gen Z Lawyers,

Will artificial intelligence replace attorneys? If you cannot find a way to differentiate yourself and add value, you will likely find yourself on the chopping block.

I am the managing partner of a midsize law firm. Admittedly, I have been a slow adopter of AI, but recently used it at the office for the first time to write a letter of recommendation for a former employee. I was able to complete a letter that would have taken me one to two hours in about two minutes. What I learned from this process is there are many use cases for AI that even AI skeptics like myself will embrace.

A few use cases that come to mind are asking AI to prepare a first draft of discovery requests, the first draft of a contract and even an outline of deposition questions. These are projects that have historically been assigned to younger attorneys.

My experience echoes that of a senior partner at a large labor and employment firm, with whom I recently had dinner. He talked about his experience with AI and explained he can either ask AI to give him an answer to a research project or he can ask an associate attorney to do the research. He found that the quality of the output between AI and the associate is comparable; neither will be perfect, and both will require about the same amount of partner time to review and validate the findings. The big difference was that the associate would take days to complete the assignment, versus minutes for AI, and the associate would cost the client thousands of dollars more.

Unfortunately, the efficiencies to be gained by using AI are far too significant to ignore. A business that fails to capitalize on these efficiencies will be left behind by its competitors.

> If the way you work is to wait for an assignment from your supervisor and respond to that assignment, you are effectively doing the same thing as AI. Instead, think about the next steps and identify problems before they occur.

Here are five tips you can follow to add value and differentiate yourselves from AI and your peers:

• **Be Proactive Not Reactive.** If the way you work is to wait for an assignment from your supervisor and respond to that assignment, you are effectively doing the same thing as AI. Instead, think about the next steps, identify problems before they occur, and proactively seek out your supervisor to brainstorm your ideas. AI can handle routine tasks, but it can't think ahead or spot opportunities the way you can. When you take initiative and show you're thinking about what's next, you add value to the firm.

• **Master Technology.** Master AI and other technology tools to become the person who helps your firm use these tools more effectively. If you are the person driving efficiency you will add value and differentiate yourself from your peers.

• **Get Out From Behind Your Screen.** Work from the office, seek out opportunities to meet with clients in person, and attend in person networking events. When you are physically present, it is easier to build real relationships, have quick conversations that spark ideas, and show your value in ways that do not always come through over email, instant messages, or Zoom, such as leadership or business development potential.

• **Be Adaptable.** Have a positive attitude about learning new tools, taking on different tasks, and adjusting when the nature of your work shifts. There will not be a place for you if AI makes your existing responsibilities obsolete and you are unwilling to take on different responsibilities.

• **Develop Project Management Skills.** AI will shorten the time it takes to complete tasks, which will provide people with more bandwidth to take on additional projects. As the volume of projects grows, being able to prioritize and manage them will become more important than ever. Being a strong project manager will give your supervisor peace of mind, which will allow them to focus on other high-level issues.

In short, nobody knows what the future holds, but by adding value and differentiating yourself from your peers, you are positioning yourself in the best possible way to succeed.

DOUG WOLFE *is the co-founder and managing partner of Wolfe Pincavage.*

Trump Deals

« Continued from page 1

lateral move resulted from Willkie's deal with the administration.

The timing of the conversations around the Willkie group's lateral departure aligns with that chain of events. Discussions on the lateral move to Cooley "picked up in earnest" between six and eight weeks ago, according to Cooley CEO Rachel Proffitt. Willkie struck its deal with the administration on the first day of April, slightly over eight weeks ago.

And on Tuesday, Ellen Holloman, who served as the head of Cadwalader Wickersham & Taft's pro bono committee, announced her departure from the firm to join Robbie Kaplan's litigation boutique, Kaplan Martin. Cadwalader announced a $100 million pro bono deal with Trump in April.

Associates from several dealmaking firms found their way to the exit and announced their resignations within days of deals with the president becoming public. In contrast, the delay behind partnership departures could be a result of some notice periods.

According to some industry observers, some partnership agreements include notice periods if departing partners wish to leave their firms in good standing and have their capital contributions returned. Although partnership agreements are generally unique to each law firm, one industry source noted that notice periods can extend between 30 to 60 days before a group officially laterals.

According to Robert Couture, a senior research fellow at Harvard Law School's Center on the Legal Profession, notice periods "are a lot more normal now than they were 20 years ago" as a result of increased competition for talent. In an age where lawyers tend not to spend their entire career at one firm, notice periods help bind partners to their firms and make it more difficult to leave.

"In the past 20 years, the Big Law firms have realized how important partners are—they are the assets of the firm," said Couture, who previously served as executive director of Am Law 50 firm McGuireWoods from 2005 to 2019. "As law firms realized how important institutions are, and the partners are the institution, they didn't want [partners] to have a lot of free agency. They tried to bind their partners to the firm as tight as they can."

According to Couture, notice periods are linked to partners' capital contributions to their firms. If a partner doesn't comply with the notice requirements outlined in the partnership agreement, they risk losing that capital or at least extending the interval it takes for it to be returned.

"The capital is really the collateral that binds [partners] to the firm," Couture explained. "Even if you follow the agreement, you may not be able to get the capital back for a year. When you move to a new firm and they say put up the capital and you don't have the capital from your old firm, it makes it difficult to move. On the receiving end, oftentimes the firm will have to do a bridge loan until [the partner] gets the capital back."

Some of the dealmaking firms have made partner exits even more difficult lately, including Kirkland & Ellis, which has the option to withhold departing partners' accrued compensation.

Even with delays from notice periods, however, sources familiar with upcoming lateral moves indicated that more partner departures from dealmaking firms are in the works.

"I have a high degree of confidence there will be other moves that are not yet public," said an industry observer, speaking anonymously to preserve professional relationships. "That said, the notice period is probably only part of why details are not yet public … laterals and groups commonly shop themselves to multiple firms … it takes time to have those conversations."

Janet Stanton, law firm consultant and partner at Adam Smith Esq., emphasized that there are a number of reasons an attorney will move between firms—and the Trump deals may have been the straw that broke the camel's back.

"People leave for all kinds of reasons," she said. "They may have been thinking about leaving and this may have just put them over the edge. These decisions should not be taken lightly."

Stanton also agreed that planning out a lateral move takes time, potentially explaining delays in departures.

"These are complicated decisions. If you want to move with some of your colleagues, you want to be able to plan in your mind things like where you'll set up business and what clients to take with you," she said. "That can easily take more than two months."

Still, don't expect a tsunami of departures all at once.

In addition to the customizable nature of partnership agreements translating into varying notice period lengths, Couture noted that most equity partnerships determine profit distributions at the end of the year and can disburse those distributions a month or two into the following year.

"A partner has liability for profits and losses throughout the year. If the partnership has the majority of profits accrue in the middle or end of the year, that could put a partner in a negative position," Couture observed. "If someone left on June 1, with only five months on the ledger, they may have a profit and loss statement that is negative."

Some associates are even waiting until they get paid out for year-end bonuses in order to move away from firms that made deals, sources have previously told Law.com.

And then, of course, there is the fickleness of human emotion—what inspires outrage today can fade in the coming weeks.

"Over time, issues that drive high passion tend to cool down with the passage of time, so you never know what's going to happen between now and the end of the year," Couture said. "Lots of things could change. It's not easy to predict."

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Stabbing

« Continued from page 1

In addition to the stab wounds, a forth officer sustained broken ribs and a fifth was slashed on the arm. All officers have been released from the hospital and are expected to recover, according to Holland.

Holland said his office is investigating handwritten notes found in Wohl's possession that expressed animosity toward the court system, prosecutors, judges and police. One note read "Give me liberty or give me death," he said.

Wohl has prior convictions including for felony and misdemeanor drug possession, according to the prosecutor.

Outside court, Manhattan District Attorney Alvin Bragg said he was grateful for the important work done by court officers and he would "not tolerate" attacks like this.

"Our court officers perform a vital, profound function," he stated. "It's a dangerous job. We're thankful for the work they do."

If convicted of the top count, Wohl faces up to life in prison.

The criminal complaint was not publicly available at press time.

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Real Estate Trends

REALTY LAW DIGEST



By **Scott E. Mollen**

Title Issues—Insured's Refusal To Cooperate With Title Company—Forged Deed—Quiet Title Action—Purchaser Had "Qualms About Litigation Commenced On Its Behalf by a Title Insurance Company" and Refused To Sign an Affidavit—Title Company Counterclaimed Against Plaintiffs and Argued That Its Obligations Were "Terminated Due To Lack of Cooperation"—Court Found Plaintiff Willfully Obstructed Title Company's Efforts To Rectify the Situation and Such Efforts "Constituted Not Only a Failure To Cooperate but an Active Effort To Undermine and Sabotage Efforts To Rectify This Situation"—Failure of Insured To Cooperate Relieves Insurer of Obligation To Pay—"A Fraudulent Deed Can Still Support the Necessary Color of Title To Establish an Adverse Possession Claim"—Title Company Acted Within Its Contractual Rights, Had Not Breached the Implied Covenant of Good Faith and Fair Dealing and Had Acted "Fairly"

This decision involved the following questions: "Where title insurance is issued to a property purchaser but it turns out that there was a forged deed in the chain of title, may the property purchaser refuse to cooperate with the title insurer's attempt to quiet title on the property (on) purchaser's behalf in litigation asserting adverse possession and equitable estoppel? May the property purchaser refuse to execute an affidavit of merit in support of a motion for a default judgment in such a quiet title action? May the property purchaser justify such refusal on the grounds that signing the affidavit places it in a position of participating in misrepresentation and an intrinsic fraud upon the court and that the theories underlying the litigation, adverse possession and equitable estoppel, lack merit?"

The court noted that the title company's motion "implicates an issue concerning the extent to which a property purchaser placed in the position encountered by plaintiffs may maintain its qualms about litigation commenced on its behalf by a title insurance company."

The title company had moved for summary judgment against the plaintiffs and for dismissal of the plaintiffs' complaint, as well as for a summary judgment in favor of the title company and against plaintiffs on the title company's » Page 8

SCOTT E. MOLLEN *is a partner at Herrick, Feinstein.*

COOPERATIVES AND CONDOMINIUM LAW

Voting Agreements: Limitations and Opportunities





By **Matthew Eiben** And **Brett M. Stack**

New York Business Corporation Law (BCL) is the primary statute that guides governance for cooperatives in New York. BCL §620 expressly permits two or more shareholders to agree in writing to vote in the manner set forth in the agreement.

A tool used most often in corporate America, voting agreements are utilized by shareholders to secure or maintain control of the board, and/or otherwise effectuate desired corporate actions such as mergers, asset sales, or securing amendments to the corporation's governing documents (e.g. by-laws, certificates of incorporation, etc.).

While these use-cases can certainly apply to cooperative and condominium buildings, there is little discussion as to how and when that may be appropriate and enforceable.

New York Business Corporation Laws

The following provisions of the BCL apply directly to voting agreements:

1. BCL §501(c): One-Share, One-Vote Rule

- Absent contrary provision in the certificate of incorporation, each share is entitled to one vote.
- Limitation: Cannot circumvent the "one share, one vote" standard via agreements that disproportionately empower certain shareholders unless explicitly authorized in governing documents.
- Voting agreements must not violate the statutory presumption of equal voting rights unless the corporation's certificate of incorporation allows for unequal voting classes.

2. BCL §620: Shareholder Voting Agreements

- Shareholders may enter into written agreements regarding how they will vote their shares.
- Agreements can be perpetual or limited in term.
- Note: While permissible, voting agreements cannot bind directors in their fiduciary capacity or circumvent board authority — i.e., they can't usurp board decision-making under the guise of shareholder voting.

3. BCL §713: Conflicts of Interest

- If a voting agreement is used to entrench interested directors, or is part of a scheme to approve a conflicted transaction, the underlying transaction can be voidable.
- Requires (i) disclosure of director interest in transactions and (ii) approval by majority vote of disinterested directors or shareholders.

The New York Condominium Act (Real Property Law Article 9-B)

It is important to know that for Condominiums, the New York Condominium Act (Real Property Law Article 9-B) Section 339-v requires the by-laws to specify how votes are conducted and how decisions are made (e.g., quorum, voting thresholds).

The Condominium Act does not expressly address voting agreements among unit owners in the way the BCL does for shareholders. Voting agreements may be permissible among condo unit owners as private contracts, but they are not specifically authorized under the Condominium Act.

Given the foregoing, case law on the subject can provide clarity. Enforceability hinges on contract law principles and must not violate the declaration, by-laws, or public policy.

Further, absent controlling provisions of the Real Property Law ("RPL"), Courts will likely look to the BCL for guidance, as public policy dictates. For example, in Pomerance v McGrath, 104 AD3d 440, 442 (1st Dept. 2013), the Appellate Division First Department held that though not expressly provided for in the Real Property Law a condominium "unit owner should be given rights similar to those of a shareholder under Business Corporation Law §624" [pertaining to the right to inspect corporate books and records].

> Voting agreements are a powerful tool for ensuring stability in cooperative and condominium governance. However, to withstand scrutiny and avoid unintended consequences, these agreements must be carefully crafted and implemented.

Voting Agreements Must Not Run Afoul With Parity BCL 501(c)

In one recent decision, the First Department considered whether such voting agreements run afoul with the parity requirements set forth in BCL 501(c) (see *Oliver 889 LLC v. 889 Realty Inc.*, 212 AD3d 531 [1st Dept. 2023]). BCL 501(c) requires that "each share shall be equal to every other share of the same class."

In Oliver 889 LLC, the First Department was asked to determine whether a voting agreement entered into between a cooperative corporation and a shareholder and proprietary lessee of a commercial retail unit was void under BCL §501(c).

The lower court had invalidated the agreement, finding it inconsistent with the principle of share parity. On appeal, the cooperative emphasized that BCL §501(c) does not prohibit such agreements—and that in fact, BCL §620(a) explicitly authorizes them.

The Appellate Division concluded that while BCL does indeed authorize voting agreements, the subject agreement essentially terminated the commercial shareholders' voting rights since it continued in perpetuity and so was unenforceable.

Given *Oliver 889*, it would seem that so long as the voting agreement is sufficiently limited in scope and duration, a voting agreement between shareholders should be enforceable. As the Appellate Division has previously recognized, "a contract that is clear on its face must be enforced according to the plain meaning of its terms." This principle is particularly strong in commercial contexts. In *Bank of New York Mellon v. WMC Mortg.*, LLC, 151 AD3d 72 (1st Dept. 2017), the court affirmed that "commercial contracts negotiated at arm's length by sophisticated, counseled businesspeople" are entitled to enforcement according to their terms—even where the outcome may later seem disadvantageous to one party. » Page 8

MATTHEW EIBEN *and* BRETT M. STACK *are counsel with Rosenberg & Estis.*

What a Decade of Yield Spreads Says About CRE Investment Trends

BY ERIK SHERMAN

FOR CRE investors, the 10-year Treasury Note yield is a constant focus—serving as the bedrock for non-risk interest rates. But to truly grasp the pulse of the market, savvy investors know that the real story is often found in the yield spreads, which reflect the risk premium that keeps the market dynamic and alive.

Recently, Trepp dove into a decade's worth of data, scrutinizing industry averages and asset types to unravel the nuances of CRE yield spreads. Its analysis spanned from the first quarter of 2015 through the first quarter of 2025, comparing the 10-year Treasury yield to various bond indices. The spread between the 10-year and the ICE BofA U.S. Corporate A Bond index—representing investment-grade corporate bonds—averaged 0.91% over this period. Quarterly data revealed that this spread held at or above 100 basis points a remarkable 71% of the time.

Delving deeper, the ICE BofA U.S. Corporate BBB index, still investment-grade, but a notch below A-rated—demonstrated a strong correlation (81%) with the A index, though with a slightly » Page 9

Multifamily Construction Surges in Low-Density Regions as Big Cities See Declines

BY PHILIPPA MAISTER

AREAS of the U.S. with lower population densities are seeing an increase in multifamily construction. At the same time, in the nation's largest markets, growth has turned negative, according to the Home Building Geography Index (HBGI) for 1Q 2025, just published by the National Association of Home Builders.

"The largest construction gains have been in low population density areas, with the combined market share for small metro outlying counties, micro counties, and non-metro/micro counties growing 2.2 percentage points from 7.8% to 10% between 1Q 2024 and 1Q 2025," the HBGI revealed. It tracks multifamily and single-family permits across seven U.S. geographies, categorized by population density.

Multifamily construction jumped 29.3% in micro counties, 18.5% in small metro outlying counties and 3.7% in non-metro/micro counties. It also rose 33.2% in large metro outlying areas in 1Q 2025 – the highest level since 2Q 2022, when » Page 6

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Just Seven US Metros Offer Luxury Homes For Under $1M

BY PHILIPPA MAISTER

IS THE PRICE of your dream home out of reach in the city where you live? No need to despair. There still remain a handful of major U.S. metros where your dream can come true with a budget of less than $1 million.

But you may be well advised not to wait too long. The number of metros with luxury homes in this category has shrunk from 35 in the years 2013 – 2017 to 30 metros in 2020 and just seven in 2025. And those seven have seen prices increase significantly since 2015, according » Page 6



STEPHANIE KEITH/BLOOMBERG

The median sales price of a luxury home in Detroit is $753,851, while in New York City—$4,216,813.

Apartment Rents Decline in More Than Half of US Markets

BY KRISTEN SMITHBERG

RECORD new supply continues to put downward pressure on apartment rents despite strong demand, with more than half of the country's 44 core-based statistical areas showing declining rents. That is the highest number of markets that posted price dips since September 2023, according to a Redfin report reflecting May.

Overall, median asking rents averaged $1,633 last month, a 1% decrease year-over-year, while on a month-over-month basis, asking rents were up 0.5%. Rents remain $72 below the August 2022 record high.

"Apartment construction in America has been hovering near a 50-year high, and even though renter demand is strong, it's not keeping pace with supply," said Redfin senior economist Sheharyar Bokhari. "Many units are sitting vacant for months, which means renters have the » Page 7

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Fee

« Continued from page 3

a referral program to pay close attention to which states are in play that may have similar laws.

In the examples above, if the person had simply made a passive referral of a customer to an insurance agent, and is paid by the insurance agent at the point of referral (*i.e.*, payment is made irrespective of whether insurance is ultimately placed, or in some states quoted, by the producer), then that person may generally share in the receipt of commissions without the need for a license. This form of compensation is more generally known as a referral fee.

Referral Fees

As noted above, a producer may compensate an unlicensed referral source under certain circumstances, which varies by state. However, simply calling it a "referral fee," paying it to a passive referral source, and paying it without condition may not be enough. Some states impose restrictions on the payment of referral fees.

In Pennsylvania, for example, an insurance entity may pay a fee to an unlicensed person for referring a potential client to a licensed persons "if the referring person does not discuss specific terms and conditions of a contract of insurance…"

Further, in the case of referrals for insurance that is primarily for "personal, family or household use" the referring person may receive no more than a one-time, nominal fee of a fixed dollar amount for each referral that does not depend on whether the referral results in a sale.

In New York, for property and casualty insurance, an unlicensed person may receive compensation for a referral if the referral is not based upon the purchase of insurance and there is no discussion of specific insurance terms and conditions.

These are just a sampling of the restrictions you can expect to see across various states. Some states, however, have strict prohibitions on referral fees entirely. In those states, a producer license is required, regardless of circumstance, to receive any form of compensation if it relates to the sale or referral of insurance. As with anything in this industry, it is important to be in-the-know about how a state regulates your licensing status and conduct.

Ok, so what's the rub? Does it mitigate the risk in any meaningful way for a referral source if that referral source is not regulated in any way? Not so fast. Referral sources can absolutely be subject to regulatory sanctions if wrapped up in a violative program.

For example, the Florida Department of Financial Services is permitted to institute a penalty for "[k]nowingly aiding, assisting, procuring, advising or abetting any person in the violation of . . . the insurance code…"

Again, Florida is not alone in this regard. In fact, states generally have broad authority to levy civil penalties against entities for the unlicensed sale, solicitation, or negotiation of insurance (which a regulator may deem applicable where, for example, an unlicensed referral source is only paid if the policy is placed or if the referral source perhaps markets the product for the agent).

The long and the short of it is simple: when paying or receiving compensation that is in any way related to the sale of insurance, you need to be aware of the parties' licensing status, their conduct, and their status (as well as the location of the insured). Remember, this can be a big deal so do not forget to go through the proper analysis.

Questions? Tips? Contact our news desk:
editorialnylj@alm.com

Luxury Homes

« Continued from page 5

to a new report from Redfin.

The metro with the most bang for the buck is Detroit, where the median sales price of a luxury home is $753,851, up 81.2% since 2015 but 44% less than the typical luxury home nationwide.

Prices in the other cities in the group include $757,046 (up 59%) in Cleveland, $846,715 (up 53.2%) in Pittsburgh, $914,276 (up 65.3%) in Indianapolis, $914,276 (up 51.9%) in St.Louis, $931,145 (up 70.2%) in Cincinnati, and $957,854 (up 68.7%) in San Antonio.

"These metros haven't seen as much explosive investor demand or speculative buying, which has helped keep prices grounded. Buyers can get historic charm, large lots, and upscale finishes—often in walkable, tree-lined neighborhoods—for a small fraction of what a similar home would cost in cities like San Francisco or New York," commented Redfin senior economist Sheharyar Bokhari.

By contrast, the national median price for a luxury home in 2025 is $1,348,065, up 88% from 2015. The typical cost of a starter home in San Francisco was $972,825, and the typical luxury home in that city came with a median price of $6,092,801, representing a 59.2% increase.

In addition to San Francisco, the nation's highest-priced luxury homes were in San Jose ($5,508,743, up 85.4%), Anaheim ($5,298,770, up 127%), Miami ($4,367,401, up 132.4%), and New York City ($4,216,813, up 33.4%).

Multifamily

« Continued from page 5

it rose 71.8%.

However, the multifamily market share of large metro core counties dropped 4.8 percentage points year-over-year—even though most construction takes place in these areas.

The HBGI finding of growth in multifamily housing in regions outside city cores aligns with a recent analysis by Point2Homes. That breakdown showed the growth of renter households in suburbs is outpacing their rate of increase in five of the 20 largest U.S. metros and that developers are expanding outwards in the towns and suburbs surrounding cities proper.

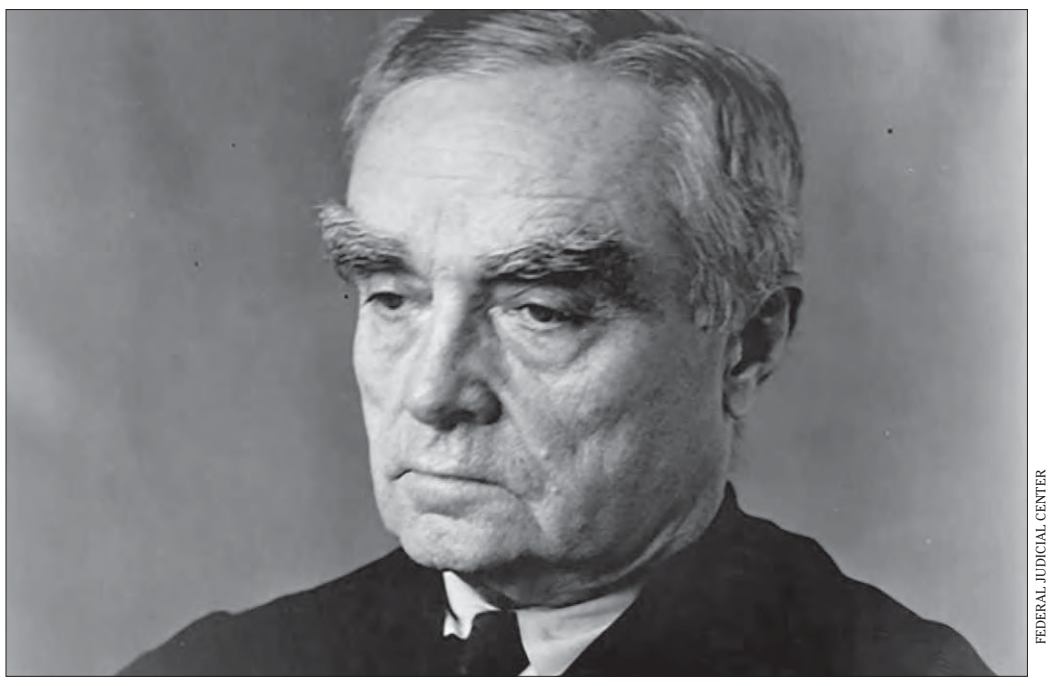
Meanwhile, single-family construction growth slowed across all markets in 1Q 2025, the HBGI reported. Small metro core counties had the highest growth, increasing 3.2% year-over-year on a four-quarter moving average basis. Large metro counties saw their four-quarter moving average growth rate fall from 9.4% to 1.3%, down 8.1 percentage points.

Single-family construction also dropped 0.2% in large metro outlying areas and 0.4% in non-metro/micro counties in the first quarter. Most growth—29.2%—occurred in small metro core counties. The lowest market share—4.2%—was for non-metro/micro areas.

Letters Welcome

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Perspective



FEDERAL JUDICIAL CENTER

Speaking at the Legal Aid Society of New York's 75th anniversary celebration in 1951, the immortal jurist **Learned Hand** observed: "If we are to keep our democracy, there must be one commandment: Thou shalt not ration justice," Hank Greenberg writes.

The Justice Gap Has Become a Chasm

BY HENRY M. GREENBERG

Most lawyers know that low-income individuals must often navigate civil-justice issues without legal representation. Most lawyers have also heard this phenomenon described as a "justice gap." But these two words may not prick the lawyers' conscience. They blur a discomforting reality, by creating the illusion that the difference between legal needs and available legal services is a mere "gap"—and a readily closable one to boot.

The phrase "justice gap"—coined in 2004—has outlived its usefulness. American courts no longer face a gap but an ever-widening justice chasm into which nearly 50 million unrepresented people fall every year. Millions more face life altering consequences unrepresented in state and federal administrative proceedings involving benefits and services.

Access to justice is growing out of reach for all but the affluent. It is simply too expensive for low-income families and middle-income individuals to hire a lawyer to help them with civil legal matters, such as child support, custody, visitation, debt collection, foreclosure, eviction, and guardianship. Many small businesses likewise lack the resources to hire a lawyer to draft a contract or resolve a commercial dispute.

In a modern democratic society, lawyers are necessities, not luxuries. The assistance of counsel is a prerequisite for meaningful access to justice. Legal representation levels the playing field when a person faces a represented adversary. The lack of counsel enfeebles the capacity to defend or pursue rights. It can also result in devastating outcomes for vulnerable low-income seniors, children, immigrants, disabled persons, veterans, and the unhoused.

The magnitude of the access-to-justice crisis is staggering. According to a 2022 study, low-income persons do not get enough—or any—legal assistance for 92% of their substantial civil legal problems. In a similar vein, the World Justice Project's 2024 Rule of Law Index ranks the U.S. 107th out of 142 countries on accessibility and affordability of civil justice. This is a fall of 42-spots from 2015 when the U.S. ranked 65th out of 106 countries.

The relentless increase in self-represented litigants is reshaping American courts and eroding the rule of law. Following years of investigation and study, professors Anna E. Carpenter, Collen F. Shanahan, Jessica K. Steinberg and Alyx Mark found that rates of self-representation in state civil courts exceed 90% on many dockets. In these "primarily lawyerless" courts, they write, "traditional adversary litigation has largely disappeared, the judicial role is not working, the law is not developing, and people's court experiences amplify inequality and human suffering."

While this crisis is dire, it is not new. In 1990, a blue-ribbon "Committee to Improve the Availability of Legal Services in New York" catalogued the catastrophic consequences of the "crisis of unmet legal needs." After months of hearings, the Committee issued its final report, recommending that New York courts adopt rules compelling "all lawyers admitted to practice and registered as attorneys in New York...be required to provide a minimum of 40 hours of qualifying pro bono legal services every two years."

The Committee knew that if most resident New York lawyers complied with its recommendation the combined contribution of legal services would "fall far short of completely meeting the estimated extreme need." It concluded nonetheless that the effect of mandatory pro bono would be "difficult to dismiss…as quantitatively insubstantial"—an assessment made when 88,000 lawyers practiced in New York State. Today there are more than 187,000.

> The magnitude of the access-to-justice crisis is staggering. According to a 2022 study, low-income persons do not get enough—or any—legal assistance for 92% of their substantial civil legal problems.

The call for mandatory pro bono met with fierce resistance from the organized bar. Ultimately, the court system held the recommendation in abeyance based on the pledge of bar associations to rally attorneys to provide more pro bono services.

But 35 years later the need for pro bono is greater than ever. Despite numerous bar association campaigns and referral services, and countless pleas in reports and law review articles, no discernible increase in pro bono services has materialized. To the contrary, data maintained by New York's court system reveals that, prior to COVID-19, 60% of the bar did not report providing any pro bono services.

At the same time, government funding for public legal services is receding. New York's state government just swept $120 million from the Indigent Legal Services Fund, and last year seized another $55 million from the Interest on Lawyer Account Fund.

Civil legal providers (and those who champion their cause) are the legal profession's heroes. Every day they do extraordinary work across the state and nation. But the resources granted to legal aid societies and other providers do not come close to meeting the demand for legal services.

Mindful of the gravity of the crisis, state courts across the nation have stepped into the breach. Late last year, Georgia established a Supreme Court Study Committee on Legal Regulatory Reform to address the shortage of attorneys in rural counties. In New York, family courts utilize social workers and other non-lawyer professionals, including "navigators," to provide essential non-legal services to unrepresented court users.

A growing number of states now allow non-lawyer legal service providers, such as licensed paralegals and trained volunteers, to offer certain legal services to people who cannot afford a lawyer. States that permit this includes Alaska, Arizona, Colorado, Delaware, Hawaii, Minnesota, New Hampshire, Utah and Washington.

The National Center for State Courts is studying ways to harness and leverage AI to solve the access to justice conundrum. Court systems are also utilizing self-help centers; standardized forms; simplified procedural information; plain language and multilingual resources and services; educational programs on best practices in handling cases with self-represented litigants; and triage and online systems to facilitate the referral of lawyers to people who need them.

In the midst of this ferment of judicial innovation, lawyers cannot sit on the sidelines. The promise of equal access to justice is our responsibility. The legal profession's primary purpose is public service—and, as Roscoe Pound famously observed, it is "no less a public service because it may incidentally be a means of livelihood." Forward-thinking leaders of the bar, therefore, must drive innovation, not resist it.

Embracing regulatory innovation is not just the right thing to do, it's the smart thing to do. The profession both regulates itself and holds a monopoly over the practice of law. Lawyers do not have an inherent right to these privileges; they enjoy them because the profession fulfills important societal responsibilities in exchange.

This social contract includes the responsibility to provide access to legal services without regard to wealth. The ancient tradition of pro bono publico (literally, "for the public good") is the purest expression of lawyers' commitment to do the public good. It enhances the bar's reputation and is an important reason why lawyers deserve public respect.

Some argue that the legal profession cannot be blamed for the justice chasm or expected to fix it, because poverty is a societal problem. Everyone has a role to play alleviating the effects of poverty. But the very nature of an adversarial justice system makes access to legal services the legal profession's concern, and unfairness in the system its problem.

So, lawyers must proactively address the plight of unrepresented litigants. If we fail to do so, it is conceivable that the profession will be held to account by legislatures, where practicing lawyers are now scarce, and fewer lawmakers appreciate the pivotal importance of lawyers and courts. Inaction risks not only the profession's exclusive franchise over the practice of law, but also the kind of government regulation that is imposed on other industries.

Speaking at the Legal Aid Society of New York's 75th anniversary celebration in 1951, the immortal jurist Learned Hand observed: "If we are to keep our democracy, there must be one commandment: Thou shalt not ration justice." Truer words in the law may never have been spoken. Yet the harsh truth is that justice is being rationed.

Denial is not a public policy strategy. The legal profession must boldly face up to the reality of a justice system where self-representation is a norm. The eternal ideal of justice for all is the lawyers' lodestar, our guiding light. Let us redouble our efforts to ensure access to justice for all.

HENRY M. GREENBERG *is a past president of the New York State Bar Association.*

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Perspective



RYLAND WEST/ALM

Demonstrators gathered at the gates of Columbia University campus in Manhattan in 2024. Campus upheavals have resulted in an on-going review of the University Senate's response to student protests and attendant disciplinary action.

Thoughts on Columbia University's Dilemma, and a Proposed Solution

BY Y. DAVID SCHARF AND DAVID B. SAXE

University and college structures relating to governance and accountability have been tested during times of student unrest and protest. Such is the case at Columbia University.

Columbia University has been at the epicenter of strident pro-Hamas demonstrations during 2023-2024, erupting soon after Hamas' murderous incursion from Gaza into sovereign Israeli territory on Oct. 7, 2023, the Jewish holy day of Simchat Torah.

Hamas, recognized by the United States as a terrorist organization had controlled Gaza with an iron hand since 2005 when Israel ceded any control or occupation of that territory. Not long after the events of Oct. 7, pro-Hamas demonstrations broke out on campuses across the country, including Columbia.

Jewish students in particular became targets and experienced overt acts of antisemitism from these student demonstrators and, at other times, from some faculty as well. Many of these Jewish students have uttered the same message—we don't feel safe here. The response by the University to these legitimate concerns of Jewish students, whose safety has been threatened and academic progress and achievements compromised, has been tepid at best.

Columbia's reluctance to protect its Jewish students from acts of antisemitism has resulted in charges by the U.S. Department of Education's Office for Civil Rights (OCR) that it is in violation of federal anti-discrimination laws—in particular Title VI of the Civil Rights Act of 1964, in that its leadership is alleged to have acted with deliberate indifference towards the harassment of Jewish students on its campus since Oct. 7, 2023.

The charges have been formally communicated to the Middle States Commission on Higher Education (the Commission), the accrediting entity for Columbia University, alleging that due to its violation of federal anti-discrimination laws, Columbia has failed to meet the standard for accreditation.

While it is an open question if the Commission is required to act on the federal government's communication, if Columbia were to lose or even face the possibility of losing its accreditation, it could affect the ability of students to receive federal loans and grants. This is one of the harshest punishments a university might face and would lead to students transferring out of Columbia to another accredited institution, and a far diminished pipeline of new students willing to enroll.

The OCR found that Columbia did not establish effective mechanisms for reporting and remediating antisemitism.

This included failing to adhere to its own policies when responding to complaints from Jewish students, not investigating or punishing acts of vandalism such as swastikas and other universally recognized hate images placed in classrooms and not enforcing restrictions on post-October 7 campus protests.

Columbia University Apartheid Divest, the major student coalition organizing the protests has called for the "total eradication of Western civilization," distributed material produced by the Hamas Media Office on campus, backed calls for violence against "Zionists" and asserted that "violence is the only path."

The recent antisemitic disturbances carried out by the pro-Hamas, antisemitic agitators at a student-packed Columbia University's Butler Library, on the cusp of final exams, raises the issue once again, of whether the University, and in particular, its Senate, has failed to properly demand and enforce adherence to school rules of conduct and discipline.

> Only through the ascendancy of the trustees to their proper role of fiduciary oversight and governance, can Columbia emerge to a bright future.

The Columbia University Senate, an important prong in Columbia's shared governance framework, came into existence in 1969 as a unicameral legislative body, largely in response to the 1968 anti-war protests and building seizures at Columbia. It included faculty, students, alumni and administrative staff and was provided with broad policy making authority over university-wide concerns. Uniquely among peer institutions, it included the mandate to "promulgate a code of conduct for faculty, students, and staff and provide for its enforcement."

The present campus upheavals have resulted in an on-going review of the University Senate's response to student protests and attendant disciplinary action. The Senate has been blamed, we think appropriately, for its reluctance and delay in enforcing school rules of conduct concerning the antisemitic demonstrations that have roiled the campus.

The University Senate responded to the campus disturbances by releasing an anonymously-authored "Sundial Report" that purported to be a comprehensive account of the 2023-2024 campus protests and the University's response. This report has met with concern by many others affiliated with the University.

A group comprised of members of the Columbia community including tenured faculty and some current members of the University Senate, and published by the Stand Columbia Society, issued a responsive study, "The Sunlight Report: A Reappraisal of the Sundial Report." Our law firm, Morrison Cohen, was pleased to act in a pro bono advisory capacity in connection with the release and issuance of the Sunlight Report.

This commentary presents our views only and not those of the Stand Columbia Society. We have examined both reports however and believe that the Sunlight Report clearly points out the inadequacies in the Sundial Report.

In doing so, we were struck by the governance failures associated with the Sundial Report. For example, the Sunlight Report identified 470 cases of factual errors, material omissions, and evidence of bias—in particular, selective framing and theoretical asymmetries that give the appearance of institutional consensus where none exists.

Although intended as a link to an institutional memory reflecting Columbia's response to this student chaos of 2023-2024, the Sundial Report because of its inadequacies, risks offering the university community as well as the public, a watered-down, incomplete and confusing narrative; and furthermore as it is issued under the authority of the Senate, places the institution at risk. Furthermore, the Sundial Report was issued in violation of Columbia's own bylaws, which require such reports to be addressed to the Trustees through the President. The Senate willfully bypassed both.

The Sunlight Report, in order to restore institutional credibility, proposed the following:

- clarification of the Sundial Report's authorship and funding; and
- the formal withdrawal of the Report as an institutional document; and
- the commissioning of an independent, external review by a commission similar to the Cox Commission of 1968, a task force comprised of prominent individuals external to Columbia.

But beyond the resolution of the complexities scrutinized by these two dueling Reports is a necessary focus on what is at stake for Columbia and what must be done presently. The continued campus disruptions, that seem to be immune from an adequate student disciplinary process, have targeted Jewish college students and have resulted in giving the Trump administration an opening to retract federal funding that Columbia receives.

At present, the federal government has frozen $430 million but cumulatively over multiple years, if the freeze continues, the amount at stake is estimated to rise to $5 billion, dealing a crippling blow to the operation of the University.

At the center of this is the manner and scope and thoroughness of the student disciplinary process that has been in place to deal with the chaos on campus. Student Discipline at Columbia operates in a diffuse manner. Although Columbia's trustees have the ultimate fiduciary responsibility in this area, both the Administration and the University Senate have authority to administer discipline for misconduct.

The complexity of a multi-disciplinary system, as exists here, leads to fragmentation, overlap, poor coordination and disagreement over jurisdiction. Notably, last Spring, the University Senate demanded—and the Administration ceded—exclusive jurisdiction over the protests. Eleven months then elapsed, fraught with procedural slowdowns and the Senate's reluctance to administer discipline, before the processes concluded with expulsions and suspensions. In that time, the lack of discipline placed Columbia at considerable legal and financial risk. This process has worked poorly at Columbia and the University Senate must shoulder substantial blame. The Administration is also at fault for caving to the Senate's demands, although recently, its response to the Butler Library demonstrations have been encouraging.

The demonstrators are for the most part, not the benign keffiyeh-wearing students that the progressive press have been extolling. With their continued cries of "Free Palestine," they present the challenge and threat of terrorism, aimed not only at Jews and Israel but at America as well. Indeed, "Free Palestine" calls for the destruction of Israel, by any and all means, » Page 9

Y. DAVID SCHARF *is co-managing partner of Morrison Cohen.* DAVID B. SAXE *is a partner at Morrison Cohen and a former associate justice of the Appellate Division, First Department. He is a 1963 graduate of Columbia College. Both authors were involved on a pro bono basis with the issuance of Stand Columbia's Sunlight Report. The views expressed in this essay are solely those of the authors and do not represent the views of the Stand Columbia Society.*

Calendar

WEDNESDAY, JUNE 18

NY State Bar (Non CLE)
Burn Before Reading: State Book Banning Laws and Litigation
https://nysba.org/events/burn-before-reading-state-book-banning-laws-and-litigation/
Informational Program, Virtual

NYC Bar (CLE)
CLE Title: Ethical Challenges of Social Media in the Legal Profession
12 p.m. - 1 p.m.
CLE credits New York: 1.0 Ethics; New Jersey: 1.1 Professional Responsibility; California: 1.0 Professional Responsibility; Pennsylvania: 1.0 Professional Responsibility; Connecticut: Available to Licensed Attorneys
Webinar Registration Link: https://services.nycbar.org/Members/Event_Display.aspx?WebsiteKey=f71e12f3-524e-4f8c-a5f7-0d16ce7b3314&EventKey=_WEB061825&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)
Summer Associates & Interns Annual Reception 2025
6:30 p.m. - 8:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=SAR061825&mcode=NYLJ
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

FRIDAY, JUNE 20

Practising Law Institute
Fundamentals of Trademark Law in the Global Marketplace 2025
9 a.m. – 4:30 p.m.
www.pli.edu/programs/fundamentals-of-trademark-law-in-the-global-marketplace/

MONDAY JUNE 23

NY State Bar (CLE)
Mission, Fiduciary Duty and Immigration Law: New Challenges for Nonprofits
https://nysba.org/events/mission-fiduciary-duty-and-immigration-law-new-challenges-for-nonprofits/
1 CLE credit; Virtual
The Future of the Constitution
https://nysba.org/events/the-future-of-the-constitution/
1 CLE credit, Virtual

Practising Law Institute
International Arbitration 2025
9 p.m. – 5:30 p.m.
www.pli.edu/programs/international-arbitration/
The Future of Construction & Design 2025
1:30 p.m. – 5 p.m.
www.pli.edu/programs/the-future-of-construction--design/

TUESDAY JUNE 24

NY State Bar (CLE)
New York's New Virtual Court Appearance Platform - VCAP
https://nysba.org/events/new-yorks-new-virtual-court-appearance-platform-vcap/
1 CLE credit;
Virtual

NY State Bar (Non CLE)
Path to the Bench: How to Become a Judge
https://nysba.org/events/path-to-the-bench-how-to-become-a-judge/
Informational Program
Virtual

Practising Law Institute
Internal Investigations 2025
9 a.m. – 4:30 p.m.
www.pli.edu/programs/internal-investigations/

TUESDAY, JUNE 24 WEDNESDAY, JUNE 25

NY State Bar (Non CLE)
Beyond the Billable Hour: Planning Your Financial Future with Intention
https://nysba.org/events/beyond-the-billable-hour-planning-your-financial-future-with-intention/
Informational Program,
Virtual

NY State Bar (Non CLE)
Taking Aim at Vertical Mergers- a Twin or King-Sized Problem?
https://nysba.org/events/taking-aim-at-vertical-mergers-a-twin-or-king-sized-problem/
Informational Program
Virtual

NYC Bar
Careers in Labor & Employment Law
6 p.m. - 8 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=SS062525&mcode=NYLJ
Location: Zoom/42 West 44th Street, New York, NY 10036
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

WEDNESDAY, JUNE 25

Practising Law Institute
Ethics for In-House Corporate Counsel 2025
9 a.m. – 11:10 a.m.
www.pli.edu/programs/ethics-for-in-house-corporate-counsel/
Ethics in Discovery 2025
12 p.m. – 2:10 p.m.
www.pli.edu/programs/ethics-in-discovery/
Ethics Game Show 2025: A Review of Ethical Issues
3 p.m. – 5:10 p.m.
www.pli.edu/programs/the-ethics-game-show/

THURSDAY, JUNE 26

NY State Bar (Non CLE)
Creating Calm with Emotional Freedom Techniques
https://nysba.org/events/creating-calm-with-emotional-freedom-techniques-session-4/
Informational Program
Virtual

NYC Bar (CLE)
16-Hour Bridge-the-Gap: Practical Skills, Ethics & More…
Time Day 1: 9 a.m. - 5 p.m.
Time Day 2: 9 a.m. - 5 p.m.
16 CLE credits for Both Days
Day 1: 8 CLE credits
Day 2: 8 CLE credits

Both Days Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB62425B &mcode=NYLJ

Day 1 Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB062425&mcode=NYLJ

Day 2 Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB062625&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)
Small Firm Chats – Stay Connected with Your Peers and Us!
12 p.m. - 12:45 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLFC062625&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org
New York City Bar Chorus Benefit Concert
7 p.m. - 8:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=CHOR062625&mcode=NYLJ
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, JUNE 26 FRIDAY, JUNE 27

Practising Law Institute
Compliance & Ethics Essentials 2025
9 a.m. – 5 p.m. (Day 1)
9 a.m. – 12:15 p.m. (Day 2)
www.pli.edu/programs/compliance--ethics-essentials/

FRIDAY, JUNE 27

NY State Bar (Non CLE)
Mindful Moments Meditation
https://nysba.org/events/6-27-25-mindful-moments-meditation-series/
Informational Program
Virtual

NYC Bar
Senior Lawyers Chatroom
12 p.m. - 1 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=SEN062725&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org
New York City Bar Chorus Benefit Concert
7 p.m. - 8:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=CHOR062725&mcode=NYLJ
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, JULY 10- SATURDAY, JULY 12

NY State Bar (CLE)
Family Law Summer Meeting in Saratoga
https://nysba.org/events/family-law-section-2025-summer-meeting-in-saratoga/
6 CLE credits
Saratoga Springs

FRIDAY, JULY 11

NY State Bar
A Day at the Races: Trial Lawyers Section Member Social
https://nysba.org/events/a-day-at-the-races-trial-lawyers-section-member-social/
Saratoga Springs

FRIDAY, JULY 11- SUNDAY, JULY 13

NY State Bar (CLE)
Tax Section Summer Meeting at Crystal Springs Resort, NJ
https://nysba.org/events/tax-section-2025-summer-meeting/
5 CLE credits, Hamburg, NJ

TUESDAY JULY 15

NY State Bar (CLE)
Recent Cryptocurrency Issues
https://nysba.org/events/recent-cryptocurrency-issues/
1 CLE credit, Virtual

THURSDAY, JULY 17 SATURDAY, JULY 19

NY State Bar
Elder Law and Special Needs Section Summer Meeting in Baltimore
https://nysba.org/events/elder-law-and-special-needs-section-summer-2025-meeting/
Baltimore, MD

THURSDAY, JULY 17 SUNDAY, JULY 20

NY State Bar (CLE)
Real Property Law Section Summer Meeting at Crystal Springs Resort, NJ
https://nysba.org/events/real-property-law-section-summer-meeting-2025/
6.5 CLE credits, Hamburg, NJ

Apartments

« Continued from page 5

power to negotiate concessions and landlords have less leeway to keep rents high."

Rents, although falling, are less volatile than they were during the pandemic, according to the report. Rents have moved up or down only about 1% or less during the past 15 months. Rent swings during the pandemic jumped as high as 17.7%, while falling as much as 4.1%.

The steepest median rent decline for May was in Austin, dropping 8.8% year-over-year to $1,385. That is the lowest rents have been in the Texas market since February 2021, and $414 below the record high in 2023. After Austin were Minneapolis, where rents dropped 6.3%, Columbus, Ohio, down 3.5%, Nashville down 3.4% and Portland, Oregon, down 3.4%.

New supply is likely the primary driver of rent declines. According to Redfin, Austin granted permits to build nearly 65 multifamily units for every 10,000 people from April 2024 to March 2025, the most of any metro the residential brokerage analyzed. Columbus and Nashville also ranked within the top 10 in multifamily permitting, and both were among the nation's rent decline leaders.

On the flip side, median asking rent rose the most in Cincinnati, up 7.4% to a record $1,460 in May, followed by Tampa, up 4.2%, St. Louis, up 4%, Pittsburgh, up 3.5% and Birmingham, Alabama, up 2.4%. Three metros logged record high rents in May, including Chicago at $1,781, Memphis at $1,274, and Washington, D.C., at $2,104.

All of the metros that are recording rent increases, aside from Tampa and Washington, D.C., are permitting less multifamily construction than the national average. This is likely helping prices in the regions, said the report.

Asking rents fell the most for two-bedroom apartments overall, during May, decreasing 1.8% to $1,704. Meanwhile, rents for 0-1 bedroom apartments fell 0.7% to $1,492 and costs for apartments with three or more bedrooms fell 0.2% to $2,009.

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Real Estate Trends / Expert Analysis

Realty Law

« Continued from page 5

counterclaim and for a declaration that its title policy issued to plaintiff and "all obligations thereunder are terminated due to lack of cooperation."

The plaintiffs had moved to dismiss the title company's counterclaim for failure to serve the title company's amended answer and counterclaim on plaintiffs and for an order compelling the title company to accept service of plaintiffs' answer/reply to the title company's counterclaim and directing a time for the plaintiffs to answer the title company's counterclaim.

The plaintiffs also sought an order extending their time to answer the title company's counterclaim "nunc pro tunc." They also sought an order directing that the complaint and all pleadings, papers and proceedings be amended.

The chain of title included a deed that had been "clearly forged" since that deed was dated October 26, 2018 and the subject property owner signator had died in 2000.

The plaintiffs alleged that a contract to resell the property had been cancelled by the buyer because of the plaintiffs' "inability to convey good and marketable title."

The plaintiffs thereafter filed the subject lawsuit against the title company alleging claims for "breach of contract, breach of the covenant of good faith and fair dealing, negligence, and gross negligence." Claims were asserted against other defendants, but they were not "germane to the within motion and cross-motion."

The title company had retained a law firm "[i]n an attempt to cure the defect in title." The law firm commenced an action on behalf of the plaintiffs to "quiet title to the property."

The title company claimed that "title should be quieted under the doctrine of adverse possession;" also, that a prior owner's grandniece (grandniece) was "equitably estopped from defending any title she had inasmuch as she neither recorded her interest in nor otherwise alerted the public of her interest in the property."

The title company's adverse possession claim was based on "persons or entities other than (grandniece) having been in possession actually, exclusively, continuously, and adversely for a period of much more than ten years." The grandniece had defaulted in serving an answer to the complaint in the quiet title action. The title company's law firm had "prepared papers to effectuate a motion for default judgment."

The title company's law firm needed an affidavit of merit in the quiet title action from the plaintiff. However, the plaintiff's principal "refused to sign the affidavit of merit prepared for him (by the title company's attorneys)." He "unilaterally filed his own affidavit, drafted without (title company's) input which, (title company) claims, undermined its efforts to obtain a default judgment to quiet title on behalf of (plaintiff)."

The court observed that "[c]entral to the instant dispute are provisions in (the title policy) concerning prosecution of actions and the duty of an insured to cooperate…." The court cited those contract provisions.

The plaintiffs argued that although they had a duty to cooperate with the title company, "the affidavit of merit drafted for (a plaintiff's principal) was not a lawful one as it misrepresented the true facts of the quiet title action, that plaintiffs were required only to engage in lawful acts in support of the quiet title action, and that (plaintiff's principal) did not intend to be part of the furtherance of any fraud, forgery, and just plain dishonesty." The plaintiffs had asserted that "since there was a forged deed in the chain of title…, title simply could not legitimately repose in (the plaintiff)."

The title company reminded the plaintiffs that "failure to cooperate could lead to termination of (title company's) obligations to the insured." The title company "attempted to procure plaintiffs' cooperation via various communications, including emails,…."

The plaintiffs had asserted, *inter alia,* that the affidavit proposed by the title company omitted the fact that an October 2018 deed was a forged deed and the deed through which another entity had obtained title "was and still is worthless and it was void ab initio" and that the affidavit failed to acknowledge that "all parties are aware of the forgery."

Thus, the plaintiffs contended that the title company was asking the plaintiff "to participate in an intrinsic fraud before the court."

Additionally, the plaintiffs argued that the affidavit "ignored" the facts that it had been making monthly mortgage payments, had a second mortgage and had spent substantial monies to renovate the premises and that there was currently a mortgage balance of $1,250,000.

They further asserted that the proposed affidavit did not include facts of an action which had been brought against the title company.

The plaintiffs' counsel had advised the title company that it must "include ALL the facts of the case and not actively conceal any facts of the case because it is dishonest and unethical. Please make the necessary corrections and re-transmit the affidavit for us to review…."

Thereafter, plaintiffs' principal filed his own affidavit, which the title company "characterized as sabotaging their quiet title action." The plaintiffs' affidavit "asserted that the quiet title action was 'bogus,' that the property was worthless, (that plaintiff) acquired no interest in the property … and lacked standing to commence the quiet title action and even if the plaintiff had acquired title through a default judgment, 'this would be worthless due to the forged… deed.'"

The title company contended that its motion for summary judgment dismissing the complaint should be granted on the grounds that the plaintiffs refused to cooperate with the prosecution of the quiet title action and therefore the title company's obligations under the title policy terminated.

The plaintiffs countered that they did nothing wrong. They argued that the title company should have paid the plaintiffs' claim and the title company breached the implied covenant of good faith and fair dealing, the title company cannot succeed since plaintiff did not occupy the premises for at least ten years as required by the adverse possession doctrine, and that the title company's motion for summary judgment is premature given the absence of discovery and further, that the quiet title action is "moot since surviving legatees" of a prior owner had deeded the property in 2022 to another entity.

> The court characterized the plaintiff's response to the title company's efforts to elicit cooperation as "willful and avowed obstruction which constituted not only a failure to cooperate but an active effort to undermine and sabotage efforts to rectify this situation."

The court noted that the "quiet title action lies dormant." It was listed in the court system database, "but the one-year deadline for a proceeding to obtain a default judgment has long passed."

The plaintiffs' breach of contract claim was based on the title company's "refusal to pay the claim made under the policy." The title company asserted that before it considered the claim, it was entitled to commence the quiet title action to validate title in the plaintiff.

The court explained that the record evidence "confirms that there are no material issues of fact which would impair this court's ability to determine plaintiffs' causes of action and (title company's) counterclaim through the summary judgment process."

The court found that the documentary evidence "overwhelmingly proves beyond doubt that (title company) attempted to gain the cooperation of (plaintiff)…." The court characterized the plaintiff's response to the title company's efforts to elicit cooperation as "willful and avowed obstruction which constituted not only a failure to cooperate but an active effort to undermine and sabotage efforts to rectify this situation."

The court cited the title policy which embodied the insured's "duty to cooperate" with the title company's "efforts to prosecute the quiet title action by performing any lawful act that, in the opinion of (title company), might be necessary or desirable to ensconce title in (plaintiff)." It stated that the "failure of an insured to cooperate will relieve an insurer of its obligation to pay…." It also observed that "one who frustrates another's performance cannot hold that party in breach…."

To establish a failure to cooperate with a title insurer, an insurer must show that "it acted diligently in seeking to bring about the insured's cooperation; the efforts it employed were reasonably calculated to obtain the insured's cooperation; and the attitude of the insured, after…cooperation was sought, was one of willful and avowed obstruction…."

The court found that the title company had established "all three necessary criteria, in support of its motion for summary judgment dismissing the complaint and granting its counterclaim cause of action for noncooperation by the insured…." The court noted that the title company or its counsel had sent not less than 16 letters and emails and had warned the plaintiffs about the consequences of a failure to cooperate.

The court also observed that "plaintiffs did not have the right under the policy to assess the likelihood of success of the quiet title action and decide whether to cooperate. Plaintiffs did not have the right under the policy to challenge and argue against the quiet title action and raise its alleged deficiencies. Plaintiffs did not have the right under the policy to determine and argue that the quiet title action was futile and lacked merit."

The court reasoned that the "plaintiffs' obligation under the policy was to cooperate with (title company) in its effort to cure the title defect—not to predetermine that the title defect could not be cured and not to frustrate (title company's) right to pursue litigation, which in reality is a right to avoid paying a claim if it can do so through a successful lawsuit whose result reposed valid and legal title in the insured property purchaser."

Additionally, the court observed that there was "nothing illegal or unethical about (plaintiff's principal) being asked to sign the affidavit of merit and the quiet title action. Nothing was factually false in it." That affidavit disclosed that a prior owner had died in 2000, long before an alleged deed contained the deceased's signature.

Although the plaintiffs argued that the forged deed was "fatal" to any attempt to obtain title through the doctrine of adverse possession, the court noted that "attempting to take title through the doctrine of adverse possession where there is a forged deed in the chain of title is not such a novel undertaking." The court opined that decisional precedent "conveys at least that the (title company's) commenced quiet title action has plausible colorable merit…." The court explained that a "fraudulent deed can still support the necessary color of title to establish an adverse possession claim." Moreover, the court reasoned that "[t]o conclude that a forged deed prevents an award of title by adverse possession would defeat the very purpose of this historical legal principle and is contrary to law…."

The court also stated that even if the plaintiff's principal would have signed an affidavit, but one that was "different in content from that prepared by (title company's) for his signature, this position was inconsistent with the policy's provisions which imbued (title company) with the right to secure evidence." Even if the proposed affidavit of merit was "insufficient to obtain a default judgment in the quiet title action, and if title could not be established in the insured, either by adverse possession or otherwise, (plaintiff) would have had its remedies under the policy, i.e., a right to indemnification through financial compensation."

The court stated that the title company was entitled "to engage in litigation as either a precursor or an alternative to accepting plaintiffs' claim for payment."

Here, not only did plaintiff's principal fail to cooperate with the title company's effort to save title for the plaintiff when he refused to sign an affidavit of merit for the default judgment in the quiet title action, but "he intentionally and willfully sabotaged the litigation through his filing of an affidavit explicitly undermining his assigned counsel's theories underpinning the litigation."

The court stated that "this is akin to an insured suing its own title insurer without affording the title insurer a reasonable enough time to take remedial measures, which has been held to constitute a breach of the duty to cooperate per the policy…." Thus, the court found that the plaintiff's principal "frustrated (the title company's) performance of a right under the title insurance policy…."

The court distinguished a New York Court of Appeals decision (appellate decision) wherein an insurer failed to establish that there had been a "willful and avowed obstruction." The appellate decision involved different contractual language and facts involving "cross suits (an insured had argued that 'one insured should not be required to sue another insured')."

Unlike the appellate decision, the subject title company was "up against the one-year deadline for making its default judgment motion" and delays therefore prejudiced the title company. In the appellate decision, a judge had observed that "no prejudice to the insured was occasioned, for, in fact, the original negligence action was already subject to the delay of a crowded calendar, and was not likely to reach the trial stage for a considerable period after issue was joined."

The court found that the plaintiffs "lack a valid cause of action for breach of contract against (title company)." The court held that "where title insurance is issued to a property purchaser but it turns out that there was a forged deed in the chain of title, the property purchaser may not refuse to cooperate with the title insurer's attempt to quiet title on the property purchaser's behalf in litigation asserting adverse possession and equitable estoppel as long as the factual assertions are truthful, as was the situation in the case at bar."

The court further held that the "property purchaser may not refuse to execute an affidavit of merit in support of a motion for a default judgment in such a quiet title action where a plausible colorable claim is being asserted on its behalf, as there was here. In such a situation, the property purchaser may not justify such a refusal on the grounds that signing the affidavit places it in a position of participating in misrepresentation and in intrinsic fraud upon the court and that the theories underlying the litigation, adverse possession and equitable estoppel, lack merit."

Additionally, the court rejected the breach of the implied covenant of good faith and fair dealing claim on the grounds that such claim was "duplicative of the breach of contract one" and because the title company "was entitled to pursue a quiet title action in an attempt to lodge title in (plaintiff)."

Furthermore, the title company had "acted in good faith and dealt with plaintiffs fairly."

The court rejected plaintiffs' claims for negligence and gross negligence. The court explained that "[a]n insurer who issues a title insurance policy cannot be held liable for negligence in searching title….[i]n fact, the title search is for the benefit of the title insurer, not the insured; the insured's remedies lie in the policy's provisions."

The court also rejected the plaintiffs' argument that dismissal is premature based on the need for discovery. The court documentary evidence "clearly establishes" that the plaintiffs failed to cooperate with the title company in its "justifiable attempt to quiet title." Moreover, the legatees of a predecessor owner who issued a deed to another entity did not "moot anything." When the quiet title action was commenced, "this deed had not yet been issued." Therefore, the court stated that the title company was entitled to "attempt to remedy (plaintiff's) infirmity in title."

With respect to the plaintiffs' cross-motion, the court held that the plaintiffs' argument that the title company's amended answer had not been served when it was e-filed was "frivolous."

The court also held that "[t]o the extent that plaintiffs' answer/reply to (title company's) counterclaim contained in the amended answer was late, this is excused; the answer/reply is deemed timely filed nunc pro tunc…."

The court noted that the plaintiffs' "counsel dealt with a heavy workload, the verified complaint sufficed for 'meritorious defense,' and the delay was brief…."

Thus, the court granted the plaintiffs' cross-motion to the extent that their answer/reply to the amended answer containing the title company's counterclaim was deemed "timely filed and served nunc pro tunc, the lateness in filing and serving said answer/reply is excused and the objection to acceptance of plaintiffs' late answer/reply by (title company) is overridden" and the cross-motion was otherwise denied.

Disclosure: My law firm represents several title companies.

350 Oakford Street Inc. v. Old Republic National Title Insurance Company Minnesota, Supreme Court, Kings County, Case No. 513612/2021. Decided April 18, 2025. Maslow, J.

Agreements

« Continued from page 5

Boards should note that nothing in BCL §501(c)—even when applied to residential cooperatives—prohibits shareholders from entering into voting agreements. Where residential and commercial shareholders differ in voting power, BCL §501(c) allows flexibility: either share-based or unit-based voting structures may be adopted, as long as proper procedures are followed.

Courts Will Uphold Voting Agreements and Even Reform Documents to Reflect Them

In Oliver 889 the Appellate Division First Department also confirmed that New York courts will uphold severable contract provisions—even if other provisions are deemed unenforceable (see also Christian v Christian, 42 NY2d 63 [1997]). The agreement in Oliver 889 contained a severability clause, allowing its enforceable terms to survive any judicial scrutiny of its more contentious aspects.

Moreover, the possibility of equitable reformation is not theoretical. The court in *Ench v. Breslin*, 241 AD2d 475 (2nd 1997) reformed a corporation's certificate of incorporation to reflect a unanimous voting requirement that had been memorialized in a shareholder agreement. Even though the formalities of certificate amendment had not been observed, the court honored the parties' intent because no third-party rights were impaired.

Boards and managers should understand that the courts are not blind to the practical realities of closely held entities like cooperatives. Where documents reflect a common understanding—especially as part of a bargained-for transaction—courts may reform or enforce them despite technical deficiencies.

Bad Faith Undermines Challenges to Voting Agreements

The appellate brief in Oliver 889 also highlighted the importance of good faith. The plaintiff in that case had openly admitted its intent to use a technical voting majority to rewrite the proprietary lease and business terms of a negotiated commercial deal. The cooperative argued that this "bad faith" conduct barred the plaintiff from seeking equitable relief to invalidate the voting agreement. As courts have long held, a party with "unclean hands" cannot seek to invalidate a contract it previously relied upon.

For instance, in *Sackman Enterprises Inc. v. Bd. of Managers of Chesterfield Condo.*, 192 AD3d 565 (1st Dept. 2021) the First Department held that a plaintiff's bad faith rendered equitable relief "unavailing". And in Ross v. Moyer, 286 AD2d 610 (1st Dept. 2001) a party who had breached fiduciary duties was barred from obtaining equitable remedies altogether.

> Courts will not assist parties acting in bad faith…equitable doctrines like estoppel and unclean hands may apply.

These doctrines are particularly salient for co-op and condo boards, which often rely on stable governance structures to protect building operations and finances. Voting agreements that preserve those structures should not be lightly undone, especially where one party is attempting to exploit ambiguities for leverage.

Judicial Reluctance To Undermine Commercial Real Estate Transactions

New York courts have consistently emphasized that commercial certainty is a "paramount concern" in real estate transactions. In *Wallace v. 600 Partners Co.*, 86 N.Y.2d 543 (1995), the Court of Appeals stated that contracts—especially those involving real property—should be interpreted to give effect to the parties' intentions, and that the need for stability in real estate is particularly strong.

Thus, where voting agreements are part of share sales, lease negotiations, or building conversions, boards should ensure that the agreements are documented clearly and that the intentions of all parties are evident in the record.

In return, they can expect courts to uphold those agreements—so long as they were entered into voluntarily, disclosed appropriately, and do not violate express statutory prohibitions.

Best Practices

Voting agreements are a powerful tool for ensuring stability in cooperative and condominium governance, particularly in buildings with mixed-use or commercial components. However, to withstand scrutiny and avoid unintended consequences, these agreements must be carefully crafted and implemented. Based on recent case law and statutory guidance, boards and their counsel should consider the following best practices:

Use Written Agreements That Clearly State Intent. Ensure voting agreements are in writing, signed by all parties, and drafted in plain, unambiguous language. Clearly state the purpose of the agreement (e.g., to preserve residential control or to ensure continuity in board governance).

Tie Agreements to Share Transactions or Corporate Events. Courts are more likely to uphold a voting agreement that is part of a bargained-for exchange, such as a share sale or lease grant. Document the agreement contemporaneously with the transaction and cross-reference it in proprietary leases or shareholder ledgers.

Include Severability and Reformation Clauses. Add a severability clause so that even if one provision is invalidated, the rest of the agreement remains enforceable (see *Christian v. Christian*). Consider a clause expressly permitting unit-based voting if share-based voting is deemed unenforceable under BCL §501(c).

Include Fiduciary Carve-Out Clauses. Using a voting agreement to push through a self-dealing or conflicted transaction may trigger scrutiny under BCL §713 or provisions of the By-Laws applicable to interested transactions, which requires disclosure of director interest in transactions and typically a majority vote of disinterested directors or shareholders.

Account for Statutory Compliance. Familiarize counsel with BCL §620(a) (permitting shareholder voting agreements), and confirm that the agreement does not conflict with any express limitations under BCL §501(c) or §609. In buildings with commercial units, consider whether BCL §501(c) even applies, as it expressly references "residential premises."

Ensure Disclosure and Board Authorization. If directors or officers have a financial interest in the voting arrangement, comply with BCL §713 by disclosing material facts and seeking board or shareholder approval. Avoid even the appearance of self-dealing to maintain enforceability and avoid later challenges.

Be Prepared to Defend Against Claims of Inequity. Courts will not assist parties acting in bad faith. If a shareholder attempts to void a voting agreement after benefiting from it, equitable doctrines like estoppel and unclean hands may apply (see *Sackman Enterprises and Ross v. Moyer*). Maintain a clear paper trail showing the original intent and consistent reliance on the voting arrangement.

Review and Update Governing Documents. Ensure that the certificate of incorporation, by-laws, and proprietary leases do not conflict with or undermine the voting agreement. Where applicable, consider reforming the certificate of incorporation to reflect unit-based or other agreed-upon voting structures—even if all statutory formalities haven't yet been completed (see *Ench v. Breslin*).

For condominiums, board's should review the condominium's by-laws carefully as some contain clauses that restrict proxy arrangements or coordinated voting. It is recommended to use a standalone agreement that is narrow in scope, carefully drafted, and does not conflict with governing documents. Remember to be mindful of fiduciary duties if the agreement relates to board election or decision making.

Consult Experienced Counsel. Before entering into or enforcing a voting agreement, boards should consult with attorneys who understand both cooperative law and corporate governance. Voting agreements are not "one-size-fits-all" and must be tailored to each building's structure, history, and shareholder composition.

Benefit

« Continued from page 5

2010); cert denied 16 N.Y.3d 848 (2011) (holding, in part, that the condemnor's appraiser correctly concluded that the remaining parcels were enhanced by the existence of the park because it provided the remaining parcels with an unimpeded view of Long Island Sound since there were restrictions on its use).

Although the rule on special benefits varies from state to state, New York has been fairly consistent in offsetting consequential damages against the enhancement value to the remainder parcel in partial eminent domain acquisitions.

Sometimes, depending on the nature and extent of the project's enhancement in value to the remainder, a "special" benefit may result in very little compensation being due to the claimant, making it not so special—at all.

Columbia

« Continued from page 7

the killing of Jews and the embrace of Hamas.

"Free Palestine" is an integral part of the Intifada-only now it's the American Intifada. Could the recent execution of the two young diplomats-in-training outside the Jewish Museum in Washington, D.C. and the Molotov-cocktail attack on elderly Jews and children marching for the October 7 hostages in Boulder Colorado make this any more evident? There simply is not an innocent interpretation for this call to eliminate the Jewish state and its people. These threats of terrorism now brought to our country must be dealt with quickly and forcefully. To underscore this point, a recent legal filing reveals that a Hamas captor showed an Israeli hostage news about protests at Columbia University and said to them "You see, we have our own people everywhere."

In our opinion, these demonstrators are influenced and aided by foreign monetary infusions and terrorist ideology designed to produce chaos on American campuses and to induce fear among Jewish students. It is the type of activity that is far, far more involved and insidious than yelling fire in a theater—the paradigm for First Amendment conversations. It is a link in the war to disrupt American institutions and American society.

We support legitimate criticism of Israel through peaceful protest. The government of Israel is not immune from criticism and rebuke. Israeli citizens are often in the forefront of such activity. But protests and demonstrations that encourage the destruction of Israel and the killing of Israelis and Jews elsewhere, cross the line and must be stopped.

We are saddened to see that many university presidents and faculty have refused to defend Jewish students who have been assaulted, forced to endure this stream of invective and harassment that has been all too common at Columbia and elsewhere and to have experienced the disruption of their academic studies along with the instances where they must listen to the biased diatribes disseminated as terrorist propaganda by certain faculty.

Columbia University has an obligation to respond forcefully to these problem; that means, we think, that the University trustees in the exercise of their fiduciary responsibilities must re-establish primary jurisdiction in all matters that may place the University at legal or financial risk.

In March, it commendably did so in removing student and faculty discipline from the purview of the University Senate. For too long, Columbia, through its University Senate has demonstrated an unwarranted leniency toward student protests that have disrupted serious academic pursuits on campus.

We believe that school expulsion or lengthy suspensions for these "Free Palestine" spewing agitators is long overdue—their antisemitic voices and acts of harassment directed at Jewish students must come to an end if Columbus is to regain its credibility and vibrancy. This is the path, in our view, that the University Trustees should embark on. Of course, we believe that an appropriate disciplinary hearing structure must be maintained by the Trustees in order to validate Columbia's historic commitment to fairness and justice.

At the same time, Columbia's failure to respond to the disturbances and attacks aimed at Jewish students has spiraled into a potentially calamitous fiscal situation that, if continued, could have drastic consequences for the continuation of Columbia as a preeminent academic institution. This too involves the fiduciary responsibilities of the University Trustees.

These two intertwined and interrelated issues are at the core of the dilemma facing Columbia. Only through the ascendancy of the trustees to their proper role of fiduciary oversight and governance, can Columbia emerge to a bright future.

COVID Funds

« Continued from page 1

want is payment of funds to use for their ongoing projects."

Deputy New York Solicitor General Judith N. Vale, representing the states, argued the *California* decision is different from this case and not controlling.

She argued the lower court's preliminary injunction in *California* required the payment of canceled grants, while here, U.S. District Judge Edgardo Ramos of Southern New York's order is administrative in nature in that it stops the Department of Education's rescission decision.

"Here, what the department did is a big step removed from canceling contracts," Vale said.

"Here the federal government made a purely regulatory decision, first to grant the extensions and then to rescind them," she added. "That's a classic administrative change in position and what the states are ultimately seeking here from the district court, and what the preliminary injunction does, is reinstate the extensions so that the states can submit timely reimbursement requests and the department cannot automatically reject them as untimely."

The states argued in briefing that the Education Department's rescission was arbitrary and capricious because its justification for the move—that the pandemic is over—runs against Congress' purpose for creating the relief program, which was to address the pandemic's ongoing effect on education.

Vale said the federal government failed to provide a "reasoned explanation" for the extension rescission.

"For example, in the extension applications, states explained that there were supply chain delays, labor shortages for projects like air ventilation or air conditioning, things that were in very high demand in the pandemic, and the rescission letter doesn't address any of that, even though the department had considered it and accepted it the last time," Vale said.

In its motion to stay, the government argued that a May letter from the Education Department explains that the rescission isn't solely based on the pandemic ending.

"Rather, the letter explains that the relevant appropriations statutes 'generally require ESF funds to be used to prepare, prevent, and respond to coronavirus,' but that 'in the time since the pandemic ended, States have increasingly tapped ESF funds in ways that are less and less connected to direct academic services to students and the ongoing educational harms caused by COVID,'" the government's filing contended.

Second Circuit Judges William Nardini and Michael Park and U.S. District Judge Stefan Underhill, sitting by designation, sat on the panel.

The Second Circuit heard arguments in *State of New York et al. v. Department of Education*, No. 25-1424.

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Prison System

« Continued from page 1

York's prisons that DOCCS has long ignored. We are honored to represent Messiah's family in their pursuit of justice and accountability."

A spokesman for DOCCS said the agency doesn't comment on pending litigation.

DOCCS has noted that, to enhance safety, reduce prison violence and hold people accountable for any wrongdoing, it is working with the Office of General Services to accelerate the installation of fixed cameras. DOCCS currently has 11 facilities with completed fixed camera projects, and there are 17 additional facilities in the design, construction or upgrade phases.

Additionally, the department has 7,627 body-worn cameras in use in 41 of the 42 state correctional facilities, while 32 facilities have fully deployed body-worn cameras, and the remaining 10 facilities are expected to be fully deployed by the end of summer, prior to the effective date of a new law that requires officers wear them while on duty.

DOCCS' commissioner, in response to the deaths of Nantwi and Brooks, has called on Wilmer Cutler Pickering Hale and Dorr to conduct a holistic review of DOCCS.

Nantwi's fatal beating occurred March 1 at Mid-State Correctional Facility in Oneida County.

The lawsuit alleges at least 18 correction officers and sergeants either participated in the "brutal" and "unjustifiable" beating of the handcuffed and unarmed Nantwi, or those who stood by without intervening. Other defendants took part in an attempted cover-up, the complaint reads.

During the assault, officers "viciously punched, kicked and stomped on" Nantwi for more than five minutes, using fists, batons and boots to beat him, according to the lawsuit.

The prisoner was taken to a nearby Wynn Hospital in Utica, where he was pronounced dead from massive head trauma and numerous blows to his body, according to his family's lawyers.

A sergeant had mopped Nantwi's blood before law enforcement arrived, destroying evidence and preventing investigators from analyzing blood spatter evidence, the complaint continued.

An alleged cover-up was initiated by prison sergeants over breakfast at a diner the next morning, and the DOCCS workers ensued to destroy evidence, falsify reports, and a sergeant coordinated false statements accusing Nantwi of being armed with a knife that was planted in his cell, according to the lawsuit.

Nantwi had been in a shower area when he was ordered to return to his cell for a routine count. After initially refusing, he complied and returned to his cell without incident before the alleged beating.

At one point Nantwi attempted to defend himself by biting two officers through their gloves, which only intensified the prisoner's beating, the lawsuit read.

In wake of Nantwi and Brooks' fatal beatings, the state legislature recently approved a significant 10-point package of reforms of DOCCS.

If signed into law by Gov. Kathy Hochul, it would require all prisons to turn over all body camera footage to the attorney general's office when an officer is involved in an inmate death.

It would also require correctional facilities to install and maintain fixed security cameras around the clock, and triple the state Commission on Correction's composition to nine members.

DOCCS Commissioner Daniel Martuscello III and Mid-State Superintendent Bryan Hilton are also named defendants, as the complaint alleges they were aware of a longstanding pattern of violent abuse and coverups by staff, particularly by its Corrections Emergency Response Team units.

The complaint says Martuscello and Hilton failed to take meaningful action to prevent violence by staff.

"For decades, the rampant and unchecked abuse of incarcerated individuals at Mid-State has been thoroughly documented and publicized through the news media, independent research organizations, internal complaints by Mid-State incarcerated individuals and numerous civil rights lawsuits," the complaint reads.

"It is this culture of violence and brutality at Mid-State — and all across all DOCCS facilities — that allowed Mr Nantwi's fatal beating to occur," the lawsuit continues.

Said Katie Rosenfeld, another Emery Celli partner and counsel for Nantwi's estate: "Just 33 days before Messiah was killed, New York State's independent prison watchdog organization warned Commissioner Martuscello that conditions at the Mid-State prison were dangerous and deteriorated. Although 1,500 to 1,700 surveillance cameras had been scheduled for installment in the prison since 2022, none of those cameras were yet in place in 2025 when correction officers attacked Messiah. Messiah's death is the direct result of DOCCS' failure to insist on a safe and humane prison environment at Mid-State."

"DOCCS requires all correction officers with body worn cameras to wear and activate them when interacting with incarcerated individuals," added Hannah Brudney, a firm associate who's also working on the case."Notwithstanding that Robert Brooks was killed in December 2024 — only three months before Mr. Nantwi — DOCCS took no steps to meaningfully enforce this requirement. As a result, the correction officers at Mid-State who had body cameras had no qualms turning them off or facing away as they brutally assaulted Messiah Nantwi."

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Mass Torts

« Continued from page 2

the fact that those lawyers were going to be needed and needed in abundance when things broke," Jones said.

Am Law 50 firm Morgan, Lewis & Bockius has also made a number of new hires in the products liability space since January 2023, reflecting the increase in work demand in the practice area.

"It does seem that there is an uptick in product liability and tort litigation, certainly in California, in my experience, and nationwide as well," said Morgan Lewis partner Deanne Miller, a veteran trial lawyer who has been with the firm for more than 23 years.

That creates a smart business opportunity for Big Law firms looking to diversify their practice mix in order to buck the vicissitudes of the business cycle.

"Part of why some firms are growing this area is to increase the balance of the portfolio of practices to add more [noncyclical] depth as a hedge against periods when cyclical practices underperform," Zimmermann said. "By doing this, firms strive for a more balanced mix of practices that perform more smoothly through macroeconomic ups and downs."

New Marketing Techniques, New Legal Theories

Part of the reason behind the rising mass litigations is the increasing advertising and targeted marketing undertaken by plaintiffs firms when looking for class members, said Mohammed Rashik, CEO of AI-driven case-acquisition platform Rain Intelligence. Social media in particular has been a marketing asset for plaintiffs firms to find class members.

"Across privacy, consumer cases, defective products … pretty much all types of aggregate litigation have just been exploding recently," Rashik said.

And another reason for the rise in this type of litigation is the increased presence of third-party litigation financing, which has made it easier for more plaintiffs firms to overcome the up-front cost barriers of pursuing large-scale litigation.

As for the litigation itself, many of the types of products liability cases that are prevalent in the courts today are in areas that have long been targets of mass litigation, such as pharmaceuticals and medical devices. But plaintiffs lawyers have also been venturing into new territory, with products liability lawsuits emerging over things like gaming and social media addiction and harm from ultraprocessed foods.

While there are ongoing debates about whether or not these novel litigations are viable, the cases are nonetheless undoubtedly creating a demand for more legal work, and defense attorneys are ready to answer the call.

Opening the Wallet, But Still Seeking Value

"Wherever the successful products go, the litigation tends to follow, and wherever the regulators take a look at the products, the litigation tends to follow," said Wendy West Feinstein, a litigation partner with Morgan Lewis in Pittsburgh.

As corporations fear growing risk to their bottom line in the face of mounting filings and increasingly novel claims, they're willing to pay more for high-quality representation.

While some products liability defendants traditionally opted for reverse auctions in choosing counsel, where firms bid on work and clients go with the lowest-cost option, experts say that tactic has since generally fallen out of favor.

Some that use reverse auctions come to regret it because, although it can be an efficient means of finding firms to litigate cases at a heavy discount, it can also lead to worse outcomes, said Zimmermann.

"Many [general counsel] realized that by giving legal work to the lower-cost bidders in reverse auctions, quality and results suffered, making many GCs feel as if they were winning the battle but paying lower legal fees by losing the war," he said. "In other words, many GCs started to feel as if they were being pennywise and pound foolish, particularly when it came to matters for which they valued quality and consistently favorable results."

That doesn't mean that clients are completely indifferent to the price tag attached to their defense efforts. Kirkland & Ellis is amendable to alternative fee arrangements for this work, as are other firms who have been ramping up their capabilities.

Products liability litigation can be costly for corporate clients, West Feinstein said, and Morgan Lewis tries to be "as efficient as possible in our representation and work with clients on arrangements that make sense for them, while also ensuring that the firm can represent them well with the right resources and the right talent."

Morgan Lewis, West Feinstein said, has even been using artificial intelligence to help with work efficiencies, but she stressed that AI is used only with the "expressed, written consent from the client."

"Our firm has always been interested in and willing to work with clients on alternative fee arrangements, and often products liability litigation that's consolidated or coordinated can lend itself to that," she said. "The firm has been very flexible in working with our clients depending on their needs and depending on their particular matter."

'Tried and True' Methods

For plaintiffs attorneys, the increasing involvement of the country's most powerful law firms doesn't change much about the practice of trying cases.

According to Thomas Kline, a Philadelphia-based plaintiffs attorney with Kline & Specter, high-stakes mass tort defense has always been the domain of large firms. Corporations tend to follow a standard playbook in how they defend these types of cases, and Big Law attorneys are "the maestros … in front of the corporate witness orchestra that gets presented to the jury," Kline said.

One change Kline said he has observed is that, in the past decade, corporate trial teams are more and more often composed of lawyers from multiple different Big Law firms. Meanwhile, he said, "the role of smaller firms has largely been relegated to local counsel."

Kline contended that there are local defense lawyers who are "equally or more able to try a complex product liability case" as Big Law attorneys, but corporate defendants are willing to pay top dollar to follow their "tried and true" methods. "They sometimes get their money's worth and sometimes don't," Kline said. "But that's like anything in life, isn't it?"

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Lander

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The scene unfolded midday at 26 Federal Plaza, after Lander spent the morning observing immigration court hearings.

"While escorting a defendant out of immigration court at 26 Federal Plaza, Brad was taken by masked agents and detained by ICE," Dora Pekec, Lander's campaign spokesperson, said in a statement, referencing U.S. Immigration and Customs Enforcement.

Video shared with the New York Law Journal shows Lander pushed up against the wall of an elevator bank as he's cuffed by law enforcement.

"I'm not obstructing," Lander can be heard saying in the video. "I asked to see the judicial warrant."

"You don't have the authority to arrest U.S. citizens asking for a judicial warrant," he then says.

In a statement, Assistant Department of Homeland Security Secretary Tricia McLaughlin said Lander was arrested for "assaulting law enforcement and impeding a federal officer."

"Our heroic ICE law enforcement officers face a 413% increase in assaults against them—it is wrong that politicians seeking higher office undermine law enforcement safety to get a viral moment," she said. "No one is above the law, and if you lay a hand on a law enforcement officer, you will face consequences."

As he left the federal building, Lander told reporters he was "just fine."

"I lost a button," he added.

The candidate said he was detained after trying to hold the arm of the individual agents who were attempting to arrest him. Lander said he was attempting to be a "nonviolent witness."

"I believe it is important to show up and bear witness and accompany people," he said.

Early voting is underway in the city's Democratic mayoral primary.

New York Attorney General Letitia James decried the arrest in a statement, calling it "profoundly unacceptable."

"Arresting Comptroller Lander for the simple act of standing up for immigrants and their civil rights is a shocking abuse of power," she said. "No one should face fear and intimidation in a courthouse, and this is a grotesque escalation of tensions."

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CRE

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higher average spread of 155 basis points. Meanwhile, high-yield corporate bonds, which fall outside the investment-grade category, displayed significantly higher spreads and greater volatility, averaging a hefty 410 basis points. These high-yield spreads are particularly sensitive to shifts in credit quality and broader economic conditions.

Turning to CRE specifically, the spread between CRE cap rates and the 10-year Treasury stood at 393 basis points at the start of 2015. By the first quarter of 2025, this had narrowed to 180 basis points. For much of the decade, the spread between CRE cap rates and both the A and BBB bond indexes remained relatively stable—with the latter benchmark showing a slightly lower spread compared to CRE. However, beginning in the third quarter of 2021, the CRE spread over these bond categories began to contract. From the second quarter of 2022 through the second quarter of 2024, the BBB and A indexes acted as both upper and lower bounds for CRE's movement, until in Q2 2024, the CRE spread once again rose above both, ultimately settling at 1.80% over the 10-year Treasury.

These historical comparisons offer crucial context. When examining individual property types, the cap rate spreads over the 10-year yield have shown increasing divergence. In Q1 2015, retail led with a spread of 4.24%, closely followed by industrial at 4.14%, office at 3.93%, and multifamily at 3.80%. The overall average mirrored the office sector at 3.93%. This clustering persisted until early 2020, when the spreads began to widen. By Q1 2025, the landscape had shifted dramatically: office topped the list at 2.28%, followed by retail at 1.62%, multifamily at 1.11%, and industrial at just 0.33%. The overall average for all property types stood at 1.80%.

As Trepp's analysis underscores, yield spreads are more than just numbers—they signal relative value, investor sentiment, and the ever-present risk premium. In times of uncertainty or economic weakness, these spreads typically widen; during periods of growth and optimism, they narrow. With most of the first half of 2025 behind us, the CRE market waits with anticipation to see where these critical yield spreads will land by the end of next quarter.

Daily columns in the Law Journal report developments in laws affecting medical malpractice, immigration, equal employment opportunity, pensions, personal-injury claims, communications and many other areas.



Court Calendars

First Department

APPELLATE DIVISION

The following cases have been scheduled for pre-argument conference on the dates and at the times indicated:

Renwick, P.J., Manzanet, Kapnick, Webber and Kern, JJ.

WEDNESDAY, JUNE 18

10 A.M.

655057/23 Houlihan Lokey v. Charah Solutions
31833/19 Wray v. NYC Transit Authority

12 P.M.

656434/23 Olshan Frome LLP v. Triller Fight Club
150621/25 Pol v. Dy

2 P.M.

802031/22 Caraballo v. Century Star Fuel

FRIDAY, JUNE 20

10 A.M.

813946/21 Liu v. Consolidated Scaffolding Inc.

MONDAY, JUNE 23

2 P.M.

156167/22 Altamirano v. Frick Collection

TUESDAY, JUNE 24

10 A.M.

952142/23 Bowman v. Cosby

1 P.M.

21323/19 Padilla v. Riverbay Corporation

WEDNESDAY, JUNE 25

10 A.M.

800456/21 Toure v. 88 Wall Street

12 P.M.

157620/22 Thompson Holcombe LLC v. Huteau

2 P.M.

809498/22 Regalado v. Guity

THURSDAY, JUNE 26

10 A.M.

655981/24 Paltzer v. Hejailan-Amon

12 P.M.

806661/22 Cabral v. Alcain

FRIDAY, JUNE 27

1 P.M.

651452/24 Akerman LLP v. Iler

MONDAY, JUNE 30

10 A.M.

654015/21 Aywid Realty v. Duman

12 P.M.

819613/23 Anglero v. Matos

TUESDAY, JULY 1

10 A.M.

659157/24 Viola Credit v. Landa Holdings

TUESDAY, JULY 8

10 A.M.

1100/13 In the Matter of the Application of Jasmine Bullard

WEDNESDAY, JULY 9

10 A.M.

320348/20 Rosenblatt v. Rosenblatt

FRIDAY, JULY 11

9:30 A.M.

650756/24 Cowen & Company v. ReKTGlobal Holding

12:30 P.M.

655910/24 ACM Zoomcar v. Zoomcar Holdings

3:30 P.M.

850031/25 Santander Bank v. 558 West 151st Street

New York County

SUPREME COURT

Ex-Parte Motion Part And Special Term Part

Ex-Parte Motions
Room 315, 9:30 A.M.

Special Term Proceedings
Unsafe Buildings
Bellevue Psychiatric Center
Kirby Psychiatric Center
Metropolitan Hospital
Manhattan Psychiatric Center
Bellevue Hospital

The following matters were assigned to the Justices named below. These actions were assigned as a result of initial notices of motion or notices of petition returnable in the court on the date indicated and the Request for Judicial Intervention forms that have been filed in the court with such initial activity in the case. All Justices, assigned parts and courtrooms are listed herein prior to the assignments of Justices for the specified actions. In addition, listed below is information on Judicial Hearing Officers, Mediation, and Special Referees.

IAS PARTS

1 Silvera: 300 (60 Centre)
2 Sattler, J.: 212 (60 Centre)
3 Cohen, J.: 208 (60 Centre)
4 Kim: 308 (80 Centre)
5 Kingo: 320 (80 Centre)
6 King: 351 (60 Centre)
7 Lebovits: 345 (60 Centre)
8 Kotler: 278 (80 Centre)
9 Waterman-Marshall: 355 (60 Centre)
11 Frank: 412 (60 Centre)
12 Stroth: 328 (80 Centre)
13 Silvera: 300 (60 Centre)
13 Schumacher 304 (71 Thomas)
14 Bluth: 432 (60 Centre)
15 Johnson: 116 (60 Centre)
17 Hagler: 335 (60 Centre)
18 Tisch: 104 (71 Thomas)
19 Sokoloff: 540 (60 Centre)
20 Kaplan: 422 (60Centre)
21 Tsai: 280 (80 Centre)
22 Clynes: 136 (80 Centre)
23 Schumacher 304 (71 Thomas)
24 Katz: 325 (60 Centre)
25 Tingling: 1254 (111 Centre)
26 Perry, P.: 684 (111 Centre)
27 Dominguez: 289 (80 Centre)
28 Tingling: 543 (60 Centre)
29 Ramirez: 311 (71 Thomas)
30 McMahon: Virtual (60 Centre)
32 Kahn: 1127B (111 Centre)
33 Rosado: 442 (60 Centre)
34 Ramseur: 341 (60 Centre)
35 Perry-Bond: 684 (111 Centre)
36 Saunders: 205 (71 Thomas)
37 Engoron: 418 (60 Centre)
38 Nock: 1166 (111 Centre)
39 Clynes: 307 (80 Centre)
41 Moyne: 327 (80 Centre)
42 Morales-Minera: 574 (111 Centre)
43 Reed: 222 (60 Centre)
44 Pearlman: 321 (60 Centre)
45 Patel: 428 (60 Centre)
46 Latin: 210 (71 Thomas)
47 Goetz: 1021 (111 Centre)
48 Masley: 242 (60 Centre)
49 Chan: 252 (60 Centre)
50 Sweeting: 279 (80 Centre)
51 Chesler: 543 (60 Centre)
52 Johnson: 307 (80 Centre)
53 Borrok: 238 (60 Centre)
54 Schecter: 228 (60 Centre)
55 d'Auguste: 103 (71 Thomas)
56 Kelly: 204 (71 Thomas)
57 Kraus: 218 (60 Centre)
58 Cohen, D.: 305 (71 Thomas)
60 Crane: 248 (60 Centre)
61 Bannon: 232 (60 Centre)
59 James, D.: 331 (60 Centre)
62 Sweeting: 279 (80 Centre)

MFPKahn: 1127B (111 Centre)
MMSP-1: 1127B (111 Centre)
IDV Dawson: 1604 (100 Centre)

PART 40TR

JUDICIAL MEDIATION

On Rotating Schedule

Adams 300 (60 Centre)

EARLY SETTLEMENT

ESC 1 Vigilante 106(80 Centre)
ESC 2 Wilkenfeld 106 (80 Centre)

SPECIAL REFEREES
60 Centre Street

73R Santiago: Room 354
75R Burzio: Room 240
80R Edelman: Room 562
82R Wohl: Room 501B
83R Sambuco: Room 528
84R Feinberg: Room 641
88R Lewis-Reisen: Room 324

JHO/SPECIAL REFEREES
80 Centre Street

81R Hewitt: Room 321
87R Burke: Room 238
89R Hoahng: Room 236

SPECIAL REFEREE
71 Thomas Street

Judicial Hearing Officers

Part 91 Hon. C. Ramos
Part 93 Hon. Marin

SUPREME COURT Motion Calendars Room 130, 9:30 A.M. 60 Centre Street

SUPREME COURT Motion Dispositions from Room 130 60 Centre Street

Calendars in the Motion Submission Part (Room 130) show the index number and caption of each and the disposition thereof as marked on the Room 130 calendars. The calendars in use are a Paper Motions Calendar, E-Filed Motions Calendar, and APB (All Papers By)Calendar setting a date for submission of a missing stipulation or motion paper. With respect to motions filed with Request for Judicial Intervention, counsel in e-filed cases will be notified by e-mail through NYSCEF of the Justice to whom the case has been assigned. In paper cases, counsel should sign up for the E-Track service to receive e-mail notification of the assignment and other developments and schedules in their cases. Immediately following is a key that explains the markings used by the Clerk in Room 130.

Motion Calendar Key:

ADJ—Adjourned to date indicated in Submission Courtroom (Room 130).
ARG—Scheduled for argument for date and part indicated.
SUB (PT #)—Motion was submitted to part noted.
WDN—Motion was withdrawn on calendar call.
SUB/DEF—Motion was submitted on default to part indicated.
APB (All Papers By)—This motion is adjourned to Room 119 on date indicated, only for submission of papers.
SUBM 3—Adjourned to date indicated in Submission Court Room (Room 130) for affirmation or so ordered stipulation.
S—Stipulation.
C—Consent.
C MOTION—Adjourned to Commercial Motion Part Calendar.
FINAL—Adjournment date is final

60 CENTRE STREET

Submissions Part

WEDNESDAY, JUNE 18

Submission

1 100052/25 Dennis v. NYC Dept. of Health And Mental Hygiene
2 101356/24 Evans v. Sharpe
3 100531/25 Pipas v. N.Y.C. Dept. of Health And Mental Hygiene

FRIDAY, JUNE 20

Submission

1 100353/25 Marino v. Board of Education of The Ciy School Dist. of NYC
2 100451/17 Patterson v. NYC
3 100051/25 Scott v. NYCHA

MONDAY, JUNE 23

Submission

1 100144/25 Cobbs v. NYCPD Corp. Counsel
2 100909/24 Hans-Gaston v. Grand Central Neighborhood Social Services Corp.
3 100378/25 Olave v. Hamoudeh
4 100444/25 Pinder v. NYC Dept. of Health And Mental Hygiene

COURT NOTES

NEW YORK CITY BAR

Ratings of Judicial Candidates

New York, June 12, 2025 - The New York City Bar Association has completed evaluations of the following candidates who are running in contested primary elections on June 24 for Civil Court in New York City. The review was conducted by the Association's Judiciary Committee.

The City Bar uses two ratings: Approved and Not Approved. Candidates rated Approved have affirmatively demonstrated qualifications necessary for the performance of the duties of the position for which they are being considered.

Bronx County
Civil Court, County-wide

Shekera Anessa Algarin: Approved
George M. Santana: Not Approved

Kings County
Civil Court, County-wide

Susan Liebman: Not Approved
Marisa Arrabito: Approved
Janice P. Purvis: Approved
Janice Chen: Approved

Queens County
Civil Court, County-wide

John J. Ciafone: Not Approved
Sheridan C. Chu: Approved

Civil Court, 1st Municipal Court District

Juliette-Noor Haji: Approved
Thomas G. Wright-Fernandez: Not Approved

Civil Court, 2nd Municipal Court District

Eve Cho Guillergan: Approved
Julie M. Milner: Not Approved

U.S. BANKRUPTCY COURT WESTERN DISTRICT

U.S. Court of Appeals for the Second Circuit Is Accepting Applications for Western District Bankruptcy Judge

Application Deadine is Aug. 7

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for a 14-year appointment as United States Bankruptcy Judge for the Western District of New York, with a duty station in Rochester, New York. The selection process will be confidential and competitive. Applicants will be considered without regard to race, color, religion, sex, national origin, age, sexual orientation, or disability.

The current annual salary of a United States Bankruptcy Judge is $227,608.

The Second Circuit uses an open and competitive selection process. All applications are screened by a Merit Selection Committee. The Committee will review applicants using the following criteria: legal competence evidenced by experience with complex legal issues; an aptitude for legal scholarship and writing; familiarity with the courts and court processes; commitment to equal justice under the law; characteristics indicative of a sound judicial temperament; a reputation for integrity, good character and ethical behavior; and physical and mental health sufficient to meet the demands and tenure of the position. The Merit Selection Committee will select a limited number of applicants for interview and will conduct appropriate due diligence inquiries into the candidates' backgrounds and qualifications. Upon a majority vote of the Second Circuit Judicial Council, the Council will forward the Merit Selection Committee's Report with any recommendations or comments to the active judges of the Court of Appeals. The selected nominee will be required to satisfy FBI and IRS background investigations prior to appointment.

Basic qualifications for consideration include:

1. Membership in good standing of at least one state bar, the District of Columbia bar, or the Commonwealth of Puerto Rico bar, and never other than membership in good standing of every bar of which the applicant has been a member; and

2. A minimum of five years of legal practice experience.

Application forms are posted on the Court's website at http://www.ca2.uscourts.gov.

Completed application packages must be in the format required by the Second Circuit and received no later than August 7, 2025.

U.S. BANKRUPTCY COURT EASTERN DISTRICT

U.S. Court of Appeals for the Second Circuit Is Accepting Applications for Eastern District Bankruptcy Judge

Application Deadline is Aug. 7

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for a 14-year appointment as United States Bankruptcy Judge for the Eastern District of New York. There are two vacancies in the Eastern District of New York, one in Brooklyn and one in Central Islip. Applicants should identify in their cover letter whether they wish to be considered for Brooklyn, Central Islip, or both. The selection process will be confidential and competitive. Applicants will be considered without regard to race, color, religion, sex, national origin, age, sexual orientation, or disability.

The current annual salary of a United States Bankruptcy Judge is $227,608.

The Second Circuit uses an open and competitive selection process. All applications are screened by a Merit Selection Committee. The Committee will review applicants using the following criteria: legal competence evidenced by experience with complex legal issues; an aptitude for legal scholarship and writing; familiarity with the courts and court processes; commitment to equal justice under the law; characteristics indicative of a sound judicial temperament; a reputation for integrity, good character and ethical behavior; and physical and mental health sufficient to meet the demands and tenure of the position. The Merit Selection Committee will select a limited number of applicants for interview and will conduct appropriate due diligence inquiries into the candidates' backgrounds and qualifications. Upon a majority vote of the Second Circuit Judicial Council, the Council will forward the Merit Selection Committee's Report with any recommendations or comments to the active judges of the Court of Appeals. The selected nominee will be required to satisfy FBI and IRS background investigations prior to appointment.

Basic qualifications for consideration include:

1. Membership in good standing of at least one state bar, the District of Columbia bar, or the Commonwealth of Puerto Rico bar, and never other than membership in good standing of every bar of which the applicant has been a member; and

2. A minimum of five years of legal practice experience.

Application forms are posted on the Court's website at http://www.ca2.uscourts.gov.

Completed application packages must be in the format required by the Second Circuit and received no later than August 7, 2025.

U.S. DISTRICT COURT EASTERN DISTRICT

Criminal Justice Act Committee Is Accepting Applications

Deadline is Sept. 8

The Criminal Justice Act Committee of the United States District Court for the Eastern District of New York is accepting new applications for appointment, and applications for reappointment, to the panel of attorneys under the Criminal Justice Act of 1964, through September 8, 2025. The Court encourages highly qualified and experienced criminal defense attorneys who reflect the diversity of the community to apply for membership on the CJA Panel for the District. Assignments to the Panel will be for a three-year period, beginning January 1, 2026. Applicants must be admitted and in good standing to practice in the Eastern District of New York.

Applications may be submitted for assignment to the Brooklyn or Central Islip panels, or both. The Committee is also seeking applications from practitioners whose experience is uniquely suited to handling petitions for post-conviction relief.

All application forms, instructions, and submission information are available on the Court's website at:
https://www.nyed.uscourts.gov/criminal-justice-act-info

New applications and applications for reappointment, along with all supporting documents, must be submitted in one flattened PDF file, no later than September 8, 2025, by electronic submission via the Court's website.

Please contact the Clerk of Court at 718-613-2270 if you experience difficulty uploading an application.

U.S. DISTRICT COURT SOUTHERN DISTRICT

Re-Appointment of Incumbent Magistrate Judge Ona T. Wang

The current term of the office of United States Magistrate Judge Ona T. Wang is due to expire on March 4, 2026. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of a magistrate judge to a new eight-year term.

The duties of a magistrate judge position include the follwing: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from the judges of the district court; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent Magistrate Judge Ona T. Wang should be recommended by the panel for reappointment by the court, and should be directed to:

Edward Friedland
District Executive
U.S. Courthouse
500 Pearl Street, Room 820
New York, NY 10007-1312

Comments must be received by 30 days from date of notice.

UNITED STATES COURT OF APPEALS FOR THE SECOND CIRCUIT

Applications Being Accepted for Federal Public Defender for the Northern District of NY

Application Deadline Is Now June 13

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for the position of Federal Public Defender for the Northern District of New York. The term of office is four years, with potential for appointment to successive terms. The current authorized annual salary is $195,200.

The Federal Public Defender, functioning under the authority of 18 U.S.C. § 3006A(g)(2)(A) and the Criminal Justice Act Plan for the Northern District of New York, provides criminal defense services to individuals unable to afford counsel. The Office of the Federal Public Defender for the Northern District of New York has offices in Albany and Syracuse. The Federal Public Defender supervises a staff of assistant federal defenders, federal capital appellate resource counsel, investigators, paralegals, a mitigation specialist, and support personnel.

The website for the office is: Office of the Public Defender Northern District of New York.

Applicants must satisfy the following conditions:

(1) be a member in good standing in the bar of the state in which the candidate is admitted to practice;

(2) have a minimum of five years criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants;

(3) possess the ability to effectively administer the office, including the following management areas:
- Budget, procurement, and travel
- Human resources
- Space, facilities, and property;

(4) have a reputation for integrity; and

(5) demonstrate a commitment to the representation of those unable to afford counsel.

As the chief executive of the Office of the Federal

Continued on page 18

Paperless Judge Part

WEDNESDAY, JUNE 18

654606/24 200 West 58 St. LLC v. Averkiou
651345/25 29 9th St. Associates LLC v. Syed
655000/24 Abzhanov v. Lynton
150262/23 Agbolosu v. NY Daily News Co. Et Al
659285/24 Airea LLC. v. Pwv Acquisition LLC Et Al
652724/25 Akf Inc v. Taste of Cali And Exotic Corp. Et Al
653103/25 Akf Inc. v. Boundless Printing, Inc. Et Al
654452/24 Akf Inc. v. Paparazzi Gso LLC Et Al
659489/24 Akf Inc. v. Cure Concierge Inc. Et Al
652920/25 Akf Inc. v. Pvo Operating LLC Et Al
805240/19 Allakhverdiyeva v. Tomasula
152656/19 American Transit Ins. Co. v. Sanchez
151424/25 Asa College, Inc. v. Jerome
650794/23 Asp Watch Guard & Patrol Inc. v. 17th St. Entertainment II LLC Et Al
655815/23 Austin v. Bunce
650746/25 Betablox Series LLC v. Williams
654824/23 Bleriot Us Bidco Inc. Et Al v. Signature Aviation Ltd. F/k/a Signature Aviation Plc F/k/a Bba Aviation
151871/17 Bokman v. Manhattan Motor Cars Inc.
805379/17 Brandt v. Ahmad M.D.
450100/21 Brownie Companies of Long v. Volmar Const., Inc.
161058/24 Canelo v. 1133 Fifth Ave. Corp. Et Al
156132/25 Cannon Mechanical, Inc. Et Al v. Alayode
150018/25 Capo v. Collado Ovalles
160733/19 Carneiro Barbosa v. Avalon Yonkers Ati Site
155691/23 Carrasquillo v. The NYCHA
154584/22 Central Air Conditioning System Corp v. Baim Contracting Inc. Et Al
156530/25 Central Hudson Associates LLC v. NYS Div. of Housing And Community Renewal
161641/24 Chephel v. Zack
158799/23 Chubb Nat. Insurnace Co. A/s/o Brian Long v. Abc Corp.
453090/24 NYC v. Cruzwilches
654860/20 Cjs Industries Inc. v. Current Lighting & Electric, Inc.
152989/25 Coggins v. NYC Et Al
157067/24 Connex One Inc. v. Manhattan Bridge - Const. Group Inc
153219/18 Con Ed Co. v. Source Const., Inc.
654488/22 Cyberbit, Inc. v. Cloud Range Cyber
156631/16 Deberardine v. NYC
150899/24 Delgado v. Dynamic Installation Corp. Et Al
155967/22 Dixon v. Pact Renaissance Collaborative LLC Et Al
154374/25 Dl Marble & Granite, Inc. v. 66 Clinton Hldgs. LLC
156535/25 Forster v. NYC Et Al
650451/25 Friedman v. Herzka
805144/20 Griffen v. Abed M.D.
156345/25 Healthfirst Phsp, Inc. Et Al v. NYS Dept. of Health Et Al
158604/21 Henriquez v. NYCTA Et Al
651573/20 Hna Hldgs. 422 Fulton (gp) v. Tsce 2007 422 Fulton Gp
150290/25 James Jr. v. NYC Et Al
656244/23 Jpmorgan Chase Bank v. Greengrass
654942/23 Liberty Mutual Ins. Co. Et Al v. Ortiz
151851/25 Lispenard Studio Corp. v. Rosenberg & Estis
161098/21 Loja Maldonado v. 260 Apts. Corp. Et Al
150642/17 Lomando v. NYCTA
151169/21 Lu v. Hu
159185/16 Mann v. Mezuyon
655575/17 Marc Straus v. Charles Schmitt Architects
156244/24 McCune v. Fa Mgt. Inc. Et Al
152553/25 Mjmpl LLC Et Al v. Cobalt Funding Solutions, Inc.
160738/18 Morales v. 24 Second Ave. Owner LLC
160403/24 Morocho Chimbo v. Cjs Industries Inc. Et Al
650757/25 Morvillo Abramowitz Grand Iason & Anello P.C. v. Saidazimov
159952/24 New My Mgt. LLC v. Wilmington Trust
450339/25 NYCHA v. Munnerlyn
653034/24 Ninety-Five Madison Co. v. Kinder Rlty. Associates Et Al
655957/17 Ninth Space LLC v. Dining Entertainment Group LLC
850112/25 NYC Multifamily Portfolio LLC v. 20-22 Prince LLC Et Al
850110/25 NYC Multifamily Portfolio LLC v. 420 W 51 LLC Et Al
150391/24 Olympic Galleria, Co., Inc. v. Sitt
651437/24 Park Lane LLC v. Core Services Group, Inc. Et Al
152126/12 Perez v. Northport Ford Inc.;
153892/24 Petro, Inc. v. Josephson
153450/25 Port Auth. of NY And New Jersey Et Al v. Skanska USA Bldg. Inc. Et Al
150937/25 Price v. Dominguez Toledano
154817/22 Prinz v. NYCHA
152141/21 Quintanilla v. Khurshid Erkinov Et Al
155021/21 Rabin v. Aew Capital Mgt. Et Al
659538/24 Ria R Squared, Inc. v. Shinhan Securities Co., Ltd.
154647/20 Robbins v. 220 W 98th Rlty. LLC
652234/25 Robinson v. Pearl Delta Funding LLC Et Al
650401/22 Rsm Us Llp v. Notes
100558/24 Shaykhoun v. The Daily Mail
152834/24 Smith v. Bsp B'way. 1 LLC Et Al
650582/22 Spin Capital v. Golden Foothill Ins. Services
152400/24 Spurgeon v. NYC Et Al
159684/24 Stark v. Lane Office Furniture Inc. D/b/a Lane Office Et Al
159154/24 State Farm Indemnity Co. v. Adult Health Np NYC P.C. Et Al
153107/25 State Farm Mutual Automobile Ins. Co. v. Perales
450238/24 State of NY v. Olsen
156545/21 Strong v. Monzon
652132/25 Summit Village Dev. Lender 1 v. Summit Mountain Hldg. Group
450879/24 Supt. of The Dept. of Financial Services of The State of NY As Liquidator of Alliance Nat. Ins. Co. v. Celtic Hc Services LLC
652842/24 Swartz v. Sol Goldman Investments
161671/19 Then v. NYC
100333/25 Tressa O'Brian Also Known As Tressa Belfonte And M.O. (minor) v. NYC Dept. of Education
150249/22 Turner v. NYC Et Al
850585/23 USAlliance Fed. Credit Union v. Weigel
659344/24 Uswoo Rlty. LLC. v. Pwv Acquisition LLC Et Al
151530/24 Valdez v. 1570 St. Nick Associates
155898/21 Vargas v. 265 East 7th St. Corp.
154456/25 Vecchione v. Hometown Thurms Estates
152550/24 Waheed v. Storage Mart LLC Et Al
151793/21 Wesco Ins. Co. on v. United Hood Cleaning
109107/11 Wilkins v. West Harlem Group Assistance
155221/22 Zhiminaicela v. Terminal Fee Owner Lp Et Al
155134/20 Zhinin v. Rp1185 LLC
155571/22 Zhu v. Lee
152961/25 Zuppa v. NYC Police Dept. Et Al

THURSDAY, JUNE 19

654169/24 3350 Bw 136 Inc. v. Sourou

FRIDAY, JUNE 20

651984/22 104 West 27th St. LLC v. Pwa Operations LLC Et Al
850010/24 146 89 Funding LLC v. 146 E 89 Borrower 1 LLC Et Al
153149/25 180 Lafayette Corp. v. Cherif
650060/25 23 R.P. Associates LLC v. Capital Dude
152903/25 345 East 73 Owners Corp. v. Bernard
850025/25 40 Rector Lender LLC v. Mz Rector 1800 Owner LLC Et Al
652089/24 Actalent Services v. Jls Cost Mgt. Systems, Inc.
156342/25 Allen Overy Shearman Sterling Us Llp v.
156343/25 Allen Overy Shearman Sterling Us Llp v.
655644/24 Alvarado v. Rezdora LLC Et Al
654972/24 Application of Lisa Mantei For An Order Pursuant To Article 75 of The Cplr Confirming An Arbitration Award v. Centaurus Financial Inc. Et Al
652932/23 Arch Specialty Ins. Co. v. Empire Restoration/consulting Corp.
651801/24 Arena Special Opportunities Partners I v. Alfonsi
190036/23 Aronson v. Aerco Int'l
652543/20 Awe Inc. v. Anjac Enterprises Inc. Et Al
650475/24 Azarias v. Nelson
652565/24 Azhar v. Blackrock Inc. Et Al
157070/24 Bachrach v. Morris
152576/24 Backiel v. Bp Prods. North America Inc Et Al
652465/22 Bagirova v. The Nomo Soho Hotel Et Al
158340/23 Barboza Diaz v. 200 East 20th LLC Et Al
151893/25 Bartle v. Xanadu Roller Arts Et Al
162251/24 Beerman v. Brier
161417/23 Bell v. Alfa Int'l Corp. Et Al
650873/24 Berkshire Hathaway Specialty Ins. Co. v. Structuretech New York, Inc. Et Al
158639/24 Bi v. Apple Inc.
190052/25 Blakely v. Aerco Int'l
160615/24 Board of Mgrs. of Washington Court Condominium v. Carl
157323/23 Boddie v. Guerra
161002/24 Bomberger v. Joele 22 LLC D/b/a Jua Restaurant Et Al
154114/23 Bontempo v. The First Baptist Church in NYC
160683/21 Brookford v. Epstein Ph.D
190032/25 Brown v. Coty Inc. Et Al
152856/25 Burrowes v. Combs
158694/20 Campanello v. Lisi
159634/22 Carchipulla v. Terminal Fee Owner Lp Et Al
158865/24 Cawley v. Balloon Museum USA LLC
655118/24 Celtic Services NYC Inc. v. Seigel
450807/25 Center For Appellate Litigation Et Al v. NYC Police Dept.
650141/24 Certain Underwriters At Lloyd's v. Ohio Security Ins. Co. Et Al
151797/22 Chanos v. Tarter
150151/21 Chica v. Permanent Mission of The
656368/23 Cho v. 6 Cortlandt Alley
155849/24 Chorny v. Ironbound Clean Service
152279/22 Ciccotto v. The 220 Central Park South Condominium Et Al
190296/24 Cipollone v. Pfizer, Inc. Et Al
650437/25 City of Philadelphia v. Abreu
656229/23 Clarke Contracting LLC v. Promethean Builders LLC Et Al
452314/24 Comm'rs. of State Ins. Fund v. Aaa Bldg. Services Inc.
153434/20 Cuentas Downer v. 11825 Owners Corp.
655121/24 D & D Linen Supply Co. v. Chanson 23rd St. LLC D/b/a Chanson
650357/24 Davidoff Hutcher & Citron Llp v. Champion Auto Sales of The Bronx, Inc.
153155/24 De La Cruz v. Hippodrome Land Co. LLC Et Al
155321/22 De La Cruz v. 355 East 187th St. LLC Et Al
150935/25 Dechert Llp v. Fay
450264/23 Dept. of Environmental Protection of NYC Et Al v. Board of Mgrs. of The 337 Lenox Road Condominium Et Al
158587/24 Diaz v. Collins Bldg. Services
655014/24 Dkc Group Hldgs. v. Reece, Inc.
155175/24 Doe v. Renewing Spa II, Inc. Et Al
156035/24 Droulias v. Belle
158666/21 Economy Premier Assurance Co. v. Romo Const. Corp
651791/24 Elmann v. Israel Discount Bank of NY A/k/a Idb Bank
653221/24 Enterprise v. Shvo
157271/24 Farmer v. Clinton Housing Dev. Co., Inc. Et Al
656450/21 Farmingville Associates Phase 1 LLC Et Al v. Sally Beauty Supply LLC
652472/25 Feenix Venture Partners Opportunity Fund II v. Galaxy Mgt. Co.
159962/22 Feingold v. Ksb B'way. Associates LLC Et Al
652265/25 First Funds v. Wright
651615/19 Fisher Essex v. NY Marine And General
656197/23 Flagstar Bank v. Icon Fund USA LLC
152916/24 Frank Bodenchak v. 5178 Hldgs. LLC Et Al
655307/24 Gavioli v. 230 East 73rd Owners' Corp. Et Al
151453/23 Genao v. Rodriguez
153544/22 Gilbert v. Jpmorgan Chase Bank
156072/24 Gokhvat Hldgs. LLC v. U.S. Bank

Court Calendars Continued On Page 18

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LIQUOR LICENSES

NOTICE IS HEREBY given a license, NYS Application ID: NA-0240-25-115881 for beer, wine and cider has been applied for by the undersigned to sell beer, wine and cider at retail in a restaurant under the Alcoholic Beverage Control Law at 160 Market Street, Unit 1355, Yonkers, NY 10710 for on-premises consumption. Shake Shack New York LLC d/b/a Shake Shack
10510 ju18-W ju25

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of RSS SIG CRE 2023 - NY RTA, LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/28/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9930 ju4-W jy9

NOTICE OF FORMATION of Shubert Olympia LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/9/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 234 W 44th St, NY, NY 10036. Purpose: any lawful activity.
9933 ju4-W jy9

NOTICE OF FORMATION of Shubert Sardis LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/9/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 234 W 44th St, NY, NY 10036. Purpose: any lawful activity.
9935 ju4-W jy9

NOTICE OF FORMATION of 194 SPRING F LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 07/23/24. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 145 HEATHER LN MILL NECK, NY, 11765. Purpose: Any lawful purpose
10203 Jun11 w Jul16

NOTICE OF FORMATION of 2234 VISTA DEL MAR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Wiatr & Associates, 1212 8th Ave. S, Ste. 102, Nashville, TN 37203. Purpose: Any lawful activity.
10109 Jun11 w Jul16

NOTICE OF FORMATION of 421 Basement Units, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/30/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Gallet Dreyer & Berkey, LLP, 845 Third Ave, 5th Fl, NY, NY 10022. Purpose: any lawful activity.
9985 Jun11 w Jul16

NOTICE OF FORMATION of 545 W 25 Holdings LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 545 W 25th St, #18, NY, NY 10001. Purpose: any lawful activity.
9977 Jun11 w Jul16

NOTICE OF FORMATION of 680 MIRAMONTE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/12/25. Office location: NY County. Princ. office of LLC: 315 Spring St., NY, NY 10013. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Tarter Krinsky & Drogin LLP, Attn: Emily Ayoob, Esq., 1350 Broadway, 11th Fl., NY, NY 10018. Purpose: Any lawful activity.
10117 Jun11 w Jul16

NOTICE OF FORMATION of 7 LANDVIEW LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 09/05/18. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 7 LANDVIEW DR DIX HILLS, NY, 11746. Purpose: Any lawful purpose
10200 Jun11 w Jul16

NOTICE OF FORMATION of CEDARVIEW HOLDINGS I, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
9916 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Health Map Medical, PLLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/29/25. Office location: New York County. SSNY is designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. List of names and addresses of all original members and managers available from SSNY. Purpose: Medicine.
9925 ju4-W jy9

NOTICE OF FORMATION of Dobronevsky Podiatry PLLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/6/25. Office location: Nassau Co. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: The PLLC, 22 Dolphin Grn, F1C, Port Washington, NY 11050. Purpose: practice the profession of podiatry.
10297 Jun18 w Jul23

NOTICE OF FORMATION of LIPMAN ROSE PHYSICIANS, PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to c/o C T Corporation System, 28 Liberty St., NY, NY 10005. Purpose: Medicine.
10518 Jun18 w Jul23

NOTICE OF FORMATION of NOURISHED INSIGHTS NUTRITION PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/20/25. Office location: NY County. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to Vincenti and Vincenti, P.C., 61 Broadway, Ste. 1020, NY, NY 10006. Purpose: Dietetics-Nutrition.
10248 Jun18 w Jul23

NOTICE OF FORMATION of SHEAHAN LEGAL LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: NY County. Princ. office of PLLC: 19 W. 44th St., Ste. 200-C, NY, NY 10036. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Law.
10508 Jun18 w Jul23

NOTICE OF FORMATION of Elevate Wellness Physical Therapy, PLLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY Co. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail/email process to: 121 Connecticut St, Westfield, NJ 07090, Terrance.Sgroi@gmail.com. Purpose: practice the profession of physical therapy.
9648 Jun4 w Jul9

NOTICE OF FORMATION of MICHAEL L. REINERT ESQ. PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/27/25. Office location: NY County. Princ. office of PLLC: 110 40th St., Ste. 2101, NY, NY 10018. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to the PLLC at the addr. of its princ. office. Purpose: Law.
9791 Jun4 w Jul9

NOTICE OF FORMATION of EMPIRE INJURY ADVOCATES, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/28/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 155 Alkier Street, Brentwood, NY 11717. Purpose: any lawful act.
8205 My21 W J25

NOTICE OF FORMATION of The Law Office of Iris Ramos PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/21/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 37 W. 26th Street, Suite 607, New York, NY 10010. Purpose: any lawful act.
8353 My21 W J25

NOTICE OF FORMATION of Kelly Antimisiaris, Nurse Practitioner in Psychiatry PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/09/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 62 Roydon Dr. E, N. Merrick, NY 11566. Purpose: any lawful activities.
9563 my28-W jy2

FIND YOUR PATH PSYCHOLOGY PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 04/24/2025. Office loc: NY County. SSNY has been designated as agent upon whom process may be served. SSNY shall mail process to: The PLLC, 220 5th Ave, 11th Floor, NY, NY 10001. Purpose: To Practice The Profession Of Psychology.
9553 my28-W jy2

LIMITED LIABILITY ENTITIES

Medical Signal Monitoring, PLLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/18/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o The PLLC, 337 Wheatley Rd, Old Westbury, NY 11568. Purpose: Medicine.
8829 my14-W ju18

ND NURSE PRACTITIONER IN FAMILY HEALTH, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 11 Curley Street, Long Beach, NY 11561. Purpose: To Practice The Profession Of Nurse Practitioner in Family Health.
9177 my21-W ju25

ND REGISTERED NURSING SERVICES, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 11 Curley Street, Long Beach, NY 11561. Purpose: To Practice The Profession Of Registered Professional Nursing.
9179 my21-W ju25

DIANA MONTOYA NP IN FAMILY HEALTH PLLC. Filed 4/16/25. Office: Bronx Co. SSNY desig. as agent for process & shall mail to: 1144 Pelham Pkwy S 2f, Bronx, NY 10461. Purpose: NP IN FAMILY HEALTH.
9893 ju4-W jy9

Christine Sullivan, LCSW, PLLC filed w/ SSNY 6/6/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of PLLC & mailed the PLLC, 2138 Wantagh Ave, Wantagh, NY 11793. Any lawful purpose.
10488 Jun18 w Jul23

Comprehensive Renal Medical Care, PLLC filed w/ SSNY 6/3/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of PLLC & mailed to the PLLC, 90 Oak Ridge Ln, Albertson, NY, 11507. Any lawful purpose.
10330 Jun18 w Jul23

NEXT GENERATION DENTAL PLLC Articles of Org. filed NY Sec. of State (SSNY) 5/20/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 200 Summit Rd Spring Valley NY 10977. Purpose: Any lawful activity.
9388 May28 w Jul2

243 WEST DENTAL PLLC. Filed 4/10/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 130 E. 63rd St, 1a, NY, NY 10065. Purpose: Dentistry.
8783 my14-W ju18

NOTICE OF FORMATION of WELL BEING PSYCHOLOGY, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to C T Corporation System, 28 Liberty Street, New York, NY 10005. Purpose: any lawful act.
10167 J11 W Jy16

LONIGRO LAW, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 350 Old Country Road, Ste 205, Garden City, NY 11530. Purpose: To Practice The Profession Of Law.
8841 my14-W ju18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of EVANS PSYCHIATRY, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/02/25. Office location: NY County. PLLC formed in New Jersey (NJ) on 11/26/24. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to the LLC, 200 W. 57th St., Ste. 907, NY, NY 10019. NJ addr. of PLLC: Princeton South Corporate Ctr., 100 Charles Ewing Blvd., Ste. 160, Ewing, NJ 08628. Cert. of Form. filed with NJ Secy. of State, PO Box 300, Trenton, NJ 08625. Purpose: Medicine.
10306 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

366 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful
9884 ju4-W jy9

LIMITED LIABILITY ENTITIES

CREATIVE RETIREMENT MLF, LLC. Arts. of Org. filed with the SSNY on 06/04/25. Office: Nassau 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, 34 Willis Avenue, Mineola, NY 11501. Purpose: Any lawful purpose.
10215 ju11-W jy16

Flatiron Hotel Group LLC, Arts of Org filed with SSNY on 06/09/25. Off Loc: New York County, SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 39 W 27th St, New York, NY 10001. Purpose: to engage in any lawful act.
10180 ju11-W jy16

KC&SM MANAGEMENT LLC. Arts. of Org. filed with the SSNY on 12/07/21. Office: Nassau 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, 75 Landing Road, Glen Cove, NY 11542. Purpose: Any lawful purpose.
10212 ju11-W jy16

MODERN LENDING, LLC, Arts. of Org. filed with the SSNY on 06/09/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Chris Catalano, 2700 Grand Ave, Bellmore, NY 11710. Purpose: Any Lawful Purpose.
10198 ju11-W jy16

TRAVELBYANNELIESE LLC. Art. of Org. filed with SSNY 5/21/25. Office Location: NY County. SSNY designated as agent for process. SSNY shall mail a copy of any process to: c/o The LLC, 101 Warren St., Apt. 2550, NY, NY, 10007. Purpose: Any lawful act or activity.
10232 ju11-W jy16

20 HIGH AVE, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 5/22/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 13 Annette Dr, Port Washington, NY 11050. Purpose: any lawful act.
10493 ju18-W jy23

SDGT FUNDING LLC Art. Of Org. Filed Sec. of State of NY 6/3/2025. Off. Loc.: Nassau Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, P.O. Box 56, Hewlett, NY 11557, USA. Purpose: Any lawful act or activity.
10504 ju18-W jy23

1051 VINCENT NY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9875 ju4-W jy9

1053 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9876 ju4-W jy9

1055 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9877 ju4-W jy9

1057 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9878 ju4-W jy9

1059 VINCENT LLC. Arts. of Org. filed with the SSNY on 03/13/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gormley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose,
9885 ju4-W jy9

CAIRYN'S CORNER, LLC. Arts. of Org. filed with the SSNY on 06/05/25. Office: Nassau 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, 40 Queens Street, Unit 387, Syosset, NY 11791. Purpose: Any lawful purpose.
10216 ju11-W jy16

LIMITED LIABILITY ENTITIES

1130 BOYNTON REALTY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9879 ju4-W jy9

1822 EDISON REALTY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9881 ju4-W jy9

362 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9882 ju4-W jy9

364 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau 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, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.
9883 ju4-W jy9

3VIC MANAGEMENT LLC. Filed 4/16/25. Office: Bronx Co. SSNY desig. as agent for process & shall mail to: 75 W 238th St, #4l, Bronx, NY 10463. Purpose: General.
9891 ju4-W jy9

ALL TIME GREAT LLC. Arts. of Org. filed with the SSNY on 05/28/25. Office: Nassau 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, c/o Christopher L. Finazzo, 49 Chestnut Street, Garden City, NY 11530. Purpose: Any lawful purpose.
9886 ju4-W jy9

AMG CYPRESS REALTY LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau 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, c/o Angelo Giannuzzi, 8 Green Meadow Lane, Huntington, NY 11743. Purpose: Any lawful purpose.
9872 ju4-W jy9

BSPX REAL ESTATE LLC. Filed 4/23/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: Richard Johnson, 1418 N La Salle Dr, Chicago, IL 60610. Purpose: General.
9899 ju4-W jy9

CARRERA CAPITAL PARTNERS LLC. Filed 3/21/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: c/o Blair Cohen, 776 Ave Of The Americas, Apt 9i, NY, NY 10001. Purpose: General.
9903 ju4-W jy9

CEDAR TRACE PL LLC. Filed 4/7/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 511 Ave Of The Americas, Ste 250, NY, NY 10011. Purpose: General.
9906 ju4-W jy9

DETAIL THERAPY LLC. Filed 1/10/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #776731, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
9902 ju4-W jy9

FE&ZE REALTY LLC, Arts. of Org. filed with the SSNY on 06/02/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Fatih Dag, 25 Lesley Drive, Syosset, NY 11791. Purpose: Any Lawful Purpose.
9910 ju4-W jy9

NOTICE OF FORMATION of MLJ ASSOCIATES, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 12/30/24. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1285 Roosevelt Way, Westbury, NY 11590. Purpose: any lawful activity.
9989 Jun11 w Jul16

NOTICE OF FORMATION of Brodsky Development South LLC. Arts. of Org. filed with NY Dept. of State: 5/16/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o The Brodsky Organization, 400 W. 59th St., NY, NY 10019, principal business address. Purpose: any lawful activity.
10134 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

HORNIG CA LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau 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, 98 Cutter Mill Road, Suite 462S, Great Neck, NY 11021. Purpose: Any lawful purpose.
9873 ju4-W jy9

JAYLENE UNLIMITED SOLUTIONS LLC. Filed 8/8/24. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #848660, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
9901 ju4-W jy9

JNJ CREATIVE ARTS LLC. Filed 4/1/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #904897, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
9905 ju4-W jy9

KEYLIGHT VENTURES LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau 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, 28 Preston Lane, Syosset, NY 11791. Purpose: Any lawful purpose.
9887 ju4-W jy9

KPMG CAPITAL LLC, Arts. of Org. filed with the SSNY on 06/03/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Dennis Kelly, 101 E Park Ave, Suite 293, Long Beach, NY 11561. Purpose: Any Lawful Purpose.
9889 ju4-W jy9

KUNG FU FAN STUNNER, LLC. Filed 1/30/25. Office: Bronx Co. SSNY desig. as agent for process & shall mail to: 65 E 190th St Apt 4-c, Bronx, NY 10468. Purpose: General.
9892 ju4-W jy9

PARK AVE CARTING LLC. Arts. of Org. filed with the SSNY on 05/19/25. Office: New York 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, 2 Park Avenue, 29th Floor, New York, NY 10016. Purpose: Any lawful purpose.
9871 ju4-W jy9

PREMIER EQUITIES, LLC. Filed 5/9/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 1151 Broadway, Ste 2s, NY, NY 10001. Purpose: General.
9909 ju4-W jy9

TCB DEER PARK LLC. Arts. of Org. filed with the SSNY on 05/14/25. Office: Nassau 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, c/o Burger Brothers Restaurant Group, Inc., Suite 221, Soundview Marketplace, Port Washington, NY 11050. Purpose: Any lawful purpose.
9874 ju4-W jy9

THE BARKER FAMILY LLC. Filed 4/1/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #649632, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
9904 ju4-W jy9

WIMSY LLC. Filed 2/12/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: c/o Zenbusiness Inc., 41 State St, Ste 112, Albany, NY 12207. Purpose: General.
9900 ju4-W jy9

130W Realty NY LLC filed w/ SSNY 6/3/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 185 W John St, Unit 620, Hicksville, NY 11802. Any lawful purpose.
10205 Jun11 w Jul16

14 WEST VILLAGE, LLC Arts of Org. filed SSNY 5/29/2025 New York Co. SSNY design agent for process & shall mail to 1967 WEHRLE DR., STE. 1 #086, BUFFALO, NY 14221 General Purpose
9963 Jun11 w Jul16

14 WEST VILLAGE MEMBER, LLC Arts of Org. filed SSNY 6/6/2025 New York Co. SSNY design agent for process & shall mail to 1967 WEHRLE DR., STE. 1 #086, BUFFALO, NY, 14221 General Purpose
10225 Jun11 w Jul16

NOTICE OF FORMATION of JJL369 REALTY LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/26/19. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 393 Old Country Road, Ste 204, Carle Place, NY 11514. Purpose: any lawful activity.
10286 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

BREVAN OCHO LLC Articles of Org. filed NY Sec. of State (SSNY) 5/23/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 416 Washington St Apt PHD NY, NY 10013. Purpose: Any lawful activity.
10047 Jun11 w Jul16

HILLTOP VALUATION GROUP LLC Arts of Org. filed SSNY 6/2/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
10224 Jun11 w Jul16

JRD EQUITY PARTNERS LLC Arts of Org. filed SSNY 10/12/2023 New York Co. SSNY design agent for process & shall mail to 538 WASHINGTON AVE # 1B, BROOKLYN, NY, 11238 General Purpose
10222 Jun11 w Jul16

NY MONOGRAM 9B LLC Articles of Org. filed NY Sec. of State (SSNY) 6/3/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 131-141 E 47th St Unit 9B NY, NY 10017. Purpose: Any lawful activity.
10045 Jun11 w Jul16

NY MONOGRAM 9C LLC Articles of Org. filed NY Sec. of State (SSNY) 6/3/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 131-141 E 47th St Unit 9C NY, NY 10017. Purpose: Any lawful activity.
10046 Jun11 w Jul16

PD SHAH & SONS LLC Arts of Org. filed SSNY 5/29/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY 12207 General Purpose
9964 Jun11 w Jul16

REFLEXIV LLC Arts of Org. filed SSNY 6/4/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
10223 Jun11 w Jul16

TRAME.PRESS LLC Arts of Org. filed SSNY 5/12/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY 12207 General Purpose
9961 Jun11 w Jul16

2103 GLENWOOD ROAD BH LLC. Filed 6/6/2025. Office: Nassau Co. SSNY designated as agent for process & shall mail to: 451 SUMMIT AVE, CEDARHURST, NY 11516. Purpose: General.
10256 Jun18 w Jul23

Acquisition Platform, LLC filed w/ SSNY 6/5/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 149 Blackheath Rd, Lido Beach, NY 11561. Any lawful purpose.
10328 Jun18 w Jul23

Plateau Pinnacle Painting LLC filed w/ SSNY 8/10/23. Off. in Bronx Co. Process served to SSNY - desig. as agt. of LLC & mailed to Pinnacle Building Maintenance Inc., 2050 Eastchester Rd, Ste. 202, Bronx, NY 10461. The reg. agt. is Pinnacle Building Maintenance Inc. at same address. Any lawful purpose.
10451 Jun18 w Jul23

ERIC OBERSTEIN PRODUCTIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 3/23/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 70 Park Ter E #1L NY, NY 10034. Purpose: Any lawful activity.
9781 Jun4 w Jul9

HOFFMAN EDITIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 5/20/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Eric Hoffman 315 W 39th St Studio 1 NY, NY 10018. Purpose: Any lawful activity.
9782 Jun4 w Jul9

MZ GLOBAL CONSULTING LLC Articles of Org. filed NY Sec. of State (SSNY) 5/26/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Michael Zalman 2 Hazel Pl Woodmere NY 11598. Purpose: Any lawful activity.
9780 Jun4 w Jul9

PERSIAN LLC Arts of Org. filed SSNY 4/23/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE STREET, # 112, ALBANY, NY, 12207 General Purpose
9753 Jun4 w Jul9

NOTICE OF FORMATION of MT UWS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Jeremy Cohn, 2515 S. Wabash Ave., Chicago, IL 60616. Purpose: Any lawful activity.
10130 Jun11 w Jul16

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SALES

NOTICE OF SALE

SUPREME COURT NEW YORK COUNTY THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-60T1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-60T1, Plaintiff against R. TARA MILLER, et al Defendant(s) Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504. Pursuant to a Judgment of Foreclosure and Sale entered October 30, 2020, and amended on February 20, 2025, I will sell at public auction to the highest bidder at Room 130 at the Supreme Court, New York County, 60 Centre Street, New York, New York on July 16, 2025 at 2:15 PM. Premises known as 216 East 47th Street Unit 6A a/k/ a 216-218 East 47th Street Unit 6A, New York, NY 10017. Block 1320 Lot 1309. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York. Approximate Amount of Judgment is $1,234,730.57 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 850163/2014. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee. Daniel Marotta, Esq., Referee File # 7754511
9869 ju11-W jy2

SUPREME COURT - COUNTY OF NEW YORK. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006- OA19, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA19, Plaintiff -against- CRESENCIO DASIG AKA CRESENCIO D. DASIG, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated January 21, 2020 and entered on February 4, 2020, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, NY on July 9, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County, City and State of New York, known as Unit being designated and described as Residential Unit No. 58E in the condominium known as "Orion Condominium" together with an undivided .1553 percentage interest in the Common Elements. Block: 1032 Lot: 1526 fka Block: 1032 Lot: 5, 57 & 58 Said premises known as 350 WEST 42ND STREET, UNIT 58E, NEW YORK, NY 10036 Approximate amount of lien $1,178,176.32 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 850068/2011. ELAINE SHAY, ESQ., Referee Pincus Law Group, PLLC Attorney(s) for Plaintiff 425 RXR Plaza, Uniondale, NY 11556
9510 ju4-W ju25

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX JET 219, LLC, -against- Plaintiff, WHALESCA CASTILLO, RUDOLFO CAMILO, CRIMINAL COURT OF THE CITY OF NEW YORK, NYC ENVIRONMENTAL CONTROL BOARD, Defendants. Index No: 380735/2011E Date Filed: 07/05/2011 Pursuant to a Judgment of Foreclosure and Sale duly entered May 10, 2013; and the Order Amending the Judgment of Foreclosure and Sale and Granting Extension of Time to schedule and conduct the foreclosure sale duly entered July 10, 2024; and the Order Appointing Successor Referee duly entered October 21, 2024, I, Scott Siller, Esq., will sell at the Bronx County Courthouse, Courtroom 711, 851 Grand Concourse, Bronx, New York 10451 on Monday, June 30, 2025 at 2:15 P.M., the premises described in said judgment, premises known as 2219 Seward Avenue, Bronx, New York (Borough and County of Bronx, City and State of New York), as one parcel. ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City of New York, State of New York, and known on the official tax map of said municipality as Block 3613, Lots 22 and 23. Approximate amount of lien is $342,049.08, plus interest, real estate tax advances and other advances, fees and other costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No.: 380735/2011E Dated: May 27, 2025 Scott Siller, Esq., Referee Robinowitz Cohlan Dubow & Doherty LLP 199 Main Street, Suite 500 White Plains, NY 10601 914-949-2826
9547 my28-W ju18

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of NEKO HEALTH 2 LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
9939 Jun11 w Jul16

NOTICE OF FORMATION of RD3, LLC. Arts. of Org. filed with SSNY on 05/30/2025.Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 15 ASTOR LN, PORT WASHINGTON, NY, 11050.Any lawful purpose.
10302 Jun18 w Jul23

SALES

REFEREE&'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF NEW YORK U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CREDIT SUISSE FIRST BOSTON ARMT 2005-7, Plaintiff - against - NOAM BARAM, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on August 21, 2018. I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse located at 60 Centre Street, New York, New York 10007 on the 16th day of July, 2025 at 2:15 PM. The Unit being a part of a Condominium known as The Park South Condominium and by the street number 118-122 West 58th Street, County of New York, State of New York. Premises known as 120 West 58th Street, Unit 1C, New York, NY 10019. (Block: 1010, Lot: 1104) Approximate amount of lien $1,587,185.80 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No. 850048/2014. Mark L. McKew, Esq., Referee. McCalla Raymer Leibert Pierce, LLC Attorney(s) for Plaintiff 420 Lexington Avenue, Suite 840 New York, NY 10170 Tel. 347/286-7409 For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832 Dated: March 17, 2025 During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.
10177 ju18-W jy9

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK The Bank of New York Mellon f/k/a The Bank of New York as Trustee (CWALT 2007-7T2), Plaintiff AGAINST Chester B. Davis, Sr., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered June 24, 2021, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on July 16, 2025 at 2:15 PM, premises known as 203 West 137th Street, New York, NY 10030. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City and State of New York, Block: 2023, Lot: 27. Approximate amount of judgment $2,201,979.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850339/2013. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Jerry A. Merola, Esq., Referee Frenkel Lambert Weiss Weisman & Gordon, LLP 53 Gibson Street Bay Shore, NY 11706 01-032945-F00 85217
9998 ju18-W jy9

SALES

SUPREME COURT - COUNTY OF BRONX. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- LARRY W. AMBRISTER; WILLIAM AMBRISTER, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on September 11, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on July 21, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of The Bronx, County of Bronx, City and State of New York, known and designated as Block 2935 and Lot 24 on the Bronx County Tax Assessment Map. Said premises known as 647 JEFFERSON PLACE, BRONX, NY Approximate amount of lien $26,536.05 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 26430/2017E. SOFIA BALILE, ESQ., Referee Phillips Lytle LLP Attorney(s) for Plaintiffs 28 East Main Street, Suite 1400, Rochester, NY 14614
9630 ju18-W jy9

NOTICE OF SALE

SUPREME COURT BRONX COUNTY NATIONSTAR MORTGAGE, LLC, Plaintiff against SANDRA WHITE A/K/A SANDRA J. WHITE, et al Defendant(s) Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591. Pursuant to a Judgment of Foreclosure and Sale entered November 17, 2015, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on July 7, 2025 at 2:15 PM. Premises known as 1604 Metropolitan Ave Unit 12a, Bronx, New York 10462. Block 3943 Lot 4886. The Unit known as apartment No. 12-A (hereinafter called "the Unit" in the building known as number E-10 a/k/a 77 and by the street number 1604 METROPOLITAN AVENUE, in the Borough and County of the Bronx, the City and State of New York. Approximate Amount of Judgment is $79,110.84 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 380926/2013E. Cash will not be accepted at the sale. The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Bruce Lee Steinowitz, Esq., Referee File # 2236-000760
9540 ju4-W ju25

SALES

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. SAN MIGUEL HOUSING DEVELOPMENT FUND COMPANY INC., ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 11, 2025 and entered on March 17, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY on June 30, 2025 at 2:15 p.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3152 and Lot 7. Said premises may also be known as 2386 Ryer Avenue, Bronx, NY. Approximate amount of judgment is $3,122,147.02 plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment and Terms of Sale. Index #814194/2022E. Carolyn S. Clyne, Esq., Referee The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, NewYork 10165, Attorneys for Plaintiff
8797 my28-W ju18

PUBLIC NOTICES

The 2025 National Audubon Society Special Meeting of Members for the Election of Directors will take place on Thursday, July 10th, 2025, at 1pm ET in the Sequoia Conference room located on the first floor of 1828 L Street NW, Washington DC 20036.
10170 ju18-WTh jy3

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of DEAN BEST LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Law Offices of Anthony S. Cannatella, 53 Orchard St., Manhasset, NY 11030. Purpose: Any lawful activity.
10151 Jun11 w Jul16

NOTICE OF FORMATION of EMERALD CREEK CAPITAL 4, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
10124 Jun11 w Jul16

NOTICE OF FORMATION of Envetec Recycling New York LLC. Arts. of Org. filed with NY Dept. of State: 5/28/25. Office location: Nassau County. Princ. bus. addr.: 442 Centre Island Rd., Oyster Bay, NY 11771. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Purpose: all lawful purposes.
10153 Jun11 w Jul16

NOTICE OF FORMATION of FRANK'S PIZZA MANAGEMENT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: Nassau County. Princ. office of LLC: Richard A. Alfaro, Jr., 135 Dupont St., Plainview, NY 11803. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity.
10026 Jun11 w Jul16

NOTICE OF FORMATION of Hantho Capital Advisors LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Mark Hantho, 111 Murray St, Apt. 47E, NY, NY 10007. Purpose: any purposes permitted by applicable law.
9988 Jun11 w Jul16

NOTICE OF FORMATION of HMC CONSULTING SERVICES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1250 Waters Pl., PH-1, Bronx, NY 10461. Purpose: Any lawful activity.
10196 Jun11 w Jul16

NOTICE OF FORMATION of Limited Liability Company ("LLC"). Name: Brownsville Arts Beneficial Owner LLC. Articles of Organization filed with the Secretary of State ofthe State of New York (SSNY) on May 23, 2025. N.Y. office location: New York County. The SSNY has been designated as agent ofthe LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o Gilbane Development Company, 7 Jackson Walkway, Providence, Rhode Island 02903. Purpose/character ofLLC is to engage in any lawful act or activity.
9955 Jun11 w Jul16

NOTICE OF FORMATION of HOPE A TRAGEDY DEVELOPMENT LIMITED LIABILITY COMPANY Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. Princ. office of LLC: 318 W. 101 St., Ste. 8, NY, NY 10025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
10252 Jun18 w Jul23

NOTICE OF FORMATION of NEKO HEALTH 3 LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
9941 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 530 W 159TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10013 Jun11 w Jul16

NOTICE OF QUALIFICATION of 532 W 159TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10018 Jun11 w Jul16

NOTICE OF QUALIFICATION of 534 W 159TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10021 Jun11 w Jul16

NOTICE OF QUALIFICATION of 536-538 W 159TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10027 Jun11 w Jul16

NOTICE OF QUALIFICATION of 540 Fulton Owner LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/7/18. Office location: NY County. LLC formed in Delaware (DE) on 6/1/18. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o the LLC, 275 Madison Ave, Ste 1100, NY, NY 10018. DE address of LLC: c/o United Corporate Services, Inc., 874 Walker Rd, Ste C, Dover, DE 19904. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
9975 Jun11 w Jul16

NOTICE OF QUALIFICATION of 623 FIFTH OFFICE OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LLC formed in Delaware (DE) on 05/28/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 820 N. French St., 10th Fl., Wilmington, DE 19801. Purpose: To engage in any lawful act or activity for which entities may be organized under the laws of the state of New York.
10116 Jun11 w Jul16

NOTICE OF QUALIFICATION of ALIVE WATER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/16/25. Office location: NY County. LLC formed in Wyoming (WY) on 11/25/24. Princ. office of LLC: 2585 Ala Namahana Pkwy., #233, Kilauea, HI 96754. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with Secy. of State, Herschler Bldg. East, 122 W. 25th St., Ste. 101, Cheyenne, WY 82002-0020. Purpose: Any lawful activity.
9924 Jun11 w Jul16

NOTICE OF QUALIFICATION of AlleyCorp Partners II GP LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. LLC formed in Delaware (DE) on 03/06/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Charuni Patibanda-Sanchez, DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9917 Jun11 w Jul16

QUAL. of Royvolution, LLC. Auth. filed 4/17/25. LLC org. in AK: 4/14/25. Cty: NY. SSNY desig. for process & shall mail to 222 Syjes Ln, Wallingford, PA 19086. AK off. addr: 200 W 34th Ave, Anchorage, AK 99503. Art of Org on file: SSAK, POB 110806, Juneau AK 99811. Purp: any lawful.
10238 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Sagility Payment Integrity Solutions LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/8/25. Office location: NY County. LLC formed in Arizona (AZ) on 6/23/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. AZ address of LLC: 300 W. Clarendon Ave., Ste 240, Phoenix, AZ 85013. Arts of Org filed with AZ Corp Commission, 1300 W. Washington St, Phoenix, AZ 85007. Purpose: any lawful activity.
9653 Jun4 w Jul9

NOTICE OF QUALIFICATION of The Angel Wings LLC. Fictitious name in NY State: The Angel Wings New York LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/23/25. Office location: NY County. LLC formed in California (CA) on 5/7/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. CA address of LLC: 1325 J St., Ste 1550, Sacramento, CA 95814. Arts of Org filed with CA Secy of State, 1500 11th St, Sacramento, CA 95814. Purpose: any lawful activity.
9652 Jun4 w Jul9

NOTICE OF QUALIFICATION of VELOCIPEDE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. LLC formed in Delaware (DE) on 10/24/24. Princ. office of LLC: 70 Pine St., Apt. 2112, NY, NY 10005. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, Corp. Div., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
9795 Jun4 w Jul9

NOTICE OF QUALIFICATION of VOTIVE VENTURES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/14/25. Office location: NY County. LLC formed in Delaware (DE) on 05/09/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity.
9787 Jun4 w Jul9

NOTICE OF QUALIFICATION of WINTERMUTE AMERICAS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: NY County. LLC formed in Delaware (DE) on 05/20/25. Princ. office of LLC: 524 Broadway, NY, NY 10012. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 103 Foulk Rd., Ste. 202, Wilmington, DE 19803. Cert. of Form. filed with Charuni Patibanda-Sanchez, (Secy. of State of DE), 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9784 Jun4 w Jul9

NOTICE OF QUALIFICATION of YDEO D&S, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. LLC formed in Delaware (DE) on 05/21/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 820 N. French St., 4th Fl., Wilmington, DE 19801. Purpose: Film and television production.
9789 Jun4 w Jul9

NOTICE OF QUAL. of KOCH MINERALS & TRADING, LLC Auth. filed with SSNY on 05/23/2025. Office location: New York. LLC formed in DE on 04/30/2022. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
9663 Jun4 w Jul9

NOTICE OF QUAL. of S3 RE 222 16TH FUNDING LLC Auth. filed with SSNY on 05/28/2025. Office location: New York. LLC formed in DE on 08/07/2024. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 535 MADISON AVE , 19TH FLOOR , NEW YORK, NY, 10022. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
9798 Jun4 w Jul9

NOTICE OF QUALIFICATION of Atsion Ventures LLC. Authority filed with NY Dept. of State: 4/23/25. Office location: NY County. Princ. bus. addr.: 35 Grove St., Apt. 6E, NY, NY 10014. LLC formed in DE: 3/11/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, Townsend Bldg., Dover, DE 19901. Purpose: any lawful activity.
9083 May21 w Jun25

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgefield Park, NJ 07660. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.
8786 w.o.

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Infra 2024, LLC. Authority filed with NY Dept. of State: 5/2/25. Office location: NY County. Princ. bus. addr.: 1800 Diagonal Rd., Ste. 600, Alexandria, VA 22314. LLC formed in DE: 3/6/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
9086 May21 w Jun25

NOTICE OF QUALIFICATION of 174 W 137TH STREET OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/20/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/09/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
9458 May28 w Jul2

NOTICE OF QUALIFICATION of 507 W 139TH STREET OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/20/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/09/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
9459 May28 w Jul2

NOTICE OF QUALIFICATION of 510 W 148TH STREET OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/20/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/09/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
9460 May28 w Jul2

NOTICE OF QUALIFICATION of Autopilot Horizon GP VII LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/15/25. Office location: NY County. LLC formed in Delaware (DE) on 5/14/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: 60 Charlton St, Fl 12, NY, NY 10013, max@apv.vc. DE address of LLC: LegalInc Corporate Services Inc., 651 N. Broad St, Ste 201, Dover, DE 19709. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9485 May28 w Jul2

NOTICE OF QUALIFICATION of CLT Leasing LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/19/25. Office location: NY County. LLC formed in Delaware (DE) on 5/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 5, Dover, DE 19901. Purpose: any lawful activity.
9488 May28 w Jul2

NOTICE OF QUALIFICATION of Formula Wellness Management, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Texas (TX) on 1/20/16. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: CT Corporation System, 28 Liberty St, NY, NY 10005. TX address of LLC: 4342 Lovers Lane, Dallas, TX 75225. Arts of Org filed with TX Secy of State, 1019 Brazos St, Austin, TX 78701. Purpose: any lawful act or activity.
9480 May28 w Jul2

NOTICE OF QUALIFICATION of Health Vax, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/13/25. Office location: Nassau County. LLC formed in Illinois (IL) on 8/31/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205, regagent@capitolservices.com. IL address of LLC: 1744 Oak Ave, Evanston, IL 60201. Arts of Org filed with IL Secy of State, 17 N State St, Chicago, IL 60602. Purpose: any lawful act or activity.
9478 May28 w Jul2

NOTICE OF QUALIFICATION of Hidden Variable Capital, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/14/25. Office location: NY County. LLC formed in Delaware (DE) on 5/13/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 6 Cortlandt Alley, PHA, NY, NY 10013. DE address of LLC: Cogency Global Inc., 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.
9487 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of AMICUS 2012 LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LLC formed in Delaware (DE) on 01/30/12. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Milbank LLP, Jessica D. Soojian, 55 Hudson Yards, NY, NY 10001. DE addr. of LLC: Corporation Trust Center, 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with Charuni Patibanda-Sanchez, Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
10115 Jun11 w Jul16

NOTICE OF QUALIFICATION of BENNY AND ANGELINA LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. LLC formed in Delaware (DE) on 04/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Ilyse Dolgenas, Esq., Withers Bergman LLP, 430 Park Ave., 10th Fl., NY, NY 10022. DE addr. of LLC: c/o the Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of the State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9921 Jun11 w Jul16

NOTICE OF QUALIFICATION of Bergen Owner LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 12/27/21. Office location: NY County. LLC formed in Delaware (DE) on 8/16/21. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 221 W 37th St, 5th Fl, NY, NY 10018. DE address of LLC: c/o United Corporate Services, 874 Walker Rd, Ste C, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St., #4, Dover, DE 19901. Purpose: any lawful activity.
9974 Jun11 w Jul16

NOTICE OF QUALIFICATION of FORECAST BLUE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: NY County. LLC formed in Delaware (DE) on 05/07/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Ilyse Dolgenas, Esq., Withers Bergman LLP, 430 Park Ave., 10th Fl., NY, NY 10022. DE addr. of LLC: c/o the Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of the State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10127 Jun11 w Jul16

NOTICE OF QUALIFICATION of JETSET FRANCHISING, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/27/25. Office location: NY County. LLC formed in Delaware (DE) on 03/15/22. Princ. office of LLC: 3921 Alton Rd., #465, Miami Beach, FL 33140. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808-1674. Cert. of Form. filed with Jeffrey W. Bullock, Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: A boutique fitness franchisor.
9913 Jun11 w Jul16

NOTICE OF QUALIFICATION of Peasant Productions LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/30/25. Office location: NY County. LLC formed in Delaware (DE) on 5/22/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 5, Dover, DE 19901. Purpose: any lawful activity.
9981 Jun11 w Jul16

NOTICE OF QUALIFICATION of Peasant Rights LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/30/25. Office location: NY County. LLC formed in Delaware (DE) on 5/22/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 5, Dover, DE 19901. Purpose: any lawful activity.
9982 Jun11 w Jul16

NOTICE OF QUALIFICATION of Primary Commodity Investment Manager, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/30/25. Office location: NY County. LLC formed in Delaware (DE) on 8/13/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 142 W 57th St, 11th Fl, NY, NY 10019. DE address of LLC: c/o Capitol Services, Inc., 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
9979 Jun11 w Jul16

NOTICE OF QUALIFICATION of 528 WEST 159TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10016 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of River Partners USRA Fund V, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/27/25. Office location: NY County. LLC formed in Delaware (DE) on 5/23/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o David Sochol, 767 Fifth Ave, 18th Fl, NY, NY 10153. DE address of LLC: c/o The Corporation Trust Company, 1209 Orange St., Wilmington, DE 19801. Arts of Org filed with DE Secy of State, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
9980 Jun11 w Jul16

NOTICE OF QUALIFICATION of Rochelle PropCo LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LLC formed in Delaware (DE) on 04/24/25. Princ. office of LLC: 345 Park Ave., NY, NY 10154. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
10120 Jun11 w Jul16

NOTICE OF QUALIFICATION of RUN WITH JADEN LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: Nassau County. LLC formed in Delaware (DE) on 06/02/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10150 Jun11 w Jul16

NOTICE OF QUALIFICATION of SMS NY MG01B, LLC. Authority filed with NY Dept. of State: 4/16/25. Office location: Nassau County. Princ. bus. addr.: 51 S. Broad St., Ridgewood, NJ 07450. LLC formed in DE: 3/21/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
10227 Jun11 w Jul16

NOTICE OF QUALIFICATION of Warehouse Anywhere, LLC. Authority filed with NY Dept. of State: 5/8/25. Office location: NY County. Princ. bus. addr.: 950 W. Valley Rd., Ste. 2900, Wayne, PA 19087. LLC formed in DE: 4/15/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
10152 Jun11 w Jul16

NOTICE OF QUAL. of 10 GC HOSPITALITY, LLC Auth. filed with SSNY on 06/05/2025. Office location: New York. LLC formed in DE on 04/21/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
10179 Jun11 w Jul16

NOTICE OF QUALIFICATION of 228 SCHAEFER STREET OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: Nassau County. LLC formed in Delaware (DE) on 06/02/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10255 Jun18 w Jul23

NOTICE OF QUALIFICATION of 245 PARK TRS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LLC formed in Delaware (DE) on 05/26/23. Princ. office of LLC: 1 Vanderbilt Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
10249 Jun18 w Jul23

JV US HF VANDERBILT 7 LLC Authority filed SSNY 5/19/2025 Office: NY Co. LLC formed DE 3/18/24 exists 555 E. LOOCKERMAN ST, STE 320, Dover, DE 19901 SSNY design agent for process & shall mail to 230 PARK AVE , 3RD FL W, NEW YORK, NY 10169 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose
9754 Jun4 w Jul9

New South Road Owner LLC Auth. filed w/ SSNY 5/22/25. Off. in NY Co. Cert of Form filed w/ SSDE 5/21/25. Process served to SSNY - desig. as agt. of LLC & mailed to: 45 Broadway, FL. 25, NY, NY 10006. Add. maintd. in DE: 1209 Orange St, Wilmington, DE 19801. Name & add. of auth. officer in DE where Cert of Form filed: SSDE, Corp. Dept, 401 Federal St, Ste. 4, Dover, DE 19901. Any lawful purpose.
10231 Jun18 w Jul23

NOTICE OF QUALIFICATION of 467 TENTH OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: NY County. LLC formed in Delaware (DE) on 05/30/25. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, John G. Townsend Bldg., Federal and Duke of York St., Dover, DE 19901. Purpose: Any lawful activity.
10244 Jun18 w Jul23

NOTICE OF QUALIFICATION of 50,000feet, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/12/25. Office location: NY County. LLC formed in Illinois (IL) on 06/05/23. Princ. office of LLC: 1700 W Irving Park, Ste. 110, Chicago, IL 60613. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with Secy. of State, 213 State Capitol, Springfield, IL 62756. Purpose: Any lawful activity.
10524 Jun18 w Jul23

NOTICE OF QUALIFICATION of 550 21st Manager LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/4/25. Office location: NY County. LLC formed in Delaware (DE) on 4/15/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc. (CGI), 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 3, Dover, DE 19901. Purpose: any lawful activity.
10295 Jun18 w Jul23

NOTICE OF QUALIFICATION of 550 21st SPV LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/4/25. Office location: NY County. LLC formed in Delaware (DE) on 4/15/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc. (CGI), 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 3, Dover, DE 19901. Purpose: any lawful activity.
10294 Jun18 w Jul23

NOTICE OF QUALIFICATION of Alexander McQueen, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/28/25. Office location: NY County. LLC formed in North Carolina (NC) on 12/26/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the NC address of LLC: 19401 Old Jetton Road, Cornelius, NC 28031. Arts of Org filed with NC Secy of State, 2 S. Salisbury St, Raleigh, NC 27601. Purpose: any lawful act or activity.
10281 Jun18 w Jul23

NOTICE OF QUALIFICATION of ALVAREZ & MARSAL NATIONAL SECURITY, TRADE AND TECHNOLOGY, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. LLC formed in Delaware (DE) on 04/01/25. Princ. office of LLC: 600 Madison Ave., 8th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
10511 Jun18 w Jul23

NOTICE OF QUALIFICATION of BLUE TURTLES DELAWARE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/09/25. Office location: NY County. LLC formed in Delaware (DE) on 03/19/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to The Corporation Trust Co., 28 Liberty St., 42nd Fl., NY, NY 10005. DE addr. of LLC: The Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Secy. of State, Div. of Corps., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
10513 Jun18 w Jul23

NOTICE OF QUALIFICATION of CJN OpCo, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. LLC formed in Delaware (DE) on 05/14/25. Princ. office of LLC: 380 N. Rockingham Ave., Los Angeles, CA 90049. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of the State of DE, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Maritime salvage operations.
10526 Jun18 w Jul23

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgefield Park, NJ 07660. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.
8786 my14-W ju18

URBAN ANGLER TRAVEL LLC. Filed: 3/5/25 . Office: NY Co. Org. in DE: 02/18/2025. SSNY desig. as agent for process & shall mail to : 381 Fifth Ave, 5th Fl, NY, NY 10016. Foreign add: 611 S Dupont Hwy, Ste 102, Dover, DE 19901. Arts. of Org. filed with Secy Of State Of De, Div Of Corps, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: General.
8782 my14-W ju18

NOTICE OF QUALIFICATION of PARTNER VALUATION ADVISORS, LLC. Application for authority filed with NY Secy of State (SSNY) on 5/14/2025. Office location: NY County. LLC formed in DE on 7/22/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 21 West 38th St, 8th Fl, New York, NY 11018. LLC addr. in DE: R/A: CTC, 1209 Orange St, Wilmington, DE 19801. P/B/A: 2154 Torrance Blvd, Torrance, CA 90501. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9866 J04 W Jy09

NOTICE OF QUALIFICATION of PRIORITY DESIGNER, LLC. Application for authority filed with Secy. of State of NY (SSNY) on 3/24/2025. Office location: NY County. LLC formed in Texas (TX) on 12/5/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1420 W Mockingbird Ln, Ste 540, Dallas, TX 75247. Arts of Org. filed with the Secy. of State of TX, 1019 Brazos St, Austin, TX 78701. Purpose: Any lawful activity.
9823 J04 W Jy09

NOTICE OF QUALIFICATION of SECOND WIND HOME DESIGN, LLC. Application for authority filed with Secy of State of NY (SSNY) on 1/14/2025. Office location: NY County. LLC formed in California (CA) on 3/6/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 918 S. Stimson Ave, City of Industry, CA 91745. Arts of Org filed with Secy of State of CA, 1500 11th St, Sacramento, CA 95814. Purpose: any lawful activity.
9863 J11 W Jy16

NOTICE OF QUALIFICATION of 850 THIRD PRINCIPAL OWNER II, LLC. Authority filed with NY Secy of State (SSNY) on 5/14/25. Office location: New York County. LLC formed in Delaware (DE) on 4/12/19. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. Princ. address of LLC: 40 W. 57th St, FL 33, NY, NY 10019. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9915 ju4-W jy9

NOTICE OF QUALIFICATION of Constitution Pipeline Company, LLC. Authority filed with NY Secy of State (SSNY) on 5/20/25. Office location: New York County. LLC formed in Delaware (DE) on 5/16/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9920 ju4-W jy9

NOTICE OF QUALIFICATION of Direct Energy Marketing LLC. Authority filed with NY Secy of State (SSNY) on 5/21/25. Office location: New York County. LLC formed in Delaware (DE) on 1/1/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9922 ju4-W jy9

NOTICE OF QUALIFICATION of EX LUCIDA LLC. Authority filed with NY Secy of State (SSNY) on 5/28/25. Office location: New York County. LLC formed in Delaware (DE) on 5/7/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9923 ju4-W jy9

NOTICE OF QUALIFICATION of Macanta Management LLC. Authority filed with NY Secy of State (SSNY) on 4/23/25. Office location: New York County. LLC formed in Delaware (DE) on 4/17/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9926 ju4-W jy9

HOLLISTON GROUP, LLC. App. for Auth. filed with the SSNY on 05/29/25. Originally filed with the secretary of State of California on 12/10/2019. Office: New York 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, 1134 N. Holliston Avenue, Pasadena, CA 91104. Purpose: Any lawful purpose.
10213 ju11-W jy16

EASTERLY OFFSHORE HOLDINGS IV AS LLC. Filed: 9/23/24. Office: NY Co. Org. in NO: 06/01/2024. SSNY desig. as agent for process & shall mail to: 1 Landmark Sq, 17th Fl, Stamford, CT 06901. Foreign add: c/o Nytt Foretak As, Tjuvholmen Allé 1, 0252 Oslo, 0301, Oslo, NO . Arts. of Org. filed with The Bronnoysund Register Centre, Havnegata 48, Bronnoysund, NO . Purpose: General.
9896 ju4-W jy9

NOTICE OF QUALIFICATION of Phenomena Productions, LLC. The fictitious business name is Phenomena Holdings, LLC. Authority filed with NY Secy of State (SSNY) on 5/9/25. Office location: New York County. LLC formed in Delaware (DE) on 5/7/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9929 ju4-W jy9

NOTICE OF QUALIFICATION of SCANA ENERGY MARKETING, LLC. Authority filed with NY Secy of State (SSNY) on 5/20/25. Office location: New York County. LLC formed in South Carolina (SC) on 8/22/77. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. SC address of LLC: 2 Office Park Ct, Ste 103, Columbia, SC 29223. Cert. of Formation filed with SC Secy of State, Edgar Brown Building, 1205 Pendleton St, Ste 525, Columbia, SC 29201. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9932 ju4-W jy9

NOTICE OF QUALIFICATION of SOIL SAFE, LLC. Authority filed with NY Secy of State (SSNY) on 5/21/25. Office location: New York County. LLC formed in Delaware (DE) on 3/19/03. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9936 ju4-W jy9

NOTICE OF QUALIFICATION of Stonepeak Asia Fund Associates II (LUX) S.A.R.L. L.L.C.. Authority filed with NY Secy of State (SSNY) on 5/15/25. Office location: New York County. LLC formed in Grand Duchy of Luxembourg (GDL) on 3/6/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 55 Hudson Yards, 500 W 34th St, FL 48, NY, NY 10001. GDL address of LLC: 3, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg. Cert. of Formation filed with Luxembourg Business Registers, L-2961 Luxembourg, Grand Duchy of Luxembourg. Purpose: any lawful activity.
9937 ju4-W jy9

NOTICE OF QUALIFICATION of VMC CRE MASTER LENDING UPPER REIT LLC. Authority filed with NY Secy of State (SSNY) on 5/19/25. Office location: New York County. LLC formed in Delaware (DE) on 9/14/23. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9942 ju4-W jy9

NOTICE OF QUALIFICATION of 220-222 W 149TH ST OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10023 Jun11 w Jul16

NOTICE OF QUALIFICATION of RP Designs LLC. Authority filed with NY Dept. of State: 5/27/25. Office location: NY County. Princ. bus. addr.: 812 S. Lincoln St., Hinsdale, IL 60521. LLC formed in DE: 5/22/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
9805 Jun4 w Jul9

EASTERLY OFFSHORE INVESTMENT PARTNERS AS LLC. Filed: 12/4/24. Office: NY Co. Org. in NO: 06/01/2024. SSNY desig. as agent for process & shall mail to: 1 Landmark Sq, 17th Fl, Stamford, CT 06901. Foreign add: Dronning Mauds Gate 11, 0250 Oslo 0301, Oslo, NO . Arts. of Org. filed with Norwegian Register Of Business Enterprises, The Bronnoysund Register Centre, Havnegata 48, Bronnoysund, NO . Purpose: General.
9894 ju4-W jy9

Ventaris Capital LLC Auth. filed w/ SSNY 5/20/25. Off. in Nassau Co. Cert. of Form filed w/ SSDE 6/17/15. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 290 Duffy Ave, Ste. F, Hicksville, NY 11801 Add. maintd. in DE: Registered Agent Solutions, Inc., 838 Walker Rd, Ste. 21-2, DE 19904. Name & add. of auth. officer in DE where Cert. of Form filed: SSDE, Div. of Corp, 401 Federal St, Ste. 4, Dover, DE 19901. Any lawful purpose.
9826 Jun4 w Jul9

NOTICE OF QUALIFICATION of Coatue Crown Fund GP LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/21/25. Office location: NY County. LLC formed in Delaware (DE) on 5/21/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 9 W 57th St, 25th Fl, NY, NY 10019, Attn: Compliance Dept. DE address of LLC: c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
10300 Jun18 w Jul23

NOTICE OF QUALIFICATION of DECILE START FUND GP, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/12/25. Office location: NY County. LLC formed in Delaware (DE) on 01/29/25. Princ. office of LLC: 575 Lexington Ave., Fl. 14, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 300 Creek View Rd., Ste. 209, Newark, DE 19711. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Advisory services.
10485 Jun18 w Jul23

NOTICE OF QUALIFICATION of DECILE START FUND MANAGEMENT, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/12/25. Office location: NY County. LLC formed in Delaware (DE) on 01/29/25. Princ. office of LLC: 575 Lexington Ave., Fl. 14, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 300 Creek View Rd., Ste. 209, Newark, DE 19711. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Advisory services.
10486 Jun18 w Jul23

NOTICE OF QUALIFICATION of ECAP IMPACT ADVISORY, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. LLC formed in Delaware (DE) on 06/02/25. Princ. office of LLC: 287 Park Ave. South, Ste. 424, NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of the State of DE, Div. of Corps., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10250 Jun18 w Jul23

NOTICE OF QUALIFICATION of HBF SHELL EGG LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: NY County. LLC formed in Delaware (DE) on 12/20/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 555 W. 57th St., Ste. 1103B, NY, NY 10019. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10525 Jun18 w Jul23

NOTICE OF QUALIFICATION of KTC HOSPITALITY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LLC formed in Delaware (DE) on 06/03/22. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St. (#3), Dover, DE 19901. Purpose: Any lawful activity.
10251 Jun18 w Jul23

NOTICE OF QUALIFICATION of MERCER STREET PHB, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: NY County. LLC formed in Delaware (DE) on 06/05/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10514 Jun18 w Jul23

NOTICE OF QUALIFICATION of Nautilus Solar Energy, LLC. Authority filed with NY Dept. of State: 5/27/25. Office location: NY County. Princ. bus. addr.: 396 Springfield Ave., Ste. 200, Summit, NJ 07901. LLC formed in DE: 12/22/06. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.
10502 Jun18 w Jul23

NOTICE OF QUALIFICATION of REDUS EL, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/23/25. Office location: NY County. LLC formed in Delaware (DE) on 02/03/09. Princ. office of LLC: 401 S. Tryon St., Charlotte, NC 28202. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808-1674. Cert. of Form. filed with DE Secy. of State-Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9928 Jun11 w Jul16

NOTICE OF QUALIFICATION of PREFERRED APARTMENT ADVISORS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: NY County. LLC formed in Delaware (DE) on 05/18/10. Princ. office of LLC: 3284 Northside Pkwy., Ste. 300, Atlanta, GA 30327. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10517 Jun18 w Jul23

NOTICE OF QUALIFICATION of RIVAGE INVESTMENT (US) LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: NY County. LLC formed in Delaware (DE) on 03/13/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of the State of DE, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10507 Jun18 w Jul23

NOTICE OF QUALIFICATION of Slayground Rights LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/4/25. Office location: NY County. LLC formed in Delaware (DE) on 5/30/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 5, Dover, DE 19901. Purpose: any lawful activity.
10296 Jun18 w Jul23

NOTICE OF QUALIFICATION of SOUTH FLAGLER HOLDINGS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/19/25. Office location: NY County. LLC formed in Delaware (DE) on 01/04/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of the State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10245 Jun18 w Jul23

NOTICE OF QUALIFICATION of Tecovas Retail, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/4/25. Office location: NY County. LLC formed in Delaware (DE) on 5/9/19. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
10280 Jun18 w Jul23

NOTICE OF QUALIFICATION of TWO SIGMA PULSAR PORTFOLIO, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LLC formed in Delaware (DE) on 03/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 100 Ave. of the Americas, 16th Fl., NY, NY 10013. DE addr. of LLC: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of the State of DE, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10253 Jun18 w Jul23

NOTICE OF QUAL. of BO WESTOVER HILLS LENDER LLC Auth. filed with SSNY on 06/10/2025. Office location: New York. LLC formed in DE on 05/22/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
10505 Jun18 w Jul23

NOTICE OF QUAL. of NLT85JS001 LLC Auth. filed with SSNY on 05/27/2025. Office location: New York. LLC formed in DE on 02/24/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
10308 Jun18 w Jul23

NOTICE OF QUAL. of S3 RE LANDMARK AT DENTON FUNDING LLC Auth. filed with SSNY on 06/05/2025. Office location: New York. LLC formed in DE on 01/14/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 535 MADISON AVE, 19TH FLOOR, NEW YORK, NY,, 10022. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
10301 Jun18 w Jul23

NOTICE OF QUALIFICATION of Ollie Perinatal, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/5/25. Office location: NY County. LLC formed in Delaware (DE) on 4/8/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1321 Upland Drive, PMB 20787, Houston, TX 77043. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
10283 Jun18 w Jul23

NOTICE OF QUALIFICATION of 505 W 161ST STREET OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/20/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/09/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
9659 Jun4 w Jul9

NOTICE OF QUALIFICATION of ARSR ADVISORS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/05/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9660 Jun4 w Jul9

NOTICE OF QUALIFICATION of Autopilot Horizon GP VIII LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/21/25. Office location: NY County. LLC formed in Delaware (DE) on 5/20/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: 60 Charlton St, Fl 12, NY, NY 10013, max@apv.vc. DE address of LLC: LegalInc Corporate Services Inc., 651 N. Broad St., Ste 201, Dover, DE 19709. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9655 Jun4 w Jul9

NOTICE OF QUALIFICATION of MELROSE GP, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 04/24/25. Office location: Bronx County. LLC formed in Nevada (NV) on 03/21/23. Princ. office of LLC: 795 Ridge Lake Blvd., Ste. 300, Memphis, TN 38120. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with Secy. of State of NV, 101 N. Carson St., Ste. 3, Carson City, NV 89701. Purpose: Any lawful activity.
9859 Jun4 w Jul9

NOTICE OF QUALIFICATION of NexMetro Friendship Trails, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/20/25. Office location: NY County. LLC formed in Delaware (DE) on 5/5/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
9647 Jun4 w Jul9

NOTICE OF QUALIFICATION of NexMetro Mystic, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/20/25. Office location: NY County. LLC formed in Delaware (DE) on 12/18/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
9646 Jun4 w Jul9

NOTICE OF QUALIFICATION of NexMetro Silver Palm, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/20/25. Office location: NY County. LLC formed in Delaware (DE) on 5/5/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
9645 Jun4 w Jul9

NOTICE OF QUALIFICATION of RIDGEDALE PLAZA ASSOCIATES, L.L.C. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. LLC formed in New Jersey (NJ) on 08/08/06. Princ. office of LLC: 13-15 W. 54th St., 1st Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Wilf Law Firm, LLP at the princ. office of the LLC. NJ addr. of LLC: 820 Morris Tnpk., Short Hills, NJ 07078. Cert. of Form. filed with Elizabeth Maher Muoio, State Treasurer, 33 W. State St., Fifth Fl., Trenton, NJ 08608-1214. Purpose: Any lawful activity.
9786 Jun4 w Jul9

NOTICE OF QUALIFICATION of Red Oak Compliance Software, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/19/25. Office location: NY County. LLC formed in Texas (TX) on 1/20/16. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: National Registered Agents, Inc., 28 Liberty St, NY, NY 10005, ct-statecommunications@wolterskluwer.com. TX address of LLC: 1999 Bryan St, Ste 900, Dallas, TX 75201-3136. Arts of Org filed with TX Secy of State, 1019 Brazos St, Austin, TX 78701. Purpose: any lawful act or activity.
9479 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Bullrock-NxtGenREA, LLC. Authority filed with NY Dept. of State: 5/6/25. Office location: NY County. LLC organized in MO: 8/24/22. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. MO and principal business address: 720 W. Business Hwy. 60, Dexter, MO 63841. Cert. of Org. filed with MO Sec. of State, 600 W. Main St., Jefferson City, MO 65102. Purpose: all lawful purposes.
8793 my14-W ju18

ENERGY SAVANAH AS LLC. Filed: 9/23/24. Office: NY Co. Org. in NO: 06/01/2024. SSNY desig. as agent for process & shall mail to: 1 Landmark Sq, 17th Fl, Stamford, CT 06901. Foreign add: c/o Nytt Foretak As, Tjuvholmen Allé 1, 0252 Oslo, 0301, Oslo, NO . Arts. of Org. filed with The Bronnoysund Register Centre, Havnegata 48, Bronnoysund, NO . Purpose: General.
9897 ju4-W jy9

NOTICE OF QUALIFICATION of OBR COOLING TOWERS, LLC. Authority filed with NY Secy of State (SSNY) on 2/25/25. Office location: New York County. LLC formed in Delaware (DE) on 5/30/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9927 ju4-W jy9

NOTICE OF QUALIFICATION of 300 Park Avenue TRS, L.L.C. App. For Auth. filed with Secy of State of NY (SSNY) on 6/4/25. Office location: NY County. LLC formed in Delaware (DE) on 5/30/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Tishman Speyer, 45 Rockefeller Plaza, 7th Fl, NY, NY 10111. DE address of LLC: c/o National Registered Agents, Inc., 1209 Orange St, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, PO Box 898, Dover, DE 19903. Purpose: any lawful activity.
10279 Jun18 w Jul23

NOTICE OF QUALIFICATION of CLOUD ID LLC. Authority filed with NY Dept. of State: 6/2/25. Office location: NY County. Princ. bus. addr.: 485 Sunset Dr., Office #114, Hamburg, NY 14075. LLC formed in DE: 4/9/24. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
10501 Jun18 w Jul23

NOTICE OF QUALIFICATION of High Rise Fiber LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Delaware (DE) on 4/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9491 May28 w Jul2

NOTICE OF QUALIFICATION of High Rise Infrastructure Partners LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Delaware (DE) on 4/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
9490 May28 w Jul2

NOTICE OF QUALIFICATION of Phi Chelsea, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/15/25. Office location: NY County. LLC formed in Delaware (DE) on 5/14/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, #4, Dover, DE 19901. Purpose: any lawful activity.
9486 May28 w Jul2

NOTICE OF QUAL. of CGM US ADVISORS, LLC Auth. filed with SSNY on 05/23/2025. Office location: New York. LLC formed in DE on 05/22/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
9662 Jun4 w Jul9

NOTICE OF QUALIFICATION of REL SPE LLC. Authority filed with Secy. of State of NY (SSNY) on 05/15/2025. Office location: Nassau County. LLC formed in Delaware (DE) on 05/14/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Brian M. Hand, PO Box 102, Chappaqua, NY 10514. Address required to be maintained in DE: 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the Secy. of State, 401 Federal St., Suite 4, Dover, DE 19901. Purpose: any lawful activities.
9564 my28-W jy2

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 2546-2548 ADAM CLAYTON POWELL BLVD OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11533. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.
10025 Jun11 w Jul16

ENERGY SPHYNX AS LLC. Filed: 9/25/24. Office: NY Co. Org. in NO: 06/01/2024. SSNY desig. as agent for process & shall mail to: 1 Landmark Sq, 17th Fl, Stamford, CT 06901. Foreign add: c/o Nytt Foretak As, Tjuvholmen Allé 1, 0252 Oslo, 0301, Oslo, NO . Arts. of Org. filed with The Bronnoysund Register Centre, Havnegata 48, Bronnoysund, NO . Purpose: General.
9898 ju4-W jy9

NOTICE OF QUALIFICATION of Innovative Lab Services LLC. Authority filed with NY Dept. of State: 5/5/25. Office location: NY County. Princ. bus. addr.: 6909 Columbus Rd. SW, Granville, OH 43023. LLC formed in DE: 2/27/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8792 my14-W ju18

LIMITED LIABILITY ENTITIES

105 LOCKITT DR LLC. Arts. of Org. filed with the SSNY on 09/25/24. Office: Nassau 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, 5 Roosevelt Avenue, Glen Head, NY 11545. Purpose: Any lawful purpose.
10211 ju11-W jy16

177 FEEKS LANE LLC. Arts. of Org. filed with the SSNY on 06/05/25. Office: Nassau 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, c/o Peter Quick, 118 Horseshoe Road, Mill Neck, NY 11765. Purpose: Any lawful purpose.
10217 ju11-W jy16

19 E 5TH STREET, LLC, Arts. of Org. filed with the SSNY on 06/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 204 Westbury Avenue, Carle Place, NY 11514. Purpose: Any Lawful Purpose.
10229 ju11-W jy16

80-82 LAWRENCE STR LLC, Arts. of Org. filed with the SSNY on 06/09/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Loukis Louka and Giannis Louka, 80-82 Lawrence Str, Yonkers, NY 10705. Purpose: Any Lawful Purpose.
10199 ju11-W jy16

88 BELMONT GROUP LLC. Arts. of Org. filed with the SSNY on 06/02/25. Office: Nassau 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, c/o Anthony V. Ferrantello, 50 Second Avenue, Garden City Park, NY 11040. Purpose: Any lawful purpose.
10208 ju11-W jy16

BERBICE DREAMERS LLC. Arts. of Org. filed with the SSNY on 10/01/24. Office: Bronx 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, c/o Sumintra Heeralall, 1154 Thierot Ave, Bronx, NY 10472. Purpose: Any lawful purpose.
10209 ju11-W jy16

BINGO PROJECT SOLUTIONS, LLC. Arts. of Org. filed with the SSNY on 06/04/25. Office: Nassau 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, 3000 Marcus Avenue, Suite 1W5, Lake Success, NY 11042. Purpose: Any lawful purpose.
10214 ju11-W jy16

BOO-BOO LOVE ANIMAL CARE LLC. Arts. of Org. filed with the SSNY on 05/30/25. Office: Nassau 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, 100 Garvies Point Road, Unit 1233, Glen Cove, NY 11542. Purpose: Any lawful purpose.
10210 ju11-W jy16

CITLALIN ROSE LLC, Arts. of Org. filed with the SSNY on 06/05/2025. Office loc: Bronx County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Rosa L. Acevedo, 1810 Bruckner Blvd, Apt 4C, Bronx, NY 10473. Purpose: Any Lawful Purpose.
10226 ju11-W jy16

CEDAR TRACE SPONSOR LLC. Filed 4/7/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 511 Ave Of The Americas, Ste 250, NY, NY 10011. Purpose: General.
9907 ju4-W jy9

4355 REALTY NY LLC filed w/ SSNY 6/3/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 185 W. John St, Unit 620, Hicksville, NY 11802. Any lawful purpose.
10204 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

GUARDIAN BACKFLOW TESTING LLC, Arts. of Org. filed with the SSNY on 03/27/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 3 Dillon Rd Apt 1A, Larchmont, NY 10538. Purpose: Any Lawful Purpose.
9890 ju4-W jy9

SAUL Bushwick LLC filed w/ SSNY 5/22/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 1000 Royal Ct, Unit 1215, N. Hills, NY 11040. Any lawful purpose.
9808 Jun4 w Jul9

SMALLBOY LLC Arts of Org. filed SSNY 1/7/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE STREET, # 112, ALBANY, NY, 12207 General Purpose
9751 Jun4 w Jul9

THE LIMINAL SOCIETY LLC Arts of Org. filed SSNY 3/18/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE STREET, # 112, ALBANY, NY, 12207 General Purpose
9752 Jun4 w Jul9

RJCD GROUP LLC Articles of Org. filed NY Sec. of State (SSNY) 3/19/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 3630 Whiteplains Rd Ste 1011 Bronx NY 10467. Purpose: Any lawful activity.
9469 May28 w Jul2

2324 YOUNG LLC. Filed 4/23/25. Office: Bronx Co. SSNY desig. as agent for process & shall mail to: Timmy Nguyen & Vy Nguyen, 2251 Westervelt Ave, Bronx, NY 10469. Purpose: General.
8776 my14-W ju18

315 WEST 92ND STREET LLC. Arts. of Org. filed with the SSNY on 05/06/25. Office: New York 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, c/o BDO, 200 Park Avenue, 38th Floor, New York, NY 10166. Purpose: Any lawful purpose.
8821 my14-W ju18

ADMA DESIGN LLC. Filed 4/1/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 34 W 17th St Fl 5, NY, NY 10011. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
8785 my14-W ju18

ALEX GARAY CONSULTING L.L.C.. Filed 4/15/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 8 Spruce St, Apt 73b, NY, NY 10038. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
8778 my14-W ju18

AST PARK LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/25/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 4345 Park Ln, Dallas, TX 75220. Purpose: any lawful act.
8830 my14-W ju18

BANGO GARDEN CITY LLC, Arts. of Org. filed with the SSNY on 05/13/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 919 Franklin Ave, Garden City, NY 11530. Purpose: Any Lawful Purpose.
8840 my14-W ju18

BSJC LLC. Arts. of Org. filed with the SSNY on 05/06/25. Office: Nassau 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, 175 E. Shore Road, Great Neck, NY 11023. Purpose: Any lawful purpose.
8819 my14-W ju18

CAMELOT GROVE LLC. Filed 4/4/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 8 River Ter 11s, NY, NY 10282. Purpose: General.
8780 my14-W ju18

FULCRUM TREMONT LLC Articles of Org. filed NY Sec. of State (SSNY) 3/11/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 153 E. 96 th St., 1A, NY, NY 10128, which is also the principal business location. Purpose: Any lawful purpose.
8818 my14-W ju18

HOMEWRIGHTS DEVELOPMENT, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/24/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 380 Riverside Dr, Apt 7J, NY, NY 10025. Purpose: any lawful act.
8827 my14-W ju18

LAKESIDE IN FISHKILL PARTNERS LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/27/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 7 Wimbledon Ct, Woodbury, NY 11797. Purpose: any lawful act.
8832 my14-W ju18

LOISLANEPARK LLC, Articles of Organization filed with the Secy of State of NY ("SSNY") on April 23, 2025. Office location: Nassau 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: LOISLANEPARK LLC, 280 Main Street, Farmingdale, New York 11735 Purpose: Any lawful purpose
8833 my14-W ju18

NOTICE OF FORMATION of Knew Life 1, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/8/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 133 Windsor Pkwy, Hempstead, NY 11550. Purpose: any lawful purpose.
9410 May28 w Jul2

LIMITED LIABILITY ENTITIES

Sforza Realty Group LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/26/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 68 Sully Dr, Manhasset, NY 11030. Purpose: any lawful act.
8831 my14-W ju18

Small Corners LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 2/25/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 460 Bayview Ave, Inwood, NY 11096. Purpose: any lawful act.
8835 my14-W ju18

STRONG BEACH HOLDINGS, LLC, Arts. of Org. filed with the SSNY on 05/05/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 72 Armour Street, Long Beach, NY 11561. Purpose: Any Lawful Purpose.
8838 my14-W ju18

W 44 Restaurant LLC. Filed 5/2/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: c/o Xhafer Sinanaj, 55 W 44th St, NY, NY 10036. Purpose: General.
8777 my14-W ju18

WR HONEY ADVISORY SERVICES LLC. Filed 3/18/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #699423, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
8784 my14-W ju18

HAPPY NATURE, LLC. Arts. of Org. filed with the SSNY on 05/14/25. Office: Nassau 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, 100 Schoolhouse Road, Levittown, NY 11756. Purpose: Any lawful purpose.
9165 my21-Th ju25

2293 2ND AVE NYC LLC, Arts. of Org. filed with the SSNY on 05/16/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 303 East 111 Street, NY, NY 10029. Purpose: Any Lawful Purpose.
9181 my21-W ju25

57 MILLER PLACE YAPHANK ROAD, LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau 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, 418 Shore Road, Bellmore, NY 11710. Purpose: Any lawful purpose.
9161 my21-W ju25

657 COMMERCIAL AVE EVACB LLC, Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Vallely Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Purpose: Any Lawful Purpose.
9173 my21-W ju25

82 ROUTE 25A, LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau 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, 418 Shore Road, Bellmore, NY 11710. Purpose: Any lawful purpose.
9162 my21-W ju25

DMW MARKETING SOLUTIONS LLC, Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Danielle Welge, 17 Laurel Ave, Glen Cove, NY 11542. Purpose: Any Lawful Purpose.
9174 my21-W ju25

LJL LEGACY GROUP LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau 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, c/o George Mamos, Esq., 104 11th Street, Garden City, NY 11530. Purpose: Any lawful purpose.
9160 my21-W ju25

PBANDJ LLC. Arts. of Org. filed with the SSNY on 05/09/25. Office: Nassau 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, 131 Soundview Drive, Great Neck, NY 11020. Purpose: Any lawful purpose.
9158 my21-W ju25

QNC LINENS, LLC, Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Frank Celso, 751A Hempstead Turnpike, Franklin Square, NY 11010. Purpose: Any Lawful Purpose.
9176 my21-W ju25

ROMA RANCH, LLC. Arts. of Org. filed with the SSNY on 01/06/06. Office: Bronx 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, c/o Law Offices of Maurizio D. Lancia, P.C., Suite 110, 2 Corporate Drive, Trumbull, CT 06611. Purpose: Any lawful purpose.
9163 my21-W ju25

THE SQUEEGEE SQUAD LLC. Arts. of Org. filed with the SSNY on 05/13/25. Office: Nassau 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, c/o Peter Anselmo - Member, 352 Rivera Drive South, Massapequa, NY 11758. Purpose: Any lawful purpose.
9157 my21-W ju25

LIMITED LIABILITY ENTITIES

TRENDFORM STUDIO LLC, Arts. of Org. filed with the SSNY on 05/16/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 515 W 38th St. #21F, NY, NY 10018. Purpose: Any Lawful Purpose.
9180 my21-W ju25

145 RIDGE CS LLC Articles of Org. filed NY Sec. of State (SSNY) 5/20/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to c/o Comerford & Dougherty, LLP, 1122 Franklin Ave., Ste. 406, Garden City, NY 11530. Purpose: Any lawful purpose. Principal business loc: 145 Broom St., NY, NY 10002.
9551 my28-W jy2

CG FLIPPING LLC, Arts. of Org. filed with the SSNY on 05/23/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 192 Roslyn Road, Mineola, NY 11501. Purpose: Any Lawful Purpose.
9502 my28-W jy2

NIGHTS OVER EGYPT LLC, Arts. of Org. filed with the SSNY on 05/22/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 515 West 18th Street, #902, NY, NY 10011. Purpose: Any Lawful Purpose.
9552 my28-W jy2

NOTICE OF FORMATION of 11th Design & Technology, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/18/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 254 Front Street, #6A, New York, NY 10038. Purpose: any lawful act.
9868 J04 W Jy09

NOTICE OF FORMATION of DAR Realty Collective LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1 West End Ave, Unit 21F, New York, NY 10023-8285. Purpose: any lawful act.
8719 J04 W Jy09

NOTICE OF FORMATION of Awayward LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 120 W 21st St, Apt 210, New York, NY, 10011. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
10164 J11 W Jy16

Notice of Formation of Clarity Candles LLC, filed with SSNY on June 4th, 2025. Office: New York County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 330 E 39th St, Apt. 27D, New York, NY 10016. Purpose: any lawful act or activity.
10228 J11 W Jy16

NOTICE OF FORMATION of DORI GOODS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 171 Avenue C, 3A, New York, NY 10009. Purpose: any lawful act.
10178 J11 W Jy16

NOTICE OF FORMATION of Finesse Interpreting LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/22/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 117 Plandome Road, 2R, Manhasset, NY 11030. Purpose: any lawful act.
10233 J11 W Jy16

NOTICE OF FORMATION of LBKNY ENTERPRISES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/9/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 75 Mitchell Ave, Plainview, NY 11803. Purpose: any lawful act.
10239 J11 W Jy16

NOTICE OF FORMATION of Sowilo Studio LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/31/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 139 West 82nd St, Suite 2-D, New York, NY 10024. Purpose: any lawful act.
10201 J11 W Jy16

NOTICE OF FORMATION of THRU THE LOOKING GLASS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/20/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1007 Huntington Ave, Bronx, NY 10465. Purpose: any lawful act.
8170 J11 W Jy16

NOTICE OF FORMATION of WANYEKI TECHNOLOGIES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 222 E 34th St, # 2325, New York, NY 10016. Purpose: any lawful act.
10169 J11 W Jy16

NOTICE OF FORMATION of Karch Holdings LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 292A Sackett St., Brooklyn, NY 11231-4304. Purpose: any lawful activity.
9972 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 4875 #1 LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/27/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9912 ju4-W jy9

NOTICE OF FORMATION of 4875 #2 LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/27/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
9914 ju4-W jy9

NOTICE OF FORMATION of ASSOCIATES HOSPITALITY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Tarter Krinsky & Drogin LLP, Attn: Gina Piazza, Esq., 1350 Broadway, 11th Fl., NY, NY 10018. Purpose: Any lawful activity.
10098 Jun11 w Jul16

NOTICE OF FORMATION of BEECHWOODS GARDEN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. Princ. office of LLC: c/o Fay US Investments Corporation, 33 W 60th St., Fl. 2, The Yard, Columbus Circle, NY, NY 10023. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
10101 Jun11 w Jul16

NOTICE OF FORMATION of LEAPS AND HURDLES, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 2410 8th Ave., Apt. 13F, NY, NY 10027. Purpose: Any lawful activity.
9934 Jun11 w Jul16

NOTICE OF FORMATION of MARS Performance Solutions LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 22 West Columbia St, Hempstead, NY 11550. Purpose: any lawful activity.
9973 Jun11 w Jul16

NOTICE OF FORMATION of PEARL CARE 13, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. Princ. office of LLC: 220 5th Ave., 17th Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
10190 Jun11 w Jul16

NOTICE OF FORMATION of RGS 380 CANAL STREET LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 05/15/24. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 145 HEATHER LN MILL NECK, NY, 11765. Purpose: Any lawful purpose
10202 Jun11 w Jul16

NOTICE OF FORMATION of SDC FAMILY INTERESTS II LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1250 Waters Pl., PH-1, Bronx, NY 10461. Purpose: Any lawful activity.
9943 Jun11 w Jul16

NOTICE OF FORMATION of Tarna Properties, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/30/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Barbara Bollok, 316 E 80th St, NY, NY 10075. Purpose: any lawful act or activity.
9978 Jun11 w Jul16

NOTICE OF FORMATION of VIKTORIA BRILLIANT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Vasileios Papakalodoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity.
10191 Jun11 w Jul16

NOTICE OF FORMATION of VIKTORIA DIAMOND LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Vasileios Papakalodoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity.
10186 Jun11 w Jul16

NOTICE OF FORMATION of AMH Global Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/30/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 420 E 55th St, NY, NY 10022. Purpose: any lawful purpose.
9381 May28 w Jul2

SHI PROSPERITY GATE LLC. Filed 4/10/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 21 W End Ave, Apt 4110, NY, NY 10023. Purpose: General.
8781 my14-W ju18

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of VIKTORIA RUBY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Vasileios Papakalodoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity.
10184 Jun11 w Jul16

NOTICE OF FORMATION of VIKTORIA SAPPHIRE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Vasileios Papakalodoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity.
10188 Jun11 w Jul16

NOTICE OF FORMATION of WS Hotel Holdings LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 103 Waverly Pl, NY, NY 10011. Purpose: any lawful activity.
9987 Jun11 w Jul16

NOTICE OF FORMATION of 40 BLEECKER STREET 5H LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. Princ. office of LLC: 319 W. 48th St., NY, NY 10036. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
10243 Jun18 w Jul23

NOTICE OF FORMATION of 4 Lafayette Court Fishkill LLC. Arts. of Org. filed with Secy. of State (SSNY) on 4/18/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 16 Spring St., Oyster Bay, NY 11771. Purpose: any lawful activity.
10276 Jun18 w Jul23

NOTICE OF FORMATION of 90LSilver LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: NY County. Princ. office of LLC: 520 Madison Ave., Ste. 3501, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Real estate development.
10523 Jun18 w Jul23

NOTICE OF FORMATION of ANPORA PROPERTY SERVICES LLC. Arts. of Org. filed with SSNY on 05/20/2025.Office location: New York SSNY desg. as agent of PLLC upon whom process against it may be served. SSNY mail process to ATTN: MINDY H. STERN, ESQ., 444 MADISON AVENUE, 6TH FLOOR, NEW YORK, NY, 10022. Any lawful purpose.
10305 Jun18 w Jul23

NOTICE OF FORMATION of BDCC ROSLYN, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/29/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 1026 East Jericho Turnpike, Huntington, NY 11746. Purpose: any lawful activity.
10299 Jun18 w Jul23

NOTICE OF FORMATION of Broome Street Concierge LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/4/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Mattos Hospitality, 460 Broome St, NY, NY 10013. Purpose: any lawful activity.
10285 Jun18 w Jul23

NOTICE OF FORMATION of BUILT WORLD ADVISORS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 89 Huntington Rd., Garden City, NY 11530. Purpose: Any lawful activity.
10487 Jun18 w Jul23

NOTICE OF FORMATION of C2KA 342 Capital LLC. Arts. of Org. filed with NY Dept. of State on 5/19/25. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to 154 Hitching Post Ln, Yorktown Heights, NY 10598. Purpose: any lawful activity.
10336 Jun18 w Jul23

NOTICE OF FORMATION of Deja Holdings LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/2/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Pryor Cashman LLP, 7 Times Square, NY, NY 10036, Attn: Michael M. Schimel, Esq. Purpose: any lawful activity.
10293 Jun18 w Jul23

NOTICE OF FORMATION of DKGL CONSULTING GROUP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Nassau County. Princ. office of LLC: 18 Juneau Blvd., Woodbury, NY 11797. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity.
9783 Jun4 w Jul9

NOTICE OF FORMATION of SUNNYSIDE IL PRESERVATION GP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/06/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
10246 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Gould Queens Property LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/5/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 60 Cutter Mill Road, Suite 303, Great Neck, NY 11021. Purpose: any lawful activity.
10275 Jun18 w Jul23

NOTICE OF FORMATION of HERBERT SMITH FREEHILLS KRAMER EIGHT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Jeffrey Davis, 1177 6th Ave., NY, NY 10036. Purpose: Any lawful activity.
10240 Jun18 w Jul23

NOTICE OF FORMATION of ICSC SI LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/3/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 73 Spring St, 5th Fl, NY, NY 10012. Purpose: any lawful activity.
10277 Jun18 w Jul23

NOTICE OF FORMATION of JK PROJECTS LIMITED LIABILITY COMPANY Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. Princ. office of LLC: 318 W. 101 St., Ste. 8, NY, NY 10025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
10241 Jun18 w Jul23

NOTICE OF FORMATION of Laser Eye Practice of Queens LLC. Arts. of Org. filed with Secy. of State (SSNY) on 2/12/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 1755 York Avenue, NY, NY 10128. Purpose: any lawful activity.
10289 Jun18 w Jul23

NOTICE OF FORMATION of LRP REALTY FUND, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 1/30/14. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 369 Willis Ave, Attn: Steven Pinchasick, Mineola, NY 11501. Purpose: any lawful activity.
10288 Jun18 w Jul23

NOTICE OF FORMATION of Mindwell Associates, LLC. Arts. of Org. filed with NY Dept. of State: 5/22/25. Office location: Nassau County. Princ. bus. addr.: PO Box 268, Roslyn, NY 11576. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: CT Corporation System, 28 Liberty St., NY, NY 10005. Purpose: all lawful purposes.
10520 Jun18 w Jul23

NOTICE OF FORMATION of PMCLPC LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
10242 Jun18 w Jul23

NOTICE OF FORMATION of RD4, LLC. Arts. of Org. filed with SSNY on 06/03/2025.Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 15 ASTOR LN, PORT WASHINGTON, NY, 11050.Any lawful purpose.
10303 Jun18 w Jul23

NOTICE OF FORMATION of RD5, LLC. Arts. of Org. filed with SSNY on 06/03/2025.Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 15 ASTOR LN, PORT WASHINGTON, NY, 11050.Any lawful purpose.
10304 Jun18 w Jul23

NOTICE OF FORMATION of Rejuvenate Farms LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/5/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 37 Northern Blvd, PO Box 8, Greenvale, NY 11548. Purpose: any lawful activity.
10278 Jun18 w Jul23

NOTICE OF FORMATION of SQUALL PICTURES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
10516 Jun18 w Jul23

NOTICE OF FORMATION of Stoller & Pileggi, LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/5/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 407 E 91st St, NY, NY 10128. Purpose: any lawful activities.
10237 Jun18 w Jul23

NOTICE OF FORMATION of Limited Liability Company ("LLC"). Name: Rangel MT, LLC. Articles of Organization filed with the Secretary of State of the State of New York ("SSNY") on May 9, 2025. N.Y. office location: New York County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Rangel MT, LLC, c/o Genesis Companies, 745 Fifth Avenue, Suite 500, New York, New York 10151. Purpose/character of LLC is to engage in any lawful act or activity.
9657 Jun4 w Jul9

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of TALLOWAH 0106 LLC. Arts. of Org. filed with NY Dept. of State: 4/25/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 810 Brumley Rd., Chuluota, FL 32766, principal business address. Purpose: any lawful activity.
10503 Jun18 w Jul23

NOTICE OF FORMATION of 13 BALDWIN PARTNERS, LLC. Arts. of Org. filed with SSNY on 05/14/2025.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to ROCKEFELLER CAPITAL MANAGEMENT , PO BOX 471 , SARATOGA SPRINGS, NY, 12866.Any lawful purpose.
9851 Jun4 w Jul9

NOTICE OF FORMATION of 145 WESTCHESTER HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1250 Waters Pl., PH-1, Bronx, NY 10461. Purpose: Any lawful activity.
9749 Jun4 w Jul9

NOTICE OF FORMATION of 1678 Park MDG Owner LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity.
9641 Jun4 w Jul9

NOTICE OF FORMATION of 2437 Watervliet Owners LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity.
9643 Jun4 w Jul9

NOTICE OF FORMATION of 364 NEPPERHAN AVE OPERATING LLC. Arts. of Org. filed with SSNY on 05/13/2025.Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 100 JERICHO QUADRANGLE, SUITE 209, JERICHO, NY, , 11753.Any lawful purpose.
9854 Jun4 w Jul9

NOTICE OF FORMATION of 675 Weehawken Lessor LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/6/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 1407 Broadway, 41st Fl, NY, NY 10018. Purpose: any lawful activity.
9639 Jun4 w Jul9

NOTICE OF FORMATION of 79th Street Duplex LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. Purpose: any lawful act or activity.
9649 Jun4 w Jul9

NOTICE OF FORMATION of ABD749 LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 02/22/25. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 156 W POPLAR ST FLORAL PARK, NY, 11001. Purpose: Any lawful purpose
9748 Jun4 w Jul9

NOTICE OF FORMATION of ARIDALE HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: Nassau County. Princ. office of LLC: 292 Herricks Rd., Mineola, NY 11501. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
9690 Jun4 w Jul9

NOTICE OF FORMATION of BARGE FASHIONS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1430 Broadway, Ste. 1208, NY, NY 10018. Purpose: Any lawful activity.
9788 Jun4 w Jul9

NOTICE OF FORMATION of CANCER CONSULTING, LLC. Arts. of Org. filed with SSNY on 05/02/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 10 BANK STREET, SUITE 560, WHITE PLAINS, NY, 10606.Any lawful purpose.
9855 Jun4 w Jul9

NOTICE OF FORMATION of 2758 Kingsbridge ME LLC. Arts. of Org. filed with NY Dept. of State: 5/19/25. Office location: Bronx County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Langsam Property Services Corp., 1601 Bronxdale Ave., Bronx, NY 10462, principal business address. Purpose: any lawful activity.
9468 May28 w Jul2

NOTICE OF FORMATION of Nouveau Realty Brokerage LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/7/25. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Shira Gelman, 433 Tennyson Dr, SI, NY 10312. P/B/A: 249 E 48th St, Ste 1A, NY, NY 10017. R/A: Corp Filings of NY, 90 State St, Ste 700, Ofc 40, Albany, NY, 12207. Purpose: any lawful act.
9536 My28 W Jy02

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Fairfield Lakes Holdings LLC. Art. of Org. filed Sec'y of State (SSNY) 5/23/25. Office location: Nassau Co. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: 661 Central Ave, Ste 200, Cedarhurst, NY 11516. Purpose: any lawful activities.
9640 Jun4 w Jul9

NOTICE OF FORMATION of HENRI'S HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 641 Amsterdam Ave., NY, NY 10025. Purpose: Any lawful activity.
9785 Jun4 w Jul9

NOTICE OF FORMATION of Hudson Gowanus Green D LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 826 Broadway, 11th Fl, NY, NY 10003. Purpose: any lawful activity.
9651 Jun4 w Jul9

NOTICE OF FORMATION of KRP BEAUTY, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. Princ. office of LLC: 689 Fifth, 10th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
9790 Jun4 w Jul9

NOTICE OF FORMATION of Legacy Ventures 152 First Street LLC. Arts. of Org. filed with NY Dept. of State on 4/30/25. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to 445 Patton Pl, Wyckoff, NJ 07481. Purpose: any lawful activity.
9775 Jun4 w Jul9

NOTICE OF FORMATION of Legacy Ventures 31 Fenway North LLC. Arts. of Org. filed with NY Dept. of State on 4/30/25. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to 445 Patton Pl, Wyckoff, NJ 07481. Purpose: any lawful activity.
9774 Jun4 w Jul9

NOTICE OF FORMATION of LEONARDI LEADERSHIP CONSULTING, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Filomena Leonardi, 36 Sutton Pl. South, Apt. 14A, NY, NY 10022. Purpose: Any lawful activity.
9792 Jun4 w Jul9

NOTICE OF FORMATION of 654 K & K LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/9/25. Cty: Bronx. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 654 Rosedale Ave, Bronx, NY 10473. Purpose: any lawful purpose.
9374 May28 w Jul2

NOTICE OF FORMATION of NAROD EQUITIES, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. Princ. office of LLC: 210 E. 68th St., Ste. 7H, NY, NY 10065. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
9794 Jun4 w Jul9

NOTICE OF FORMATION of OAKLI HOLDINGS LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 05/29/25. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 110 BLEECKER ST 5E NEW YORK, NY, 10012. Purpose: Any lawful purpose
9779 Jun4 w Jul9

NOTICE OF FORMATION of ONLY STYLE LIKE IT, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 66 W Gunhill Rd., Apt. 2B, Bronx, NY 10467. Purpose: Any lawful activity.
9797 Jun4 w Jul9

NOTICE OF FORMATION of PH 23rd Street Affordable LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 902 Broadway, 13th Fl, NY, NY 10010. Purpose: any lawful activity.
9650 Jun4 w Jul9

NOTICE OF FORMATION of SHINBONE ALLEY ASSOCIATES, LLC. Arts. of Org. filed with SSNY on 12/13/2004.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to C/O FIRSTSERVICE RESIDENTIAL, 575 5TH AVENUE, 9TH FLOOR , NEW YORK, NY, 10017.Any lawful purpose.
9856 Jun4 w Jul9

GREENE DEAN HOLDCO LLC. Filed with SSNY on 06/09/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 100 BARCLAY ST, UNIT 27C, NEW YORK, NY 10007. Purpose: Any Lawful
10563 ju18-W jy23

YH MUSIC & ARTS LLC. Filed with SSNY on 02/21/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 420W 25TH ST, APT.5D, NEW YORK CITY, NY 10001. Purpose: Any Lawful
10560 ju18-W jy23

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of SkyVista Properties LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Sunaina Singh, Trustee of the Sunaina Singh Revocable Trust, 5 Justin Ct., Saddle River, NJ 07458. Purpose: Any lawful activity.
9793 Jun4 w Jul9

NOTICE OF FORMATION of THE STRAND AT LINCOLN CENTER LLC. Arts. of Org. filed with SSNY on 05/14/2025.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 826 BROADWAY, NEW YORK, NY, 10003.Any lawful purpose.
9857 Jun4 w Jul9

NOTICE OF FORMATION of ZFT 24 Town Line LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o United Corporate Services, Inc., 10 Bank St, Ste 560, White Plains, NY 10606. Purpose: any lawful activity.
9638 Jun4 w Jul9

NOTICE OF FORMATION of 1557 Lex Owner LLC. Arts. of Org. filed with NY Dept. of State: 5/13/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Aegean Capital LLC, 150 E. 58th St., 23rd Fl., NY, NY 10155, principal business address. Purpose: all lawful purposes.
9084 May21 w Jun25

NOTICE OF FORMATION of 187-27 Dunkirk Dr LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/21/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 249-74 Jericho Tpke, Floral Park, NY 11001. Purpose: any lawful purpose.
9403 May28 w Jul2

NOTICE OF FORMATION of 227 Family Consulting Services LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 15 Holly Dr, Syosset, NY 11791. Purpose: any lawful purpose.
9421 May28 w Jul2

NOTICE OF FORMATION of 1047 ONB LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 760 Jericho Tpke, Westbury, NY 11590. Purpose: any lawful purpose.
9415 May28 w Jul2

NOTICE OF FORMATION of 295 TRD Realty, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 S Service Rd, Jericho, NY 11753. Purpose: any lawful purpose.
9417 May28 w Jul2

NOTICE OF FORMATION of 35 Euclid LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 118-02 Sutter Ave, Ozone Park, NY 11420. Purpose: any lawful purpose.
9419 May28 w Jul2

NOTICE OF FORMATION of 517 Lex LLC, Art. of Org. filed with Sec'y of State (SSNY) on 11/9/22. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 600 Broadway, Albany, NY 12207. Purpose: any lawful purpose.
9383 May28 w Jul2

NOTICE OF FORMATION of 581 Second Avenue Associates LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Nexa Corporate Solutions LLC, 20 Grand Place, East Northport, NY 11731. Purpose: any lawful activity.
9482 May28 w Jul2

NOTICE OF FORMATION of Abby Owners LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Lemor Development Group LLC, 8 W 126th St, 3rd Fl, NY, NY 10027. Purpose: any lawful activity.
9477 May28 w Jul2

NOTICE OF FORMATION of EAST COAST REFRIGERATION, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 125 W. Tremont Ave., Apt. 2L, Bronx, NY 10453. Purpose: Any lawful activity.
9796 Jun4 w Jul9

NOTICE OF QUALIFICATION of VTR PHASE ONE DEVELOPER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/10/25. Office location: NY County. LLC formed in Delaware (DE) on 01/24/25. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, John G. Townsend Bldg., Federal and Duke of York St., Dover, DE 19901. Purpose: Any lawful activity.
10555 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of BEG Ceramics LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/14/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 170 W 23rd St, NY, NY 10011. Purpose: any lawful purpose.
9378 May28 w Jul2

NOTICE OF FORMATION of Blackbird Town LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/22/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 Ingram Dr, Hicksville, NY 11801. Purpose: any lawful purpose.
9402 May28 w Jul2

NOTICE OF FORMATION of Bloomwood LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity.
9473 May28 w Jul2

NOTICE OF FORMATION of BPC Albany, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 5140 Northern Blvd, Glen Head, NY 11545. Purpose: any lawful purpose.
9416 May28 w Jul2

NOTICE OF FORMATION of Camie & Co. LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/15/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 100 Broadway, Lynbrook, NY 11563. Purpose: any lawful purpose.
9409 May28 w Jul2

NOTICE OF FORMATION of Clarkson MYMY LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/2/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Katten Muchin Rosenman LLP, 50 Rockefeller Plaza, NY, NY 10020. Purpose: any lawful activity.
9474 May28 w Jul2

NOTICE OF FORMATION of CLW 25 Fifth, LLC. Arts. of Org. filed with NY Dept. of State: 5/12/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Charlotte L. Walsh, 7 Giralda Farms, Ste. 330, Madison, NJ 07940, principal business address. Purpose: any lawful activity.
9396 May28 w Jul2

NOTICE OF FORMATION of DRT 58TH DDS LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Leech Tishman Robinson Brog, PLLC, Attn: Leonard B. Nathanson, 885 Second Ave, 3rd Fl, NY, NY 10017. Purpose: any lawful act or activity.
9481 May28 w Jul2

NOTICE OF FORMATION of Farm Reach LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syosset, NY 11791. Purpose: any lawful purpose.
9408 May28 w Jul2

NOTICE OF FORMATION of Foguang Peace LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 50 Schmitt Blvd, Farmingdale, NY 11735. Purpose: any lawful purpose.
9401 May28 w Jul2

NOTICE OF FORMATION of FOS-WE JV, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1 Hollow Ln, Lake Success, NY 11042. Purpose: any lawful purpose.
9418 May28 w Jul2

NOTICE OF FORMATION of Franco Events, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/13/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 555 W 22nd St, Apt 11BW, NY, NY 10011, Attn: Allison Franco. Purpose: any lawful activity.
9483 May28 w Jul2

NOTICE OF FORMATION of Ju Xin Realty LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/21/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 951 Roxbury Dr, Westbury, NY 11590. Purpose: any lawful purpose.
9397 May28 w Jul2

NOTICE OF FORMATION of Gansevoort Square Development Partners LLC. Arts. of Org. filed with NY Dept. of State: 4/24/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Jared Epstein, Aurora Capital Associates, 1407 Broadway, 41st Fl., NY, NY 10011, principal business address. Purpose: all lawful purposes.
8791 my14-W ju18

NOTICE OF FORMATION of SYCAMORE RIDGE ACQUISITION, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/10/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
10552 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Le 238 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/29/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1270 Avenue of the Americas, NY, NY 10020. Purpose: any lawful purpose.
9380 May28 w Jul2

NOTICE OF FORMATION of L. James Construction, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Leyton Properties, LLC, 530 7th Ave, Ste 2208, NY, NY 10018. Purpose: any lawful activity.
9484 May28 w Jul2

NOTICE OF FORMATION of Mako Supply & Co LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/30/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 9 Reiter Ave, Hicksville, NY 11801. Purpose: any lawful purpose.
9414 May28 w Jul2

NOTICE OF FORMATION of Miraglow Med Spa LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 3650 Long Beach Rd, Oceanside, NY 11572. Purpose: any lawful purpose.
9399 May28 w Jul2

NOTICE OF FORMATION of Mission Ready Mechanical LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 33 S 17th St, New Hyde Park, NY 11040. Purpose: any lawful purpose.
9411 May28 w Jul2

NOTICE OF FORMATION of MQ Capital Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 Cuttermill Rd, Great Neck, NY 11021. Purpose: any lawful purpose.
9406 May28 w Jul2

NOTICE OF FORMATION of MSQUARED SOLUTIONS GROUP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/15/25. Office location: Nassau County. Princ. office of LLC: 10 Alden Ln., Port Washington, NY 11050. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Michael Mendelsohn at the princ. office of the LLC. Purpose: Any lawful activity.
9457 May28 w Jul2

NOTICE OF FORMATION of NYC MF Captive Holding Co., LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/12/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 12 E 72nd St, NY, NY 10021. Purpose: any lawful activity.
9476 May28 w Jul2

NOTICE OF FORMATION of NYC Queens Assets LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 249-74 Jericho Tpke, Floral Park, NY 11001. Purpose: any lawful purpose.
9412 May28 w Jul2

NOTICE OF FORMATION of NY Roll Road III, LLC. Arts. of Org. filed with NY Dept. of State: 5/12/25. Office location: NY County. Princ. bus. addr.: 228 Aviation Ave., Ste. 200, South Burlington, VT 05403. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Purpose: all lawful purposes.
9456 May28 w Jul2

NOTICE OF FORMATION of NY SPORT DESIGN, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to George Colvell, c/o Cullen and Dykman LLP, 333 Earle Ovington Blvd., 2nd Fl., Uniondale, NY 11553. Purpose: Any lawful activity.
9461 May28 w Jul2

NOTICE OF FORMATION of Oommen Performance LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 307 Saville Rd, Mineola, NY 11501. Purpose: any lawful purpose.
9413 May28 w Jul2

NOTICE OF FORMATION of Piping Mill LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/23/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1850 Muttontown Rd, Syosset, NY 11791. Purpose: any lawful purpose.
9404 May28 w Jul2

NOTICE OF FORMATION of Potato Funds LLC. Arts. of Org. filed with NY Dept. of State: 5/14/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 150 W. 56th St., Apt. 6301, NY, NY 10019, principal business address. Purpose: all lawful purposes.
9394 May28 w Jul2

NOTICE OF FORMATION of ROOMPEX LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 2 N 6th Pl, Brooklyn, NY 11249. Purpose: any lawful purpose.
9422 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of PS2 Technologies LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 244-06 Jericho Tpke, Bellerose Village, NY 11001. Purpose: any lawful purpose.
9405 May28 w Jul2

NOTICE OF FORMATION of Rancourt Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/21/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 406 Washington Ave, Bellmore, NY 11710. Purpose: any lawful purpose.
9407 May28 w Jul2

NOTICE OF FORMATION of Sharon Basiratmand LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 208 Stonehinge Ln, Carle Place, NY 11514. Purpose: any lawful purpose.
9420 May28 w Jul2

NOTICE OF FORMATION of Sherwood Capital LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/12/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 745 5th Ave, NY, NY 10151. Purpose: any lawful purpose.
9384 May28 w Jul2

NOTICE OF FORMATION of SSmile LLC. Arts. of Org. filed with Secy. of State (SSNY) on 9/16/24. Office location: Nassau Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: 2 Fernwood Terrace North, Garden City, NY 11530, sapnapunj10.6@gmail.com. Purpose: any lawful activity.
9472 May28 w Jul2

NOTICE OF FORMATION of THREE TALES LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 05/23/25. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 3578 TUSCALA ST SEAFORD, NY, 11783. Purpose: Any lawful purpose
9470 May28 w Jul2

NOTICE OF FORMATION of Zhai TCM & Wellness LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/4/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 320 Post Ave, Westbury, NY 11590. Purpose: any lawful purpose.
9400 May28 w Jul2

NOTICE OF FORMATION of LAERTES PUBLISHING SERVICES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/10/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 604 West 138th Street, 3B, New York, NY 10031. Purpose: any lawful act.
8621 My14 W J18

NOTICE OF FORMATION of PICTURE STORY STUDIOS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/23/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 3001 Henry Hudson Pkwy, Apt 1E, Bronx, NY 10463. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
8834 My14 W J18

NOTICE OF FORMATION of 165 SHERMAN ASSOCIATES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/29/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 165 SHERMAN AVENUE ASSOCIATES LLC c/o Proto Property Services LLC, 3441 Kingsbridge Avenue, Bronx, NY 10463. Purpose: any lawful act.
9149 My21 W J25

NOTICE OF FORMATION of DES CIEUX LLC. Arts of Org filed with Secy. of State of NY (SSNY) on12/10/24. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 205 3rd Ave, 7G, New York, NY 10003. Purpose: any lawful act.
5408 My21 W J25

NOTICE OF FORMATION of TTSE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/01/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Zenbusiness Inc., 41 State St, Ste 112, Albany, NY 12207. Purpose: any lawful act.
8483 My21 W J25

NOTICE OF FORMATION of BELLA'S COUNTRY HOUSE MANAGEMENT COMPANY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2110 1st Ave, Apt 2601, New York, NY 10029. Purpose: any lawful act.
9543 My28 W Jy02

NOTICE OF QUALIFICATION of PLAZA REALTY INVESTORS, DE 1, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/10/25. Office location: NY County. LLC formed in Delaware (DE) on 03/14/13. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10551 Jun18 w Jul23

ORDER TO SHOW CAUSE

At I.A.S. Part 18 of the Supreme Court County of New York, at the Courthouse Located at 71 Thomas Street, New York, New York 10013 on the 11th day of June - Present: Hon. ALEXANDER M. TISCH, Justice - In the matter of the Application of SUFAIN MA, Petitioner, For the Dissolution of I C Y REALTY CORP, Pursuant to Section 1104/1104(a) of the BCL Respondent. - Index No.: 153299/2025 - Pursuant to BCL 1104/1104(a) - Order to Show Cause - Dissolution of a Corporation - Pursuant to the Business Corporation Law - (Section 1104/1104(a) Upon reading and filing the Verified Petition of SUFAIN MA, holder of I C Y REALTY CORPORATION. Entitled to vote at an election of the directors, verified on the 26th day of February 2025. Let I C Y REALTY CORP., The State Tax Commission. The State Attorney General, and all other interested persons, show cause at IAS Part 18. Room 104. To be held at the Courthouse, 71 Thomas Street, New York, New York, on the 16th day of July, at 10:00 A.M., or as soon thereafter as counsel can be heard, why the corporation should not be dissolved and why schedules should not be furnished and it is furthered. Ordered: That a copy of this order shall be published in the New York law Journal once in each of the three weeks before the time appointed for the hearing thereon. It is furthered Ordered: That a copy of this order shall be served upon the corporation. Each person named in the petition who is not the petitioner, the State Tax Commission, the Attorney General, and all other interested persons on or before June 18, 2025. In the manner prescribed in Section 1106, Business Corporation law, which shall be deemed sufficient; and it is further ORDERED that proof of service shall be filed on or before July 11, 2025; and it is further ORDERED that opposing papers, if any, shall be filed on or before July 11, 2025.
ENTER HON. ALEXANDER M. TISCH
10550 ju18-W jy2

To: NINO GUERRERO ORTEGA In the matter of NINO GUERRERO ORTEGA v. THE TRUSTEES OF COLUMBIA UNIV. IN THE CITY OF N.Y., et al., Index No. 513621/2023, in Supreme Court of the State of New York, County of Kings, ELEFTERAKIS, ELEFTERAKIS & PANEK, have moved to be relieved as counsel. You may appear at IAS Part LL1, Courtroom 538 of the Courthouse located at 360 Adams Street, Brooklyn, New York 11201 at 9:30 a.m. on July 23, 2025 to oppose the motion by your attorneys. A copy of the Court's Order, and the application by ELEFTERAKIS ELEFTERAKIS & PANEK is available on the New York State Courts Electronic Filing (NYSCEF) Website. The subject documents are filed under Index No. 513621/2023 as Document Numbers 38-46. You may contact Elefterakis, Elefterakis & Panek at (212) 532-1116 with any questions.
10002 ju18-W jy16

LIMITED LIABILITY ENTITIES

ARCOS LAW PLLC. Filed with SSNY on 06/03/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 261 MADISON AVE, 9TH FLR, NEW YORK, NY 10016. Purpose: Law
10566 ju18-W jy23

NOTICE OF FORMATION of Beneduce Law, PLLC. Arts of Org. filed with New York Secy of State (SSNY) on 5/30/25. Office location: New York County. SSNY is designated as agent of PLLC upon whom process against it may be served. List of names and addresses of all original members available from SSNY. SSNY shall mail process to: 43 W. 43rd St, Ste 383, NY, NY 10036. Purpose: law.
10556 ju18-W jy23

LIMITED LIABILITY ENTITIES

104 FORT GREENE LLC. Filed with SSNY on 06/09/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 100 BARCLAY ST UNIT 27C, NEW YORK, NY 10007. Purpose: Any Lawful
10561 ju18-W jy23

1094 DEAN LLC. Filed with SSNY on 06/09/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 100 BARCLAY ST, UNIT 27C, NEW YORK, NY 10007. Purpose: Any Lawful
10562 ju18-W jy23

112 FORT GREENE LLC. Filed with SSNY on 06/09/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 100 BARCLAY ST, UNIT 27C, NEW YORK, NY 10007. Purpose: Any Lawful
10564 ju18-W jy23

1634 SDD LLC. Arts. of Org. filed with the SSNY on 05/16/25. Office: Nassau 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, c/o Laura Memisha, 3157 Birch Drive, Wantagh, NY 11793. Purpose: Any lawful purpose.
10544 ju18-W jy23

1634 SDD LLC. Arts. of Org. filed with the SSNY on 05/16/25. Office: Nassau 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, c/o Laura Memisha, 3157 Birch Drive, Wantagh, NY 11793. Purpose: Any lawful purpose.
10544 ju18-W jy23

NOTICE OF FORMATION of GROUNDED STARS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/19/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 535 Fifth Ave, 4th Fl #1021, New York, NY 10017. Purpose: any lawful act.
8258 J18 W Jy23

LIMITED LIABILITY ENTITIES

A Notice of Formation of FJ On Liberty LLC, Art. of Org. filed Secy. of State of NY (SSNY) on 9/24/2024. Office location: New York County. SSNY Designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: The LLC, 86 Elizabeth St, 1st FL, New York, NY 10013. Purpose: any lawful activity.
10569 ju18-W jy23

GUERRILLA GUY CONSULTING LLC, Arts. of Org. filed with the SSNY on 06/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Joseph J Micciulli, 684 Miller Ave, Freeport, NY 11520. Purpose: Any Lawful Purpose.
10546 ju18-W jy23

JVVS PROPERTIES LLC. Arts. of Org. filed with the SSNY on 05/06/25. Office: Nassau 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, 248 Jerusalem Ave, Levittown, NY 11756. Purpose: Any lawful purpose.
10539 ju18-W jy23

PK GROUP NEW YORK LLC. Arts. of Org. filed with the SSNY on 06/09/25. Office: Nassau 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, 35-16 154th Street, Flushing, NY 11354. Purpose: Any lawful purpose.
10538 ju18-W jy23

SON OF A BEACH CHARTERS LLC. Arts. of Org. filed with the SSNY on 04/05/25. Office: Nassau 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, c/o Jeffrey Memisha, 3157 Birch Drive, Wantagh, NY 11793. Purpose: Any lawful purpose.
10543 ju18-W jy23

TZAH PROPERTIES, LLC. Arts. of Org. filed with the SSNY on 06/10/25. Latest date to dissolve: 06/10/2125. Office: Nassau 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, 153 Carriage Lane, Plainview, NY 11803. Purpose: Any lawful purpose.
10542 ju18-W jy23

YODOCK, LLC. Arts. of Org. filed with the SSNY on 03/20/25. Office: New York 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, 250 Mercer Street, #C204, New York, NY 10012. Purpose: Any lawful purpose.
10537 ju18-W jy23

NOTICE OF FORMATION of 425 Venturekin LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/10/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 8 Cary St, Syosset, NY 11791. Purpose: any lawful act.
10568 J18 W Jy23

NOTICE OF FORMATION of AAMIR R JAGDEO INVESTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/17/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1448 Edwards Ave, Bronx, NY 10461. Purpose: any lawful act.
10532 J18 W Jy23

NOTICE OF FORMATION of AAMIR R JAGDEO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/24/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1448 Edwards Ave, Bronx, NY 10461. Purpose: any lawful act.
8865 J18 W Jy23

NOTICE OF FORMATION of EFFORTLISEDIT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/3/2025. Office location: Westchester County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 4 Bretton Rd, Scarsdale, NY 10583/Lisa Brasile. Purpose: any lawful act.
10495 J18 W Jy23

NOTICE OF FORMATION of FOUND42 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/30/2015. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 101 W 12th St, Apt 17E, New York, NY 10011. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
10528 J18 W Jy23

NOTICE OF FORMATION of ONDANOMALA MEDIA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/5/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 17 Park Avenue, #601, New York, NY 10016. Purpose: any lawful act.
10529 J18 W Jy23

NOTICE OF FORMATION of TRAM18 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 53 White St, # M, New York, NY 10013. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
10506 J18 W Jy23

NOTICE OF FORMATION of APP-Prime Global Partners LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 430 E 63rd, NY, NY 10064. Purpose: any lawful purpose.
9376 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of V76 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to C/O Dontzin Kolbe & Fleissig LLP, 31 East 62nd St, 7th Fl, New York, NY 10065. Purpose: any lawful act.
10527 J18 W Jy23

NOTICE OF FORMATION of VIKTORIA EMERALD LLC Arts of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Vasileios Papakalodoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity.
10182 Jun11 w Jul16

NOTICE OF FORMATION of Apophatic LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/4/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Pryor Cashman LLP, 7 Times Square, NY, NY 10036, Attn: Barry Landsman, Esq. Purpose: any lawful activity.
10291 Jun18 w Jul23

NOTICE OF FORMATION of Domain Strategic Advisors, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/4/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: 1049 Park Ave., Apt. 11C, NY, NY 10028, sheryl.tierney13@gmail.com. Purpose: any lawful act or activity.
10282 Jun18 w Jul23

NOTICE OF FORMATION of KALEL OHSG INVESTOR LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 276 5th Ave, Ste 905, NY, NY 10001. Purpose: any lawful activity.
9475 May28 w Jul2

NOTICE OF FORMATION of MALITHEBARBER LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/17/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2311 5th Ave, Apt 2AA, New York, NY 10037. Purpose: any lawful act.
9531 My28 W Jy02

NOTICE OF FORMATION of Stamp & Stash LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #607473, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
9534 My28 W Jy02

NOTICE OF FORMATION of BLUESKY REAL ESTATE HOLDINGS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/13/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, PO BOX 82, JERICHO, NY 11753. Purpose: any lawful activities.
9560 my28-W jy2

NOTICE OF FORMATION of FP ESTATES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/16/2022. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: ROCKET CORPORATE SERVICES INC., 2804 GATEWAY OAKS DR. #100, SACRAMENTO, CA 95833. Purpose: any lawful activities.
9561 my28-W jy2

NOTICE OF FORMATION of TRIDENT PROPERTY MANAGEMENT LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/13/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, PO BOX 82, JERICHO, NY 11753. Purpose: any lawful activities.
9565 my28-W jy2

REGAL ESSENCE SALON SUITES LLC Art of Org. filed with the SSNY on 06/06/2025 Office: New York County. SSNY is designated as the agent of the LLC for service of process. Any legal documents served to the LLC through SSNY will be forwarded to LEGALCORP SOLUTIONS, LLC 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose.
10498 J18 W Jy23

29 ESSEX BH LLC. Filed with SSNY on 05/12/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 54 ALLEN ST, STE #202, NEW YORK, NY 10016. Purpose: Any Lawful
10565 ju18-W jy23

LIMITED LIABILITY ENTITIES

BROADFIELD US LLP. Filed with SSNY on 06/03/2025. Formed in DE on 06/01/2025. Office location: New York County. SSNY designated as agent for process & shall mail to: 1230 6TH AVE STE 1602, NEW YORK, NY 10020. DE SOS: 401 Federal St #4, Dover, DE 19901. Purpose: Law
10558 ju18-W jy23

NOTICE OF FORMATION of FISCHBEIN BAGLEY LLP Cert. of Reg. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. Princ. office of LLP: 1177 Ave. of the Americas, 5th Fl., NY, NY 10036. SSNY designated as agent of LLP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Law.
10509 Jun18 w Jul23

LIMITED LIABILITY ENTITIES

NOTICE OF REGISTRATION of Frost Brown Todd LLP. Authority filed with Secy. of State of NY (SSNY) on 5/19/2025. Office location: NY County. LLP registered in Delaware on 9/26/2000. SSNY designated as agent of LLP upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. Principal office of LLP: 205 E. 42nd St, Ste 1900, NY, NY 10017. Purpose: practice the profession of Law.
9471 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Victory One Owners L.P. Certificate filed with Secy. of State of NY (SSNY) on 5/27/2025. Office location: NY County. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: c/o Harlem Congregations for Community Improvement, Inc., 256 W 153rd St, Ground Floor, NY, NY 10039. Name/address of each genl. ptr. available from SSNY. Term: until 5/22/2125. Purpose: any lawful activity.
9976 Jun11 w Jul16

NOTICE OF FORMATION of SUNNYSIDE IL PRESERVATION L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 06/10/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
10522 Jun18 w Jul23

NOTICE OF FORMATION of 29 WYTHE SENIOR INVESTORS, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 05/19/25. Office location: NY County. Princ. office of LP: 41 Madison Ave., Ste. 3122, NY, NY 10010. Latest date on which the LP may dissolve is 5/19/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
9858 Jun4 w Jul9

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Stonepeak Asia Infrastructure Feeder Fund II (Lux) SCSp. The fictitious name is Stonepeak Asia Infrastructure Feeder Fund II (Lux) SCSp L.P.. Authority filed with NY Secy of State (SSNY) on 5/12/25. Office location: New York County. LP formed in Grand Duchy of Luxembourg (GDL) on 4/10/25. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 55 Hudson Yards, 500 W 34th St, FL 48, NY, NY 10001. GDL address of LP: 3, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg. List of names and addresses of all general partners available from SSNY. Cert. of Limited Partnership filed with Luxembourg Business Registers, L-2961 Luxembourg, Grand Duchy of Luxembourg. Purpose: any lawful activity.
9938 ju4-W jy9

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of SOUTH TEXAS ACCELERATED RESEARCH THERAPEUTICS L.P. Authority filed with NY Secy of State (SSNY) on 5/23/25. Office location: Nassau County. LP formed in Texas (TX) on 4/1/24. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. TX address of LP: 4383 Medical Dr., San Antonio, TX 78229. List of names and addresses of all general partners available from SSNY. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Cert. of Limited Partnership filed with TX Secy of State, POB 13697, Austin, TX 78711. Purpose: any lawful activity.
9911 ju4-W jy9

NOTICE OF QUALIFICATION Stonepeak Asia Infrastructure Fund II (Lux) SCSp. The fictitious name is Stonepeak Asia Infrastructure Fund II (Lux) SCSp L.P.. Authority filed with NY Secy of State (SSNY) on 5/15/25. Office location: New York County. LP formed in Grand Duchy of Luxembourg (LUX) on 4/10/25. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 55 Hudson Yards, 550 W. 34th St., FL 48, NY, NY 10001. LUX address of LP: 3, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg. List of names and addresses of all general partners available from SSNY. Cert. of Limited Partnership filed with, Luxembourg Business Registers, L-2961 Luxembourg. Purpose: any lawful activity.
9940 ju4-W jy9

NOTICE OF QUALIFICATION of PROVIDER PARTNERS CARE MANAGEMENT, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 04/30/25. Office location: Bronx County. LP formed in Pennsylvania (PA) on 11/04/13. Princ. office of LP: 785 Elkridge Landing Rd., Ste. 300, Linthicum Heights, MD 21090. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Cert. of LP filed with PA Dept. of State, 410 North St., Harrisburg, PA 17120. Purpose: Any lawful activity.
10010 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of AP CREDIT SOLUTIONS FUND II AIV (FC), L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. LP formed in Cayman Islands (C.I.) on 05/29/25. Princ. office of LP: Attn: General Counsel, 9 W. 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partneship at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. C.I. addr. of LP: c/o Walkers Corporate Limited, Cayman Corporate Center, 190 Elgin Ave., George Town, Grand Cayman, C.I. KY1-9008. Cert. of LP filed with Registrar of Exempted Limited Partnerships, Ground Fl., Gov. Admin. Bldg., 133 Elgin Ave., Grand Cayman, C.I. KY1-9000. Purpose: Any lawful activity.
10112 Jun11 w Jul16

NOTICE OF QUALIFICATION of AP CREDIT SOLUTIONS HOLDINGS II (AIV) II, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. LP formed in Delaware (DE) on 05/22/25. Princ. office of LP: Attn: General Counsel, 9 W. 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partneship at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with The Secy. of State of the State of DE, Dept. of State, Div. of Corps., John Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity.
10194 Jun11 w Jul16

NOTICE OF QUALIFICATION of APOLLO S3 CREDIT SOLUTIONS FUND II (AIV) II, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. LP formed in Delaware (DE) on 05/22/25. Princ. office of LP: Attn: General Counsel, 9 W. 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partneship at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with The Secy. of State of the State of DE, Dept. of State, Div. of Corps., John G. Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity.
10106 Jun11 w Jul16

NOTICE OF QUALIFICATION of BLACKSTONE TACTICAL OPPORTUNITIES FUND III - U L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LP formed in Delaware (DE) on 05/28/25. Princ. office of LP: 345 Park Ave., NY, NY 10154. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership, c/o Blackstone Inc. at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. DE addr. of LP: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State of the State of DE, Charuni Patibanda-Sanchez, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10193 Jun11 w Jul16

NOTICE OF QUALIFICATION of DECILE START FUND, LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LP formed in Delaware (DE) on 01/29/25. Princ. office of LP: 575 Lexington Ave., Fl. 14, NY, NY 10022. NYS fictitious name: DECILE START FUND, L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: 300 Creek View Rd., Ste. 209, Newark, DE 19711. Cert. of LP filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Investment holdings.
10195 Jun11 w Jul16

NOTICE OF QUALIFICATION of GRAPEVINE VENTURES LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LP formed in Delaware (DE) on 07/25/24. Princ. office of LP: 101 5th Ave., 11th Fl., NY, NY 10003. NYS fictitious name: GRAPEVINE VENTURES L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10119 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Kennedy Lewis Senior Loan Offshore Fund (Unlevered) LP. Fictitious name in NY State: Kennedy Lewis Senior Loan Offshore Fund (Unlevered) L.P. App. for Auth. filed with Secy. of State of NY (SSNY) on 5/27/25. Office location: NY County. LP formed in Cayman Islands (CI) on 2/3/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 225 Liberty St, Ste 4210, NY, NY 10281. CI address of LP: c/o Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104, CI. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with Authorized Officer, Registrar of Partnerships, CI, Ground Fl, Government Administration Bldg, 133 Elgin Ave, Grand Cayman, CI. Purpose: any lawful activity.
9983 Jun11 w Jul16

NOTICE OF QUALIFICATION of Kennedy Lewis Senior Loan Offshore Fund LP. Fictitious name in NY State: Kennedy Lewis Senior Loan Offshore Fund L.P. App. for Auth. filed with Secy. of State of NY (SSNY) on 5/27/25. Office location: NY County. LP formed in Cayman Islands (CI) on 2/3/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 225 Liberty St, Ste 4210, NY, NY 10281. CI address of LP: c/o Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104, CI. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with Authorized Officer, Registrar of Partnerships, CI, Ground Fl, Government Administration Bldg, 133 Elgin Ave, Grand Cayman, CI. Purpose: any lawful activity.
9984 Jun11 w Jul16

NOTICE OF QUALIFICATION of TRYON PROPERTY OWNER, LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. LP formed in Delaware (DE) on 04/27/18. Princ. office of LP: 440 S. Church St., Ste. 880, Charlotte, NC 28202. NYS fictitious name: TRYON PROPERTY OWNER, L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
9931 Jun11 w Jul16

NOTICE OF QUALIFICATION of TWO SIGMA PULSAR ENHANCED FUND, LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LP formed in Delaware (DE) on 03/24/25. NYS fictitious name: TWO SIGMA PULSAR ENHANCED FUND, L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership, 100 Ave. of the Americas, 16th Fl., NY, NY 10013. Name and addr. of each general partner are available from SSNY. DE addr. of LP: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State of the State of DE, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10254 Jun18 w Jul23

NOTICE OF REGISTRATION of APPALACHIAN MANAGEMENT SYSTEMS, LLP. Ctf. of Reg. filed with Secy. of State of NY (SSNY) on 5/21/25. Office location: New York County. LLP formed in Tennessee (TN) on 7/24/14. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. Address of the principal office: 28 Liberty St, NY, NY 10005. Ctf. Of Formation filed with the TN Secy. of State, 312 Rosa L. Parks Ave, Fl. 6, Nashville, TN 37243. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: social work.
9918 ju4-W jy9

LIMITED LIABILITY ENTITIES

URBAN LIFESTYLE MANAGEMENT LLC. App. for Auth. filed with the SSNY on 05/07/25. Originally filed with the Secretary of State of Delaware on 07/13/17. Office: New York 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, 4 Bryant Park, Suite 502, New York, NY 10018. Purpose: Any lawful purpose.
10541 ju18-W jy23

NOTICE OF QUALIFICATION of HIGH PERFORMANCE LEARNING, LLC. Application for authority filed with NY Secy of State (SSNY) on 3/3/2025. Office location: NY County. LLC formed in DE on 6/9/2015. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to P/B/A: 15330 Avenue of Science, San Diego, CA 92128. LLC address in DE: National Registered Agents, Inc., 160 Greentree Dr, Ste 101, Dover, DE 19904. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
10454 J18 W Jy23

NOTICE OF QUALIFICATION of EVENTS ON 72 LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/12/25. Office location: NY County. LLC formed in Delaware (DE) on 09/17/24. Princ. office of LLC: 1 Vanderbilt Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
10557 Jun18 w Jul23

NOTICE OF QUALIFICATION of HANDSOME BROOK FARM, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: NY County. LLC formed in Delaware (DE) on 08/03/16. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 555 W. 57th St., Ste. 1103B, NY, NY 10019. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
10549 Jun18 w Jul23

NOTICE OF QUALIFICATION of NMG Term Loan PropCo LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/20/25. Office location: NY County. LLC formed in Delaware (DE) on 04/29/19. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
10548 Jun18 w Jul23

CLUB QUARTERS MANAGEMENT COMPANY, L.L.C. App. for Auth. filed with the SSNY on 05/07/25. Originally filed with the Secretary of State of Connecticut on 01/22/1994. Office: New York 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, 4 Bryant Park Suite 502, New York, NY 10018. Purpose: Any lawful purpose.
10540 ju18-W ju25

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Allen James LLP. Arts of Org filed with Secy. of State of NY (SSNY) on 5/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLP to One Grand Central Place, Suite 4600, New York, NY 10165. Purpose: any lawful act.
9867 J04 W Jy09



