

## IN BRIEF

**NY Governor Signs Bill Giving Schools Expanded Bonding Capacity To Pay Child Victims Act Judgments**

New York Gov. Kathy Hochul has signed into law a bill that expands bonding authority for school districts paying out settlements and judgments under the Child Victims Act.

School districts may now issue bonds for up to 30 years, rather than up to 15 years.

Assembly member Jennifer Lunsford, D-Perinton, a personal injury attorney and bill sponsor, saluted Hochul for the signing the legislation.

"The Child Victims Act provides access to justice for people who were victims of a heinous crime at a time when they could least defend themselves," Lunsford said on Monday. "But in many cases, the perpetrators of those crimes, and those who protected them, are no longer working for the institutions being sued, or are sometimes not even alive. In the case of school districts, many of whom are self-insured, a CVA case can be devastating to the school's budget and reserves, forcing current students to absorb the cost of judgments for things that happened before they were even born. This bill will help schools pay victims what they deserve for the harm they suffered while insulating current students from the burden of those costs."

Nearly 11,000 CVA claims were filed during the two-year lookback to August 2021 for bringing civil claims that would otherwise be time-barred.

CHILD USA, who notes that 13.4% of CVA cases named a public or nonpublic school as a defendant, also applauded the governor's signing.

"This approach ensures that accountability for past abuse is fully honored while protecting today's students and preserving the educational resources they depend on," read a statement from Marci A. Hamilton, the organization's founder and chief visionary officer.

"With this new legislation, school districts across New York have the tools to meet

their obligations under the CVA and support the legal process without disrupting current students. Most importantly, it helps ensure that the cost and consequences of child sexual abuse fall on perpetrators and enabling institutions, not on the survivors who have already carried the harm," Hamilton added.

—Brian Lee

**Milbank Matches Year-End Bonus Scale, Confirming Big Law Associate Comp for 2025**

Milbank, which has put Big Law competitors on edge in recent years with associate compensation increases, said it will match the year-end bonus scale announced by several top firms in the last week, according to a Monday memo obtained by Law.com.

The Monday news by Milbank confirms that the year-end associate bonus scale in the top tier of Big Law will stay in place for 2025. That year-end bonus scale starts at \$15,000 for the class of 2025 and maxes out at \$115,000 for the most senior associates.

Milbank leader Scott Edelman's memo on Monday said the firm's year-end bonuses, paid on Dec. 31, will be paid to associates in good standing and are subject to the "usual prorations" for start dates, part-time schedules and unpaid leaves of absence. Edelman said bonus decisions for special associates and counsel will be determined on an individual basis.

Edelman's memo also included the scale for the firm's special bonus announced in August, starting from \$6,000 to \$25,000. Milbank's special bonuses were matched by many other top firms this month, including Cravath, Swaine & Moore, Davis Polk & Wardwell, Debevoise & Plimpton and others.

"We greatly appreciate all of your efforts in supporting our clients and the firm on our most impres-

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**Court of Appeals Roundup: Life, Loss, And the Limits Of the Law**

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## In Wake of Congress' Action, SDNY US Attorney Renews Bid To Unseal Epstein Grand Jury Transcripts

BY EMILY SAUL

FEDERAL prosecutors in Manhattan on Monday moved for a second time to unseal grand jury testimony and exhibits in the sex trafficking



Attorney General Pam Bondi and Jay Clayton, U.S. Attorney for the Southern District of New York.

cases of Jeffrey Epstein and Ghislaine Maxwell, saying a new law requires the materials' release.

The motion, signed by U.S. Attorney Jay Clayton of the Southern District of New York, seeks an

expedited ruling. The Epstein Files Transparency Act requires disclosure within 30 days.

The judges overseeing the Epstein and Maxwell cases previously denied requests to unseal the grand jury records in both cases, saying the DOJ failed to show the special circumstances necessary to warrant unsealing. Prosecutors in July argued that the materials should be released due to public interest.

In denying the request, U.S. District Court Judge Richard Berman in August wrote that the information available in the grand jury transcripts "pales in comparison to the Epstein investigation information and materials in the hand of the Department of Justice."

The motion argues the new law "manifests a Congressional intent to override some of the

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## Mamdani Taps Big Law Partners and Public Defense Leaders For Transition Team

BY EMILY SAUL

NEW YORK CITY Mayor-elect Zohran Mamdani has tapped partners from Cozen O'Connor and Winston & Strawn, as well as legal professors and heads of public defense groups, to serve as members of his transition team, his campaign said.

Those selected include Cozen O'Connor's election lawyer Jerry Goldfeder, and Julissa Reynoso, a former ambassador to Spain and Andorra and member of the executive committee at Winston & Strawn. Both were named as members of Mamdani's Committee on Legal Affairs.

"I'm looking forward to helping find the best people to serve the people of New York," Goldfeder said.

The Committee on Legal Affairs also includes Twyla Carter, CEO and attorney-in-chief of the Legal Aid Society, and New York Civil Liberties Union executive director Donna Lieberman.



NYC Mayor-elect Zohran Mamdani

Richard Briffault, a legislation professor at Columbia Law School, and Zephyr Teachout, an election law professor, were also selected, as was senior vice chancellor for legal affairs and general counsel for the State University of New York, Kapil Longani.

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## Precedent Supports Death Penalty in Mangione Federal Case, SDNY Prosecutors Say

BY EMILY SAUL

AN "unbroken line" of U.S. Supreme Court precedent contradicts defense attorneys' claim that the death penalty should be precluded in Luigi Mangione's federal prosecution for the shooting death of a health insurance executive, federal prosecutors said in a submission late Nov. 21.

"At bottom, what the defendant recasts as a constitutional crisis is merely a repackaging of arguments that controlling precedent has repeatedly rejected," prosecutors told U.S. District Judge Margaret Garnett of the Southern District of New York.

In a 121-page filing, prosecutors said the law does not support the defense's arguments that Man-



Luigi Mangione arrives for a pretrial hearing at Manhattan Supreme Court on Sept. 16.

gione's constitutional rights were violated by intense pretrial publicity, including comments from U.S. Attorney General Pam Bondi and

President Donald Trump.

Mangione's defense team previously argued Garnett should dismiss the indictment or bar prosecutors from seeking his death, as "blatant, intentional and damaging" comments from public officials likely unduly prejudiced grand jurors and future jurors.

"Public rhetoric by the Attorney General or the President is not a proxy for proof of prejudicial effect," wrote prosecutors. "Speculation about what grand jurors might have read or heard in the press, without concrete record proof tying any publicity to the grand jury's deliberations, does not satisfy that standard."

Other remedies can address the issue, the office said.

"Publicity—even intense—is not novel in this district."

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## Marc Elias' Boutique Sees Rising Demand, Head Count, as Political Litigation Ramps Up

BY RYAN HARROFF

DEMOCRATIC lawyer Marc Elias said his election litigation boutique, Elias Law Group, has been growing quickly in head count and demand since he launched it four years ago, partly thanks to a surge in litigation over voting rights and redistricting over the last year.

While the 62-lawyer law firm has offices only in Washington, D.C., and Seattle, its political and litigation work has stretched to several states, including New York, where the firm last month brought a complaint on behalf of Black and Hispanic voters in Staten Island who say they are being marginalized by New York's current congressional map. That suit, if successful, could allow lawmakers to redistrict that area of the state before the 2026



Marc Elias, founder and firm chair of Elias Law Group

midterms, potentially allowing more Democratic votes in Congress.

In New York, the firm also brought a successful challenge to

a state law barring nonprofits like Elias Law's client, the NAACP, from providing free food and water to people in line to vote.

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## Ethics Watchdog Cites Vacancies for Inaction on Ex-State Sen. Aide Kiss Allegations

BY BRIAN LEE

NEW YORK'S ethics watchdog on Friday closed its seven-year investigation into whether former state Sen. Jeffrey Klein kissed an aide without consent.



Jeffrey Klein

The Commission on Ethics and Lobbying in Government said it was unable to take action or issue a formal finding on whether there was any guilt on the part of Klein, who was elected as a Democrat from the Bronx.

COELIG noted that four commission seats remain vacant, and six votes are needed for a case to move forward. The commission, therefore, determined that Klein's actions hadn't violated the Public Officers Law.

Counsel for Klein said that the dismissal affirmed that the allegations lacked merit.

However, five of seven sitting members said there was sufficient evidence of sexual harassment. Those five votes were insufficient.

The senator's former aide, ex-Senate employee Erica Vladimer, had alleged Klein "shoved his tongue" down her throat outside an Albany bar in 2015, lodging the allegation during the #MeToo movement.

"We commend the New York State Commission on

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## Note to Readers

The New York Law Journal will not be published tomorrow in observance of Thanksgiving. All state and federal courts are closed. Federal courts will be closed Friday, but state courts will be open.

## DECISIONS OF INTEREST

## First Department

PERSONAL INJURY: **Court denies restoring CVA action to calendar.** *ARK61 v. Archdiocese of N.Y., Supreme Court, New York.*

PERSONAL INJURY: **Court grants plaintiff's motion to appear anonymously.** *M.O. v. Rabbi Jacob Joseph Sch., Supreme Court, New York.*

REAL ESTATE LAW: **Easement does not permit pavement of 20-foot rear-yard strip.** *Mirjana Blokarc Feder v. Nicole Miller, Supreme Court, Bronx.*

## Second Department

MEDICAL MALPRACTICE: **Issues of fact as to whether decedent was owed special duty; summary judgment denied.** *James v. City of New York, Supreme Court, Kings.*

FAMILY LAW: **Court denies fees for husband; wife's additional fees also reduced.** *CE v. ME, Supreme Court, Queens.*

PERSONAL INJURY: **Motion to dismiss defamation action granted by court.** *Mazzei v. Advance Magazine Publishers Inc., Supreme Court, Richmond.*

## U.S. Courts

COPYRIGHTS: **Inquiry-notice defense fails in copyright lawsuit over Notorious B.I.G. image.** *Lixenberg v. Complex Media Inc., SDNY.*

EMPLOYMENT LITIGATION: **Court dismisses FMLA, NYLL retaliation suit over termination after medical leave.** *Guevara v. A&P Rest. Corp., SDNY.*

CONTRACTUAL DISPUTES: **Disney's request to halt DISH 'Sling Passes' is denied; no irreparable harm found.** *ESPN Enter. Inc v. DISH Network LLC, SDNY.*

CIVIL PROCEDURE: **Court remands FedEx crash suit after defendants fail to establish complete diversity.** *Rubinfeld v. Fed. Express Corp., EDNY.*

GOVERNMENT: **Court dismisses U.S. challenge to NY's POCA and immigration-related executive orders.** *United States v. State of New York, NDNY.*

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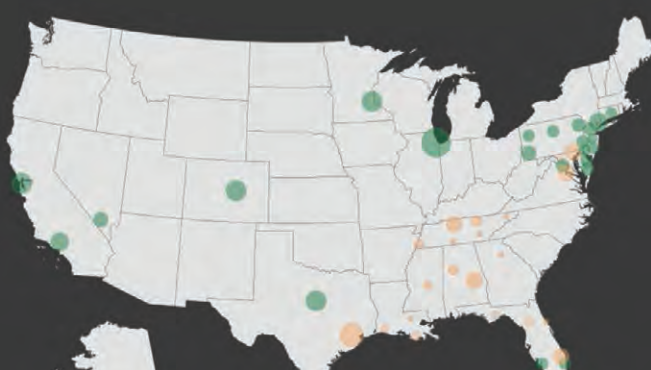
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**A Perfect Storm for Increased Patent Litigation in 2026**  
by Rob Maier

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## Court Calendars

Civil and Supreme Court calendars for New York and surrounding counties are now available weeks in advance at [nylj.com](http://nylj.com). Search cases by county, index, judge or party name. Information is updated daily. Only at [nylj.com](http://nylj.com).

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## 'More Rules and Hurdles': US Chief Judges Adopt Cybersecurity Sealed Document Safeguards

BY SULAIMAN ABDUR-RAHMAN

U.S. CHIEF district judges in multiple jurisdictions, including the Southern District of New York and Eastern District of Virginia, now require parties to serve opposing counsel with sealed documents outside of the federal judiciary's electronic filing system following recent cyberattacks on the judiciary's virtual assets.

Federal trial courts are increasingly governed by standing orders restricting online access to sealed documents, effectively requiring high-stakes litigators to serve opposing parties with sealed documents through consensual private arrangements or nonelectronic means.

The new cybersecurity safeguards can make litigation matters more costly, less efficient and even invite new risks of their own, according to business litigators.

Unauthorized users launched a series of 2025 cyberattacks on the federal Case Management/

Electronic Case Files system. The identities of the hackers have not been publicly identified, but a New York Times story suggests the hacking could possibly have been perpetrated by Russian state-linked actors.

"Because sealed documents filed in CM/ECF will not be accessible or viewable by litigants electronically, service of those documents can no longer be accomplished through CM/ECF," U.S. Chief District Judge Mark S. Davis of the Eastern District of Virginia wrote in a standing order filed in September.

"After filing sealed documents on CM/ECF, parties will have to serve the sealed documents by other appropriate means as provided by the Federal Rules of Procedure," Davis added, citing Federal Rule of Civil Procedure 5.

Sealed documents in civil litigation may include proprietary or trade secret information of the parties, confidential personal information, financial records or executive communications, among other sensitive data, according to Monte

Mann, a business litigation partner at Armstrong Teasdale.

The requirement for parties to serve sealed documents under Rule 5 prioritizes security over convenience but introduces the risk of gamesmanship between opposing counsel, Mann said in an interview.

"When there are more rules and hurdles on the parties, there can be disputes among the parties over those rules," he added. "Parties may serve each other with unredacted copies of sealed documents under Rule 5, which may include electronically by email if the parties consent to service that way."

"The practical effect—it is going to make business litigators' life a little harder," Mann said. "It's going to make us take extra steps."

One risk with the new standing orders in jurisdictions like the Southern District of Illinois and elsewhere is that parties could "weaponize [Rule 5] to their advantage" by claiming opposing counsel delayed service of sealed documents, Mann said. "In a per-

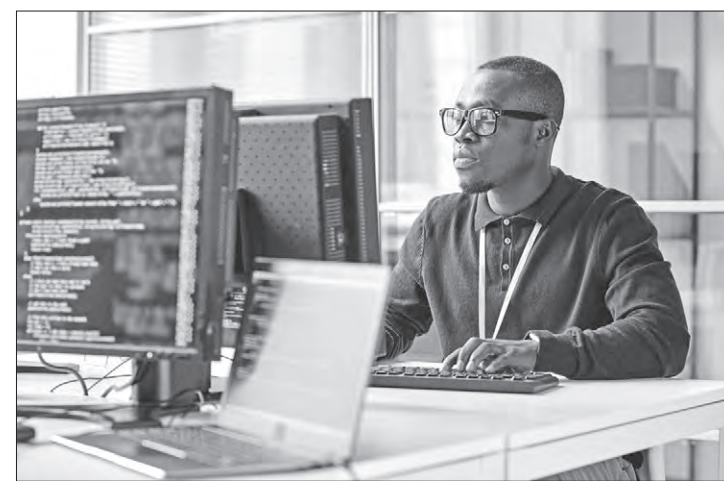
fect world, I hope it doesn't, [but] it may."

David Gringer, an antitrust litigation partner at Wilmer Cutler Pickering Hale and Dorr, said the federal judiciary has done a "pretty good job" minimizing cybersecurity breaches.

"There needs to be a recognition that courts are holding sensitive information," Gringer told [law.com](http://law.com) and the National Law Journal. "Once something leaves where you are and goes someplace else, there are risks. Those risks cannot be eliminated; they can only be mitigated."

Clients are "increasingly worried" about the risk of cyberattacks, Gringer added. "It is a really scary world out there, and there is no such thing as a guarantee of security for sensitive or nonsensitive information, and there's a lot of bad actors out there."

The federal judiciary in 2021 began restricting electronic access to highly sensitive documents or HSDs following the December 2020 cyberattacks on SolarWinds, a tool



The new cybersecurity measures can increase litigation costs, reduce efficiency, and introduce new risks, according to business litigators.

for managing data networks.

"In many ways, this is not really new," Matthew Wright, a managing partner at the McCarter & English D.C. office, said of the new protocols surrounding sealed documents. "There have always been constraints and restrictions around the handling of sensitive materials."

The "best practice" to prevent sealed documents from landing in the wrong hands is to transfer physical documents to parties "in person with someone who shows

ID and proves they are associated with counsel of record," said cybersecurity and data privacy expert Adam S. Hickey.

"Once you are relying on remote communication like email, telephone or video chat there is a potential for mischief," added Hickey, a partner at Mayer Brown. "Even the best practices won't be foolproof."

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## Boutiques Become More Attractive for Outgoing Government Lawyers

BY ABIGAIL ADCOX

THE WELL-WORN path from the Justice Department to Big Law isn't so certain in 2025.

Several former top federal prosecutors and other government officials have launched or joined prominent boutiques in Washington, D.C. or New York this year, avoiding the routine career move of heading to a big firm with a large white-collar defense and investigative department.

Observers say the trend is a culmination of a few dynamics, including that some laterals may now prefer boutiques because these firms are more flexible during the Trump administration to handle more sensitive and controversial matters. Meanwhile, many Big Law firms are already at capacity with partners with prosecutorial experience, having hired a flurry of them in the past year during the presidential transition.

Amid the Big Law hiring fatigue, as the boutiques continue to build their benches, recruiters say they could create more competition for Big Law firms down the road for certain types of client matters.

"As a recruiter, we're not having a ton of success over the last six months placing these high-level government attorneys in Big Law. So going to the boutiques is certainly appealing to them," said Lauren Smith, a senior partner



More lateral candidates from government are increasingly considering boutiques, which are picking up high-profile litigation work against the Trump administration this year.

at CenterPeak. "And boutiques are interested in hiring them for their skill set, their networks, all the reasons that Big Law [firms] would have hired them."

To be clear, it wasn't previously unusual for a prosecutor or government official to join a boutique. But some lawyers joining boutiques in 2025 include those with leadership experience at the Justice Department, U.S. Attorneys' Offices or other government offices. Such leaders have usually commanded a top Big Law partnership or leadership role.

Just in the last week, assistant to the U.S. Solicitor General Mat-

thew Guarneri joined plaintiff-side appellate boutique Gupta Wessler as its newest principal.

Former Southern District of New York Acting U.S. Attorney Danielle Sassoon, who was removed from her position after declining to drop a corruption indictment against outgoing New York City Mayor Eric Adams, recently joined Clement & Murphy.

Saritha Komatreddy, who spent over 10 years as an assistant U.S. attorney in the Eastern District of New York, has joined Holtzman Vogel Baran Torchinsky & Josefak as a partner, the firm said Monday. Other departing attorneys

from the SDNY have gravitated to litigation-focused firms, including Boies Schiller & Flexner, Hueston Hennigan, Kaplan Martin, and KKL.

Former SDNY Deputy U.S. Attorney Celia Cohen joined KKL as a partner; former SDNY supervisory Assistant U.S. Attorney Jacqueline Kelly joined Boies Schiller Flexner as a partner; former SDNY Assistant U.S. Attorney Hagan Scotten joined Hueston Hennigan as a partner; and former SDNY Assistant U.S. Attorney Christopher Connolly joined Kaplan Martin as counsel.

The openings of several new boutiques have also created more demand for former prosecutors. At least seven boutiques have launched in Washington since the start of this year, including Dunn Isaacson Rhee, Washington Litigation Group, Klubes Law Group, Lowell & Associates, DC Law Collective, Sligo Law Group, and Civil Service Law Center.

## Lateral Preferences

For their part, the lateral candidates, whether they are coming from the government or not, are showing more interest in boutiques. That's for a variety of reasons, including billing rate flexibility, fewer client conflict concerns, and some boutiques aligning with their values, according to recruiters.

"We have a lot of candidates who don't want to be submitted

or considered by firms that have capitulated to the administration on the executive order. So we do have government candidates, or candidates in general, that is certainly a polarizing issue," said Smith.

Peter Stris, a founding partner of 28-lawyer Stris & Maher, said his boutiques and others are looking to grow in Washington. Boutiques are being "opportunistic" amid the "flood of enormously talented people coming out of government," he said.

"[There are] people who had never thought of going to the private sector period, who now are available," Stris added.

## Big Law Capacity

Big Law firms have hired their share of government attorneys, too. However, some firms are hitting hiring constraints in recent months, particularly amid demand uncertainty in white-collar defense departments under the Trump administration.

"Unfortunately, a lot of people coming out of government do white collar, sort of criminal investigations from the U.S. attorney's offices, and those prosecutions are just not something that this administration is prioritizing," said Peggy Bennett, managing director at Macrae in D.C.

Regardless, it remains to be seen how new and upcoming boutiques

will carve out their place in the legal market, after Trump leaves office, and boutiques' impact on Big Law firms.

"There are several boutiques in D.C. that have been around for a long time and have been thriving, and have really found a place in the market. In terms of the newer ones, though, it remains to be seen what's going to happen. It's certainly a new trend in the market. It seems to be catching on," said Smith.

Several of the newer boutiques have already picked up high-profile matters, particularly in opposition to the Trump administration. Abbe Lowell's new firm, Lowell & Associates, has been representing New York Attorney General Letitia James in his showdown with the Trump administration — leading to an indictment dismissal on Monday.

In a panel discussion this week, Lowell argued that the current legal climate has given defense attorneys a better shot in filing some actions that previously were unwinnable, including a vindictive prosecution motion, as [Law.com](http://Law.com) previously reported.

"One of the silver linings to the cloud that we're in in this administration is that they're not bashful, and they're not hiding what they're doing," he said.

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## NY-Based Alt. Asset Manager Going in New Direction Hires Industry Vet as GC and President

BY MICHAEL GENNARO

ARENA Investors Group Holdings, a decade-old investment firm specializing in complex, time-sensitive transactions that conventional lenders may avoid, has hired a general counsel who also will serve as president.

Andrew Rabinowitz brings more than three decades of investment industry experience to New York City-based Arena, which has 180

employees and \$4.5 billion in assets under management. He comes to the firm from the alternative asset manager 26North, where he'd been senior partner and general counsel since May 2023.

Before that, Rabinowitz was co-CEO at K2 Integrity, a risk and consulting advisory firm. Earlier in his career, Mr. Rabinowitz spent nearly 20 years in leadership roles at Marathon Asset Management, including president and general counsel, where he helped grow the firm's assets under management from \$250 million to more than \$24 billion.

Rabinowitz's position at Arena is newly created.

Arena was launched in 2015 by Westaim Corp., a publicly traded investment firm based in Toronto,

and veteran investor Dan Zwirn, who serves as CEO.

Earlier this year, Arena joined forces with another Westaim business, Ceres Life Insurance Co., and the New York City-based investment firm CC Capital to create an integrated insurance and asset management platform operating under the Arena banner.

The integration is intended to provide Arena with access to long-term, "sticky" capital (money from insurance policies that stays invested for a long time). Arena said this will allow it to make more and larger investments, accelerating its growth.

Zwirn told Private Debt Investor that the move reflects the investment industry's hunger for a more stable source of capital than

bank deposits, which customers can withdraw instantaneously, as the collapse of Silicon Valley Bank in 2023 demonstrated. In a single day, customers withdrew \$42 billion.

Zwirn said Rabinowitz's skill set is a good fit for the refashioned Arena.

"Andrew brings significant experience in building, growing and managing leading asset management platforms and serving the sophisticated requirements of insurance companies," he said.

Outside of his work in the investment industry, Rabinowitz serves as co-president of the R Baby Foundation, which he co-founded with his wife, Phyllis, in 2006 after their nine-day-old daughter died due to



Andrew Rabinowitz is coming aboard Arena Investors Group as it seeks to capitalize on a restructuring completed early this year that gives it greater access to long-term capital to fund growth.

a misdiagnosed viral infection in an emergency room.

The foundation's mission is to save children's lives by improving pediatric emergency care. Toward that end, it has provid-

ed training grants to more than 1,200 hospitals in the U.S. and abroad.

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Expert Analysis

PATENT AND TRADEMARK LAW

# A Perfect Storm for Increased Patent Litigation in 2026

Patent litigation in the United States is on the brink of a transformative year. At the policy level, the United States Patent and Trademark Office (USPTO) has embraced a firmly pro-patent legal landscape: prioritizing strong patent rights while narrowing the administrative pathways that have been used over the past decade to challenge those patent rights.

At the same time, the increasing accessibility of powerful offensive tools, including in particular AI-powered tools, has made it far easier for patent owners to identify potential infringers than ever before.

Meanwhile, the rapid expansion of the litigation-funding industry over the past decade has eliminated financial barriers to asserting patent rights. And with juries increasingly awarding nine-figure and record-setting patent infringement verdicts, the potential upside for enforcement has never been greater.

Ultimately, these developments are all coming together in a perfect storm, setting the stage for 2026 to be the most active year ever for U.S. patent litigation.

### The Pro-Patent Policy Landscape—Big Changes At the PTAB

During the second Trump administration, the USPTO has had an increasingly active hand in shaping patent policy. President Donald Trump has been more aggressive in advancing his policies, resulting in a politicization of government agencies, some of which historically had not been significantly impacted by the broader political landscape. For the USPTO, the result has been a shift toward a pro-patent policy—one that strengthens issued patent rights

ROB MAIER is an intellectual property partner in the New York office of Baker Botts LLP and Chair of its New York intellectual property group. JASMINE BOYER, a Law Clerk in the group, assisted in the preparation of this article.

By Rob Maier



and limits post-grant avenues for challenging the validity of patents once granted.

Most importantly, following Trump's inauguration, the USPTO began initiating changes to the mechanisms that had long become the tool of choice for challenging patents, at the Patent Trial and Appeal Board (PTAB). Since President Barack Obama signed the America Invents Act (AIA) into law in 2011, which then created the PTAB, these administrative proceedings served as an attractive

Under the AIA, the final decision as to whether to institute review proceedings had always been in the discretion of the USPTO.

defensive measure for companies accused of patent infringement to defend themselves by asking the patent office to re-review the validity of the asserted patents.

While these proceedings offered a cheaper, faster, readily accessible mechanism for invalidating weak patents—and in fact, one such tool, known as *inter partes* review (IPR), became a key tool of choice for accused infringers in the decade that followed—they have also enabled repeat attacks on patents, sometimes after validity has already been repeatedly litigated. Over time, this dynamic has fueled a policy debate over the proper role of the PTAB, and how best it should balance patent quality against the need for certainty and finality in issued patent rights.

In March 2025, the USPTO interim acting director, Coke Morgan Stewart, advanced this administration's view on that policy debate

by restructuring the process for commencing AIA proceedings. See Coke Morgan Stewart, Memorandum, Interim Processes for PTAB Workload Management, USPTO (March 26, 2025).

Under the AIA, the final decision as to whether to institute review proceedings had always been in the discretion of the USPTO. Historically, the discretionary and legal components for institution were consolidated: a single three-judge PTAB panel evaluated both the legal threshold for institution, and whether the petition warranted a favorable exercise of discretion.

Stewart replaced that historical structure with a bifurcated process in which one panel evaluates the legal merits of any given PTAB petition, while a separate panel, acting under the USPTO Director's supervision, assesses whether discretionary factors warrant denying institution. By separating these functions, Stewart increased the emphasis on discretionary and policy considerations in the PTAB's institution analysis.

Building on Stewart's reforms, the USPTO recently proposed rules that would replace the PTAB's discretionary judgment with categorical bars on institution under certain circumstances. See Revision to Rules of Practice Before the Patent Trial and Appeal Board, 90 Fed. Reg. 48335 (Oct. 17, 2025). Historically, the PTAB had broad discretion to deny institution based on a range of considerations, including whether the patent had been litigated.

Under the proposed rules, however, the PTAB would be required to deny institution if the USPTO or another forum has already adjudicated the patentability of the challenged claims, or if another forum is well-positioned to do so. Patent challengers would also be required to stipulate that they would not pursue overlapping invalidity arguments in other tribunals.

But even without those proposed rule changes, Stewart's directive has already had a measurable impact on access to IPRs. Under the bifurcated process, procedural denials of

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COURT OF APPEALS

# Court of Appeals Roundup: Life, Loss, and the Limits of the Law

In *SanMiguel v. Grimaldi*, the New York Court of Appeals confronted an emotionally wrenching scenario: a mother whose long, difficult labor ended in the emergency delivery of a gravely injured infant who fought for life for eight days before dying. Despite the undeniable human tragedy, a divided court held firm to a strict legal doctrine that limits recovery for purely emotional injuries.

The case asked whether the court's precedent—particularly *Sheppard-Mobley v. King*, 4 N.Y.3d 627 (2005), which unanimously barred such recovery when a fetus is injured in utero but born alive—should apply with equal force to claims premised on lack of informed consent, and if so, whether that precedent ought to be overruled.

In a four-three decision by Judge Madeline Singas and joined by Judges Michael J. Garcia, Anthony Cannataro and Caitlin J. Halligan, the court held that lack-of-informed-consent claims are simply another variety of medical malpractice and that a birthing parent may not recover purely emotional damages unless they suffered a physical injury independent of childbirth itself.

The majority acknowledged the heartbreaking facts and the moral force of the plaintiff's position but ultimately refused to disturb two decades of doctrinal development. The result is a reaffirmation of a bright-line rule long rooted in New York's historic skepticism toward claims for emotional harm, accompanied by a pair of powerful dissents by Chief Judge Rowan D. Wilson and Judge Jenny Rivera (joined by Judge Shirley Troutman) urging the court to abandon that line for a potentially more coherent and compassionate framework.

The facts of the case are tragic. Plaintiff Veronica SanMiguel was admitted to defendant St. Barnabas Hospital in July 2012 after passing her due date. For two days, doctors attempted to induce labor.

JOSHUA POLSTER and LINTON MANN III are partners at Simpson Thacher & Bartlett.



By Joshua Polster



And Linton Mann III

Dr. Meryl Grimaldi attempted two vacuum extractions that failed, before resorting to an emergency C-section. The infant boy was born with no heartbeat, revived only after intensive efforts, and transferred between neonatal units as his grave neurological injuries became apparent. He died after eight days on life support.

The premise for that exception was practical: New York does not recognize wrongful-death actions for stillborn fetuses, and without a narrow exception, negligent providers would face no liability at all.

Plaintiff sued on behalf of both herself and her son's estate. As relevant to the appeal, she narrowed her personal claim to a single theory: lack of informed consent for the attempted vacuum extractions. For that claim, she sought only emotional damages. Defendants moved for summary judgment, pointing to *Sheppard-Mobley*, which prohibits parents from recovering purely emotional damages when malpractice injures a fetus who is then born alive.

The Bronx County Supreme Court rejected that argument because "there is a triable issue of fact as to whether plaintiff consented to Dr. Grimaldi's use of a vacuum extractor to attempt to deliver the infant," and "the parties dispute whether the use of the vacuum extractor proximately caused plaintiff's alleged injuries." The Appellate Division First Depart-

ment, with Presiding Justice Renwick dissenting, affirmed holding that *Sheppard-Mobley* did not bar plaintiff's claim because a claim for lack of informed consent "is separate and distinct from general allegations of medical negligence" like those at issue in *Sheppard-Mobley*.

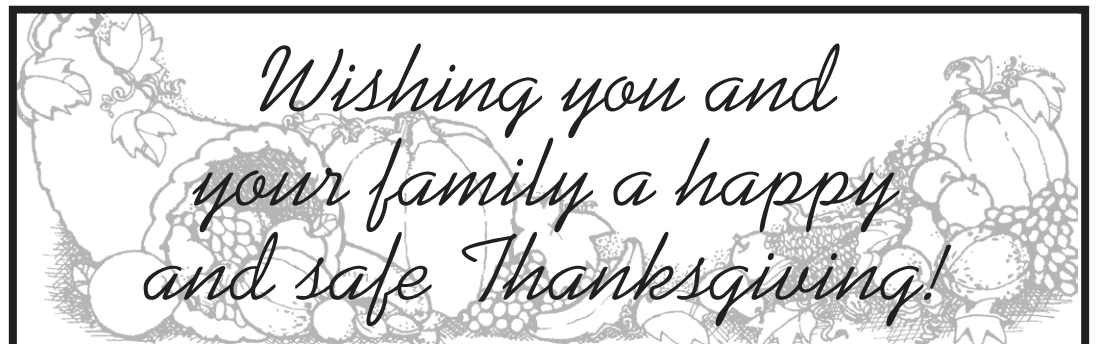
According to the First Department, lack of informed consent "comprises different elements" and "implicates the prospective mother's active role as decision-maker for herself and on behalf of her fetus, with both capacities concerning the mother's right to the integrity of her body."

Alternatively, "assuming for the sake of argument that *Sheppard-Mobley* applied[d] similarly to claims for ordinary medical malpractice and lack of informed consent," the First Department "respectfully invite[d] the Court of Appeals to revisit the issue" because *Sheppard-Mobley* "is... unjust, as well as opposed to experience and logic," and that its "continued application... to claims like the present" would "be repugnant to common-sense justice" and to what the First Department described as "the fundamental principle that one may seek redress for every substantial wrong." The Appellate Division granted defendants leave to appeal and certified the question of whether its order was properly made.

The majority opinion for the Court of Appeals begins by returning to first principles. For more than a century, New York courts have been wary of expanding liability for purely emotional harm. With rare exceptions for mishandled corpses, false death reports, bystander trauma, or emotional injuries with physical manifestations, the court has declined to recognize such claims. That skepticism, the majority explains, is part of the DNA of New York tort law.

Against that backdrop, the majority revisits the lineage of cases restricting parental recovery for emotional damages arising from prenatal injuries. Beginning with *Howard v. Lecher*, 42 N.Y.2d 109 (1977), and continuing through *Becker v. Schwartz*, 46 N.Y.2d 401 (1978), *Vaccaro v.*

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## Off the Front

### Elias

« Continued from page 1

A state court struck down the ban on so-called “line warming” in May 2024.

Elsewhere, Elias Law Group just last week won an appeal in Texas on behalf of civil rights groups challenging the state’s new U.S. House map in the 2026 midterms. That decision was then put on hold Nov. 21 by U.S. Supreme Court Justice Samuel Alito, pending further review by the high court.

Overall, Elias said he has seen substantially more demand for some types of political litigation work than he expected in 2025, and as midterms approach in 2026, he said he and the firm are planning for even more practice growth soon.

“I didn’t have a massive surge of new restricting litigation on my bingo card at the beginning of 2025,” Elias said in an interview. “That has probably driven, on the business side, as much as anything else, a steep increase in demand. We’ve also seen growth in the voting rights litigation writ large because of the attacks on voting coming from this administration, particularly the fact that the Department of Justice is now not only not defending voting

rights but is actually now suing to try to make voting harder.”

Elias founded his firm in 2021 after leaving Perkins Coie, which recently announced its intention to merge with Ashurst. He said he formed the boutique seeking to help Democrats and progressives gain and wield political power as well as expand voting rights for American citizens. He added that such work has only become more important since the second Trump administration began in January.

Elias Law began with Elias himself, 10 other partners and three counsel from Perkins Coie. The firm’s current head count at 62 lawyers now includes 17 partners, a representative for the firm said in an email.

The firm is headquartered in Washington, D.C., where the lion’s share of the attorneys are based, and it also has a second office in Seattle with two partners and five total lawyers. Elias declined to comment on the firm’s revenue and profits, as well as its partnership structure and whether it has a nonequity tier.

Growth in the litigation side of Elias’ firm is only going to continue in 2026 as the midterm elections get closer, he predicted.

As his firm has grown, Elias himself has been the target of multiple attacks from President Donald Trump for his work oppos-

ing the new administration’s agenda. He was mentioned by name in a presidential memoranda that sought to prevent “abuses of the legal system,” as part of Trump’s ongoing attacks on legal industry figures and institutions he sees as his enemies.

Elias’ work during his time at Perkins Coie helped make the firm a target of Trump. While Perkins Coie successfully blocked an executive order against the firm this year, it is still fighting an appeal of that court decision.

Elias said that he supports Perkins Coie and any others in Trump’s sights standing up to the administration rather than striking deals, as nine major firms, including Kirkland & Ellis and Paul, Weiss, Rifkind, Wharton & Garrison, chose to do instead.

“The attacks that Donald Trump has leveled against me and others are related to his own pathological need to attack people who stand up to him and who fight for free and fair elections and for democracy,” Elias said. “I wouldn’t recommend that people try to get themselves in his crosshairs, but I would certainly say that anyone who finds themselves in those crosshairs should be standing up and speaking out, and not cutting deals or capitulating.”

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sexual harassment by state workers during his decade tenure as governor.

In a statement, COELIG Executive Director Sanford N. Berland said of Klein’s case: “The matter is now closed. The process played out as prescribed by law and the Commission’s regulations. The agency investigated and presented the facts, and the Commission acted based on the record as the process requires.”

State Sen. Andrew Gounardes, D-Brooklyn, called the outcome “a miscarriage of justice.”

“It defies logic that the result of almost eight years of investigation is a substantiated claim of sexual harassment but zero accountability,” the lawmaker said, while stating that the circumstance underscored the need for passage of his bill that calls to explicitly state that sexual harassment violates Public Officers Law.

“How can we hold ourselves to a lower standard than those we represent?” said Gounaris, who is an attorney.

Vladimer also expressed outrage and pushed back on the narrative that the result of the

investigation vindicated the ex-senator.

“The commission’s position is essentially that after taking up taxpayers’ time and money, subjecting me to hours of invasive questioning and emotional hardship, they are toothless to proceed. This is doubly unacceptable and utterly pathetic,” Vladimer said.

She added that instead of feeling “vindicated and affirmed,” she is “livid and disconsolate” and will push for meaningful change to the ethics system.

“State employees demand better from our public officials and from the oversight body that supposedly governs their conduct,” Vladimer said. “I am more determined than ever to fix our deeply broken, fundamentally failed system.”

Klein served in the New York State Senate from 2005 to 2018. He was considered by many to be a controversial Albany lawmaker who formed a separate conference in the upper house that allied with Republicans.

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Springer, United Way of New York City president Grace Bonilla and former city budget director Melanie Hartzog.

“A love for hard work, a deep belief in the promise of New York City, and a commitment to the affordability agenda that New Yorkers are demanding unite the more than 400 experts we have appointed to our transition committees,” the mayor-elect said in a statement.

Mamdani previously served as a state assembly member (D-Queens) and identifies as a democratic socialist. He beat out former Democratic New York Gov. Andrew Cuomo, who ran as an independent, and Republican candidate Curtis Sliwa.

Mamdani is set to become the city’s 11th mayor when he is sworn in on Jan. 1, 2026. He will replace Eric Adams, who abandoned his independent campaign ahead of the election.

Adams was indicted on federal public corruption charges during his term, but the case was dismissed after top Department of Justice Department officials said the charges impeded Adams’ ability to cooperate with the Trump administration’s immigration enforcement priorities.

Adams denied any wrongdoing. His former top aide and others are facing state corruption charges.

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## Watchdog

« Continued from page 1

Ethics and Lobbying in Government for taking decisive action in dismissing these baseless allegations,” said Richard Portale, who has represented Klein in the matter. “This outcome affirms that the accusations against Senator Klein were without merit. Indeed, after meticulously analyzing five days of witness testimony and evidence surrounding the allegation, highly regarded independent Judicial Hearing Officer Joseph Neuhaus, who was appointed by the commission, concluded, ‘It did not happen.’ After fighting for nearly a decade to restore his reputation, Senator Klein is grateful that the truth has finally prevailed.”

Vladimer, who resigned months later, is a non-practicing attorney who went on to co-found the Sexual Harassment Working Group, an organization that has been critical of former Gov. Andrew Cuomo’s leveraging of the Public Officers Law to use millions in state funds to defend various allegations of

## Mamdani

« Continued from page 1

Alice Frontier and Meghna Philip of the Legal Aid Society, and Michael Klinger of the Brooklyn Defenders, were appointed to the Committee on the Criminal Legal System.

Mamdani on Monday announced the names of more than 400 New Yorkers and the creation of 17 advisory committees to aid in his transition to city government.

Each committee will be overseen by four transition chairs: former Federal Trade Commission chair Lina Khan, former first deputy mayor Maria Torres-

the filing.

Mangione’s defense team has also challenged the constitutionality of the federal death penalty and accused the Department of Justice of a “brazen breach of the death penalty protocol,” in charging the case.

The government brought the case capitially “based on politics and not merit,” his team argued in September.

But prosecutors called Bondi’s decision to seek Mangione’s death “presumptively unreviewable,” citing United States v. Littrell. Gary Joe Littrell, a member of the Aryan Brotherhood, was charged with murder alongside dozens of others in a racketeering conspiracy case.

In 2007, a district court in California struck a notice of intent to seek death, finding the decision was arbitrary and capricious.

But multiple courts since have rejected Littrell, prosecutors said, “recognizing that the decision intruded upon the core of prosecutorial discretion and conflicted with the well-settled principle that the Attorney General’s charging determinations, including whether to seek the death penalty, are presumptively unreviewable.”

The government was within its discretion to seek Mangione’s death, the attorneys wrote.

“Mangione has submitted no evidence, and, in fact, he does not even allege, that the Attorney General based her decision to seek

the death penalty on a constitutionally suspect factor,” like race or religion, prosecutors wrote.

Mangione is next scheduled to appear in federal court on Dec. 9.

A state court judge in September dismissed murder as terrorism charges against Mangione, but permitted other murder charges to move forward.

He’s due back in state court on Dec. 1, as defense attorneys seek to block the Manhattan District Attorney’s Office from relying on evidence found in Mangione’s backpack.

Mangione is represented by Karen Friedman Agnifilo, Marc Agnifilo and Jacob Kaplan of Agnifilo Intrater. Counsel in the federal matter is Avraham Moskowitz, Eylan Schulman and Christopher Neff of Moskowitz Colson Ginsberg & Schulman.

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### Letters Welcome

The Law Journal welcomes letters from its readers for publication. They must contain the names and addresses of correspondents. Letters should be of reasonable length and submitted with the understanding that all correspondence is subject to the editorial judgment of the newspaper in considering duplication, length, relevancy, taste and other criteria. Letters may be e-mailed to:

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## Outside Counsel

# Why Generative AI Is Powering, Not Pulverizing, Patent Prosecution

BY BRYAN MCWHORTER

When Luis Alvarez proposed that an asteroid caused the dinosaurs’ extinction, he offered a dramatic explanation for a vanished world: sudden, catastrophic, and final. Lately, some voices in the patent profession have borrowed that metaphor to describe the rise of artificial intelligence. They warn that AI is the asteroid hurtling toward patent prosecution—that once it hits, the practice will be wiped out, profits will crater, and the survivors will be those who reinvent themselves in entirely new habitats.

It’s a vivid story. It’s also wrong. Generative AI is not an extinction-level event for patent prosecutors. It’s a force multiplier—an amplifier of legal analysis, not a replacement for it. If anything, it will allow practitioners to spend more time doing what clients value the most.

### What Clients Actually Value—And Always Have

Pessimists argue that AI reduces client value by enabling clients to do more themselves and push down outside counsel rates. That sounds plausible until you consider what clients actually pay for.

Clients don’t write checks for indiscriminately putting pen to paper. They pay for judgment: the ability to connect a complex invention to the right claim strategy, to see the competitive landscape, to navigate byzantine law and rules with efficiency and credibility, to turn technology into protection and business advantage.

Formulaic content or polished formatting has never justified a lawyer’s rates. Those are the mechanical parts of prosecution, not its intellectual core. When we let AI handle the mechanical, we free up more time for the strategic. And strategic thinking is what clients value.

BRYAN MCWHORTER is a partner at Knobbe Martens.

This isn’t the first time we’ve faced a “productivity revolution.” Word processing didn’t kill legal writing. Voicemail didn’t end client relationships. Each innovation reduced friction and eliminated drudgery, letting professionals spend more time where expertise matters. Generative AI is simply the next chapter.

### Redefining Value in the Age of Efficiency

If AI changes the economics of our work, it doesn’t erode value—it forces a clearer understanding of what “value” means.

A prosecutor’s value comes from the assets they create: patents. And patents’ importance has not declined. Innovation remains vital

wrong. Generative AI is a prosecution power tool. Just as power saws enabled carpenters to build more in less time, AI will enable skilled prosecutors to do more with less. But more work in less time is the very definition of *increased* value.

Will demand run dry in the face of more efficient patent drafting? Not likely. When an asset becomes cheaper to produce, demand often *increases*. If we can prepare better drafts faster, clients can file more applications. Portfolios can grow. Quality can rise. Even if per-matter fees compress, the total pie can expand. And when lower fees are driven by efficiency rather than desperation, profit margins can actually improve.

Efficiency isn’t the enemy of profitability. It the engine of it.

### The Two-Step Framework for Thriving With AI

Firms can turn this into reality through a simple two-step framework: (1) master AI, and (2) use that mastery to deliver differentiated quality.

**Step One: Master the Tools.** You cannot reap efficiency gains from a system you don’t understand. Here, AI doomsters are half-right: ignoring AI is not an option. Practitioners who treat these tools as toys will fall behind. But those who treat them as instruments of mastery—who learn their strengths, limits, and biases—will operate with a level of productivity and insight the old regime can’t match.

Learning AI isn’t just about prompting. It’s about understanding training data, where reasoning ends and pattern-matching begins, and how to channel speed without sacrificing precision. That requires rigor—the kind patent professionals already possess.

**Step Two: Differentiate Through Quality.** If AI truly replaced human legal analysis, value would drop. But AI can’t do that now, and likely never will.

Generative models are trained on vast swaths of public data, including prior patents of wildly uneven quality. They don’t “understand” new technology. And patents, by definition, deal

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## IN BRIEF

« Continued from page 1

sive ever array of cutting-edge transactions, restructuring and litigation in the market,” Edelman told associates.

Vinson & Elkins and A&O Shearman also announced their associate bonuses on Monday, with both firms matching the special bonus and year-end bonus scales by Milbank and Cravath, among other firms.

According to a Vinson & Elkins memo seen by Law.com, bonus amounts for associates in the firm’s U.S. offices will be paid on Jan. 30, 2026.

At A&O Shearman, year-end and special bonuses will be awarded to associates and counsel in the Americas as determined by criteria in the firm’s bonus policy, according to a memo seen by Law.com. Individuals who significantly exceed the criteria may also be eligible for an “enhanced” year-end bonus.

The bonuses will be paid on Jan. 20, 2026.

—Patrick Smith, Brenda Sapino Jeffreys

### NY-Based Alt. Asset Manager Going in New Direction Hires Industry Vet As GC and President

Arena Investors Group Holdings, a decade-old investment firm specializing in complex, time-sensitive transactions that conventional lenders may avoid, has hired a general counsel who

also will serve as president.

Andrew Rabinowitz brings more than three decades of investment-industry experience to New York City-based Arena, which has 180 employees and \$4.5 billion in assets under management. He comes to the firm from the alternative asset manager 26North, where he’d been senior partner and general counsel since May 2023.

Before that, Rabinowitz was co-CEO at K2 Integrity, a risk and consulting advisory firm. Earlier in his career, Mr. Rabinowitz spent nearly 20 years in leadership roles at Marathon Asset Management, including president and general counsel, where he helped grow the firm’s assets under management from \$250 million to more than \$24 billion.

Rabinowitz’s position at Arena is newly created.

Arena was launched in 2015 by Westaim Corp., a publicly traded investment firm based in Toronto, and veteran investor Dan Zwirm, who serves as CEO.

Earlier this year, Arena joined forces with another Westaim business, Ceres Life Insurance Co., and the New York City-based investment firm CC Capital to create an integrated insurance and asset management platform operating under the Arena banner.

The integration is intended to provide Arena with access to long-term, “sticky” capital

(money from insurance policies that stays invested for a long time). Arena said this will allow it to make more and larger investments, accelerating its growth.

Zwirm told Private Debt Investor that the move reflects the investment industry’s hunger for a more stable source of capital than bank deposits, which customers can withdraw instantaneously, as the collapse of Silicon Valley Bank in 2023 demonstrated. In a single day, customers withdrew \$42 billion.

Zwirm said Rabinowitz’s skill set is a good fit for the refashioned Arena.

“Andrew brings significant experience in building, growing and managing leading asset management platforms and serving the sophisticated requirements of insurance companies,” he said.

Outside of his work in the investment industry, Rabinowitz serves as co-president of the R Baby Foundation, which he co-founded with his wife, Phyllis, in 2006 after their nine-day-old daughter died due to a misdiagnosed viral infection in an emergency room.

The foundation’s mission is to save children’s lives by improving pediatric emergency care. Toward that end, it has provided training grants to more than 1,200 hospitals in the U.S. and abroad.

—Michael Gennaro

## Transcripts

« Continued from page 1

underlying bases for grand jury secrecy.”

“The Act expressly references this specific investigation, and there can be no question that Congress was aware that this investigation included a grand jury investigation,” prosecutors wrote in the filings. “Thus, the Act’s reference to ‘all ... investigative materials in

the possession of the Department of Justice, including the Federal Bureau of Investigation and United States Attorney’s Offices,” is best understood as encompassing grand jury materials.”

The Act did allow for exceptions, including material relevant to ongoing investigations. Victims’ information will also be redacted from the filings.

U.S. Attorney General Pam Bondi earlier this month directed Clayton’s office to investigate ties

between Epstein, who died in 2019, and prominent Democrats. Bondi tasked Clayton after President Donald Trump, in a social media post, said he would order the investigation.

The SDNY previously led the investigations into Epstein and Maxwell, his longtime associate. Maxwell was found guilty and is serving a 20-year prison sentence.

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# Real Estate Trends

**REALTY LAW DIGEST**

By  
**Scott E. Mollen**



**Madoff—Homestead Exemption—Two or More Condominium or Cooperative Units—Madoff Trustee Sought Declaratory Judgment That Condominium Units Owned By Respondents, “Unknowing Beneficiaries of Madoff’s Scheme, Are Not Subject to a Homestead Exemption”—There Were No Cases “Directly On Point Where Two or More Combined Condominiums or Cooperatives Qualified Collectively for the Homestead Exemption”—Petition Denied—the Combined Units “Treated as One Solitary Homestead Property”**

This decision involved a declaratory judgment proceeding. The petitioner, the trustee for the liquidation of Bernard L. Madoff Investment Securities LLC (BLMIS), sought a declaratory judgment that certain condominium units owned by respondents are not subject to a homestead exemption, and directing the sheriff to execute on the sale of the units. He sought a declaratory judgment and subsequent sale, for apartments 14B and 14C located in a Manhattan building.

The respondents argued that those two units, together with apartment 14A, “also owned by respondents were combined to make one unit in 1995 and the combined unit is their primary residence and thus subject to the CPLR §5206 homestead exemption.”

The petitioner contended that the respondents are only entitled to the homestead exemption with respect to unit 14A and that the combined unit can be separated and units 14B and 14C may be sold.

The respondents cross-moved for a protective order vacating all judgment enforcement proceedings against them. A respondent was a general partner in two partnerships that held investment accounts at BLMIS between 1978 and 2008.

The petitioner had commenced actions against a respondent, and the two aforementioned partnerships to recover “fraudulent transfers made by BLMIS to the two aforementioned partnerships, totaling \$16,880,000.” A federal trial court had entered two money judgments against a respondent and others, jointly and severally, for \$16,888,000. That judgment remains unpaid.

The respondents had purchased apartment 14B in 1992. In 1993, the respondents bought apartment 14A, and in 1995, they bought

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

**ZONING AND LAND USE PLANNING**

## Zoning of Cannabis Operators Faces Scrutiny

By  
**Anthony S. Guardino**



In March 2021, the New York State Legislature passed the Marijuana Regulation and Taxation Act (MRTA). MRTA created the state’s Cannabis Law and established administrative entities, including the Office of Cannabis Management (OCM) and the Cannabis Control Board (CCB), to regulate, control, and tax adult-use, medical, and hemp cannabis.

MRTA allows adults 21 and older to cultivate, use, and possess marijuana in moderate amounts and created a scheme for businesses to apply for retail dispensary and on-site consumption licenses to sell marijuana products for consumption.

In deference to municipalities that were not as supportive of legalized marijuana as the New York State Legislature was, MRTA gave municipalities that did not wish to have dispensaries or on-site consumption businesses within their jurisdictions a nine-month window following its enactment to adopt a local law prohibiting such businesses within the municipality. Those cities and towns that did so could repeal their prohibition in the future, but those that did not opt out within the statutory window could not later prohibit such businesses.

Some municipalities that did not opt out seem to regret their decision. Recognizing the window within which they could do so has long since passed, these municipalities have adopted zoning regulations and ordinances that place tight controls on the development and operation of cannabis businesses within their jurisdictions.

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But two recent advisory opinions from the OCM and a recent Suffolk County Supreme Court decision show that municipalities have limited options when restricting retail cannabis dispensaries through zoning. When read together, the opinions and decision require laws that regulate retail cannabis dispensaries to survive three levels of scrutiny in order to be valid.

**Key Provisions**

Several key sections of New York’s Cannabis Law concern how municipalities regulate retail cannabis businesses’ operations.

Cannabis Law §72 authorizes and governs the issuance of adult-use retail dispensary licenses, including limiting the number of licenses a person may hold and restricting license holders from also holding permits for cannabis cultivation, processing, or distribution.

Additionally, Section 72 requires license holders to operate from physical premises that are accessible from street level on a public thoroughfare. It also restricts the licensing of cannabis businesses to those over 500 feet away from schools or over 200 feet away from houses of worship.

Cannabis Law §131(2) preempts municipalities “from adopting any law, rule, ordinance, regulation or prohibition pertaining to the operation or licensure of registered organizations, adult-use cannabis licenses or cannabinoid hemp licenses” unless a municipality passed, before Dec. 31, 2021, an opt-out law that complied with Cannabis Law §131(1).

However, Section 131(2) provides an exception to this preemption if local laws “governing the time, place and manner of the operation of licensed adult-use cannabis retail dis-

pensaries and/or on-site consumption site” do not “make the operation of such licensed retail dispensaries or on-site consumption sites unreasonably impracticable as determined by the [(CCB)].”

The CCB provided in 9 NYCRR §119.2(a) guidance about the permissible time, place, and manner restrictions municipalities can impose on licensed adult-use retail cannabis dispensaries. Those restrictions include:

- Retail hours of operation;
- Visual or architectural integrity of the building, if it is located within a historical district;
- Parking;
- Traffic control, such as pedestrian and vehicular traffic;
- Odor;
- Noise; and
- Distance requirements between a retail dispensary and a “public youth facility,” so long as the distance requirement is no greater than 500 feet from the retail dispensary.

Finally, NYCRR § 119.1(b)(1) provides examples of laws, rules, or prohibitions that Cannabis Law § 131 preempts municipalities from adopting regarding the “operation, registration, licensure, or permitting of [an] adult-use cannabis license,” such as those imposing fees, giving additional benefits to a municipality, or “denying any right, privilege, permit, variance, or approval” to licensed businesses.

**Levels of Scrutiny**

Two recent advisory opinions from the CCB and a decision from the Suffolk County Supreme Court demonstrate the limitations municipalities face in governing or restricting the operation of cannabis businesses when they did not opt out of allowing retail cannabis operators upon the enactment of MRTA.

Together, these limitations articulate three levels of scrutiny that municipalities’ zoning ordinances must survive to be valid.

Municipalities that failed to opt out of MRTA cannot bar licensed cannabis businesses through zoning ordinances...that make operation of a retail cannabis business ‘unreasonably impracticable.’

The CCB tackled in 9 NYCRR § 119.5(a) the standard for which time, place, and manner restrictions will be deemed to be unreasonably impracticable. A municipality’s law, rule, or actions “shall [not] be effective [n]or enforceable if [it] otherwise impedes on duties and obligations of the [CCB],” violates New York’s Cannabis Law, “or discriminates against or frustrates the registrant, licensee, or permittee’s ability to carry out the operation of such registration, license, or permit as issued by the [CCB].”

First, there is the inquiry into preemption, which would invalidate a law or regulation preempted by MRTA. An example of such a law is a blanket prohibition on opening retail cannabis businesses within a municipality when the jurisdiction did not opt out of allowing cannabis businesses.

Second, the local zoning regulation must be a valid “time, place, or manner” regulation, as set forth in 9 NYCRR § 119.2(a). An ordinance that is not preempted by MRTA may not regulate the operations of



Miami Dade College in downtown Miami

## Miami Judge Declines To Stay or Expedite Suit Over Trump Presidential Library Land

BY ANNIE MAYNE

MIAMI

MIAMI-DADE Circuit Judge Mavel Ruiz denied a stay motion in a case against Miami-Dade College and declined to expedite its proceedings in a Monday hearing, slating the trial that will determine whether the college violated Florida’s sunshine laws when it voted to deed nearly three acres of prime real estate for a Trump Presidential Library for next summer.

Ruiz’s ruling comes as the Third District Court of Appeals considers the college’s challenge to her order that temporarily blocks the transfer of land to the state, which the Miami Dade College Board of Trustees approved on Sept. 23. The Third DCA denied the board of trustees’ request to expedite that appeal.

Local historian and Miami resident Marvin Dunn filed the suit against the school. He argued that the board’s vote was shrouded in secrecy because it was held without explicit notice of the real estate transfer on the agenda.

After deeding the land to the state, Gov. Ron DeSantis and other state leaders gifted it to the foundation planning the Trump Library. The parcel, which overlooks Biscayne Bay, is conservatively valued at \$67 million.

Andrés Rivero, partner at Rivero Mestre and attorney for Dunn, said Monday that his client is a “brave man” and the only citizen who has been “willing to stand up for the citizens of the state.” Jesus Suarez, partner at Continental PLLC and attorney for the board of trustees, accused Dunn of attempting to advance a “political cause.”

Florida’s Chief Financial Officer Blaise Ingoglia filed an amicus brief in support of the trustees and has also accused Dunn of being politically motivated.

Ruiz was not swayed by Suarez’s argument that continuing the case in her court would result in “duplicative” litigation and stated that she would not be influenced by whatever the appellate court rules.

“This court’s not gleaming anything from that decision, whether it’s denied or not,” Ruiz said.

As to Dunn’s attempt to expedite

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New York City remains the hottest major U.S. leasing market with more than a quarter of all legal sector leases signed during Q3.

## Law Firms Are Taking Up A Growing Chunk of US Office Leases

BY BRENDA SAPINO JEFFREYS

WITH law firm leasing staying strong during the third quarter of 2025, the legal sector accounts for 10.5% of total U.S. office leasing for the first three quarters of the year, more than double the level in 2018, showing the strength of the legal leasing market, a new Savills Q3 report finds.

Law firm leasing activity has risen steadily since 2018, and Tom Fulcher, chair of the Legal Tenant Practice Group at Savills, expects legal sector leasing to hit a record level in 2025.

“Our experience with law firms [is] their profitability is going up. They continue to grow,” Fulcher said.

According to data in The Legal Tenant U.S. Law Firm Activity Report Q3 2025. Legal sector leasing in 2018 and 2019 averaged about 5% of all office leasing activity, and it rose to 6.6% in the pandemic year of 2020, as firms continued to renew and sign long-term deals even as overall leasing activity slowed. In 2021-2022, legal sector activity accounted for about 7.5% of total volume, which was below pre-pandemic levels but “demonstrated resilience as other industries contracted.” Leasing in 2023 rebounded to pre-pandemic levels, growing to 8.8% of total activity, and in 2024, it grew to 9.6%, and so far in 2025, law firms make up 10.5% of leasing activity.

Law firm leasing totaled 2.4 million square feet during Q3—the third highest quarterly volume since 2018—bringing the total for the first three quarters of 2025 to 8.3 msf. Legal sector leasing averaged 2.8 msf a quarter so far this year, above the 2.5 msf quarterly average in 2024, as leasing activity “continues to outperform historical norms,” the report said.

“Building on this momentum, 2025 remains one of the most active years on record, underscoring the legal industry’s enduring influence within the U.S. office market,” the report said.

Meanwhile, relocations comprised half of legal sector transactions of more than 20,000

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### TUESDAY, DEC. 2

#### NY State Bar (Non CLE)

Negotiating Sports Contracts I: Tax  
Considerations & Provisions in  
Sports Contracts  
[https://nysba.org/events/  
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Virtual

[https://nysba.org/events/  
the-top-10-attorney-escrow-  
account-blunders-how-to-avoid-  
a-grievance/](https://nysba.org/events/the-top-10-attorney-escrow-account-blunders-how-to-avoid-a-grievance/)  
1 CLE credit, Virtual

1 CLE credit  
Virtual

### TUESDAY, DEC. 9 WEDNESDAY, DEC. 10

#### NY State Bar (CLE)

Bridging the Gap  
[https://nysba.org/events/brid-  
ing-the-gap-december-2025/](https://nysba.org/events/bridging-the-gap-december-2025/)  
16 CLE credits, Virtual

### WEDNESDAY, DEC. 10

#### NY State Bar (Non CLE)

Building Balance, Dec. Self-Care  
Group  
[https://nysba.org/events/  
building-balance-december-self-  
care-group/](https://nysba.org/events/building-balance-december-self-care-group/)  
Virtual

### TUESDAY, DEC. 16

#### NY State Bar (Non CLE)

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association/](https://nysba.org/events/12-16-25-vlex-fastcase-benefit-overview-new-york-state-bar-association/)  
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Virtual

### TUESDAYS, DEC. 2, 9, 16

#### NY State Bar (Non CLE)

Finding Focus: Co-Working Group  
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9-25-finding-focus-co-working-  
group/](https://nysba.org/events/12-9-25-finding-focus-co-working-group/)  
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### TUESDAY, DEC. 2

### WEDNESDAY, DEC. 3

#### NY State Bar (CLE)

Estate Litigation: Contested Pro-  
bate and Accounting Proceed-  
ings  
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3.5 MCLE Credits  
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### WEDNESDAY, DEC. 3

#### NY State Bar (CLE)

Top 10 Attorney Escrow Account  
Blunders: How to Avoid a Griev-  
ance

### THURSDAY, DEC. 4

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### TUESDAY, DEC. 9

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## Litigation

« Continued from page 3

IPRs have surged, reaching 254 in the third quarter of 2025 alone—a record figure representing a 206% increase over the entirety of 2024. If the proposed rule changes and categorical bars to institution take effect, the denial rate would only increase from there.

This trend at the PTAB provides a strengthening of patent rights in the U.S.—a boon to patent holders, and a detriment to accused patent infringers. And the changes have not stopped there.

### Squires at the USPTO

On Sept. 22, 2025, John Squires was sworn in as director, bringing with him a new policy-driven vision of the USPTO as America's "Central Bank of Innovation." Whereas prior directors touted the agency's role as a balanced institution, Squires has expressed his view of the agency as an active driver of national economic policy and global competitiveness. Since taking office, Squires has moved quickly to put that philosophy into practice, leveraging his authority in an effort to restore public confidence in issued patent rights.

Central to Squires' agenda is his "born strong" quality mandate for patents. Squires has explained his view that patents should emerge from thorough examination and issue from the beginning as clear, strong patent rights. In his view, repeated post-grant challenges and high rates of claim cancellations at the PTAB have undermined the stability and predictability of issued patents. His push towards predictability and reliability make sense, given his background in the world of finance—Squires was previously Chief IP Counsel at Goldman Sachs.

To address his concern, Squires transferred final authority for institution of IPR and other post-grant review proceedings from PTAB panels to the Director's office. See John Squires, Memorandum, Director Institution of AIA Trial Proceedings, USPTO (Oct. 17, 2025). He framed this centralization as necessary for restoring public confidence in issued patent rights by promoting fairness, transparency, and consistency. Ultimately, Squires himself now makes the sole and final call on whether these PTAB petitions should be granted and the patent review proceedings instituted.

And the impact of that shift is now crystal clear—Squires has begun denying IPR petitions without providing reasoning or analysis, and in fact, the USPTO has denied every IPR filed since he took

office, resulting in a 0% institution rate over this period (contrasted with the historical PTAB institution rate of approximately 67%). See Dennis Crouch, An Era of No: The USPTO's New 0% Institution Rate, *Patently-O*. The message is clear: the IPR process is, for all practical purposes, dead.

Squires' leadership has produced a distinctly pro-patent environment—one in which patent owners face fewer obstacles at the PTAB, and have greater incentive to assert their patent rights.

### Strengthening of Offensive Tools

At the same time as the legal landscape is shifting, advancements in technology are easing the mechanics of patent enforcement. Historically, patent monetization efforts required significant human effort in manually analyzing large patent portfolios, and then comparing those patents to vast arrays of products in the marketplace. This chicken-and-egg problem—do I first start by looking at patents, or do I first start by looking at products and then find a relevant patent?—placed practical limits on a patent owner's ability to spot infringement or licensing opportunities.

Modern AI tools, which are expert at this kind of too-large-a-data-set problem, are removing these obstacles. AI tools can now analyze and evaluate large patent portfolios, flagging strong candidates for monetization within minutes or hours, rather than through weeks or months of manual effort. These tools can also comb public data sources, such as the Internet, for materials like product documentation, technical specifications, and news releases, to identify potential licensing opportunities.

A number of vendors and law firms are developing proprietary approaches to using these AI tools to solve this problem. And while AI tools still hallucinate, and the perfect automated solution is not yet available, the technology is very close. The result will be akin to unlocking the front gate of a gold mine, and will have a profound impact on patent licensing and litigation going forward.

### Access to Litigation Funding, and the Rise of the Mega Verdicts

In parallel with the above major changes, the economics of patent enforcement have also been shifting in favor of patent owners.

The high cost of patent litigation has in the past prevented many patent owners from pursuing even

their strongest claims. But the rise of third-party litigation funding in recent years has fundamentally changed the dynamics of patent enforcement. The litigation funding industry has expanded rapidly, growing to more than \$19 billion in 2024, and the industry is projected to reach \$53 billion by 2035. See Litigation Funding Investment Market Size, Growth Trends 2026-205, *ResearchNester*.

Patent cases account for roughly one-third of that capital, with approximately 32% of the funding going to patent disputes in 2024. See 2024 Litigation Finance Market Report at 6, *Westfleet Advisors*.

Investments to invest in patent litigation have also intensified. Over the past five years, U.S. juries have awarded some of the largest patent infringement verdicts in history. In 2024 alone, total patent damages exceeded \$4.3 billion—the most ever awarded in a single year—and more than ninety patent cases resulted in damage awards—also a record. See Carla Rydholm, Lex Machina 2025 Patent Litigation Report Shows 22% Surge in Filings and Record \$4.3B in Damages, *Lex Machina*.

Given the substantial upside in patent litigation, it is no surprise that patent cases have become a favorite among litigation funders. And, particularly during a time of great economic uncertainty in the global economy, and amid concerns about tariffs and eventual recession, investors find more attractive than ever the hedge that comes with betting on litigation—an investment vehicle completely untethered to, and unaffected by, any eventual crash in global markets.

Indeed, the amount of money available and waiting on the sidelines to fund the right patent cases is nearly limitless—the number of patent cases is not limited by the availability of funding, but rather by the ability to identify potential infringement claims fast enough. And that is a problem that, as noted above, AI is already solving.

### Conclusion

Notably, 2025 is already on pace to become the year with the second highest number of U.S. patent cases filed, trailing only the peak in 2015. See Patent Dispute Report: 2025 Mid-Year Report, Unified Patents. That momentum will surely only increase in a flywheel effect that comes from the decidedly pro-patent policy landscape, the increased capabilities of AI tools, and the increasing availability of funding. In the end, 2026 is poised for an explosion in U.S. patent litigation and licensing.

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Real Estate Trends / Outside Counsel

Realty Law

« Continued from page 5  
apartment 14C, and combined all apartments into the one they have lived in since they acquired the three units. The three apartments retain their “original, distinguishable block and lot numbers.”

After reviewing CPLR §5206 which embodied the exemption of homestead, the court explained that the “purpose of the homestead exemption is to protect the family of a judgment debtor by exempting their home from execution on an outstanding judgment if it falls below a monetary threshold, or if the property exceeds that value, exempting some of the proceeds from the sale to allow the debtor to purchase an exempt property.... In order to claim a homestead exemption under New York law, a debtor must show actual physical occupancy on a regular basis and an intent to reside permanently....”

The petitioner argued that the respondents may only claim the homestead exemption for Apartment 14A, and that the sheriff should be directed to proceed with an execution of the sale of Apartments 14B and 14C as exempt from CPLR §5206(e).

The court stated that there are “no cases directly on point whether two or more combined condominiums or cooperatives qualify collectively for the homestead exemption.”

However, the court noted that there was a United States Bankruptcy Court decision which considered “an analogous issue.” It considered “whether two parcels of land—one with the dwelling and the second across the street and vacant—together acquire the status of homestead property....” That court reasoned that a “nearly identical issue arises in the context of determining severance damages incident to an appropriation of real property in eminent domain context.”

The bankruptcy court had further noted that “in the context of eminent domain ‘separate parcels will generally be considered as comprising a single unit only when three requirements are met: (i) there is unity of title or ownership, (ii) unity of use, and (iii) the parcels are contiguous....”

Here, the court found that “all three of the elements are satisfied.” It found that there was a “unity of title and ownership in that (the respondents) have owned the three apartments by a tenancy in the entirety since 1995.” The petitioner acknowledged that the “three apartments have been combined into one contiguous apartment which is used for respondents’ primary home.

Thus, the court stated that the “three combined apartments may be treated as one solitary home-

stead property, and the petition must be denied.”

The court explained that “while CPLR §5206(e) provides that judgment creditor may commence a special proceeding to direct the sale of a debtor’s homestead property, and as stated above, if such a sale is directed must exempt an amount of the sale proceeds to allow the debtors an opportunity to acquire a fully exempt property, however, petitioner did not request this relief here. Since petitioner only seeks a declaratory judgment, declaring apartments 14B and 14C are not subject to the homestead exemption, the petition must be denied.”

With respect to the respondent’s cross-motion, the court found that the petitioner had correctly cited a “fatal procedural defect in that it does not contain a Notice of Cross-Motion.” However, notwithstanding such procedural defect, the court held that the respondents were “not entitled to a vacatur of the money judgments against them.” They had not provided, *inter alia*, any evidence that the judgments had been obtained by fraudulent means.

Moreover, the respondents had “proffered no evidence that permitting the petitioner to enforce the judgment would cause unreasonable annoyance, expense, embarrassment, disadvantage, or other prejudice.” Accordingly, the court denied the cross-motion. Thus, the petition and the cross-motion were denied.

**Picard v. Sage, Supreme Court, New York County, Case Number: 156861-2025. Decided Oct. 7, 2025. Goetz, J.**

**Landlord-Tenant—Good Cause Eviction—Motion To Dismiss Granted—Motion To Amend Petition Denied—a Good Cause Eviction Notice “Is Part of the Pleadings, and Is Not An Unamendable Predicate Notice”—Given Assertions In Notice of Termination and Primary Statement In the GCE Notice, “The Reference to the GCE Nonpayment, Holdover Grounds Is Frankly Incomprehensible”—Notice To Vacate Must Be “Clear, Unambiguous and Unequivocal—There Were “Inconsistencies and Confusion”**

Landlord commenced a hold-over proceeding against respondents, alleging that they are “licensees...., temporarily relocated for repairs to be completed in their primary residence, and that their license has expired as repairs have been completed....”

The respondents moved to dismiss, asserting that the “predicate notice of termination is fatally defective insofar as it labels respondents ‘licensee’ when respondents claim they are tenants, based on

the lease agreement exhibited for the subject premises....”

The respondents further argued that the petition is defective. They claimed that the Good Cause Eviction Law (GCE) applicability notice, annexed pursuant to RPL §231-c, is also a predicate notice and is also fatally defective in that it claims GCE exemption when “Respondents claim the premises is subject to GCE protections, and no good cause grounds are stated in either the notice of termination or the petition....”

The respondents did not address “personal jurisdiction beyond the citation to CPLR 3211(8).”

The landlord countered that when it “served respondents with a thirty-day notice of termination,

the court stated that there are “no cases directly on point whether two or more combined condominiums or cooperatives qualify collectively for the homestead exemption.” However, it noted that there was a United States Bankruptcy Court decision which considered “an analogous issue.”

rather than a ten-day termination, that described in some detail the circumstances of respondents’ occupancy of the...premises and petitioner’s basis for demanding their vacatur.” It argued that the “length of the notice, its detail, and the circumstances of respondents’ occupancy of the...premises outweigh any potential prejudice or confusion caused by reference to respondents as ‘occupants’ or as having ‘license-permission, to have exclusive use of the subject premises on a temporary basis....”

With respect to amendment of the petition and the GCE notice, the landlord sought “to allege coverage under GCE and good cause grounds, pursuant to (RPL) §216(1)(a)(i), for non-payment of rent under the lease...that did not result from an unreasonable rent increase.” The landlord reasoned that the proposed amendments “work no prejudice on Respondents and should be freely granted.”

The court granted the respondents’ motion to dismiss and denied the landlord’s motion to amend.

The salient issue was “whether the notice ‘provided the necessary additional information to enable the tenant respondent to frame a defense and the notice, as a whole, was therefore adequate to meet the tests of reasonableness and due process....”

The court observed that “all parts of the GCE were in effect on the date of the predicate notice of termination, August 22, 2024....” The landlord was “clearly aware of this, evidenced by its service of the GCE notice....”

The court had previously held that the “GCE notice is part of the pleadings, and not an unamend-

able predicate notice....” The court had also held that “with respect to good cause grounds that the notice of termination, which is unamendable, must contain clear notice of the legal theory on which the petitioner intends to proceed ‘sufficient to allow the Respondent to determine whether they should defend, or vacate and avoid litigation....”

The subject notice of termination “sought to inform respondents that (1) they were granted permission to occupy the...premises pursuant to a written lease agreement; (2) that the conditions for the termination of that lease agreement—namely the passage of a date certain and the completion of repairs in their original apartment—had

been met; and (3) therefore, if they did not vacate on or before September 30, 2024, petitioner would commence a summary holdover proceeding to recover possession....” The notice of termination also warned “that Respondents would be liable for use and occupancy at a fixed daily rate until vacatur, and that Petitioner would seek a money judgment in any proceeding.”

The GCE notice annexed to the notice of termination specified that “the subject premises is not subject to (GCE) pursuant to Section 214(5) of Article 6 of the (RPL) because the unit is otherwise subject to regulation of rents of evictions pursuant to local, state or federal law, rule or regulation. In addition, rents are due and owing not because of an unreasonable rent increase under Section 216(a)(i) of Article 6 of the RPL.”

The court noted that “reasonably read together, it appears that petitioner’s theory... is that respondents cannot continue to occupy the...premises because their written license for occupancy has expired, and they are not subject to GCE protections.”

The claims for use and occupancy, and the assertion of a right to a money judgment “are stated as is typical in a licensee holdover.”

The court found that the “reference to the GCE non-payment holdover grounds is frankly incomprehensible given the assertions in the notice of termination and the primary statement in the GCE notice that...premises is exempt due to rent regulation.”

The court observed that based on those notices, the respondents were “left to prepare to defend based on the conditions of their tenancy in the...premises, pursuant to their lease agreement,

and without coverage under GCE. The petition only makes matters worse. The petition incorporates the notice of termination by reference, alleges the...premises are not subject to rent regulation due to high rent vacancy decontrol, and petitioner annexes to the petition a different GCE notice it alleges, ‘under section 211(4)(a) of Art. 6A of RPL, respondents are not tenants and subject to section 214(5) of Art. 6A of RPL, the premises are not covered under GCE.’”

The court reasoned that the notice of termination, taken together with the GCE notice attached to it, failed to “apprise respondents accurately of the fundamental nature and grounds of the proceeding that will be brought against them.”

The court further stated that it “fails utterly to characterize respondents as tenants, be they tenants at sufferance...., daily tenants at a rate of \$178 per day, or otherwise holdover tenants pursuant to RPAPL §711(1).” It emphasized that a notice to vacate “must be clear, unambiguous and unequivocal....”

The court concluded that the “inconsistencies and confusion engendered are insurmountable and unamendable....” and the petition must be dismissed.

Accordingly, the court granted the respondents’ motion to dismiss and the landlord’s motion to amend was denied.

**815 West 180th Group LLC v. Vargas, Civil Court, New York County, Case Number: LT-319951-24/NY. Decided Sept. 26, 2025. Chinae, J.**

**Landlord-Tenant—Landlord Not Entitled To Good Cause Eviction Exemptions—“Small Landlord” Exemption Under RPL §214(2) Inapplicable Where Landlord Owned at Least 12 Units and the “Owner Occupied” Exemption Under RPL §211(3) Was Not a Basis To Exclude Units Landlord Claimed To Occupy**

This decision involved a hold-over proceeding involving an alleged unregulated unit. The court granted the respondent’s motion for summary judgment.

“A” owns the LLC that held title to the subject premises. “A” claimed an exemption from the Good Cause Eviction Law (GCE). The key issue was whether “A” has a legally sufficient ownership interest in more than 10 units in New York State.”

The respondent alleged that the petitioner owns “more than countable 10 units.” The petitioner denied that.

“A” denied the respondent’s allegations, “but only to a certain extent.” “A” argued that he did not own one of the subject properties

when the instant proceeding had been commenced. He claimed that the three units in such property should not be “considered toward the total.”

The court noted that “A” admitted to owning 12 units at the time the subject suit had been commenced, “which would still subject the instant proceeding to the (GCE).”

“A” contended that two units in a subject building should not count since he “lives in them,” reducing the number of countable units to 10.”

However, the court stated that even if “A” occupied two units in the aforementioned building, that would “not provide him with the (GCE) exemption that he seeks.”

The court explained that under the GCE, there are two exemptions—the “Small Landlord” exemption and the “Owner Occupied” exemption.

Under the RPL, the “Small Landlord” exemption requires that the landlord not own more than 10 residential units in the state (RPL §214(1); RPL §211(3)). The second exemption is for an “owner-occupied housing accommodation with no more than 10 units” (RPL §214(2)).

The court explained that these are “distinct exemptions.” The official GCE “form designates the exemptions as different ‘checkboxes’ on the form, namely check boxes 2B and 2C.”

The court found that “A” did not “qualify for either exemption in the instant proceeding.”

The court stated that assuming that “A’s” allegations were true, “the owner-occupied exemption could apply to a case arising from his ownership of (one of the subject buildings).” In that building (if “A” were to rent out one of the units he lives in), “a tenant there probably would not qualify for the protections of the (GCE), because the building has less than 11 units, and the owner lives there.”

However, the court explained that the fact that “A” “could enjoy an owner-occupied exemption under RPL §214(2), for a different building has no bearing on whether he qualifies for a small landlord exemption, (“A”) would have to own fewer than eleven units in the state.” Here, “A” admitted that he owns twelve units.

The court reasoned that since the facts were undisputed and “A” owns twelve units, “A’s” argument “that two of those units should not count toward the total lacks an adequate legal foundation.”

Accordingly, the court granted the respondent’s motion to dismiss.

**616 Manhattan LLC v. Placzek, Civil Court, Kings County, Case Number: LT-319912-24/KI. Decided Oct. 10, 2025. Basu, J.**

Cannabis

« Continued from page 5  
a retail cannabis business beyond its time, place, or manner.

Finally, there is the “unreasonably impracticable” standard, which will invalidate any time, place, and manner restrictions that, per 9 NYCRR § 119.5(a), “impede[] on duties and obligations of the [CCB],” violate New York Cannabis Law, “or discriminate[] against or frustrate[]” an operator’s “ability to carry out the operation” of their business.

In Advisory Opinion 2025-01, two organizations sought advisory opinions as to whether the Town of Riverhead’s proposed and enacted zoning code provisions and its one-year moratorium on processing any building or land use permits for cannabis businesses were “unreasonably impracticable” under, and preempted by, the Cannabis Law. The zoning ordinances limited the zoning districts in which cannabis businesses could operate, restrict-

ed the number of businesses that could operate in certain approved districts, and established distance requirements from specific properties, such as schools, libraries, playgrounds, community centers, and houses of worship. Riverhead’s ordinances also required applicants to obtain an opinion letter from it stating whether the business’s proposed location complied with its Town Code.

The CCB concluded that Riverhead’s new provisions were unreasonably impracticable because they were not proper time, place, and manner restrictions. For example, one provision forbade the location of a dispensary within 1,000 feet of any school, library, or daycare facility—double the minimum distance requirement in the Cannabis Law of 500 feet between any school and any cannabis retail business, and with a broader scope of protected locations.

The CCB also found that Riverhead’s ordinances improperly overrode the CCB’s authority to set the terms of licensure by requiring

cannabis applicants to receive a positive municipal opinion to apply for building and use permits, as Cannabis Law § 76 expressly treats municipal opinions as advisory and not determinative of an applicant’s ability to open their business. Finally, the CCB noted that the one-year moratorium on accepting permit applications was an unreasonably impracticable restriction.

Then, in Advisory Opinion 2025-02, two different organizations sought advisory opinions regarding the local zoning provisions of the Town of Southampton. Southampton had amended its zoning code to add “non-medical cannabis dispensary” as a category of a special exception use. Under Southampton’s zoning code, businesses deemed special exception uses were subject to additional conditions, including a special review process, before the town would issue a building permit. Southampton also limited the zoning district where cannabis dispensaries could operate.

The CCB found that South-

ampton had improperly applied its special use exception requirements to regulate cannabis businesses. The CCB ruled that those requirements were unreasonably impracticable because they limited cannabis businesses to two of Southampton’s eight business districts, which was not an enumerated time, place, or manner restriction under the Cannabis Law. The CCB found that many of the other restrictions for special use exceptions were unreasonably impracticable time, place, and manner restrictions, such as distance requirements from “community facility[ies]”—a term that included organizations beyond those that the CCB’s regulations addressed—the prohibition of drive-thru windows at dispensaries, and signage and security requirements.

Finally, in *1086 OCR LLC v. Town of Riverhead Zoning Board of Appeals*, one of the parties who sought Advisory Opinion 2025-01 from the CCB filed a hybrid Article 78 and declaratory judgment action in the Suffolk County Supreme

Court regarding Riverhead’s ordinance requiring a 1000-foot distance between any cannabis retail business and any school, which was in excess of the 500-foot distance required by Cannabis Law § 72. The petitioners had a license to operate a dispensary at their location, which was in a zoning district that permitted retail cannabis dispensaries.

The court found that because state law and regulations had already addressed the distance requirement for cannabis businesses from schools, Riverhead’s zoning ordinances that increased this minimum distance were preempted. The court also found that Riverhead’s zoning code violated New York Town Law § 262 by applying zoning ordinances differently to cannabis businesses than to other businesses in the commercial district.

Regulatory Restraint

New York State’s cannabis regulatory scheme is still in its

infancy. But the Cannabis Law and the CCB’s regulations make clear that municipalities that failed to opt out of MRTA cannot bar licensed cannabis businesses through zoning ordinances and regulations that are preempted by the Cannabis Law, that are not permitted time, place, and manner regulations, or that make operation of a retail cannabis business “unreasonably impracticable.”

Retail cannabis business operators who want to do business in a New York municipality that appears to be unduly restricting their operations through zoning ordinances should be aware that such regulations must survive three levels of scrutiny or they will be deemed invalid. They should also be mindful of the various administrative and judicial processes that are available to them to trigger a review of local zoning regulations to determine if they pass muster under New York State’s Cannabis Law and its implementing regulations.

Leases

« Continued from page 5  
square feet during the quarter, up from 31.3% during the same period in 2024. A total of 43.5% of renewals and relocations signed during the quarter were expansions.

“We’ve got a lot of clients coming to us saying give me more space,” Fulcher said.

Despite the number of relocation leases signed during Q3, 53.9% of firms through the first nine months of the year signed new leases for their existing space, a metric affected by limited availability of premium space, and higher tenant-improvement costs that would push relocation expenses higher.

“For the most part, a lot of these firms are already in nicer buildings,” so options are limited for moving to the “next generation of space,” Fulcher said.

As law firms increasingly mandate in-office attendance for lawyers and staff, 37.3% of the new leases signed through Q3 are expansions, compared with 32.4% downsizes and 30.6% with negligible changes.

New York City continues to be the hot market for law firm leasing, with 28% of leases signed during the third quarter.

Q3 law firm leasing included several firms’ headquarters relocations, including Moore & Van Allen with 206,000 square feet in Charlotte, Keller & Heckman with 57,186 square feet in Washington, D.C., and Kanner & Pinaluga with 77,699 square feet in Boca Raton, Florida. Meanwhile, Latham & Watkins signed a lease to add a second Manhattan location at 1285 Avenue of the Americas with 119,082 square feet.

The top 10 leases of the quarter also include Latham with 119,812 sf in San Francisco, Ropes & Gray

with 105,000 sf in Chicago, Stearns Weaver Miller with 96,762 square feet in South Florida, Lewis Brisbois Bisgaard & Smith with 77,463 sf in New York, ArentFox Schiff with 75,000 square feet in San Francisco, and Sheppard Mullin with 65,577 square feet in San Francisco.

The length of the leases rose during Q3 in major markets including Boston, Dallas, Houston, Los Angeles and San Francisco, while flattening in Chicago, New York and Washington, D.C. Savills said leases are getting longer and more uniform as costs of construction continue to rise, but lease terms are flattening in some markets as large tenants seek higher-quality buildings but want flexibility.

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AI

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with what’s new. Without a human expert guiding it, AI reflects the inconsistencies of its training set.

That’s why the real opportunity lies in *augmentation*, not automation. The best AI systems amplify human reasoning without replacing it. A practitioner who uses AI to automate the repetitive can spend more time crafting stronger claims, ensuring better enablement, and aligning each application with broader business goals. In short, AI allows the prosecutor to provide enhanced value to the client where it matters most. Clients recognize that kind of differentiation—and reward it.

The Real Revolution: From Drudgery to Depth

Imagine a prosecution practice where attorneys spend less time

catching typos and more time developing strategy. Less time wrestling with formatting and more time analyzing prior art. Less time rephrasing boilerplate and more time coordinating with R&D.

This is not a future of diminished value. It’s one of elevated quality. The AI revolution, in this sense, is a return to first principles. It shifts our time away from typing and toward thinking. Work that once felt rote becomes more analytical, more creative, more fun—and ultimately more valuable.

The Future Is Bright, If We Shape It

None of this means the profession can coast. AI is already transforming patent prosecution. But the direction of that transformation is ours to decide.

The firms that win will be those that use AI to *strengthen*—not replace—the human insight that

makes great counsel indispensable. Successful firms will build cultures of experimentation, measure productivity gains carefully, and use saved hours to deliver deeper, more strategic advice. They’ll file better patents, faster, at lower cost. And the firms that adapt will, as a result, be busier than ever.

The patent profession doesn’t need to fear the asteroid. It needs to ride the shockwave. By becoming AI experts and using those tools to produce higher-quality, differentiated work, practitioners can help usher in a new golden age of innovation protection—one where efficiency and insight work hand in hand.

The future isn’t extinction. It’s evolution.

Have a Move to Announce?  
E-mail potential “On the Move” items to [pkane@alm.com](mailto:pkane@alm.com)



24/5316(4) Georgia Malone & Co. v. E & M Associates (NY 150660/2014)

24/5930 Geostar Inc. v. Bank of Nova Scotia (NY 651187/2024)

25/5811 Gilbert v. Powers (NY 650374/2023)

24/7792 Gilbert v. Winston (NY 650374/2023)

25/2210 Ginns v. Ginns (NY 160849/2022)

25/2547 Glowatz v. City of NY (NY 159914/2023)

24/4649 Golden Ox Realty v. Board of Managers (NY 159693/2014)

24/6360 Goldman v. Icaro Media (NY 153193/2024)

23/4921 Gomes v. Roux (NY 311028/2015)

25/1612 Gomez v. Fremont (BX 23727/2019)

24/4525 Goncalvez v. 60-74 Gansevoort (NY 157520/2017)

25/4049 Goncalvez-Taveras v. City of NY (BX 21986/2015)

24/461 Gordon v. Peck (NY 153320/2023)

25/122 Gordon v. Triumph Construction (NY 656523/2022)

25/3702 Goss-Lawson v. Matco Service Corporation (BX 810914/2024)

25/383 Gottlieb v. Mountain Valley (NY 651193/2022)

25/3074 Gray v. Nassau Life Insurance (NY 100369/2023)

24/6191 Greenpoint Mortgage v. Ehrenthal (NY 115170/2020)

24/1133 GT Securities v. Nurture Life (NY 652875/2023)

24/5069 Gu v. Henry (NY 101237/2022)

25/839 Gulati v. Gulati (NY 365351/2025)

25/5270N Gurney-Goldman v. Soil Management (NY 655549/2023)

25/4809 H. B. v. Archdiocese of NY (BX 70006/2020)

25/5050 H., Bianca v. Bobby H. (NY 0472/2024)

24/3697 H., Children (NY N3624/2019)

25/1025 H., Geannette v. John H. (BX V32464/2017)

24/2115 Hall v. Middleton (NY 655003/2019)

24/3179 Halperin v. Held & Hines LLP (NY 652124/2019)

25/694 Hamilton v. Premier Home Health (BX 22046/2019)

25/708 Harelick v. Lora (BX 31433/2017)

24/730 Harvardsky Prumyslovyy v. Kozeny (NY 651826/2012)

25/4928 HBK Master Fund v. Newrez LLC (NY 652862/2023)

24/6949 Healy v. Kruger (NY 656130/2020)

25/1282 Hearn v. Abeken Apartments (BX 801860/2022)

25/167N Henriquez v. NYCHA (BX 21171/2018)

25/1054 Henriquez v. City of NY (NY 160044/2023)

25/1667 Hermina v. 2050 Valentine Avenue (BX 813257/2024)

24/6443 Hes v. Zirkin (NY 154547/2022)

24/5196 Hidalgo v. Hoge (NY 157648/2021)

25/5376 Ho v. Star Contractors (NY 652769/2022)

24/2455 Holness v. Gold Crest (BX 804127/2022)

24/071 HSBC Bank v. Keeling (BX 36521/2015)

24/5287 HSBC Mortgage Corporation v. Lau (NY 101869/2009)

25/5194 Hubert-Ross v. Lane (NY 159048/2024)

25/2292 Hudson ES LLC v. First Franklin Financial (NY 65649/2018)

25/736 Hunold v. City of NY (NY 156846/2023)

25/1579 Hyde v. Okolie (NY 152489/2016)

24/6381 Ighhaut v. City of NY (BX 815904/2021)

24/5722(4) IKB International v. Morgan Stanley (NY 653964/2012)

24/6290 In The Matter of Eugene Wu (NY 500017/2021)

24/6381 Interebar Fabricators v. C.B. Contracting Corp. (NY 65852/2021)

24/6530 Itzhak v. Briarwood Insurance (NY 651193/2024)

24/7726 J. C., an Infant v. London (BX 33505/2020)

25/2351 J. F. v. Archdiocese of NY (NY 950249/2019)

25/5358 Jackson v. Laconia Nursing Home (BX 31977/2019)

25/2668 Jacober v. Madan (NY 655495/2024)

25/1509 Jadan v. 414 Gerard Owner (BX 813564/2022)

24/6646 James, AG SNN v. Leasing Companies Co. (NY 452935/2020)

25/668 JDJ Construction v. Cooper Services (NY 656912/2020)

25/528 Jeanlouis v. NYS Dept. of Education (NY 153170/2024)

25/6664 Jefferies LLC v. Mountain State Energy Holdings (NY 650599/2025)

24/4539 Johnson v. AMF Bowling Centers (NY 450921/2019)

24/2979 Jones Law Firm v. J Synergy (NY 653730/2023)

25/5504 Josey v. NYC Department of Finance (BX 820117/2024)

25/1111 Joyous JD Limited v. Yolanda Asset Management (NY 652028/2023)

24/5838 K., Firoz v. Kaniz F. (BX V62/2022)

24/7682 K., Leonie (BX N16962/2024)

24/2933 Kambia Chios Realty v. Utica First Insurance (BX 803210/2021)

24/6224 Kapitus Servicing v. Suburban Waste Services (NY 653525/2022)

25/5510 Kassariv v. Gotlib (NY 654664/2024)

25/5527 Kaufman v. Starbucks Corporation (NY 152147/2022)

25/2062 Kay v. Citibank (NY 153366/2020)

25/699 Khan v. Khan (BX 806075/2021)

24/6960 Khusenov v. Tursunova (NY 313725/2013)

25/5926N King v. 8 Spruce (NY) Owner (NY 100594/2024)

25/3943 King v. Global Experience (NY 151701/2020)

24/6929 Kinsey v. Almazan (BX 800526/2023)

24/4371 Kliger v. Briar Hill Realty (BX 807765/2021)

25/387 L., Esther v. Chain L. (NY F407/02/22)

24/5183 Labby v. Cummings (NY 805428/2017)

25/361 Lackwood v. Lackwood (NY 320024/2024)

25/463 Lacruse v. Memorial Sloan-Kettering (NY 150195/2019)

25/704 Lam Pearl Street v. Rinaldi (NY 153507/2021)

24/7215 Lara v. Mount Sinai Hospital (NY 805250/2020)

24/5381 Landiere v. Site 6 DSA (NY 153260/2018)

25/840 Lava Media v. Hart (NY 651035/2023)

25/2994 Lebda v. Touro College School (NY 101271/2024)

24/4818 Lebedev v. Migdal (NY 320246/2020)

25/5709 Leffer v. Kotick (NY 155820/2018)

25/4104 Lekhner v. 205-54 House Inc. (NY 655904/2024)

25/2334 Lending Assets v. Gerbi (NY 152329/2023)

24/1225 Leone v. Brown Foreman Corp. (NY 151627/2019)

25/782 Levin v. Savini (NY 650477/2017)

25/5828 Lexington Avenue Hotel v. 525 Lexington Owner (NY 651969/2024)

24/5294 Lexington Insurance v. NY Marine (NY 651214/2022)

25/545 Lifshitz v. Brody (NY 652140/2024)

25/4373 Light & Wonder, Inc. v. Mohawk Gaming Enterprises (NY 650148/2025)

25/1716(2) Link Motion v. DLA Piper (NY 653322/2022)

25/3883 LNV Corporation v. Cordero (BX 380028/2010)

25/5210 Lowman v. Consolidated Edison Company (NY 158715/2017)

25/3133 Lurie v. NYC Department of Education (NY 162176/2023)

24/6436 Lyons v. Sigma Management (NY 654360/2023)

24/6724 M.G., Children (BX N32655/2023)

25/3586 Ma v. Wang (NY 655044/2022)

25/436N Ma v. Wang (NY 655044/2022)

24/4358 MacNeal v. Broadway Storage (NY 153540/2016)

25/2962 Maddicks v. 106-108 Convent BCR (NY 656345/2016)

25/3915N Mangual v. New Life School (BX 815922/2022)

25/4908 Margolies v. Margolies (NY 365102/2024)

25/2661 Marinac v. Marinac (NY 365207/2022)

24/1643 Markman v. NY-Presbyterian (BX 20302/2016)

24/6464 Marks v. Cosmos Ventures (NY 156521/2017)

24/7636 Massoumi v. Ganju (NY 654289/2020)

20/1220N McCarter & English v. National Collegiate (NY 654144/2018)

25/5522 McInyre v. FNY GP LLC (NY 656967/2020)

25/2511 Medina v. Delta Air Lines (BX 23383/2019)

24/3816 Meisenberg v. Sky House (NY 152964/2023)

24/3696 Mendez v. Federal 53c. Inc. (BX 800751/2022)

25/3486 Menkes v. Beth Abraham Health (BX 29302/2002)

25/5014 Menkes v. Beth Abraham Health (BX 29302/2002)

25/1478 Menkes v. Mount Sinai Health System (NY 805802/2021)

25/6334 Metropolitan Partners v. Nerney (NY 650013/2025)

25/594 Meyer v. NY Lessee (NY 160358/2020)

25/3208 Meziniev v. Smith & Co (NY 161367/2017)

24/5767 MIC General Insurance v. Eckart (NY 651028/2022)

24/6791 Middleton v. NYC Transit Authority (NY 656532/2023)

25/473 Migdale v. Permanent Mission of Uganda (NY 100820/2019)

25/6436 Miller v. 22 Ericsson Owner (NY 650203/2022)

25/326 Mills v. Santos (BX 35466/2020)

25/4313 Milne Travel Agency v. ALTOUR Delaware (NY 654380/2024)

25/703 Morales v. NYCHA (BX 814817/2023)

25/2867 Moreno-Santos v. Real Builders (BX 26421/2019)

24/5719 Mosley v. RCPI Landmark Properties (NY 150907/2018)

25/3598 Moya v. Mount Sinai Hospital (NY 156584/2021)

24/6168 Mueller v. Seed Invest Technology (NY 653225/2023)

23/6574 Mujaj v. Devash LLC (NY 151529/2018)

25/4710 Mulacek v. ExxonMobil Corporation (NY 659043/2024)

24/2658 Muladzhanov v. City of NY (NY 157542/2020)

24/50 N., Naomi (BX 817717/2014)

25/3022 Najera-Ordonez v. 260 Partners L.P. (NY 160546/2017)

25/3191 National Football League v. US Specialty Insurance (NY 654411/2022)

25/4913 Nazario v. Bytedance Ltd. (NY 151540/2024)

24/7195 Neubauer v. Archdiocese of NY (BX 70055/2021)

25/200 New Empire Builder v. Onboard Hospitality (NY 652533/2020)

25/2119 New Gold Equities v. AmGuard Insurance (BX 26968/2020)

25/739 Nichols v. Red Hawk (NY 153981/2019)

24/6485 Nochi Blue v. Board of Managers (NY 651571/2020)

25/4360 North Flats LLC v. Belkin Burden Goldman (NY 150420/2022)

25/1697 Noyack Medical v. Osk IX (NY 654665/2021)

24/6457 NRD GP v. McCarthy (NY 654694/2022)

25/2195 NYC Transit Authority v. Local 100 TNU (NY 452726/2024)

25/5804 NYCTL 19A Trust v. 196 East 7th Street (NY 158758/2020)

24/5286 NYS Division of Human Rights v. Engolos LLC (NY 451501/2020)

24/036 NYS Unified Court v. NYS Public Employment (NY 161972/2023)

24/7854 O., Eaton v. Orane O. (BX 010573/2024)

25/1661 O., Monet v. Leroy B. (BX V15716/2021)

24/6937 Ochoa v. C.I. Lobster Corp. (BX 815200/2022)

25/5338 Odeon Capital Group v. AEON Biopharma (NY 654547/2023)

24/5784 Odnorolov v. Weiner (NY 805088/2018)

24/6858 O'Flaherty v. Columbo (NY 157250/2017)

25/26 O'Hagan v. Robertson (NY 365265/2021)

24/6427 O'Leary v. Fitzgerald (NY 150512/2019)

25/2216N Outlaw v. NYC Health & Hospitals (NY 156670/2023)

25/2215 Outlaw v. NYC Health & Hospitals (NY 160027/2022)

24/7851 P., Corby v. Deandra H. (BX V3526/2021)

25/2597 Padilla v. 76 Eleventh Avenue (BX 32816/2019)

24/3080 Paitchell v. Goldman (NY 654563/2021)

25/4283 Panstar Realty v. NY Teachers Housing (BX 816592/2024)

24/5569 Park Row 23 v. Jiha (NY 157547/2019)

25/3431 Park West Executive Services v. Gallo Vitucci & Klar (NY 157052/2024)

25/208 Payano v. Al Nahshal (BX 805850/2021)

25/947N Peck v. Milbank LLP (NY 152290/2022)

24/5234 Peereenboom v. Marvel Entertainment (NY 162152/2015)

25/6734 Pena v. City of NY (NY 157902/2024)

25/7719 Penske v. National Holding Corp. (NY 655002/2022)

24/7241(2) People of State NY v. VDARE Foundation (NY 453196/2022)

24/2969 People of State of NY v. Richmond Capital (NY 451368/2020)

25/4146 People of the State of NY v. TikTok Inc. (NY 452749/2024)

25/2905 Perdomo v. 361 East Realty (NY 161139/2022)

25/1712N Perrotte v. Bloomberg L.P. (NY 451470/2020)

25/2577 Pescales v. Pax Ventures Inc. (NY 653319/2019)

24/6733 Pescales v. Pax Ventures (NY 653319/2019)

24/6281 PH-105 Realty v. Elayaan (NY 656160/2016)

24/6569 PH-105 Realty v. Elayaan (NY 656160/2016)

25/1168(8) Phone Administrative Services v. Verizon NY (NY 100329/2014)

25/4661 Piletto v. Partners VII/535 (NY 150987/2020)

# COURT NOTES

## NEW YORK STATE COURT OF APPEALS

### Amendment To Rules of Practice: Amicus Curiae

The Court of Appeals has amended its Rules of Practice relating to amicus curiae relief, effective December 10, 2025 (22 NYCRR 500.23). The Rule has been reorganized for clarity and a provision has been added that provides potential amici with guidance on permissible and impermissible amici arguments concerning legislative intent. That provision states:

In matters that involve statutory construction and legislative intent, proposed amici may address the statutory language and canons of statutory construction, including publicly available contemporaneous legislative history. Proposed amici shall not present the views of individual lawmaker(s) outside of the publicly available contemporaneous legislative history to address legislative intent.

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Cross-references to the amicus rule in Rules 500.11 and 500.12 have also been updated. A copy of the order amending the Rules is attached. Questions may be directed to the Clerk's Office at (518) 455-7700.

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### Court To Hear Arguments in the Bronx in March

The Court will be hearing argument away from Court of Appeals Hall in Albany for its upcoming March 2026 Session.

On March 10, 11 and 12, the Court will hear argument at the Bronx Hall of Justice, 265 East 161 Street, Bronx, New York. Arguments will commence at 9:30AM. A live webcast of the argument may be accessed through the Court of Appeals website.

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### Deadline for Amicus Curiae Motions: February 2026 and March 2026 Sessions

The Court has calendared the appeals in *People v. Gaffney* (Luke J.) (APL 2025-00077), *People v. Curry* (Eugene) (APL 2025-00076), and *People v. Billups* (Ricky) (APL 2025-00108) for argument during its February 2026 Session. The Court has set a special deadline for motions seeking to participate as amicus curiae in these appeals. Motions for permission to file a brief amicus curiae in these appeals must be served no later than December 22, 2025 and noticed for a return date no later than January 5, 2026.

The Court has calendared the appeal in *Matter of Bi-Coastal Properties v. Soliman* (APL 2025-00136) for argument during its March 2026 Session. The Court has set a special deadline for motions seeking to participate as amicus curiae in this appeal. Motions for permission to file a brief amicus curiae in the Matter of Bi-Coastal Properties appeal must be served no later than January 27, 2026 and noticed for a return date no later than February 9, 2026.

Questions may be directed to the Clerk's Office at (518) 455-7705.

## FIRST DEPARTMENT

### Appellate Term

#### Filing Dates for the January Term

The January 2026 Term of the Court will commence on January 5, 2025. The last dates for filing for that term are as follows: The Clerk's Return, Record on Appeal, Appendices, Notice of Argument and Appellant's Briefs must be filed on or before November 13, 2025. Respondent's Briefs must filed on or before December 4, 2025.

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### December 1st Session To Be Held in the Bronx

Presiding Justice Ta-Tanisha D. James has announced that the Appellate Term, First Department will hold its December 1, 2025, session at the landmark Bronx County Courthouse, located at 851 Grand Concourse. The session will be held in the ceremonial courtroom, Room 711, commencing at 10:00 am. The bench will be comprised of Justice Mary Ann Briganti, Justice Bianka Perez, and Justice Paul Alpert.

## NEW YORK CIVIL COURT

### Housing Part

#### Advisory Council to the Housing Part Seeks Applicants for Housing Court Judgeships Application Deadline Extended to Dec. 10

Hon. Douglas Hoffman (Ret.), Chairperson of the Advisory Council for the Housing Part of the Civil Court of the City of New York, today announced that the Advisory Council has begun the process of soliciting applications for Housing Court Judge positions.

In order to encourage interest in applying and to provide sufficient time for a full review of candidates, **application submission has been extended to December 10, 2025, at 5:00 p.m.**

Housing Court Judges are appointed to five-year terms. They are required to have been admitted to the New York State Bar for at least five years, two of which must have been in an active and relevant practice. In addition, they must be qualified by training, interest, experience and judicial temperament and knowledge of federal, state, and local housing laws and programs. The present salary for Housing Court Judge is \$216,400 per year.

Persons interested in applying to become a Housing Court Judge may obtain a questionnaire from the courts website, Advisory Council - NY Housing | NYCOURTS.GOV . In as much as December 10, 2025, has been established as the deadline date for submission of such applications, Judge Hoffman encourages all applicants to obtain, complete and submit the original questionnaire as soon as possible. Applications can be emailed to [dcajnychousing@nycourts.gov](mailto:dcajnychousing@nycourts.gov) and the original mailed to the Office of the Deputy Chief Administrative Judge Adam Silvera, 111 Central Street, Room 1240, New York, New York 10013. Dated: November 10, 2025

## U.S. COURT OF APPEALS FOR THE SECOND CIRCUIT

### Applications Being Accepted for Position of Bankruptcy Judge for the Southern District

#### Deadline is Jan. 5

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for a 14-year appointment as United States Bank-

ruptcy Judge for the Southern District of New York, with a duty station in Manhattan, New York. Applicants should identify in their cover letter whether, in addition to applying for this vacancy, they wish to be considered for either or both of the two vacancies in the Eastern District of New York, one in Brooklyn and one in Central Islip. Applicants who applied for one of the current Eastern District of New York vacancies should email [bankruptcy\\_judge\\_application@ca2.uscourts.gov](mailto:bankruptcy_judge_application@ca2.uscourts.gov) if they wish to also be considered for the Southern District of New York vacancy (these applicants need not submit a separate application for the Southern District of New York vacancy).

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:

- 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
- 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 January 5, 2026.

## U.S. COURT OF APPEALS FOR THE SECOND CIRCUIT

### Applications Being Accepted for Position of Federal Public Defender in Connecticut

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for the position of Federal Public Defender for the District of Connecticut. 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 District of Connecticut, provides criminal defense services to individuals unable to afford counsel. The Office of the Federal Public Defender for the District of Connecticut has offices in Hartford and New Haven. The Federal Public Defender supervises a staff of assistant federal defenders, research and writing attorneys, investigators, paralegals, mitigation specialists, and support personnel.

The website for the office is: <https://ct.fd.org/>

Applicants must satisfy the following conditions:

- be a member in good standing in the bar of the state in which the candidate is admitted to practice;
- 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;
- possess the ability to effectively administer the office, including the following management areas:
  - Budget, procurement, and travel
  - Human resources
  - Space, facilities, and property;
- have a reputation for integrity; and
- demonstrate a commitment to the representation of those unable to afford counsel.

As the chief executive of the Office of the Federal Public Defender, the Federal Public Defender holds ultimate responsibility for the administration of the Office. The Office serves as a resource center for all practicing federal defense attorneys in the District, providing regularly scheduled training programs as well as advice and counsel when needed. The Federal Public Defender works nationally with other federal defenders on evolving issues in federal criminal law and other areas of shared concern.

The Second Circuit uses an open and competitive selection process. A Merit Selection Committee will review all applications and interview the most qualified candidates. With consideration of the District Court's recommendation, the Committee will refer the best qualified candidate to the Court of Appeals for selection and appointment. Applicants will be considered without regard to race, color, religion, sex, national origin, age, sexual orientation, or disability. The selected nominee will be required to complete a background investigation prior to appointment. The Federal Public Defender may not engage in the private practice of law.

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 December 1, 2025.

25/389 Pineda v. NYC Health and Hospitals (BX 32274/2018)

24/7216N Prager Metis v. Koenig (NY 652000/2023)

24/7217N Prager Metis CPAS v. Goldstein (NY 651768/2023)

25/813 Priority Management v. Deutsch (NY 656407/2022)

25/967 ProSight v. Altruus Group (NY 653775/2023)

25/647 Qiaoshang International v. Bryant Park Funding (NY 651888/2023)

25/6336 Quinchimbo v. Shain (BX 807039/2022)

25/3151 Quintanar v. NYS Office of Attorney General (NY 160721/2022)

24/7159 R., Children (BX N32655/2021)

24/6089 R., Zion (NY N4449/2023)

24/6601 Rachmanov v. Board of Standards & Appeals (NY 160502/2023)

25/776 Ratner v. Mt Sinai (NY 153302/2021)

24/7814 Reeves v. Foundation for the Child Victims (NY 150731/2019)

24/6962 Rego Park Lender v. Golyan (NY 652901/2024)

25/1150 Reyes v. HITE Construction (BX 28158/2016)

25/1382 Rheubottom v. Huang (BX 34252/2018)

25/3018 Richardson v. CE Solutions Group (NY 653369/2021)

25/3505N Richmond Global Compass v. Nascimento (NY 654190/2021)

24/651 Riederer v. Schulman Properties (NY 158576/2019)

25/2153 Rigaud v. 509 W 34 (NY 156460/2020)

25/250 Riley v. Memorial Sloan Kettering (NY 156397/2020)

25/5497 Rios v. City of NY (NY 153910/2018)

25/1941 Rivera v. Masola (BX 814712/2022)

25/3016 Robles v. 53-63 Walton LLC (BX 24281/2017)

25/3651 Rodriguez v. Riverside Center Site (NY 157144/2017)

24/5442 Rodriguez v. RXR Glen Isle (NY 155931/2019)

24/7708 Romero v. Middleton (BX 27927/2019)

25/685 Roque v. 240 Lincoln (BX 28997/2020)

24/961 Rose Group Park v. Third Church Christ (NY 651390/2019)

25/1702 Roth v. US Tennis Association (NY 150408/2021)

25/2478 Roth v. Velasquez (NY 805197/2018)

25/4417 Rothman v. Rothman (NY 158452/2024)

25/4593 Rubin v. Kahlon (NY 151491/2018)

24/3494N S., an Infant v. City of NY (BX 27844/2020)

24/2360 S., Antonio v. Rita S. (NY N9811/2020)

25/1026 S., Laila (NY D1215/2023)

24/5012 S.T.A. Parking v. Federal Insurance (NY 656508/2018)

24/6523 Sanchez-Pesantez v. City of NY (NY 154634/2024)

24/7716 Sanogo v. Giacomini (BX 33570/2020)

25/403N Santacruz v. 58 Gerry St. (BX 23434/2019)

25/266 Santacruz v. 58 Gerry St. (BX 23434/2019)

24/5923 Santiago v. Aluot Holdings (BX 809668/2023)

24/4833 Saquiecela-Villa v. City of NY (BX 806091/2023)

25/3117 Sarmiento v. Method General Contractors (BX 819412/2023)

24/6261 Scanlon v. South Street Seaport (NY 155345/2020)

25/4188 Schiff v. Intersystem S&S Corp. (NY 155856/2019)

24/7063 Schutzmam v. 19 E. 72nd Street (NY 155251/2018)

25/1700 Scott & Scott v. Kaplan LLP (NY 655731/2024)

25/875 Sebasitiano v. Schermerhorn LLP (BX 21365/2014)

25/1482N Sekosan v. Bronx Women's Medical Pavilion (BX 810114/2023)

25/7030 Semon v. Pebble Corp. (NY 653380/2024)

25/2757 Serrano v. Athena Properties (BX 814752/2023)

24/6502 Serrano v. Judlau Contracting (NY 156263/2019)

25/342N Seymour v. Hovnanian (NY 154579/2016)

25/2354 Seymour v. Hovnanian (NY 154579/2016)

25/1379 Shanklin v. Wilhelmina Models, Inc. (NY 653702/2013)

24/4506 Shuofur v. City of NY (NY 156460/2021)

24/6486 Siuencuia v. The Hudson Companies (NY 152852/2019)

25/3177 Silverman v. Pret a Manger (BX 811460/2024)

24/5714 Simeone v. City of NY (NY 154763/2016)

25/4758 Sinckler v. Mohammed (BX 800552/2024)

25/5029 Sinckler v. Mohammed (BX 800552/2024)

24/5610N Siner v. Bedford-Webster LLC (BX 23902/2015)

25/3679 Singh v. EMV Contracting Corp. (BX 810094/2021)

25/5726 SJJ Renewable Energy v. REV LNG LLC (NY 652453/2025)

25/656 SKYX Group v. Foundation for A Smoke Free World (NY 656417/2023)

25/4075 SL 4000 Connecticut v. CBRE (NY 652275/2022)

24/5593 Sliifka v. Paul, Weiss, Rifkind, Wharton & Garrison (NY 155742/2023)

24/6652 Smith v. Advance Auto Parts (NY 190261/2016)

24/6653 Smith v. Advance Auto Parts (NY 190261/2016)

25/2898 Smith v. Consolidated Edison (BX 801687/2022)

25/

19/3941 People v. Charles Washington (BX 4179/1982)  
 20/1116 People v. Christian Cruz (NY 2294/2018)  
 24/4569 People v. Christian Rojas (NY 7368/2023)  
 23/1664 People v. Christopher Fuhrtz (NY 135/2021)  
 23/1663 People v. Christopher Fuhrtz (NY 7028/2021)  
 22/5663 People v. Christopher Rivas (NY 4769/2017)  
 22/5516 People v. Christopher Santana (BX 7089/2021)  
 24/5627 People v. Christopher Twilley (BX 7141/2023)  
 23/1538 People v. Clayton Johnson (NY 7101/9201)  
 19/5458 People v. Clinton Benjamin (NY 2561/2017)  
 22/3053 People v. Corey Key (NY 7021/2021)  
 24/5537 People v. Craig Ruggeri (NY 7123/4/2023)  
 24/3699 People v. Crystal Hutson (NY 73288/2022)  
 24/3160 People v. D. H. (NY 7302/0/2023)  
 22/3041 People v. Daevon Jones (BX 1120/2019)  
 25/759 People v. Daniel Simms (BX 7541/3/2023)  
 22/1836 People v. Daniel Young (NY 2429/2017)  
 23/3076 People v. Darnell Wynt (NY 2164/2019)  
 23/5920 People v. Darrell Rhett (NY 7564/7/2022)  
 20/298 People v. David Gonzalez (NY 2741/2016)  
 24/5560 People v. David Sheard (BX 70158/2022)  
 25/445 People v. Davon Pleasant (BX 425/2021)  
 25/1052 People v. Debra Graham (BX 7150/0/2024)  
 25/2652 People v. Deizon Guithy (BX 7401/0/2023)  
 23/5813 People v. Derek Johnson (BX 4710/1/988)  
 23/3068 People v. Derric McArn (BX 7090/2/2022)  
 22/3019 People v. Derwin Blanks (BX 527/2020)  
 24/562 People v. Devante Gibson (NY 296/2021)  
 20/1742 People v. Devon McNeill (BX 1510/2018)  
 23/6132 People v. Devon Pleasant (BX 425/2021)  
 25/1779 People v. Diamond Haggan (NY 74715/2024)  
 19/4645 People v. Diane Hunt (NY 2907/2017)  
 25/972 People v. Diondre Holman (BX 75322/2023)  
 24/2372 People v. Dominique Johnson (BX 73748/2022)  
 25/648 People v. Donald J. Trump (NY 71543/2023)  
 21/4556 People v. Edgardo Perez (BX 44/2021)  
 20/1782 People v. Edward Goldfaden (NY 228/2018)  
 23/303 People v. Eduardo Rosario (BX 1478/2019)  
 24/6946 People v. Eduardo Rosario (BX 70235/2024)  
 18/1432 People v. Egidio Lind (BX 3399/2012)  
 22/5097 People v. Elias Ramos (BX 70166/2022)  
 24/3586 People v. Elijah Delacruz (BX 1254/2019)  
 24/6990 People v. Elvin Pacha aka Elvin Fernandez (NY 73890/2023)  
 23/5117 People v. Eric Fullwood (BX 74218/2022)  
 21/4557 People v. Esteban Dejesus (BX 995/2021)  
 21/3191 People v. Esteban Villaman Almorta (BX 867/2019)  
 22/5804 People v. Eugenia Pedraza (BX 58/2000)  
 24/4962 People v. Fabian Brown (BX 71895/2023)  
 19/1470 People v. Ferdinand Rivera (NY 3418/2016)  
 18/1902 People v. Francisco De La Rosa (BX 1849/2015)  
 23/2928 People v. Frederick Then (BX 1453/2018)  
 24/4166 People v. Frederick White (BX 2875/2013)  
 18/4740 People v. George Jones (NY 1577/17)  
 24/3398 People v. Gerard Hines (BX 74840/2023)  
 24/4374 People v. Gino Sozio (NY 70510/2023)  
 22/5744 People v. Gregory Darby (NY 3925/2018)  
 19/2176 People v. Gregory Washington (NY 1661/17)  
 25/2338 People v. Hakim A (NY 71439/2023)  
 25/2341 People v. Hakim A. (NY 71070/2024)  
 21/7138 People v. Horace Coleman (BX 2859/2012)  
 20/2110 People v. Irving Talavera (NY 2989/2018)  
 25/4444 People v. Isaiiah Sullivan (NY 73346/2024)  
 25/4445 People v. Isaiiah Sullivan (NY 72000/2024)  
 25/4446 People v. Isaiiah Sullivan (NY 72357/2024)  
 20/4864 People v. Issiac Daniel (BX 806/2018)  
 25/5053 People v. Ivan Rodriguez (BX 573/2020)  
 20/3818 People v. Jalen Doctor (NY 539/2018)  
 24/5932 People v. Jamal Brown (BX 72075/2023)  
 18/4463 People v. Jamel Williams (BX 1477/15)  
 22/4349 People v. Jaquan Moore (BX 193/2021)  
 19/4425 People v. Jarell Cornelius (NY 3898/16)  
 23/2642 People v. Jason Peguero (BX 73144/2022)  
 18/2619 People v. Jason Polanco (BX 382/2015)  
 24/5250 People v. Jason Young (BX 803/2020)  
 24/7272 People v. Javien Mazyek (BX 70614/2023)  
 23/4841 People v. Jefferey Jones (NY 70187/2022)  
 16/1082 People v. Jeffrey Taylor (NY 5259/14)  
 21/2571 People v. Jefry Flores (BX 1961/2019)  
 18/2529 People v. Jennifer Berry (BX 2872/2015)  
 24/6778 People v. Jeremy Grant (BX 73722/2023)  
 22/4436 People v. Jeremy Scott-Mason (NY 2032/2021)  
 23/139 People v. Jermaine Jacobs (BX 7495/2022)  
 24/6832 People v. Jesse Faulkner (NY 70284/2023)  
 24/2558 People v. Jesse Jouco (NY 2330/2018)  
 23/960 People v. Johnny Marin (BX 331/2016)  
 24/806 People v. Jonathan Alfonso (BX 2853/2010)  
 25/2313 People v. Jonathan Arzu (BX 1351/2021)  
 22/37 People v. Jonathan Cedeno Albany (BX 1132/2019)  
 24/940 People v. Jonathan Rodriguez (NY 3736/2019)  
 24/8498 People v. Jordan W. Hernandez (NY 71601/2024)  
 23/1934 People v. Jordan Williams (NY 71002/2022)  
 22/1871 People v. Jose Almodovar (BX 282/2020)  
 23/469 People v. Jose Cabrera (BX 1131/2021)  
 23/4784 People v. Jose Santos (BX 70917/2022)  
 24/5503 People v. Joseph Campbell (BX 74965/2023)  
 23/1039 People v. Joseph Garrett (NY 71726/2022)  
 24/6554 People v. Joseph Montesquie (BX 74934/2023)  
 25/444 People v. Joshua Brooks (BX 74238/2023)  
 22/5772 People v. Joshua Soto (NY 2048/2021)  
 20/3671 People v. Joshua Velez (BX 3130/2013)

# Court Calendars

23/414 People v. William Bunce (NY 7124/2022)  
 24/3688 People v. William Lee (NY 753/2021)  
 25/902 People v. Yanil Heredia Gomez (BX 70847/2022)  
 19/4501 People v. Yonander Cuevas (BX 1163/2010)  
 24/6760 People v. Yordani Urena (BX 70561/2023)  
 19/3815 People v. Zephaniah Hulcone (NY 3947/2017)  
 24/6239 People v. Zion Holley (BX 71116/2024)  
 23/6595 People v. Kevin Bentley (NY 72475/2022)  
 20/399 People v. Alexandros Lorentzos (NY 4439/2015)  
 19/4466 People v. Franklin Quiles (NY 70263/2018)  
 20/103 People v. Jorge Pichardo (BX 989/2018)  
 19/5425 People v. Michael Brooks (NY 2094/2017)  
 19/3415 People v. Neil Rodney (BX 2249/15)

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 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.**

**MONDAY, DEC. 1**  
 12:30 P.M.  
 22/638/15 Rosario v. Mani

**TUESDAY, DEC. 2**  
 10 A.M.  
 65/2913/19 Murphy Kennedy Group v. Board of Managers  
 11 A.M.  
 21/109/17 Barbaro v. JJ Coco Nail & Spa

**WEDNESDAY, DEC. 3**  
 10 A.M.  
 65/4293/23 Cheng v. 50 Lex Development  
 80/4507/22 Arrington v. 1256 Clay Avenue

**THURSDAY, DEC. 4**  
 10 A.M.  
 21/930/19 Colon v. 251 Lexington

**WEDNESDAY, DEC. 10**  
 10 A.M.  
 65/6864/17 AI International Holdings v. TWC Borrower

**APPELLATE TERM**  
 60 Centre Street  
 Room 401  
 10 A.M.  
 Commencing with the December 2025 Term, all oral arguments at the Appellate Term, First Department will be in person. Counsel and pro se litigants also have the option to submit.

**MONDAY, DEC. 1**  
**Briganti and Perez, alpert**  
 21/034 People v. Salgado Torres, Teodoro  
 21/107 People v. Santana, Randy  
 22/044 People v. Dukes, Carl  
 22/067 People v. Sanders, Kevin  
 22/087 People v. Lopez-Duran, Joel  
 23/110 People v. Black, Dawine  
 24/108 People v. Barton, Darryl  
 25/089 Esplanade Gardens v. Wright, Geoffrey  
 25/108 Amalgamated Dwell v. East Side Kosher Inc.  
 23/3528 People v. Mohamed Qatabi (NY 4477/2018)  
 22/527 People v. Mustafa Barry (NY 281/2018)  
 24/3842 People v. Naqoun Brockington (NY 70200/2024)  
 23/2007 People v. Odalis Imbert (NY 70102/2022)  
 24/268 People v. Omar Key (BX 893/2020)  
 22/3476 People v. Omari Brown (NY 72756/2022)  
 20/1212 People v. Paris Roberts (BX 851/2018)  
 24/497 People v. Paulino Camacho (NY 484/2021)  
 23/3063 People v. Pedro Rodriguez (BX 90020/2005)  
 24/6180 People v. Penny Bradley (NY 2134/2019)  
 23/2577 People v. Peterson Merant (NY 1058/2021)  
 22/4434 People v. Rafael Silva (NY 1609/2020)  
 23/3552 People v. Raheem Grant (BX 70331/2022)  
 18/1549 People v. Rasheed Davis (BX 99082/16)  
 24/5268 People v. Rasheed Davis (NY 684/2021)  
 21/191 People v. Raul Deleon (BX 2444/2019)  
 24/4249 People v. Rene Garcia (BX 71139/2023)  
 18/366 People v. Rene Rodriguez (NY 2231/15)  
 23/213 People v. Reynaldo Peguero (BX 1058/2019)  
 22/1295 People v. Rhan Francis (NY 1203/2020)  
 24/4020 People v. Roberson Ortiz (BX 71607/2024)  
 23/5052 People v. Rolando Calderon (BX 705/2016)  
 24/426 People v. Rolando Tavarez (NY 4241/2015)  
 24/6067 People v. Roniel Dotel (BX 71998/2023)  
 19/3571 People v. Ronny Rocha (BX 2088/2014)  
 22/843 People v. Russell Smith (BX 130/16)  
 24/6777 People v. Saint Robles (BX 7215/2023)  
 22/5210 People v. Samuel Ocampos (BX 290/2021)  
 23/703 People v. Samuel Whatts (NY 1986/2019)  
 18/1943 People v. Samy Martinez-Jaquez (NY 2850/2016)  
 23/6689 People v. Sean Jennings (BX 72831/2022)  
 23/459 People v. Shawn Marquis (BX 770/2019)  
 24/2449 People v. Shawndelle Jones (BX 73673/2023)  
 22/4126 People v. Shayron Porter (NY 1670/2021)  
 22/3040 People v. Stephanie Rodriguez (BX 1205/2019)  
 21/3608 People v. Stephen Jackson (BX 1047/1983)  
 24/4665 People v. Steve Darbasie (NY 70819/2023)  
 22/651 People v. Talounzo O'Connor (BX 71132/2021)  
 23/182 People v. Tarik Jenkins (BX 828/2021)  
 24/3432 People v. Tearnia Richards (BX 74771/2022)  
 22/1264 People v. Tony Thames (BX 1152/2019)  
 7 Levovits: 345 (60 Centre)  
 8 Kotler: 278 (80 Centre)  
 9 Capitini: 355 (60 Centre)  
 11 Frank: 412 (60 Centre)  
 12 Stroth: 328 (80 Centre)  
 13 Schumacher 304 (71 Thomas)  
 14 Bluth: 432 (60 Centre)  
 15 Johnson: 116 (60 Centre)  
 17 Hagler: 335 (60 Centre)  
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**MONDAY, DEC. 1**  
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 23/110 People v. Black, Dawine  
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 25/089 Esplanade Gardens v. Wright, Geoffrey  
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 23/3528 People v. Mohamed Qatabi (NY 4477/2018)  
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 24/3842 People v. Naqoun Brockington (NY 70200/2024)  
 23/2007 People v. Odalis Imbert (NY 70102/2022)  
 24/268 People v. Omar Key (BX 893/2020)  
 22/3476 People v. Omari Brown (NY 72756/2022)  
 20/1212 People v. Paris Roberts (BX 851/2018)  
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 23/3552 People v. Raheem Grant (BX 70331/2022)  
 18/1549 People v. Rasheed Davis (BX 99082/16)  
 24/5268 People v. Rasheed Davis (NY 684/2021)  
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 22/5210 People v. Samuel Ocampos (BX 290/2021)  
 23/703 People v. Samuel Whatts (NY 1986/2019)  
 18/1943 People v. Samy Martinez-Jaquez (NY 2850/2016)  
 23/6689 People v. Sean Jennings (BX 72831/2022)  
 23/459 People v. Shawn Marquis (BX 770/2019)  
 24/2449 People v. Shawndelle Jones (BX 73673/2023)  
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 23 Schumacher 304 (71 Thomas)  
 24 Katz: 325 (60 Centre)

**MONDAY, DEC. 1**  
**Briganti J.P., Perez and Alpert J.J.**  
 25/140 309 WEST 109TH ST Corp v. Davidson, Daniel  
 25/143 McAteer, Ingrid v. 40 Park Avenue LLC  
 25/144 Cancel, Gladys v. Flora Vista LP

**MONDAY, DEC. 1**  
**Briganti J.P., Perez and Alpert J.J.**  
 25/140 309 WEST 109TH ST Corp v. Davidson, Daniel  
 25/143 McAteer, Ingrid v. 40 Park Avenue LLC  
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 25/143 McAteer, Ingrid v. 40 Park Avenue LLC  
 25/144 Cancel, Gladys v. Flora Vista LP

655909/25 American Transit Ins. Co. v. Shemesh Med Pro Corp.  
 652430/24 Ankura Consulting Group, Technoon Int'l, Inc.  
 659621/25 Arc Home v. Astar Home Capital, Inc. Et Al  
 160942/20 Beckford v. Greenwich Heights Corp.  
 157746/25 Beekman NY LLC v. 45 Beekman Hldg. LLC Et Al  
 655582/24 Br Brand Hldgs. LLC v. Parkview Home Textiles, Inc.  
 152259/25 C. v. NYC Elite Gymnastics, Inc.  
 650741/25 Cai v. Wing Fung 2019 Inc. Et Al  
 160834/22 Carson Family 2013 Dynasty Trust Et Al v. Infinity Q Capital Mgt. LLC Et Al  
 161440/21 Chubb Nat. Ins. Co. v. Capital Craftsmen, Inc.  
 450857/25 NYC v. Shama  
 48 Masley: 242 (60 Centre)  
 49 Chan: 252 (60 Centre)  
 50 Sweeting: 279 (80 Centre)  
 51 Headley: 122 (80 Centre)  
 52 Sharp: 1045 (111 Centre)  
 53 Borrok: 238 (60 Centre)  
 54 Schechter: 228 (60 Centre)  
 55 d'Aoustie: 103 (71 Thomas)  
 56 Kelley: 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 Chesler: 1127A (111 Centre)  
 65 Roe: 307 (80 Centre)  
 MFKahn: 1127B (111 Centre)  
 MMSP: 1127B (111 Centre)  
 DW Dawson: 1604 (100 Centre)

\*\*\*\*\*  
 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.**

**MONDAY, DEC. 1**  
 12:30 P.M.  
 22/638/15 Rosario v. Mani

**TUESDAY, DEC. 2**  
 10 A.M.  
 65/2913/19 Murphy Kennedy Group v. Board of Managers  
 11 A.M.  
 21/109/17 Barbaro v. JJ Coco Nail & Spa

**WEDNESDAY, DEC. 3**  
 10 A.M.  
 65/4293/23 Cheng v. 50 Lex Development  
 80/4507/22 Arrington v. 1256 Clay Avenue

**THURSDAY, DEC. 4**  
 10 A.M.  
 21/930/19 Colon v. 251 Lexington

101129/25 Stoyanova v. NYCH&HC Corp.  
651969/23 Wallia v. Saavn  
656521/22 Whitfield v. Law Enforcement Employees Benevolent Assoc. (leeba)  
158870/23 XI Glass Works Inc v. 88 Wall St. LLC Et Al

**Part 9**

Justice Linda M. Capitti  
60 Centre Street  
Phone 646-386-3848  
Room 355

**WEDNESDAY, NOV. 26**

310269/18 Cheung v. Ho  
365027/25 Colon v. Rodriguez  
320981/23 Liu v. Wang  
306954/23 Polesny v. Polesny  
**FRIDAY, NOV. 28**  
350059/19 Theofanous v. Theofanous

**MONDAY, DEC. 1**

321436/23 Le v. Le

**Part 11**

Justice Lyle E. Frank  
60 Centre Street  
Phone 646-386-3314  
Room 412

**WEDNESDAY, NOV. 26**

650042/2327-10 37th Avenue v. Lb Engineering  
650042/2327-10 37th Ave. v. Lb Engineering  
450857/25 NYC v. Shama  
952327/23 Doe v. Roe  
653982/23 Edward Tyler Nahem  
Fine Art v. Lee  
158326/25 Five Star Advance LLC v. Leads Investments LLC Et Al  
651654/23 Kledaras v. Atreyu Group LLC Et Al  
650333/22 Namdar Ninth Ave Rlty. LLC Et Al v. Hai  
655265/21 Neuwelt v. 33072 Owners Corp.

653701/24 Stone Security Service & Investigations Inc. v. Panoramic Security & Consulting Services  
654968/24 Sutton v. Tci Acquisition Co., Inc.  
452173/25 NYC Et Al v. 106 Elizabeth St Ventures LLC

**Motion**

655265/21 Neuwelt v. 33072 Owners Corp.

653701/24 Stone Security Service & Investigations Inc. v. Panoramic Security & Consulting Services  
**FRIDAY, NOV. 28**  
652286/24 Aaron v. Peters  
653737/22 Iria Ventures LLC v. Bingham Oil Cherry Hill, Inc. Et Al  
158901/25 Lafayette-Astor Associates v. Croman  
654142/25 Manhattan Dwelling Corp. v. 200 West 58th St. LLC  
A/Va Lighthouse Properties LLC  
452639/24 Motor Vehicle Accident Indemnification Corp. v. Walls

**MONDAY, DEC. 1**

650043/24 166 North W St LLC v. Medrite Midtown West LLC  
654714/25261 W. 131 St LLC v. Barton  
164153/25 597 Ardenn Associates LLC v. State of NY Div. of Housing And Community Renewal  
164234/25 Anderson v. NYC Et Al  
655401/24 Arnett v. Algin Mgt. Co LLC Et Al  
650918/25 Bad Taste Bklyn. LLC v. Matte Projects LLC Et Al  
453006/25 Cardona v. NYC Human Resources Admin.  
650398/25 Digs on 3rd LLC v. Ackerman 9 Dekalb Ave. LLC Et Al  
161051/25 Edwards v. NYC Police Dept.  
154781/24 Fora Financial Warehouse v. Fresh Produce Essentials Corp. Et Al  
654892/25 Framan Mechanical, Inc. v. NYCHA  
453186/25 Lopez v. NYC Human Resources Admin. Et Al  
654222/25 Maspeth Welding, Inc. v. NYC Club Owner LLC Et Al  
654788/24 Platinum Services NY v. 90 John Mazal Spe Owner LLC Et Al  
452879/25 The Board of Education of The City School Dist. of NYC ("doe") v. United Federation of Teachers  
653047/23 The Monarch Condominium Et Al v. Bloom And St.

**Motion**

164234/25 Anderson v. NYC Et Al  
653047/23 The Monarch Condominium Et Al v. Bloom And St.

**Part 12**

Justice Leslie A. Stroth  
60 Centre Street  
Phone 646-386-3273  
Room 232

**FRIDAY, NOV. 28**

150155/25 Law Office of Cyrus Joubin v. NYC Police Dept.  
655858/23 Platinum Maint. Services Corp. v. Cohen Brothers Rlty. Corp.  
160782/21 Quezada v. Ls-14 Ave

**MONDAY, DEC. 1**

153291/21 Lamonica v. Lendlease (us) Const. Lmb, Inc. Et Al

**Part 14**

Justice Arlene P. Bluth  
60 Centre Street  
Phone 646-386-3219  
Room 432

**WEDNESDAY, NOV. 26**

152176/20 Damian Skiba Individually v. Afl General Const., Inc.

**Part 15**

Justice Jeanine R. Johnson  
60 Centre Street  
Phone 646-386-4462  
Room 116

**MONDAY, DEC. 1**

320727/24 Alvarado v. Alvarado  
300139/25 Cepeda v. Reyna  
365479/24 Cunningham v. Cunningham  
300849/25 Hatch v. Kone  
155363/24 Hatch v. Kone  
309244/13 Loh v. Steadman  
365214/25 Penangwa v. Anderson  
365595/21 Robins v. Spagnola-Robins

**Part 17**

Justice Shlomo S. Hagler  
60 Centre Street  
Phone 646-386-3283  
Courtroom 335

**Part 19**

Justice Lisa A. Sokoloff  
60 Centre Street  
Phone 646-386-3979  
Room 540

**Part 20**

Justice Deborah A. Kaplan  
60 Centre Street  
Phone 646-386-3300  
Courtroom 422

**Part 24**

Justice Michael L. Katz  
60 Centre Street  
Phone 646-386-3285  
Courtroom 325

**WEDNESDAY, NOV. 26**

321515/25 Ulloa v. Castellanos  
Uncontested Matrimonial  
321515/25 Ulloa v. Castellanos

**MONDAY, DEC. 1**  
365256/21 Falconi v. Falconi—930 A.M.

**Part 22**

Justice Ta-Tanisha D. James  
60 Centre Street  
Phone 646-386-4462  
Room 438

**Part 28**

Justice Aija Tingling  
60 Centre Street  
Phone 646-386-4372  
Room 543

**MONDAY, DEC. 1**

365222/24 Koban v. Hechler  
321136/23 Mokhtari Sharghi v. Saadat  
3651146/24 Trevino v. Hsu  
3651127/24 Wong v. Prest

**Motion**

3651127/24 Wong v. Prest

**Part 30V**

Justice Judith N. McMahon  
60 Centre Street  
Phone 646-386-3275

**Part 33**

Justice Mary V. Rosado  
60 Centre Street  
Phone 646-386-3894  
Room 442

**WEDNESDAY, NOV. 26**

655582/24 Br Brand Hldgs. LLC v. Parkview Home Textiles, Inc.  
**FRIDAY, NOV. 28**  
162386/23 Alfaro v. Skycore Builders, Inc. Et Al  
158338/23 Clarke v. Lcor  
100031/25 Mehlich v. Rudolf Steiner School  
152146/22 Nivar v. 231 E. 51st St. LLC Et Al v. Hai  
150614/22 Quirola v. East 115th St. Mgt. And Dev. L.P.

**MONDAY, DEC. 1**

157602/23 D'Amrosio v. Rxr Hb Owner  
154945/23 Fiodaliso v. Equinox Hldgs., Inc. Et Al  
162162/23 Golden Ins. Co. v. Vogrin & Frimet

**Part 34**

Justice Dakota D. Ramsey  
60 Centre Street  
Phone 646-386-4370  
Room 341

**WEDNESDAY, NOV. 26**

157648/23 Meltzer v. Powell  
158520/22 Solis Matute v. Flintlock Const. Services LLC Et Al

**FRIDAY, NOV. 28**

650291/20 134 Emmut Properties LLC v. Situ  
151641/21 Demartino v. Beldock Levine & Hoffman Llp Et Al  
150286/23 Rodriguez v. Fsp 787 Seventh

**Part 37**

Justice Arthur F. Engoron  
60 Centre Street  
Phone 646-386-3222  
Room 418

**FRIDAY, NOV. 28**

651301/19 Davidoff Hatcher & Citron Llp v. Siegel  
**MONDAY, DEC. 1**  
654676/22 Dhs Protective v. Jp Morgan Chase Bank  
652911/23 Shaikh v. West Side Investors LLC Et Al  
162312/24 Sims v. NYC Police Dept.

**Part 39**

Justice James G. Clynes  
60 Centre Street  
Phone 646-386-3619

**WEDNESDAY, NOV. 26**

654989/25 Hines v. Copeland  
**MONDAY, DEC. 1**  
805016/22 Dunne v. Romeo Md  
151903/13 Kanyinda v. Paik  
156299/21 Odain Thomas v. Adax LLC.

**Part 43**

Justice Robert R. Reed  
60 Centre Street  
Phone 646-386-3238  
Room 222

**WEDNESDAY, NOV. 26**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
653926/25 Greenman v. Miller  
659409/25 Robert Getreu v. Richard F. Czaja

**Motion**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
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**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**

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659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

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**MONDAY, DEC. 1**

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**MONDAY, DEC. 1**

653587/25 Atlantic Specialty Ins. Co. v. Vertical Development  
659409/25 Robert Getreu v. Richard F. Czaja

**Part 40TR**

Justice Suzanne J. Adams  
60 Centre Street  
Phone 646-386-3722  
Room 300

**MONDAY, DEC. 1**  
655805/25 American Anesthesiology of Georgia v. Northside Hosp., Inc.

365458/22 Diletto Gross v. Gross  
162761/25 In The Matter of The Application of Ym4 LLC v. Boro Rug & Carpet Warehouse Corp.  
164582/25 Law Office of Jack Jaskaran v. NYC Police Dept. Et Al

365274/25 Lewis v. Lewis  
365024/20 Livingston v. Livingston  
301281/25 Maisonet v. Maisonet  
365123/22 Mitchell v. Mitchell  
162329/25 Mittelman v. Townhouse Kitchens, Inc. Et

365267/25 Mohl v. Mohl  
365215/24 Quandt v. Quandt  
158384/25 Surveillance Tech. Oversight Project v. NYC Police Dept.  
365825/23 Thompson v. Shabazz  
161406/25 Ym4 LLC v. Boro Rug & Carpet Warehouse Corp.

655805/25 American Anesthesiology of Georgia v. Northside Hosp., Inc.  
365458/22 Diletto Gross v. Gross  
301281/25 Maisonet v. Maisonet  
162329/25 Mittelman v. Townhouse Kitchens, Inc. Et

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158384/25 Surveillance Tech. Oversight Project v. NYC Police Dept.  
365825/23 Thompson v. Shabazz  
161406/25 Ym4 LLC v. Boro Rug & Carpet Warehouse Corp.

655805/25 American Anesthesiology of Georgia v. Northside Hosp., Inc.  
365458/22 Diletto Gross v. Gross  
301281/25 Maisonet v. Maisonet  
162329/25 Mittelman v. Townhouse Kitchens, Inc. Et

365267/25 Mohl v. Mohl  
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#### LIQUOR LICENSES

**NOTICE IS HEREBY** given that a license, number NA-0340-25-113969 for liquor has been applied for by the undersigned to sell liquor at retail in a restaurant under the Alcohol Beverage Control Law at 643 9th Avenue #647, New York, New York. SSNY designated as agent upon whom process may be served. Five Georgian Brothers Group Inc dba The History 17733 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-100669 has been applied for by Compass Group USA Inc and Thompson Hospitality Services LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment with six additional bars for the premises located at 270 Park Ave Floors 12-17 NY 10017. 17767 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-100396 has been applied for by Compass Group USA Inc and Thompson Hospitality Services LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment with one additional bar for the premises located at 270 Park Ave Floors 1-10 NY 10017. 17768 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-100708 has been applied for by Compass Group USA Inc and Thompson Hospitality Services LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment with one additional bar for the premises located at 270 Park Ave Floors 20-27 NY 10017. 17770 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-100740 has been applied for by Compass Group USA Inc and Thompson Hospitality Services LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment with one additional bar for the premises located at 270 Park Ave Floors 30-36 NY 10017. 17771 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-100704 has been applied for by Compass Group USA Inc and Thompson Hospitality Services LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment with one additional bar for the premises located at 270 Park Ave Floors 40-44 NY 10017. 17772 n26-W d3

**NOTICE IS HEREBY** given that an On-Premise Restaurant Full Liquor License Application ID: NA-0340-25-132106 has been applied for by 74 Orchard Street NYC LLC serving beer, wine, cider, and liquor to be sold at retail for on premises consumption in a restaurant, for the premises located at 74 Orchard St New York NY 10002. 17773 n26-W d3

#### LIMITED LIABILITY ENTITIES

**NOTICE OF FORMATION** of ILGANAYEV & STEPANKOVSKIY LAW, PLLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 139 Fulton Street, Suite 801, New York, NY, 10038, USA. Purpose: any lawful act. 16162 029 W D03

**NOTICE OF FORMATION** of Inner Strength Mental Health Counseling PLLC, Art. of Org. filed with Secy of State (SSNY) on 8/8/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 11 Grace Avenue, Suite 405, Great Neck, NY 11021. Purpose: any lawful purpose. 16562 Nov5 w Dec10

**HOURIZADEH MEDICAL CARE PLLC**. Filed with SSNY on 07/24/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 11 GRACE AVE # 305, GREAT NECK, NY 11021. Purpose: MEDICINE 15939 022-W n26

#### LIMITED LIABILITY ENTITIES

**NOTICE OF FORMATION** APY LCSW PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/17/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 362 Kappock St, BX, NY 10463. P/B/A: 2600 Netherland Ave, Apt 1220, BX, NY 10463. Purpose: any lawful act. 15899 029 W D03

**ANEW LICENSED CLINICAL SOCIAL WORK SERVICES PLLC** Articles of Org filed NY Sec. of State (SSNY) 11/19/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 241 Union St Lawrence NY 11559. Purpose: Any lawful activity. 17695 Nov26 w Dec31

**GISELLE PEREZ NURSE PRACTITIONER IN PSYCHIATRY PLLC**. Filed with SSNY on 07/01/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 1178 BROADWAY, 3RD FL, #3844, NEW YORK, NY 10001. Purpose: NP IN PSYCHIATRY 15950 022-W n26

**RAB EMPLOYMENT LAW GROUP PLLC**. Filed with SSNY on 10/08/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: ONE PENN PLZ, STE 2110, NEW YORK, NY 10119. Purpose: LAW 17381 n19-W d24

**NOTICE OF FORMATION** of Amy Ferraro NP in Psychiatry PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/28/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 333 Warner Ave., Apt. 306, Roslyn Heights, NY 11577. Purpose: to practice the profession of Nurse Practitioner in Psychiatry. 17022 n12-W d17

**NOTICE OF FORMATION** of Hudson Street Dental Services PLLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/17/25. Office location: NY Co. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: 90 Vandam Street, NY, NY 10013. Purpose: practice the profession of Dentistry. 16990 Nov12 w Dec17

**NOTICE OF FORMATION** of Bastion Engineering PLLC, Art. of Org. filed with Secy of State (SSNY) on 8/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 27 Radcliffe Rd, Island Park, NY 11558. Purpose: any lawful purpose. 16549 Nov5 w Dec10

**NOTICE OF FORMATION** of JAD ANESTHESIA, PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/01/25. Office location: Nassau County. 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: Medicine. 16608 Nov5 w Dec10

**Articles of Organization** (DOM-PROF-LLC) of Pallas D.D.S., PLLC filed with the Secy. of State of NY (SSNY) 11/17/2025. Office loc: NY County. SSNY is designated as agent of DOM-PROF-LLC upon whom process against it may be served. The address SSNY shall mail copy of process to 55 Broadway, #901, New York, NY 10006. Purpose: Practice of Dentistry. 17457 n26-W d31

#### LIMITED LIABILITY ENTITIES

**205 E 60 REALTY LLC**. Arts. of Org. filed with the SSNY on 09/19/25. 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, 11 Grace Avenue, Suite 405, Great Neck, NY 11021. Purpose: Any lawful purpose. 17014 n12-W d17

**25 MAGLIE DRIVE LLC** Arts. of Org. filed with SSNY on 10/20/2025. Off. Loc.: NASSAU Co. SSNY design. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 685 3rd Street, Bethpage, NY 11714. General Purposes. 15979 n12-W d17

**HOLLE GORDON LLC**. Filed with SSNY on 11/04/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 24 ROOSEVELT CT, WESTBURY, NY 11590. Purpose: Any Lawful 17395 n19-W d24

#### FOUNDATIONS

**THE ANNUAL RETURN OF BLITZER FAMILY FOUNDATION**. For the [calendar] year ended 2024 is available at its principal office located at 1700 EAST PUTNAM AVE, STE 408 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is DAVID BLITZER. 17341 n26

**THE ANNUAL RETURN OF H HERBERT MYERS MEMORIAL FOUNDATION**. For the calendar year ended December 31, 2024 is available at its principal office located at c/o McCabe Heidrich & Wong; 4 Gatehall Drive Parsippany NJ 07054 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Martin F. Myers. 16961 n26

**THE ANNUAL RETURN OF JAMES P. MCCARRON JR. MEDICAL FOUNDATION, INC.** For the fiscal year ended March 31, 2025 is available at its principal office located at 615 Park Avenue, New York, NY 10017 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is James P. McCarron, Jr., MD. 15653 n26

**THE ANNUAL RETURN OF THE ABRAHAM AND BEVERLY SOMMER FOUNDATION** for the Calendar year ended December 31, 2024 is available at its principal office located at 4077 HYLAN BLVD #10, STATEN ISLAND, NY 10308 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is AMY SOMMER. 16115 n26

**THE ANNUAL RETURN OF The John D. Picotte Family Foundation**. For the calendar year ended DECEMBER 31, 2024 is available at its principal office located at 20 Corporate Woods Boulevard, Suite 600, Albany, NY for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Margaret MacClarence. 17404 n26

#### LIMITED LIABILITY ENTITIES

**RFP EAST 19TH LLC**. Arts. of Org. filed with the SSNY on 10/22/25. Latest date to dissolve: 12/31/2080. 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, 33 Montgomery Boulevard, Atlantic Beach, NY 11509. Purpose: Any lawful purpose. 17016 n12-W d17

**THE BLS COLLECTIVE LLC**. Arts. of Org. filed with the SSNY on 11/07/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Brianna L. Scordato, 333 Huguenot Street, Apt. 17, New Rochelle, NY 10801. Purpose: Any Lawful Purpose. 16980 n12-W d17

**WVK Realty LLC**. Arts of Org filed with SSNY on 07/25/23. Off. Loc: 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, 15 Division St Fl 2, New York NY 10002. Purpose: to engage in any lawful act 16183 n12-W d17

**126-12 101 AVE LLC**. Filed with SSNY on 05/13/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 217 MCKEE ST, FLORAL PARK, NY 11001. Purpose: Any Lawful 17396 n19-W d24

**18-16 BELL LLC**. Arts. of Org. filed with the SSNY on 11/10/25. 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 Alan Kapson Esq., 50 Karl Avenue, Suite 303, Smithtown, NY 11787. Purpose: Any lawful purpose. 17397 n19-W d24

**Flight 13 LLC**. Filed with SSNY on 10/16/2025. 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 Dominic Palombo 171 E 77th Street 5F New York, NY 10075. Purpose: Any lawful purpose. 17426 N19 W D24

**211 NEWBRIDGE LLC**. Filed with SSNY on 11/06/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 13946 105TH AVE, LARGO, NY 33774. Purpose: Any Lawful 17393 n19-W d24

#### FOUNDATIONS

**The Annual Tax Return of the Rockefeller Brothers Fund, Inc.** for the year ended December 31, 2024, is typically available at its principal office located at 475 Riverside Drive, Suite 900, New York, NY 10115 for inspection during regular business hours by any citizen who requests it within 180 days hereof. However, the Foundation offices are operating with specific safety protocols in place and in a hybrid capacity; therefore, if an in-person review of the tax return is desired, please call the Rockefeller Brothers Fund, Inc. main office at (212) 812-4200 to schedule an appointment for review. The tax return is also available on our website at https://www.rbf.org/mission-aligned-investing/finance/financial-statements-990-pf for your online review. The President and CEO of the Foundation is Stephen B. Heintz. 17359 n26

**THE ANNUAL RETURN OF The Longhill Charitable Foundation** for the calendar year ended DECEMBER 31, 2024 is available at its principal office located at 200 Oak Hill Road, Ithaca, NY 14850 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Frederick Cowett. 16564 n26

**THE ANNUAL RETURN OF THE SIDNEY AND LORETTA TEICH FOUNDATION** for the Calendar year ended December 31, 2024 is available at its principal office located at 7 COBBLESTONE COURT, CENTERPORT, NY 11721 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is ROBERT TEICH. 16528 n26

**THE ANNUAL RETURN OF Zoot, Inc.** For the calendar year ended 2024 is available at its principal office located at Rothenberg & Peters, PLLC 1 Linden Place Suite 211 Great Neck, NY 11021 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Elaine Gerstenfeld. 16418 n26

**THE ANNUAL RETURN OF THE REUBEN AND JANE LEIBOWITZ FOUNDATION**. For the FISCAL year ended November 30th 2024 is available at its principal office located at 680 Fifth Avenue, 25th Floor New York NY for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Reuben Leibowitz. 16259 n26

#### LIMITED LIABILITY ENTITIES

**Notice of Qualification of N Red Knoll Law PLLC**. For Auth. filed with Secy. of State of NY (SSNY) on 9/22/25. Office loc: NY County. Formed in DC on 8/1/25. SSNY design. as agent for service of process; mail to 299 Broadway #800, NY, NY 10007. DC addr: 601 13th St NW 12th Fl Washington, DC 20005. Cert. of Form. filed with DC DLCP, 1100 4th St SW, Fl 2, Washington, DC 20024. Purpose: law practice. 15386 022 W N26

**LM BLOOMBERG PLLC**, a Prof. LLC. Arts. of Org. filed with the SSNY on 11/25/2025. 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, 273 Hillturn Lane, Roslyn Heights, NY 11577. Purpose: To Practice The Profession Of Law. 17766 n26-W d31

**BLOOMING PATH NURSE PRACTITIONER IN PSYCHIATRY PLLC**. Filed with SSNY on 10/17/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 3280 SUNRISE HWY #3280, WANTAGH, NY 11793. Purpose: NP in Psychiatry 16639 n5-Tu d10

**KIND CARE DENTAL PLLC**, a Prof. LLC. Arts. of Org. filed with the SSNY on 10/31/2025. 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, 28 Maple Place, Ste 1304 M, Manhasset, NY 11030. Purpose: To Practice The Profession Of Dentistry. 16687 n5-Tu d10

**THE LAW OFFICE OF RALPH J. REISSMAN, PLLC**. Arts. of Org. filed with the SSNY on 10/28/25. 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 PLLC, 826 Lawrence Court, West Hempstead, NY 11552. Purpose: For the practice of the profession of Law. 16672 n5-Tu d10

#### LIMITED LIABILITY ENTITIES

**520 GOLDEN KEY LLC**. Arts. of Org. filed with the SSNY on 09/19/25. 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, 520 East 81st Street, Apartment 8C, New York, NY 10028. Purpose: Any lawful purpose. 16666 n5-Tu d10

**80 CHESTNUT ST LLC**. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 35 FLORAL AVE, BETHPAGE, NY 11714. Purpose: Any Lawful 16646 n5-Tu d10

**98 LIME LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 79 GLEN KEITH RD U, GLEN COVE, NY 11542. Purpose: Any Lawful 16630 n5-Tu d10

**AAA VIR, LLC**. Filed with SSNY on 10/17/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 99 WASHINGTON AVE, STE 700, ALBANY, NY 12260. Purpose: Any Lawful 16628 n5-Tu d10

**AFFRONTI HOLDINGS LLC**. Filed with SSNY on 07/14/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 1581 FRANKLIN AVE, MINEOLA, NY 11501. Purpose: Any Lawful 16650 n5-Tu d10

**ATGG, LLC**. Filed with SSNY on 10/22/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 141 WYCKOFF PL, APT 5A, WOODMERE, NY 11588. Purpose: Any Lawful 16640 n5-Tu d10

**BITSURGE IPX TECHNOLOGIES LLC**. Filed with SSNY on 08/26/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 7 HERRICK DR, LAWRENCE, NY 11559. Purpose: Any Lawful 16652 n5-Tu d10

**BRAVO HQ ONE JR LLC**. Filed with SSNY on 07/25/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 3 SCHOOL ST, STE 207, GLEN COVE, NY 11542. Purpose: Any Lawful 16637 n5-Tu d10

**B&R IRRIGATION LLC**. Filed with SSNY on 04/25/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: PO BOX 109, ROCKVILLE CENTRE, NY 11571. Purpose: Any Lawful 16649 n5-Tu d10

**CHAMPION MANAGEMENT PARTNERS, LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 16632 n5-Tu d10

**COVE HILL 31 LLC**. Filed with SSNY on 10/08/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 96 POUND HOLLOW RD, GLEN HEAD, NY 11545. Purpose: Any Lawful 16638 n5-Tu d10

**FAMILY FORWARD GROUP LLC**. Arts. of Org. filed with SSNY on 10/29/2025. Off. Loc.: NASSAU Co. SSNY design. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 124 Meadowview Ave, Hewlett, NY 11557. General Purposes. 16592 n5-Tu d10

**GAIN ASSETS LLC**. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 290 PENNSYLVANIA BLVD, STE 12, CEDARHURST, NY 11516. Purpose: Any Lawful 16635 n5-Tu d10

**H&G RE HOLDINGS LLC**. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 990 S BROADWAY, HICKSVILLE, NY 11801. Purpose: Any Lawful 16647 n5-Tu d10

**HOTSPOT CELL OF THE MALLS LLC**. Filed with SSNY on 05/02/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 150 WILLIS LN, SYOSSET, NY 11791. Purpose: Any Lawful 16627 n5-Tu d10

**SOH CREATIVE MGMT LLC**. Arts. of Org. filed with the SSNY on 10/20/2025. 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, 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Reg Agent: Heath Olinowich, Esq. 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Purpose: Any Lawful Purpose. 15921 022-W n26

#### LIMITED LIABILITY ENTITIES

**JC PAVO LUXE GROUP LLC**. Filed with SSNY on 10/09/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 17 LEHIGH CT, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful 16641 n5-Tu d10

**KEHAR SINGH TURAN LLC**. Filed with SSNY on 08/25/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 710 WHITE AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful 16651 n5-Tu d10

**LAM COLLECTIVE LLC**. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 44 COLUMBYA RD, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful 16643 n5-Tu d10

**MAGIC LEMON CAPITAL, LLC**. Filed with SSNY on 10/20/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 45-14 ASTER LN, GREAT NECK, NY 11020. Purpose: Any Lawful 16629 n5-Tu d10

**NEW YORK BALLI GROUP LLC**. Filed with SSNY on 10/03/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 75 SOMERSET DR S, GREAT NECK, NY 11020. Purpose: Any Lawful 16677 n5-Tu d10

**NO ONE LEFT BEHIND PARTNERS, LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 16631 n5-Tu d10

**NS TOWN, LLC**. Filed with SSNY on 10/28/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 2931 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful 16633 n5-Tu d10

**PHANTOM CAPITAL 10 LLC**. Filed with SSNY on 10/04/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 16648 n5-Tu d10

**PHANTOM CAPITAL 12 LLC**. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 16634 n5-Tu d10

**PHANTOM PARTNERS 89 LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 16634 n5-Tu d10

**PHANTOM RISE LLC**. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 16655 n5-Tu d10

**POS SYSTEMS LONG ISLAND LLC**. Arts. of Org. filed with the SSNY on 09/26/2025. 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, 195 Armstrong Rd, Garden City Park, NY 11040. Reg Agent: Robert P Seery, 195 Armstrong Rd, Garden City Park, NY 11040. Purpose: Any Lawful Purpose. 16682 n5-Tu d10

**RC SUNRISE REALTY, LLC**. Filed with SSNY on 10/14/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 320 NASSAU BLVD, GARDEN CITY, NY 11530. Purpose: Any Lawful 16663 n5-Tu d10

**REALIZATION ACQUISITION PARTNERS, LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 16659 n5-Tu d10

**RYAN EYRE, LLC**. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 2631 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful 16660 n5-Tu d10

**SWK REALTY II LLC**. Filed with SSNY on 10/15/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 136 W HENRIETTA AVE, OCEANSIDE, NY 11572. Purpose: Any Lawful 16654 n5-Tu d10

#### LIMITED LIABILITY ENTITIES

**STERLING GATE BELROSE LLC**. Arts. of Org. filed with the SSNY on 10/28/25. 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, 372 Main Street, Unit 202, Fort Washington, NY 11050. Purpose: Any lawful purpose. 16669 n5-Tu d10

**STERLING GATE BELROSE LLC**. Arts. of Org. filed with the SSNY on 10/28/25. 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, 372 Main Street, Unit 202, Fort Washington, NY 11050. Purpose: Any lawful purpose. 16669 n5-Tu d10

**STERLING GATE BROOKLYN LLC**. Arts. of Org. filed with the SSNY on 10/28/25. 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, 372 Main Street, Unit 202, Fort Washington, NY 11050. Purpose: Any lawful purpose. 16671 n5-Tu d10

**THERAPEUTIC ENERGY DAY CARE CENTERS LLC**. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 10 WEDGEWOOD DR, WESTBURY, NY 11590. Purpose: Any Lawful 16653 n5-Tu d10

**THE WEALTHPLAN LLC**. Filed with SSNY on 01/24/2024. Office: Nassau County. SSNY designated as agent for process and shall mail to: 60 CUTTER MILL RD, STE 100-G, GREAT NECK, NY 11021. Purpose: Any Lawful 16657 n5-Tu d10

**TINY HUMANS COLLECTIVE LLC**. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process and shall mail to: 2981 MORELAND AVE, OCEANSIDE, NY 11572. Purpose: Any Lawful 16661 n5-Tu d10

SALES

NOTICE OF SALE

SUPREME COURT OF NEW YORK U.S. Bank National Association, as Trustee for J.P. Morgan Chase Bank, National Association - WMC4, Plaintiff AGAINST Sharon Carlton a/k/a Sharon R. Carlton et al. Defendants Pursuant to a Judgment of Foreclosure and Sale duly entered October 25, 2017, amended August 12, 2022, and October 16, 2025, 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, NY 10007 on December 17, 2025, at 2:15PM, premises known as 514 East 11th Street, New York, NY 10035. All the certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 1815 Lot 44. Approximate amount of judgment \$817,515.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 105925/2008. Clark Whitsett, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorneys for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: October 23, 2025 For sale information, please visit Servicelinkauction.com or call (866) 539-4173 87860 n19-W d10 16877

NOTICE OF SALE

SUPREME COURT WESTCHESTER COUNTY MCREIF SUBREIT, LLC, Plaintiff vs. LOCKWOOD MEDICAL CAMPUS OWNER, LLC, et al. Defendants. Index No. 69103/2024. In pursuance and by virtue of a Consent Judgment of Foreclosure and Sale duly entered by this Court on September 18, 2025, and entered in the Westchester County Clerk's Office on September 24, 2025, I will sell for sale and sell at Public Auction to the highest bidder therefore, at the Westchester County Supreme Court, located at 111 Dr. Martin Luther King, Jr. Blvd., White Plains, NY 10601, on the 17th day of December 2025, at 10:30 a.m., the real estate and mortgaged premises directed in and by said Judgment to be sold and known as: Parcel 1, 110 Lockwood Avenue, New Rochelle, NY 10801 a/k/a Section 4, Block 1236, Lot 7; Parcel 2, 135 Lockwood Avenue, New Rochelle, NY 10801 a/k/a Section 4, Block 1237, Lot 35; Parcel 3, 140 Lockwood Avenue a/k/a 140-150 Lockwood Avenue, New Rochelle, NY 10801 a/k/a Section 4, Block 1250, Lot 37. Approximate amount of judgment is \$15,550,706.60 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JULIE C. CURLEY, Referee. BENSON FRIEDLANDER, OPFLAN & ARONOFF LLP Attorneys for Plaintiff, 1155 Avenue of the Americas, 26th Floor, New York, NY 10036. 17190 n19-W d10

NOTICE OF SALE

SUPREME COURT OF NEW YORK THE BOARD OF MANAGERS OF THE PALADIN CONDOMINIUM, Plaintiff vs. GARBIS DOGRAMACIYAN AND JULYA DOGRAMACIYAN, Defendants. Pursuant to an Order Confirming Referee's Report at Judgment of Foreclosure and Sale dated August 11, 2025, and duly entered on August 12, 2025, the undersigned Referee will sell at public auction at Room 252 of the New York County Courthouse, 60 Centre Street, New York, New York 10007 on December 3, 2025, at 2:15pm, all that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, and known and described as Unit 2204 in the condominium known as "Paladin Condominium," Block 1436 and Lot 1088, together with an undivided 1.246% interest in the Common Elements, at the premises located at 300 East 62nd Street, New York, New York 10065. Approximate judgment amount is \$121,695.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No. 654658/2022. Allison M. Furman, Esq., Referee Tane Waterman & Wurtzel, PC, 120 Broadway, Suite 948, New York, New York 10027, Attorneys for Plaintiff. Dated: October 28, 2025 n5-W n26 16270

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on July 01, 2005 by SAMUEL STERN-OBSTFELD and KATIE STERN-OBSTFELD, and in accordance with its rights as holder of the security, NATIONSTAR MORTGAGE LLC, by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 42 shares of common stock in 83rd Street Tenants, Inc. and all rights, title and interest in, and to, a proprietary lease between corporation and debtor for UNIT 11-G in a building known as and by the street address, 8 EAST 83RD STREET, UNIT 11-G, NEW YORK, NY 10028 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 11-G on December 17, 2025 at 10:00AM on the premises located at 83rd Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$435,871.77 plus interest from August 01, 2008 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale. GROSS POLOWY LLC 1775 Herring Drive, Suite 100 Williamsville, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 87932 17364 n26-W d10

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 Plaintiff - against - NOAM BARAM, et al Defendants. 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 17th day of December, 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 IC, New York, NY 10019. Block: 1010, Lot: 1104. Approximate amount of lien \$1,587,183.60 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No. 8500448/2014. Mark L. McKew, Esq., Referee. McCalla Raymer Leibert Pierce, LLC Attorneys for the Plaintiff 420 Lexington Avenue, Suite 840 New York, NY 10170 Tel. 347/286-7409 For sale information, please visit Auction.com or call (800) 280-2832 Dated: September 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. 17065 n19-W d10

SUPREME COURT - COUNTY OF NEW YORK RUDOLF KATS, Plaintiff - against - BLANCA TAGOSTO, et al. Defendants Pursuant to a Judgment of Foreclosure and Sale dated July 10, 2023 and entered on July 11, 2023, 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 December 17, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of 106th Street, distant 91 feet 6 inches westerly from the corner formed by the northerly side of 106th Street and the westerly side of Lexington Avenue, being a plot 100 feet 11 inches by 16 feet 8 inches by 100 feet 11 inches by 16 feet 8 inches. Block: 1634 Lot: 113 Said premises known as 127 EAST 106TH STREET, NEW YORK, NY. Approximate amount of lien \$2,182,218.55 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 850027/2012. DAVID S. DENDER, ESQ., Referee. Abrams Brinkhoff Margolis Bergson, LLP Attorneys for Plaintiff 1430 Broadway, 8th Floor, New York, NY 10018 16269 n12-W d3

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF 641 FIFTH PARK LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. Princ. office of LLC: 641 Fifth Ave., #42A, NY, NY 10012. 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. 15883 Oct22 w Nov26

NOTICE OF FORMATION OF ARCHCARE WARTBURG LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. 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, 205 Lexington Ave., NY, NY 10017. Purpose: Any lawful activity. 15821 Oct22 w Nov26

NOTICE OF FORMATION OF HIGHLAND OAKS INVESTOR, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/13/25. 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. 15817 Oct22 w Nov26

NOTICE OF FORMATION OF TIFFANY SQUARE DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. 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. 15880 Oct22 w Nov26

PHANTOM CAPITAL 22 LLC. Filed with SSNY on 08/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 625 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful. 15942 Oct22-W n26

1100 SQ FT LLC, Arts. of Org. filed with the SSNY on 10/22/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The LLC, 306 Ponds Dr. White Plains, NY 10607. Purpose: Any Lawful Purpose. 16209 Oct29-W d3

SALES

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS INDYMAC BANK F.S.B., - against- PARBATI BREWINGTON, ET AL NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on September 14, 2010, wherein INDYMAC BANK F.S.B., is the Plaintiff and PARBATI BREWINGTON, ET AL, are the Defendants. I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on December 4, 2025 at 2:30PM, the premises known as 35 ELYN LANE, BROOKLYN, NY 11208; tax map identification 4105-20; and description: ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK. Premises will be sold subject to provisions of filed Judgment Index No.: 08-2193 Steven D. Cohn, Esq., as Referee, Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT 15718 n5-W n26

SUPREME COURT - COUNTY OF BRONX. NYCLT 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs - against- MARIA AMPARO ROMERO, et al Defendants. Pursuant to a Judgment of Foreclosure and Sale entered herein on December 30, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711 located at 351 Grand Concourse, Bronx, NY, 10451 on December 8, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, known and designated as 2971 Lot 57 on the Bronx County Tax assessment Map. Said premises known as 827 FREEMAN STREET, BRONX, NY Approximate amount of lien \$18,613.65 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 34033/2020E. STEVEN J. BAKER, ESQ., Referee Phillips Lytle LLP Attorneys for Plaintiffs 100 S. Clinton Avenue, Suite 2900, Rochester, NY 14604 15976 n5-W n26

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF TIFFANY SQUARE PRESERVATION GP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. 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. 15879 Oct22 w Nov26

NOTICE OF FORMATION OF TRIBORO PIPURES LLC Art. of Org. filed with the Sec'y of State of NY (SSNY) on 05/08/06. 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, 28 LIBERTY ST NEW YORK, NY, 10005. Purpose: Any lawful purpose 15796 Oct22 w Nov26

330 W 86 ST LLC Articles of Org. filed NY Sec. of State (SSNY) 12/20/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 175 Great Neck Rd Ste 403 Great Neck NY 11021. Purpose: Any lawful activity. 17697 Nov26 w Dec31

AF LUXURY INSTALLATIONS LLC Arts of Org. filed SSNY 10/21/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST., # 112, ALBANY, NY 12207 General Purpose 17716 Nov26 w Dec31

AMARA ADVISORY LLC Arts of Org. filed SSNY 9/29/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST., # 112, ALBANY, NY, 12207 General Purpose 17718 Nov26 w Dec31

ATLANTIC MASON LLC Articles of Org. filed NY Sec. of State (SSNY) 11/20/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Interstate Agent Services LLC 301 Mill Rd Ste U5 Hewlett NY 11557. Purpose: Any lawful activity. 17700 Nov26 w Dec31

CI CITY ISLAND LLC Articles of Org. filed NY Sec. of State (SSNY) 11/18/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 175 Great Neck Rd Ste 403 Great Neck NY 11021. Purpose: Any lawful activity. 17693 Nov26 w Dec31

PHANTOM CAPITAL 71 LLC. Filed with SSNY on 08/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 625 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15943 Oct22-W n26

CIEMCORP SRL LLC. Filed with SSNY on 01/16/2024. Office in New York County. SSNY designated as agent for process & shall mail to: 299 PARK AVE 16TH FL, NEW YORK, NY 10171. Purpose: Any Lawful 15946 Oct22-W n26

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Carnegie PH LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/15/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 10 Glen Rd, Westbury, NY 11590. Purpose: any lawful purpose. 16587 Nov5 w Dec10

NOTICE OF FORMATION of Chestnut Town LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/8/25. 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. 16558 Nov5 w Dec10

NOTICE OF FORMATION OF CK99 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 329 Oyster Bay Rd, Plainville, NY 11803. Purpose: any lawful purpose. 16541 Nov5 w Dec10

NOTICE OF FORMATION of Cord Town LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syosset, NY 11791. Purpose: any lawful purpose. 16560 Nov5 w Dec10

NOTICE OF FORMATION of Eelink Trading 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 37 South Mall, Plainville, NY 11803. Purpose: any lawful purpose. 16551 Nov5 w Dec10

NOTICE OF FORMATION of Hamilton JO Ventures LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 51 Wheatley Rd, Old Westbury, NY 11568. Purpose: any lawful purpose. 16563 Nov5 w Dec10

NOTICE OF FORMATION of HMD Enterprises LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 115-89 238th St, Elmont, NY 11003. Purpose: any lawful purpose. 16572 Nov5 w Dec10

NOTICE OF FORMATION OF INDUSTRIAL ROOFING LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/10/25. Office location: Nassau County. Princ. office of LLC: 87 Broadway, Hicksville, 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 addr. of its princ. office. Purpose: Any lawful activity. 16609 Nov5 w Dec10

NOTICE OF FORMATION OF J Gimbel Shades, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/24/25. Cty: Nassau. 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 purpose. 16569 Nov5 w Dec10

NOTICE OF FORMATION OF JNB Inwood LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 460 Sheridan Blvd, Inwood, NY 11096. Purpose: any lawful purpose. 16566 Nov5 w Dec10

NOTICE OF FORMATION OF KAS Consulting NY LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 90 Knightsbridge Rd, Great Neck, NY 11021. Purpose: any lawful purpose. 16576 Nov5 w Dec10

NOTICE OF FORMATION OF Khanon Interactions LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 68 Miriam Hwy, Elmont, NY 11003. Purpose: any lawful purpose. 16557 Nov5 w Dec10

NOTICE OF FORMATION OF LUFBERRY DRIVE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/14/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Philip Schwartz, 10 Lufberry Dr., Roslyn, NY 11576. Purpose: Any lawful activity. 16615 Nov5 w Dec10

NOTICE OF FORMATION OF MKS Soundview LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/22/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 711 3rd Ave, NY, NY 10017. Purpose: any lawful purpose. 16536 Nov5 w Dec10

NOTICE OF FORMATION OF MRGR LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/17/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 108 E 96 St, Apt 4E, New York, NY 10128. Purpose: any lawful act. 15877 Oct22 W N26

NOTICE OF FORMATION of Nassau Medical Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/6/25. Cty: Nassau. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Reg Agent: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any Lawful Purpose. 16208 Oct29-W d3

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Nirvana Travel LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 35 William St, New Hyde Park, NY 11040. Purpose: any lawful purpose. 16577 Nov5 w Dec10

NOTICE OF FORMATION of Purochiper National Strategic Systems LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 107 Hamilton Pl, NY, NY 10031. Purpose: any lawful purpose. 16534 Nov5 w Dec10

NOTICE OF FORMATION of Rainuo Diagnostics LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 26 Rim Ln, Hicksville, NY 11801. Purpose: any lawful purpose. 16579 Nov5 w Dec10

NOTICE OF FORMATION of RASCO Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/29/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 97 5th Ave, NY, NY 10003. Purpose: any lawful purpose. 16535 Nov5 w Dec10

NOTICE OF FORMATION of The Element 30C LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 92 Cherry Dr, W. Plainville, NY 11803. Purpose: any lawful purpose. 16570 Nov5 w Dec10

NOTICE OF FORMATION of Therese Masiello-London, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/9/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1323 N. Forest Rd, Buffalo, NY 14221. Purpose: any lawful purpose. 16539 Nov5 w Dec10

NOTICE OF FORMATION of Wizard's Towing LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 59 Urban Ave., Westbury, NY 11590. Purpose: any lawful purpose. 16574 Nov5 w Dec10

NOTICE OF FORMATION OF WKGF LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Windsor Dr, Old Westbury, NY 11568. Purpose: any lawful purpose. 16543 Nov5 w Dec10

NOTICE OF FORMATION of YLG LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/11/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 37 South Mall, Plainville, NY 11803. Purpose: any lawful purpose. 16555 Nov5 w Dec10

NOTICE OF FORMATION OF DUE PROCESSORS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/26/2025. Office location: New York County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc., 99 Washington Ave. Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate 15157 Oct29 W D03

NOTICE OF FORMATION OF GSRD LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 33 W End Ave, 22C, NYC, NY 10023. Purpose: any lawful act. 15919 Oct22 W N26

NOTICE OF FORMATION OF JV MAINTENANCE SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 203 W 103rd St, Bsmst Super, New York, NY 10025. Purpose: any lawful act. 14143 Oct22 W N26

NOTICE OF FORMATION OF LOPATKA CONSULTING SERVICES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 26 Long Ln, Levittown, NY 11756. Purpose: any lawful act. 16165 Oct29 W D03

NOTICE OF FORMATION OF NH PROPERTY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 38th Street, Suite 8W, New York, NY 10018. Purpose: any lawful act. 16046 Oct29 W D03

NOTICE OF FORMATION OF LYRA INTERDIMENSIONAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #698496, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 16035 Oct29 W D03

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF RIGHT HAND PLANS LLC. Arts. of Org. filed with Secy of State of NY (SSNY) on 9/19/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2839 Wilson Avenue, Bellmore, NY 11710/Samantha Marks. NY 15894 Oct22 W N26

NOTICE OF FORMATION OF THE WANDRILY WAY LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 5/11/2025. 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 #894742, New York, NY 10003. R/A: US Corp Agents, Inc. 131th Ave #202, BK, NY 11228. Purpose: any lawful act. 15729 Oct22 W N26

NOTICE OF FORMATION of Tier One Industries LLC, Arts. of Org. filed with Sec'y of State of NY (SSNY) on 9/5/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 418 Broadway Suite R, Albany, NY 12207. The principal business address of the LLC is 418 Broadway #10235, Albany, NY 12207, USA. Dissolution date: None. Purpose: any lawful act or activity. 15479 Oct22 W N26

NOTICE OF FORMATION of WING & ROOT MANAGEMENT CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/01/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 50 Park Terrace E Apt 4L, New York, NY 10034. Purpose: any lawful act. 15878 Oct22 W N26

NOTICE OF FORMATION OF AMERICAN INSIGHT OPERATIONS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Schwartzman and Associates, 45 Rockefeller Plz, Fl 20, New York, NY 10111. Purpose: any lawful act. 16207 Oct29 W D03

NOTICE OF FORMATION of Arenour LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/13/2024. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 440 South Marginal Road, Jericho, NY 11753. Purpose: any lawful act. 16034 Oct29 W D03

NOTICE OF FORMATION of Courtney Lemon Curd LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/7/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc., 99 Washington Ave. Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate 15157 Oct29 W D03

NOTICE OF FORMATION OF DIAMOND WITH THE PEARL, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc., 99 Washington Ave. Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate 15157 Oct29 W D03

NOTICE OF FORMATION OF ICEMAN HOLDING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 126 East 57th Street, Unit 1006, New York, NY 10022. Purpose: any lawful act. 16041 Oct29 W D03

NOTICE OF FORMATION OF LITHOS STUDIO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/3/2025. Effective date: 9/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 500 W 18th St, Apt E19D, New York, NY 10011. Purpose: any lawful act. 15968 Oct29 W D03

NOTICE OF FORMATION OF MERCURYOPS CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/22/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 26 Long Ln, Levittown, NY 11756. Purpose: any lawful act. 16165 Oct29 W D03

NOTICE OF FORMATION OF NH PROPERTY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 38th Street, Suite 8W, New York, NY 1001

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF 25E20 HOLDINGS LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/28/25. Office location: NY County, LLC formed in Delaware (DE) on 10/13/25. Prnc. office of LLC: 27 East 20th St., Unit 1, NY, NY 10003. 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, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 16965 Nov12 w Dec17

NOTICE OF QUALIFICATION OF 25E20 LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/28/25. Office location: NY County, LLC formed in Delaware (DE) on 09/29/25. Prnc. office of LLC: 27 East 20th St., Unit 1, NY, NY 10003. 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, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 16966 Nov12 w Dec17

NOTICE OF QUALIFICATION OF APOLLO HOSTPLUS CREDIT GP, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County, LLC formed in Delaware (DE) on 10/13/25. Prnc. office of LLC: 9 West 57th St., 41st Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Withers Bergman LLP, c/o Ilse Dolan, Esq., 430 Park Ave., 10th Fl., NY, NY 10022. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Dep't. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 16970 Nov12 w Dec17

NOTICE OF QUALIFICATION OF ARRAS LIHTC OWNER, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County, LLC formed in Delaware (DE) on 10/24/25. 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, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 16967 Nov12 w Dec17

NOTICE OF QUALIFICATION OF ARRAS OWNERS, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County, LLC formed in Delaware (DE) on 10/24/25. 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, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 16968 Nov12 w Dec17

NOTICE OF QUALIFICATION OF August Night Entertainment Production, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/24/25. Office location: NY County, LLC formed in Delaware (DE) on 9/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Capitol Services, Inc. (CSI), 1218 Central Ave., Ste 100, Albany, NY 12205. DE address of LLC: CSI, 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. 16987 Nov12 w Dec17

NOTICE OF QUALIFICATION OF DDBRY COPPERLAND FUND, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/29/25. Office location: NY County, LLC formed in Delaware (DE) on 11/02/17. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 41 Madison Ave., 40th Fl., NY, NY 10010. DE addr. of LLC: c/o Corporation Service Co., 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. 16972 Nov12 w Dec17

NOTICE OF QUALIFICATION OF DLX NYC LLC. Fictitious name in NY State: DLX New York LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 3/25/20. Office location: NY County, LLC formed in Delaware (DE) on 5/22/18. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Lemery Greisler LLC, 60 Railroad Place, Suite 502, Saratoga Springs, NY 12866. Attn: Seth D. Finkell, Esq. DE address of LLC: c/o United Corporate Services, Inc., 874 Water Street, Dover, DE 19904. Arts of Org. filed with DE Secy of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activity. 16985 Nov12 w Dec17

NOTICE OF QUALIFICATION OF BO NORENT WEST PLEDGOR LLC App. Filed with SSNY on 11/05/2025. Office location: New York. LLC formed in DE on 11/03/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to The LLC, 600 NECK AVENUE #400, HARRISON, NY, 10528. Arts, of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 16936 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF EOS REAL ESTATE INVESTORS LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: NY County, LLC formed in Delaware (DE) on 12/15/16. Prnc. office of LLC: 444 Madison 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: 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. 16975 Nov12 w Dec17

NOTICE OF QUALIFICATION OF EOS RESIDENTIAL INVESTORS LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: NY County, LLC formed in Delaware (DE) on 04/25/23. Prnc. office of LLC: 444 Madison 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: 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. 16974 Nov12 w Dec17

NOTICE OF QUALIFICATION OF F&E PLACE LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/29/25. Office location: NY County, LLC formed in Delaware (DE) on 09/29/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Withers Bergman LLP, c/o Ilse Dolan, Esq., 430 Park Ave., 10th Fl., NY, NY 10022. DE addr. of LLC: c/o 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. 16974 Nov12 w Dec17

NOTICE OF QUALIFICATION OF GCMC 11 WEST PROSPECT, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County, LLC formed in Delaware (DE) on 10/24/25. Prnc. office of LLC: 152 West 57th St., 60th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o 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, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16969 Nov12 w Dec17

NOTICE OF QUALIFICATION OF Hirshmark Capital GP II, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 4/8/25. Office location: NY County, LLC formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St., Ste 100, Wilmington, DE 19801. Arts of Org. filed with DE Secy of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activity. 17008 Nov12 w Dec17

NOTICE OF QUALIFICATION OF Hirshmark Capital REIT II 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 5/2/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St., Ste 100, Wilmington, DE 19801. Arts of Org. filed with DE Secy of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activity. 17003 Nov12 w Dec17

NOTICE OF QUALIFICATION OF Hirshmark Fund Manager, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 4/8/25. Office location: NY County, LLC formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St., Ste 100, Wilmington, DE 19801. Arts of Org. filed with DE Secy of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activity. 17006 Nov12 w Dec17

NOTICE OF QUALIFICATION OF HM LFC TWO LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 4/8/25. Office location: NY County, LLC formed in Delaware (DE) on 4/9/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St., Ste 100, Wilmington, DE 19801. Arts of Org. filed with DE Secy of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activity. 17002 Nov12 w Dec17

NOTICE OF QUALIFICATION OF MMS MOVING SERVICES LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/24/25. Office location: Bronx County, LLC formed in New Jersey (NJ) on 10/15/25. Prnc. office of LLC: 215 Coles St., Jersey City, NJ 07310. 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 State Treasurer, 33 W. State St., Fifth Fl., Trenton, NJ 08608-1214. Purpose: Any lawful activity. 16964 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF MT. 35TH HOTEL LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 09/25/25. Office location: NY County, LLC formed in Delaware (DE) on 09/17/25. 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, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16617 Nov5 w Dec10

NOTICE OF QUALIFICATION OF PARK AVENUE TOWER OWNER LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County, LLC formed in Delaware (DE) on 10/14/25. Prnc. 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, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16612 Nov5 w Dec10

NOTICE OF QUALIFICATION OF PBU SOURCE US, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/13/25. Office location: NY County, LLC formed in Delaware (DE) on 09/26/25. 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, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 16613 Nov5 w Dec10

NOTICE OF QUALIFICATION OF RRS Sunridge Holdings, LLC App. For Auth. filed with NY Dept. of State: 10/27/25. Office location: NY County, Prnc. bus. addr.: 777 W. Putnam Ave., Greenwich, CT 06830. LLC formed in DE: 4/25/14. 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 Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: all lawful purposes. 16670 Nov5 w Dec10

NOTICE OF QUALIFICATION OF S3 RE 73 Empire Funding LLC, Authority filed with NY Dept. of State: 10/22/25. Office location: NY County, LLC formed in DE: 8/5/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to the principal business address: Spruce Capital Partners LLC, 535 Madison Ave., Fl. 19, NY, NY 10022. regd. agent upon whom process may be served. DE address of LLC: 1521 Concord Pike, Ste. 201, Wilmington, DE 19803. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: all lawful purposes. 16665 Nov5 w Dec10

NOTICE OF QUALIFICATION OF THIRD PRIME CAPITAL MANAGEMENT LP, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County, LLC formed in Delaware (DE) on 01/08/24. 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, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 16605 Nov5 w Dec10

NOTICE OF QUALIFICATION OF WHITE OAK ABL 3, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County, LLC formed in Delaware (DE) on 02/15/24. Prnc. office of LLC: 3 Embarcadero Center, 5th Fl., San Francisco, CA 94111. 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 19808-1874. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16611 Nov5 w Dec10

NOTICE OF QUALIFICATION OF PLOT DEVELOPMENT LLC App. For Auth. filed with Secretary of State of NY (SSNY) on 9/8/2025. Office location: NY County, LLC formed in DE on 1/31/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to 111 W 94th St Apt 1F, NY, NY 10025. DE address of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE SOS, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activity. 15898 Oct22 w Nov26

NOTICE OF QUALIFICATION OF PENDING DEVELOPMENT LLC App. For Auth. filed with Secretary of State of NY (SSNY) on 9/8/2025. Office location: NY County, LLC formed in DE on 1/31/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to 111 W 94th St Apt 1F, NY, NY 10025. DE address of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE SOS, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activity. 15898 Oct22 w Nov26

NOTICE OF Qualification of Pendenza LLC App. For Auth. filed with SSNY on 9/26/2025. Office location: NY County, LLC formed in DE on 8/22/2024. SSNY designated as agent of the 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 address of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: all lawful purposes. 16167 Oct29 w Dec3

NOTICE OF QUALIFICATION OF Amadeo Holdings, LLC. Authority filed with NY Dept. of State: 10/15/25. Office location: NY County, LLC formed in DE: 10/7/25. 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 address of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful purposes. 16169 Oct29 w Dec3

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Committed Capital Management, LLC. Authority filed with Secy. of State of NY (SSNY) on 10/13/2025. Office location: New York County, LLC formed in Delaware (DE) on 09/30/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2810 N. Church St., #534214, Wilmington, DE 19802. Address required to be maintained in DE: Corporation Service Company, 251 Little Falls Dr., Wilmington, DE 19808. Arts of Org. filed with the DE Secy. of State, Division of Corporations, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities. o29-W d3 16229

NOTICE OF QUALIFICATION OF Smile Doctors LLC. Authority filed with Secy. of State of NY (SSNY) on 10/03/2025. Office location: New York County, LLC formed in Delaware (DE) on 02/13/2015. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Paracorp Incorporated, 2804 Gateway Oaks Dr., #100, Sacramento, CA 95833. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the DE Secy of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: any lawful activities. o29-W d3 16232

NOTICE OF QUALIFICATION OF NEXFIN HEALTHCARE FINANCE, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: Nassau County, LLC formed in Delaware (DE) on 06/16/25. Prnc. office of LLC: c/o Isaac Soleiman, 215 Grist Mill Rd., Great Neck, NY 11023. 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 prnc. office, DE addr. of LLC: c/o The Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with Secy. of State, Div. of Corps., 401 Federal St., John G. Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity. 15884 Oct22 w Nov26

NOTICE OF QUALIFICATION OF PAS OWNER LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County, LLC formed in Delaware (DE) on 07/29/25. Prnc. office of LLC: c/o Vertex NYC LLC, 675 Third Ave., 27th Fl., NY, NY 10017. 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 prnc. office, DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 15838 Oct22 w Nov26

NOTICE OF QUALIFICATION OF STRENTA STEWARD AND ADVISORY SERVICES, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County, LLC formed in Delaware (DE) on 11/30/20. Prnc. office of LLC: 600 Brickell Ave., Ste. 1720, Miami, FL 33131. 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, Div. of Corps., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 15838 Oct22 w Nov26

NOTICE OF QUALIFICATION OF THERMAL MOISTURE IMAGING, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/10/25. Office location: NY County, LLC formed in Delaware (DE) on 07/26/07. 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, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 15834 Oct22 w Nov26

NOTICE OF QUALIFICATION OF Amadeo Holdings, LLC. Authority filed with NY Dept. of State: 10/15/25. Office location: NY County, LLC formed in DE: 10/7/25. 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 address of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities. 15840 Oct22 w Nov26

NOTICE OF QUALIFICATION OF PKPP Lambda Beta LLC. Authority filed with NY Dept. of State: 10/14/25. Office location: NY County. Prnc. bus. addr.: 3701 Arco Corporate Dr., Ste. 500, Charlotte, NC 28273. LLC organized in FL: 10/9/25. NY Sec. of State designated 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: 115 N. Calhoun St., Ste. 4, Tallahassee, FL 32301. Cert. of Org. filed with FL Sec. of State, 2415 N. Monroe St., Ste. 310, Tallahassee, FL 32303. Purpose: all lawful purposes. 16169 Oct29 w Dec3

NOTICE OF QUALIFICATION OF Rothera, LLC. App. For Auth. filed with Secy. of State of NY (SSNY) on 10/20/25. Office location: Nassau County, LLC formed in Delaware (DE) on 03/04/25. Prnc. 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, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16614 Nov5 w Dec10

NOTICE OF QUALIFICATION OF Rothera, LLC. App. For Auth. filed with Secy. of State of NY (SSNY) on 10/20/25. Office location: Nassau County, LLC formed in Delaware (DE) on 7/31/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: DE address of LLC: c/o A Registered Agent, The Green, #22648, Dover, DE 19901. #22648, Dover, DE 19901. Arts of Org. filed with DE Secy of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 17010 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

ABINGTON VILLAGE LLC App. For Auth. filed with the SSNY on 10/24/25. Originally filed with the Secretary of State of Delaware on 10/22/25. 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 Borah, Goldstein, Altschuler, Nahins & Goidel, P.C., 377 Broadway, New York, NY 10013. Purpose: Any lawful purpose. 17018 n12-W d17

CLARA CAPITAL SERVICES, LLC. Filed with SSNY on 10/16/2025. Formed in DE on 02/08/2021. Office: Nassau County. SSNY designated as agent for process & shall mail to: 199B CROSSWAYS PARK DR, WOODBURY, NY 11797. DE SOS: 401 Federal St., #4, Dover, DE 19901. Purpose: any lawful 16625 n5-Tu d10

GREAT JONES ALLEY, LLC App. For Auth. filed NY Sec. of State (SSNY) 10/31/25. LLC was organized in DE on 10/29/25. Office in NY Co. SSNY desig. as agent of LLC upon whom process may be served. SSNY to mail copy of process to 1450 Broadway, 17th Fl. NY, NY 10018. Required off: 614 N. Dupont Hwy., Ste.210, Dover, DE 19901. Cert. Of Org. filed with SSDE, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful purpose. 16603 n5-Tu d10

NOTICE OF QUALIFICATION OF WOTAN, LLC, fictitious Name: WOTANNY, LLC. App. For Authority filed with SSNY on 9/30/2025. Office location: NY County, LLC formed in DE on 1/3/2022. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to 1 Rockefeller Plaza, Ste 1204, New York, NY 10020. P/B/A: 21731 Ventura Blvd., Ste 300 Woodland Hills, CA 91364. DE address: 1013 Centen Rd, Ste 403S, Wilmington, DE 19805. Cert. of Formation filed with DE Secy of State, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful act. 16607 N05 W D10

NOTICE OF QUALIFICATION OF 240 East 56th Street Owner LLC, Authority filed with NY Dept. of State: 11/10/25. Office location: NY County, LLC formed in DE: 1/22/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o EJS Group, 1700 Broadway, 38th Fl., NY, NY 10019, principal business address, DE address of LLC: National Registered Agents, Inc., 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 17376 n19-W d24

NOTICE OF QUALIFICATION OF Eurofins Professional Scientific Services New England, LLC. Authority filed with Secy. of State: 11/3/25. Office location: NY County. Prnc. bus. addr.: 343 W. Main St., Leola, PA 17540. LLC formed in DE: 7/14/25. 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 address 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 purpose. 17378 n19-W d24

NOTICE OF FORMATION OF Advanced Poultry Systems, LLC. Authority filed with NY Dept. of State: 10/27/25. Office location: NY County, LLC registered in PA: 4/5/21. 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. PA and principal business address: 7972 Route 25, Spring Glen, PA 17978. Cert. of Reg. filed with PA Sec. of the Commonwealth, 401 North St., Harrisburg, PA 17120. Purpose: all lawful purposes. 16930 Nov12 w Dec17

NOTICE OF QUALIFICATION OF 1683 Third Avenue Residential LLC, App. For Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County, LLC formed in Delaware (DE) on 10/6/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Goldfarb & Fleece LLP, Attn: Douglas Gladstone, 560 Lexington Ave, 18th Fl, NY, NY 10022. DE address of LLC: National Registered Agents, Inc., 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with DE Secy of State, 401 Federal St., Ste 3, Dover, DE 19901. Purpose: any lawful activity. 16991 Nov12 w Dec17

NOTICE OF QUALIFICATION OF AUSTIN PORT PO LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/20/25. Office location: Nassau County, LLC formed in Delaware (DE) on 03/04/25. Prnc. 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, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16614 Nov5 w Dec10

NOTICE OF QUALIFICATION OF Rothera, LLC. App. For Auth. filed with Secy. of State of NY (SSNY) on 10/20/25. Office location: Nassau County, LLC formed in Delaware (DE) on 7/31/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: DE address of LLC: c/o A Registered Agent, The Green, #22648, Dover, DE 19901. #22648, Dover, DE 19901. Arts of Org. filed with DE Secy of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 17010 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Jettair Solar Owner 2026-1, LLC App. For Auth. filed with Secy. of State of NY (SSNY) on 10/21/25. Office location: NY County, LLC formed in Delaware (DE) on 10/17/25. 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, tax@goodleap.com, 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,

LIMITED LIABILITY ENTITIES

DeFeo Enterprises, LLC. Filed with Secy of State of NY (SSNY) on 8/26/2025. 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: c/o Augustine DeFeo, 439 Main St., Port Washington, NY 11050. Purpose: any lawful act. 16963 n12-W d17

EAST 60 HOLDINGS LLC. Arts. of Org. filed with the SSNY on 09/05/25. 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, 11 Grace Avenue, Suite 405, Great Neck, NY 11021. Purpose: Any lawful purpose. 17015 n12-W d17

HOBNOB HOSPITALITY LLC Art. Of Org. Filed Sec. of State of NY 8/25/2025. Off. Loc.: New York Co. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to: c/o Steven Abramowitz, 30 West 13th Street, Apartment 5B, New York, NY 10011, USA. Purpose: Any lawful purpose. 16951 n12-W d17

MB WORKFORCE EVOLUTION PARTNERS, LLC. Arts. of Org. filed with the SSNY on 10/07/25. 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, 405 Lexington Avenue, 9th Floor, New York, NY 10174. Purpose: Any lawful purpose. 17017 n12-W d17

M.I.M.S. LLC Arts. of Org. filed with SSNY on 11/7/2025. Off. Loc.: BRONX Co. SSNY design. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 4120 Edson Ave, Bronx, NY 10466. General Purposes 17005 n12-W d17

548 6TH HOLDINGS LLC. Filed with SSNY on 11/06/2025. 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 17382 n19-W d24

BaseLine Alliance LLC, filed with the SSNY on 06/17/2024. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: c/o MASTAKOURIS LAW PC, 31-19 NEWTOWN AVE., STE 1000, ASTORIA, NY 11102. Purpose: Any Lawful 17392 n19-W d24

BC OF NHP LLC. Filed with SSNY on 09/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: C/O MASTAKOURIS LAW PC, 31-19 NEWTOWN AVE., STE 1000, ASTORIA, NY 11102. Purpose: Any Lawful 17392 n19-W d24

BEN-MEIR MEDIA GROUP LLC. Filed with SSNY on 11/03/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 372 CENTRAL PARK WEST, STE 117, NEW YORK, NY 10025. Purpose: Any Lawful 17433 n19-W d24

OCHRE GRACE LLC. Filed with SSNY on 10/20/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 104 WEST 27TH ST 11TH FL, NEW YORK, NY 10001. Purpose: Any Lawful 17384 n19-W d24

RETIREMENT PROPERTY OPPORTUNITIES LLC. Filed with SSNY on 11/05/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 30-50 WHITESTONE EXPY, STE 204, COLLEGE POINT, NY, 11354. Purpose: Any Lawful 17390 n19-W d24

SAPPHIRE EQUESTRIAN LLC. Filed with SSNY on 11/05/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 101 SEARING AVE, APT 212, MINEOLA, NY 11501. Purpose: Any Lawful 17387 n19-W d24

VISTA BLUFF 1818 LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 32 BACON RD OLD WESTBURY, NY 11568. Purpose: Any Lawful 17394 n19-W d24

ZENDAIN LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 32 BACON RD OLD WESTBURY, NY 11568. Purpose: Any Lawful 17389 n19-W d24

1096 WOODYCREST LLC. Arts. of Org. filed with the SSNY on 11/24/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 17764 n26-W d31

1215 WOODYCREST LLC. Arts. of Org. filed with the SSNY on 11/24/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 17765 n26-W d31

220-28 94TH RD LLC. Arts. of Org. filed with the SSNY on 11/24/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 17766 n26-W d31

236 PARK LLC. Arts. of Org. filed with the SSNY on 11/05/25. 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, 66 Burr Road, East Northport, NY 11731. Purpose: Any lawful purpose. 17735 n26-W d31

LIMITED LIABILITY ENTITIES

ACE BROTHERS LLC. Arts. of Org. filed with the SSNY on 11/24/2025. 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, 15 Prince St, Baldwin, NY 11510. Purpose: Any Lawful Purpose. 17760 n26-W d31

AKRON OIKOS LLC. Arts. of Org. filed with the SSNY on 11/05/25. 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, 26 Yellow Cote Road, Oyster Bay Cove, NY 11771. Purpose: Any lawful purpose. 17737 n26-W d31

BKSV CONSULTING LLC. Arts. of Org. filed with the SSNY on 03/02/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any lawful purpose. 17736 n26-W d31

GS BRIGGS LLC. Arts. of Org. filed with the SSNY on 11/24/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 17762 n26-W d31

HS JEFFERSON LLC. Arts. of Org. filed with the SSNY on 11/24/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gagandeep Singh, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 17763 n26-W d31

PLAY WORLD USA LLC. Arts. of Org. filed with the SSNY on 11/03/25. 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, 34 West 33rd Street, 7th Floor, New York, NY 10001. Purpose: Any lawful purpose. 17738 n26-W d31

1370 TELLER LLC. Arts. of Org. filed with the SSNY on 10/14/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 121 Old Mill Road, Great Neck, NY 11021. Purpose: Any lawful purpose. 16664 n5-Tu d10

220 CENTRE ISLAND ROAD LLC. Filed with SSNY on 11/07/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 41 LUDLAM AVE, BAYVILLE, NY 11709. Purpose: Any Lawful 16645 n5-Tu d10

40ALLENH LLC. Arts. of Org. filed with the SSNY on 10/05/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: c/o Legal Secretary, 387 Park Ave, South, 7th Fl, NY, NY 10016. Purpose: any lawful activity. 16998 Nov12 w Dec17

41-07 CRESCENT ST JV LLC. Arts. of Org. filed with the SSNY on 03/26/14. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity. 16984 Nov12 w Dec17

44 FIRST PLACE LLC. Filed with SSNY on 08/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 133 SUMMIT DR, MANHASSET, NY 11030. Purpose: Any Lawful 16676 n5-Tu d10

J AND J WARRIOR LLC. Arts. of Org. filed with the SSNY on 10/27/25. 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, 872 Madison Avenue, #2A, New York, NY 10021. Purpose: Any lawful purpose. 16668 n5-Tu d10

NOTICE OF FORMATION OF IRISE CREATIVE LLC. Arts of Org filed with Secy of State of NY (SSNY) on 7/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail process to: c/o Eugenia Sucre Gonzalez, 300 E 56th St, Apt. 16L, NY, NY 10022. Purpose: any lawful activity. 17001 Nov12 w Dec17

NOTICE OF FORMATION OF KRNP LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Actors Fund Housing Development Corporation, 729 Seventh Ave, 10th Fl, NY, NY 10019. Purpose: any lawful activity. 16982 Nov12 w Dec17

NOTICE OF FORMATION OF Endless Metro Solutions LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail process to: c/o Actors Fund Housing Development Corporation, 729 Seventh Ave, 10th Fl, NY, NY 10019. Purpose: any lawful activity. 16982 Nov12 w Dec17

NOTICE OF FORMATION OF CRANDALL'S PHOTOGRAPHY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/14/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail process to: c/o Actors Fund Housing Development Corporation, 729 Seventh Ave, 10th Fl, NY, NY 10019. Purpose: any lawful activity. 16982 Nov12 w Dec17

NOTICE OF FORMATION OF Lauren Gutfreund Inteniors LLC. Arts of Org filed with NY Dept. of State: 11/6/25. 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 Ceryn Parr, Albany, NY 12203. Attn: Joseph N. Vet, Jr., regd. agent upon whom process may be served. Purpose: all lawful purposes. 16929 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF MARILEE LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 9/14/2025. Office location: NY County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful act. 16235 N12 W D17

NOTICE OF FORMATION OF EQUESTRIAN HOLDINGS, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/24/2025. 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 280 Harbor Ln., Massapequa Park, NY 11629. Purpose: any lawful activities. 17023 n12-W d17

NOTICE OF FORMATION OF TOVRIC TUTORING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/23/25. Effective Date: 1/1/2026. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail process to: Registered Agent Solutions, Inc., 99 Washington Ave, Ste 1008, Albany, NY 12260. Purpose: any lawful act. 16794 N12 W D17

NOTICE OF FORMATION OF AA BEAUTY WORKS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/25/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail process to: R/A: Zenbusiness Inc., 41 State St, Ste 112, Albany, NY 12207. Purpose: any lawful act. 17412 N19 W D24

NOTICE OF FORMATION OF BONDD PILATES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail process to: c/o The LLC, 121 Old Mill Road, Great Neck, NY 11021. Purpose: Any lawful activity. 16998 n5-Tu d10

NOTICE OF FORMATION OF SUNNY MOMENTS PRODUCTIONS LLC. Arts. of Org. filed with SSNY on 09/25/2025. Office location: New York County. SSNY design. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 460 PARK AVE, 8TH FLOOR, NEW YORK, NY, 10016. Any lawful purpose. 16935 Nov12 w Dec17

NOTICE OF FORMATION OF TAP Campos Plaza II PACT Member LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/12/25. 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, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful activity. 16998 Nov12 w Dec17

NOTICE OF FORMATION OF 135 E 57 GC LLC. Arts. of Org. filed with Secy. of State (SSNY) on 9/26/25. 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 Legal Secretary, 387 Park Ave, South, 7th Fl, NY, NY 10016. Purpose: any lawful activity. 16998 Nov12 w Dec17

NOTICE OF FORMATION OF AMG 1779 Southern Quicksilver LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/24/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity. 16984 Nov12 w Dec17

NOTICE OF FORMATION OF AMG HRP Quicksilver LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/24/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity. 16983 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16946 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16948 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16941 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF HP JCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/19/25. Office location: Nassau County. Princ. office of LLC: c/o Eckel Development, 176 Cove Rd., Oyster Bay, NY 11771. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful activity. 16981 Nov12 w Dec17

NOTICE OF FORMATION OF Reshape by Rachael DEVELOPMENT LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2950 Cheryl Road, Merrick, NY 11566. Purpose: any lawful activity. 16993 Nov12 w Dec17

NOTICE OF FORMATION OF Samsøe Samsøe Showroom NYC LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Park Avenue South #300, NY, NY 10016, vitus@samsøe.com. Purpose: any lawful activity. 16992 Nov12 w Dec17

NOTICE OF FORMATION OF STEWBAKER LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Dunnington, Bartholow & Miller LLP, Attn: Olivera Medenica, Esq., 230 Park Ave, 21st Fl, NY, NY 10169, omedenica@dunnington.com. Purpose: any lawful activity. 16995 Nov12 w Dec17

NOTICE OF FORMATION OF SUNNY MOMENTS PRODUCTIONS LLC. Arts. of Org. filed with SSNY on 09/25/2025. Office location: New York County. SSNY design. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 460 PARK AVE, 8TH FLOOR, NEW YORK, NY, 10016. Any lawful purpose. 16935 Nov12 w Dec17

NOTICE OF FORMATION OF TAP Campos Plaza II PACT Member LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/12/25. 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, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful activity. 16998 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/16/2025 Bronx Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16937 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/28/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16946 Nov12 w Dec17

NOTICE OF QUALIFICATION Michael Falkove LLC filed w/ SSNY 10/31/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 105 Wynn Ct, Syosset, NY 11791. Any lawful purpose. 16932 Nov12 w Dec17

NOTICE OF QUAL. MIDNIGHT SIREN STUDIOS LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16944 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16948 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 16943 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF HP JCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/19/25. Office location: Nassau County. Princ. office of LLC: c/o Eckel Development, 176 Cove Rd., Oyster Bay, NY 11771. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful activity. 17752 Nov26 w Dec31

NOTICE OF FORMATION OF LANTERN LIGHT DEVELOPMENT LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/15/25. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 330 HORSEMAN BLVD SLEEPY HOLLOW, NY, 10591. Purpose: Any lawful purpose 17708 Nov26 w Dec31

NOTICE OF FORMATION OF OES Equities LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/17/25. City: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 225 E 39th St, NY, NY 10016. Purpose: any lawful purpose. 16537 Nov5 w Dec10

NOTICE OF FORMATION OF 107 Warner LLC. Art. of Org. filed with Secy of State (SSNY) on 10/1/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 103-14 97th Ave, Ozone Park, NY 11417. Purpose: any lawful purpose. 16573 Nov5 w Dec10

NOTICE OF FORMATION OF 1298 NBR Property LLC. Art. of Org. filed with Secy. of State (SSNY) on 10/11/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 103-14 97th Ave, Ozone Park, NY 11417. Purpose: any lawful purpose. 16573 Nov5 w Dec10

NOTICE OF FORMATION OF 535 ZEREGA SIMONE MEMBER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Daniel Giambro, 98 Windward Road, Massachusetts, NY 11758. Purpose: Any Lawful Purpose. 15908 o22-W n26

NOTICE OF FORMATION OF Ace Solution Electronics LLC. Art. of Org. filed with Secy of State (SSNY) on 10/1/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 26616 86th Ave, Floral Park, NY 11001. Purpose: any lawful purpose. 16585 Nov5 w Dec10

NOTICE OF FORMATION OF AJT New York, LLC. Arts. of Org. filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful 15933 o22-W n26

9 HARBOR LANE, LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 91 HARBOR LN, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 15924 o22-W n26

9 WAT ROCK REALTY LLC. Arts. of Org. filed with the SSNY on 10/03/25. Office: Nassau County. SSNY designated as agent for process & shall mail to: 30 BLUEBIRD DR, ROSLYN HEIGHTS, NY 11577. Purpose: Any Lawful 15940 o22-W n26

NOTICE OF FORMATION OF Barone Empire Sales LLC. Art. of Org. filed with Secy of State (SSNY) on 9/30/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 6 Dr. Goodbury, NY 61197. Purpose: any lawful purpose. 16540 Nov5 w Dec10

NOTICE OF FORMATION OF Blue Camel Consulting LLC. Art. of Org. filed with Secy of State (SSNY) on 9/26/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 43 Lehigh Ct, Rockville Centre, NY 11570. Purpose: any lawful purpose. 16561 Nov5 w Dec10

NOTICE OF FORMATION OF Bradvertising NY, LLC. Art. of Org. filed with Secy of State (SSNY) on 9/5/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Eugenia Sucre Gonzalez, 300 E 56th St, Apt. 16L, NY, NY 10022. Purpose: any lawful activity. 17001 Nov12 w Dec17

NOTICE OF FORMATION OF CLARITY FRAMEWORKS LLC Arts of Org filed SSNY 11/4/2025 eff. 1/5/2026 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17715 Nov26 w Dec31

NOTICE OF FORMATION OF Carman Plaza LLC. Art. of Org. filed with Secy of State (SSNY) on 9/8/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 122 E 42nd St., 18th Fl, NY, NY 10168. Purpose: all lawful purposes. 16674 Nov5 w Dec10

LIMITED LIABILITY ENTITIES

FRIEDLAND ARBITRATION LLC Arts of Org. filed with SSNY 11/13/2025. New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17711 Nov26 w Dec31

GOTHAM SMART HOME INTEGRATION LLC Arts of Org. filed SSNY 10/10/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17714 Nov26 w Dec31

JUNE HOSPITALITY LLC Arts of Org. filed SSNY 11/11/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17709 Nov26 w Dec31

MATERIAL WORK LLC Arts of Org. filed SSNY 11/12/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17710 Nov26 w Dec31

VIN & VINYL LLC Arts of Org. filed SSNY 11/18/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17719 Nov26 w Dec31

WREY HOUSE LLC Arts of Org. filed SSNY 10/6/2025 New York Co. SSNY design agent for process & shall mail to: 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 17713 Nov26 w Dec31

1421 MONTAUK, LLC. Arts. of Org. filed with the SSNY on 10/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: c/o The LLC, 125 Park Avenue, Apt. 15B, New York, NY 10011. Purpose: any lawful activity. 16998 Nov12 w Dec17

210 FORT SALONGA, LLC. Arts. of Org. filed with the SSNY on 1

# Court Calendars

## LIMITED LIABILITY ENTITIES

**CAROKIBORT LLC.** Arts. of Org. filed with the SSNY on 10/15/25. 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, 650 Third Avenue, 23rd Floor, New York, NY 10017. Purpose: Any lawful purpose. 17019 n12-W d17

**548 6TH OWNER LLC.** Filed with SSNY on 11/06/2025. 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 17385 n19-W d24

**67 SHORT WAY LLC.** Filed with SSNY on 11/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 16 OAK LANE, GLEN HEAD, NY, 11545. Purpose: Any Lawful. 17391 n19-W d24

**GARCIA MAINTENANCE & CLEANING SERVICES LLC.** Filed with SSNY on 11/03/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 21E 120 ST, AP 4, NEW YORK, NY 10035. Purpose: Any Lawful 17432 n19-W d24

**LIGONEE LLC** Articles of Org. filed NY Sec. of State (SSNY) 11/12/25. Office in NY Co. SSNY desig agent of LLC whom process may be served. SSNY shall mail process to c/o Kaplan Fox & Kilsheimer LLP, Attn: Jason P. Reska, Esq., 800 3rd Ave., 38th Fl, NY, NY 10022. Purpose: Any lawful purpose. 17430 n19-W d24

**MLE REALTY OF LONG ISLAND, LLC.** Arts. of Org. filed with the SSNY on 11/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Michael Fusco, 1055 Franklin Avenue, Suite 206, Garden City, NY 11704. Purpose: Any lawful purpose. 17398 n19-W d24

**NOTICE OF FORMATION OF HONGYI REALTY LLC.** Arts of Org filed with Secy of State of NY (SSNY) on 11/18/25. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to: 130 William St., #54D, NY, NY 10038. Purpose: any lawful act. 17721 n26-W d31

**THE BOOZALITAS LLC.** Filed with SSNY on 09/29/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 139 FULTON ST, STE 603, NEW YORK, NY 10038. Purpose: Any Lawful 15097 o22-W n26

**TOWNSEND STREET LLC.** Filed with SSNY on 08/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 44 ARCHBARR ST, GLEN HEAD, NY 11545. Purpose: Any Lawful 15936 o22-W n26

**TWESTON CONSULTING, LLC.** Filed with SSNY on 10/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 38 BEECHWOOD AVE, MANHASSET, NY 11030. Purpose: Any Lawful 15926 o22-W n26

**VIP 6035 AVE LLC.** Filed with SSNY on 09/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful 15941 o22-W n26

**VIP GREENE LLC.** Filed with SSNY on 09/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful 15923 o22-W n26

**WESLEY REALTY NY LLC** Articles of Org. filed NY Sec. of State (SSNY) 9/24/25. Office in Bronx Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 3150 Rochambeau Ave., Ste. 1A, Bronx, NY 10467, which is also the principal business location. Purpose: Any lawful purpose. 15963 o22-W n26

**10 E 67 LLC** Articles of Org. filed NY Sec. of State (SSNY) 9/16/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to Kaplan Fox & Kilsheimer LLP, c/o Jason P. Reska, Esq., 800 Third Ave., 38th Fl, NY, NY 10022. Purpose: Any lawful purpose. 16206 o29-W d3

**94 CARPENTER AVE LLC.** Arts. of Org. filed with the SSNY on 10/07/25. 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, 140 Adams Street, Garden City, NY 11530. Purpose: Any lawful purpose. 16201 o29-W d3

**MARC P. BEIGE CONSULTING LLC.** Arts. of Org. filed with the SSNY on 09/22/2025. 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, 400 Broadhollow Road, Suite 302, Melville, NY 11747. Purpose: Any Lawful Purpose. 16210 o29-W d3

**CHANNELCAUSE LLC** Articles of Org. filed NY Sec. of State (SSNY) 6/13/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 1641 3rd Ave., Ste. 24K, NY, NY 10128, which is also the principal business location. Purpose: Any lawful purpose. 16247 o29-W d3

**MIDDLETOWN REALTY INVESTORS LLC** Art. Of Org. Filed Sec. of State of NY 02/25/2025. Off. Loc. Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 3009B Middletown Road, Bronx, NY 10461, USA. Purpose: Any lawful act or activity. 16161 o29-W d3

## LIMITED LIABILITY ENTITIES

**ASHIANA LLC.** Arts. of Org. filed with the SSNY on 10/17/25. 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, 151 Hazelwood Drive, Jericho, NY 11753. Purpose: Any lawful purpose. 16204 o29-W d3

**CATALYTIC AUTO TECHNOLOGY LLC.** Arts. of Org. filed with the SSNY on 10/21/25. 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, 1025 Old Country Road, Suite 411, Westbury, NY 11590. Purpose: Any lawful purpose. 16205 o29-W d3

**ALEXANDRA VELASCO LLC.** Filed with SSNY on 08/07/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 414 GERARD AVE, E612, BRONX, NY 10451. Purpose: Any Lawful 17431 n19-W d24

**FLORIDITA 4159 LLC.** Filed with SSNY on 09/26/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 4159 BROADWAY, NEW YORK, NY, 10033. Purpose: Any Lawful 17383 n19-W d24

## LIMITED LIABILITY ENTITIES

**NOTICE OF QUALIFICATION OF 45 E 80 ST, LLC** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/13/25. Office location: NY County. LLC formed in Delaware (DE) on 11/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Joan Miller Kohlberg, 45 E. 80th St., Apt. 9A, NY City, NY 10075. DE addr. of LLC: c/o Corporation Service Co., 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. 17754 Nov26 w Dec31

**NOTICE OF QUALIFICATION OF GATEMORE SERIES SPV GP LLC** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/22/25. Office location: NY County. LLC formed in Delaware (DE) on 11/05/25. 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: CSC, 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. 17756 Nov26 w Dec31

**NOTICE OF QUALIFICATION OF MavorCo Operations, LLC** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/13/25. Office location: NY County. LLC formed in Delaware (DE) on 12/10/24. Princ. office of LLC: 16 W. 46th St., NY, NY 10036. 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, State of DE, 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 17753 Nov26 w Dec31

**NOTICE OF QUALIFICATION OF RCI GROUP II LLC** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/13/25. Office location: NY County. LLC formed in Delaware (DE) on 10/27/25. Princ. office of LLC: 905 W. 27th St., Scottsbluff, NE 68361. 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: 262 Chapman Rd., Ste. 240, Newark, DE 19702. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Third party administration. 17755 Nov26 w Dec31

**BOSTON NOSTRAND LLC** Articles of Org. filed NY Sec. of State (SSNY) 10/13/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 445 Central Ave Ste 201 Cedarhurst NY 11516. Purpose: Any lawful activity. 15806 Oct22 w Nov26

**AAL NY LLC** Articles of Org. filed NY Sec. of State (SSNY) 10/10/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to C/O Jun Wang & Associates PC 1560 Broadway Ste 1100 NY, NY 10036. Purpose: Any lawful activity. 15805 Oct22 w Nov26

## LIMITED LIABILITY ENTITIES

**NOTICE OF QUALIFICATION OF Quantum Technologies Investors 2 LP.** Authority filed with NY Dept. of State: 10/17/25. NYS fict. name: Quantum Technologies Investors 2 Limited Partnership. Office location: NY County. LP formed in DE: 10/12/25. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: 260 West End Ave., Apt 5A, NY, NY 10023, principal business address. DE address of LP: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Name/address of genl. ptr. available from NY Sec. of State. Cert. of LP filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 17377 n19-W d24

**NOTICE OF QUALIFICATION OF Quantum Technologies Investors 2 LP - Series 1.** Authority filed with NY Dept. of State: 10/17/25. NYS fict. name: Quantum Technologies Investors 2 Limited Partnership - Series 1. Office location: NY County. LP formed in DE: 10/12/25. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: 260 West End Ave., Apt 5A, NY, NY 10023, principal business address. DE address of LP: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Name/address of genl. ptr. available from NY Sec. of State. Cert. of LP filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 17379 n19-W d24

**NOTICE OF QUALIFICATION OF APOLLO HOST PLUS CREDIT ADVISORS, L.P.** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LP formed in Delaware (DE) on 10/13/25. Princ. office of LP: 9 West 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 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., John Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 16971 Nov12 w Dec17

**NOTICE OF QUALIFICATION of Hirschmark Capital Lending Fund II, L.P.** Fictitious name in NY State: Hirschmark Capital Lending Fund II, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 4/8/25. Office location: NY County. LP formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin, DE address of LP: c/o VCP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with DE Secy of State, Townsend Bldg., Dover, DE 19901. Purpose: any lawful activity. 17009 Nov12 w Dec17

**NOTICE OF QUALIFICATION OF NOOGENESIS CAPITAL PARTNERS L.P.** Authority filed with Secy. of State of NY (SSNY) on 10/14/25. Office location: NY Co. LP formed in Delaware (DE) on 6/11/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the LP 45 Crosby St #6S NY, NY 10012. DE address of LP: 1209 Orange St, Wilmington DE 19801. Arts. of Org. filed with DE Secy. of State, P.O. Box 898 Dover, DE 19903. Purpose: any lawful activity. 17704 Nov26 w Dec31

**NOTICE OF QUALIFICATION OF TR 61 MHP CENTRALE LP** Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/03/25. Office location: NY County. LP formed in Delaware (DE) on 09/16/25. NYS fictitious name: TR 61 MHP CENTRALE LP. Duration of LP is Perpetual. SSNY designated as agent of LP 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. 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 DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 15812 Oct22 w Nov26

**MULDON MANAGEMENT LLC** Filed with SSNY on 10/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 136 CHERRY VALLEY AVE, WEST HEMPSTEAD, NY 11552. Purpose: Any Lawful 17386 n19-W d24

## New York County

### Court Calendars Continued From Page 11

**Part 56**  
Justice John J. Kelley  
71 Thomas Street  
Phone 646-386-5281  
Room 204

**WEDNESDAY, NOV. 26**  
800002/25/Waheed v. Dr. Sonya Barar  
**FRIDAY, NOV. 28**  
805367/18/Novograd v. Lenox Hill Hosp.  
805508/25/Tokugawa v. Schwartzstein Dds  
805119/23/Toth v. Meyers

**MONDAY, DEC. 1**  
805063/22/Fishburn v. Mancuso M.D.  
805189/25/Hamidu v. Sands M.D.  
154146/21/Hope Mason Rodriguez v. The Riverside Premier Rehabilitation And Healing Center  
805046/25/Jeffrey v. Hazel The Beauty Rn  
805357/20/Kariyanis v. Farber M.D.  
805172/21/Thomas v. Silbert M.D.  
805350/24/Whealy v. Coleburn M.D.  
805136/21/Zain v. Ernest L. Isaacson Dpm P.C. Et Al

### 111 CENTRE STREET

**Part 25 Guardianship**  
Justice Ilana J. Marcus  
111 Centre Street  
Phone 646-386-5675  
Room 1254

**Part 35**  
Justice Phaedra F. Perry  
111 Centre Street  
Phone 646-386-3016  
Room 684

**WEDNESDAY, NOV. 26**  
155086/25/Acacia,Jo LLC v. One Hundred Coconuts LLC  
652430/24/Ankura Consulting Group v. Technocon Int'l, Inc.  
654763/25/Forna Industrial Warehouse  
2024 LLC v. Stalk Market Co LLC D/b/a Stalk Market Co Et Al  
101022/25/Hossain v. Anz Grindlays Bank  
100578/23/Pereira v. Tap-Tropicals Airlines  
452211/25/NYC Et Al v. 1240 Edward Grant LLC  
452209/25/NYC Et Al v. Majada Inc Et Al

**FRIDAY, NOV. 28**  
162241/23/Klaric v. Church of The Immaculate Conception Et Al  
160777/25/Martinez v. Safety Clean LLC  
452818/24/Motor Vehicle Accident Indemnification Corp. v. Tilly  
153056/23/Yunga Morochio v. Canido Basonas Const. Services

**MONDAY, DEC. 1**  
161139/23/Luna-Matute v. Elysium Const. Inc. Et Al  
150636/24/McMichael v. 317 East 34th St. LLC Et Al  
654297/25/Northeast Plastic Surgery Pllc v. United Healthcare Ins. Co.  
160030/24/Unitrin Safeguard Ins. Co. v. J Sports Medicine P.C.

**Part 31**  
Justice Kathleen C. Waterman-Marshall  
111 Centre Street  
Phone 646-386-4296  
Room 623

**MONDAY, DEC. 1**  
151362/24/State Farm Fire And Casualty Co. v. McCalla  
150283/23/Warshaw Burstein v. Colambda Technologies, Inc.

**32 Mortgage Foreclosure Part**  
Justice Francis A. Kahn, III  
111 Centre Street  
Phone 646-386-5607  
Room 1127B

**WEDNESDAY, NOV. 26**  
850138/25/Hilton Resorts Corp. v. Johnson  
850024/25/Hilton Resorts Corp. v. Momah  
850044/25/Hilton Resorts Corp. v. Southworth  
850062/25/Hilton Resorts Corp. v. Thompson  
850458/24/Hny Club Suites Owners Assoc. Inc., By And Through Its Board of Directors v. Washington  
850143/25/Jpmorgan Chase Bank v. Point Grace Capital LLC Et Al  
850100/25/The Tower Board of Mgrs. of The South And Cherry Condominium v. Lu  
453275/22/Tico Investment Vehicle VIII v. Baricovic  
106432/08/Us Bank Nat. Assoc. v. Estaris

**FRIDAY, NOV. 28**  
850435/24/Asm Spv v. Sepi Rly. LLC Et Al  
158451/24>Last Hurrah v. Cornerstone Structures LLC Et Al  
153552/25/Westco Closet Corp. Dba California Closets v. Moy  
850051/23/Wilmington Trust v. Eklecco Newco LLC Et Al

**MONDAY, DEC. 1**  
160536/23/Board of Mgrs. of Ot Sun Mansion Condominium v. Fujian Tangtuo Elderly Assoc. USA, Inc. Et Al  
160534/23/Board of Mgrs. of Ot Sun Mansion Condominium v. Fujian Xi Bian Qiao Lian Inc. Et Al  
850252/25/Centre St. Lender LLC v. 224 Centre Rly. LLC Et Al  
850348/25/Flushing Bank v. 4 West 121st St. LLC Et Al  
850022/24/Jpmorgan Chase Bank v. 4103 Real Hldgs.  
850072/25/Sig Cre 2023 Venture LLC v. 1662 First Rly. Et Al  
151576/20/Tapia v. Esrt 2359 B'way.

**Part 38**  
Justice Ashlee Crawford  
111 Centre Street  
Phone 646-386-3235  
Room 1166

**WEDNESDAY, NOV. 26**  
651854/21/Leslie J. Garfield & Co., Inc. v. Evans

**MONDAY, DEC. 1**  
654011/21/Ferere v. Loreal USA  
656508/20/Travel Advocates v. Real Hospitality Group

**Part 42**  
Justice Emily Morales-Minerva  
111 Centre Street  
Phone 646-386-3237  
Room 574

**WEDNESDAY, NOV. 26**  
655120/25/1461-1469 Third Ave Owner LLC v. Akf Engineers Llp  
652231/25/2174 Pelham Associates LLC v. Lovi  
654754/25/47 West 14 St. Corp. v. J&N Tea Garden Inc. Et Al  
659620/25/Rick Steiner Fell & Benowitz Llp v. The Lawyers' Fund For Client Protection

654719/25/Trinity Reit, Inc. v. Jackie Robinson Foundation, Inc.  
**FRIDAY, NOV. 28**  
653247/25/Ally NYC Corp. v. Gaea LLC Et Al  
155400/24/American Express Nat. Bank v. Sasaki  
162311/24/Infinity Indemnity Ins. Co. v. Contreras  
159569/25/Mendoza Interior Services, Inc. v. Industria  
452934/24/Motor Vehicle Accident Indemnification Corp. v. Kelly  
154747/25/State Farm Fire And Casualty Co. v. Khvedelidze

**MONDAY, DEC. 1**  
659733/24/Aline Studio v. Sutton Manor Apts., Inc.  
656410/22/Board of Mgrs. of 165 E. 62nd St. Condominium v. Churchill E 62nd LLC Et Al  
156853/22/Board of Mgrs. of The 229 West 43rd St. Condominium v. 249 West 43rd St.  
153413/20/Chen v. Romona Keveza Collection LLC  
160359/25/Cityspire Condominium By Its Board of Mgrs. v. Dover Hldgs., Inc. Et Al  
162367/23/Cobblestone Hldgs. LLC v. 41 Fifth Owners Corp.  
650559/25/Consol. Electric Meter Co. Inc. v. The Powell Companies  
155746/24/Continental 21r Llc v. Us Bank Trust Nat. Assoc.  
655813/23/Equal Rights For Children, Inc. v. Charly Brands Inc Et Al  
652616/19/Joseph v. Hilpert  
61255/24/Kogan v. Scampierle  
161507/23/Liberty Mutual Fire Ins. Co. Et Al v. Nat. Union Fire Ins. Co. of Pittsburgh  
651576/25/Qz Trading Inc. v. Rf B'way. LLC Dba Redfarm  
654892/25/Spartan Business Solutions Llc D/b/a Spartan Capital v. Amour Escrow, Inc. D/b/a Amour Escrow Et Al  
159635/24/State Farm Mutual Automobile Ins. Co. v. Bennett  
155368/25/The Board of Mgrs. of 54 Thompson St. Condominium v. 54 Thompson St.  
452293/24/NYC Et Al v. 251 Boerum Rly. LLC

**Motion**  
153413/20/Chen v. Romona Keveza Collection LLC  
651255/24/Kogan v. Scampierle

**Part 47**  
Justice Paul A. Goetz  
111 Centre Street  
Phone 646-386-3743  
Room 1021

**WEDNESDAY, NOV. 26**  
157746/25/Beekman NY LLC v. 45 Beekman Hldg. LLC Et Al  
650741/25/Cai v. Wing Fung 2019 Inc. Et Al  
157354/19/De Souza v. Hudson Yards Const. II  
650480/25/McKinsey & Co., Inc. Et Al v. Nat. Union Fire Ins. Co. of Pittsburgh  
152586/23/Normanus Rly. LLC v. 154 E. 62 LLC

**FRIDAY, NOV. 28**  
160021/24/Hopkins v. Netflix Inc  
160043/23/Reyes-Devargas v. The Asconia LLC, Et Al  
162184/25/Wyatt v. NYC Dept. of Education

**MONDAY, DEC. 1**  
159869/20/Bellatu 'el v. NYC  
152264/25/State Farm Mutual Automobile Ins. Co. v. Pitter  
157386/21/The A.J.D. Bldg. LLC v. Ben-Harush  
155408/22/The Board of Mgrs. of The Broad Exch. Bldg. Condominium v. Nicole Lambert  
655086/25/Trath Contracting Inc. v. Roxann Mgt. Co. LLC Et Al

**Part 52 City Part**  
Justice Carol Sharpe  
111 Centre Street  
Phone 646-386-3742  
Room 1045

**WEDNESDAY, NOV. 26**  
161723/24/Allen v. NYC Et Al  
157452/25/Molina v. NYC Et Al  
451938/22/Quezada v. NYC Et Al  
160277/25/Williams v. NYC Et Al

**FRIDAY, NOV. 28**  
452946/23/S.C. An Infant By His Mother And Natural Guardian v. NYC Et Al

**MONDAY, DEC. 1**  
152068/22/Fraudorfer v. Con Ed Co. of New York, Inc. Et Al

**Part 62 City Part**  
Justice Ariel D. Chesler  
111 Centre Street  
Phone 646-386-3274  
Room 1127A

**WEDNESDAY, NOV. 26**  
159964/13/Javaheri v. Dept. of Education  
**MONDAY, DEC. 1**  
160284/18/Hossian v. Trans-Porte, Inc.

**Integrated Domestic Violence Part**  
Justice Tandra L. Dawson  
100 Centre Street  
Phone 646-386-3868  
Room 1604

**CRIMINAL TERM**  
**Part Tap A**  
Justice Biben  
Phone 646-386-4107  
100 Centre Street  
Room 1100, 9:30 A.M.

**Part Tap B**  
Justice Statsinger  
Phone 646-346-4044  
100 Centre St.  
Room 1130, 9:30 A.M.

**Part 22**  
Justice Mennin  
Phone 646-386-4022  
Fax 212-295-4890  
111 Centre Street  
Room 928, 9:30 A.M.

**Part 23**  
Justice N. Ross  
Phone 646-386-4023  
Fax 212-295-4891  
100 Centre Street  
Room 1307, 9:30 A.M.

**Part 31**  
Justice D. Kiesel  
Phone 646-386-4031  
Fax 212-401-9260  
100 Centre Street  
Room 1333, 9:30 A.M.

**Part 32**  
Justice Carro  
Phone 646-386-4032  
Fax 212-401-9261  
100 Centre Street  
Room 1300, 9:30 A.M.

**Part JHO/Part 37**  
Justice Adlerberg  
Phone 646-386-4037  
100 Centre Street  
Room 1600, 9:30 A.M.

**Part 41**  
Justice Dwyer  
Phone 646-386-4041  
Fax 212-401-9262  
100 Centre Street  
Room 1116, 9:30 A.M.

**Part 42**  
Justice Wiley  
Phone 646-386-4042  
Fax 212-401-9263  
111 Centre Street  
Room 733, 9:30 A.M.

**Part 51**  
Justice Edwards  
Phone 646-386-4051  
Fax 212-401-9264  
100 Centre Street  
Room 1324, 9:30 A.M.