

IN BRIEF

Amanda Houle Named As Next Chief of SDNY Criminal Division

Amanda Houle will serve as the next Chief of the Criminal Division of the U.S. Attorney's Office for the Southern District of New York, interim U.S. Attorney Jay Clayton announced on Tuesday. Houle most recently worked at Sullivan & Cromwell as a partner, where she held roles including special counsel to the firm's litigation group and special counsel to the national security practice.

Clayton said he and the office were "thrilled" at the return of Houle, who served as both an Assistant U.S. Attorney and unit chief during her previous stint as a prosecutor.

"During her prior tenure at SDNY, Amanda distinguished herself as an exceptional trial lawyer, a standout case maker, and a devoted colleague and public servant," Clayton said in a statement. "She led some of the Office's most significant cases against terrorists, cartel leaders and their money launderers, sex traffickers, violent gang members, and those seeking to evade economic sanctions critical to protecting our national security."

Clayton, who also joined SDNY from Sullivan & Cromwell, called Houle a "dynamic and strategic advocate, a consummate professional, and a steady hand."

"Amanda's talents are matched by her love of the Office and deep commitment to the mission of protecting the public with our law enforcement partners," added the former S.E.C. chair.

Houle previously worked as an Assistant U.S. Attorney in the SDNY from 2015 to 2023. From 2020 to 2021, she served as the Chief of the Narcotics Unit. From 2021 to 2023, she served as Chief of the National Security and International Narcotics Unit.

Prior to joining civil service, Houle worked as an associate at Sullivan & Cromwell from 2010 to 2015.

Houle clerked for U.S. District Court Judge Cathy Seibel of the Southern District of New York. She also clerked for U.S. District Court Judge Denny Chin, in both the Southern District of New York and the U.S. Court of Appeals for the Second Circuit.

She received her B.A. from Barnard College and her law degree from Fordham University School of Law. —Emily Saul

Columbia Strikes \$750M Deal To End Claims That It Protected OB-GYN Who Sexually Abused Patients

Columbia University will pay \$750 million to hundreds of women assaulted by a former OB-GYN, drawing down its decades-old legal battle with survivors who say the school protected the abusive doctor.

The settlement comes after the school agreed to earlier deals totaling \$277 million, resulting in a total \$1 billion recovery for the survivors, according to attorney Anthony T. DiPietro, whose clients were victims of sexual abuse.

"This victory is not just for the victims and survivors of Columbia University and The New York-Presbyterian Hospital's cover-up who bravely came forward, but for all of us who entrust medical institutions with our health care," said DiPietro. "For far too long, Columbia and New York-Presbyterian have prioritized protecting their reputations over protecting their patients."

The settlement resolves 576 cases that were proceeding in the Manhattan state court, making for an average \$1.3 million per-case recovery, which DiPietro's firm believes to be unprecedented.

The cases all stem from Columbia University Medical Center's employment of Robert Hadden, a former OB-GYN who sexually abused hundreds of female patients for decades, under the guise of giving them routine medical care.

The abuse had embroiled Columbia in litigation that outlasted the criminal proceeding against Hadden, with survivors saying the school had been aware of—and covered up—the doctor's abuse for decades.

"I want to thank Anthony DiPietro for never giving up on us," said Laurie Maldonado, a survivor. "For years,

Firms Defend Their Deals With Trump, Explain 'Independence' on Client Matters

BY ABIGAIL ADCOX

FIVE law firms that struck pro bono deals with President Donald Trump defended their moves to Democratic lawmakers, noting they still have "complete independence" in what clients and matters they take on, according to copies of their letter responses.

Cadwalader, Wickersham & Taft; A&O Shearman; Latham & Watkins; Simpson Thacher & Bartlett; and Kirkland & Ellis said their agreements with the president do not restrict the types of clients they represent pro bono, or otherwise, or change their operations. The letters were submitted in response to two Democratic lawmakers' request for details on the terms of their pro bono deals reached with the president.

For its part, A&O Shearman said the firm "fully intends to continue its longstanding and extensive practice of zealously representing clients who find themselves adverse to the federal government, in both paying and pro bono matters."

The firm said it performs "tens of thousands of pro bono hours every year to persons and organizations in need of a lawyer—whether they be an immigrant seeking asylum, an indigent person in need of criminal defense, a veteran, a charitable organization, an individual or group facing hatred or victimization because of their religion or background, or a person expressing an unpopular viewpoint." All such work is in service of the rule of law and is in no way constrained by the agreement with Trump, said William White, co-U.S. general counsel, and William Roll, co-U.S. general counsel, at A&O Shearman, in their letter response dated April 28.

A&O added that the complete terms of its deal with Trump were contained in Trump's April 11 social media post, adding that the firm has "no other agreements or understandings" with the president.

"The Agreement does not call for, or permit, the administration or any other person or entity to determine what cli-

19 State AGs Ask for Injunctive Relief From Trump Executive Order Changing Voting Rules

BY BRIAN LEE

THE 19 Democratic state attorneys general are seeking federal injunctive relief to block President Donald Trump's expansive executive order on voting and election administration as their litigation continues.

Trump's March 25 order directs the independent, bipartisan U.S. Election Assistance Commission to require proof of citizenship documentation to register to vote in federal races, among other broad changes to voting procedures.

Trump's order threatened to withhold federal funding to the states if they fail to comply.

The request for an injunction follows the Democratic attorneys general's lawsuit against the executive order, filed on April 3 in the U.S. District Court for the District of Massachusetts.

In a statement, one of the plaintiffs, New York Attorney General Letitia James, said: "Our Constitution is clear: it is up to the states and Congress, not the president, to set the rules governing our elections. This Executive Order would



N.Y. Attorney General Letitia James

throw our elections into chaos, disenfranchise voters, and undermine the public's faith in our most sacred democratic institutions. I urge the court to stop this unlawful, dangerous power grab before it causes irreparable harm to our nation."

New York Law School Professor Jeff Wice said he expects the AGs to prevail.

"Clearly, the Constitution reserves the right to state legislatures and state governments to govern elections,"



CoreLife Eatery in Clifton Park, New York.

Qui Tam Complaint Results in Restaurant Paying \$7.8M Settlement

BY BRIAN LEE

A NEW YORK headquartered multi-state restaurant chain will pay more than \$7.8 million as part of a settlement to resolve allegations it intentionally overstated its number of businesses to qualify for pandemic relief funding, the U.S. Attorney's Office, Northern District of New York, said on Monday.

As part of the settlement, CoreLife Eatery admitted that it owned and operated 29 restaurant locations as of March 13, 2020, and therefore it was ineligible for a Restaurant Revitalization Fund grant, which provided funding for businesses with up to 20 locations.

According to a statement from the U.S. Attorney's Office, CoreLife's managing member submitted an application in May

2021 on the company's behalf, falsely responding "no" to a question about whether the applicant owned or operated more than 20 locations as of the eligibility date.

The American Rescue Plan Act of March 2021 was a continuation of the government's efforts to provide relief to American individuals and businesses suffering the economic and public health effects of the pandemic. It allocated \$28.6 billion to the Restaurant Revitalization Fund, which allowed the U.S. Small Business Administration to award grants to qualifying restaurants based on pandemic-related revenue losses.

The matter arose from a qui tam complaint filed in the U.S. District Court for the Northern District of New York. The False Claims Act allows private individuals to file suit on behalf of the

Perkins Coie Ruling Could Offer 'Persuasive Force' For Other EO Litigation

BY ABIGAIL ADCOX

A FEDERAL judge's ruling striking down President Donald Trump's executive order targeting Perkins Coie is a "victory" for the legal profession and the rule of law, say several law firm leaders and ethics experts, who view the ruling as an early indicator for three other law firm cases.

However, it remains to be seen whether the Trump administration will appeal the Friday ruling by U.S. District Judge Beryl Howell.

Howell ruled that the entire executive order against Perkins Coie was "null and void." In a statement to Law.com, White House deputy press secretary Harrison



Stephen Gillers, New York University

Fields zeroed in on Howell's decision over the security clearance provisions.

"The decision to grant any individual access to this nation's secrets is a sensitive judgment call entrusted to the President. Weighing these factors and implementing such decisions are core executive powers, and reviewing

DECISIONS OF INTEREST

First Department

TRUSTS & ESTATES: **Jurisdiction required before completion of kinship hearing, court orders.** *Application of Dion Charles, Surrogate's Court, New York.*

Second Department

CRIMINAL LAW: **Motion to vacate indictment denied by court; delay in sentencing not unreasonable.** *People v. Abdelmuti, Supreme Court, Queens.*

INSURANCE LAW: **Summary judgment granted; defendant wrong insurer named.** *Quality Care RX Inc Cob, LLC v. Ocean Harbor Casualty Insurance Company, Civil Court, Queens.*

INSURANCE LAW: **Complaint dismissed; plaintiff failed to show for examination under oath.** *Skillman Chemists Corp. v. State Farm Insurance Company, Civil Court, Queens.*

CRIMINAL LAW: **Court grants dismissal of charges in criminal case.** *People v. Coley, District Court, Nassau.*

FAMILY LAW: **Court holds spouses each entitled to 50% of joint investment accounts.** *Wilson v. Wilson, Supreme Court, Putnam.*

U.S. Courts

PRIVACY: **Plaintiff fails to plausibly allege disclosure of personally identifiable info.** *Solomon v. Flips Media Inc., 2d. Cir.*

ANTITRUST: **Antitrust laws protect competition, not competitors; federal claims dismissed.** *America's Choice Veterans Constr. Inc. v. City of New York, SDNY.*

CIVIL PROCEDURE: **No personal jurisdiction over Brazilian resident who attended one New York board meeting.** *Sigma Lithium Corp. v. Gardner, SDNY.*

CORPORATE ENTITIES: **Attorney defendants could not have known of, or assisted in, breach of fiduciary duty.** *Rimu Capital Ltd. v. 26 Capital Holdings LLC, SDNY.*

EMPLOYMENT LITIGATION: **Former university professor fails to show colleagues were stirred by racial animus.** *Harte v. Pace Univ., SDNY.*

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Circuit Steps Into Fight Over Transfer of Tufts Student Detained by ICE

BY AVALON ZOPPO

THE U.S. Department of Justice on Tuesday urged the U.S. Court of Appeals for the Second Circuit to block a judge's order that a Tufts University international student confined in a Louisiana immigration detention center be transferred to a Vermont facility while a legal fight over her release plays out.

The DOJ argued that U.S. District Judge William Sessions of Vermont lacked authority to review where post-doctoral student Rumeysa Ozturk is detained. The government said the Immigration and



Student Rumeysa Ozturk, white jacket, of Tufts University in Somerville, Massachusetts, on March 25 during an arrest by Immigration and Customs Enforcement officers.

Nationality Act deprives federal courts of jurisdiction to order transfers pending immigration proceedings.

"The INA firmly commits to the Executive's discretion the decision about where to detain an alien who is undergoing removal proceedings—as multiple circuit courts have held," the DOJ contended in its brief.

Second Circuit Judge Barrington Parker questioned how, under the government's stance, a person wrongly detained by U.S. Immigration and Customs Enforcement could challenge his or her detention "without having

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To Review Application
Of Rule 702by Catherine Nyarady
and Crystal Parker

Online

Court Calendars

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

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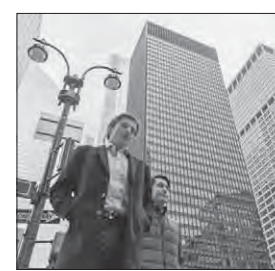
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Manhattan Office Leasing Shows Signs Of Cooling After Strong Start to 2025
by Anthony Russo

Online

At the Capital

Whether it's articles on rulings from the New York Court of Appeals or the Appellate Division, Third Department, to news about a new statute or budget battle, read the Law Journal's comprehensive coverage of the Capital by Albany correspondent Brian Lee at nylj.com.



EPA's Forever Chemicals Plan Lacks Specifics, Environmental Lawyers Say

BY DAN NOVAK

THE U.S. Environmental Protection Agency's recent announcement that it is examining its policy on forever chemicals left unclear whether the agency will take a deregulatory stance toward the contaminants, environmental lawyers said Monday.

The EPA last week presented a list of actions to address these per- polyfluoroalkyl substances, or PFAS, but the plan is short on specifics.

"This list is the first, not the last, of all decisions and actions EPA will be taking to address PFAS over the course of the Trump Administration," the EPA stated, adding it will improve research and testing of PFAS and take steps to control PFAS contamination.

But Erik Olson, of the Natural Resources Defense Council, stated via email that EPA's announcement provided "vague promises" with "nothing specific in the release that makes it clear that they actually will crack down on PFAS." The EPA did not clarify whether it would continue to defend PFAS drinking water standards being challenged in court, added Olson, NRDC's senior strategic director for health.

The agency simply stated that it would "address the most significant compliance challenges and requests from Congress and drinking water systems related to national primary drinking water regulations for certain PFAS." The EPA also did not address whether it would retain the Biden-era rule designating two PFAS as hazardous under the Comprehensive Environ-

mental Response, Compensation, and Liability Act, also known as CERCLA or Superfund.

The EPA's statement followed separate motions in the U.S. Court of Appeals for the District of Columbia Circuit to hold in abeyance industry appeals of the National Primary Drinking Water Standard and a Biden-era rule designating two PFAS as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act, also known as CERCLA or Superfund.

Environmental activists said EPA's legal actions could be an indication that the agency is looking to reverse the rule requiring water utilities to filter out PFAS.

"They missed the opportunity to promise they will protect the two most important rules EPA put out on PFAS that are now being chal-



President Donald Trump has rescinded a Biden administration plan to limit chemical discharge into drinking water, leaving state regulators waiting for EPA guidance on PFAS monitoring and treatment in discharge permits.

lenged in court," Olson said. "Not encouraging."

But Holland & Knight partner Jeff Porter said there was no indication in the EPA's plan that it would take steps to greatly deregulate PFAS. "There's no evidence either way" regarding how the agency will

address the two appeals of Biden-era rules, Porter said. "The EPA has not taken a position on those pending cases."

If there is deregulation of forever chemicals, it will likely be to reduce the burden on "passive receivers" of pollution, such as water utilities

charged with cleaning up PFAS even though they do nothing to contribute pollution, said Haynes Boone partner Clarissa Howley Mills.

The EPA's announcement said it will work to make sure polluters pay and passive receivers are protected.

"I think it'll be interesting to see if industry is okay with that or wants to continue pursuing those lawsuits," Mills said. She added there is a question of whether the EPA will have the resources to address PFAS as outlined in its statement.

EPA Administrator Lee Zeldin announced Friday that he plans a major reorganization of the agency and suggested there would be large cuts to staff.

Said the NRDC's Olson: "It will be impossible to improve their standards and to protect public health from PFAS without the staff, scientists and budget to make that happen."

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Lawyers Tackle Trump Tariffs As Uncertainty Looms Over Southeast Asia

BY KASVI SEHGAL

THE TRUMP administration's tariffs have been taking a heavy toll across Southeast Asia, with lawyers advising clients contending with increased uncertainty and dampening market optimism amid ongoing bilateral negotiations.

Senior lawyers in Singapore, Vietnam, Malaysia and Thailand say that expectations for robust regional economic growth in 2025 have been buried under short-term trade disruption as countries actively look to negotiate with the U.S. during the 90-day suspension.

Freshfields' Hanoi-based mergers and acquisitions partner Eric Johnson said that the calculation of the reciprocal tariffs took many of his colleagues and clients by surprise. These calculations seemed more related to the balance of trade rather than tariffs or non-tariff trade barriers, he said, making it difficult to predict

the outcome of ongoing negotiations between the U.S. administration and governments, primarily Vietnam.

"Sectors heavily reliant on global supply chains, such as manufacturing, semiconductors, and pharmaceuticals, are feeling the strain of these tariffs more acutely, thus exhibiting greater concern over potential global trade disruptions," said Leon Yee, chairman of Duane Morris' Asian operation.

"While governmental support measures offer some alleviation, businesses are actively reassessing their strategies to ensure resilience in an increasingly unpredictable global market," the Singapore-based partner said.

To be sure, lawyers in the region say they anticipate that in the long term, their work will emphasize more M&A, investment, private equity, disputes and project finance mandates—once the dust settles.

However, until then, lawyers are adjusting and focusing attention elsewhere.

Clients in Singapore are increasingly seeking advice on their termination rights and reviewing contractual obligations, in addition to consulting legal experts on force majeure, material adverse change provisions, and renegotiating terms to mitigate risks stemming from trade disruptions, Yee added.

An expected reduction in business activity over the next few months will also have a direct impact on local legal markets as clients opt for a wait-and-see approach, said John Frangos, the director of Bangkok-based Tilleke & Gibbins' dispute resolution and litigation group.

In Vietnam, Malaysia and Thailand, where key clients are foreign companies that invest in Southeast Asia, lawyers say queries related to governance and M&A have dropped off amid tariff threats, and those that do arise have largely been directed towards U.S. lawyers.

The lack of client engagement in certain jurisdictions could in part be cultural, said Malaysian firm



Central Business District in Singapore. An expected reduction in business activity over the next few months will have a direct impact on local legal markets as clients opt for a wait-and-see approach.

Christopher & Lee Ong's corporate partner Yew Chen Kuok.

"In Southeast Asia, lawyers aren't generally the first port of call, so the problem has to be quite big before they reach out," Kuok said, noting that lawyers in the region don't generally play a strategic part in navigating such challenges, as they do in other parts of the world.

Major corporations are also proactively meeting with local govern-

ments in the region to lobby, he said. In Malaysia, for instance, trade practices are not as developed as they are in competing Southeast Asian economies, and export to the U.S. is primarily driven by U.S.-led electronics companies. Companies such as Dell, Intel and Oracle are therefore proactively engaged in lobbying initiatives with the authorities, he said.

Meanwhile, in Vietnam, Ngoc Anh Bui, the Hanoi office managing

partner of regional firm Vilaf, said Vietnamese companies are trying to strengthen their trade relations with the U.S.

But an increase in bilateral treaties following negotiations can be problematic, Bui said. They work on a "most favorable nation basis," which is a big concern for his peers worldwide, as it takes away the element of predictability that helps investors plan their business, especially while relocating operations from one country to another.

Although there has not been a slowdown in "bread and butter work" like corporate, banking and disputes mandates, Christopher & Lee Ong's Kuok notes that the uncertainty caused by the indirect impacts of tariffs on regional trading partners remains worrisome.

The ASEAN member nations are therefore joining forces.

"The rest of the world is coming together for alternatives if they can't trade with the U.S. or China," Kuok said. "They're opening trade talks with countries like Japan, Korea, Australia and India—not just with the U.S."

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Disciplinary Proceeding

The Appellate Division, First Department

Matter of Marina Trubitsky,
a suspended attorney

Motion No. 2024-06195

Appellate Division,
First DepartmentKern, J.P., Moulton,
Kapnick, Levy, Michael, JJ.

Decided: May 1, 2025

Jorge Dopico, Chief Attorney, Attorney Grievance Committee, New York (Vitaly Lipkansky, of counsel), for petitioner

Richard E. Grayson, Esq., for respondent.

Per curiam—Respondent Marina Trubitsky was admitted to the practice of law in the State of New York by the Second Judicial Department on June 23, 1999.1 At all times relevant to this proceeding, respondent maintained a registered address in the First Judicial Department.

By order entered March 26, 2020, this Court immediately suspended respondent from the practice of law, until further order of the Court, based on her failure to cooperate with the Attorney Grievance Committee's (AGC) investigation of over 20 complaints as evidenced by, inter alia, her dilatory conduct to avoid appearing for a deposition

as directed by judicial subpoena (183 AD3d 146 [1st Dept 2020]). To date, respondent has not been reinstated and she remains suspended.

On September 18, 2024, respondent was convicted, upon her plea of guilty, in Supreme Court, New York County, of grand larceny in the second degree in violation of New York Penal Law §155.40(1), a class C felony. Respondent's conviction was based on her 2016 theft of over \$80,000 from Necessity Funding Partners, LLC. The same day as her guilty plea respondent was sentenced to a conditional discharge (three years) and directed to pay \$43,250 in restitution by confession of judgment.²

Now, by motion dated December 16, 2024, the AGC moves for an order, pursuant to Judiciary Law §90(4)(a) and (b) and (22 NYCRR) 1240.12(c)(1), striking respondent's name from the roll of attorneys and counselors-at-law in the State of New York on the ground that she has been convicted of a felony as defined by Judiciary Law §90(4)(e), namely, her September 18, 2024, conviction for grand larceny in the second degree, and, thus, was automatically disbarred by operation of law as of the date thereof.

Respondent does not contest the fact that she was automatically disbarred as a result of her felony conviction, but requests that her disbarment be made nunc pro tunc

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Federal Judge Tosses First Infant Formula Bellwether Trial

BY AMANDA BRONSTAD

CHICAGO

AN ILLINOIS federal judge threw out the first federal bellwether trial over cow's milk-based infant formula but greenlighted the plaintiffs' general causation experts in hundreds of lawsuits.

In one summary judgment ruling entered on Friday, U.S. District Judge Rebecca Pallmeyer, of the Northern District of Illinois, who is overseeing more than 700 lawsuits tying cow's milk-based infant formula to a gastrointestinal illness called necrotizing enterocolitis, or NEC, tossed a bellwether case scheduled for a May 12 trial.

The first bellwether trial in the multidistrict litigation against Abbott Laboratories and Mead Johnson, one of four scheduled, was in a case filed by Ericka Mar, whose daughter, RaiLee, died 15 days after being born 12 weeks premature on Jan. 1, 2014, at a hospital in West Virginia.

"The loss of a child is heart-breaking, and for Ms. Mar and her family, RaiLee's death is a profound tragedy," Pallmeyer wrote. "Abbott could have made more forceful warnings about the relative risks of its formula. The factual reality, however, is that at the time and location of this baby's birth, cow's milk-based infant formula was the only option to feed her. Abbott cannot be liable for its failure to warn of a better but unavailable alternative."

But Pallmeyer, in a separate summary judgment ruling, also refused to toss the two general



Thousands of lawsuits have been filed over a formula given to premature babies in hospitals, sold under the brands Enfamil and Similac.

causation experts for plaintiffs in the multidistrict litigation, concluding that defendants had taken their deposition testimony "out of context." She also described some of the defense arguments as "groundless."

Abbott, the only defendant in the first trial, declined to comment. Mead Johnson, a subsidiary of Reckitt Benckiser Group, which joined Abbott in moving to toss the general causation experts, also declined to comment.

Jose Rojas, of Connecticut's Levin, Rojas, Camassar & Reck, said the ruling that tossed his client's case was "devastating."

"The Mar family was shattered by the death of their daughter," he said. "While we are disappointed the court granted summary judgment in baby RaiLee's case, we note

that the order specifically said that it 'has limited direct application to the other claims in the MDL.' We will continue to fight for the families whose children have been, and continue to be, harmed by defendants' cow's milk-based preterm products. Most immediately, we are reviewing the family's options going forward. We will continue to advocate for baby RaiLee and all other preterm infants affected by these products."

Rojas joined other lead counsel in the multidistrict litigation—Dian-dra "Fu" Debrosse, of DiCello Levitt in Birmingham, Alabama; Timothy Becker of Johnson/Becker in St. Paul, Minnesota; Wendy Fleishman of Lief, Cabraser, Heimann & Bernstein in New York; and Andy Childers, at Levin, Papantonio, Proctor, Buchanan, O'Brien, Barr,

Mougey, in Pensacola, Florida—in stating that the expert ruling in their favor "confirms that the plaintiffs in this MDL will be able to pursue their claims against each defendant in federal court."

"Along with the plaintiffs in the ongoing state court litigation," they said, "we will continue to fight for the families whose children have been, and continue to be, harmed by Abbott's and Mead Johnson's cow's milk-based preterm products."

Attorneys have filed thousands of lawsuits over the formula, which is given to premature babies in the hospital by doctors and staff, and sold under the brands Enfamil and Similac. In the past year, juries in state courts in Illinois and Missouri have hit Mead Johnson with a \$60 million verdict and Abbott with a \$495 million award, as well as a defense verdict for both companies, although a Missouri judge who had sanctioned Abbott's lead counsel later granted a new trial in that case due to "widespread misconduct" on the part of the defendants.

Pallmeyer, in her federal district court ruling, found that the plaintiffs failed to allege that an alternative product was available to doctors, who were forced to use the formula after RaiLee's mother couldn't provide enough breast milk two weeks after her birth. She also found that a warning label would not have made a difference.

"There is simply no testimony or evidence on which a jury could find that a different warning would have resulted in different actions taken by plaintiff or the physicians," she ruled.

A second bellwether trial is scheduled for Aug. 11.

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Expert Analysis

INTELLECTUAL PROPERTY LITIGATION

En Banc Federal Circuit To Review Application of Rule 702

The Federal Circuit will soon issue its first *en banc* decision in a utility patent case since 2018 in *EcoFactor v. Google*, No. 2023-1101.

Following a divided panel opinion regarding testimony from a damages expert assigning a per-unit royalty rate to lump-sum licenses, the Federal Circuit granted *en banc* review specifically to address “the district court’s adherence to Federal Rule of Evidence 702 and *Daubert v. Merrell Dow Pharmaceuticals, Inc.*, 509 U.S. 579 (1993).” *EcoFactor, Inc. v. Google LLC*, 115 F.4th 1380, 1380 (Fed. Cir. 2024).

The case presents an opportunity for the Federal Circuit to address the threshold level of reliability necessary for admissibility of expert testimony regarding patent damages and to provide guidance on how district courts should fulfill their role as gatekeeper of damages expert testimony in the context of a *Daubert* challenge.



By Catherine Nyarady And Crystal Parker

Given the hypothetical nature of the damages framework, the Federal Circuit has recognized that it “necessarily involves an element of approximation and uncertainty.” *Lucent Techs., Inc. v. Gateway, Inc.*, 580 F.3d 1301, 1325 (Fed. Cir. 2009).

Damages expert opinions are subject to the requirements of Rule 702. Rule 702 requires judges

The majority emphasized that the role of the courts is to address the threshold question of admissibility of expert testimony, not to weigh evidence or make credibility determinations.

to perform “a gatekeeping role” to ensure admitted expert testimony is “not only relevant, but reliable.” *Daubert*, 509 U.S. at 589, 597.

Specifically, Rule 702 in relevant part states that an expert may testify if “the testimony is based on sufficient facts or data” and “the testimony is the product of reliable principles and methods.” Rule 702 was amended in 2023 to clarify that the proponent of the testimony bears the burden to “demonstrate[] to the court that it is more likely than not” that the testimony meets the identified requirements.

Case Background and Procedural History

EcoFactor sued Google in the Western District of Texas alleging infringement of a patent related to the operation of smart thermostats

in computer-networked heating and cooling systems.

EcoFactor sought damages for infringement in the form of a reasonable royalty, using the hypothetical negotiation framework. EcoFactor’s damages expert testified to a specific per-unit royalty rate, based in part on three of EcoFactor’s prior settlement license agreements with third parties.

Each of the prior agreements stated that the third party would pay EcoFactor a lump-sum amount, but the agreements also included preliminary “whereas” clauses stating that the lump-sum amount was “based on what EcoFactor believes is a reasonable royalty calculation of [a specific royalty rate] per-unit.” *EcoFactor, Inc. v. Google LLC*, 104 F.4th 243, 252 (Fed. Cir. 2024), *reh’g en banc granted, opinion vacated*, 115 F.4th 1380 (Fed. Cir. 2024).

Two of the licenses stated in the body of the license that the lump-sum payment “is not based upon sales and does not reflect or constitute a royalty.” *Id.* at 258. EcoFactor’s damages expert did not provide or rely on any underlying sales information or offer any calculations to demonstrate how to convert the prior lump-sum license payments to a reasonable royalty.

Based on the licenses, EcoFactor’s expert contended that the specific royalty rate set forth in the “whereas” clause was an agreed-upon royalty for those licenses.

Google moved to exclude EcoFactor’s damages opinion as unreliable under Rule 702 and *Daubert*. Google contended the opinion was not based on sufficient facts, as it relied on unverified assertions without evidence regarding how the lump-sums were calculated using the alleged royalty rate and did not use a reliable methodology.

Google’s *Daubert* motion was denied without a written opinion. At trial, a jury found Google infringed and awarded EcoFactor damages. Google sought a new trial on damages, alleging error in admitting EcoFactor’s unreliable damages testimony before the jury, which was denied. Google appealed. » Page 7

Patent Damages and Expert Opinions

After a finding of patent infringement, “the court shall award the claimant damages adequate to compensate for the infringement, but in no event less than a reasonable royalty. . . .” 35 U.S.C. §284.

One method for proving reasonable royalty damages is the hypothetical negotiation approach, which assumes infringement and seeks to assess what royalty a patent owner and infringer would have bargained for in an arm’s-length negotiation at the time the infringement began.

“The court may receive expert testimony as an aid to the determination of damages or of what royalty would be reasonable under the circumstances.” 35 U.S.C. §284.

CATHERINE NYARADY and CRYSTAL PARKER are litigation partners at Paul, Weiss, Rifkind, Wharton & Garrison. MANDY BRANCH, a counsel at the firm, and GREGG STEPHENSON, an associate at the firm, assisted in the preparation of this column.

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REASONABLE FEES

Judicial Ethics

Opinions From the Advisory Committee on Judicial Ethics

The Advisory Committee on Judicial Ethics responds to written inquiries from New York state’s approximately 3,600 judges and justices, as well as hundreds of judicial hearing officers, support magistrates, court attorney-referees, and judicial candidates (both judges and non-judges seeking election to judicial office). The committee interprets the Rules Governing Judicial Conduct (22 NYCRR Part 100) and, to the extent applicable, the Code of Judicial Conduct. The committee consists of 28 current and retired judges, and is co-chaired by the Honorable Debra L. Givens, an acting justice of the supreme court in Erie County, and the Honorable Lillian Wan, an associate justice of the appellate division, second department.

Opinion: 24-189 (Amended)

Digest: Where a judge’s law clerk, in a recently concluded unsuccessful election campaign for District Attorney, made extremely injudicious campaign statements and repeatedly violated the public comment rule, resulting in the judge directing the law clerk to take a leave of absence during the campaign:

(1) The judge’s impartiality cannot reasonably be questioned solely on this basis and the judge may therefore continue to preside in criminal cases, provided the judge concludes he/she can be fair and impartial.

(2) The judge must insulate the law clerk from all criminal cases for two years and disclose the insulation. After doing so, the judge may preside even if a party objects.

(3) If the judge concludes that the law clerk’s admitted campaign statements constitute substantial professional misconduct, the judge must take appropriate action, but it is left to the judge’s discretion to determine what action is appropriate under the circumstances.

Rules: Judiciary Law § 14; 22 NYCRR 100.0(U)-(V); 100.2; 100.2(A); 100.3(B)(8); 100.3(D)(2); 100.3(E)(1); Opinions 23-242; 23-96; 22-138; 16-84; 15-212; 13-78; 10-85;

07-11; 07-04; *People v. Moreno*, 70 NY2d 403 (1987).

Opinion: The inquiring judge’s law clerk ran unsuccessfully for District Attorney in a hotly contested campaign.¹ During the campaign, the law clerk characterized the DA’s office as incompetent and criticized its handling of cases. Among other things, the law clerk commented on certain pending or impending criminal cases that were at some point assigned to the inquiring judge. In one instance, the law clerk commented on news reports of a high-profile local crime which had not yet resulted in a public indictment. The eventual criminal case was assigned to the inquiring judge, who recused after learning of the law clerk’s campaign statements. In another instance, a criminal case the inquiring judge had presided over at an earlier stage was transferred to another judge. When the other judge dismissed the charges, the law clerk commented on the DA’s handling of that case. Thereafter, the inquiring judge directed the law clerk to take a leave of absence for the balance of the campaign.

After the election, the law clerk returned to employment with the judge. The DA’s office is now asking the judge to recuse from all its cases based on the law clerk’s alleged “bias,” illustrated by excerpts from the law clerk’s campaign statements. For example, the law clerk apparently ran an advertisement characterizing an election opponent as a “criminal,” based on a prior arrest on criminal charges, even though the matter was fully disposed by entry of a guilty plea to a non-criminal offense.

The judge is confident in his/her own impartiality and has spoken with the law clerk about the allegations. The law clerk “told [the judge] that the statements were made in the midst of a debate or political campaign and that [the law clerk] can be fair and objective when working on any cases involving this District Attorney’s office.” The judge is satisfied that the law clerk can perform his/her duties properly, but plans to insulate the law clerk from any and all cases the law clerk publicly commented on during the election campaign.

The judge asks if he/she may preside in matters involving the DA’s office and if he/she must insulate or terminate the law clerk.

A judge must always avoid even the appearance of impropriety and act to promote public confidence in the judiciary’s integrity and impartiality (see 22 NYCRR 100.2; 100.2[A]). A judge must require his/her law clerk to abstain from “any public comment” regarding “pending” or “reasonably foreseeable” court proceedings within the United States or its territories (22 NYCRR 100.3[B][8]; 100.0 [U] [“A ‘pending proceeding’ is one that has begun but not yet reached its final disposition.”]; 100.0[V] [“An ‘impending proceeding’ is one that is reasonably foreseeable but has not yet been commenced.”]). A judge must disqualify in any proceeding where the judge’s impartiality “might reasonably be questioned,” including in specifically enumerated circumstances required by rule or law (22 NYCRR 100.3[E][1]; Judiciary Law § 14). Where disqualification is not mandatory, however, the judge is the sole arbiter of recusal, a discretionary decision within the personal conscience of the court (see *People v. Moreno*, 70 NY2d 403, 405 [1987]). In addition, a judge who receives information indicating a “substantial likelihood” that a lawyer has committed a “substantial violation” of the Rules of Professional Conduct must take “appropriate action” (22 NYCRR 100.3[D][2]).

1. Must the Judge Disqualify?

In general, a law clerk’s conflict is not imputed to the judge. For example, we have said a judge is not automatically disqualified from presiding in a case merely because the judge’s law clerk was personally involved in it during the law clerk’s prior employment (see Opinion 23-96). Rather, if the judge believes he/she can be fair and impartial, the judge must insulate the law clerk “from all matters in which the law clerk had any personal involvement as an attorney” but may thereafter preside (*id.*). Moreover, a judge’s prior discretionary recusal in one » Page 8

New York Law Journal



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Off the Front

Qui Tam

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United States for false claims and share in any recovery.

The relator was represented by Baron and Budd.

Under the settlement agreement, the relator will receive \$1,171,405.

CoreLife, which operates restaurants in New York, Pennsylvania, Ohio, Illinois, and Kentucky, was represented by Binder and Schwartz.

"The Restaurant Revitalization Fund was created to support certain small businesses facing the economic hardships of the COVID-19 pandemic," U.S. Attorney John A. Sarcone III said in a statement.

"By submitting false information about its size to obtain a grant, CoreLife not only diverted funds from eligible recipients but also eroded public trust in critical relief efforts. Our office remains committed to

enforcing the False Claims Act and holding accountable those who misrepresent their eligibility for federal funding."

"Those who violate the False Claims Act by fraudulently receiving and retaining SBA program funding will be held accountable," said SBA Office of Inspector General's Eastern Region Special Agent in Charge Amaleka McCall-Brathwaite. "This settlement demonstrates that wrongfully obtaining taxpayer dollars will not go unnoticed. Violators will be identified and pursued. I want to thank the Department of Justice for its support and dedication to pursuing justice in this case."

In a statement, a spokesperson for CoreLife attributed the miscue to "a misunderstanding regarding the definition of 'affiliate' in the transition between relief grants, leading to an error in our Restaurant Revitalization Fund grant application."

"We took prompt action as

soon as we were made aware of this issue, cooperated with the Department of Justice and have now entered into a Settlement Agreement. The settlement corrects the situation appropriately and demonstrates our commitment to accountability."

Baron & Budd attorney Noah Rich said: "The RRF was a limited fund, and hundreds of thousands of small business owners were shut out through no fault of their own. Every dollar that went to an ineligible large restaurant chain could have gone instead to a small, independent restaurant that desperately needed assistance. This settlement is an important victory for small business owners across the country who played by the rules while others did not."

The case is captioned United States ex rel. *Howitt v. CoreLife Eatery*.

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Perkins Coie

«Continued from page 1

the President's clearance decisions falls well beyond the judiciary's authority," Fields said.

The White House did not respond to a question seeking comment about whether the government will appeal the ruling. A Justice Department representative declined to comment.

New York University legal ethics professor Stephen Gillers compared Howell's ruling with "the second inning of a game that could easily go into overtime," citing unknowns about how the White House could respond to Perkins Coie's court victory or how a higher court might rule if the ruling is appealed.

Despite what may be an early ruling in the broader litigation, observers were optimistic it would foreshadow other litigation gains.

Laurie Carr Mims, managing partner of Kecker, Van Nest & Peters, one of over 800 firms that signed an amicus brief in support of Perkins Coie, said Howell's opinion should have a "persuasive force to the other judges considering these cases."

"This certainly was an important victory for the rule of law and for the legal profession, which is being threatened significantly by these attacks on law firms," Mims said, as well as by more general attacks on law firms seeking redress for government wrongdoings. "So it is a gratifying result."

Holly Sutton, co-managing partner of Farella Braun + Martel, another firm signing the amicus brief, called the ruling a "sound" decision and said she fully expects "that every judge that looks at this issue is going to have to reach the same conclusion."

Leslie Levin, a professor at the University of Connecticut School of Law, echoed that Judge Howell's decision was "careful and very thoughtful" and "should bolster the thinking of the other judges," although there may be some disagreement on certain issues, including pertaining to national security.

Perkins Coie is the first to receive a summary judgment ruling. Three other federal judges in D.C. are also weighing summary judgment motions in law firm executive order litigation, including those filed by Jenner & Block, Wilmer Cutler Pickering Hale & Dorr, and Susman Godfrey.

Howell's comments in the Friday ruling appear to broadly reflect the same themes in the cases of Wilmer, Jenner and Susman.

"Using the powers of the federal government to target lawyers for their representation of clients and avowed progressive employment policies in an overt attempt to suppress and punish certain viewpoints, however, is contrary to the Constitution, which requires that the government respond to dissenting or unpopular speech or ideas with 'tolerance, not coercion'," she wrote.

"The government's attempt to reframe this case as about governmental speech is subterfuge," she wrote at another point.

Munger, Tolles & Olson attorneys representing Susman Godfrey cited portions of Howell's opinion in a memorandum in support of their own motion for summary judgment filed on Monday.

Settling Law Firms

Gillers, at NYU, said that if the law firms who chose to litigate executive orders do "come out ahead" compared with the firms that chose to settle with the president, it doesn't mean that one decision was "right and the other wrong."

"Nor are the firms that chose to settle locked into that decision, which they might reconsider in light of how all the courts respond to the [executive orders]," Gillers added.

Overall, it's not clear how the ruling will impact law firms that have made deals or firms that may make future deals with Trump. The summary judgment ruling in the Perkins Coie case came less than two months after Trump signed the executive order against the firm — a fact other firms may consider.

Jay Edelson, founder and chair of Edelson P.C., said that Howell's ruling shows "how weak the firms that capitulated were that they were not willing to fight even for two months for themselves," but more broadly, "for the integrity of the judicial system."

Another firm leader said that while Howell's ruling does "validate" the litigation route some firms have pursued to challenge executive orders, it doesn't mean the firms that cut deals with the president to preempt or rescind executive orders thought they wouldn't have won in court.

"For whatever reason, they chose not to take the litigation route," the leader said, adding that it's hard to imagine they chose not to take the litigation route because they were "scared they might lose."

Judge Howell alluded to the nine settling firms in her decision Friday and whether clients would continue to stand by those firms.

"Some clients may harbor reservations about the implications of such deals for the vigorous and zealous representation to which they are entitled from ethically responsible counsel, since at least the publicized deal terms appear only to forestall, rather than eliminate, the threat of being targeted in an Executive Order," Howell wrote in a footnote.

"If the founding history of this country is any guide, those who stood up in court to vindicate constitutional rights and, by so doing, served to promote the rule of law, will be the models lauded when this period of American history is written," Howell wrote.

In her opinion, Howell also disputed claims the DOJ made regarding the Mansfield Rule certification process. Deputy associate attorney general Richard Lawson had argued the process could be "problematic" during a court hearing last month.

"The Mansfield Rule expressly does not establish any hiring quotas or other illegally discriminatory practices, requiring only that participating law firms consider attorneys from diverse backgrounds for certain positions," Howell wrote.

Diversity Lab founder and CEO Caren Ulrich Stacy said in a statement to Law.com on Monday that Howell's opinion "resoundingly affirmed" that Mansfield is aligned with anti-discrimination laws.

"Though Mansfield was not at issue in the suit, we appreciate that the Court took the time to understand and explain how Mansfield functions and resoundingly affirmed that it's fully aligned with anti-discrimination laws," Stacy said.

"We are heartened by this favorable affirmation of Mansfield and proudly stand with firms like Perkins Coie and hundreds of others that are committed to advancing inclusive talent practices and upholding the rule of law," Stacy added.

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Trump Deals

«Continued from page 1

ents and matters the Firm takes on, whether they be pro bono or otherwise," they added. "Our Firm alone chooses its clients and matters, and no lawyer is required or expected to work on a pro bono matter they do not believe in."

Latham & Watkins chair and managing partner Richard Trobman said in a separate letter response that the firm maintains "complete independence as to the clients and matters the firm takes on, whether in our pro bono or commercial engagements."

Meanwhile, Cadwalader managing partner Patrick Quinn said the firm will continue to "exercise its own authority as to what matters it handles."

The firms were responding to April 18 letters from Sen. Richard Blumenthal, D-Connecticut, ranking member of the Senate Permanent Subcommittee on Investigations, and Rep. Jamie Raskin, D-Maryland, ranking member of the House Judiciary Committee.

Some firms' responses were more detailed than others. Paul Gluckow, general counsel at Simpson Thacher & Bartlett, referred lawmakers to an internal memo as "background" for why they entered into an agreement with the president.

Simpson Thacher, Kirkland & Ellis, A&O Shearman and Latham & Watkins noted that their agreements with the president resolved an inquiry that they had received from the Equal Employment Opportunity Commission, hinting at their motivations for the agreements.

"This agreement also resulted in the resolution of the EEOC investigation of the firm, which included a broad request for information about our people and our clients, which we strongly opposed delivering," Neil Eggleston, a litigation partner at Kirkland, wrote in a letter on behalf of the firm.

Richard Trobman, chair and managing partner of Latham & Watkins, wrote that the firm had received an "extensive and detailed information and document request" from the EEOC.

The firms' responses are not the first Raskin and Blumenthal have received. Paul, Weiss, Rifkin, Wharton & Garrison; Willkie Farr & Gallagher; Milbank; Sullivan & Cromwell; Kirkland & Ellis responded to letters sent out by the lawmakers on April 6.

Information requests from lawmakers seeking information about law firms deals with the president are starting to pile up.

Rep. Gerald Connolly, D-Massachusetts, ranking member of the House Committee on Oversight and Government Reform, and Rep. David Min, D-California, sent letters to Kirkland & Ellis, A&O Shearman, Simpson Thacher, Latham & Watkins, Paul Weiss and Skadden on April 28. The letters request a response by May 12.

Meanwhile, Min and Rep. April Delaney, D-Maryland, along with 14 of their Democratic colleagues, sent out letters on April 24 to the nine law firms that reached deals with the president, requesting a response by May 8.

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Outside Counsel

Charitable Giving Techniques To Maximize an Estate Plan

BY JUSTIN H. BROWN, BRITTANY A. YODIS AND GEORGE M. RITER JR.

Philanthropic giving has become an increasingly popular cornerstone to estate planning. Whether clients choose to give specific sums to charities during life or at death, charitable giving allows individuals to fulfill their philanthropic goals on their own timelines and based upon their specific desires.

Aside from the monetary impact of charitable planning and philanthropic giving, proper structuring of a charitable gift may have significant tax benefits to the donor. A donor may deduct some or all of a charitable gift from taxable income in the year of the gift. At death, a charitable bequest is taxed at 0% for Pennsylvania inheritance tax purposes, and it is deductible for federal estate tax purposes so long as the governing instrument provides for the distribution to a charitable organization. Charitable giving is one of the only estate planning mechanisms that can be used to eliminate estate tax on an estate of any size.

Direct Gifts

Direct gifts to charitable organizations is the simplest and most efficient method of charitable giving. During life, a donor may give cash, marketable securities, tangible assets (such as art, antiques, etc.), or real estate. For donors older than age 70 1/2, retirement accounts may also be used, through a process called a qualified charitable distribution (QCD). QCDs allow a donor to donate directly from an IRA to a qualified charity, fulfilling the donor's required minimum distribution for that year and avoiding taxable income on such assets. A QCD is limited to \$108,000 per donor for 2025.

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When giving appreciated property to a charitable organization, a donor may avoid paying income tax when the appreciated asset is ultimately sold by the charitable organization. If a donor bequeaths property to a charitable organization at death, the donor may choose to give either a specific sum to a charitable organization or a percentage of the donor's estate. In both structures, the Attorney General of Pennsylvania, in its role as *parens patriae*, will supervise the administration of the donor's estate to assure that the bequest is paid.

At death, a donor may also choose to pay charitable beneficiaries out of nonprobate assets. Retirement accounts, for example, can be a tax-efficient source for

a financial institution and then deposits funds into the DAF so that the funds may be managed and hopefully grow. Every year, the financial institution is required to distribute funds from the DAF to a charitable entity or entities, but the donor may advise the custodian as to which charity or charities to pay each year and how much to pay to each charity. It is important to note that the custodian is not legally required to follow the advice of the donor.

From an income tax perspective, donors receive an immediate income tax deduction at the time of the gift to the DAF. The assets in the DAF can then be invested and potentially grow income tax-free. The custodian is responsible for the administration of the DAF, along with any tax filings. From the donor's perspective, once the donor contributes to the DAF, the donor's only role is to advise the custodian on potential investments, distributions amounts, and charitable beneficiaries. A DAF, however, cannot be used to fulfill a donor's pledge to a charitable organization. Ultimately, DAFs are great vehicles to use when a donor needs an immediate income tax deduction but is not quite sure as to how to distribute funds to a charity or charities.

Private Foundation

Unlike a DAF where a custodian manages the charitable fund, a private foundation is a charitable organization where an individual (usually the donor or the donor's family) manages every aspect of the charitable fund. Private foundations are overseen by a board of directors or trustees who are responsible for receiving charitable contributions, managing and investing assets, soliciting and making grants to other charitable organizations, and preparing the requisite tax filings. While creating and administering a private foundation is more complex than a DAF, a private foundation is best for someone who wants to have greater control over the management of funds and the execution of charitable goals.

Donor Advised Fund

A donor advised fund (DAF) is a charitable giving vehicle in which a donor may make a current, irrevocable charitable gift but later advise as to the amount given to a charitable entity or entities, and the identities of the recipient charitable entity or entities. A donor creates a DAF with

IN BRIEF

«Continued from page 1

he stood by our side, believed our stories, and fought tirelessly for justice. This settlement is not about money—it's about accountability.

In 2023, Hadden was sentenced to 20 years in prison by U.S. District Judge Richard Berman of the Southern District of New York after being convicted of inducing four victims to travel across state lines so that he could sexually abuse them.

Columbia didn't immediately respond to a call seeking comment late on Thursday.

—Alyssa Aquino

\$15M M&A Lateral Leaves White & Case After 16 Months to Start New Firm

Taurie Zeitzer, one of the most expensive lateral hires in White & Case history, has left the firm after 16 months. She was co-

head of the global private equity industry group at White & Case.

A Tuesday morning press release revealed that Zeitzer is launching a to-be-named M&A advisory firm, which Zeitzer described in the release as a "more agile and personalized model for addressing the increasingly complex challenges faced by boards and investors today."

Zeitzer joined White & Case in January 2024 from Paul, Weiss, Rifkin, Wharton & Garrison, where she was co-head of that firm's M&A group.

White & Case paid Zeitzer between \$15 million and \$20 million to join the firm in the private equity group leadership role, according to multiple sources who discussed the move with the American Lawyer in February.

Zeitzer, known for large-cap M&A deals and her relationship with Apollo Global Management, was publicly identified in

seven M&A transactions in 2023 (including five for Apollo). That number dropped to a single transaction in 2024.

It is unclear whether White & Case expected Zeitzer to move work from Apollo or other clients over to the firm.

Some partner recruiters noted in February that eight-figure sums often come with an expectation of a portable book of business.

Her move to White & Case ruffled feathers within the partnership, with several sources noting that some existing partners felt Zeitzer's compensation was too high.

In a statement, a White & Case spokesperson confirmed Zeitzer's departure and said the firm wished her well in her future endeavors.

Zeitzer could not immediately be reached for further comment.

—Dan Roe

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Real Estate Trends

REALTY LAW DIGEST

By
Scott E.
Mollen



NYC Rent Stabilization Association Liable for Attorney Fees and Costs Based On Court's Dismissal of Defamation Claim Against Tenant Organizer, a Person "In His Eighties," and Two Tenant Organizations—Defendants Prevail On an "Anti-SLAPP" Counterclaim—Summary Judgment Denied as to Other Counterclaims

A court had previously granted summary judgment dismissing the plaintiff Rent Stabilization Association of NYC, Inc.'s (RSA) amended complaint and denied RSA's cross motion for summary judgment. The court instructed the defendants to file motions for "reasonable court costs and attorney's fees."

After the defendants filed their motions for attorney fees, RSA moved for summary judgment to dismiss defendants' counterclaims for those fees and costs. RSA also filed a Notice of Appeal of the court's prior decision, but "has apparently not taken any further action with respect to an appeal."

The court noted that New York "follows the general rule that attorney's fees are incidents of litigation, and a prevailing party may not collect them from the loser unless an award is authorized by an agreement between the parties, statute or court rule."

The defendants had filed counterclaims for attorney fees and costs pursuant to New York's "anti-SLAPP statute"—"Civil Rights Law (CRL) §70-a, et seq...." The court addressed the summary judgment motions for dismissal of those counterclaims.

The defendants' first counterclaim was based on CRL §70-a(1)(a), which provides that "[a] defendant in an action involving public petition and participation...may maintain an action, claim, cross claim or counterclaim to recover damages, including costs and attorney's fees, from any person who commenced or continued such action; provided that: (a) costs and attorney's fees shall be recovered upon a demonstration...that the action involving public petition and participation was commenced or continued without a substantial basis in fact and law and could not be supported by a substantial argument for the extension, modification or reversal of existing law."

RSA argued that its defamation claim had a "substantial basis in fact and law" since » Page 8

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

REAL ESTATE TRANSACTIONS

Delaware LLCs in NY Real Estate, Part 2: Forum Choice

By
Adrienne B.
Koch



This article is the second in a four-part series that examines issues surrounding the use of Delaware Limited Liability Companies (LLCs) for real estate transactions in New York. The first article discussed some of the general factors that should be taken into account in choosing that entity form for such transactions.

This second article will review considerations in choosing a forum for the resolution of disputes arising under the operating agreement of a Delaware LLC that is formed for the purpose of a New York real estate transaction.

The Issue: Delaware Entity; New York Transaction

First a step back to explain the issue. As detailed in the first article in this series, parties who choose to use a Delaware LLC generally do so in order to gain the benefit of certain favorable aspects of Delaware law. To accomplish this, the LLC's operating agreement should specify that disputes arising under it are governed by Delaware law. But that does not necessarily mean that such disputes must be brought in the courts of Delaware—and to avoid confusion, the agreement should separately specify the forum for such disputes. If the entity's purpose is to engage in a New York real estate transaction, there may be competing factors to consider in determining whether to specify New York or Delaware.

Some Considerations

The case for selecting Delaware as the forum for such disputes is straightforward: Delaware courts

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are presumably best situated to apply Delaware law. They are also famously well-suited to resolving business disputes. In some instances, this may end the inquiry and point firmly to Delaware as the forum of choice for the resolution of any disputes arising under the LLC agreement—especially if the LLC owns or operates real estate projects in more than one state (such that there is not one clear alternative to Delaware). But if the LLC operates only in New York, there may be good reasons to select New York as the forum for any litigation arising under its operating agreement.

One such reason is that a dispute arising under the operating agreement of an LLC that is engaged in real estate activities in New York may implicate claims that are external to that agreement and are governed by New York law.

For example, the LLC may have agreements with third parties (such as employees, vendors, construction managers, or lenders) that are centered in New York rather than in Delaware. Those agreements may specify that New York law applies to them and may contain a New York forum selection clause. But even in the absence of such a contractual specification, the third party may not be amenable to suit in Delaware.

If a Delaware LLC is likely to have such relationships, they should be considered in deciding whether to provide that disputes under its operating agreement must be litigated in Delaware. Such a provision could entail a risk that a set of interrelated disputes—some arising under the operating agreement and others arising under the LLC's arrangements with third parties who cannot be forced to litigate in Delaware—may have to be litigated in two different courts. If the operating agreement instead selects New York as the

forum for resolving disputes arising under it, all of the disputes can be litigated together.

New York courts regularly address such interrelated disputes. See, e.g., *Madison Sullivan Partners LLC v. PMG Sullivan Street LLC*, 2018 WL 372223 (Sup. Ct. N.Y. Cty. Jan. 11, 2018) (addressing claims arising under operating agreement of Delaware LLC and claims arising under construction management agreement with New York entity), *aff'd*, 173 A.D.3d 437 (1st Dept. 2019); *accord Freedom Holding, Inc. v. Haart*, 76 Misc.3d 746 (Sup. Ct. N.Y. Cty. 2022) (addressing claims relating to the "internal affairs" of a Delaware LLC and claims related to its (New York) contractual dealings with one or more others).

Disputes between or among members of an LLC that develops or operates property in New York might also require an analysis of the members' conduct in light of governing laws

and regulations that are complex, local, and unlikely to be regularly encountered by courts outside of New York. See, e.g., *BLS Holdco, LLC v. Kushner Companies, LLC*, 2024 WL 399933 (Sup. Ct. N.Y. Cty. Feb. 1, 2024) (dispute among members of Delaware LLC involving claims of breach of fiduciary duty based on allegation that one member misrepresented or concealed the impact of New York's Rent Stabilization Law on the parties' project), *modified on reargument*, 2024 WL 3860284 (Sup. Ct. N.Y. Cty. Aug. 13, 2024).

Delaware courts may not be well-suited to analyzing the interplay between such New York laws and regulations (on the one hand) and the Delaware-governed duties of members (on the other). New York courts, in contrast, are accustomed to applying Delaware law where the parties' contract specifies that Delaware law governs. See, e.g., *Behler v. Tao*, ___ N.Y.3d ___, 2025 WL 477888, *3 (N.Y. Feb. 13, 2025) (comprehensively applying Delaware law to an LLC agreement that specified that "Delaware law governs its interpretation and reach").

Importantly, they do so even when Delaware law differs from New York law. See, e.g., *Khan v. Garg*, 235 A.D.3d 537, 538 (1st Dept. 2025). And they are adept at dealing with the interplay between issues that are contractually governed by Delaware law and issues external to the contract that are subject to New York law. See, e.g., *Panattoni Devel-*

The discussion here touches on some of the many kinds of situations where the parties' contractual choice of a forum for the resolution of disputes arising under the operating agreement of a Delaware LLC formed for the purpose of a New York real estate transaction could make a difference.

and regulations that are complex, local, and unlikely to be regularly encountered by courts outside of New York. See, e.g., *BLS Holdco, LLC v. Kushner Companies, LLC*, 2024 WL 399933 (Sup. Ct. N.Y. Cty. Feb. 1, 2024) (dispute among members of Delaware LLC involving claims of breach of fiduciary duty based on allegation that one member misrepresented or concealed the impact of New York's Rent Stabilization Law on the parties' project), *modified on reargument*, 2024 WL 3860284 (Sup. Ct. N.Y. Cty. Aug. 13, 2024).

opment Co., Inc. v. Scout Fund I-A, LP, 154 A.D.3d 555 (1st Dept. 2017).

Another issue to consider is whether the LLC agreement gives members potential rights against the property itself—such as, for example, a right to purchase under certain circumstances. If a member were to sue in New York to enforce such a right, it could file a notice of pendency against the property and thereby place its claim in the chain of title.

This device is only available in the narrow class of cases » Page 7

Northeast Industrial Demand Slows, Construction Pipeline Contracts Sharply

BY ERIK SHERMAN

INDUSTRIAL demand in the Northeast has slowed, leading to a significant reduction in construction completions, according to CBRE's Northeast Industrial & Logistics Construction report. The development pipeline contracted by 20.8% quarter-over-quarter, shrinking to 24.4 million square feet, with only 3.4 million square feet breaking ground in the first quarter. Despite 10.2 million square feet entering the market, pre-leasing rates rose by 560 basis points to 22.6%. Nearly all of the 10.3 million square feet delivered during the quarter consisted of unleased Class A space.

New development decelerated from the fourth quarter of 2024 to the first quarter of 2025 due to concerns about oversupply from prior buildouts and broader economic challenges. These developments occurred before the full impact of the Trump administration's tariff policies and associated uncertainties could be felt, indicating that this trend may persist. » Page 7

Office-to-Residential Conversions Could Revitalize Manhattan Neighborhoods

BY ERIK SHERMAN

A STUDY from CBRE suggests that office-to-residential conversions could "reshape" Manhattan for the better.

Such conversions have gained more popular attention in the last few years, especially as the office market has faced a bifurcation. With companies trying to bring workers back into the office and still a lot of hybrid work lowering overall need for office space, Class A and A+ buildings have seen plenty of demand with a flight to quality. Class B and C, which are 85% to 90% of the stock, are the spaces left at the altar.

Conversion is often mentioned as a possible way to use older buildings. CBRE notes that the move has significant potential in Manhattan and a multi-decade history. The first wave of conversions started in the 1990s and early 2000s across millions of square feet of pre-war office blocks in the Financial District. The reason was the climbing vacancy rates that resulted from corporate migrations to Midtown. » Page 7

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Apartment Markets Poised To Deliver Strong Returns for Savvy Investors

BY KRISTEN SMITHBERG

DALLAS and New York lead a list of metro areas that are thriving apartment markets, according to a ranking by CRED iQ. The firm analyzed commercial mortgage-backed securities (CMBS), Freddie Mac and Fannie Mae loan issuances over the past 15 months to identify the markets driving near-term multifamily momentum.

The analysis revealed that the Dallas-Fort Worth MSA leads the country in multifamily » Page 7



Demand has pulled back in Manhattan after being one of the hottest office recovery markets in the country.

Manhattan Office Leasing Shows Signs Of Cooling After Strong Start to 2025

BY ANTHONY RUSSO

DEMAND is beginning to ease in Manhattan, one of the nation's strongest office market recoveries since the pandemic.

A report from Colliers finds that leasing volume in April was 3.38 million square feet, representing a 26.2 percent increase from the previous month. Downtown and Midtown led the declines, with leasing in both submarkets a third of the volume seen from March levels. "The drop in demand was not surprising, however, since March represented the strongest activity since December 2019," Colliers wrote in further context.

The category was also up 23 percent year over year and 25.4 percent above the 10-year monthly median. » Page 7

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Review

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Federal Circuit Panel Opinion

A divided panel of the Federal Circuit affirmed. The majority found that EcoFactor’s damages opinion was sufficiently reliable for the purposes of admissibility, as it was based on admissible facts—namely the three prior license agreements and their recitation of EcoFactor’s stated per-unit royalty in those agreements.

In the majority’s view, because the opinion was sufficiently tied to the facts of the case and not based solely on speculation or conjecture, no further analysis by the district court was required at the threshold stage. The court viewed how to assess the competing provisions in the license agreements and whether the lump-sum payments were in fact based on a reasonable royalty as issues for the jury to consider in weighing the evidence.

The majority emphasized that the role of the courts is to address the threshold question of admissibility of expert testimony, not to weigh evidence or make credibility determinations. The majority cautioned that “if the standard for admissibility is raised too high, then the trial judge no longer acts as a gatekeeper but assumes the role of the jury.”

One circuit judge dissented, contending the damages opinion should have been excluded as it was unreliable and thus failed to meet the baseline standards of admissibility. The dissent first highlighted Federal Circuit precedent regarding the derivation of reasonable royalties from lump-sum license payments.

For example, precedent that lump-sum payments “should not support running royalty rates without testimony explaining how they apply to the facts of the case.” (citing *Whitserve, LLC v. Comput. Packages, Inc.*, 694 F.3d 10, 30 (Fed. Cir. 2012)).

As EcoFactor’s damages expert did not provide any evidence or testimony supporting a calculation, the dissent found it “impossible” to determine on the record whether the lump-sum payments in the prior agreements were calculated using a royalty rate.

Rather, in the dissent’s view,

the opinion was based on nothing more than “self-serving” and unilateral statements by EcoFactor in the lump-sum licenses and was an attempt to “manufacture” a royalty rate. In light of this, the dissent concluded that the per-unit royalty rate opinion was created “from nothing” and unsupported, rather than being based on reliable facts.

The dissent responded to the majority’s concern about the line between the gatekeeping function of the court and the role of the jury, explaining that courts “must pay close attention to the reliability of the methodology underlying expert testimony to ensure that the jury can fulfill its proper role as the factfinder.”

The dissent found EcoFactor’s damages testimony unreliable and determined the gatekeeping role was abdicated.

En Banc Arguments

Following the divided decision, Google petitioned for rehearing *en banc*, which was granted on September 25, 2024. The Federal Circuit, attuned to the panel’s underlying dispute, limited its *en banc* review to the question of admissibility of the damages testimony under Rule 702 and *Daubert*.

In further briefing, the parties debated the role of the court versus the jury in applying Rule 702 and assessing expert testimony reliability. Google explained that Rule 702 establishes prerequisites to the admissibility of expert testimony.

Under a *Daubert* challenge, questions of reliability must be determined first under the gatekeeping function of the court—not left to the jury. Google raised the 2023 Advisory Committee notes to Rule 702, which explained that “many courts” had been “incorrect[ly]” holding that “the critical questions of the sufficiency of an expert’s basis, and the application of the expert’s methodology, are questions of weight and not admissibility.” Fed. R. Evid. 702 advisory committee’s notes to 2023 amendment.

Further, Google advocated that Rule 702 and *Daubert* require rigorous reliability testing. In particular, Google contended that in performing its gatekeeping role, a district court should not assess only whether expert testimony is based on some evidence, but

more acutely examine whether it is reliable and verifiable evidence—“sufficient facts” under Rule 702.

By permitting damages testimony based on little more than statements of belief in the lump-sum license agreements and without requiring any evidence that could verify or support the lump-sum conversions to a royalty rate, Google argued that the district court failed to perform a rigorous reliability assessment and thus its gatekeeping function.

By contrast, EcoFactor contended that the only question for admissibility under Rule 702 is whether the facts relied upon, if true, constitute sufficient facts to support the ultimate opinions.

In EcoFactor’s view, the truth of those underlying facts is a question for the jury as the fact finder, not the district court, in assessing threshold admissibility. EcoFactor highlighted earlier Advisory Committee notes to Rule 702 that explained “‘sufficient facts or data’ is not intended to authorize a trial court to exclude an expert’s testimony on the ground that the court believes one version of the facts and not the other.” Fed. R. Evid. 702 advisory committee’s notes to 2000 amendment.

According to EcoFactor, because the evidence presented by its expert from the lump-sum licenses could allow a jury to conclude that the lump-sum payments were based on the asserted reasonable royalty rate, this was sufficient for admissibility.

EcoFactor explained that requiring any further predicate analysis on the part of the district court to determine admissibility—such as by assessing whether the license statements were self-serving—would rise to the level of requiring credibility determinations and potentially violate the Seventh Amendment right to a jury trial.

Oral argument was held on March 13, 2025. The judges posed fact-intensive questions to probe the boundaries of what constitutes sufficient facts and data to be the basis of an opinion. The questioning also attempted to discern the line between issues of admissibility under Rule 702 and those of the weight of the evidence.

We may soon have further guidance from the Federal Circuit relevant to the admissibility of expert testimony regarding patent damages.

Estate Plan

« Continued from page 4

Subject to limitations, contributions to a private foundation are deductible for federal income tax purposes. A foundation does not pay federal income tax, but it is subject to a federal excise tax on its net investment income. A private foundation is required to distribute 5% of its assets annually, and the failure to so distribute its assets could incur a penalty.

Creating a private foundation requires initial startup costs in order to acquire 501(c)(3) status from the Internal Revenue Service. Because of the startup costs and annual administration costs of running a private foundation, it is usually recommended that a private foundation be funded with a substantial initial contribution.

Charitable Remainder Trust

A charitable remainder trust (CRT) is a split interest trust which initially benefits a non-charitable beneficiary (usually the donor or the donor’s family member) during the term of the CRT and benefits a charity at the conclusion of the CRT term. A CRT is similar to a grantor retained annuity trust, except the remainder beneficiary is a charity. During the term of the CRT, which can be for a specific

term of up to twenty years or for the life of one or more beneficiaries, the non-charitable beneficiary receives either fixed annuity or unitrust payments. At the conclusion of the term, the charitable beneficiary receives the remaining assets in the CRT. The grantor’s charitable gift to a CRT is therefore equal to the value of the remainder interest in the CRT.

The present value of the remainder interest is calculated using the applicable federal rate (AFR) in effect at the time the grantor makes a contribution to the CRT and will provide the grantor with a charitable deduction for both income and gift tax purposes. The remainder interest must equal at least 10% of the fair market value of the assets contributed to the trust. CRTs work best in high interest rate environments so that the value of the remainder interest, and therefore the charitable deduction, will be maximized.

Ideally, low-basis property should be contributed to a CRT. Since a CRT is not subject to income tax, income tax may be avoided through the sale of low-basis assets within a CRT.

Charitable Lead Trust

A charitable lead trust (CLT) is a split interest trust which initially benefits a charitable beneficiary during the term of the CLT and

then benefits individuals upon the conclusion of the term. The initial term of the CLT may be for a specific term of years or the life of one or more individuals. The remainder beneficiaries are typically the donor’s descendants or further trusts for the benefit of the donor’s descendants. During the term of the CLT, the charitable beneficiary receives either regular annuity or unitrust payments. At the conclusion of the term, the individual beneficiaries receive the remaining assets.

The donor’s gift to a CLT is a taxable gift by the donor to the extent of the value of the remainder interest. The value of the gift of the remainder interest is equal to the initial value of the contributed assets, reduced by the present value of the annuity or unitrust payments to the charity. A CLT can be structured to “zero out” at the end of the charitable term such that the value of the remainder interest is zero, thereby resulting in little or no gift tax. At the termination of the charitable term of a zeroed out CLT, any appreciation on the assets of the CLT during the term will pass to the remainder beneficiaries estate and gift tax free. A CLT therefore works best in low-interest rate environments, as any investment performance greater than the AFR at the time of creation of the CLT will pass estate and gift tax free to the remainder beneficiaries.

LLCs

« Continued from page 5

where a judgment would “affect the title to, incumbrance of, or the possession, use or enjoyment of, real property” (see CPLR 6501); disputes over ownership interests in an LLC do not qualify, *even* if the LLC itself owns real property. See *Renfro v. Herral*, 206 A.D.3d 1573 (4th Dept. 2022). But if the LLC agreement gives a member an actual interest in the property (such as a right to purchase), a suit to enforce that right could support a notice of pendency. See *Vanderbilt Brookland, LLC v. Vanderbilt Myrtle, Inc.*, 147 A.D.3d 1106 (2d Dept. 2017).

To file a notice of pendency in New York, however, a party must have an action pending in a state or federal court within New

York. See CPLR 101; CPLR 6501. As a result, if the LLC agreement requires disputes arising under it to be litigated in Delaware, a dispute under the agreement will not support the filing of a notice of pendency in New York even if the requirements for such a notice are otherwise met.

While it may be possible to file a notice of pendency in another court (see *Donovan Realty LLC v. Campers Inn Holding Corp.*, 2024 WL 2158254, *1, *13 and n.120 (E.D. Pa. May 13, 2024) (referring to “notices of *lis pendens*” apparently filed in Pennsylvania district court with respect to property located in Pennsylvania and New York)), such a notice would not be indexed against the property in the county where it is located—and therefore would not appear in the chain of title. Parties may have differing views on the desirability of this

result, but its possibility should in all events be taken into account.

Conclusion

The discussion above touches on some of the many kinds of situations where the parties’ contractual choice of a forum for the resolution of disputes arising under the operating agreement of a Delaware LLC formed for the purpose of a New York real estate transaction could make a difference.

The permutations may be complex and difficult to predict, and careful consideration of them requires the parties to focus on what will happen if things go wrong—something they may prefer not to do at the outset of a transaction, when the hope and expectation is that all will go according to plan. Such care, however, can help avoid unpleasant surprises later.

Contracts

« Continued from page 5

Construction completions are expected to decline steadily over the coming quarters, dropping to just under eight million square feet in the second quarter, falling further to slightly above four million square feet in the third quarter, and increasing modestly in the fourth quarter. Looking ahead to 2026, completions for the first and second quarters are projected to be around one million square feet each, with a rise to nearly six million square feet in the third quarter, according to CBRE.

CBRE analyzed eight key markets within the Northeast region: Boston, Hartford, New York City, Long Island, Northern New Jersey, Central New Jersey, Philadelphia, and the Pennsylvania I-79/I-81 Corridor. Boston currently has 1.8 million square feet of speculative space under construction, with no pre-leasing activity and a Class A vacancy rate of 17.2%. Some strategic projects are being revived in 2025, driven by a more favorable investment climate

and the core market’s continued strength.

Hartford’s construction pipeline has sharply declined compared to two years ago, reflecting weakening demand that began in early 2024. At present, only 0.3 million square feet is under construction, with no pre-leasing and a Class A vacancy rate of 17.1%. In New York City, the pipeline decreased to three million square feet following the delivery of a 680,000 square foot property in Long Island City. Most unleased properties under construction are Class A distribution and logistics spaces, but an oversupply of Class A inventory pushed the vacancy rate up by 630 basis points quarter-over-quarter to 24.1%.

Long Island has 0.4 million square feet under construction with a relatively low pre-lease rate of 30%, which may exacerbate the already high Class A vacancy rate of 31.5%. Northern New Jersey saw 11 new properties totaling 2.1 million square feet enter the market in the first quarter. Meanwhile, 13 properties remain under construction with a pre-lease rate of 50.2%, up from 42.4% in the previous quarter. Despite this, the Class A

vacancy rate stands at 30.9%, partly due to companies downsizing their space requirements, which contributed to a 50-basis-point increase in vacancy quarter-over-quarter.

Central New Jersey has 17 properties under construction, totaling 3.5 million square feet, with a pre-lease rate that rose to 13.2% from 4.2% in the fourth quarter of 2024. Seven properties with a combined 1.2 million square feet were completed recently, and available large-block space increased by 100 basis points quarter-over-quarter. The Philadelphia metro area delivered over three million square feet of new construction during the quarter, nearly half of which was located in Southern New Jersey. Currently, construction sits at 9.2 million square feet, with 6.2% pre-leased and a Class A vacancy rate of 24.0%.

Lastly, the Pennsylvania I-79/I-81 Corridor faces concerns about oversupply that could delay vacancy recovery. The area has 2.6 million square feet under construction, with 19.4% pre-leased and a Class A vacancy rate of 14.3%.

Apartments

« Continued from page 5

scale, with nearly 104,000 units financed since January 2024. That is significantly higher than the 68,000 units in New York over the same period. Dallas also ranks third in the number of multifamily properties at 440, and it has added more than 20,000 units since 2020.

Meanwhile, the New York MSA leads the country in multifamily loan volume, with \$12.6 billion in loans originated since January 2024. The market, which encompasses northern New Jersey and Long Island, ranks first in both

property count, at 765 and new units built since 2022. The region has added nearly 16,000 units since 2020.

Los Angeles placed third on CRED iQ’s weighted ranking, bolstered by 503 properties with new loans. Encompassing Long Beach and Santa Ana, the market is a key player in the multifamily space and has added 5,400 units in the past five years.

CRED iQ noted that Houston and Miami both stand out in terms of new units delivered since 2020, with 8,400 and 6,700 units, respectively.

By examining key metrics including unit counts, property counts,

loan balances and year built, CRED iQ determined the most promising markets for multifamily investment. New York has led the country in loan volume, property count and new units built since 2022, making it a powerhouse for multifamily investment, according to the software firm.

Dallas-Fort Worth closely followed with unmatched unit volume and strong new construction activity, while Los Angeles came in third.

The ranking included a three-way tie for fourth place in investment potential between Atlanta, Chicago and Houston. Each of these MSAs showed robust multifamily activity, said CRED iQ.

Manhattan

« Continued from page 5

Amazon secured the top leasing deal of April thanks to its 330,000-square-foot deal at 10 Bryant Park. That was followed by Goodwin Procter and Apollo Global Management, which secured 244,433 square feet and 96,276 square feet in Midtown South and Midtown, respectively.

Rents followed a similar trend to

leasing. The \$74.37 average ask in April was down from the \$74.53 per square foot in March, but up from the \$74.11 seen 12 months prior.

This comes as a recent March VTS Office Demand Index (VODI) report found that the region experienced a 4.7 percent year-over-year decline during the month. But even with the pull-back, NYC scored a rating of 82, which still leads all cities tracked in the report. This could indicate that the fundamentals remain

healthy, despite a recent slowdown.

And there were some good signs to show that out of the Colliers report. For one, availability dropped 0.4 percent to 15.7 percent, marking the lowest level seen since February of 2021. Plus, the 2.10 million square feet in net absorption marked the 10th straight month that the category was in positive territory. Moreover, sublet availability dropped by 500,000 square feet, the seventh straight month of declines.

Revitalization

« Continued from page 5

This ongoing shift could integrate residential projects into parts of Manhattan that primarily rely on commercial uses. Adding residents would likely draw other types of uses, like entertainment and retail, to create more vibrant areas that could sustain greater demand and commerce.

The new era of conversions involves candidate buildings with a median age of 68. About 60% of the square footage is in Midtown, and 60% of the buildings were constructed after 1961. There is currently a pipeline of planned or underway conversions of six post-1961 buildings, comprising 10.

There are also 14 non-downtown conversions.

That is out of 100 “most available” properties in the city. CBRE said that after removing buildings being renovated and repositioned and ones with floorplates too large to convert, 44 buildings are aging with high availability and meet the lowest technical threshold for full or partial conversion.

The Midtown area has 249.5 million square feet of office inventory and an availability rate of 16.3%. The 2023 residential population in the submarket was 216,000, with a population density of about 64,600 per square mile over the approximate 3.35 square mile area.

There’s a year-over-year Manhattan population growth of 2%,

3.5% job growth, and a 21% finance share of New York City office-using employment, with 68 million expected annual visitor count. However, international tensions between the U.S. and other countries could have a negative impact.

According to CBRE, conversion is happening at “an unprecedented rate” as developers acquire underperforming office properties in peripheral submarkets.

Manhattan continues to have many properties “that appear fated for obsolescence resulting from an unfavorable combination of vintage, location, and evolving occupier preferences.”

However, property owners face many challenges, so there is more likely to be a stream of conversions over time and not a sudden flood.

Matter of Trubitsky

« Continued from page 2

to March 26, 2020, the date of her interim suspension.

As discussed below, it is recommended that respondent’s request be denied and respondent be deemed automatically disbarred as of the date of her conviction.

The AGC maintains that respondent has been automatically disbarred as a result of her New York felony conviction (see e.g. *Matter of Hanlon*, 180 AD3d 51 [1st Dept 2019]; *Matter of Brosius*, 138 AD3d 216 [1st Dept 2016]; *Matter of Block*, 105 AD3d 70 [1st Dept 2013]; *Matter of Armenakis*, 86 AD3d 205 [1st Dept 2011]).

Additionally, the AGC maintains that respondent’s request that her disbarment be made retroactive to the date of her March 26, 2020 interim suspension “is not legally permissible” because this Court has repeatedly made clear that under Judiciary Law §90(4)(a) respondent’s disbarment commenced as of September 18, 2024, the date of her conviction (see *Matter of Carlebach*, 163 AD3d 192 [1st Dept 2018]; *Matter of Wilson*, 141 AD3d 11 [1st Dept 2016]; *Matter of Bernstein*, 78 AD3d 94 [1st Dept 2010]; *Matter of Cherry*, 51 AD3d 119 [1st Dept 2008]).

By January 3, 2025 counsel’s affirmation, respondent does not dispute that she has been automatically disbarred as a result of her felony conviction, and requests that her disbarment be made retroactive to the date of her March 26, 2020, interim suspension.

In support of her request for disbarment retroactive to the date of her interimsuspension (which pre-

dates her conviction by approximately four years), respondent cites cases where the conviction at issue was not a basis for automatic disbarment (i.e., “serious crime” cases), as well as cases in which there was no underlying conviction (*Matter of Etheridge*, 231 AD3d 125 [1st Dept 2024]; *Matter of Donziger*, 186 AD3d 27 [1st Dept 2020], lv denied 36 NY3d 913 [2021]; *Matter of Klein*, 147 AD3d 73 [1st Dept 2016]; *Matter of Fasciana*, 132 AD3d 144 [1st Dept 2015]).

The AGC maintains that respondent relies on inapposite case law and that the law is clear that automatic disbarment under Judiciary Law §90(4)(a), (b), and (e) is self-executing and occurs at the time of conviction (*Matter of Rahman*, 211 AD3d 61, 63 [1st Dept 2022]).

We find that respondent should be deemed disbarred by operation of law as of the date of her conviction, not the date of her earlier interim suspension. While there have been several cases where the Court has made the automatic disbarment date prospective to the date of the AGC’s motion to strike, those cases involved respondents who failed to report their convictions for several years and thereby prevented the AGC from expeditiously moving to strike their names from the roll of attorneys (*Matter of Merker*, 140 AD3d 1 [1st Dept 2016]; *Matter of Olewuenyi*, 139 AD3d 25 [1st Dept 2016]; *Matter of Zichettello*, 12 AD3d 128 [1st Dept 2004]). More recently, however, this Court decided three matters involving attorneys who failed to timely report their felony convictions, thereby delaying the AGC’s motion to strike. This Court made clear that regardless of such delay, automatic disbarment occurs at the

time of conviction (*Matter of Reich*, 206 AD3d 22 [1st Dept 2022]; *Matter of Sterling*, 205 AD3d 201 [1st Dept 2022]; *Matter of Ahern*, 205 AD3d 196 [1st Dept 2022]).

Here, respondent timely reported her conviction to the AGC. Nevertheless, these three cases are instructive as they demonstrate that respondent’s request that her disbarment be made retroactive to the date of her interim suspension is misplaced in this particular situation.

Accordingly, the AGC’s motion should be granted, and respondent should be disbarred and her name stricken from the roll of attorneys and counselors-at-law in the State of New York, effective nunc pro tunc to September 18, 2024 (date of conviction).

All concur.

1. Respondent is represented by Richard E. Grayson, Esq.
2. Respondent paid \$43,250 in partial restitution prior to her guilty plea.
3. Judiciary Law §90(4)(a) provides that “[a]ny person being an attorney and counselor-at-law who shall be convicted of a felony as defined in paragraph e of this subdivision, shall upon such conviction, cease to be an attorney and counselor-at-law, or to be competent to practice law as such” (emphasis added).
4. In all three cases, the Court opined that the respondents’ failure to report their convictions as required was itself professional misconduct, which may be germane to any future application for reinstatement, but it was not a basis to alter the effective date of their automatic disbarment, the date of conviction.

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Real Estate Trends / Judicial Ethics Opinions

Realty Law

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the “evidence established all of the elements of that cause of action.” The defendants countered that RSA sought to “relitigate the court’s prior grant of summary judgment dismissing the RSA’s defamation claim.”

The court found that RSA had merely repeated the arguments in their “initial brief” and RSA’s arguments “constitute an improper and unavailing attempt to relitigate an issue that it disposed of” in its prior decision. Moreover, RSA’s “time to move for leave to renew or reargue that decision (30 days after entry of judgment) has long passed.” Thus, the court rejected those arguments.

The court further noted that the Appellate Division, First Department had “recently recognized that a motion court’s dismissal of an action pursuant to CPLR 3211(a)(7) for failure to state a claim... established that plaintiffs commenced and continued this action without ‘a substantial basis in fact and law,’ and that therefore, defendant was entitled to costs and attorney’s fees under the anti-SLAPP laws.”

The court explained that the subject case only differed from the recent First Department case that the subject court had “dismissed plaintiff’s defamation claim on evidentiary grounds pursuant to CPLR 3212 rather than on pleading grounds pursuant to CPLR 3211.” Accordingly, the court held that the First Department decision was “controlling.”

The court also observed that although the “pre-amendment version of CRL §70-a(1) provided that fee awards pursuant to subparagraph (1)(a) were discretionary... and the First Department initially held that the 2020 amendments were intended to apply retroactively... the Court of Appeals subsequently ruled that ‘as enacted, the amendments apply to pending cases insofar as they have been continued after the effective date.’”

Although the RSA commenced this action in 2018, the court had entered its summary judgment ruling in 2023 and the parties filed the subject motions in 2024. Since this case had “continued after the effective date” of the 2020 amendments, the court held that the defendants’ counterclaims are governed by the current version of CRL §70-a(1). Thus, the defendants are entitled to “a mandatory award of attorney’s fees and costs as a result of the court’s dismissal of the RSA’s defamation claim.”

Therefore, the court denied that part of RSA’s motion that sought dismissal of the first counterclaim and granted the defendants’ motion for summary judgment on that counterclaim. However, the court granted summary judgment on liability only. The court held that the “issue of the calculation of the amount of money damages due to defendants will be determined at a separate hearing to be scheduled at a later date with a judicial hearing officer (JHO).”

The defendants’ second counterclaim sought relief pursuant

to CRL §70-a(1)(b), which provides that “[a] defendant in an action involving public petition and participation... may maintain an action, claim, cross claim or counterclaim to recover damages, including costs and attorney’s fees, from any person who commenced or continued such action; provided that: (b) other compensatory damages may only be recovered upon an additional demonstration that the action involving public petition and participation was commenced or continued for the purpose of harassing, intimidating, punishing or otherwise maliciously inhibiting the free exercise of speech, petition or association rights...”

The defendants’ third counterclaim sought relief pursuant to CRL §70-a(1)(c) which provides that “punitive damages may only be recovered upon an additional demonstration that the action involving public petition and participation was commenced or continued for the sole purpose of harassing, intimidating, punishing or otherwise maliciously inhibiting the free exercise of speech, petition or association rights;”

The Appellate Division, First Department had held that “awards pursuant to these statutes are only proper where the claiming party demonstrates that the accused party acted ‘solely with malicious intent.’” The First Department “requires the claiming party to satisfy the ‘actual malice’ standard set forth in CRL §70-a(2), under which he or she must demonstrate, by clear and convincing evidence, that the statements at issue were made with knowledge of their falsity or with reckless disregard of whether they were false.”

The court agreed with RSA that the defendants failed to meet their burden of proof with respect to those claims. The court noted that the defendants’ response consisted of the “conclusory statement that: ‘[i]t should go without saying that launching a \$40 million lawsuit against a man in his 80s, who has devoted his career to the protection of tenants’ rights, is an act of pure harassment, designed to very publicly punish McKee and Met Council, and to intimidate other advocates fighting for safe, stable and affordable housing in New York City’ and the admission that: ‘[a]s it turns out, we may never get to the truth about what motivated RSA to sue’ because the RSA’s board of directors retained outside counsel to advise them whether to undertake this action, and counsel invoked the attorney-client privilege to refuse to answer questions about the RSA’s decision-making process.”

The court found that the “combination of a conclusory statement and an attempt to draw an inference does not, as a matter of law, satisfy the ‘clear and convincing’ evidentiary standard.” Therefore, the court granted the RSA’s motion to the extent that it sought summary judgment to dismiss defendants’ second and third counterclaims and denied so much of defendants’ motions as sought summary judgment on those counterclaims.

Thus, the court denied the RSA’s motion for summary judgment with

respect to the first counterclaim and granted RSA’s motion with respect to the second and third counterclaim. The court also granted defendants McKee’s and the Tenants Political Action Committee, Inc.’s motion for summary judgment on the issue of liability only with respect to the first counterclaim, but denied those motions with respect to the second and third counterclaims.

The court held that the amount of money damages, including reasonable attorney’s fees and costs in connection with the first counterclaim should be decided at a hearing before a JHO or Special Referee.

Rent Stabilization Association of N.Y.C. v. McKee, Supreme Court, New York County, Case No. 155789/2018, Decided March 18, 2025. Stroth, J.

Landlord-Tenant—Oral Leases—Respondents Had an Oral Lease—Court Deemed Such Lease “To Have Been For No More Than One Year In Compliance With The Statute of Frauds”—Claim To Ownership Interest Rejected Since It Was

The court noted that New York “follows the general rule that attorney’s fees are incidents of litigation, and a prevailing party may not collect them from the loser unless an award is authorized by an agreement between the parties, statute or court rule.”

Contradicted By Two Deeds—A Life Tenant Is Entitled To “Possession, Control and Enjoyment of the Property for the Duration of His Or Her Life” and “Can Lease Property to a Tenant, Subject to His Life Estate, and Collect Rents”—A Lease Agreement for a Term of More Than One Year Must Be In Writing To Satisfy The Statute of Frauds—Failure of a Lease to State a Term Creates an At-Will Tenancy Which Is Not Barred By The Statute of Frauds

A petitioner had commenced an action against the respondents to recover possession of real property and for a money judgment. The court conducted a trial.

The petitioner testified that she had bought the subject home in a foreclosure sale. She had “transferred ownership of the property to her daughter, (“A”), and retained a life estate for herself.” The petitioner further testified that in or about February 2023, she entered into an “oral agreement” with her son (“B”) and his wife (“C”), the respondents. Pursuant to that oral agreement, respondents were permitted to live in the premises and were “supposed to pay the mortgage from February 2023 through February 2025.”

The petitioner further testified that the respondents were to pay her \$1,450 per month, so that she could pay the mortgage. She claimed that the respondents “never paid a cent” and “[t]here was no written lease.”

The petitioner also noted that the property had gone into foreclosure and her daughter, “A,” paid

\$64,000 to take it out of foreclosure.

Additionally, the petitioner testified that she had served a “notice of failure to pay rent on the Respondents on or about January 9, 2024” and a 14-day rent demand on or around January 18, 2024. She testified that the outstanding amount of rent was now \$36,250 and she sought a money judgment in that amount.

Respondent “B” testified that his mother “had sold the house in 2014 and gave him (\$1,500) to leave.” Sometime later, his mother allegedly came to him and his wife and asked them to move into the house. “B” testified that he did move into the house and then paid the mortgage directly, and also performed maintenance on the house. “B” further testified that the respondents did not pay rent or the mortgage since “B” had been in a car accident.

The respondents argued that this was “not a landlord-tenant situation” since the respondents never had a lease. “B” claimed that he had made several improvements to maintain the property. The respondents admitted that they were never on the deed.

The court found that the petitioner had purchased the home pursuant to a quit claim deed and that in March 2024, she transferred ownership of the property to her daughter “A” and had retained a life estate for herself.

The court further found that in or about February 2023, the petitioner entered into an oral agreement with her son “B” and his wife “C.” Pursuant to that agreement, the respondents “were to live in the... premises and were supposed to pay the mortgage from February 2023 through February 2025.” The court further noted that the respondents were to pay the petitioner \$1,450 per month so that she could pay the mortgage.

The court found that there was “no written lease” and respondents had admitted that they had not paid anything over the past year. Although the respondents claimed that they made payments directly to a mortgage company in 2023-2024 and claimed they spent monies to improve or maintain the property, they had produced “no proof” of such payments.

The court concluded that the petitioner had a “life estate” with respect to the home and that she had entered into an “oral lease with the respondents in or about February 2023.” The court explained that the petitioner, “as a life tenant, had the right to rent the property.”

The court also noted that a “life tenant is entitled to ‘possession, control, and enjoyment of the property for the duration of his or her life’ and that a ‘life tenant has both rights and obligations associated with a fee owner of real property.’” Thus, a “life tenant can lease prop-

erty to a tenant, subject to his life estate, and collect rents.”

Additionally, the court stated that there was “an oral rental agreement... and that such oral agreement is valid—but only to the extent that the agreement was for a lease term of less than one year.”

The court explained that an oral or verbal rental agreement is “valid in certain circumstances.” The court cited General Obligations Law section 5-703 (Statute of Frauds or SOF). The SOF provides “[a]n estate or interest in real property, other than a lease for a term not exceeding one year... can be created, granted... unless by act or operation of law, or by a deed or conveyance in writing...” The court stated that a “lease agreement for a term of more than one year must be in writing to satisfy the (SOF)” and “the failure of a lease to state a term creates an at-will tenancy which is not barred by the (SOF).”

Here, the petitioner testified that she and the respondents had an oral lease pursuant to which the respondents were to pay \$1,450 per month (in either rent or mortgage). The respondents admitted that they lived in the premises from at least February 2023 through February 2025 “in exchange for paying either rent or the mortgage, and further, concede that they failed to make payments for one year.” The court noted that “[n]either party testified as to the agreed-upon term of the lease.”

The court stated that “[t]o the extent the lease term was indefinite, the oral agreement violates the (SOF).”

Accordingly, the court held that the respondents had an oral lease pursuant to which the respondents were to pay \$1,450 per month in “either rent or mortgage.” The court deemed the lease to have been for no more than one year in compliance with the (SOF). The court also rejected the respondents’ argument that they had an ownership interest in the home since such contention was “contradicted by the two deeds entered into evidence.”

Chinea v. Chinea, District Court, Suffolk County, Case No. LT-561-24/BR, Decided March 12, 2025. Blake, J.

Landlord-Tenant—Eviction Dismissed—Rent Demand Was Defective Since It Included a “Lump Sum” That Prevented The Tenant From Properly Ascertaining “Whether These Sums Had Been Paid; Whether They Represented Her Portion of the Rent (Without Inclusion of the Section 8 Subsidy); Nor Could Respondent Properly Ascertain Whether Any Sums Were Stale and Subject To Laches”—Rent Demands Are “Not Subject To Cure” And a “Defective Rent Demand Is Fatal To The Proceeding”

A petitioner had commenced a nonpayment proceeding seeking a monetary and possessory judgment. The respondent moved to dismiss the proceeding on several grounds, including that

the petitioner had served an invalid rent demand prior to commencing the proceeding and had failed to provide the respondent with a 30-day notice required by section 40424(c)(1) of the Cares Act. The respondent also asserted that the petitioner failed to allege that the respondent was a recipient of a Section 8 subsidy administered by the New York City Housing Authority (NYCHA) and that the petitioner had failed to comply with the “Williams Consent Decree.”

The court explained that “[i]t is a basic tenet of nonpayment proceedings that a proper rent demand is a statutory prerequisite... and an element of a landlord’s prima facie case...” The court noted that a “proper demand for rent must fairly afford the tenant actual notice of the alleged amount due and of the period for which such claim is made...” The “sum demanded need not be precise but, at the very least, must contain a good faith approximation of the rent owed so as to allow the tenant an opportunity to avoid litigation...” A “demand for rent that simply provides a lump sum has been held to be defective...”

The respondent is a “recipient of a Section 8 voucher from (NYCHA).” Thus, part of her rent is “paid for and federally subsidized.”

The court noted that a “Section 8 tenant agrees in the Section 8 lease only to pay the tenant share of rent.” The court explained that “[a]bsent a showing by a landlord of a new agreement... a Section 8 tenant does not become liable for the Section 8 share of the rent as rent even after termination of the subsidy.”

Here, the rent demand sought \$17,926.72 in outstanding rent. The court stated that of this amount, \$12,636.72 “was designated in a lump sum fashion as a ‘previous rent balance’ without clarity as to the time frame that this sum had accrued.”

The court opined that since that “lump sum represented 75 percent of the rent sought in the demand, Respondent was precluded from remedying any default in payment and avoiding litigation because she could not properly ascertain whether these sums had been paid, whether they represented her portion of the rent (without inclusion of the Section 8 subsidy); nor could the Respondent properly determine whether any sums were stale and subject to laches.”

Moreover, “since a rent demand is not subject to cure, a defective rent demand is fatal to the proceeding upon which it relies and requires dismissal of the proceeding...” Thus, the court dismissed the proceeding pursuant to CPLR §3211(a)(7) on the grounds that the rent demand was defective.

Tesja Realty Corp. v. Johnson, Civil Court, Bronx County, Case No. LT-319109-23/BX, Decided April 11, 2025. Lach, J.

The “Realty Law Digest” is a Law Journal feature designed for practitioners in real-property law. Written by Scott E. Mollen and published each Wednesday, it digests significant decisions in the field.

Opinion: 24-189

«Continued from page 3

case does not require perpetual disqualification where the recusal was not mandated by the rules or prior opinions (see Opinion 16-84).

We see no reason for a different result where the law clerk’s alleged conflict or bias results from the law clerk’s prior campaign for non-judicial office—a campaign in which the judge could not in any way participate—even where, as here, the judge required the law clerk to take a leave of absence after repeated violations of the public comment rule (cf. Opinion 15-212 [“Here, it is even less reasonable to question the judge’s impartiality, as these contributions were to the judge’s spouse’s political campaign, in which this judge did not participate.”]). Nothing in the inquiry suggests that the judge authorized, adopted or in any way approved the law clerk’s injudicious campaign comments.

Thus, we conclude the judge need not disqualify in matters involving the District Attorney’s office, provided the judge can be fair and impartial. This is a matter confined expressly to the judge’s sole discretion.

2. Must the Judge Insulate The Law Clerk?

Even where a judge’s law clerk is the DA’s opponent in an upcoming election and the DA has

“expressed concern” about the law clerk’s objectivity, we have advised that “[a]s long as the judge is satisfied that the law clerk can remain objective, the judge need not preclude the law clerk from working on cases in which the District Attorney appears” (Opinion 07-11; accord Opinion 13-78).

The facts outlined in the present inquiry, however, distinguish it from our prior opinions. The inquiring judge has apparently determined that the law clerk violated the public comment rule more than once and should be insulated from the specific cases on which the law clerk improperly commented (cf. 22 NYCRR 100.3[B][8] [judge “shall require... court personnel subject to the judge’s direction and control” to abstain from “public comment about a pending or impending proceeding in any court within the United States or its territories”]). Moreover, the inquiring judge was troubled enough, on learning about the law clerk’s campaign conduct, to take immediate action, first voluntarily recusing in a case before him/her and then eventually directing the law clerk to take a leave of absence. The judge has now become aware of additional injudicious statements by the law clerk, including a campaign advertisement characterizing an election opponent as a “criminal” based solely on the non-criminal disposition of a prior arrest.

We recognize that election campaigns for non-judicial office are not subject to the same stringent ethical standards as those for judicial office. However, as a practical matter, when a judge’s personally appointed law clerk runs for non-judicial office, he/she must exercise some discretion and carefully consider the implications of his/her campaign statements if he/she wishes to minimize potential impacts on his/her continued employment with the courts.

Here, the law clerk violated the public comment rule more than once, made multiple injudicious statements during the campaign necessitating a leave of absence, and characterized his/her opponent as a “criminal” notwithstanding the constitutional presumption of innocence.

While we accept the inquiring judge’s assessment that the law clerk is, in fact, capable of performing his/her duties properly, we nonetheless conclude on the extraordinary circumstances described here that the law clerk’s campaign statements create a strong appearance of bias in criminal cases which cannot simply be disregarded in the immediate aftermath of the campaign.

In our view, to maintain public confidence in the judiciary and avoid even the appearance of impropriety, the judge must insulate the law clerk from all criminal matters for two years from the date of the election and disclose the insulation.² Once the

judge has done so, the judge may preside, assuming he/she can be fair and impartial. We emphasize that the judge retains discretion to preside after insulation and disclosure, even if a party or counsel objects.

3. Must the Judge Terminate The Law Clerk?

As noted in Opinion 23-242, we “have not previously required a judge to terminate a court employee’s employment in the exercise of the judge’s disciplinary obligations under Section 100.3(D)(2), and we decline to do so here.” Still, the judge should carefully consider his/her potential disciplinary obligations with respect to the law clerk. As described in Opinion 23-242 (citations omitted):

The judge must determine whether there is a substantial likelihood that the attorney engaged in the alleged misconduct and, if so, whether that conduct constitutes a substantial violation of the Rules of Professional Conduct, based upon the information available to the judge. A judge is not required to investigate the allegations and may discharge his/her disciplinary responsibilities based on facts known to the judge without further inquiry. In situations such as this, where the inquiring judge has no direct personal knowledge of the facts supporting the allegations,

he/she must “evaluate and assess all relevant, known circumstances, including the reliability of the information known to the judge.” A judge may also consider various factors in assessing whether a violation is substantial, including the experience level of the attorney, whether the violation was willful or inadvertent, whether it was part of a pattern of improper behavior, and whether the misconduct is likely to undermine public confidence in attorneys or the judiciary if unaddressed. If the judge concludes that either prong is not met, the judge need not take any action. Conversely, if the judge, concludes that there is a substantial likelihood that the court attorney has committed a substantial violation, then he/she must take “appropriate action.” The action the judge must take depends on the nature of the misconduct, and is ordinarily left to the judge’s discretion.

As in Opinion 23-242, we emphasize that “[w]here the court attorney has admitted certain allegations which, in the judge’s view, constitute substantial professional misconduct, the judge must take appropriate action; it is for the judge’s sole discretion to determine what action is appropriate under the circumstances.” Whether such action should include termination is left entire-

ly to the judge’s discretion after considering “all the surrounding circumstances known to the judge, including an assessment of whether the lawyer, if confronted by the judge, shows genuine remorse, contrition, or ignorance of a rule; whether the lawyer has any history of unprofessional or other conduct in violation of the Rules; or any other relevant conduct or factor known to the judge” (Opinion 10-85). In exercising this discretion, the judge should also consider that the relationship between a judge and law clerk is one of “particular trust and confidence” (Opinion 07-04).

1. We have said a judge “may permit his/her law clerk to oppose the District Attorney in the upcoming election,” subject to certain limitations (Opinion 07-11). For example, the “law clerk may not engage in such political activities in the court house or during the clerk’s working time, and must not give the impression that the judge is engaged in political activities” (id.).

2. As we noted in another context, “a set period will be simpler for judges to remember and apply, and two years is a standard we have used regularly since the Committee’s inception” (Opinion 22-138).

DECISIONS WANTED!

The editors of the New York Law Journal are eager to publish court rulings of interest to the bench and bar. Submissions must include a sentence or two on why the decision would be of significance to our readers. Also include contact information for each party’s attorneys. E-mail decisions to decisions@alm.com.

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Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE MAY TERM

WEDNESDAY, MAY 7

2 P.M.
23/1795(1) People v. Dominick Tarazona
23/67(2) Stanley v. City of NY
24/416N Y Marine v. Millennia Assurance
24/4830 Zaiger LLC v. Bucher Law
24/1847 Hartford Fire v. Hudson Excess
24/3973 Hossain v. City of NY
2020 - 00363(1) People v. Jamarly Williams
24/4572 CSI IT v. Dungey
24/3152 Perez v. Trustees of Columbia Univ.
23/2001 Derosa v. NYU Langone
24/5664 Rockmore Contracting v. City of NY
24/3586(2) Braganca-Ferreira v. SREP 10th Avenue Venture
24/326N Montgomery v. Manzueta
24/1348N Surveillance Tech v. NYC Police Dept.
24/5483(3)N NewRez v. Morton

THURSDAY, MAY 8

2 P.M.
24/6075 People v. Juan Perez
24/237N azor v. Sydney Sol Group
24/38792497 Realty Corp. v. Fuentes
24/480A Abramov v. 230 PAS SPE
24/1482 Salamah v. Grabowska
24/282(2) Charles Condominiums v. Victor RPM First
22/2637 People v. Manuel Vega
22/8354(4) Kyowa Seni Co. v. Ana Aircraft
24/4761(4) Kyowa Seni Co. v. Ana Aircraft
24/620 CUCS Housing v. Aymes
24/1689(2) Isaly v. Garde
24/2428 Lopez v. NG 645 Madison
24/327 Skoyev Capital v. Conduent Business
23/3250N Gillard v. Citigroup
25/253N Anheuser-Busch v. BBSR, LLC
24/1715N Windward Bora LLC v. Zorrilla

CALENDAR FOR THE JUNE TERM

TUESDAY, MAY 13

2 P.M.
23/1441(1) People v. Monet Duzant
25/518 Fortson v. Thompson
24/2359 H., Children
24/734 Leftt v. Blodgett
24/6942 Zhakiyanov v. Ogai
23/5131 People v. Kevin Avila
24/3637 Stein v. Rockefeller University Hospital
24/1587 Grove Equities v. Diaz
23/70 People v. Robert Wilson
25/723 Arenchiba v. SilverLining, Inc.
23/4831 Theroux v. Resnicow
24/2502(2) EKRX 14 Holdings v. LS-14 Ave
22/4028 People v. David Martin
24/3651N Blinbaum v. Chan

WEDNESDAY, MAY 14

2 P.M.
23/6308 People v. Ryan Cruzado
25/1075 Martinez v. City of NY
24/7155 R., Olga v. Olga M.
24/3480 Real World v. 393 West Broadway
24/6199(2) Tahari v. Narkis
22/2716(1) People v. Ruddy Osiat
24/3749 Patel v. Maybank Kim Eng Securities
24/6455 Gamma USA v. Pavarini McGovern LLC
19/1916(2) People v. James Rackover
24/5726 McCann v. Ship Wrecked Bar
25/661 Island Consolidated v. Grassi & Co.
17/2055 People v. Brandon Vilella
24/4431 H. G., an Infant v. NYC Transit Authority
24/1588N Valley National Bank v. 252 W. 31 St. Corp.

THURSDAY, MAY 15

2 P.M.
23/4332 People v. Jared McGowan
24/52902 Cap Investments v. Prog Investments
24/4581 S., Lulu v. Rahmel H.
24/403 Promenade Nelson Apts v. NYS Division Housing
24/3042 Mervam Services v. Quadrum Hospitality
22/4348 People v. Juan Cordero
24/1838 Cuzco v. Broom Property
24/3765 Certain Underwriters at Lloyd's v. Itzhak Nissano Inc.
23/5321 People v. Eric Daniel
24/4347 Staff v. Luen Nam Realty
24/4546 Prete v. J.J Hoyt LLC
25/217 JLD Productions v. Amazon.com
20/2165 People v. Donald O'Toole
24/7606N Bykovtseva v. DTH Capital

TUESDAY, MAY 20

2 P.M.
22/5282 People v. Christopher Walls
24/1743(3) U.S. Bank v. Chait
24/2868 A.M., Children
24/1245 Stallard v. NYC Police Department
24/5495 Miracle NY Properties v. Nayher 18
23/5124 People v. Kirby Hiciano
24/1788(2) Singer v. De Blasio
20/2475 People v. Kevin Davis
24/5160268 W. 12th Owners Corp. v. Kunst
25/1377 Ross v. Onegevity Throne Health Tech
23/3406 People v. Chaquona Wood
21/447 People v. Lazareth P.
24/3474N Reyes v. City of NY
25/907N Metropolitan Partners v. Nerney

WEDNESDAY, MAY 21

2 P.M.
23/3142 People v. Anthony Stokes
24/1121 Tucker v. All Metro Home Care
24/6625 B., Kevin v. Tanisha H.
25/666 HSBC Bank v. Amponsah
24/3461 Yang v. Knights Genesis
19/5317 People v. Pierre Maycock
24/3971 Berrones v. 130 E. 18 Owners
24/5695 People v. Jonathan Hernandez
25/830 Ceratosaurus Investors v. B2C Alternative Equity
24/5643 Perez v. Norman's Cay Group
22/2018 People v. Jonathan Cedeno
23/1003 People v. Marianella Diaz
24/4777N Roberts v. City of NY
23/4703N PanWest NCA2 v. Rockland NCA2

THURSDAY, MAY 22

2 P.M.
24/449 People v. Devin Webbert
23/1164 Stuyvesant Town v. NYS Division Housing
24/6655 M., Damineh v. Bedouin J.
24/4926 Weatherspoon v. Mazal Ubracha 101
19/3413 People v. Hector Hernandez
24/4837 Board of Managers v. Miller
24/5100 Danielle v. J.T. Magen & Company
23/4282 People v. Sergio Celleri
19/2012 People v. Damien Bell
24/6572(2) One River Run v. Milde
25/744 Olympic Galleria Co. v. Sitt
24/1069 People v. Adam Rivera
25/682N Rosario v. Hallen
Construction
24/6500N Prospect Capital v. Morgan Lewis

TUESDAY, MAY 27

2 P.M.
23/1713 People v. Kamal Dockery
24/3382 Szymczyk v. Hudson 36
22/5411 M., Children
24/2742N avarro v. Joy
Construction
21/633 People v. Sophia Fearing
24/463 Rubin v. Sabharwal
24/3348(2) Spin Capital v. Golden Foothill Insurance
23/2079 People v. Sean Bryan
20/2147 People v. Pedro Vega
24/3450 Felton v. St. Joseph Hospital
24/4168 Providence Construction v. Silverite Construction
23/629 People v. Dominick Tarazona
24/5204(3)N Slabakis v. Poyiadjis
24/3721N Associated Industries v. Farahnik

WEDNESDAY, MAY 28

2 P.M.
23/5635 People v. Joynquin McCall
24/3476 Toomer v. NYC Housing Authority
24/5095 J., Jeselle v. Alexis J.
22/4211 People v. Dante Thomas
24/3092 Chatham Capital v. Platinum Asset
24/1510 People v. Shanasier Frasier
24/4099 Wollman v. Seven Seas Union
19/2853 People v. Josue Maldonado
24/1955 People v. Jawaun Sims
24/4524N ational Community v. Midtown Coalition
24/2297 Palmer v. City of NY
24/4520(2)N Arena Limited v. Chalets LLC
24/5964N Wyse v. Amtrust North America
24/3801N Idahosa v. MFM Contracting

THURSDAY, MAY 29

2 P.M.
22/5759 People v. Lisandro Cabrera
23/6379 Abrams v. Abrams
24/6705 M., J'Quan v. Zhonvel B.
24/2301 Hasan v. Macerich Company
23/5980 People v. Rokceem M.
24/6749 Cooper v. Arcor Realty Trust
23/6001 Goon v. Grand Central Partnership
19/2033 People v. Akram Joudeh
23/4355 McCoy v. Lwovsky
24/5780 American Infertility of NY v. Kushnir
23/3936 People v. Kareem Lowndes
24/5061N Spay, Inc. v. ASMF Holdings
24/7800(3)N AT&T Mobility v. Grupo Salinas

TUESDAY, JUNE 3

2 P.M.
23/3918 People v. Daniel Citalan
23/4993(2) 600 Associates v. Illinois Union Insurance
24/589 P., Juan v. Wendy R.
24/2304(1) Engley v. 639 Jefferson Place
24/6083(1) Engley v. City of NY
24/1734 People v. Jaiden Dechabert
24/7029(6) Ametek, Inc. v. Goldfarb
25/1066 Board of Managers v. 45 East 22nd St.
24/7033 L.S., Children
22/3375 People v. Charles Kenyatta
22/2774 People v. Anthony Messina
24/1568 Tavaréz v. 920 E. 173rd St.
24/5424N Passantino v. City of NY

WEDNESDAY, JUNE 4

2 P.M.
22/2808 People v. Kayjon Yizar
24/5395 Badesch v. Fort 710 Associates
24/4865 S., Jodeci v. Sheila M.
24/3927(1) Zhang v. Chu
24/3275(1) Zhang v. Chu
24/514 People v. Sterling Stewart
24/1108 Pereira v. 509 W 34th
24/7534 Kohler v. West End 84 Units
24/2207 Cedeno v. Bollyky
24/741(1) People v. Jaffer Dominguez
23/6133(1) People v. Jaffer Dominguez
24/3196 Robles-Lopez v. E.S.H. Family Corp.
25/1321N Stafford v. A&E Real Estate
24/3247(2)N Board of Managers v. World-Wide Holdings

THURSDAY, JUNE 5

2 P.M.
20/2149 People v. Nicholas Wallace
17/2821 Etrade Bank v. DelVella
23/2411 U., Cheryl v. Ehigie U.
18/3965 People v. Eric Keaton
20/569 People v. Jevon Eddy
24/5315 State Division Human Rights v. C & A Central
23/5737(6) J Carey Smith v. 11 West 12 Realty
24/7901 Board of Managers v. Park Associates
23/1348 People v. Rigoberto Deleon
23/4914(2) Alcan Harbor v. Assurant Group
22/2458 People v. Sonia Taylor
25/659N Ghatak v. McKinsey & Company
25/1060N 1240 El Grant Highway v. 1240 Edward Grant

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, J.J.
TUESDAY, MAY 13
9:30 A.M.
25/214/19 De La Cruz v. Aquinas High School
10 A.M.
15/982/20 Gaitan v. 18 EAST 18th Street
65/3697/24 Hofstra v. United Educators

COURT NOTES

NEW NOTE!

U.S. DISTRICT COURT Southern District

Court Seeks Candidates For Criminal Justice Act Panel

The United States District Court for the Southern District of New York is seeking applicants for the SDNY Criminal Justice Act (CJA) Panel. Applications are available on the court's website at <https://www.nysd.uscourts.gov/forms/cja-panel-membership-application>.

The CJA Panel is comprised of private attorneys who are authorized to serve as appointed defense counsel pursuant to 18 U.S.C. § 3006A. To qualify for a position on the CJA Panel, attorneys must be members in good standing of the bar of the Southern District and have proven experience and competency in the field of federal criminal defense work.

Applications will be reviewed by a committee of attorneys that will forward its recommendations to the Southern District Board of Judges' Defender Services Committee. The Court is committed to increasing the diversity of the applicant pool and encourages qualified female and minority lawyers to apply for positions.

Candidates can apply to be a member of the Foley Square Panel or the White Plains Panel or both. CJA Panel attorneys commit to being "on duty" one day every four to six months if a member of the Foley Square panel and approximately one day every month if on the White Plains panel. On that "duty day," CJA attorneys represent clients when the Federal Defender has a conflict; the hours of duty are from 9:00 a.m. until the closing of the Magistrate Judge's Office, which is sometimes after 5:00 p.m. CJA Panel members serve a three-year term and are reimbursed at the rate of \$175/hour for in-court and out-of-court time.

"We are fortunate to have such talented and skilled attorneys dedicated to providing indigent defendants with the representation to which they are constitutionally entitled," said United States District Judge Vernon Broderick who is Chair of the Southern District's Defender Services Committee.

Southern District Chief Judge Laura Taylor Swain said, "Our exemplary panel of CJA lawyers provides representation that is both excellent and essential. Panel attorneys ensure the protection of defendants' constitutional rights and uphold the Rule of Law. We look forward to being able to invite additional outstanding practitioners to join them in this important work."

Attorneys can also apply for membership on panels that represent defendants in capital cases and in non-trial work, primarily habeas corpus proceedings. In addition, the Southern District also sponsors a mentoring program that helps identify and prepare experienced state court practitioners for appointment to the Panel. While the mentorship program is aimed at increasing the diversity of the Panel, the program is open to all. Contact Peter Quijano at 212-686-0666 or Anthony Ricco at 212-791-3919 for more information on the mentorship program.

U.S. COURT OF APPEALS FOR THE SECOND CIRCUIT

Court Seeks Applications For Federal Public Defender For the Northern District of New York

Application Deadline is May 16

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

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

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

Applicants must satisfy the following conditions:

- (1) be a member in good standing in the bar of the state in which the candidate is admitted to practice;
- (2) have a minimum of five years criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants;
- (3) possess the ability to effectively administer the office, including the following management areas:
 - Budget, procurement, and travel
 - Human resources
 - Space, facilities, and property;
- (4) have a reputation for integrity; and
- (5) demonstrate a commitment to the representation of those unable to afford counsel.

As the chief executive of the Office of the Federal 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,

WEDNESDAY, MAY 14

10 A.M.
65/0330/20 AT&T Mobility v. Grupo Salinas
65/585/21 Interbar Fabricators v. C.B. Contracting Corp.
65/5018/23 Handl NY v. Identity Group
65/6352/20 260 Mott Realty v. Eli Hallili LLC

THURSDAY, MAY 22

2 P.M.
65/9287/24 PV 1508 CIA v. Singer
65/0032/20 Colliers International v. City Hall Commons LLC

FRIDAY, MAY 16

9:30 A.M.
65/3548/24 Board of Managers v. Malcolm Shabazz Development

WEDNESDAY, MAY 21

10 A.M.
65/0314/24 Exceptional Media v. Chainalysis, Inc.

THURSDAY, MAY 22

10 A.M.
65/3409/23 Davidoff Hatcher & Citron LLP v. McLendon

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 May 16, 2025.

NEW YORK STATE COURT OF APPEALS

Scheduling Dates For Primary Election Appeals

The Clerks' Offices of the Court of Appeals and the Appellate Division Departments release the following joint scheduling announcement:

The Departments have scheduled and reserved the following dates to consider appeals related to the June 24, 2025 primary elections:

First Department: Tuesday, May 6, 2025 (Wednesday, May 7, 2025 if necessary)

Second Department: Wednesday, May 7, 2025

Third Department: Friday, May 9, 2025

Fourth Department: Tuesday, May 6, 2025

The Court of Appeals has scheduled Tuesday, May 13, 2025 to consider appeals and motions for leave to appeal related to primary election matters.

All parties, election boards and affected courts are expected to proceed expeditiously with all phases of election matters so that the requirements of these special sessions and the Election Law can be met. Please consult with the respective Clerks' Offices for details about meeting the timing requirements of each Court.

Because there is limited time available between the primary election sessions of the Appellate Division Departments and the Court of Appeals, parties who seek to have matters placed upon the Court of Appeals motions or appeals calendars must contact the Court of Appeals Clerk's Office for filing instructions promptly (usually immediately upon release of the Appellate Division decision).

U.S. DISTRICT COURT EASTERN DISTRICT

Pro Se Electronic Filing of Documents

Parties who are not represented by an attorney (known as self-represented or pro se individuals) are not permitted to electronically file documents in CM/ECF without a court order. The preferred methods of delivery of court filings are United States Mail and hand delivery to the Clerk's Office of either courthouse.

The Eastern District of New York does provide a method of electronic delivery for self-represented parties who cannot mail or hand deliver documents to the courthouse via this link: <https://prose.nyed.uscourts.gov/>. This delivery method replaces any earlier versions and cannot be used to file initial complaints in a new case. All pro se parties who use the electronic delivery method must provide a valid email address and must follow all document filing guidelines which are available on the court's web site: www.nyed.uscourts.gov.

Pro se parties may contact the Clerk's Office at either courthouse for assistance:

United States District Court Eastern District of New York
225 Cadman Plaza East
Brooklyn, NY 11201
718-613-2665

United States District Court Eastern District of New York
100 Federal Plaza
Central Islip, NY 11722
631-712-6060

NEW NOTE!

APPELLATE TERM

First Department

Filing Dates for the June Term

The JUNE 2025 Term of the Court will commence on JUNE 4, 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 APRIL 8, 2025.

Respondent's Briefs must filed on or before MAY 1, 2025.

Reply Briefs, if any, must be filed on or before MAY 9, 2025.

WEDNESDAY, MAY 28

10 A.M.
65/4176/22 BankUnited v. Gray-Line

TUESDAY, JUNE 3

10 A.M.
915/139 Anderson v. Anderson

WEDNESDAY, JUNE 4

10 A.M.
65/2901/24 Rego Park Lender v. Golyan

FRIDAY, JUNE 20

10 A.M.
81/3946/21 Liu v. Consolidated Scaffolding Inc.

APPELLATE TERM

60 Centre Street Room 401

10 A.M.

The following cases are on for argument:

New York County SUPREME COURT

Ex-Parte Motion Part And Special Term Part

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

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

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

IAS PARTS

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

PART 40TR

JUDICIAL MEDIATION

On Rotating Schedule

Adams 300 (60 Centre)
EARLY SETTLEMENT
ESC 1 Vigilante 106(80 Centre)
ESC 2 Wilkenfeld 106 (80 Centre)

SPECIAL REFEREES

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

JHO/SPECIAL REFEREES

Part 34
Justice Dakota D. Ramseur
 60 Centre Street
 Phone 646-386-4370
 Room 341
WEDNESDAY, MAY 7
 158925/22 Quinteros-Cardenas v. Tr Borough Seafolding & Hoisting, Inc. Et Al
 151919/22 Smith v. Hornblower NY
THURSDAY, MAY 8
 450504/16 Comm'rs. of The State v. Greystone Mgt. Solutions
 150278/23 Knight v. East Pub Inc. Et Al
 153115/23 Ro v. Transit Wireless LLC Et Al
FRIDAY, MAY 9
 158746/23 Cahn v. Chapler
 151561/23 Jimenez v. Summit Security Services, Inc. Et Al
 156177/21 Noel v. 336 E 95th Rty. LLC Et Al
 151934/23 Pollack v. Kling Phd

Part 37
IAS Part
Justice Arthur F. Engoron
 60 Centre Street
 646-386-3222
 Room 418
WEDNESDAY, MAY 7
 655247/24 Amtad LLC v. Sosh Architects
 161221/24 Anuskiewicz v. Police Comm'ry
 152788/15 Mishkin v. Andrea
 805263/22 Sutton-Vincent v. NYC NYCHR/Charlem Hosp. Center Et Al
Motion
 161221/24 Anuskiewicz v. Police Commissioner
THURSDAY, MAY 8
 451461/24 NYC v. The Hartford Co.
 451823/23 Delacruz v. NYCH&HC Corp. Et Al
 154663/22 Jean-Charles v. West 146th St. L.P. Et Al
 800296/11 Lee v. Nejat
 805204/20 Lee v. NYC NYCH&HC Corp. Et Al
 805084/22 Lin v. NYCH&HC Corp.
 653535/22 Mt. Hawley Ins. Co. v. Pathforward Consulting, Inc.
 154053/23 Nationwide General Ins. Co. As Subrogee of Mari Matsuo And Simon Colley v. Systems 2000 Plumbing Services
 656493/23 New My Management LLC v. Wilmington Trust
 154391/22 Otero v. Amsterdam Nursing Home Corp.
 160599/22 Pildain Millan v. Flintlock Const. Services
 656844/17 Quasar Rty. Partners v. R. Kenneth Panter
 805085/21 S. v. NYCH&HC Corp.
 805156/22 Taylor v. NYCH&HC Corp.
 157015/24 Wong v. McGowen

FRIDAY, MAY 9
 158261/22 Aig Prop. Casualty Co. v. G.A. Fleet Associates, Inc. Et Al
 651150/24 Certain Underwriters At Lloyd's v. Bsp Corp. Et Al
 450721/19 NYC v. Hwang
Motion
 450721/19 NYC v. Hwang
Part 43
Justice Robert R. Reed
 60 Centre Street
 Phone 646-386-3238
 Room 222
THURSDAY, MAY 8
 656951/20 Arad 2 Llc v. Hamo
 659128/24 Azur Ltd. v. Barokas
 655167/24 Chaparral Investments v. Rubenstein
 651171/25 Chardan Capital Markets v. Data Vault Hldgs., Inc.
 659800/24 Cabern Analytics, Inc. Et Al
 651141/21 Kunato, Inc. Et Al
 655305/17 Elhanani v. Kuzinez
 652529/22 Hunnewell Partners (bvi) Ltd. And Park St. (gp) Ltd. v. Deloitte Transactions And Business Analytics Llp
 651249/25 Ladder Cre Finance Incr. Inc. v. Gendi
 654635/23 Terra Driggs v. Bernstein
Motion
 655167/24 Chaparral Investments v. Rubenstein
 651171/25 Chardan Capital Markets v. Data Vault Hldgs., Inc.
FRIDAY, MAY 9
 453299/21 Trump v. Trump

Part 40TR
Judicial Mediation
Justice Suzanne J. Adams
 60 Centre Street
 Phone 646-386-3722
 Room 300
WEDNESDAY, MAY 7
 650845/21 All-Ways Forwarding v. Ymf Carpets, Inc.
 152408/20 American Transit Ins. v. All City Family Healthcare
 650255/20 American Transit Ins. v. Aron Rovner Md Pllc
 160500/16 Buckley v. Hearst Corp.
 105397/10 Cabassa v. NYCTA
 157285/18 Caron v. 202 W. 49th Pub Inc. D/b/a
 155884/18 Chapin v. 1818 Nadlan LLC
 100303/13 NYC v. Ej Electric Installations
 153284/18 Clay v. Mta Metro-North R.R.
 161898/19 Ebt Partners v. Creative Sports Concepts LLC
 160973/17 Farella v. Lam Gen 25 LLC
 156150/20 Farfan Gonzales v. Aaa Windows & Door Corp.
 150664/18 Farfan Gonzales v. NYCHA
 158896/16 Fed. Ins. Co. v. Flowers
 160132/21 Fernandez v. Sukhdeep
 157463/20 Galante v. Uws Ventures
 652426/20 Gonzalez v. Ivape Int'l Inc.
 805189/20 Greenberg v. Chapman
 650518/18 Irish v. Triton Const. Co.
 152411/21 Lee v. Whitman
 151633/18 Lin v. Equinox Hldgs., Inc.
 152214/15 Maldonado v. Hines 1045 Ave.
 159770/15 Maurizaca v. 201 Water St.
 651295/19 Mintz & Gold Lp v. Assa Properties, Inc.
 151422/21 Niida Isabele Santiago Roman v. NYCH&HC And
 162567/19 On v. Hanjoo, Inc.
 159639/19 Pierre-Jerome v. Con Ed Co.
 656887/19 Polacco v. Fried
 451488/17 Quindao Kingking Applied v. Thompson Ferrer LLC
 805391/21 R.-P. v. Carpenter
 158659/18 Ramirez v. Extell Dev. Co.
 157902/21 Reynoso v. 34 Hillside Ave.
 158282/18 Robinson v. Terence Cardinal Cooke
 159813/19 Robinson v. Pierre
 153863/21 Rodriguez v. Auto-Chlor System of NYC, Inc. Et Al
 154060/15 Rubin v. Napoli Bern Ripka Shkolnic
 160246/15 Ruth v. Szony
 150080/18 S & R Properties of New v. Cromwell
 158415/19 Schulman v. Alliance Energy LLC
 805233/20 Ute Deluca Lindberg v. James McKinley
 158087/16 Vargas v. 622 Third Ave. Co. LLC
 654657/17 West Granerly Associates LLC v. Eastern Harbor Media LLC
 160197/18 Wimberly v. Asbestos Transportation

654758/19 Yasha Ramen Corp. v. 940 Amsterdam Corp.
 652266/20 Zhang v. Amy's Restaurant NY Inc
 161185/21 Zorilla v. Eletr
City Cases
 151633/18 Lin v. Equinox Hldgs., Inc.
THURSDAY, MAY 8
 657048/20 109 West 38th LLC v. Ambre Atelier
 159731/19 Alevy v. Crystal Ltd. D/b/a Crystal
 156297/14 Arreaga v. 112 Dyckman Restaurant Inc.
 152035/18 Bachrach Group v. Medical Dynamics
 152229/18 Black v. Huang
 161174/19 Bordone v. Silk & Halpern 57
 154523/18 Borges v. NYC
 152058/20 C v. NYC Dept. of
 159136/21 Cabrera v. Jpmorgan Chase Bank
 158261/20 Cole v. Luxe Den Salon & Spa, Inc. Et Al
 150702/18 Colon v. Turner Const. Co.
 156046/19 Coniglione v. Konst
 158648/18 Cordero v. Chelsea Hotel Owner LLC
 150094/22 Daubert v. Sids 23rd St. Rty. LLC Et Al
 154470/22 Demaria v. Triborough Bridge And Tunnel Auth. Et Al
 160739/17 Doxiasid v. Triborough Bridge And Tunnel
 161563/21 Feliz v. Manhattan Restorative Health Sciences, Inc. Et Al
 151730/22 Gangarossa v. 395 Hudson NY
 155361/17 Garcia v. NYC
 160338/21 Garcia v. The NYCHA
 156052/22 Hanslick v. U2
 150194/21 Harer v. Ganpat
 156851/19 Heath v. Bendana
 151657/16 Hector Ortiz v. Fort Tyron Rehabilitation
 157799/20 Herrera-Mendez v. 125 Broad St. Condominium
 653689/16 Huang v. Kopali Organics LLC
 161086/21 Jermin v. Lmc Carwash And Lube First Ave. Carwash Et Al
 805365/17 Jimenez v. Isabella Geriatric Center
 159666/15 Jones v. NYCHA
 651456/18 L. Raphael NY C1 Corp. v. Solow Bldg. Co.
 154396/17 Langone v. Facsimile Communication
 153979/22 Litten v. Biergarten America Corp. Et Al
 153962/18 Lively v. NYCTA
 158996/18 Loaiza v. Museum of Arts And Design
 161949/18 Mark Fromer Md P.C. v. Keshet
 161449/17 McDonald v. Usm, Inc.
 151714/14 Minarik v. 255 Cabrini Condominium
 157234/22 Moncada v. Superior Design Associates LLC Et Al
 150816/18 Mora v. Branker
 650715/20 Murray Hill Mgmt Rty. Et Al
 Hajibay
 654620/17 Nelson v. Harlem East LLC
 159444/22 Nelson v. Hilton Worldwide Holdings, Inc., Et Al
 160162/17 Pander v. Guidnelt, Inc.
 156628/21 Parker v. NYC Et Al
 805170/19 Passanis v. Frazier
 157896/20 Philip v. Village View Housing Corp Et Al
 152689/22 Pisciotta v. Bop Se LLC Et Al
 653514/18 Pizzarotti Ibc v. A.L. One Const., Inc.
 157783/18 Presinal Tejada v. 57th & 6th Ground LLC
 450738/22 Raj v. NYC Et Al
 450134/19 Sato Const. Co. v. Opera Owners, Inc.
 155946/20 Sherwood v. James
 150295/18 St Claire v. NYC Dept. of Citywide
 157239/17 St. Clair v. NYCTA
 152363/20 Stafford v. Restani Const. Corp.
 655852/20 Terrace on The Park LLC v. Aspen American Ins. Co.
 650017/17 United Victor Rty. LLC v. Metro. Prop. Group
 158487/16 Vasquez v. 39 Cam LLC
 159743/19 Vasquez v. Chaowai 51st St. LLC
 160226/21 Vega v. NYCHA
 160506/20 Velazquez v. NYC
 154353/22 Ward v. Times Square Hotel Owner LLC Et Al
 452432/16 Weisner v. NYCTA
 151767/17 Weiss v. 56th And Park (NY) Owner
 160551/23 Legacy Organization, Inc. Et Al v. Gabbard & Kamel Pllc Et Al
 850394/24 Loancore Capital Credit Reit LLC v. Cf 1 Whitehall LLC Et Al
 659841/24 Mitchell Consultants NY Corp. v. 77 Rty. Owner LLC
 659074/24 Olg Concessions Mgt. LLC v. Yor Inc Et Al
 652028/23 Joyous Jd Ltd. Et Al v. Yolanda Asset Mgt. Corp. Et Al
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Court Calendars

Part 41
Justice Nicholas W. Moyné
80 Centre Street
Phone 646-386-3984
Room 327

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650872/23571 Hudson St. Apt. Corp. v. 573 Hudson St. Store Leasing Corp.
15591/13 Adams v. Electrolux Home Prods., Inc.
650653/20 Jonas By Her Attorney in v. Guernsey's
654942/23 Liberty Mutual Ins. Co. Et Al v. Ortiz
656401/21 Reis v. Gemini Cutglass Co., Inc.

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656435/23 1235 5th St. LLC v. Gilman Architects NY Pllc Et Al
652806/24 15 West 55th St. Prop. LLC v. Goldman
160635/21 176-178 Lexington Ave. LLC v. Seneca Ins. Co., Inc.
160361/22 Allen v. Friedfield
150803/24 Alvarez v. Sbgc LLC Et Al
654887/23 Amy Saltzman Pc v. Morsali
150436/25 Archives v. Geller
159838/23 Asto v. Matura Installation Inc. Et Al
158081/23 B. v. Park Terrace Rlty.
158412/23 Bernard v. Strategic Operational Services Corp.
653460/22 Board of Mgrs. of 176 East 82nd St. Condominium v. Drk Third Ave. LLC Et Al
653252/22 Bykov v. Ac Universal Supply, Inc. Et Al
650032/22 Canoe Catering & Prod. Incs., Inc. v. Contino
160160/23 Carbone v. New Amsterdam Theatre Enterprises, Inc. Et Al
160627/23 Chubb Ins. Co. of New Jersey v. Arrow Fine Art Services LLC
157158/22 Cipriani Club Residences At 55 Wall Condominium v. Sartore
653667/24 Cory A. Lang v. Luis Cenedese, Individually And As Trustee of The Attilio A. Cenedese Revocable Trust, As Mgr. of Inwood Redi Car Inc., And As Mgr. of 715 Heights Corp.
150811/20 Deichert v. Romar Rlty. Corp.
159733/23 Dist. Council 37 v. NYC Et Al
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Part 89R
Special Referee
Justice Sue Ann Hoahng
80 Centre Street
Phone 646-386-3676
Room 236

71 THOMAS STREET

Part 13
Justice Eric Schumacher
71 Thomas Street
Phone 646-386-3736
Courtroom 304

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190340/18 Attardo v. A.O. Smith Water Prods. Co
190437/18 Campbell v. Amchem Prods., Inc.
190329/19 Deroy v. Aeroo Int'l
952256/23 Dwyer v. Wasser
190038/25 Slater v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. Et Al
190070/18 Velez v. A.O. Smith Water Prods. Co

THURSDAY, MAY 8

190391/18 Carrier v. A.O. Smith Water Prods. Co
190003/22 Cerrato v. Amchem Prods., Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190383/18 Gibbons v. Amchem Prods., Inc.
190118/25 Hidden v. Allied Bldg. Prods. Corp. Et Al
190095/25 March v. Coty Inc. Et Al
190346/17 Nankervis v. A.O. Smith Water Prods. Co
190278/23 Ringelberg v. Air & Liquid Systems Corp. Et Al
190107/23 Rippe v. Abb, Inc. Individually And As Successor In Interest To The Circuit Breakers, Inc Et Al

FRIDAY, MAY 9

190036/18 Avakian v. Aeroo International
190218/18 Bongiovi v. Amchem Prods., Inc.
190083/21 Richard Barthelme And Virginia Barthelme v. A.O. Smith Water Prods. Co., Et Al
190022/18 Romano v. A.O. Smith Water Prods. Co
190283/24 Vargas v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. Et Al
190360/18 Waldron v. A.O. Smith Water Prods. Co
190147/18 Wendy Facas v. Air & Liquid Systems

Part 18

Justice Alexander M. Tisch
71 Thomas Street
Phone 646-386-3472
Room 104

WEDNESDAY, MAY 7

951280/21 A. v. Atoyanat
652103/25 Alf Inc. v. Myint Center For Eye And Facial Plastic Surgery
152536/25 Anonymous v. Soros
950465/21 C. v. Fordham Preparatory School
153676/25 Eosoa Osamwonyi v. NYC Police Dept. Et Al
950077/20 Gadomski v. Archdiocese of NY
950170/19 John Stapleton v. Archdiocese of NY
950812/21 McGrinder v. Roman Catholic Archdiocese of NY Et Al

Motion

152536/25 Anonymous v. Soros
THURSDAY, MAY 8
651195/25 Hbc Us Hldgs. LLC v. Nat. Fire & Marine Ins. Co.
154851/25 People of The State of NY v. Dailyapp, Inc.
450775/24 Prop. Clerk v. Hernandez

FRIDAY, MAY 9

157316/21 Mark Propco LLC v. Jackson Aka Lisa M. Calichio
Part 23
Justice Eric Schumacher
71 Thomas Street
Phone 646-386-3736
Courtroom 304

190340/18 Attardo v. A.O. Smith Water Prods. Co
190437/18 Campbell v. Amchem Prods., Inc.
190329/19 Deroy v. Aeroo Int'l
952256/23 Dwyer v. Wasser
190038/25 Slater v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. Et Al
190070/18 Velez v. A.O. Smith Water Prods. Co

Motion

952256/23 Dwyer v. Wasser
THURSDAY, MAY 8

190391/18 Carrier v. A.O. Smith Water Prods. Co
190003/22 Cerrato v. Amchem Prods., Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190383/18 Gibbons v. Amchem Prods., Inc.
190118/25 Hidden v. Allied Bldg. Prods. Corp. Et Al
190095/25 March v. Coty Inc. Et Al
190346/17 Nankervis v. A.O. Smith Water Prods. Co
190278/23 Ringelberg v. Air & Liquid Systems Corp. Et Al
190107/23 Rippe v. Abb, Inc. Individually And As Successor In Interest To The Circuit Breakers, Inc Et Al

FRIDAY, MAY 9

190036/18 Avakian v. Aeroo International
190218/18 Bongiovi v. Amchem Prods., Inc.
190083/21 Richard Barthelme And Virginia Barthelme v. A.O. Smith Water Prods. Co., Et Al
190022/18 Romano v. A.O. Smith Water Prods. Co
190283/24 Vargas v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. Et Al
190360/18 Waldron v. A.O. Smith Water Prods. Co
190147/18 Wendy Facas v. Air & Liquid Systems

Part 29
Justice Leticia M. Ramirez
71 Thomas Street
Phone 646-386-3016
Room 311

WEDNESDAY, MAY 7

158479/19 Arguelles v. Hunter Roberts Const.
157539/23 Babic v. Oac 550 Owner LLC Et Al
155600/22 Canales v. Ipg Lic 49th Ave Lower Floor Units Prop. Owner LLC Et Al
155949/23 Carduner v. Plymouth Mgt. Group, Inc. Et Al
152785/23 Coraci v. 550 Washington Owner (de) LLC Et Al
451330/24 Donato v. Oac 550 Owner LLC Et Al
154543/23 Edwards v. Emmanouilidis
154516/23 Flores Martinez v. Consigli Const. Co. Inc. Et Al
157537/23 Inciarte Kincon v. 720 Wea Ventures
156959/23 Maidana Cardozo v. Jam E 89 LLC Et Al
154413/22 McDaniel v. NYCHA
152395/23 Mercedes Nunez v. Amp Prop. Owner L.P. Et Al
153272/23 Meshoyrer v. Karen E. Thornton
158453/23 Mjnic v. Oac 550 Owner LLC Et Al
158761/23 Modafferi v. Tiffany And Co. U.S. Sales
153543/23 Mueller v. Target Corp. D/b/a Target Stores
151568/23 Perez v. Mr 1326
157905/23 Polanco Benitez v. Forest Hills Owners Corp. Et Al
158287/23 Ptoric v. Oac 550 Owner LLC Et Al
155795/23 Ramirez v. Eqr-228 West 71st
158656/23 Rodriguez v. Balas
158889/23 Romero v. Cuts Clothing, Inc. Et Al
156218/22 Simon v. St. James's Condominium Corp. Et Al
152029/23 Zopiyacette Aguas v. Agencie Architecture & Engineering P.C. Et Al

FRIDAY, MAY 9

154842/23 Armiros v. Ai 229 West 43rd Street Property Owner
Part 36
Justice Verna L. Saunders
71 Thomas Street
Phone 646-386-3733
Room 205

WEDNESDAY, MAY 7

652018/25 Alf Inc. v. River Edge Bistro LLC Et Al
151087/18 Ambotits v. Gemini Residential
155124/20 Balcazar Pablo v. N47 Associates LLC
155553/18 Cavalry Spv I v. Koss
650705/25 In The Matter of The Application of Integon Nat. Ins. Co. As Subrogee of Danielle Dontfrad v. Ace American Ins. Co.
151958/25 In The Matter of The Application of Michelle A. Clark v. For An Order Pursuant To The NY Lien Law Discharging And Cancelling A Certain Mechanics Lien Filed By Peridot Interiors Inc.
158299/18 Lane v. 880 Fifth Ave. Corp.
158498/22 McKnight v. NYCHA Et Al
656925/21 Nichols v. Weinstein
655860/24 Setaro v. Disruptive Ventures

Motion

650705/25 In The Matter of The Application of Integon Nat. Ins. Co. As Subrogee of Danielle Dontfrad v. Ace American Ins. Co.
151958/25 In The Matter of The Application of Michelle A. Clark v. For An Order Pursuant To The NY Lien Law Discharging And Cancelling A Certain Mechanics Lien Filed By Peridot Interiors Inc.
158299/18 Lane v. 880 Fifth Ave. Corp.
158498/22 McKnight v. NYCHA Et Al
656925/21 Nichols v. Weinstein
655860/24 Setaro v. Disruptive Ventures

Part 55

Justice James D'Auguste
71 Thomas Street
Phone 646-386-3289
Room 103

155346/25 124 LLC v. Hartnett
157856/23 438 West 20 St. LLC v. Chelsea Square
650197/24 Abira Medical Laboratories v. Oscar Health, Inc. Et Al
653278/24 American Transit Ins. Co. v. Medina
652971/23 Billd Exch. v. Dp Civil Inc. Et Al
158045/24 Bulgari v. Curtis
159500/23 Byrne v. Structure Tone
100376/25 Carrera v. NYC Dept. of Health And Mental Hygiene
162276/23 Carrillo v. Beth Israel Medical Center Et Al
650373/24 Eastbound Const. LLC v. Bam Prop. Dev. LLC
151908/19 Emmett v. Lincoln Center For The
157742/23 Espinosa v. Toll Ge LLC Et Al
161091/23 Hernandez v. Jewish Community Center of Staten Island
154948/24 Hickman v. Ai Baha Hotel Corp. D/b/a Square Hotel Et Al
650648/25 Isa Hldg. Corp. v. Perez
160323/19 J. v. Edgecombe Parc Condominium
158339/24 Jung v. 4720 East Coast LLC Et Al
154587/24 Katz v. Board of Mgrs. of The Allegro Condominium Et Al
158857/23 N.S. v. 504 W. 143rd Associates

FRIDAY, MAY 9

160787/22 1576 Finest Deli Corp. v. Kookmin Best Ins. Co. Ltd (us Branch) Et Al—11 A.M.
156319/22 Jacobus v. Hollister Co Et Al—11:30 A.M.
154618/20 Manko v. City Univ. of New
151379/22 Napoli v. 50 Hymc Owner—10:30 A.M.
153523/21 Singh v. 735 Ave. of The Americas LLC Et Al—12 Noon

Part 55

Justice James D'Auguste
71 Thomas Street
Phone 646-386-3289
Room 103

155346/25 124 LLC v. Hartnett
157856/23 438 West 20 St. LLC v. Chelsea Square
650197/24 Abira Medical Laboratories v. Oscar Health, Inc. Et Al
653278/24 American Transit Ins. Co. v. Medina
652971/23 Billd Exch. v. Dp Civil Inc. Et Al
158045/24 Bulgari v. Curtis
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157742/23 Espinosa v. Toll Ge LLC Et Al
161091/23 Hernandez v. Jewish Community Center of Staten Island
154948/24 Hickman v. Ai Baha Hotel Corp. D/b/a Square Hotel Et Al
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154587/24 Katz v. Board of Mgrs. of The Allegro Condominium Et Al
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FRIDAY, MAY 9

160787/22 1576 Finest Deli Corp. v. Kookmin Best Ins. Co. Ltd (us Branch) Et Al—11 A.M.
156319/22 Jacobus v. Hollister Co Et Al—11:30 A.M.
154618/20 Manko v. City Univ. of New
151379/22 Napoli v. 50 Hymc Owner—10:30 A.M.
153523/21 Singh v. 735 Ave. of The Americas LLC Et Al—12 Noon

FRIDAY, MAY 9

160787/22 1576 Finest Deli Corp. v. Kookmin Best Ins. Co. Ltd (us Branch) Et Al—11 A.M.
156319/22 Jacobus v. Hollister Co Et Al—11:30 A.M.
154618/20 Manko v. City Univ. of New
151379/22 Napoli v. 50 Hymc Owner—10:30 A.M.
153523/21 Singh v.

Bronx County SUPREME COURT EX PARTE AND URGENT MOTIONS PART

The Following is the List of Sitings in the Ex Parte Urgent Motions Part on the Dates Specified:

TRIAL TERM 718-618-1248

Day Calendar Court Notices Key to Submission Motion Calendar

FS = Fully submitted. FSN = Fully Submitted, No Opposition. ADJ=adjourned to the marked date for oral argument in the above calendar part. Answering papers are to be submitted on the original return date in Room 217.

MENTAL HYGIENE PART Justice Betty Owen Stinson

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted at Jacobi Hospital, Pelham Parkway and Eastchester Road, Room 8E20, and North Central Bronx Hospital, 3424 Kosuth Avenue, Room 13A32, on alternate Wednesdays commencing at 9 A.M.

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted at Bronx Psychiatric Center, 1500 Waters Place, Thompson Building, First Floor every Wednesday at 10:30 A.M. or as soon thereafter as counsel may be heard.

SUPREME COURT Mortgage Foreclosure Sales in Supreme Court, Bronx County are no longer conducted in Room 118M. All Mortgage Foreclosure Sales in Supreme Court, Bronx County are conducted in Room B-129 (Ground Floor). Sales will be conducted on Mondays, Tuesdays, Wednesdays and Fridays at 2 P.M. No Mortgage Foreclosure Sales shall be conducted in Bronx County on Thursdays

Trial Assignment Part Justice Joseph E. Capella

Justice Joseph E. Capella Phone 718-618-1201 Room 607, 9:30 A.M. WEDNESDAY, MAY 7 23760/14A C J Const. Corp. v. Great American Const. Corp. 20869/19 A. v. Polo Lara 24548/17 Agosto v. Metro. Transportation 24191/20 Alcantara v. Estrella Car Service LLC 20230/20 Almonte v. Split Rock Rehabilitation 22003/19 Arevalo-Pastuiza v. Oferti 8112/02/21 Belcher v. American United Transportation Inc. Et Al 80183/21 Camara v. Thiam 24835/19 Campbell Jeffries v. Center For Nursing And 81137/17 Cobb v. Westchester County Shuttle LLC 24836/18 Cordero v. Son 303889/13 Coyoza v. Lh Commercial Hldgs. 33507/18 Diaz De Jesus v. Sancho 30991/17 Dickey v. 1157 Myrtle 27791/19 Duran v. East 185th St. Rly. Corp. 22937/20 Edmond v. O'Reilly Electric 20702/20 Feliz v. Osarenmwinda 32045/19 Figueroa v. NYC 32168/20 Garcia v. Donahue 22716/17 Goldman v. Chop't Creative Salad 30650/17 Gomez v. 132 Delancey St. Rly. 21576/16 Gonzalez v. Montefiore Medical Center 42002/21 Hidaiz v. Wood 24500/19 Hill v. Ashmini Singh 29847/18 Jenkins v. Lopez 31728/18 Jenkins v. Citadel Care Centers Group 28973/18 Legrand v. Use-Nycon 32603/19 Lewis v. Muniz 303884/15 Lopez v. 3405 Putnam Rely Corp 32579/20 Lopez v. Barry 28505/20 Lora v. Barker Ave Estates LLC 80761/021 McKenzie v. Korn 21562/20 Meeks v. Wayne Center For Nursing 812478/21 Mendez v. Trim Mgt. LLC Et Al 25851/19 Morris v. Rivera 809387/22 Murray v. Robinson 21240/20 Ortega v. Eugene Smilovic Housing 24699/19 Ortiz v. Ullah 81193/22 Paniagua v. American United Transportation Inc. Et Al 28615/20 Payne v. Child & Family Support 33975/19 Pellicano v. Charles 808254/23 Perez v. Kourouma 42046/23 Pierre v. Munroe 23976/20 Pterer v. Benedicto Truck LLC 26816/17 Ramirez v. NYC Police 32442/19 Reyes v. Diaz Sanchez 20599/20 Richardson v. NYCTA 28368/18 Rivera v. 454 West 57th St. Hldg. 28936/18 Rivera v. River Redev. Co. 34254/19 Rivera v. NYC 24520/18 Rosa v. Shah 20710/19 Rosado v. Velazquez Cepeda 29248/18 Sambuy v. Fuentes 300916/15 Sanacore v. 447 86th Llc 27599/16 Strickland v. Maquart 804457/22 Sulivera v. Johnson 25975/19 Walker v. Wright 298275/20 Williams v. Duplar 808802/21 Williams v. NYCHA Et Al

ADR Part Phone 718-618-3081 Rooms 701M-701A

Part 2 Justice Elizabeth A. Taylor

Phone 718-618-1275 Room 710, 9:30 A.M. WEDNESDAY, MAY 7 803675/25 Britanny Smith v. Cec Entertainment 802917/21 Crespo v. Emerald 2095 Cruger LLC 820736/24 Nayana Parekh v. Sophia Guevara Aka Sophia N. Guevara Et Al

THURSDAY, MAY 8 23516/19 Guerra v. Munoz Corporan

Part 3/33 Justice Mitchell J. Danziger

Phone 718-618-1207 Room 707, 9:30 A.M. WEDNESDAY, MAY 7 800603/24 York v. The City of 27966/18 Quirindongo v. NYC

Part 4 Justice Andrew J. Cohen

Phone 718-618-1212 Room 413, 9:30 A.M. WEDNESDAY, MAY 7 802039/23 Donnis Hardie Et Al v. Brown 813845/23 Jimenez v. All-Ways Elevator Inc. Et Al 807090/22 Jimenez v. Eib Riverdale Crossing LLC Et Al 803793/24 Malachi v. NYCHA 34567/18 Riccardi v. Consigli Const. NY LLC

THURSDAY, MAY 8 812932/21 Adebayo v. NYCTA 25357/18 Novaj v. Nysandy3 Nbp1 LLC

Part 5 Justice Alison Y. Tuitt

Phone 718-618-1224 Room 415, 9:30 A.M. THURSDAY, MAY 8 25641/19 Avery v. Delarosa 810646/24 Baker v. Taveras 803192/22 Jones v. Goodfriend Self-Storage 818665/22 Lopez v. 731 Bryant Ave. LLC Et Al 813329/23 Pink v. West 66th Sponsor LLC Et Al 818845/23 Rodriguez v. NYCHA 814521/21 Rosado v. 1920 Walton LLC 803086/24 Snyder v. Sivic Rly. Corp. 816638/23 Urena v. Wallack Mgt. Co. Inc. Et Al

Part 6 Justice Laura G. Douglas

Phone 718-618-1246 Room 811, 9:30 A.M. THURSDAY, MAY 8 815370/21 Marc Everett Md Pc v. Milligan 803037/25 Mariano v. Motor Vehicle Accident Indemnification 25252/20 Starr Indemnity And Liability Co. A/s/o Diane Grocery Inc. v. Habibi Tou Deli Beauty Corp. Et Al 800479/25 Williams v. Van Halem

THURSDAY, MAY 8 804125/25 Brown v. Ryan 801041/25 Flores-Luna v. Howell 32526/19 Hernandez v. Opera Owners, Inc. 800690/25 Jose v. Josue Rosa Reyes

Part 8 Justice Wilma Guzman

Phone 718-618-1288 Room 624, 9:30 A.M. WEDNESDAY, MAY 7 815370/21 Marc Everett Md Pc v. Milligan 803037/25 Mariano v. Motor Vehicle Accident Indemnification 25252/20 Starr Indemnity And Liability Co. A/s/o Diane Grocery Inc. v. Habibi Tou Deli Beauty Corp. Et Al 800479/25 Williams v. Van Halem

THURSDAY, MAY 8 804125/25 Brown v. Ryan 801041/25 Flores-Luna v. Howell 32526/19 Hernandez v. Opera Owners, Inc. 800690/25 Jose v. Josue Rosa Reyes

Part 8 Justice Myrna Socorro

Phone 718-618-1625 Room 402, 9:30 A.M. WEDNESDAY, MAY 7 28398/17 Anderson v. NYC 808627/24 Comolli v. NYCTA Et Al 817503/23 Cruz v. NYC Et Al 818423/23 Garcia v. NYC Et Al 814252/24 K. v. NYC Et Al 818178/24 Soto Ortiz v. NYC Et Al

THURSDAY, MAY 8 808167/25 Albino v. NYC 30712/20 Arguelles v. NYC 801656/22 Bastone v. NYC 804748/23 Bishop v. NYC Et Al 819172/20 Brown v. NYC 810092/23 Carper v. Diggs 810905/23 Castillo Valdez v. Watson 801891/24 Castillo v. Qadar 808627/23 Cortes v. NYCTA Et Al 30231/20 Crowe v. NYC 34973/19 Diaz v. NYCTA 25184/14 Douce v. NYC 808923/25 Falcon v. NYC Et Al 801728/23 Feliz v. NYC Et Al 32354/19 Figueroa v. Garcia 818227/23 Figueroa-Sosa v. NYC Et Al 802509/21 Gonzalez-Lott v. NYC Et Al 815468/24 Gorin III v. NYC Et Al 814436/23 Griffin v. NYC Et Al 819570/24 Jenkins v. NYC Et Al 816164/24 Johnson v. NYCTA Et Al 3475/23 Johnson v. NYC 812649/24 Joseph v. NYCTA Et Al 808925/24 Lee v. Access-A-Ride Et Al 819814/23 Mnahsheh v. NYC Et Al 804293/21 Moore v. Preira 820493/23 Moore v. NYC Et Al 812908/22 Morales v. Spatoia 31635/20 Moreland v. NYC 35738/20 Mulkeen v. NYC 23789/18 Neehwang v. Manhattan And Bronx Surface 818925/22 Ortega v. NYC Et Al 801328/25 Perez v. NYC Et Al 801659/21 Ruiz-Jacome v. NYC 33079/19 Sanchez v. NYC 814790/23 Sanchez-Lopez v. NYC Et Al 807175/24 Santamaria v. NYC Et Al 819242/24 Stewart v. NYC Et Al 820691/23 Toledo-Morfa v. NYC Et Al 23106/19 Valentin v. NYC 34180/20 Williams v. NYC 33426/19 Yacelga v. NYC Et Al

Part 13 (MV) Justice Patsy Gouldborne

Phone 718-618-1236 Room 706, 9:30 A.M. WEDNESDAY, MAY 7 22572/19 Alexis v. Meighan 817243/23 Aybar v. Liberty Coca-Cola Beverages LLC Et Al 830573/23 Baez v. Baez 22145/19 Beltrandi v. Rafique 810504/23 Cisse v. City Waste Services of New York, Inc. Et Al 809331/22 Cruz Valdez v. Polanco 34811/20, v. NYC 802705/23 Davis v. Fairmount Truck Rentals Et Al 801318/24 Elmer Tineo v. Bogart 806491/15 Fishman v. Isaies 35151/20 Fitzpatrick v. Russo 809543/23 Gonzalez v. B Express LLC Et Al 809197/23 Gonzalez v. Morales 812641/22 Gonzalez v. U.E. Michigan Sales, Inc. Et Al 811733/21 Green v. Barous 812634/23 Gumbs v. Suero 812448/23 Guzman v. 980 Westchester Owner LLC Et Al 32103/18 Hofstead v. Luxury One Corp. 813026/22 Islam v. Milan 800995/24 Jimenez Surriel v. Girau Ramos 809894/22 Jimenez v. Amazon Logistics Inc. Et Al 23329/19 Kee v. NYCTA 815533/23 Knight v. Hector Isidro Caceres 815753/22 Lasanta v. Lopez 816368/21 Lopez v. Ovalle 818418/22 Lopez v. Harrison 810797/23 Martinez v. Empire Electric Co. Inc Et Al 812573/21 Martinez v. Pepsi-Cola Bottling Co. of New York, Inc. 801102/23 McDonald v. Uber Technologies, Inc. Et Al 819056/23 Pasco Yarrow v. Del Carmen Tejada Matias 809863/21 Patterson v. American Paving & Masonry Corp. Et Al 820141/23 Pelaez v. Figueroa 28750/20 Pradlik v. Bourdeau 804011/21 Reis v. Nunez-Castillo 808831/23 Rodriguez De Cabeja v. Mia Bus Co. Et Al 807521/23 Roque Rosario Ortega v. Lorrinda Enterprises 815283/22 Rosario v. Ups Cartage Service, Inc. Et Al

THURSDAY, MAY 8 29201/20 Samuels v. Brabham 23251/19 Sanchez Fernandez v. Traoretdmadiakit 817574/21 Sanchez v. Bono 26489/19 Scott v. Abramson 301091/16 Segura-Ortiz v. Chowdhury 820117/23 Soriano Salcedo v. 37511

THURSDAY, MAY 8 804827/22 Tejada v. Amazon Logistics Inc. Et Al 29180/19 Thorpe v. Venture Leasing LLC 33876/18 Wade v. Reliant Transportation, Inc. 814311/22 Walls v. Yamego 805773/22 Webster v. Lopez 30538/20 Williams v. Mta NYC Paratransit 811277/23 Williams v. Cruz 32666/20 Won v. Henry

THURSDAY, MAY 8 29489/19 Abreu v. Michael Gavin 816418/23 Aquino v. Rosario Global Systems LLC Et Al 808831/22 Balseca v. Hoffman 27064/19 Barry v. Sanchez 21602/17 Belton v. Foua 816315/21 Blanco v. Gonzalez 801604/21 Boateng v. Aiken 26842/20 Brown v. Almont 806990/21 Bruce v. Tony's Const. Prods. Corp. Et Al 810519/21 Calderon v. Zongo 811739/22 Campbell v. Giancaspro 812166/21 Candelaria v. Aurich 29250/20 Carlos Moreno v. Pichardo 803131/21 Carter v. Shabbir 31915/20 Challenger v. Villegas 813810/22 Cokely v. Lj Trucking NY 34605/19 Delaunay v. Nebolisa 806535/22 Diaz v. Rodriguez Garcia 31630/17 Ditreten v. Bah 805155/23 Edouard v. Yaboo Fence Co. Inc. Et Al 813494/22 Edwards v. Wanyoike 815916/23 Eliopoulos v. Diallo 810853/21 Evans v. Grassy Sprain Pharmacy Inc. G.S.P. Longterm Care Inc. Et Al 804942/22 Fernandez v. Crown Petroleum, Inc. Et Al 303774/16 Ferrer v. Cespedes 801905/23 Gao v. Anyway Transports LLC Et Al 811785/23 Gaynor v. Massey 803637/21 Gifford v. Reilling Iv 42040/21 Govt. Employees Ins. Co. As Subrogee of Daquallon Smith v. Action Carting Et Al 812654/23 Hahn v. Citibus Corp Et Al 25903/20 Hickman v. Jj Matthews Inc. 34445/19 Holness v. Lluma Transportation Corp. 808299/22 Hosen v. Lupis 803230/22 Hutchins v. Grant 800905/21 Ihoanomon v. Ferrante 811079/22 Jalloh v. Prestige Cars Repair LLC Et Al 808901/23 Jassal v. O'Rourke 26692/20 Jones v. Gedin 30803/18 Karaboue v. Aiman Int'l 27076/19 Kerl v. Beye 817694/21 Kyle McIntire v. Geithan Tshiba Et Al 25218/19 Lagual v. Vettorino 27511/20 Lopez v. Sparks 813991/21 Lockett v. Purkayastha 34787/19 Luna v. Richmond County Ambulance 804712/22 Mahmud v. Mei 31256/20 Marcelino v. Guivas 814050/22 Mas v. Siri 34112/20 Massey v. Church of Pentecost USA 35154/20 Mayren v. Urdialez 304254/15 Medy v. Jean Pierre Trans Inc. 31250/19 Mendez Martinez v. Express Ambulance Service 24213/20 Minchala v. Serulle 807920/22 Muhammad v. Manhattan Beer Distributors, Inc. Et Al 32555/20 Nunez v. Hernandez Grass 812394/23 Parker v. Palmer 30594/20 Pena Mendez v. Rabbani 818244/22 Pena v. Martes 800669/21 Penalo v. Distribute-It Corp. Et Al 817209/22 Permy v. Zergoun 25672/20 Pilarte-Polanco v. Bagayoko 807177/21 Ramirez v. Sanchez 808764/22 Reyes v. Doe 809102/22 Rodriguez v. Munoz 23393/20 Rodriguez v. Genmap Trucking, Inc. 29945/18 Rosario v. Holt 3475/23 Johnson v. Styles 812443/23 Santander v. Dibulo 24503/19 Santiago v. Toure 31265/20 Shaw v. Maha 21805/14 Steigelman v. Transervice Lease Corp. 814206/23 Surgeon v. Afriye 300529/17 Tahales v. Perez 802591/21 Torres-Badillo v. Kofert 28866/20 Tucker v. Singh 808720/22 Uddin v. Staller 30206/19 Whitaker v. O'Neil 21914/20 Witter v. Cellmark USA 809349/22 Wright v. Empire Merchants 811772/22 Young v. Shleppers Hldgs.

THURSDAY, MAY 8 814102/22 Millan v. Rivera 810340/23 Monero v. Santana 28224/20 Reynolds v. Mooney 800008/23 Riccio-Abrahams v. Gibson 22771/19 Seabrooks v. O'Toole 815251/22 Segura v. Rosario 800409/22 Vasquez v. The NYCTA Et Al

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CITATIONS NY

FILE NO. 2025-113 — CITATION — The People of the State of New York by the Grace of God Free and Independent — To: RICHARD A. STEPHENS whose whereabouts are unknown and after due diligence cannot be ascertained, if he be living and if he be dead, to his heirs at law, distributees, executors, administrators, creditors, lienors, his wife or wives or successors in interest and to the unknown heirs at law and next of kin of RICHARD A. STEPHENS, deceased, if they be living, and if they be dead, to his Executors, Administrators, Creditors, and Lienors, their husbands or wives or successors in interest. A petition having been filed by DAVID S. FOSTER who is domiciled at 100 DeKruif Place, No. 8B, Bronx, New York 10475 THIS RETURN DATE IS A VIRTUAL COURT DATE. IN-PERSON COURT APPEARANCES WILL NOT BE PERMITTED ON THE RETURN DATE UNLESS A PARTY NOTIFIES THE COURT THAT IT WISHES TO APPEAR IN PERSON AT LEAST THREE (3) BUSINESS DAYS BEFORE THE SCHEDULED COURT DATE. YOU ARE HEREBY CITED TO SHOW CAUSE by making a virtual appearance before the Surrogate's Court, Bronx County, New York, located at 851 Grand Concourse, Bronx, New York 10451, on June 10, 2025, at 9:30 a.m., why the Court should not grant the following relief: A decree in the estate of Linda M. Pollock lately domiciled at 3585 Wilson Avenue, Bronx, N.Y. 10469 admitting to probate a Will dated August 2nd, 2025 as the Will of Linda M. Pollock and directing that Letters Testamentary be issued to David S. Foster PLEASE CONTACT THE COURT AT (718) 618-2373-2373 OR VIRTUALBRONXSURROGATESCOURT.NY.GOV FOR INFORMATION ON HOW TO APPEAR ON THE COURT'S VIRTUAL PLATFORM. Dated, Attested and Sealed April 18, 2025 Hon. Nelida Malave-Gonzalez, Surrogate
Elis R. Madera-Fleigelman, Chief Clerk ATTORNEY PETITIONER'S ATTORNEY: JEFFERYSON A. BARNES, SR. Address: 61 Marion Avenue, Mt. Vernon, N.Y. 10552 Telephone Number: 914-840-9008 E-Mail: jefbarnesr@outlook.com [NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.] a30-W my21

FOUNDATIONS

THE ANNUAL RETURN OF BETH & MICHAEL KLEIN CHARITABLE FOUNDATION INC. For the calendar year ended 12/31/2024 is available at its principal office located at 1 SUTTON PLACE SOUTH #8a NY, NY 10022 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is BETH KLEIN. 7765 my7

THE ANNUAL RETURN OF CHARLES M. CAPPELLINO FOUNDATION INC. For the calendar year ended December 31, 2024 is available at its principal office located at 5155 HARROGATE COURT NAPLES, FL 34112 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is CHARLES M. CAPPELLINO. 8463 my7

THE ANNUAL RETURN OF EDUCATION FOUNDATION FOR OLD SAFED INC. For the calendar year ended 12/30/2024 is available at its principal office located at 774 Eagle Drive North Woodmere, NY 11581 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is SAMUEL H. SOLOMON, PRESIDENT. 8439 my7

THE ANNUAL RETURN OF FRIENDS OF HALLETTS POINT INC. For the calendar year ended 12/31/2024 is available at its principal office located at NICHOLAS & LENCE COMMUNICATIONS LLC, 28 WEST 44TH STREET NEW YORK, NY 10036 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is HELENA DURST. 8442 my7

THE ANNUAL RETURN OF THOMAS E. & PAULA J. CHRISTMAN FOUNDATION INC. For the calendar year ended December 31, 2024 is available at its principal office located at c/o Schaeffer & Sam, CPA, PC., 1232 RXR Plaza, West Tower, 12th Floor, Uniondale, NY 11556-1232 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Thomas E. Christman. 8438 my7

FOUNDATIONS

THE ANNUAL RETURN OF MASKERADO FOUNDATION FOR THE calendar year ended 12/31/2024 is available at its principal office located at C/O SOROS FUND MANAGEMENT LLC 250 WEST 55TH STREET NEW YORK, NY 10019 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is CHRISTOPHER NAUNTON. 8519 my7

THE ANNUAL RETURN OF QUAN YIN FOUNDATION For the calendar year ended 12/31/2024 is available at its principal office located at Eisner Advisory Group LLC 733 Third Ave, New York, NY 10017 (212) 944-4433 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is LAURINE MANIGAUULT. 8448 my7

THE ANNUAL RETURN OF THE ABRAHAM & GIZELLA BERGER FOUNDATION For the fiscal year ended 09/30/2024 is available at its principal office located at Eisner Advisory Group LLC 733 Third Ave, New York, NY 10017 (212) 944-4433 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Michael Lipkin. 8444 my7

THE ANNUAL RETURN OF THE BAUMANN FAMILY FOUNDATION For the calendar year ended 2024 is available at its principal office located at BANK OF AMERICA ONE BRYANT PARK NEW YORK, NY 10036 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is JAMES S. BAUMANN. 8462 my7

THE ANNUAL RETURN OF THE PLANETARY METAMORPHOSIS FOUNDATION For the calendar year ended 12/31/2024 is available at its principal office located at Eisner Advisory Group LLC 733 Third Ave, New York, NY 10017 (212) 944-4433 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is ELAINE SEILER. 8446 my7

THE ANNUAL RETURN OF THE SOCIETY OF KASTORIANS OMONOIA INC. FOUNDATION For the calendar year ended December 31, 2024 is available at its principal office located at 150-28 14th Avenue, Whitestone, New York 11357 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Peter Cohen. 8464 my7

THE ANNUAL RETURN OF WILLIAM J. MATHESON FOUNDATION, INC. For the fiscal year ended June 30, 2024 is available at its principal office located at 225 West 86th Street, #104, New York, NY 10024 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is DIANNE B. STERN. 8440 my7

THE ANNUAL RETURN OF LOUIS M. RABINOWITZ FOUNDATION INC. For the calendar year ended 12/31/2024 is available at its principal office located at 18 FOUNTAIN STREET CLINTON, NY 13323 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is PETER RABINOWITZ. 7904 my7

EVERSTEAD LLC. Arts. of Org. filed with the SSNY on 04/07/25. 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, 31 Gainsboro Ln, Syosset, NY 11791. Purpose: Any lawful purpose. 7483 a16-W my21

FOUNDATIONS

THE ANNUAL RETURN OF UNDER DEED MARY LECOMTE DU NUOY AJV-24716500 For the calendar year ended 12/31/2024 is available at its principal office located at Eisner Advisory Group LLC 733 Third Ave, New York, NY 10017 (212) 944-4433 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is ANDRE BISHOP. 8449 my7

THE ANNUAL RETURN OF THE KAPLAN FOUNDATION For the calendar year ended 12/31/2024 is available at its principal office located at Eisner Advisory Group LLC 733 Third Ave, New York, NY 10017 (212) 944-4433 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is LENA KAPLAN. 8443 my7

THE ANNUAL RETURN OF THE Dorothy Carnegie Foundation For the calendar year ended 12/31/2024 is available at its principal office located at c/o AJG Tax Consulting Corp., 50 Broad Street, Suite 1400, New York, NY 10004 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is J. Oliver Crom. 8441 my7

102 WEST 86 LLC Arts. of Org. filed with SSNY on 3/27/2023. Off. Loc.: NEW YORK Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 102 W 86th St, New York, NY 10024. General Purposes. 8516 my7-W j11

The Annual return of The Aaron and Renee Harari Family Foundation, Inc. for the calendar year ended December 31st, 2024 is available at its principal office located at 1411 Broadway 2nd Floor, New York, NY 10018 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Salomon Harari. 8541 my7

The Annual return of The Salomon and Sarah Harari Family Foundation, Inc. for the calendar year ended December 31st, 2024 is available at its principal office located at 1411 Broadway 2nd Floor, New York, NY 10018 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Salomon Harari. 8534 my7

LIQUOR LICENSES

NOTICE IS HEREBY GIVEN that an On Premises Tavern Full Liquor License, Application ID CL-25-101878-01 has been applied for by David Barton Gym Bar LLC d/b/a Shrumz Cafe serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a tavern for the premises located at 213 West 23rd Street New York NY 10011. my7-W my14 8531

NOTICE IS HEREBY GIVEN that license# NA-0340-25-110055 for liquor has been applied for by the undersigned to sell liquor at retail in a restaurant under the ABC law at 137 Eldridge St NY, NY 10002, NY County for on-premises consumption. Super Dac Biet LLC 137 Eldridge St New York, NY 10002 May7 w My14 8456

NOTICE IS HEREBY GIVEN that license# NA-0340-25-110055 for liquor has been applied for by the undersigned to sell liquor at retail in a restaurant under the ABC law at 12 W 17th St NY, NY 10011, NY County for on-premises consumption. IMG Global Inc. 12 W 17th St New York, NY 10011 May7 w My14 8451

LIMITED LIABILITY ENTITIES

23 WASHINGTON ST LLC. Arts. of Org. filed with the SSNY on 04/15/25. 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, P.O. Box 1064, North Massapequa, NY 11758. Purpose: Any lawful purpose. 7790 a23-W my28

530 WEST END AVENUE, LLC. Arts. of Org. filed with the SSNY on 04/10/25. 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, 155 E. 38th Street, Suite 2D, New York, NY 10016. Purpose: Any lawful purpose. 7792 a23-W my28

95 NASSAU LLC. Arts. of Org. filed with the SSNY on 04/15/25. 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, P.O. Box 1064, North Massapequa, NY 11758. Purpose: Any lawful purpose. 7791 a23-W my28

DORCHESTER 29D 155 WEST 68 LLC. Arts. of Org. filed with the SSNY on 04/03/25. 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, c/o Francis B. Barker, 155 West 68th Street, Apartment 35E, New York, New York 10023. Purpose: Any lawful purpose. 7788 a23-W my28

JM 3359 LLC. Arts. of Org. filed with the SSNY on 04/15/25. 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, 2776 Lincoln Boulevard, Merrick, NY 11566. Purpose: Any lawful purpose. 7789 a23-W my28

UNLIMITED REVELATIONS LLC. Arts. of Org. filed with the SSNY on 01/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 20 Crapple Dr, Roslyn, NY 11576. Purpose: any lawful act. 8080 a30-W ju4

CONDESA, LLC. Filed with SSNY on 11/07/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 DEBORA DR, PLAINVIEW, NY 11803. Purpose: Any lawful act. 8131 a30-W ju4

CORILY BAYFRONT WEST LLC. Filed with SSNY on 03/20/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 206 ROXBURY RD, GARDEN CITY, NY 11530. Purpose: Any Lawful 8140 a30-W ju4

DREAMLAND DAY CARE NY LLC. Filed with SSNY on 12/17/2024. Office: Bronx County. SSNY designated as agent for process & shall mail to: 2132 EDENWALD AVE #1, BRONX, NY 10466. Purpose: Any Lawful 8122 a30-W ju4

EAST 57TH GROUP LLC. Filed with SSNY on 03/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 11 BEECH DR, GREAT NECK, NY 11024. Purpose: Any Lawful 8143 a30-W ju4

FACADE DISTRIBUTION GROUP LLC. Filed with SSNY on 02/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 525 PENINSULA BLVD, HEMPSTEAD, NY 11550. Purpose: Any Lawful 8137 a30-W ju4

FRIENDS FOR LIFE ON THE GO TRANSPORTATION LLC. Filed with SSNY on 04/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5501 MERRICK RD, MASSAPEQUA, NY 11758. Purpose: Any Lawful 8136 a30-W ju4

HBM WV, LLC. Filed with SSNY on 03/11/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 534 BROADHOLLOW RD STE 302, MELVILLE, NY 11747. Purpose: Any Lawful 8134 a30-W ju4

JACK LIAM LLC. Arts. of Org. filed with the SSNY on 04/23/2025. Office loc: Nassau County. SSNY designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: 41 DURHAM RD, NEW HYDE PARK, NY 11040. Purpose: Any Lawful 8147 a30-W ju4

95V CAJUN LLC. Filed with SSNY on 04/22/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 9 S VILLAGE AVE, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful 8152 a30-W ju4

ASV PRIVATE DRIVER LLC. Filed with SSNY on 04/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1639 THORNE CT, MERRICK, NY 11566. Purpose: Any Lawful 8135 a30-W ju4

DIDO RETAIL, LLC. Art of Org. filed NY DOS 5/22/01. NY Co. S/S C/O Douglas J. Oliver 21 E. 66th St, 10th Fl, NY, NY 10065. To engage in any lawful act or activity. 7071 a9-W my14

LIMITED LIABILITY ENTITIES

AVC & SONS LANDSCAPING SERVICES, LLC. Filed with SSNY on 01/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1424 PLAZA AVE, BELLMORE, NY 11710. Purpose: Any Lawful 8132 a30-W ju4

BEST XI FANTASY LLC. Filed with SSNY on 04/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: PO BOX 37, 1001 2ND AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful 8150 a30-W ju4

BRB ESTATES LLC. Filed with SSNY on 03/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 2ND AVE., EAST ROCKAWAY, NY 11516. Purpose: Any Lawful 8139 a30-W ju4

BROADWAY TENNIS VENTURE LLC Filed Arts. of Org. with the Secty of State of NY (SSNY) on 3/10/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 20 Haddington Dr, Old Westbury, NY 11568. Purpose: any lawful act. 8079 a30-W ju4

BROADWAY VENTURE GROUP LLC filed Arts. of Org. with the Secty of State of NY (SSNY) on 3/10/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 20 Crapple Dr, Roslyn, NY 11576. Purpose: any lawful act. 8080 a30-W ju4

CONDESA, LLC. Filed with SSNY on 11/07/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 DEBORA DR, PLAINVIEW, NY 11803. Purpose: Any lawful purpose. 8131 a30-W ju4

CORILY BAYFRONT WEST LLC. Filed with SSNY on 03/20/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 206 ROXBURY RD, GARDEN CITY, NY 11530. Purpose: Any Lawful 8140 a30-W ju4

DREAMLAND DAY CARE NY LLC. Filed with SSNY on 12/17/2024. Office: Bronx County. SSNY designated as agent for process & shall mail to: 2132 EDENWALD AVE #1, BRONX, NY 10466. Purpose: Any Lawful 8122 a30-W ju4

EAST 57TH GROUP LLC. Filed with SSNY on 03/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 11 BEECH DR, GREAT NECK, NY 11024. Purpose: Any Lawful 8143 a30-W ju4

FACADE DISTRIBUTION GROUP LLC. Filed with SSNY on 02/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 525 PENINSULA BLVD, HEMPSTEAD, NY 11550. Purpose: Any Lawful 8137 a30-W ju4

FRIENDS FOR LIFE ON THE GO TRANSPORTATION LLC. Filed with SSNY on 04/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5501 MERRICK RD, MASSAPEQUA, NY 11758. Purpose: Any Lawful 8136 a30-W ju4

HBM WV, LLC. Filed with SSNY on 03/11/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 534 BROADHOLLOW RD STE 302, MELVILLE, NY 11747. Purpose: Any Lawful 8134 a30-W ju4

JACK LIAM LLC. Arts. of Org. filed with the SSNY on 04/23/2025. Office loc: Nassau County. SSNY designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: 41 DURHAM RD, NEW HYDE PARK, NY 11040. Purpose: Any Lawful 8147 a30-W ju4

95V CAJUN LLC. Filed with SSNY on 04/22/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 9 S VILLAGE AVE, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful 8152 a30-W ju4

ASV PRIVATE DRIVER LLC. Filed with SSNY on 04/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1639 THORNE CT, MERRICK, NY 11566. Purpose: Any Lawful 8135 a30-W ju4

DIDO RETAIL, LLC. Art of Org. filed NY DOS 5/22/01. NY Co. S/S C/O Douglas J. Oliver 21 E. 66th St, 10th Fl, NY, NY 10065. To engage in any lawful act or activity. 7071 a9-W my14

LIMITED LIABILITY ENTITIES

STAR IRON AND STEEL, LLC. Filed with SSNY on 04/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1424 PLAZA AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful 8136 a30-W ju4

SUP OLD COUNTRY RD LLC. Filed with SSNY on 04/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 926 CARMANS RD, MASSAPEQUA, NY 11758. Purpose: Any Lawful 8154 a30-W ju4

TEDDYLU, LLC. Filed with SSNY on 04/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 31 WILLOW DALE AVE, PORT WASHINGTON, NY 11050. Purpose: Any Lawful 8148 a30-W ju4

200 CHAMBERS 17G LLC. Arts. of Org. filed with the SSNY on 02/19/25. 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, 255 Marine Boulevard, 2015, Amagansett, NY 11930. Purpose: Any lawful purpose. 7165 a9-W my14

ALDUINO REALTY 197 LLC. Arts. of Org. filed with the SSNY on 04/01/25. 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, PO Box 514, Oceanside, NY 11572. Purpose: Any lawful purpose. 7170 a9-W my14

ALDUINO REALTY CENTRAL LLC. Arts. of Org. filed with the SSNY on 04/01/25. 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, PO Box 514, Oceanside, NY 11572. Purpose: Any lawful purpose. 7169 a9-W my14

AMSI 55 LLC. Art. of Org. filed NY DOS 5/22/01. NY Co. S/S C/O Douglas J. Oliver 21 E. 66th St, 10th Fl, NY, NY 10065. To engage in any lawful act or activity. Last date to dissolve is 12/31/2101. 7072 a9-W my14

ARA NY HOLDINGS LLC. Art. of Org. filed NY DOS 9/30/24. NY Co. S/S C/O The LLC 1325 San Mateo Dr, Menlo Park, CA 94025. To engage in any lawful act or activity. Full indemnification. 7074 a9-W my14

CON 37 RADIO CIRCLE LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 550 Brush Avenue, Bronx, NY 10465. Purpose: Any lawful purpose. 7166 a9-W my14

DJ OLIVER PROPERTIES LLC. Art of Org. filed NY DOS 5/23/01. NY Co. S/S C/O The LLC 21 E. 66th St, 10th Fl, NY, NY 10065. To engage in any lawful act or activity. Last date to dissolve is 12/31/2101. 7073 a9-W my14

FOX OPERATION SERVICES LLC. Arts. of Org. filed with the SSNY on 02/18/25. 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 Fox Boulevard, Merrick, NY 11566. Purpose: Any lawful purpose. 7172 a9-W my14

FRANKLIN AVE MOBILE TIRES SERVICES LLC. Arts. of Org. filed with the SSNY on 01/02/2025. Office loc: Bronx County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2040 White Plains Road #1042, Bronx, NY 10462. Purpose: Any Lawful Purpose. 7184 a9-W my14

LYKE LLC. Art. of Org. filed NY DOS 10/11/22. NY Co. S/S C/O The LLC 1 Columbus Pl, Apt S21A, NY, NY 10019. To engage in any lawful act or activity. Perpetual existence. Full indemnification. 7077 a9-W my14

MMVEN LLC. Arts. of Org. filed with the SSNY on 02/28/2025. 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, 10 Bond Street, Ste 292, Great Neck, NY 11021. Purpose: Any Lawful Purpose. 7182 a9-W my14

NAYA 1177 6TH AVENUE LLC. Art. of Org. filed NY DOS 6/19/24. NY Co. S/S C/O The LLC 54 W 56th St, NY, NY 10019. To engage in any lawful act or activity. Managed by 1 or more Managers. Perpetual existence. Full indemnification. 7081 a9-W my14

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SALES

SUPREME COURT - COUNTY OF NEW YORK RUDOLF KATS, Plaintiff -against- BLANCA N. AGOSTO, et al Defendant(s). 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 May 21, 2025 at 2:15 p.m. the 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 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 Garfinkel Margolis Bergson, LLP Attorneys(s) for Plaintiff 1430 Broadway, 8th Floor, New York, NY 10018 7030 a16-W m7

SUPREME COURT - COUNTY OF NEW YORK RUDOLF KATS, Plaintiff -against- BLANCA N. AGOSTO, et al Defendant(s). 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 May 21, 2025 at 2:15 p.m. the 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 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 Garfinkel Margolis Bergson, LLP Attorneys(s) for Plaintiff 1430 Broadway, 8th Floor, New York, NY 10018 6614 a16-W m7

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK WILLMINGTON SAYINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPERATIONALITIES TRUST VI-A, Plaintiff, ET AL., FELIX, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale and Consolidation of Actions duly entered on September 18, 2017 and an Order Extending Sale Deadline and Amending Judgment of Foreclosure and Sale duly entered on February 19, 2025, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 2, 2025 at 2:15 p.m., premises known as 2012 Bedford Avenue, Bronx, NY 10462. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 3932 and Lot 49. Approximate amount of judgment is \$511,114.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #831821/2008E. Orlando Cayallo, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 212765-1 8047 a30-W m21

SALES

SUPREME COURT - COUNTY OF BRONX, CITTORTGAGE, INC., Plaintiff -against- JAMES WILLIAM BRUCE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated March 20, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on June 9, 2025 at 2:15 p.m. premises situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Findlay Avenue, distant 40 feet southerly from the corner formed by the intersection of the southerly side of East 168th Street with the westerly side of Findlay Avenue; being a plot 100.00 feet by 20.02 feet by 100.00 feet by 20.00 feet. Said premises known as 1211 FINDLAY AVENUE, BRONX, NY 10456 Approximate amount of lien \$470,364.89 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Index Number 381498/2010. DAVID LESH, ESQ., Referee David A. Gallo & Associates LLP Attorneys(s) for Plaintiff 47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030 Filed 4/22/25 8176 my7-W m28

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SALES

NOTICE OF SALE SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. 3989 BUILDING LLC, Defendant. Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 16, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 3 Starboard Court, Bronx, NY 10473. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3443 and Lot 12. Approximate amount of judgment is \$35,458.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #816000/2023E. Jeffrey Pittell, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8368 my7-W m28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ETTIE PERKINS-LEON, ET AL. Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 30, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 115 Beacon Lane, Unit 198B, Bronx, NY 10473. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3432 and Lot 1692 together with an undivided 0.92592 percent interest in the Common Elements. Approximate amount of judgment is \$42,616.26 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #808734/2023E. Mitchel May, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8044 my7-Th m28

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK JPMorgan Chase Bank, National Association, Plaintiff AGAINST Charles Jones, Gena Lovett, et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 20, 2017, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on June 4, 2025 at 2:15PM, premises known as 2084 5th Avenue, New York, NY 10027. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 1728 and Lot 35. Approximate amount of judgment \$2,323,716.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #850023/2013. Elaine Shay, Esq., Referee McCalla Baymer Leibert Pierce, LLC 420 Lexington Avenue, Suite 840 New York, NY 10170 21-0414NY 84618 8051 my7-W m28

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK JPMORGAN CHASE BANK NATIONAL ASSOCIATION, Plaintiff AGAINST STEPHANIE GREENE, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 22, 2016, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on May 28, 2025 at 2:15PM, premises known as 159 West 136th Street, New York, NY 10030. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 1921 Lot: 9. Approximate amount of judgment is \$1,752,711.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850189/2014. Michael J. Good, Esq., Referee Jean Such & Crane, LLP 28 East Main Street Rochester, NY 14614 CHJNC479 84387 7620 a30-W m21

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. LUIS TROCHE, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 26, 2025 and entered on February 28, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 2855 and Lot 28. Said premises may also be known as 1261 Jerome Avenue, Bronx, NY. Approximate amount of judgment is \$53,457.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index 811489/2022E. Sofia Balile, Esq., Referee The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10016, Attorneys for Plaintiff 7590 my7-W m28

SALES

NOTICE OF SALE SUPREME COURT COUNTY OF BRONX, BOARD OF MANAGERS OF THE SHOREHAVEN CONDOMINIUM, Plaintiff, vs. DAIMEANA SUBERO AND MICHELLA BARROW-SUBERO, Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 17, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 218 Neptune Court, Unit 1214H, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1096 together with an undivided 0.35804 percent interest in the Common Elements. Approximate amount of judgment is \$14,979.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index # 805383/2024E. Timothy P. Violette, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8371 my7-W m28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS FHA QUALIFIED TRUSTEE FOR RESCAP LIQUIDATING TRUST, Plaintiff, vs. KOKOU AGBODZI ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale duly entered on January 26, 2017 and an Order duly entered on December 10, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 1927 Barnes Avenue, Bronx, NY 10462. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 40491 and Lot 41. Approximate amount of judgment is \$678,170.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #390809/2012E. Cash will not be accepted. Marion Ann Conde Da Silveira, Esq., Referee Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff 8045 my7-Th m28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHEENA CAMEAU, ET AL., defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 7, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 141 Sunset Boulevard, Unit 10141, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1151 together with an undivided 0.3987 percent interest in the Common Elements. Approximate amount of judgment is \$49,446.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #806085/2023E. Heidi Broumand, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8366 my7-W m28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. KEVIN RYAN, ET AL., Defendant(s). Pursuant to an Amended Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 31, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 56 Heron Lane, Unit 393, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1969 together with an undivided 0.656 percent interest in the Common Elements. Approximate amount of judgment is \$37,649.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #816002/2023E. Steven B. Shapiro, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8369 my7-W m28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF BAKE AND BODY KNEADS LLC. Arts of Org filed with Secy of State (SSNY) on 1/17/2025. Office location: NY County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to: 906 Oaktree Avenue, Suite J, South Plainfield, NJ 07080. Purpose: to practice the profession of medicine. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

SALES

NOTICE OF SALE SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SUSAN PEREZ, ET AL., Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 8, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 6218H, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3432 and Lot 1090 together with an undivided 0.358 percent interest in the Common Elements. Approximate amount of judgment is \$42,845.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #808761/2023E. Mitchel May, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff 8043 m7-Th m28

PUBLIC NOTICES

UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF NEW YORK IN THE MATTER OF THE COMPLAINT OF GRIMALDI DEEP SEA S.P.A. AS OWNER AND OPERATOR OF GRANDE CONGO (IMO No. 9437921) FOR EXONERATION FROM OR LIMITATION OF LIABILITY CIVIL ACTION No. 25cv2666 (PK) NOTICE OF FILING OF A COMPLAINT FOR EXONERATION FROM OR LIMITATION OF LIABILITY PLEASE TAKE NOTICE THAT GRIMALDI DEEP SEA S.p.A. (Grimaldi"), as owner and operator of the vessel GRANDE CONGO (the "Vessel"), has commenced proceedings in this Court pursuant to the Shipowner's Limitation of Liability Act, 46 U.S.C. §§ 30501 et seq. (the "Limitation Act") with respect to all losses or damages that occurred on or about February 17, 2025, while the Vessel was sailing from Valencia, Spain to Baltimore, Maryland, United States (the "Incident"), the facts of which are more particularly set forth in Grimaldi's Complaint for Exoneration Form or Limitation of Liability; and PLEASE TAKE FURTHER NOTICE that all persons who may have claims relating to the Incident and for which the complaint seeks exoneration and limitation must file their claims and answers with the undersigned Clerk of the Court and must serve their claims and answers on the attorneys for Grimaldi and the Vessel by attention to Robert E. O'Connor of Montgomery McCracken Walker & Rhoads LLP, 437 Madison Avenue, New York, New York 10022, on or before August 17, 2025, or be defaulted. Dated: April 4, 2025 New York, New York CLERK OF THE COURT 7116 a23-W m14

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF 432 HUDSON, LLC. Arts of Org. filed with New York Secy of State (SSNY) on 3/26/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 432 Hudson St, NY, NY 10014. Purpose: any lawful activity. a9-W m14

NOTICE OF FORMATION OF AMBULNZ NY 6, LLC. Arts of Org. filed with NY Secy of State (SSNY) on 3/21/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 189 St. George St, 101, Albany, NY 12202. The name and address of the Reg. Agent is Business Filings Incorporated, 187 Wolf Rd, Ste 101, Albany, NY 12205. Purpose: any lawful activity. 7130 a9-W m14

NOTICE OF FORMATION OF BONBON LIC LLC. Arts of Org. filed with NY Secy of State (SSNY) on 3/24/35. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Meltzer, Lippe, Goldstein & Breitstone, LLP, 190 Willis Avenue, Mineola, New York 11501, Attn: Manny Frade, Esq. Purpose: any lawful activity. 6891 a2-W m7

NOTICE OF FORMATION OF 169 LINCOLN LLC. Arts of Org. filed with Secy of State (NY SSNY) on 03/20/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7142 a9-W m14

NOTICE OF FORMATION OF METONIC, LLC. Arts of Org. filed with New York Secy of State (SSNY) on 3/26/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 432 Hudson St, NY, NY 10014. Purpose: any lawful activity. a9-W m14

NOTICE OF FORMATION OF PARIS COURT OF INTERNATIONAL ARBITRATION, LLC. Arts of Org. filed with New York Secy of State (SSNY) on 3/25/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7148 a9-W m14

NOTICE OF FORMATION OF BROTHROCKIN PRODUCTIONS LLC. Arts of Org. filed with NY Secy of State (SSNY) on 3/21/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 906 Oaktree Avenue, Suite J, South Plainfield, NJ 07080. Purpose: to practice the profession of medicine. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

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NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 225 Liberty St, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 225 Liberty St, NY, NY 10012. Purpose: any lawful purposes. a2-W m7

NOTICE OF FORMATION OF L. Vere LLC. Arts of Org. filed with NY Dept. of State: 3/13/25. Office location: NY County. Princ. bus. addr: 22

LIMITED LIABILITY ENTITIES

PARK AVE ELECTRICAL LLC. Arts. of Org. filed with the SSNY on 04/02/25. 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 Reg. Agent at: 2 Park Avenue, 29th Floor, New York, NY 10016. Purpose: Any lawful purpose. 7485 a16-W my21

CAMPOLO CONSULTING COMPANY, LLC. Filed with SSNY on 04/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 77 GOLD PL, MALVERNE, NY 11565. Purpose: Any Lawful 8498 my7-W ju11

DIOSCURI GROUP LLC. Filed with SSNY on 04/28/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 375 N BROADWAY STE. 811, JERICHO, NY 11753. Purpose: Any Lawful 8499 my7-W ju11

NOTICE OF FORMATION OF CCA Dobbs Crossing LLC. Arts. of Org. filed with NY Dept. of State: 3/26/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o The Community Preservation Corp., 220 E. 42nd St., 16th Fl., NY, NY 10017, principal business address. Purpose: any lawful activity. 7055 Apr9 w May14

NOTICE OF FORMATION OF CASTALIA MUSIC MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/31/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 350 W 51st St Apt 4D, New York, NY 10019. Purpose: any lawful act. 8109 My07 W J11

NOTICE OF FORMATION OF ELEVATE AND IMPACT CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 333 W 39th St, Room 805, New York, NY 10018. Purpose: any lawful act. 8487 My07 W J11

NOTICE OF FORMATION OF Island Fizz LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/24/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 252 7th Ave, Apt 15B, New York, NY 10001. Purpose: any lawful act. 8230 My07 W J11

NOTICE OF FORMATION OF KTB Advisory LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/21/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 252 7th Ave, Apt 15B, New York, NY 10001. Purpose: any lawful act. 8230 My07 W J11

NOTICE OF FORMATION OF Savanna Stevens LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on July 05, 2024. Office location: New York City County, NY. SSNY is designated for service of process. SSNY shall mail a copy of any process served against the LLC to 11 Stuyvesant Oval, 7F, New York, NY 10009. Purpose: any lawful purpose. 2606 My07 W J11

NOTICE OF FORMATION OF 3 Dimensional Wealth Advisory LLC, amended to: JCD Forest Avenue Realty, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/05/2023. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The Limited Liability Company, 168 Forest Ave., Unit 101, Locust Valley, NY 11560, also the address of Christopher Jon Natale, the registered agent upon whom process may be served. Purpose: any lawful activities. 8512 my7-W ju11

NOTICE OF FORMATION OF Azora Development, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Azora Development, LLC, 26 Broadway, Suite 1301, New York, NY 10004. Purpose: any lawful activities. 8508 my7-W ju11

NOTICE OF FORMATION OF VALOR REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/14/2002. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Alter Mantel, LLP, 90 Park Avenue, New York, NY 10016. Purpose: any lawful activities. 8511 my7-W ju11

72 MAXWELL AVENUE LLC. Filed with SSNY on 04/09/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 MAXWELL AVE, OYSTER BAY, NY 11771. Purpose: Any Lawful 8503 my7-W ju11

ALF & ROSE ENTERPRISES LLC. Filed with SSNY on 04/30/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 376 MADISON AVE, WEST HEMPSTEAD, NY 11552. Purpose: Any Lawful 8496 my7-W ju11

BEYOUTIFUL COLLECTION LLC. Filed with SSNY on 03/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 SHORE RD, GLENWOOD LANDING, NY 11547. Purpose: Any Lawful 8494 my7-W ju11

BP CLUB LLC. Filed with SSNY on 04/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2417 JERICHO TPKE STE 287, GARDEN CITY PARK, NY 11040. Purpose: Any Lawful 8502 my7-W ju11

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Fried Bacon Productions, LLC. Authority filed with NY Secy of State (SSNY) on 3/20/25. Office location: New York County. LLC formed in Delaware (DE) on 02/27/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 200 Madison Ave, NY, NY 10016. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, P.O. Box 898, Dover, Delaware 19903. Purpose: any lawful activity. 7128 a9-W my14

NOTICE OF QUALIFICATION OF Air Solutions & Balancing, LLC. Authority filed with NY Secy of State (SSNY) on 3/13/25. Office location: New York County. LLC formed in New Hampshire (NH) on 12/19/01. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. NH address of LLC: 40 King St, Unit 1, Auburn, NH 03032. Cert. of Formation filed with NH Secy of State, One Commerce Plaza, 99 Washington Ave, 600, Albany, NY 12231. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7129 a9-W my14

NOTICE OF QUALIFICATION OF Dumont BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 2/20/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7134 a9-W my14

NOTICE OF QUALIFICATION OF Emerald BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 2/20/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7135 a9-W my14

NOTICE OF QUALIFICATION OF Fountain Bess, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 2/20/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7136 a9-W my14

NOTICE OF QUALIFICATION OF KeyState Corporate Management (NV), LLC. Authority filed with NY Secy of State (SSNY) on 9/14/11. Office location: New York County. LLC formed in Nevada (NV) on 9/14/11. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. NV address of LLC: 3883 Howard Hughes Pkwy, Ste 500, Las Vegas, NV 89169. Cert. of Formation filed with NV Secy of State, PO Box 50102, Henderson, NV 89016. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7144 a9-W my14

NOTICE OF QUALIFICATION OF Little Neck BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 10/8/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7145 a9-W my14

NOTICE OF QUALIFICATION OF MAXIM WORLD USP LLC. Authority filed with NY Secy of State (SSNY) on 3/14/25. Office location: New York County. LLC formed in Delaware (DE) on 1/8/16. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7146 a9-W my14

NOTICE OF QUALIFICATION OF Gamla NY LLC. Authority filed with NY Dept. of State: 4/12/25. Office location: NY County. Princ. bus. addr.: 1110 NW 1st St, Miami, FL 33128. LLC formed in DE: 4/10/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 7763 Apr23 w May28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Fried Bacon Productions, LLC. Authority filed with NY Secy of State (SSNY) on 3/20/25. Office location: New York County. LLC formed in Delaware (DE) on 02/27/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7137 a9-W my14

NOTICE OF QUALIFICATION OF Heritage Logistics, LLC. The fictitious business name is Heritage Logistics FN, LLC. Authority filed with NY Secy of State (SSNY) on 3/26/25. Office location: New York County. LLC formed in Delaware (DE) on 12/19/01. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7138 a9-W my14

NOTICE OF QUALIFICATION OF Holly BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 2/20/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7139 a9-W my14

NOTICE OF QUALIFICATION OF Innovative Artists Talent and Literary Agency NY, LLC. Authority filed with NY Secy of State (SSNY) on 3/21/25. Office location: New York County. LLC formed in Delaware (DE) on 3/17/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7140 a9-W my14

NOTICE OF QUALIFICATION OF IXT SERVICES LLC. Authority filed with NY Secy of State (SSNY) on 3/24/25. Office location: New York County. LLC formed in Connecticut (CT) on 2/6/13. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. CT address of LLC: 1700 E. Putnam Ave, Fl. 3, Old Greenwich, CT 06870. Cert. of Formation filed with CT Secy of State, 165 Capital Ave, Hartford, CT 06106. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7141 a9-W my14

NOTICE OF QUALIFICATION OF TWELVE BELOW II GP LLC. Authority filed with NY Secy of State (SSNY) on 3/20/25. Office location: New York County. LLC formed in Delaware (DE) on 2/27/23. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7155 a9-W my14

NOTICE OF QUALIFICATION OF Wyona BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 10/8/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7157 a9-W my14

NOTICE OF QUALIFICATION OF A2 Collections Services LLC. Authority filed with NY Dept. of State: 4/14/25. Office location: NY County. Princ. bus. addr.: 142 Franklin St., NY, NY 10013. LLC formed in DE: 1/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Interamerican Corporate Services LLC, 2525 Ponce de Leon Blvd., PH 12th Fl., Coral Gables, FL 33134. DE addr. of LLC: 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. 7762 Apr23 w May28

T ALPHONSE LLC. Cert. of Formation filed in DE 12/14/2018. Authority filed NY Dept. of State: 3/25/25. 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 Agent: Diversified Corporate Services 508 Main St, Wilmington, DE 19804. DE Auth Officer: DE Sec of State Townsend Bldg 401 Federal St, Dover, DE 19901. 7075 a9-W my14

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF PORT CHESTER ACQUISITION LLC. Authority filed with NY Secy of State (SSNY) on 3/25/25. Office location: New York County. LLC formed in Delaware (DE) on 2/6/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity. 7149 a9-W my14

NOTICE OF QUALIFICATION OF R&T Deposit Marketplace, LLC. Authority filed with NY Secy of State (SSNY) on 3/24/25. Office location: New York County. LLC formed in Delaware (DE) on 3/21/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7150 a9-W my14

NOTICE OF QUALIFICATION OF St. Albans BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 10/8/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7153 a9-W my14

NOTICE OF QUALIFICATION OF tmr Ventures Management, LLC. Authority filed with NY Secy of State (SSNY) on 3/21/25. Office location: New York County. LLC formed in Delaware (DE) on 1/17/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 25 Robert Pitt Dr., Ste 204, Monsey, NY 10952. DE address of LLC: 108 W. 13th St, Ste 100, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity. 7163 a9-W my14

SL HARBORSIDE OWNER 2 & 3 LLC. Cert. of Formation filed in DE 9/16/2022. Authority filed NY DOS 2/14/253. NY Co. S/S C/O The 601w Companies 410 Tenth Ave, Mezzanine, NY, NY 10001. DE Agent: Diversified Corporate Services 508 Main St, Wilmington, DE 19804. DE Auth Officer: DE Sec of State Townsend Bldg 401 Federal St, Dover, DE 19901. 7076 a9-W my14

NOTICE OF QUALIFICATION OF YRM Trading LLC. Authority filed with NY Dept. of State: 3/24/25. Office location: NY County. Princ. bus. addr.: 85 Broad St., 17th Fl., NY, NY 10004. LLC formed in DE: 3/19/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Arts of Org. filed with the Secy. of State, 108 Lakeland Avenue, Dover, Kent County, DE 19901. Purpose: any lawful activities. 8082 Apr30 w Jun4

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF ISLAA Resources Management LLC. Authority filed with NY Dept. of State: 4/14/25. Office location: NY County. Princ. bus. addr.: 142 Franklin St., NY, NY 10013. LLC formed in DE: 1/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Interamerican Corporate Services LLC, 2525 Ponce de Leon Blvd., PH 12th Fl., Coral Gables, FL 33134. DE addr. of LLC: 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. 7764 Apr23 w May28

NOTICE OF QUALIFICATION OF RONJARE, LLC. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 08/24/17. Office location: NY County. LLC formed in Delaware (DE) on 08/09/17. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 844 Alton Rd., Miami Beach, FL 33139. DE addr. of LLC: 3524 Silverside Rd., Ste. 35B, Wilmington, DE 19810. Cert. of Form. filed with DE Secy of State, Div. of Corps., P.O. Box 898, Dover, DE 19903. Purpose: Any lawful activity. 8155 Apr30 w Jun4

NOTICE OF QUALIFICATION OF YRM Prop LLC. Authority filed with NY Dept. of State: 3/24/25. Office location: NY County. Princ. bus. addr.: 85 Broad St., 17th Fl., NY, NY 10004. LLC formed in DE: 3/19/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 200 Clarendon St., Fl. 55, Boston, MA 02116, principal business address. DE address of LLC: c/o Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, PO Box 898, Dover, DE 19903. Purpose: all lawful purposes. 8078 Apr30 w Jun4

GLEN HARBOR PARTNERS, LLC. Filed with SSNY on 04/04/2025. Formed in DE on 04/26/2023. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 SHORE RD UNIT 405, GLENWOOD LANDING, NY 11547. DE SOS: 401 Federal St #4, Dover, DE 19901. Purpose: any lawful 8129 a30-W ju4

NOTICE OF QUALIFICATION OF Nadia Partners (WEA 01) Manager LLC. Authority filed with NY Dept. of State: 4/30/25. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 11268, NY, NY 10016. LLC formed in DE: 4/30/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LP: 251 Little Falls Dr., Wilmington, DE 19808. List of names and addresses of all general partners available from SSNY. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Cert. of Limited Partnership filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activities. 8461 May7 w Jun11

NOTICE OF QUALIFICATION OF Silk Factory US LLC. Authority filed with Secy. of State of NY (SSNY) on 04/22/2025. Office location: New York County. LLC formed in Delaware (DE) on 07/12/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 East 42nd Street, 18th Floor, New York, NY 10168. Address required to be maintained in DE: 108 Lakeland Ave., Dover, DE 19901. Arts of Org. filed with the Secy. of State, 108 Lakeland Avenue, Dover, Kent County, DE 19901. Purpose: any lawful activities. 8510 my7-W ju11

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF TTC Investments VII LLC. Authority filed with NY Secy of State (SSNY) on 3/21/25. Office location: New York County. LLC formed in Delaware (DE) on 12/21/23. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1261 Broadway, Ste 812, NY, NY 10001. DE address of LLC: 1209 Orange St, Wilmington, DE 19901. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity. 7154 a9-W my14

NOTICE OF QUALIFICATION OF Stage & Story LLC. Authority filed with NY Dept. of State: 3/26/25. Office location: NY County. LLC formed in DE: 3/25/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Jamee Jurecki, 60 Wharf Dr., Apt. 3109, Brooklyn, NY 11222, principal business address. DE address of LLC: c/o Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 6791 Apr2 w May7

NOTICE OF QUALIFICATION OF Elevate Renewables F7 Employees, LLC. Authority filed with NY Dept. of State: 3/28/25. Office location: NY County. LLC formed in DE: 5/12/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 200 Clarendon St., Fl. 55, Boston, MA 02116, principal business address. DE address of LLC: c/o Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, PO Box 898, Dover, DE 19903. Purpose: all lawful purposes. 7057 Apr9 w May14

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF TWELVE BELOW II LP. The fictitious name is TWELVE BELOW II LP. Authority filed with NY Secy of State (SSNY) on 3/20/25. Office location: New York County. LP formed in Delaware (DE) on 2/27/23. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LP: 251 Little Falls Dr., Wilmington, DE 19808. List of names and addresses of all general partners available from SSNY. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Cert. of Limited Partnership filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity. 7156 a9-W my14

NOTICE OF QUALIFICATION OF Davidson Kempner Real Estate Opportunities International (AIV-INT) LP. Authority filed with NY Dept. of State: 6/24/24. NY Sct. name: Davidson Kempner Real Estate Opportunities International (AIV-INT) LP. Office location: NY County. LP formed in DE: 5/30/24. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: 520 Madison Ave., 30th Fl., NY, NY 10022, principal business address. DE address of LP: c/o Cogency Global Inc., 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: any lawful activity. 6797 Apr2 w May7

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Hephaestus Pharmaceuticals LLC. Authority filed with NY Dept. of State: 4/1/25. Office location: NY County. Princ. bus. addr.: 10913 NW 30th St., Unit 102, Miami, FL 33172. LLC formed in DE: 8/31/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 111B S. Governors' Ave., Ste. 25428, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 7058 Apr9 w May14

NOTICE OF QUALIFICATION OF 29 Grand BESS, LLC. Authority filed with NY Secy of State (SSNY) on 3/7/25. Office location: New York County. LLC formed in Delaware (DE) on 10/8/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity. 7127 m9-W my14

NOTICE OF QUALIFICATION OF Nadia Partners (WEA 01) LLC. Authority filed with NY Dept. of State: 4/30/25. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 11268, NY, NY 10016. LLC formed in DE: 4/30/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 8459 May7 w Jun11

LIMITED LIABILITY ENTITIES

VISION ELITE SUITES RVC LP. Certificate filed with the SSNY on 03/11/25. Duration: 12/31/2099. Office: Nassau County. SSNY designated as agent of the LP upon whom process against it may be served. SSNY shall mail copy of process to the LP, 925 Hempstead Turnpike, Suite 438, Franklin Square, NY 11010. Name/address of each genl. ptr. available from SSNY. Purpose: Any lawful activities. 7168 a9-W my14

NOTICE OF FORMATION OF 2442 Ocean Ave DAF LP. Certificate filed with NY Dept. of State: 4/1/2025. Office location: NY County. Princ. bus. addr.: 655 3rd Ave., 21st Fl., NY, NY 10017. Sec. of State designated agent of LP 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. Name/addr. of genl. ptr. available from Sec. of State. Term: until 4