

IN BRIEF

After Year-Long Search, Willkie Lures Kirkland Partner as Restructuring Chair

Lateral group hires have helped Willkie Farr & Gallagher become one of the fastest-growing Am Law 50 firms over the last five years. But individual partners, too, are critical — even if some of those additions can take up to a year or more to matriculate.

That was the case with one of the firm's most recent hires, Ryan Blaine Bennett, a partner from Kirkland & Ellis who will chair the firm's restructuring group. The firm announced the addition on Monday. He was formerly a hiring partner at Kirkland's office in Chicago.

Last year, Willkie saw three restructuring partners move over to Fried Frank, including Rachel Strickland, who was chair of the firm's business reorganization and restructuring department. The firm said Bennett will be supported by restructuring group co-chairs Brett Miller and Debra Sinclair.

But Willkie chair Matt Feldman, who was U.S. chair of restructuring, said the firm has been looking for another senior person in the group "for more than a year, as my practice has evolved."

It wasn't necessarily a search for a leader of the group, Feldman said. But Willkie called Bennett "one of the nation's most respected restructuring lawyers." He said Bennett's mix of company-side credentials and experience with public and private companies, private equity sponsors and creditors in manufacturing, tech and financial services, among others, would help the firm continue to build its restructuring platform.

"Anyone who's been in the practice knows historically we've been one of the top three, four or five elite firms in this space," Feldman said.

Another positive that Feldman pointed to is Bennett's age: he just turned 50 last week. "It's a factor because, particularly with company-side engagements, to be really successful on the company side, you both

need enough experience — it takes a decade of doing company-side cases — but not be at the point in your career where you're just delegating everything down," he said.

Although it's restructuring, Bennett said in an interview Wednesday that the "vast majority" of what he does doesn't involve bankruptcy. "I'd say a good deal of what I do is represent private equity sponsors and their borrower portfolio companies and help them navigate the various types of distressed circumstances they may encounter," Bennett said, noting that could include "negotiating with lenders, managing liquidity, or implementing operational changes."

He said he wasn't looking to leave Kirkland, that he was "comfortable and happy" there. But the opportunity to lead a group and use a skillset he refined at Kirkland over his entire career in restructuring was too intriguing to pass up — especially because Willkie is also growing on the private equity side, he said, "and those two practices naturally complement each other."

"To basically do what I did at Kirkland, which is build those private equity relationships with the funds, the managing directors at those funds, then go off and represent their borrower portfolio companies," had a "tremendous amount of support institutionally" at Willkie and makes it "a very good fit," Bennett said.

In a statement, Edward Sasnow and Josh Sussberg, co-heads of Kirkland's restructuring practice, praised Bennett as "a good person, friend and partner."

"We are sad to see him go and wish him all the best," they said. But the Kirkland practice leaders also acknowledged the realities of the competition in the industry. "Losing good and talented people is part of Big Law today. In fact, almost all of our restructuring competitors are chaired by our alumni, which we take as the ultimate compliment about

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DECISIONS OF INTEREST

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LITIGATION: Dismissal granted; plaintiff's claims found not viable. *Big Drop Inc. v. Itria Ventures LLC*, Supreme Court, New York.

CIVIL PROCEDURE: Court denies compelling defendant to appoint counsel for plaintiff. *Lopez v. City of New York*, Supreme Court, New York.

CONTRACTS LAW: Summary judgment denied for defendant in breach of contract action. *Friedlander v. Jack's Holdings Inc.*, Supreme Court, New York.

Second Department

REAL ESTATE LAW: Default judgment against deceased defendant vacated. *OCWEN Loan Servicing, LLC v. Francis*, Supreme Court, Kings.

PERSONAL INJURY: Labor Law claim partially granted for plaintiff. *Palaguchi v. Times Sq. Hotel Owner LLC*, Supreme Court, Kings.

MOTOR-VEHICLE TORTS: Summary judgment denied; police reports and affidavits included conflicting facts. *Harris v. Rui Qiang Peng*, Supreme Court, Kings.

U.S. Courts

INSURANCE LITIGATION: Insured can amend complaint to add insurance agent to water damage coverage suit. *The Getaway 151 LLC v. ACE Prop. and Cas. Ins. Co.*, 2d. Cir.

DISPUTE RESOLUTION: Arbitration award confirmed; contractor bound by CBA, policies incorporated by reference. *Tr. of the NYC Dist. Council Of Carpenters Pension Fund v. Advanced Constr. Equip. Corp.*, SDNY.

CIVIL RIGHTS: Settlement approved in minor's civil rights lawsuit over alleged police misconduct. *Appling v. The City of New York*, SDNY.

CONSTITUTIONAL LAW: Court dismisses suit over IRS suspension of tax preparers' electronic filing IDs. *Zirin Tax Co. Inc. v. U.S.*, EDNY.

ATTORNEY RATES AND ARRANGEMENTS: Bid for attorneys' fees denied after jury rejects federal civil rights claims. *Semencic v. The County of Nassau*, EDNY.

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New York State Bar Association Unveils Recommendations For Opioid Settlement Funds

BY BRIAN LEE

NEW YORK lacks an overarching, integrated plan to address opioid treatment capacity, and one that would coordinate distribution of settlement funds for the goal of reducing overdose deaths, the state's largest bar association said in a report just approved by its governing body.

An extensive report—a full year in the making—by the New York State Bar Association, approved by its House of Delegates in Albany on Saturday, recommends addressing overdose deaths by expanding treatment and prevention programs, lowering the cost of naloxone (the generic name for Narcan), and creating incentives for people to enter the field.

The 106-page study was drafted by a task force encompassing district attorneys, judges, public defenders and others. It was empaneled by NYSBA's immediate past president, Domenick Napoleontano, in fall 2024.

"This report provides clear recommendations for how New York State can tackle this issue with pragmatism and compassion," said NYSBA President Kathleen Sweet. "We stand ready to work with Gov. (Kathy) Hochul and the legislature in the coming session to keep this vital issue at the top of the agenda."

Through a Freedom of Information Law request to the state Office of Addiction Services and Supports, NYSBA said it learned that there's been an approximately 30% decrease in treatment centers in New York from 1999



Donald Trump, center, returns to the courtroom as the jury reaches a verdict at Manhattan criminal court in May 2024. A New York jury found Trump guilty of multiple felonies at his hush-money trial.

Sullivan & Cromwell Lawyers File Appeal Of Donald Trump's Criminal Conviction

BY EMILY SAUL

COUNSEL for President Donald Trump from Sullivan & Cromwell have urged a midlevel New York appellate court to overturn his business records conviction, marking Trump's latest bid to vacate what his attorneys call a "fatally marred" case.

"This case should never have seen the inside of a courtroom, let alone resulted in a conviction," defense counsel wrote in the 96-page submission, filed

with the Appellate Division, First Department at 11:29 p.m., 31 minutes before the deadline.

The president's legal team includes Robert Giuffra, Matthew Schwartz, James McDonald, Max Gottschall, Jeffrey Wall and Morgan Ratner of Sullivan & Cromwell.

Trump, between his two terms in office, was found guilty by a Manhattan jury in 2024 of charges of falsifying business records. Prosecutors with the Manhattan District Attorney's Office allege Trump violated the law when he reimbursed his per-

Kalshi Moves Against NY Gambling Regulators With NYC Lawsuit

BY ALYSSA AQUINO

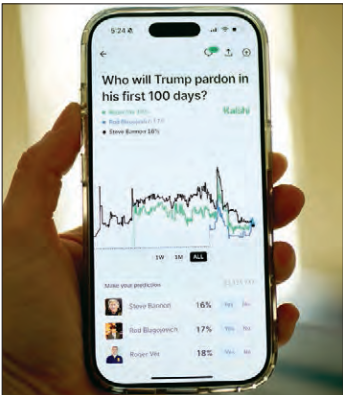
THE PREDICTION market Kalshi filed a lawsuit against the New York State Gaming Commission on Monday, alleging that local regulators are looking to block it from taking bets on sports events in its home state.

Represented by Milbank LLP, KalshiEX LLC is seeking a court order preventing New York regulators from pursuing enforcement action, saying that the commission has "threaten[ed] Kalshi with imminent civil penalties and fines" for its sports-related event contracts.

"Even though Kalshi's contracts are subject to the [Commodity Futures Trading Commission]'s exclusive jurisdiction, Defendants have implicitly threatened Kalshi with criminal action and explicitly threatened Kalshi with civil penalties, including fines, unless it shuts down these contracts in New York immediately," according to a complaint filed in the U.S. District Court for the Southern District of New York.

The state gaming commission didn't immediately respond to a request for comment.

The lawsuit comes immediately after state regulators issued a cease-and-desist letter to Kalshi, which a Kalshi spokesperson shared with the New York Law Journal and Law.com. The spokesperson didn't comment further on the complaint.



The Kalshi app arranged on a smartphone in New York in February 2025.

In a letter dated Oct. 24 and signed by the commission's executive director, Robert Williams, the commission accuses Kalshi of operating an unlicensed sports betting platform in New York state, in violation of New York's Racing Law.

Kalshi offers events contracts that allow users to bet on future events, such as the outcome of a political election or what song will be the most popular song of the summer. The gaming commission, however, honed in on Kalshi's sports event contracts, through which users can bet on the outcome of sports matches. Those sports event contracts are sports wagering, the commission argued.

"This letter constitutes a demand by the Commission that KalshiEX LLC ("Kalshi") cease and desist from illegally operating, advertising, promot-

Jerry Goldfeder Is Appointed Chair of American Bar Association's Standing Committee on Election Law

BY BRIAN LEE

PROMINENT New York lawyer Jerry Goldfeder was recently appointed to a three-year term as chair of the American Bar Association's Standing Committee on Election Law.

Goldfeder, who serves as senior counsel at Cozen O'Connor and director of Fordham Law School's Voting Rights and Democracy Project, assumed the chairmanship in September, via an appointment made by ABA President Michelle Behnke, a Wisconsin attorney.



Jerry Goldfeder, senior counsel at Cozen O'Connor

In the role, Goldfeder said he will maintain a focus on preservation of the rule of law, along with continuing the committee's work democratizing elections throughout the country.

Goldfeder served on the ABA's Task Force for American Democracy that was co-chaired by former federal appellate Judge J. Michael Luttig and former Secretary of Homeland Security Jeh Charles Johnson.

In August, the task force issued a report concerning the rule of law and proposals to democratize elec-

tions even further.

"I'm hopeful that our bipartisan committee will tackle these problems with objectivity and in a robust way," Goldfeder told the New York Law Journal and law.com.

The Democrat Goldfeder succeeded Jason Kaune, a senior partner at the firm of Nielsen Merksamer Parrinello Gross & Leoni LLP.

Kaune is a Republican. In furtherance of bipartisanship, the ABA alternates committee chairpersons by political affiliation.

The standing committee was founded in 1973 and is dedicated to developing and examining all aspects of the electoral process with a charge to further the ABA's commitment that federal, state, local, and tribal elec-

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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](#).



Trump Considers Unprecedented Move: Going to Supreme Court Arguments

BY JIMMY HOOVER
WASHINGTON, D.C.

PRESIDENT Donald Trump is dangling the prospect of attending the U.S. Supreme Court's oral arguments over his tariff policies, a historic move by a sitting president.

Trump has told reporters in recent days that he feels "obligated" to attend the high court's high stakes hearing on the legality of his tariffs on Nov. 5.

"I'd like to," he has said on possibly being in the courtroom. "I think it's one of the most important decisions we'll ever have from the Supreme Court. ... I might go there. I really believe I have an obligation to go there."

There is no precedent for a sitting president attending arguments at the U.S. Supreme Court, in his or any other case, according to the Supreme Court Historical Society.

Some have criticized the plan as an affront to judicial independence. "It's totally outside of the norm," said Paul Collins, a professor of legal studies and political science at the University of Massachusetts Amherst.

"I think it's an influence campaign," Collins added. "I believe that he thinks that his presence in the courtroom will remind the three justices he appointed that he expects something out of them."

During his first term, Trump's appointments of Justices Neil Gorsuch, Brett Kavanaugh and Amy

Coney Barrett tilted the court's balance heavily to the right, cementing what is now a 6-3 supermajority of Republican to Democratic appointees.

In *Trump v. U.S.*, the conservative majority issued a watershed ruling last year that Trump and other former presidents are entitled to broad immunity from prosecution for their official acts committed while in office. The decision scuttled the federal prosecution against Trump over his efforts to overturn the 2020 election results.

Trump's personal criminal defense attorney in that case, D. John Sauer, is now serving as his administration's top Supreme Court lawyer in the Office of the U.S. Solicitor General.

Like Trump, Sauer has deployed existential rhetoric about the stakes of the Supreme Court case, warning the justices that a decision striking down Trump's tariffs could be potentially "country-killing," "ruinous" and have "catastrophic consequences."

Trump's cabinet has similarly weighed in on the pending dispute, with Treasury Secretary Scott Besent warning of the potential of billions of dollars of refunds paid to importers.

As Trump told reporters recently: "With tariffs, we're a strong, sound country. ... Without tariffs, it's a slog for this country. A big slog."

"I think the office of solicitor general is arguing the case along

two lines," said Collins. "One is straight legal argument, and the second is almost like a political pressure campaign. They're focused on impact—the economic consequences. ... It's unusual. It's not unprecedented."

Presidents at the Supreme Court

Trump himself is no stranger to the high court's famous marble courtroom. He attended the investitures of his first two appointees, Gorsuch and Kavanaugh.

Due to the COVID-19 pandemic, Barrett's ceremony didn't occur until Trump had left office, though Trump did sign her official commission.

During his first term, Trump also visited the court to pay respects to the late Justices John Paul Stevens and Ruth Bader Ginsburg as they lay in repose.

Since the Supreme Court was established more than 230 years ago, however, no president has taken time away from their White House duties to sit for a regular argument session of the court.

President John Quincy Adams argued in front of the court as an attorney years after leaving the White House in the famous Amistad case involving a revolt of Africans on board a slave ship, popularized by a 1997 Hollywood film.

President William Howard Taft, meanwhile, would later preside over the Supreme Court's oral arguments from 1921 to 1930 after



Members of the public wait in line outside the U.S. Supreme Court in Washington, D.C., earlier this month. This nine-month term follows litigation stemming from President **Donald Trump's** numerous executive actions since his inauguration on January 20.

Trump and the Courts

President Trump has long had a rocky relationship with the justice system, from his days being sued by the U.S. Justice Department for alleged racial discrimination in housing in the 1970s. The case was later settled.

During the height of his legal travails in 2024, as he faced criminal charges in multiple court-houses around the country, Trump attended several of the proceedings against him in Manhattan over allegations of falsifying business records in connection with his hush money payment to an adult film actress.

According to press reports, the then-former president mostly sat silent through the hearings staring straight ahead. As the jury returned a guilty verdict against him, he "appear[ed] somewhat red in the face" and "look[ed] back at

being appointed chief justice of the United States by President Warren G. Harding.

President Richard Nixon became the first occupant of the White House to actually address the Supreme Court during the swearing-in ceremony of his appointee to become chief justice, Warren E. Burger, during the final session of outgoing Chief Justice Earl Warren, Nixon's longtime political foe.

Supreme Court historian Clare Cushman, recounting the event in a 2022 article for the Supreme Court Historical Society, described how Nixon approached the podium and began with the traditional opening, "Mr. Chief Justice and may it please the court." Nixon, who had argued two cases at the high court during his legal career, spoke for seven minutes and praised Warren in what Cushman described as a "high water mark for civility."

US Senate Confirms Trump's Fourth Appellate Court Judge Pick of Second Term

BY SULAIMAN ABDUR-RAHMAN
WASHINGTON, D.C.

THE U.S. Senate confirmed Rebecca L. Taibleson as a U.S. Court of Appeals for the Seventh Circuit judge Monday evening in a 52-46 party-line vote.

Taibleson is President Donald Trump's fourth federal circuit judge confirmed during his nonconsecutive second term.

Sen. Chuck Grassley, R-Iowa, chair of the Senate Judiciary Committee,

in floor remarks Monday, described Taibleson as "highly qualified" and urged his colleagues to vote in the affirmative. "Ms. Taibleson will make an outstanding judge," Grassley said, "and I know she'll serve the people of Wisconsin and the Seventh Circuit with distinction."

No Democrats supported Taibleson, but the Republican majority pushed her nomination across the finish line, according to the roll-call vote tally.

Taibleson previously worked as a Kirkland & Ellis associate from

2012 to 2016 and most recently served as a federal prosecutor before securing a lifetime appointment on the federal bench.

She is a former law clerk for U.S. Supreme Court Justices Antonin Scalia and Brett Kavanaugh, who was then a judge on the U.S. Court of Appeals for the District of Columbia. In 2018, Taibleson testified before the Senate Judiciary Committee in support of Kavanaugh's confirmation to the Supreme Court.

Some conservative groups objected to Taibleson's nomina-



The U.S. Senate voted 52-46 along party lines to confirm **Rebecca Taibleson** as a judge on the U.S. Court of Appeals for the Seventh Circuit. Taibleson is a former Kirkland & Ellis associate and law clerk to two U.S. Supreme Court justices.

tion partly because her husband supported former President Joe Biden and former Vice President Kamala Harris. "She got a lot of flak from the far right before her hearing, but she handled that well," Carl Tobias, a University of Richmond Law School professor, said Monday of Taibleson. "She really dispelled that criticism."

Taibleson's appointment fills the vacancy left by Judge Diane S. Sykes, who has taken senior status.

The U.S. Senate on Monday night also voted 58-40 to confirm Bill Lewis as a U.S. district judge for the Middle District of Alabama. Lewis received some bipartisan support for his trial court judicial nomination.

Hogan Lovells Hires Life Sciences and Energy M&A Partner From Morgan Lewis

BY AMANDA O'BRIEN
PHILADELPHIA

ENERGY and life sciences corporate transactions partner Conor Larkin is joining Hogan Lovells after spending 13 years with Morgan Lewis & Bockius.

Larkin, who will operate out of Hogan Lovells' Philadelphia and Houston offices, officially begins with the firm on Tuesday.

"The ability to join Hogan Lovells, a firm that has such outstanding regulatory capabilities in the United States and in Europe and Asia and is generally integrated and aligned between practices domestically and globally, provided me a compelling opportunity to expand what I'm able to do for clients and



Conor Larkin will build out his new firm's life sciences and energy practices, operating out of Philadelphia and Houston.

on transactions," Larkin said in an interview.

According to Hogan Lovells life sciences co-chair Steven Abrams, adding on Larkin "made all the sense in the world."

"When we heard about Conor being available and his background in royalty monetization, from my point of view in life sciences, it was a no brainer," Abrams said. "He has an incredible reputation and that's an area of law that very few people, nationally and internationally, can do well. It was an area of need for us, not just for us in terms of lawyers but in terms of clients."

Raising capital has been a particular challenge for life sciences clients, Abrams noted, although he has seen signs that capital is beginning to loosen and some life

sciences businesses have been able to obtain much-needed funds. Larkin's experience in royalty monetization will add another tool to clients' toolbox when it comes to securing funds.

"Conor's background and what he brings to the table will only be more helpful for our clients going forward. If one kind of financing isn't available, there are other types available," Abrams said.

Even as life sciences clients are facing challenges, however, Larkin indicated that demand was strong on both sides of his practice. Usually, he said, when one side of his practice had flat demand, the other side of his practice would see a demand boost, insulating him from cyclical transactional demand.

"I started out where I was privi-

leged to work with some energy companies that have been around for decades, if not a century, and between that base there and the opportunities that were presented from having clients and colleagues in Texas, it became a natural focus area for me," he said. "And on the other side of things Philadelphia... is one of the micro-capitals of the life sciences and health care industries, so it was a natural fit for me on both sides."

As for the remainder of 2025, Larkin will focus not only on integrating into his new firm, but also addressing the onslaught of demand he's facing despite the ongoing federal government shutdown.

"It's been a big year for a lot of clients, although the shutdown at

the moment is sort of compromising biotech's abilities to get equity financing. There's some momentum there on the royalty monetization side—it's been a record, banner year in terms of capital deployed and awareness and notoriety in the market for that type of financing model," Larkin said. "Between that and spending as much time as possible getting to know my new colleagues at Hogan Lovells, I expect to be very busy."

A spokesperson for Morgan Lewis said the firm wished Larkin well.

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Expert Analysis

HEALTHCARE FRAUD ENFORCEMENT ROUNDUP

eHealth Updates and ‘But-For’ Causation Litigation

This edition of the Healthcare Enforcement column continues to follow recent developments in *United States ex rel. Shea v. eHealth, Inc. et al.*, 21-cv-11777 (DJC) (D. Mass.), a significant False Claims Act (FCA) case in which the government alleged that major health insurers and brokers not only paid for beneficiaries to be referred to the insurers’ Medicare Advantage Plans, but also discriminated against disabled beneficiaries to prevent them from joining those plans.

The defendants have now filed motions to dismiss the complaint, and the dismissal motion filed on behalf of all defendants will be the focus of the first part of the column. The column then turns to two other recent and noteworthy decisions from district courts in the Sixth Circuit.

In those decisions, the district courts (a) applied the circuit’s “but-for” causation requirement in FCA cases premised on alleged anti-kickback violations, and (b) dismissed the FCA causes of action because the plaintiffs failed to adequately plead in one case, and to adequately establish in another, that absent the alleged kickback, the challenged claims would not have been submitted to the government for payment.

Recent Motions to Dismiss The Government’s False Claims Act Case Against Major Insurers and Insurance Brokers in the eHealth Matter

The Aug. 19, 2025 edition of this column described the Department of Justice’s (DOJ) complaint in partial intervention in the *eHealth* matter, by which DOJ alleged, in the

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By
Robert M.
Radick



District Court for the District of Massachusetts, that three major insurers (Aetna, Humana, and Elevance), and three insurance brokers (eHealth, GoHealth, and Select Quote), participated in a kickback scheme that violated the FCA.

As the prior edition of this column noted, the *eHealth* complaint consisted of two main theories: that payments from the insurers to the brokers were illegal kickbacks intended to cause the brokers to enroll Medicare beneficiaries into

On this issue, the defendants argue that any alleged discrimination against disabled beneficiaries would not have resulted in false claims but rather would have resulted in claims not being submitted.

the insurers’ Medicare Advantage plans, without regard for whether those plans were in the beneficiaries’ best interests; and that the payments to the brokers were also intended to prevent the enrollment of disabled beneficiaries into the Aetna and Humana plans, because such beneficiaries require more medical services and thus are less profitable for the insurers.

The Aug. 19, 2025 edition of the column also noted, based on a preliminary court filing, that the defendants “intend[ed] to move to dismiss the government’s complaint in its entirety (albeit on grounds that the defendants have not yet identified).”

Later that same day, the defendants in the *eHealth* matter followed through on their promise—they filed one primary

memorandum of law seeking to dismiss the government’s case in its entirety, and two supplemental memoranda of law, one addressing the claims against the brokers, and the other addressing the claims against defendants CVS Health Corporation and Aetna Inc., which are the parent companies of defendant Aetna Life Insurance.

Now that these briefs have been filed, this column describes the main arguments the defendants advance in their primary memorandum of law seeking dismissal. (The arguments advanced in the two supplemental briefs are beyond the scope of this column).

In their primary memorandum of law seeking to dismiss all causes of action against all defendants, the insurers and brokers break down their arguments into two parts: those related to the kickback claims, and those related to the discrimination claims.

Starting with the kickback claims, the defendants challenge the motivations behind the DOJ’s complaint in intervention, asserting that the complaint and its accompanying allegations of illegal kickbacks and FCA violations are little more than a “classic attempt at regulation by litigation.”

More specifically, the defendants note that the very sorts of marketing payments the complaint alleges to be illegal kickbacks have in fact long been permitted by statute and regulated by the Centers for Medicare & Medicaid Services (CMS).

Further, the defendants contend that starting in late 2023, CMS tried to fundamentally change the long-standing system for regulating the marketing and administrative payments that Medicare Advantage Organizations (MAOs) such as the defendants made to Third Party Marketing Organizations (TPMOs) such as the brokers, but those efforts failed when a district court in the Northern District of Texas struck down the regulatory changes as arbitrary and capricious.

That, according to the defendants, caused the DOJ to shift tactics and “retroactively insist[.]” in the *eHealth* case “that... » Page 7

MERGERS AND ACQUISITIONS

M&A Under Trump: Familiar Rules, New Uncertainties

The central question for dealmakers today isn’t whether certainty or uncertainty is better—it’s whether they can tell the difference. The return of a Trump antitrust administration has been widely described as a “reversion to normalcy,” but that description oversimplifies reality. While many expected a different environment for mergers, the early months of this administration show that “predictable” and “pro-business” are not the same thing.

For boards and CEOs, the practical challenge is less ideological than operational: how to price, structure, and time a deal in a world where the rules appear more traditional but the enforcement dynamic reflects different priorities.

From Ideology to Instinct: The New Deal Question

During the Biden years, antitrust enforcement was defined by expansive and novel theories—effects on labor markets, innovation ecosystems, concerns with private equity acquisitions and vertical integration—that often placed transactions under heightened scrutiny. Settlements were scarce; litigation risk was high.

Dealmakers adapted by modeling delay, litigation, and even deal failure as part of their valuation calculus. Many deals never got off the ground due to the risk of agency opposition.

The Trump approach reflects different enforcement priorities. Early indications suggest fewer second requests and a greater willingness to negotiate structural remedies such as divestitures or product-line sales.

The shift represents a change in enforcement philosophy. Where the Biden administration emphasized novel theories and litigation, the current administration has signaled openness to negotiated resolutions and traditional structural remedies but also has shown that its policy objectives will play an important part.

GEORGE L. PAUL and MARTIN M. TOTO are partners with White & Case.



By
George L.
Paul



And
Martin M.
Toto

Predictability matters. For boards, the question “Can we close this deal?” now includes consideration of how transactions align with the administration’s stated policy priorities.

The Return of Structural Remedies and Policy Considerations

One of the most visible contrasts between the two administrations

In this environment, remedies may reflect not only competitive effects but also alignment with the administration’s stated industrial and economic priorities.

is in how they resolve merger concerns. The Biden agencies largely rejected behavioral or structural settlements, preferring litigation to block deals outright. The Trump agencies are signaling the opposite: a willingness to clear transactions conditioned on divestitures or other structural fixes.

This shift offers practical paths to closing, provided the parties can align their messaging with administration priorities. In this environment, remedies may reflect not only competitive effects but also alignment with the administration’s stated industrial and economic priorities.

“America First Antitrust”: Policy Framework

DOJ’s Antitrust Chief, Gail Slater, has framed the new enforcement

philosophy as “America First Antitrust.” The approach emphasizes protecting workers and small businesses in manufacturing and agriculture. This approach sounds less hostile to M&A, but does embed populist unpredictability. The Trump agencies have revoked the Biden-era 2021 Executive Order on competition and launched new task forces to address federal and state regulations they identify as barriers to competition.

The focus has shifted from scrutinizing specific transactions to examining the regulatory framework itself. For regulated industries like health care, energy, and finance, this creates a different type of uncertainty—not about enforcement actions but about the evolving legal infrastructure.

Tech remains a focus area. Large platforms are expected to remain enforcement targets, driven by concerns about market power and content moderation practices. This sector-specific approach makes enforcement patterns more varied across industries, which in turn impacts predictability.

What “Certainty” Really Means for Dealmakers

Hart-Scott-Rodino (HSR) filings are down slightly (about 3% year-over-year) but still 7% higher than in 2023. That consistency suggests that antitrust risk has not varied so significantly that it has affected appetite for mergers. Yet the nature of transactional risk has evolved. The current environment places greater emphasis on how transactions align with administration policy priorities, which is a departure from past practice.

For boards, this means due diligence now includes consideration of policy alignment. A cross-border transaction touching jobs, defense, or critical infrastructure may invite not only agency review but also broader government scrutiny.

The U.S. Steel/Nippon Steel matter illustrates this dynamic. The transaction review encompassed considerations of industrial policy and national security. The analysis extends beyond traditional antitrust metrics. » Page 7

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Off the Front

Trump

« Continued from page 1

sonal lawyer, Michael Cohen, for a hush-money payment to an adult film actress during his first run for the presidency. Prosecutors say the payment was part of a conspiracy to keep potentially damaging information about Trump from the American electorate.

“This is the most politically charged prosecution in our Nation’s history,” Trump’s legal team wrote. “The DA, a Democrat, brought those charges in the middle of a contentious Presidential election in which President Trump was the leading Republican candidate. These charges against President Trump were as unprecedented as their political context.”

“Targeting alleged conduct that has never been found to violate any New York law, the DA concocted a purported felony by stacking time-barred misdemeanors under a convoluted legal theory, which the DA then improperly obscured until the charge conference,” wrote Trump’s lawyers.

A spokesperson for Manhattan District Attorney Alvin Bragg declined to comment on the filing.

Trump’s lawyers have separately asked the U.S. Court of Appeals for the Second Circuit to remove the state case to federal court.

A decision is pending. Removal would pave the way for the U.S. Supreme Court to consider the case.

The brief revisits many arguments Trump’s former counsel previously made at all stages in the litigation, including by alleging that Manhattan Supreme Court Justice Juan Merchan should have recused himself from the case. The submission argues that Merchan also allowed jurors to improperly hear official acts evidence and erred in instructing jurors they need not unanimously agree on the meaning of “unlawful means” under a state election law.

Trump’s lawyers also claim the Federal Election Campaign Act preempts the DA’s use of state election laws, because the alleged violations were investigated by the Department of Justice during Trump’s first presidency but not charged.

At the time of Trump’s indictment in April 2023, observers questioned the legal theory on which the case was built.

Under New York State Law, falsifying business records is only a felony if done to conceal another crime. Prosecutors allege that by signing off on the falsified documents, Trump violated state laws against conspiring to promote a person’s election through “unlawful means.”

The Monday filing also argued that a post-verdict ruling from the U.S. Supreme Court on presidential immunity means the jury should have been barred from considering evidence of “official acts.” Jurors heard testimony about conversations between Trump and Hope Hicks, then a White House staffer, and reviewed social media posts sent by Trump as president during his first term.

Trump’s former legal team pretrial urged Merchan to recuse himself, citing an approximately \$35 donation to Democratic causes in 2020.

Merchan declined to recuse himself. That ruling was upheld by the Appellate Division, First Department.

Trump was represented at trial by Todd Blanche and Emil Bove, then of Blanche Law. Blanche is now U.S. deputy attorney general, while Bove has been confirmed to a seat on the U.S. Court of Appeals for the Third Circuit. Prior to taking the bench, Bove served as principal deputy associate attorney general under Blanche.

Blanche and Bove withdrew from the case earlier this year and were replaced by the Sullivan & Cromwell team in January 2025.

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Opioid

« Continued from page 1

and 2024, and an approximately 20% decrease in people seeking treatment between those years.

Alarming, there’s been a corresponding increase in overdose deaths by approximately 400%, the report said.

“It is clear that, at present, New York State lacks adequate appropriate treatment facilities for at-risk substance users,” the report says.

At the same time, the addiction care system is unable to recruit and retain workforce professionals and support staff, and such impediments are impacting access to treatment, the report suggests.

Many addiction treatment providers report a job vacancy rate of 20%, forcing them to serve fewer patients than their capacity. To improve staffing, the NYSBA report recommends that New York use its billions in forthcoming opioid settlement funds to entice job candidates to enter the field.

Possible enticements could include workforce initiatives, student loan forgiveness, scholarships, tuition reimbursement, and exploring whether to allow addiction care providers to buy into the state retirement system and state employee health insurance program, the report suggests.

The report pays particular attention to persons over 60 and incarcerated persons, categories said to have been “forgotten” in the crafting and implementation of policy.

NYSBA said those groups con-

tinue to have vast unmet needs and a lived experience of being forgotten as its own persistent public health crisis, creating a moral imperative to provide access to care.

“Older people are often living with a chronic pain condition and are at higher risk of drug interactions and complications from prescription drug use,” said Mary Beth Morrissey, a healthcare attorney who chaired the task force. “Our report also found that adults over age 60 have the highest incidence of accidental and intentional opioid overdoses, including overdoses with suicidal intent.”

The report also advocates for proposed legislation—S9926/A9882-A—which asks to allow emergency medical technicians to administer an opioid pain and withdrawal management drug, buprenorphine, in the field under the supervision of a physician. If passed, the Empire State would join New Jersey in allowing EMTs to provide the drug.

The NYSBA report also notes that so-called specialty courts are currently insufficient, as they are already overwhelmed by the magnitude of need and are struggling to meet demands.

Chief Judge Rowan Wilson endorses the Treatment Not Jails Act, proposed legislation that would require eligible defendants to be offered court-administered diversion options. But the NYSBA report notes that it would be an unfunded mandate, and it calls for a source of money.

In all, the state government as of July secured about \$3 billion in opioid settlement funds, to be paid out over at least 18 years, of which New York has

received about \$500 million to date.

The state government has been subject to criticism for being slow in doling out the settlement funds. However, there’s been a benefit to that pace—it’s accrued \$35 million in additional interest since 2022, state officials said recently.

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Schillinger

« Continued from page 1

ment experience and a proven commitment to indigent criminal defense,” the chief judge said in a prepared statement. “We are confident that Mr. Schillinger will lead this terrific office with distinction.”

Schillinger had previously spent 15 years in private practice, managing his boutique defense firm, Schillinger & Associates, which he founded in 2012.

He was an active member of the CJA Panel and accepted assigned counsel cases from the state courts.

Schillinger previously worked in private practice with Flink Maswick, a mid-sized insurance defense and real estate firm, and Jacobs Portin, a general litigation firm.

Peebles was appointed interim federal public defender in November 2010. She was officially appointed to the role in 2013, and had joined the office in August 1999.

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Kalshi

« Continued from page 1

ing, administering, managing, or otherwise making available an unlicensed mobile sports wagering platform in New York State in connection with any sports event,” according to the letter.

But in its lawsuit, Kalshi argued that all its event contracts are derivatives that are traded on a CFTC-regulated exchange. As such, Kalshi argued, the sports event contracts are subject to CFTC’s exclusive jurisdiction under the Commodity Exchange Act.

Kalshi filed the case as it and other prediction markets are facing litigation across the country from state regulators, gambling recovery groups and consumers.

Kalshi has already gone on the offensive in other jurisdictions, filing lawsuits to block state regulatory actions in Nevada, New Jersey and Maryland, after receiving cease-and-desist letters from their gambling regulators. Thus far, the courts have split on how to treat Kalshi’s event contracts—federal jurists in Nevada and New Jersey issued orders allowing Kalshi to continue operating in their states, while a federal judge in Maryland

refused to issue such an injunction.

Mitchell Jagodinski, senior counsel at the international law firm, Diaz Reus, highlighted the separate litigation, speculating that the NY regulators would likely respond with an argument already tried out in the other courts—that Congress didn’t intend for the Commodity Exchange Act to occupy the field of gaming regulation.

“This argument seeks to distinguish futures contracts from gaming contracts, arguing that because the enabling statute does not expressly address ‘gaming’ it does not preempt state laws concerning gaming,” Jagodinski said in a statement.

The CFTC had previously sued Kalshi in the Washington, D.C. federal court, challenging its ability to take bets on the outcome of U.S. political elections. A federal judge allowed the bets, spurring an appeal from the federal agency. But the agency dropped the case after President Donald Trump’s return to office. Trump’s son, Donald Trump, Jr., serves as an advisor to Kalshi.

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Goldfeder

« Continued from page 1

tion laws be legally sound, properly administered and permit the broadest, least restrictive access by American citizens to the ballot box.

Goldfeder has chaired various other committees, including the New York State Bar Association’s Voting Rights and Democracy Task Force and the New York City Bar Association’s Election Law Committee.

Goldfeder has practiced election and campaign law for more than 40 years, and writes the Law Journal’s Election and Political Law column. He has taught election law at Fordham Law School for more than 20 years and has been twice awarded Adjunct Professor of the Year.

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Outside Counsel

Designing Business Disputes: How Shall We Fight?

Experienced lawyers are creatures of habit. They sometimes overlook that clients have the freedom at any time to design dispute resolution procedures that work best for them. If they didn’t pay attention to their dispute resolution clause when they originally entered into an agreement, they can modify it.

Even when businesspeople have no contractually prescribed method for working out their differences and seem headed for court, they can take a pause and design an approach, including mediation, a tailored form of arbitration, or a suitable hybrid. This can save them time, money, and a lot of aggravation, but it requires some intention and knowledge of the possibilities. This article describes some of those alternatives and gives examples of how disputing parties have implemented them to everyone’s advantage.

The Out-of-Court Alternatives

In the popular mind, when people are in a dispute they cannot resolve, whether it’s in a business relationship or even in a crumbling marriage, they “go to court.” However, for a long time, alternatives to the courts have been available, especially in certain industries and relationships.

Mediation is an out-of-court process for the resolution of disputes through discussion and negotiation supervised by a third party. It isn’t new; even in ancient civilizations, people used to take their disputes to a wise person for resolution – the head of the family, the community leader, the clergy. The acceptance of mediation, especially commercially, has evolved.

Until relatively recently, the macho culture of litigation in the U.S. regarded mediation as “soft.” But this is changing as business better understands the need to prevent and manage disputes efficiently.

Mediation can be applied to any dispute. If the mediation is successful, it is incorporated into a settlement agreement, all without the fighting that would happen in a court proceeding.



By Jack Levin

Arbitration is a private, non-public process that works like a court, but according to rules agreed upon by the parties to the dispute. They submit their dispute to one or more arbitrators, who render a binding decision. Arbitration has been used in many industries, including the construction industry, for over one hundred years. Because the parties choose their arbitrators, they can employ people who have appropriate experience and technical expertise. Use of arbitration can avoid delay or stoppage of a project while the dispute is processed.

Freedom of choice is a challenge. Those who are up to it can better manage their disputes and get on with their business and their lives.

“Alternative Dispute Resolution” (“ADR”) covers all dispute resolution techniques that are alternatives to the courts. Courts themselves now have robust ADR programs, mostly mediation, because it saves money. Often relying on *pro bono* services from the legal community, “court-annexed” mediation programs divert disputes away from lengthy pre-trial proceedings that take up the time of court personnel and strain the funding of the courts.

With Mutual Consent, More Options Available

Arbitration and mediation, like all ADR, are consensual and within the parties’ control. Even in court-annexed mediations, the parties can craft solutions that a judge might not have the time or inclination to entertain.

In traditional litigations, the outcomes are generally black and

white. Judges and juries declare winners and losers. The parties to a mediation can accomplish something more subtle, layered, and potentially enduring than merely winning in court. In a court battle the winning party doesn’t always get what they want in the exactly form they want it. They have little control over the win when they place their fate in the hands of a judge or jury that might not understand the dispute—or their business or industry—quite well enough.

Sometimes, the give and take in a mediation can lead not just to the resolution of a particular dispute but to the restoration of the relationship in which the dispute arose. In business, that can be golden. There is flexibility in arbitration, as well. For example, it can be paused to permit negotiation.

If parties take full advantage of their freedom to choose, arbitration and mediation permit them to craft a process that works for their specific problem, their schedule, and their budget.

How and When To Agree on The Rules of Engagement

The negotiation of any transaction focuses on the key terms. What is being sold? What is the price? What are the representations? Wise parties consider dispute resolution one of those key terms and negotiate it up front. However, there are times when the negotiators don’t want to focus attention on the possibility of disputes.

Typically, before the contract is finalized, it occurs to the deal lawyers that they need to consider a dispute resolution provision. (The provision is sometimes referred to the “champagne clause” because the lawyers are addressing the issue as an afterthought, only after the deal people have agreed on the material terms of the transaction.)

If one side has greater bargaining power, it may be » Page 8

JACK LEVIN is a full-time neutral managing conflict prevention and dispute resolution. Before becoming a neutral, he practiced law for 40 years. He can be reached at levin@levinadr.com.

IN BRIEF

« Continued from page 1

our depth and talent development,” they added.

Willkie is now at 40 attorneys in restructuring in the U.S., said Feldman, Willkie’s chair. There are another 30 in Europe, but it’s a different market with a different legal setup. “Ryan will be a senior presence in Europe, but he’s really heading the group in the U.S.,” Feldman added.

Overall, Willkie is driven significantly by private equity and wants to be able to handle everything for clients in that space, from cradle to grave, Feldman said. “We want to be at the table and be one of the very few firms they’re willing to talk to,” he said. He also said the firm plans to continue building across Europe and in the U.S., but wants to generally be “city-agnostic.”

“We’re looking to build in London, which is obviously an important market, and I expect there will be additional hires in the U.S.,” Feldman said. However, “we’re kind of city-agnostic, among the cities that we operate in. I don’t have a need to have it in New York or Chicago or Los Angeles or Houston or Dallas. It could be any or all of those places.”

“We will continue to hire in the areas that we think we’re at the top of the market,” he added. “That’s how we do it. That’s how we want to grow.”

He also said the firm isn’t just looking at current or even near-future projections of demand to make hiring decisions, particularly in restructuring, which he described as a long-term, “strategic imperative, having nothing to do with 2025 or 2026.”

Willkie added Bennett with the help of C Street, a communications consulting firm founded by former Kirkland partner Jon Henes that has lately been advising firms on practice “optimization” efforts. “We, as a restructuring group in the U.S., had been working with C Street to think about and talk about how we wanted to position ourselves in

the marketplace going forward,” Feldman said. He said the group was “extremely helpful in helping us think about who might be the right fit” to come in and play a central role.

—Andrew Maloney

Lowenstein Sandler Snags Reed Smith Insurance Partner

Policyholder-side insurance recovery partner Arthur Armstrong has left Reed Smith to join Lowenstein Sandler, effective last Wednesday.

In an interview, Armstrong, who is based in New Jersey and represents policyholders in insurance disputes, described difficulties with conflicts as driving his move.

“A lot of firms have insurance company clients. They might do work on the policyholder side, but you can’t advocate in the same way when you’re unencumbered by that,” Armstrong explained. “Lowenstein is really solidly on the policyholder advocate side and that aligns perfectly with what I do.”

Armstrong also joined Lowenstein at the recommendation of former colleague Alexander Brown. The pair previously worked together at Flaster Greenberg before Armstrong joined Reed Smith as counsel in 2023.

“We were having dinner a couple of months ago and talking about coverage nerd stuff, and Alex said he should introduce me to Lynda Bennett and that the group was really trying to grow,” Armstrong recalled. “I met Lynda and I was really impressed, she is really a powerhouse...I really liked the way the coverage practice sat within the firm more broadly to the extent that it has a big focus on technology and private equity and doing high quality work.”

In August, Lowenstein’s insurance group added on partner Jeremy King, who joined the firm in New York from Olshan Frome Wolosky. The firm’s press release indicates that it has also added

on a number of insurance counsel and associates to build out the practice.

“Arthur’s background aligns exceedingly well with our practice. Not only has he been a highly respected coverage attorney for decades, his depth of experience in cyber and first-party business interruption claims complements our existing depth in the areas of reps and warranty and D&O insurance,” said insurance recovery chair Lynda Bennett in a statement. “Culturally, Arthur is a great fit because he is committed to developing the same kind of deep client relationships that we are well known for.”

Armstrong described strong demand in his practice, particularly when it came to cyber insurance, directors and officers insurance, and business interruption insurance.

“I’ve been getting more and more matters and there’s been more and more disputes. Particularly with cyber, it is an area that is ripe for dispute because policies are younger than they are in other lines of insurance,” Armstrong explained. “The policy language differs and insurers who sell policies in that space are still trying to figure out how to model risk appropriately and handle exposure...It’s a very exciting area of practice and one where I can add a lot of value for clients because it’s such a high exposure issues and there’s often room for dispute.”

Armstrong indicated that he would be bringing clients over in the move and continue forward with litigation in preexisting matters. However, he said, he’s also aiming to work with Lowenstein’s institutional clients and add value to the relationship.

“It’s unmistakable how busy the coverage practice is at Lowenstein right now,” he said.

In response to a request for comment, a spokesperson from Reed Smith said “We thank him for his contributions to the firm and our clients, and wish him well.”

—Amanda O’Brien

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Real Estate Trends

REALTY LAW DIGEST

By
Scott E.
Mollen



Landlord-Tenant—Good Cause Eviction—Landlord Claimed Tenant “Repeatedly Failed To Pay Rent”—Good Cause Eviction Notice Requirements—Proceeding Dismissed—Although the 90-Day Notice Was Dated Two Days Before the GCEL and Effective Date of Section 1, the Court Found That the Landlord, “Knew or Should Have Known On April 30, 2025, That It Would Have To Allege a Good Cause for Termination In Its Petition”—Although Court Was ‘Sympathetic to the Confusion Arising From the GCEL,’ Appellate Authority Required Dismissal When There Is a “Failure Strictly To Comply With the Statutes Governing Summary Proceedings”

A landlord commenced a holdover proceeding against a “non-rent-regulated tenant,” alleging that the tenant “repeatedly failed to pay rent,” and thereby was subject to eviction for good cause.

The tenant moved to dismiss, arguing that the landlord “failed to serve the Good Cause Eviction Law (GCEL) nonrenewal and applicability notices (GCEL Notice), required by RPL §§226-c(1)(a) and 231-c(1), respectively, with the notice of termination,” and after termination, and the landlord “failed to state the grounds for termination accurately and/or sufficiently in the notice of termination.”

The tenant contended that these defects are “fatal to the proceeding and unamendable in the case of the predicate notices.”

The landlord countered that the “GCEL Notice requirement of the amendment of RPL §226-c and the addition of RPL §231-c did not become effective until August 18, 2024, long after the predicate notice was served.” The landlord argued that it complied with the GCEL Notice requirement because it had been “served with the notice of petition and petition, which was served on August 18, 2025.”

The court explained that the GCEL added Article 6-A to the (RPL) in 2024. Section 216[1] [a][i] “provides that the non-payment of rent not resulting from an unreasonable rent increase is a good cause to refuse a renewal lease. While the need to state a good cause for non-renewal in covered housing accommodations became immediately effective on April 20, 2024, the GCEL Notice requirements of Sections 2 and 3, did not become effective for 120 days thereafter, or until August 18, 2024.”

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

Fannie Mae GC Latest To Exit as New Board Chair Overhauls Leadership Team

BY TRUDY KNOCKLESS

WASHINGTON, D.C.

DANIELLE McCoy is stepping down as general counsel of Fannie Mae, the latest in a string of executive changes at the quasi-governmental housing agency since Trump appointee Bill Pulte stepped in as board chair in March.

President Donald Trump in January nominated Pulte to serve as director of the Federal Housing Finance Agency in January. Upon winning Senate confirmation, Pulte installed himself as chair of Fannie Mae and Freddie Mac.

Fannie and Freddie provide liquidity to the housing market by buying mortgages from lenders, packaging them into securities and selling them to investors. At Fannie, Pulte fired more than 100 workers out of the gate, accusing them of facilitating fraud. Dozens of workers have called the allegations unfounded and have filed defamation lawsuits.

Since then, the Pulte-led board has made sweeping changes, including firing CEO Priscilla Almo-



COURTESY PHOTO

Departing GC **Danielle McCoy** called her 19 years at Fannie Mae “the privilege of a lifetime.”

dovar and Chief Ethics and Compliance Officer Nancy Jardini and promoting John Roscoe and Brandon Hamara to co-president.

A news release issued Friday by Washington, D.C.-based Fannie Mae news release did not explain the circumstances surrounding McCoy’s exit, and she and the company could not be reached for comment. McCoy had been with Fannie Mae for 19 years and had been GC since January 2024.

McCoy will be succeeded by longtime Deputy General Counsel Tom Klein, a 20-year Fannie Mae veteran.

The company also promoted Jake Williamson to acting head of single-family.

In a statement, Pulte called Klein and Williamson “highly respected leaders” who will “help lead the company to increased safety and soundness and accelerated profitability.”

Klein is a 20-year Fannie Mae veteran, has served as deputy general counsel oversee-

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AI IN REAL ESTATE

New York Restricts the Use of Algorithms in Setting Rents

Artificial intelligence (AI) has infiltrated many aspects of society, and there has been an arms race of sorts in the business community to effectively use AI to gain a competitive advantage. The real estate community has been an active participant in this trend. One example of the implementation of AI in the real estate business is the bevy of software companies offering subscription services to landlords.

These companies collect data from multiple landlords regarding asking and taking rents, lease terms, vacancies and other relevant information, and supplement that data with publicly available data. These companies often use proprietary algorithms to analyze all of this data and provide recommendations to subscribing landlords to help set rents, concessions and other lease terms in a manner that optimizes revenues.

These recommendations can change daily as available information is added to the algorithms, and are designed to boost profits for landlords.

Tenant organizations and other critics of this practice have complained that it encourages and enables landlords to unlawfully share information and results in rent increases that are unfair to tenants. The critics argue that the software companies are effectively allowing the landlords to do what antitrust law prohibits, and that the use by landlords of these services is akin to the subscribing landlords sitting

down at the table to fix rents and other lease terms in an anti-competitive manner.

Supporters of these services have countered that they are simply a revenue management tool that creates efficiencies in the marketplace, that they are no different from those employed in a wide array of industries that have adopted algorithmic pricing over the past decade (including travel, entertainment and retail), and that they only provide recommendations to landlords, who are free to exercise their own judgment in setting lease terms.

In response to the outcry from the tenant community, New York Governor Kathleen C. Hochul recently signed Assembly Bill 1417-B, adding provisions targeting the use of algorithms in residential leasing to the Donnelly Act, the state’s antitrust law. The bill will become effective 60 days after it was signed into law—on Dec. 15, 2025.

The New York law comes as several municipalities in other states have also targeted rent-setting algorithms and shortly after California’s passage of new restrictions on the use of common pricing algorithms.

California’s Assembly Bill 325 and Senate Bill 763, which were enacted on Oct. 6, 2025, and will become effective as of Jan. 1, 2026, amend the Cartwright Act, California’s primary antitrust statute, to explicitly outlaw the use or distribution of a “common pricing algorithm” either “as part of a contract, combination in the form of a trust, or conspiracy to restrain trade or commerce” or if such use or distribution “coerces another person to set or adopt a recommended price or commercial term recommended by the common pricing algorithm for the same or similar products or services in [the state].” (A “common pricing algorithm” is defined for these purposes as “any methodol-

ogy, including a computer, software, or other technology, used by two or more persons, that uses competitor data to recommend, align, stabilize, set, or otherwise influence a price or commercial term.”) Broader in scope than those adopted in New York, California’s new restrictions are not limited to the residential rental setting.

In addition, the U.S. Department of Justice, together with a number of state attorneys general, has sued RealPage (a revenue management software provider) and six of the nation’s largest property management companies for activities similar to those targeted by the New York law.

According to the complaint, RealPage aggregated data from landlords, and those landlords agreed to share nonpublic, competitively sensitive information about their apartment rental rates and other lease terms to train and run RealPage’s algorithmic



By
Peter E.
Fisch



And
Salvatore
Gogliormella

a contract, agreement, arrangement or combination between two or more parties) that creates or maintains a monopoly or otherwise unreasonably restrains trade. Violations of the law are subject to criminal and civil penalties. In addition, an individual may sue to recover treble damages for injuries sustained because of a violation, as well as reasonable attorneys’ fees.

In the more than 125 years since it was originally enacted, the Donnelly Act has remained largely unchanged. A bill known as The Twenty-First Century Anti-Trust Act, which was first introduced in July 2020 and later revised and re-introduced, would make significant changes to the law. Specifically, it would cover unilateral anticompetitive conduct, authorize treble damages for class actions, enhance criminal penalties for violations, and make it unlawful for any “dominant” entity to abuse

New York landlords and software companies should therefore review the design and deployment of any algorithms used in residential leasing processes in light of recent changes in the law and closely monitor developments in this area.

pricing software so as to generate rent recommendations that were widely adopted, leading to higher rents and reduced competition for millions of renters.

The complaint alleges that RealPage acted as a third-party “loophole” to antitrust regulations, enabling price-fixing without direct bilateral contact between landlords, who would have otherwise needed to compete independently to attract renters based on pricing, discounts, concessions, lease terms and other relevant considerations.

The Donnelly Act prohibits, in general, any concerted action (i.e.,

its “position.” The bill’s prospects are uncertain, however.

In brief, the bill recently enacted makes explicit that landlords may violate the Donnelly Act by using certain software applications, services or devices to set rents or other lease terms for “residential dwelling units” and that third parties who facilitate anticompetitive agreement among landlords (including through such applications, services or devices) also risk liability under the Donnelly Act.

The New York law provides in pertinent part: “It shall be an unlawful violation of this Article

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Q & A



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Donna DiMaggio Berger, vice chair of Becker’s statewide Condo, Co-Op & HOA practice, discusses issues Florida’s community associations are facing, as well as why she launched her podcast.

Becker’s Donna DiMaggio Berger on Issues Facing Condos, Co-Ops, and HOAs

BY KATIE HALL

FORT LAUDERDALE, Fla.

DONNA DiMaggio Berger, based in Fort Lauderdale, is the vice chair of Becker & Poliakoff’s statewide Condo, Co-Op & HOA practice. She the host of *Take It To The Board*, a Becker-produced podcast that explores this practice area.

In this Q&A, she discusses the most pressing issues facing Florida’s community associations today, as well as why she launched her podcast.

Q: What inspired you to start your podcast, *Take It to the Board*? How has your podcast evolved over the past four years?

A: During the early days of the pandemic, all our daily routines were upended. Like many people, I searched for new morning routines during shutdown, and I found myself listening to podcasts with my morning coffee. I enjoyed a wide variety of topics but searched unsuccessfully for an engaging podcast regarding the community association lifestyle. I bought some podcast equipment and parked it on a shelf for months before I finally took the leap and started podcasting. Over the course of four seasons, the breadth and reach of the podcast has grown significantly and we now have listeners on six continents and potential guests reaching out to us! While the intended audience is people living in all types of communities or serving on community association boards, we embrace all types of lifestyle content in addition to the more technical aspects of association governance. I’m curious about so many topics and people that I have a long list for future seasons!

Q: Can you share a memorable guest or episode that really stood out to you? Why?

» Page 8

Expert Analysis / Real Estate Trends

eHealth

« *Continued from page 3*
industry standard payments” from MAOs to TPMOs “are illegal kickbacks under the Anti-Kickback Statute.”

In addition to arguing that DOJ’s filing of the complaint in intervention was in effect a bad faith effort to achieve regulatory change through an FCA enforcement action, the defendants also argue in their motion to dismiss that, as to the payments from the insurers to the brokers, the government has failed to adequately plead a host of the elements required for violations of the Anti-Kickback Statute (AKS) and FCA. In particular, the defendants argue, among other things, that:

- The payments to the brokers do not constitute the type of “remuneration” that the AKS forbids, because the AKS only prohibits payments that are intended to induce the ordering of *goods and services*, and the enrollment of a patient into a Medicare Advantage plan is not a good or service;
- The challenged payments to marketers were not illegal under the AKS because, as cases such as *United States v. Sorensen*, 134 F.4th 493 (7th Cir. 2025), have required, the payments were not made to those whose positions allow them to influence patients’ medical decisions; and
- The government’s complaint does not adequately plead an FCA violation in part because the complaint fails to allege that any supposedly false aspects of the claims submitted for reimbursement were material to a payment decision, and also because the complaint does not permit one to infer that, “but-for” the alleged kickbacks, the enrollments in the defendants’ Medicare Advantage plans would not have occurred.

Having thus argued that the payment of fees from Medicare

Advantage plans to insurance brokers cannot satisfy the requisite elements of an AKS violation, the defendants (except Ele Vance Health, as to which there is no discrimination allegation) next turn to the government’s assertion that by steering away disabled beneficiaries from the insurers’ plans, the defendants committed a separate series of FCA violations.

On this issue, the defendants argue that any alleged discrimination against disabled beneficiaries would not have resulted in false claims but rather would have resulted in claims *not being submitted*.

And, addressing the elements of the FCA claims, the defendants argue that the pleading fails to allege violations of the non-discrimination regulations on which the government relies; has not adequately alleged the materiality of any anti-discrimination violations; and has not alleged any loss or damages (nor could it, given that the alleged discrimination would have *prevented* claims from being submitted).

On Oct. 20, 2025—just one day before this column was submitted for publication—the government filed three memoranda of law, spanning a total of 104 pages, in opposition to the defendants’ motion to dismiss. Given the timing and breadth of those filings, an analysis of the government’s arguments must be reserved for another day, and will likely appear in a future edition of this column.

Two District Courts in the Sixth Circuit Apply the “But-For” Causation Standard To Dismiss False Claims Act Claims Premised on Anti-Kickback Statute Violations

In Sept. 2025, the United States District Court for the Middle District of Tennessee issued two decisions applying the Sixth Circuit’s interpretation of what is required to prove the falsity element of FCA claims that are premised on alleged AKS violations.

Pursuant to a 2010 amendment to the AKS, one pathway to estab-

lishing the false or fraudulent nature of a claim for payment is to show that the claim includes “items or services *resulting from* a violation” of the AKS. 42 U.S.C. §1320a-7b(g) (emphasis added).

However, like the First and Eighth Circuits, the Sixth Circuit has held that the term “resulting from” in this context imposes a requirement of “but-for” causation, such that the plaintiff in an AKS-predicated FCA case must establish that the claim for reimbursement would not have been submitted absent the AKS violation. *United States ex rel. Martin v. Hathaway*, 63 F.4th 1043 (6th Cir. 2023).

Applying this “but-for” requirement, the two district court deci-

The district court then turned to the issue that was at the core of its decision—namely whether there was sufficient evidence to find that but-for the alleged kickback arrangement, claims for reimbursement would not have been submitted to the states’ Medicaid programs.

sions from the Middle District of Tennessee found that the relationship between alleged kickbacks and the claims for reimbursement were too attenuated to establish the requisite causation.

On Sept. 5, 2025, in *United States, et al., ex rel. Folse v. Napper, et al.*, 3:17-cv-1478, Judge Aleta A. Trauger of the Middle District of Tennessee applied the Sixth Circuit’s “but-for” standard of causation and granted summary judgment in favor of the defendants who sought the dismissal of the FCA claims against them.

The *Napper* decision, 2025 WL 2585680 (M.D. Tenn. Sept. 5, 2025), arose from a *qui tam* suit in which Tennessee and Louisiana had elected to intervene in part. The states contended that an arrangement between the defendants on the one hand (dental service providers and related management and billing companies), and on the other, long-term care facilities (LTCFs) that served Medicaid beneficiaries, constituted an illegal kickback.

Pursuant to the arrangement, the defendants would provide

dental services free of charge to one indigent LTCF resident provided that, for each such indigent resident who received free dental services, the dental provider would also provide care to no fewer than six residents from the LTCFs who had the ability to pay.

Although the defendants contended that this so-called “six-for-one” provision “limited indigent care to one patient for every six paying patients as an ‘economic guardrail,’” the intervening states alleged that the providing of free services to an indigent LTCF resident was an illegal kickback that was intended to induce the referral of the six other paying patients.

In a thorough decision that addressed a host of issues, the district court analyzed, among other things, the elements of FCA claims that are premised on AKS violations.

For example, the court expressed doubts about whether the free services provided under the six-for-one arrangement were “remuneration” to the LTCF under the AKS, but ultimately concluded that the arrangement constituted remuneration since the services “had value”; found that the defendants clearly received referrals from the LTCFs; and found the evidence of willfulness on the part of the defendants to be lacking, which in itself would have been enough to grant summary judgment in the defendants’ favor.

The district court then turned to the issue that was at the core of its decision—namely whether there was sufficient evidence to find that but-for the alleged kickback arrangement, claims for reimbursement would not have been submitted to the states’ Medicaid programs.

The court explained that, on this issue, the plaintiffs essentially alleged that the claims were “tainted” by the alleged AKS violation largely because the LTCFs would not have contracted with the defendants without the alleged kickback arrangement. However, the court rejected this argument and opined that the plaintiffs could not meet the but-for standard because the link between the alleged violation and the submission of claims was “too attenuated.”

In this regard, the court noted that the states did not directly pay the defendant dental providers; instead, consistent with state Medicaid rules, the payments that non-indigent LTCF residents made for dental services led to an equal reduction in the amount the residents owed the LTCFs, and the LTCFs were then permitted to submit claims in that same amount to offset the reduction in the payments they would receive from the residents.

The court also found it impossible to conclude that, but for the alleged kickback arrangement, these same claims would not have been submitted and approved. The court thus granted summary judgment in the defendants’ favor and dismissed the FCA claims of the intervening states.

17 days later, on Sept. 22, 2025, Middle District of Tennessee Judge Waverly D. Crenshaw, Jr. ruled on the pleadings and dismissed kickback-predicated FCA violations in *United States, et al., ex rel. Nolan v. HCA Healthcare, Inc., et al.*, 3:20-cv-978. 2025 WL 2713747 (M.D. Tenn. Sept. 22, 2025).

In *Nolan*, after a 2012 change in federal billing regulations by which Medicare stopped paying pathology labs directly for the technical component (or “TC”) of their services, the relators (who owned pathology labs) requested that the defendant hospitals agree to pay the TC component.

The hospitals in turn proposed that the relators’ labs waive the TC component, and when the relators’ refused, the hospitals broke off their business relationship with the relators and contracted with

different labs that were willing to forego the TC payments. On these facts, the relators alleged that the hospitals had solicited a kickback when they requested the waiving of TC costs, and received a kickback when they entered into agreements with other labs that were willing to forego the TC costs.

In his ruling on the defendants’ motion to dismiss, Crenshaw found that the alleged arrangement as pleaded in the complaint did not constitute a kickback because the hospital was under no obligation to pay the TC component.

Relying on language from the decision in *Napper* which “suggested that . . . an attenuated link is not enough to establish but-for causation,” *Nolan*, 2025 WL 2713747, at *11, the court also found that the pleadings failed to adequately allege causation because nothing in the complaint suggested that, but for the supposed kickback, claims for reimbursement that sought the other component cost of the laboratory services (the professional component, which Medicare continued to reimburse) would not have been submitted.

Finally, although the relators had been asked by the hospitals to waive the TC component, the court found that this request was not the solicitation of a kickback. Instead, it was merely the unwillingness to voluntarily make a payment that was not legally required, and thus merely “described . . . normal marketplace competition.”

The decisions in *Napper* and *Nolan* demonstrate the burden the “but-for” standard of causation can have in cases of kickback-premised FCA liability, and the difficulties that relators and intervening government entities will face in pleading claims that make out “but-for” causation.

Indeed, given that notice of appeals have not been filed in either *Napper* or *Nolan*, both cases show that plaintiffs in the Sixth Circuit (and likely elsewhere) will face considerable difficulty in overcoming what Crenshaw described as the Sixth Circuit’s “warn[ing] [that] courts not . . . read causation too loosely.”

Trump

« *Continued from page 3*
Deal modeling therefore must include an assessment of how transactions relate to administration priorities: Does the deal affect domestic production, employment, or supply-chain security? These considerations now form part of the regulatory risk assessment.

The Globalization of Uncertainty

Even as Washington recalibrates, the U.S. no longer defines the outer boundary of merger review. The European Commission and the U.K. Competition and Markets Authority have become increasingly assertive, sometimes moving faster and further than U.S. agencies.

The Microsoft/Activision transaction, cleared in the U.S. but initially blocked in London, demonstrates that transatlantic divergence can affect global deals regardless of U.S. policy.

Foreign investment regimes—CFIUS-style reviews—are also proliferating across Europe and Asia. Ten years ago, Washington dominated the risk matrix. Today, Brussels, London, and even Canberra can be decisive review points. For deal counsel, that means developing a unified narrative that resonates across jurisdictions. A rem-

edy that satisfies the DOJ may not satisfy the CMA, and inconsistent messaging can create complications.

Changes in Private Equity Review

Another notable shift is the change in approach to private equity. Again, departing from the Biden era, the new leadership has indicated it does not view financial sponsors as inherently raising competitive concerns. That removes a layer of scrutiny but not substantive review.

Roll-up acquisitions that raise competitive concerns will still attract attention—just without the PE sector-specific focus. For sponsors, the practical implication is tactical: less need for defensive messaging about the private equity business model, more focus on deal-specific effects and remedy readiness.

M&A Strategy in the Current Landscape

For practitioners, these policy shifts translate into three actionable imperatives:

1. Integrate Government Relations Early

If a deal touches jobs, national security, or critical infrastructure,

early engagement is essential. Transactions in this environment benefit from a coordinated government-relations strategy. Lobbyists, PR advisors, and political consultants can help shape the transaction narrative from the outset.

2. Prepare Dual Playbooks—Legal and Policy

Traditional merger-control analysis remains essential, but parallel

A transaction that appears straightforward economically may face questions if it raises concerns about domestic manufacturing or offshoring.

assessment of policy alignment is now equally important. A transaction that appears straightforward economically may face questions if it raises concerns about domestic manufacturing or offshoring. Conversely, a deal that supports U.S. employment or supply resilience may find more receptive review even with higher concentration metrics.

3. Monitor the Policy Environment

Policy priorities can shift overnight in response to public attention, congressional activity, or administration statements.

Deal teams should monitor not only agency dockets but also the broader policy environment. Election cycles, cabinet changes, and public discourse can affect timing and outcomes.

A Different Enforcement Environment

The irony of 2025 is that the formal architecture of U.S. antitrust remains stable. The agencies

remain committed to the revised Merger Guidelines issued during the Biden administration. What has changed is the enforcement philosophy and priorities.

The current administration has signaled different approaches to settlements, remedies, and sector-specific enforcement. Personnel changes, including the departure of career officials following the HPE/Juniper settlement, reflect the administration’s commitment to its policy direction. For general counsel and M&A advisors, this means understanding the current enforcement personnel and priorities and how they may apply to specific transactions.

The Practical Takeaway

For transactional lawyers and corporate boards, the lessons of this evolving landscape are concrete:

- **Model policy alignment risk.** Treat it as a variable in valuation and timing.
- **Assume remedies, not rejections.** Design divestiture options in advance; it shortens negotiations. Consider remedies that may address policy concerns.
- **Globalize your clearance strategy.** Coordinate filings so that divergent outcomes abroad don’t delay the deal.
- **Understand the current approach.** The administration’s stated priorities provide guidance on enforcement focus.
- **Monitor personnel.** Changes in agency leadership can signal shifts in enforcement priorities.
- **Carefully message the deal.** Deal messaging, both internally and externally, should be strategically managed to address both traditional antitrust concerns (such as effects on customers) and broader policy objectives.

The bottom line: the enforcement environment reflects different priorities than the prior adminis-

tration. Policy considerations now play a more prominent role in merger review – one that can be as significant as traditional antitrust analysis.

The Trump administration’s antitrust posture blends familiar form with a different enforcement philosophy. The approach emphasizes traditional antitrust metrics—price, output, and structural remedies—while incorporating the administration’s broader economic policy framework.

For dealmakers, the path forward requires understanding these priorities. Successful transactions will be those that address both legal requirements and policy considerations. Effective M&A strategies will treat Washington not as an obstacle to navigate at the end of the process, but as a stakeholder whose priorities should be understood from the beginning.

The current moment represents a shift in enforcement philosophy. The analytical framework may look familiar, but the priorities and emphasis have changed, requiring dealmakers to adapt their strategies accordingly.

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Algorithms

« *Continued from page 5*
for a person or entity to knowingly or with reckless disregard facilitate an agreement between or among two or more residential rental property owners or managers not to compete with respect to residential rental dwelling units, including by operating or licensing a software, data analytics service or algorithmic device that performs a coordinating function on behalf of or between and among such residential rental property owners or managers.”

The law goes on to restrict these activities from being conducted by landlords: “It shall be considered an unlawful agreement in violation of this Article for a residential rental property owner or manager to knowingly or with reckless disregard set or adjust rental prices, lease renewal terms, occupancy levels, or other lease terms and conditions in one or more of their residential rental properties based on recommendations from a software, data analytics service, or algorithmic device performing in a coordinating function.”

For these purposes:

- a “residential rental property owner or manager” is

“any individual or entity that owns or is a beneficial owner of, directly or indirectly, in whole or in part, or manages one or more residential rental dwelling units in New York State”; and

- performing a “coordinating function” means taking all of the following actions: (i) collecting “historical or contemporaneous” information from multiple landlords about rents, inventory or lease termination or renewal dates, (ii) analyzing or processing that information using a computational system, software or process (including by using that information to train an algorithm), and (iii) making recommendations to landlords about occupancy levels, rents or other lease terms.

An agreement between landlords not to compete could itself be a Donnelly Act violation. The new law simply adds an express prohibition on landlords’ use of software, services or devices to reach the same result. Landlords may violate the amended Donnelly Act if they are aware that the algorithm in question uses information from multiple landlords or if they are aware that there is a substantial risk that the algorithm does

so. The law also specifically prohibits a third party from facilitating an agreement by two or more landlords that those landlords themselves could not directly undertake, including by operating or licensing software, services or devices for this purpose.

New York’s law (like the recent one in California) does not distinguish between the use of public

es for the same software, which software is alleged to have provided pricing recommendations, and *which software did not share any licensing hotel’s confidential information among the competing licensees.*” *Gibson v. Cendyn Grp.*, 148 F.4th 1069, 1076 (9th Cir. 2025) (emphasis added).

The court concluded that this was insufficient to state a claim

Tenant organizations and other critics of this practice have complained that it encourages and enables landlords to unlawfully share information and results in rent increases that are unfair to tenants.

and non-public information. This stands in contrast to the developing federal law on this issue. Courts are presently grappling with whether liability can attach under the Sherman Act if the algorithm at issue is not alleged to have relied on non-public data.

In one recent example, the U.S. Court of Appeals for the Ninth Circuit affirmed the dismissal of a putative class action complaint, framing the question posed as “whether Plaintiffs sufficiently state a Section 1 claim when they allege that the competing hotels *independently* purchased licens-

under Section 1 of the Sherman Act, but noted that the analysis might change if plaintiffs allege that the software provider shared the confidential non-public information of each hotel with the other competing hotels. Also, a bill currently pending in the U.S. Senate (S.232) would prohibit pricing algorithms using *non-public* competitor data (while creating an audit process for users or distributors of pricing algorithms).

Moreover, the New York law appears to adopt a “per se” standard. There are no requirements

for showing harm to competition or an increase in rents as a result of using the coordinating algorithm. Indeed, the law prohibits the use of a coordinating algorithm not only to set price terms (i.e., rents), but also in determining “lease renewal terms . . . or other lease terms and conditions.” Landlords are also prohibited from using a coordinating algorithm to set occupancy levels.

Landlords and software companies will be interested to know that the law does not extend to commercial leasing, and hospitality companies will likewise be interested to know that it does not appear to apply to hotels. While similar concerns may exist in other businesses, residential leasing has historically been the subject of more extensive regulation, and the current shortage of affordable housing in New York is widely viewed as a crisis.

As noted above, violations of the Donnelly Act are subject to strict penalties, and similar conduct may (depending on the circumstances) also give rise to liability under federal antitrust laws. New York landlords and software companies should therefore review the design and deployment of any algorithms used in residential leasing processes in light of

recent changes in the law and closely monitor developments in this area. Among other things, they should exercise care in sharing and distributing sensitive information, determining which data to use in seeding algorithms, keeping separate the information of different landlords, relying on algorithmic processes to recommend or make commercial decisions, training team members involved in developing, maintaining or using revenue management applications, and seeking appropriate guidance from their legal advisors.

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Disputes

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able to dictate that term: Will the parties be required to mediate before litigating? Will disputes be in the courts or in arbitration? Under what state's law? If arbitration, how many arbitrators and under what rules? There may be a discussion about this, or the other side may choose to leave it alone.

The deal lawyers may call a litigation colleague who may or may not have sufficient experience to ask the right questions and suggest appropriate and effective language. The quality of the dispute resolution provision will reflect the parties' negotiating power, the time and attention devoted to the task, and the experience of the lawyers involved in the drafting.

What makes for a good clause is advance attention to the type of transaction the parties are entering into, the type of disputes that might occur, and how the business might be affected as a dispute unfolds. Ideally, a dispute resolution clause does not get in the way of the transaction the parties negotiated. Having a dispute is burden enough. The wrong dispute resolution clause can create inefficiencies and expense that burden the relationship further, just as the right clause can expedite resolution.

No dispute resolution clause can fully anticipate the disputes that

may occur. Imagination, flexibility, and most of all good intentions can go a long way to resolving disputes in the most efficient and flexible manner.

Of course, by the time there is a dispute, good intentions may be in short supply. In that moment, each side may prefer to apply the dispute resolution clause offensively. For example, where a three-arbitrator panel is required, the side that wants to increase expense will not agree to have the dispute decided by a single arbitrator. If the clause requires that the arbitrators decide the dispute within 120 days, both sides will be under greater pressure than if they had provided for a more relaxed pace, one that, for example, gives time for mediation.

When negotiating a dispute resolution provision, each side tries to game out what sort of clause will be in its best interests in the future. As no one has a crystal ball, the moment the dispute arises is an excellent opportunity for the parties and their lawyers to step back, take a breath, and think about whether their clause serves them. If not, they might consider renegotiating its terms.

Tailor the Terms to the Moment

What lawyers often forget and clients don't always know is that agreements can be renegotiated in light of changed circumstances. If

the lawyers are skilled and sensible, if the clients are looking to solve their problem instead of just "winning," and if everyone is willing to put emotions aside and plan for a better way, there may be alternative approaches to managing, if not resolving, the specific conflict that has emerged.

I was recently engaged by businesspeople who had been partners for decades in numerous ventures. They no longer saw eye to eye and

each had a different concept of fairness).

- Each wanted a process that would end within a reasonable period of time and at reasonable cost.

- Even after a separation, the parties were going to have a continuing relationship because of ongoing projects, so they wanted a process that would enable them to resolve future problems.

When they want to be reasonable, alternatives to the courtroom offer the possibility of flexibility, creativity, and strategic thinking that don't exist before a busy judge.

wanted to go their separate ways. Some of their differences were substantive. Others reflected years of bickering. Their lawyers saw this as an opportunity to design a process that would first involve a mediation, failing which there would be an arbitration.

What made the design of the process work is that:

- The parties had known each other for a long time and understood their personal dynamic as well as their business differences. That is, they knew themselves and their long history that was standing in the way of resolution.
- They wanted a fair division of interests (although, of course,

The parties, with their counsel and myself as neutral, designed the process from the ground up. Mediation would take place for a fixed period of time. If the matter did not settle in that time frame, the mediation would end and the arbitration process would begin, using the same neutral. The rules of the arbitration were agreed upon.

This process, called "med-arb," is well known but not frequently used. It is something that many neutrals will not do because it can create ethical issues when the neutral brings to the arbitration phase what he has learned, sometimes in confidence, during the mediation phase. But these problems can be dealt

Realty Law

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The court noted that, "[t]his leaves the question of whether the notice of termination had to state a good cause for termination, despite the lack of an obligation to serve the GCEL Notice."

A prior Civil Court decision stated that the court "presumes the Legislature sought to avoid such a retroactive result inasmuch as it provided landlords with a 120-day cushion to comply with the new predicate notice requirements in GCEL, advising tenants if their housing accommodation is subject to good cause. In doing so, the Legislature allowed non-renewal and termination notices served pursuant to RPL §§226-c and 232-a before the passage of GCEL, some requiring as much as 90 days of notice, to remain viable, indicative of a legislative intent to avoid invalidating legal papers that complied with the law when they were prepared."

The court further noted that with respect to the, "interplay" of Sections 1, 2, and 3, *Emerald Lofts LLC v. Echevarri*, 2025 NY Slip Op 25131 (Civ. Ct. Kings County 2025) held, "[w]hile these notice requirements were not phased in until August 18, 2024..., the remaining portions of GCEL 'take effect immediately and shall apply to actions and proceedings commenced on or after such effective date— [April 20, 2024]'.... This includes §1... which... provides that a GCEL-covered tenant can only be removed from possession based on one of the Good Cause grounds enumerated in RPL 216(1)(a)-(j)."

The court further stated that a recent Civil Court case cited by the landlord for the "proposition that the notice of termination is compliant," was not contrary to the aforementioned cited cases.

The petition in that case had been, "assigned a first court date before the enactment of the GCEL, [was] served before the effective date of GCEL, Section 5, and, in any event, the petitioner there moved to amend the petition to include a GCEL statement."

The salient issue in the subject case was "whether the notice, 'provided the necessary additional information to enable the tenant respondent to frame a defense and the notice, as a whole, was therefore adequate to meet the tests of reasonableness and due process.'"

The court noted that "no petitioner was required to serve GCEL Notice... between April 20, 2024 and August 17, 2024... and, no particular format was prescribed....but not having an obligation to use the particular GCEL Notice form does not alleviate petitioner's obligation to provide a notice of termination sufficient to allow the respondent to determine whether they should defend or vacate and avoid litigation."

The court explained that although the subject 90-day Notice was dated April 18, 2024, two days before enactment of GCEL and effective date of section 1 and alleged a month-to-month tenancy and termination without a specified cause, "colloquially termed 'no ground' holdover," it had been served April 30, 2024, "ten days after the effective date of GCEL."

Thus, the court reasoned that the landlord, "knew or should have known on April 30, 2025 that it would have to allege a good cause for termination in its petition." It noted that the landlord pled the

GCEL in its petition.

Although the court was, "sympathetic to the confusion arising from the GCEL, the Appellate Division First Department holds, 'failure strictly to comply with the statutes governing summary proceedings... mandates dismissal....'"

The court further noted that although petitions may be amended, "predicate notices, like the notice of termination here," are not amendable.

Based on the "effective date of GCEL, the notice of termination served in this proceeding is unreasonable in view of the attendant circumstances." The court emphasized that the petitioner "knew or should have known at the time it served the notice of termination that good cause would be an essential part of its petition and referenced those allegations of good cause in the termination notice."

The court found that the tenant could not "adequately determine their defenses if they are unaware of the petitioner's good cause for termination."

Accordingly, the court held the notice of termination was fatally defective and granted the tenant's motion to dismiss, without prejudice to the landlord recommending the proceeding upon a proper notice.

448-452 West 57 Associates LLC v. Ghali, Civil Court, New York County, Case No. LT315269-24/NY. Decided September 9, 2025. Chineza, J.

Landlord-Tenant—Rent Stabilization—Tenants Commenced Rent Overcharge Action Based on Single Unexplained Rent Increase Occurring Prior to the Effective Date of the 2019 HSTPA—Tenants' Motion To Dismiss Landlord's Affirmative Defenses Denied—DHCR Records Showed That 2018 Rent Increase Was Based On a "Vacancy Increase"—Court Found That Complaint Merely Alleged "A High Rent Increase and Is Devoid of Any Indicia of Fraud or a Fraudulent Scheme To Evade the Rent Stabilization Laws."

Plaintiffs, former tenants in a rent-stabilized building, commenced a rent overcharge action, alleging overcharges between October 2023 and October 2024. The landlord asserted five affirmative defenses. The plaintiffs moved to dismiss the second, fourth, and fifth affirmative defenses.

The second affirmative defense asserted that the complaint was barred by the statute of limitations (SOL) since all claims "are limited to review from June 14, 2019" and the landlord was under "no obligation to keep rental records for more than four years prior to the passage of the Housing Stability and Tenant Protection Act in 2019 (HSTPA)."

The landlord also argued that the tenants are not permitted to rely on a rent history prior to June 14, 2019, when the HSTPA was enacted. It argued that the HSTPA is not applicable based on the New York Court of Appeals decision in *Matter of Regina Metro Co., LLC*, (35 NY3d 332 (2020) (Regina)). The landlord asserted that the plaintiffs are precluded from examining or using records before the "base date of this proceeding, absent a showing of fraud."

Additionally, the landlord contended that if there is a finding of overcharge, the legal rent should not be "frozen" at the last properly

legal rent" but based upon the base date rent.

The defendant admitted and denied, in part, certain allegations of the complaint. The complaint alleged that the "NYS Division of Housing and Community Renewal's (DHCR) annual apartment registration statement indicates an unexplained rent increase in June 2018 from \$1,133.50 to \$1,147.67; and that the base date for determining the legal rent is June 14, 2015, which is four years prior to the enactment of the 2019 HSTPA." The defendant denied those allegations.

The plaintiffs alleged that the defendant had extended their lease until October 15, 2024, and that they had paid a prorated rent for that month. The defendant acknowledged that the monthly rent due for the period of December 2023 through September 2024 was the preferential rent rate of \$2,250.00 and plaintiffs had surrendered that apartment in October 2024, but the landlord denied that it "collected that amount of rent each month based upon the plaintiffs' payment history."

The complaint also alleged that "the entire apartment registration history prior to June 18, 2018 contains no evidence of any unexplained rent increases." The defendant admitted that in its answer. The complaint otherwise alleged that "June 14, 2015 is the base date for determining the legal rent rate." The defendant denied that allegation.

The plaintiffs argued that the action was governed by the six-year SOL for rent overcharge damages enacted pursuant to the HSTPA (CPLR 213-a), and the action was "timely commenced on March 25, 2025, since it claimed damages from October 2023 to October 2024."

The plaintiffs asserted that the "rent overcharge methodology made applicable by the (HSTPA) instructs the court to examine the entire rent history prior to enactment of the statute; that the 'base date' for determining legal rent in an overcharge action is no longer required to be co-extensive with the (SOL); and that the overcharge action is premised upon an unexplained overcharge occurring in June 2018, more than 6 years prior to commencement of the action and also prior to the effective date of the (HSTPA)."

The court explained that rent overcharge claims may be filed "anytime," but "no overcharge penalties or damages may be awarded for a period more than six years before the action is commenced or complaint is filed...." It stated that the HSTPA directs courts to "look back as far as necessary to find the most reliable rent registration upon which to base its determination regarding the overcharge claim...."

The court further noted that the "2023 and 2024 amendments to the Rent Stabilization Law (RSL) and Rent Stabilization Code expressly permit 'the use of records of any age or type, going back to any date that may be relevant, for purposes of determining the status of any apartment under the (RSL)....'"

The court observed that although the plaintiffs alleged that the "record of an unexplained rent increase in June 2018 should be utilized to determine damages for an overcharge, their complaint otherwise alleges that June 14, 2025 is to be utilized as the 'base date' for determining legal rent." It

noted that such allegation "implicitly acknowledges the four-year look-back period that applied to overcharge claims made prior to enactment of the HSTPA on June 14, 2019, and its applicability to such claims when it was later reinstated by (Regina)."

The court stated that the plaintiffs' "acknowledgement of (Regina), however, contradicts, in turn, plaintiffs' legal argument that the same 'base date' for determining legal rent is no longer co-extensive with the (SOL)."

The court then explained that the New York Court of Appeals, in Regina, "considered the retroactive effect of the expanded look-back that was a result of the (HSTPA)." Prior to the HSTPA, "overcharge claims were subject to a four-year (SOL), and overcharges incurred more than four years preceding the initiation of a claim were precluded...."

Based on "substantive due process," Regina "clarified that the (HSTPA) amendments cannot be applied retroactively to overcharges that occurred prior to its enactment...." Regina held that "retroactive application of the part F amendments contained in the (HSTPA) was unconstitutional." Thus, Regina "effectively reinstated the four-year (SOL) codified in the former version of CPLR 213-a for challenges to pre-HSTPA overcharges" and that has been "followed by the Appellate Divisions in the First and Second Departments...."

The court noted that "where the triggering event for an alleged overcharge is predicated upon an unexplained rental increase that occurred prior to the 2019 HSTPA, the four-year rule set forth in the former CPLR 213-a and (RSL) §26-516 controls...." Moreover, the Appellate Division, First Department held that "there is no need to engage in a constitutional retroactivity analysis in the application of the HSTPA where tenant's lease commenced after the HSTPA's enactment, and no pre-HSTPA overcharge is alleged...."

The Court of Appeals recently held that "the exception to the four-year look-back only applies in cases where plaintiff alleges sufficient indicia of fraud or a colorable claim of a fraudulent scheme to evade the rent stabilization laws...."

Here, the defendant argued that the subject action is barred by the SOL since it "is erroneously predicated upon a June 2018 rent overcharge statement, which is prior to the effective date of the 2019 HSTPA." The defendant provided DHCR apartment rent registration statements for the period of 1984 through 2024. They included a "designation next to the June 2018 rent specifying 'RS-V,' which means 'vacant,' and which counsel explains is proof of a lawful vacancy increase for the rent."

The defendant contended that if that evidence is accepted as true on the plaintiffs' motion to dismiss, then "it explains the rent increase and rebuts plaintiffs' overcharge claim to the extent it is premised upon the June 2018 DHCR rent registration statement...."

The plaintiffs had not rebutted the landlord's evidence and failed to submit reply papers on the motion to dismiss.

The court considered the plaintiffs' allegation that the "entire rent history prior to June 18, 2018, contains no evidence of any unexplained rent increases," and that allegation had been admitted by the defendant. It noted that the plaintiffs had not yet conducted

with in agreements entered into in advance. Like many relationships, the workability of such an arrangement depends on the integrity and good faith of the participants.

Not every dispute requires this level of imagination and process design. When there is a pre-existing dispute resolution clause, it's healthy to ask whether it will well serve the parties in the actual dispute that has arisen. Without shedding their gladiator aura, experienced lawyers may advise clients to consider changes in a dispute resolution clause to better achieve their clients' needs.

For example:

If there is no agreement to mediate, suggest it. Mediation takes a bit of time and money, but it is not a limitless process. The parties can decide how much time and money to spend on it. Mediation can provide something that fighting usually cannot: early information exchanges that assist in understanding the strengths and weakness of each side's arguments. In some cases, the exchange of information can create an "ah-ha moment," one in which a piece of information can change the thinking of lawyers and their clients. Even if the dispute does not settle, everyone moves forward with more knowledge.

If there is an arbitration clause, does it work for these parties in this dispute? Is this a relatively small value dispute with a clause that requires three arbitrators

instead of one? Three-member arbitration panels are very expensive. If the parties can agree on saving money and getting to the point, they might agree on one arbitrator.

Does the clause permit a lot of discovery, including depositions? It may be wise to agree on doing less and getting to the hearing. Discovery eats up dollars.

Does the clause provide that the dispute must be fully arbitrated on a short schedule? Is this realistic? Or, conversely, should the dispute be put on an expedited schedule to get it done?

Of course, parties and their lawyers sometimes want to create maximum pain and maximum delay. That's the opposite of what alternative dispute resolution is for, but there's no law that requires people to be reasonable.

When they want to be reasonable, alternatives to the courtroom offer the possibility of flexibility, creativity, and strategic thinking that don't exist before a busy judge. A judge tells you what to do. A mediator and an arbitrator are hired by the parties and are there to serve them. If parties and their counsel can handle the freedom to decide on their process, they can save time, money, and aggravation.

Freedom of choice is a challenge. Those who are up to it can better manage their disputes and get on with their business and their lives.

the absence of pre-trial discovery having been conducted," the plaintiffs failed to meet their burden of proof on their motion to dismiss the second and fourth affirmative defenses, and their motion to dismiss those affirmative defenses was denied.

With respect to the fifth affirmative defense, the plaintiffs argued that the court may "freeze the rent when a landlord fails to file a timely annual rent registration."

However, the complaint neither sought that relief nor alleged that the defendant failed to timely file an initial and proper DHCR rent registration statement. The plaintiffs also failed to challenge the fifth affirmative defense, "as a matter of law, but, instead counsel, states in legal memorandum that, 'this is not to say that plaintiff is necessarily entitled to a rent freeze in this case, as the issue remains to be determined.'"

The court held that the plaintiffs had also failed to sustain their burden of proving that the fifth affirmative defense lacks merit, and thus, denied the plaintiffs' motion to dismiss the subject affirmative defenses.

Oshodi v. 30 Linden Blvd., LLC, Civil Court, Queens County, Case No. CV-006822-25/QU. Decided Sept. 2, 2025. Peter F. Lane, J.

Berger

« Continued from page 5

A: I think all our guests have been amazing and have provided truly useful content for our listeners. Jane Gilbert, the world's first Chief Heat Officer, was a standout guest and I must admit that I nerded out quite a bit when I had legendary immigration attorney Ira Kurzban come on the podcast to discuss how to deal with ICE activity in private residential communities. Maurice Huffman walking me through the process of appearing on the Shark Tank, a favorite show, was a lot of fun. Lastly, I really enjoyed our podcast's 50th episode where my husband Michael was my guest—it was a real walk down memory lane for both of us.

Q: Construction defect claims are a major topic in your practice. How prevalent are these 558 claims in newly transitioned communities?

A: Those kinds of claims occur in almost all instances and developers, in my opinion, budget for them. Fortunately, most of those claims are settled and to the satisfaction of the newly transitioned community. Boards that neglect to pursue the association's rights against the developer and related parties after turnover risk costly future repair and financial issues. The Florida Legislature should work to protect a consumer's rights to demand the safety and soundness of construction in our State.

Q: What are some common pitfalls associations or owners face when pursuing contractors for deficient work?

A: Regarding new construction, the first and gravest mistake is not acting before the statute of limitations runs out. Another mistake pertains to not hiring the necessary professionals (engineering, legal and accounting) to assist with the 558 claim. These professionals are critical to achieving the best results in a claim regarding

deficient construction so foregoing or skimping on their selection is shortsighted. Regarding other construction disputes post turnover, the most common pitfall is signing a standard boilerplate contract that was drafted by the contractor to protect the contractor.

Q: How can boards balance the need for legal compliance with maintaining a positive community atmosphere?

A: As with any relationship, communication and transparency are crucial. In the highest functioning communities, the members have a variety of communication channels where they feel informed about important community projects and events. Experience has taught that more residents will comply with rules and regulations if they (a) know they exist and (b) have a basic understanding of the reason those rules were passed and what they were designed to accomplish. Getting residents off on the right foot starting with the screening process and the interview is also crucial to conveying a positive first impression for the community. Constant communication and transparency should be the mantra of every board.

Q: Are there trends you're seeing now in condominium and HOA law that associations should be aware of?

A: One trend is that directors are becoming more knowledgeable about the risks involved with their service on the board. Operating a community association has become increasingly complicated due to numerous legislative changes over the last decade coupled with the lack of civility in our society. As a result, there are now real challenges to attract the best candidates to serve on the board. Volunteer board members need to fully understand their roles as fiduciaries and be ready, willing and able to put the association's interests ahead of their own.

@ Katie Hall can be reached at katie.hall@alm.com.

Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE NOVEMBER TERM
WEDNESDAY, OCT. 29

2 P.M.

22/5545 People v Alfredo Colon
24/5564 Milchin v Milchin
25/0360 M., Ildefonso v Ildefonso M.
24/5263(3) AMK Capital v Cifre Realty
24/2293(3) AMK Capital v Cifre Realty
24/5876 Sapini v Ferrara
23/4518 People v Antonio Martinez
25/1134 Nationstar Mortgage v Vassi
25/056 Haque v T & S Interiors Corp.
24/5934 Prairiegold Solar v AGCS Marine Insurance
25/2427 R., Sharlene v Jhovanni D.
22/3391 People v Trevon Small
24/2437 Barons Media v Shapiro Legal Group
24/7911 Yagual v Hudson Canal
24/4952 People v Steven Hernandez
25/2826 Castillo v Bikvan
25/0139 Bolek-Gawin v White Plains Kensington
24/7089 Carrasquillo v 303 W. 122nd Street
23/6318 People v Robert Louis
25/2444N Vargas v Mavino Realty

THURSDAY, OCT 30

2 P.M.

22/3612 People v Dejanay Canteen
25/0321 O'Brien v Tectonic Builders
24/6025 D., Nyla
24/3358 Rivera v Site 2 DSA Owner
24/5593 Slikfa v Paul, Weiss, Rifkind, Wharton & Garrison
25/2002 Serhant LLC v Federico
24/5258 Muce v City University of NY
23/6281 People v Edwin Ortiz
24/3654(2) ZDC, LLC v 310 Group
24/0492Z People v Luis Peroza
25/1003 K., Aisha v Phillip C.
19/4036 People v Tara McDonald
24/7901 Board of Managers v Park Park Associates
23/5554(2) DeJesus-Jimenez v Rodriguez
24/5101 538 Morgan Realty v Law Office of Aihong You
25/0394 Roth v Board of Managers
24/7720 Health East Ambulatory v Country-Wide Insurance
24/4806 Detering v NYC Environmental
24/3022 People v Keiron Montgomery
25/1695N Badame v AECOM

WEDNESDAY, NOV. 5

2 P.M.

20/1115 People v Jose A.
25/0490 Robinson v Hiatt
25/0680 L., Anthony
25/0908 IGS Realty Co. v Brady
24/6646(1) Rodriguez v 167 LLC
24/0829(1) Rodriguez v 167 LLC
22/5672 People v Lloyd Anderson
24/5348 Owens v New Empire Corp.
24/4782 Ng v Figueroa
19/5337 People v Bredy B.
24/7465 B., John v Maria U.
24/4945 United Medicine & Rehabilitation v Yakobashvili
24/5568(3) Solomon v 360 E. 72nd Steet
23/2138 People v Carl Moultrie
25/3695 Brigade Cavalry Fund v Chirico
24/1732(2) Windermere Properties v City of NY
24/2846 TD Bank v A.H. Dental
24/2969(2) People of State of NY v Richmond Capital
25/0616 People v Leonard Lewis
24/5313N Berger v NYC Transit Authority

THURSDAY, NOV. 6

2 P.M.

20/1314 People v Jeffrey Tartt
24/4805 Quezada v City of NY
25/0120 G., Cayanna
24/4495 Garcia v 100 Church Fee Owner
25/0192 Spence v Brosnan Risk Consultants
25/2669 Vassilev v Vassilev
24/2029(1) People v Syndou Cisse
24/0822(1) People v Syndou Cisse
24/5459 URP Malden Lane v Valley National
25/0629(3) Bordonaro v E.C. Provini Co.
25/2301 C., Nercida v Cristal C.
24/3849 RSD857, LLC v Wright
18/4488 People v Abdullahi Shuai
25/1341 Zepsa Industries v 401 West Property
24/5946 Szczesiak v Ery Tenant
24/6848 Biswas v Aramis Distributors NY
24/4242 Lee v Montefiore Medical Center
24/4355(2) Will of Stanley Walker
24/2809 People v Jateise Leak
25/1873 Blinbaum v Chan
FRIDAY, NOV. 7

10 A.M.

20/2179 People v Rafael Jimenez
24/0603 SKMF VYSE Management v Niblack
24/4327 L.N., Children
25/1643 Hanslick v UG2
24/5853 Olshan Frome Wolosky LLP v Kestenbaum
24/4304 Jones v River Park Residences
22/4242 People v Armando Cruz
24/5268 Molina v Mount Sinai Morningside
25/4711 Greenway Mews v Liberty Insurance
18/4623 People v Angel Soto
24/2644 Ovaskainen v Ovaskainen
24/3491 D., Justice
24/7648(3) Parq Solar v Enel S.P.A.
25/0939 Rockwell v Bobst
25/4537 People of State of NY, Ex Rel: Margaret Darocha
24/7843 People v Eligio Orellana
24/6748 Angen v De Jesus
25/2186 Robinson v Delgado
22/3393 People v Daquan D.
24/2471N Strasser v Strasser

WEDNESDAY, NOV. 12

2 P.M.

20/1855(1) People v Quaran Rich
25/501 CLNC 2019-FL1 Funding v Bennett
25/1761 M., Lucila v Jessica H.
24/7053 Ceja v Posillico Civil, Inc.
24/1648 Fishman v Fishman
23/1544 People v Saquan Jackson
25/3543 Jimenez v Rosi
24/5661 Jane Doe One v KIPP Academy
24/0206 People v Douglas Williams
24/5167 Greenland Asset v Microcloud Hologram

25/0740 Stevens v Audthan LLC
22/1402 People v David Taylor
25/2195 NYC Transit Authority v Local 100 TWU
24/6301 O'Rourke v Hammerstein Ballroom
24/5872 State of NY v Daniel M.
19/5509 People v Joseph Medina-Hidalgo
24/7386 Llerena v 975 Park Avenue Corp.
25/0349 Flexjet, LLC v Honeywell International
22/5579 People v Dillion D. Johnson-Watson
24/5460(1)N Wilmington Savings v Lau

THURSDAY, NOV. 13

2 P.M.

24/7841 People v Nelson Rivera
24/4801 Feliciano v Caban
25/1030 K., Anthony
25/2073 Arias v City of NY
24/5149(2) Mycklebust v Consolidated Edison
23/3631 People v Michael Ortiz
24/0691 People v Javier Santiago
24/6155 West Side Marquis v Maldonado
24/4574 Corbex, Inc. v NYC School Construction
24/5955 Mather v HFG Kik 30th Street
23/6486 People v Tawana Dobson
25/1674 Di Francesco v McEnroy
24/4851 Abramov v 230 PAS SPE
24/5469 Ramirez v Teixeira Bakery
24/6873 People v Robert Moore
24/5544 Dewinter v Equinox Greenwich Ave.
22/2187 People v George McTaggart
24/7087(1) Etage Real Estate v Stern
24/7311(1)N Etage Real Estate v Stern
24/6783N J.C., an infant v 2078 Arthur

FRIDAY, NOV. 14

10 A.M.

24/0991 People v Elliot Rodriguez
24/2817 Judson Realty v Judson CRE
23/6224 V., Nova
25/0080 Nguyen v Phan
24/6281(1) PH-105 Realty v Elayaan
24/6569(1) PH-105 Realty v Elayaan
22/4743 People v Brandon Smith
23/4860 People v Christopher Landa
24/6114 Mt. Hawley Insurance v Michelle Kuo Corp.
25/0001 Couteller v Mamakos
23/0552 People v Joseph Garcia
25/1077 Stafford v Nacson
25/1773 Watson v Roanoke Island
24/4741 Pichardo v The Roman Units
24/3830 People v Joshua Roman
22/1003(2) McLeod v NYC Health & Hospitals
24/3217 HSBC Bank v Nicholas
22/2133 People v Jeffrey Davis
24/1665N Lee v Nejat
25/2579N Roche v Hochfelder

TUESDAY, NOV. 18

2 P.M.

24/2352 People v Luis Lopez
24/6271 State of NY Unified Court System v Civil Service Employees Assn
24/5837 R., Angelika v Yolanda K.
25/340 Crespino v Francini
24/6496 Smith v Caban
20/1408 People v Rodney Sanders
20/1447 People v Brandon Smith
23/5403(2) Gelwan v De Ratafia
24/1204(2) Gelwan v De Ratafia
24/4852 Irizarry v Zelaya
22/0995 People v Mitchell Howell
25/0123(2) Kim v XP Securities
25/4938 Smith v Extell West 45th
25/0277 902 Associates v Union Square 902
24/7807 Sendibel Trading v Petroleos de Venezuela
22/5406 People v Christian Saunders
24/7022 US Bank v Okeke
23/0695 People v Dashin Simmons
19/4977 People v Mark White
18/4746N Domogoini v Korpenn LLC
25/0993N Yentis v Yentis

WEDNESDAY, NOV. 19

2 P.M.

23/0796 People v Jalil Khan
24/6445 Angelino v NYC Department of Health
24/6582 M., Rafael v Kimberly T.
24/6371 Green v Whole Foods Market
24/7825 200 Claremont Avenue v Estate of Elsie Lewis
25/0532 320 West 87 v 320 West 87th Street
22/2408 People v Daniel Ruiz
23/1052 People v Juan Sosa C.
24/5299 Yang v Knights Genesis Group
25/0052 SF Consultants v 28 West Group Corp
24/1885 Hinkson v NY Presbyterian
24/1633 People v Robert Valgean
24/3014 City of NY v Board of Collective Bargaining
24/4856 Boliak v Reilly
24/2415 People v Israel Rivera
25/2825 Johnson v Montefiore Medical
24/0558 People v Sergio Quinones
25/1080 Joseph v Memorial Hospital
23/6477 People v Stanley Lafleur
24/5253N Plotch v Citibank
25/0978N Davis v Port

THURSDAY, NOV. 20

2 P.M.

24/4374 People v Gino Sozio
25/2079 Keenan v Bloomberg L.P.
25/0212 T/O., Children
25/5104(2) Guaman v 240 West 44th Street Two
24/2844 Cerda v Cydonia W71
25/0543 Ortiz v City of NY
25/1703 Rouse v Ahmed
24/4029(1) People v Tyesheek Ruffin
24/4037(1) People v Tyesheek Ruffin
18/2225 People v Carl Dushain
24/6708 Cochancela v Sutton Place South
24/3145 Bank of NY Mellon v Kim
22/0583 People v William Rivera
25/0498 Piscitelli v Deloitte Services
25/2451 Rosenblatt v Rosenblatt
20/0520 People v John Rondon-Tavarez
25/0147 Rubenstein Public Relations v Fleet Financial
23/4271 People v Julieann Thompson
24/5086(1) Edward Tyler Nahem
Fine Art v Lee
24/5085(1)N Edward Tyler Nahem
Fine Art v Lee
24/4433(1)N Edward Tyler Nahem
Fine Art v Lee

COURT NOTES

LGBT BAR ASSOCIATION OF GREATER NY

Ratings of Judicial Candidates

In advance of the November 4, 2024 General Election, the Judiciary Committee of the LGBT Bar Association of Greater New York is pleased to announce its ratings of all candidates: (i) for New York State Supreme Court in 1st, 2nd, 9th, 10th, 11th and 13th Judicial Districts (comprising New York, Kings, Dutchess, Orange, Putnam, Westchester, Nassau, Suffolk, Queens and Richmond Counties); and (ii) for New York City Civil Court in Bronx, Kings, New York, Queens and Richmond Counties). Candidates were eligible to receive the following ratings: "Highly Approved," "Approved," "Not Approved," or "Failed to Appear."

In order to obtain an "Approved" rating, the Panel must be satisfied that the candidate, once on the bench, will: 1) demonstrate a commitment to the equality of rights for all lesbian, gay, bisexual, and transgender people; 2) possess the integrity, intellect, experience, and temperament required of judicial office; and 3) perform judicial duties without bias or prejudice against or in favor of any person and will not permit discrimination against any minority in their courtroom.

In order to obtain a rating of "Highly Approved," the candidate must possess all of the characteristics required for an "Approved" rating to an outstanding degree, and in addition must have demonstrated a history of commitment to the equality of rights for all lesbian, gay, bisexual, and transgender people.

Supreme Court, First Judicial District (New York County)

Suzanne Adams: Highly Approved
James G. Clynes: Highly Approved
Deborah A. Kaplan: Highly Approved
Judy Kim: Approved
Gowri Krishna: Failed to Appear
Jared Trujillo: Failed to Appear

Supreme Court, Second Judicial District (Kings County)

Maria Aragona: Failed to Appear
Betsy Barros: Failed to Appear
Claudia Daniels-DePeyster: Approved
Jill R. Epstein: Highly Approved
Brian L. Gotlieb: Failed to Appear
Norma Jennings: Highly Approved
Carl J. Landicino: Failed to Appear
Derefin Neckles: Failed to Appear
Jacqueline Williams: Failed to Appear

Supreme Court, Ninth Judicial District (Dutchess, Orange, Putnam, Rockland and Westchester Counties)

Diane M. Clerkin: Approved
John P. Collins, Jr.: Highly Approved
Thomas Humbach: Failed to Appear (carried over from 2024)
Desmond C. Lyons: Approved
Raymond P. Raiche: Failed to Appear
Verris B. Shako: Highly Approved
George A. Smith: Failed to Appear
Kiel E. Van Horn: Failed to Appear

Supreme Court, Tenth Judicial District (Nassau and Suffolk Counties)

Bronwyn M. Black-Kelly: Failed to Appear
Carl J. Copertino: Failed to Appear
Mark A. Cuthbertson: Failed to Appear
Paul Kenn : Failed to Appear
James W. Malon: Failed to Appear
Matthew T. McDonough: Failed to Appear
Joseph C. Pastorella: Failed to Appear
Steven A. Pilewski: Failed to Appear
Margaret C. Reilly: Failed to Appear

Supreme Court : Eleventh Judicial District (Queens County)

Richard Felix : Failed to Appear
Ira R. Greenberg: Approved
Gary F. Miret: Approved
Gary Muraca: Failed to Appear (carried over from 2024)
Sandra Perez: Approved
Soma S. Syed: Failed to Appear
Frances Y. Wang: Highly Approved

Supreme Court : Thirteenth Judicial District (Richmond County)

Matthew P. Blum: Approved
Raymond L. Rodriguez: Approved

NEW YORK WOMEN'S BAR ASSOCIATION

Judicial Ratings for Candidates For the Civil and Supreme Court In New York County

The New York Women's Bar Association today announced the results of its review of the qualifications of candidates seeking positions as judges of the New York City Civil Court and the Supreme Court of the State of New York in New York County.

New York Civil Court, New York County

Onya Brinson*: Approved
Lisa Headley*: Approved
Terence McCormick*: Approved
Eric Wursthorn*: Approved

New York Supreme Court, New York County

Suzanne J. Adams*: Approved
James G. Clynes*: Approved
Deborah Kaplan*: Approved
Judy H. Kim*: Approved
Gowri Krishna: Not Rated-Did Not Appear
Jared Trujillo: Not Rated-Did Not Appear

For further information, contact:
Lissett C. Ferreira, President
New York Women's Bar Association
president@nywba.org

Note 1: Pursuant to NYWBA protocols, members of the NYWBA Board who are judges, who are employed by the New York State court system, or who are candidates for judicial office, did not participate in the consideration, review, ratings or votes on any potential judiciary candidates.

Note 2: An asterisk (*) after a candidate's name indicates that the person is a current or past member of the New York Women's Bar Association. Members are reviewed in the same manner and with the same criteria as non-members.

The New York Women's Bar Association is a non-profit, non-partisan bar association devoted to promoting the fair and equal administration justice.

NEW YORK CITY BAR ASSOCIATION

Ratings for Judicial Candidates For Civil Court, Supreme Court and NYC District Attorney

The New York City Bar Association has completed evaluations of the following candidates who are running in general elections on November 4 for Civil Court, Supreme Court and District Attorney. The review was conducted by the Association's Committee on the Judiciary.

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

NEW YORK COUNTY

Civil Court, 3rd Municipal Court District

Eric Wursthorn: Approved

Civil Court, 7th Municipal Court District

Onya Brinson: Not approved

Civil Court, 8th Municipal Court District

Lisa S. Headley: Approved

Civil Court, 9th Municipal Court District

Terence W. McCormick: Approved

Civil Court, 1st Municipal Court District

Katherine O' Brien: Not Approved

Supreme Court, 1st Judicial District

Suzanne Adams: Approved
James G. Clynes: Approved
Judy Kim: Approved
Deborah A. Kaplan: Approved
Gowri Krishna: Not Approved
Jared Trujillo: Not Approved

District Attorney

Alvin L. Bragg Jr.: Approved
Maud Maron: Not Approved
Diana J. Florence: Approved

BRONX COUNTY

Civil Court, County Wide

Shekera Anessa Algarin: Approved

Civil Court, 2nd Municipal Court District

Lauvianska E. Polanco: Approved

KINGS COUNTY

Civil Court, County Wide

Janice Chen: Approved
Marisa Arrabito: Approved

Civil Court, 2nd Municipal Court District

Sheridan Jack-Browne: Not Approved

Civil Court, 4th Municipal Court District

Chidi A. Eze: Not Approved

Civil Court, 6th Municipal Court District

Juliet P. Howard: Approved

Civil Court, 7th Municipal Court District

Duane Frankson: Not Approved
Dagmar Plaza-Gonzalez: Not Approved

Supreme Court, 2nd Judicial District

Carl J. Landicino: Approved
Betsy Barros: Approved
Jill R. Epstein: Approved
Maria Aragona: Approved
Derefin Neckles: Approved
Claudia Daniels-DePeyster: Approved
Norma Jennings: Approved
Jacqueline Williams: Approved
Brian L. Gotlieb: Approved

District Attorney

Eric Gonzalez: Approved

QUEENS COUNTY

Civil Court, County Wide

Sheridan Chu: Approved
Indira D. Khan: Approved
Oma D. Phillips: Approved
William David Shanahan: Not Approved
Susan Silverman: Approved
Thomas D. Barra: Not Approved

Civil Court, 1st Municipal Court District

Juliette-Noor Hajj: Approved

Civil Court, 2nd Municipal Court District

Thomas G. Wright-Fernandez: Not Approved
Eve Cho Guillergan: Approved
Stephen C. Dachtera: Not Approved

Civil Court, 4th Municipal Court District

Gail A. Adams: Not Approved
Fania Jean: Not Approved
Mary-Ann E. Maloney: Approved

Civil Court, 5th Municipal Court District

Jennifer A. Tubridy: Approved

Supreme Court, 11th Judicial District

Sandra Perez: Approved
Ira R. Greenberg: Approved
Gary F. Miret: Approved
Frances Y. Wang: Approved
Soma S. Syed: Approved
Gary Muraca: Not Approved
Richard Felix: Not approved

RICHMOND COUNTY

Civil Court, 1st Municipal Court District

Matthew J. Santamauro: Approved
Remy Smith: Approved

Supreme Court, 13th Judicial District

Raymond L. Rodriguez: Approved
Matthew P. Blum: Approved

BROOKLYN BAR ASSOCIATION

Ratings for Judicial Candidates For Supreme Court, Civil Court and District Attorney

The Judiciary Committee of the Brooklyn Bar Association has rated the following candidates in

Continued on page 10

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

Renwick, P.J., Manzanet, Kapnick, Webber and Kern, JJ.
WEDNESDAY, OCT. 29

10 A.M.

656798/21 901 Properties v. Bear Glass Inc.

12 P.M.

155502/2021 Velez v. Fabian
THURSDAY, OCT. 30

10 A.M.

151390/2023 Davis v. Municipal Credit Union

12 P.M.

160957/2021 Benitez v. Wright
FRIDAY, OCT. 31

10 A.M.

652387/2022 Board of Managers v. World-Wide Holdings

MONDAY, NOV. 3

10 A.M.

654597/2022 Storms v. Flat Rate Movers
655881/2017 Alecco Preferred Funding v. ACP RE, LTD.
WEDNESDAY, NOV. 5

10 A.M.

650973/17 Talking Capital Windup v. Omanoff

THURSDAY, NOV. 6

10 A.M.

365264/2021 Yablon v. Yablon
1:30 P.M.

655836/24 Katragadda v. EIP Global Fund LLC

2 P.M.

654264/24 Qualified Industries v. Legends Hospitality

FRIDAY, NOV. 7

10 A.M.

365546/2023 Holaves v. Holaves
MONDAY, NOV. 10

9 A.M.

153894/22 Rosario v. FT GEORGE 617 LLC

WEDNESDAY, NOV. 12

10 A.M.

654614/2017 Iken v. Bohemian Brethren Presbyterian

THURSDAY, NOV. 13

10 A.M.

153444/25 Thumbs Capital Group v. Something Short LLC
652196/20 JG Group v. Kahlon

FRIDAY, NOV. 14

1 P.M.

23971/20 Martinez v. 80 W40 Bake
MONDAY, NOV. 17

10 A.M.

653919/2021 Concepts v. 220 East 26th

TUESDAY, NOV. 18

10 A.M.

651851/23 CLNC 2019-FL1 Funding v. Bennett

WEDNESDAY, NOV. 19

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

60 CENTRE STREET
Submissions Part
WEDNESDAY, OCT. 29
Submission
1 100911/25 Broomfield v. NYC Dept. of Finance
2 101217/24 Garcia v. T-Mobile
3 100935/25 in The Matter of the Application of Michael Rodriguez v. The Family Court of The State of NY New York County
4 100955/25 Kurtz v. N.Y.C. Dept. of Health And Mental Hygiene
5 100933/25 Ortiz v. NYS Div. of Human Rights
THURSDAY, OCT. 30
Submission
1 100998/25 Cohen v. NYC Dept of Finance
2 101108/25 Gallarotti v. N.Y.C. Dept. of Health And Mental Hygiene
3 100407/25 Garcia v. Surrogates Court of NY

Paperless Judge Part
WEDNESDAY, OCT. 29
160696/25124 East 40th St. LLC v. Mao
850271/18209 East 2nd St. Lender LLC v. Haimil Rity Corp.
154739/23 5421 Equities LLC v. Maxwell 52 Mgt. Inc. Et Al
659104/25 Alexander Park Mezz v. Kore Fund
654869/25 All State Const. R Us Inc. Et Al v. Ace Group 11, Inc.
154383/23 Alleyne v. Port Auth. of NY And New Jersey Et Al
650345/24 Alterman & Boop Llp Et Al v. Emmanian
153605/25 Andrews Plaza Housing Assoc. Et Al v. NYC Et Al
950272/20 Armaiz v. Archdiocese of NY
150130/24 Astudillo v. 210-220 E. 22 Nd St. Ssga Owner
652050/15 Audthan LLC v. Nick & Duke
158728/25 Bank of America v. Bekuraidze
155496/12 Belfand v. Petosa
155692/25 Bifali v. Ali
155562/25 Board of Mgrs. of 20 West 84 Condominium on Behalf of All Unitowners v. Future Iservice LLC Et Al
156045/20 Braganca-Ferreira v. Srep 10th Ave. Venture LLC
155344/20 Caguna Rivera v. 712 Fifth Ave. Owner Lp
161058/24 Canelo v. 1133 Fifth Ave. Corp. Et Al
160133/25 Centales v. NYCHA
850252/25 Centre St. Lender LLC v. 224 Centre Rity. LLC Et Al
652180/24 Changperitum v. Farmers Ins. Et Al
850025/16 Christiana Trust v. Doris McDuffey As
450858/25 NYC v. Qing Xi 107 LLC
162309/14 Cohen v. Pearl Capital Rvits Ventures
160546/22 Colon v. 558 W LLC Et Al
652835/24 Comm'rs. of State Ins. Fund v. Rooted Const. Corp.
651476/25 Davidoff Hutter & Citron Llp v. Masson
157112/18 De La Cruz v. Pr 247 Wadsworth
157354/19 De Souza v. Hudson Yards Const. II
952333/23 Delgado v. Donald J. Trump For President, Inc. Et Al
654316/25 Di Luca v. Duskrise, Inc.
158914/25 Diamond Star Group, Inc. v. NYC Dept. of Consumer And Worker Protection
156670/25 Doe v. Hansen
158689/24 Doe v. Lemer M.D.
163801/25 Esh Claim Owner LLC v. Chetrit
101128/24 Evert v. NYC Dept. of Finance
159726/24 Eveden v. Avianaya
659873/24 Fab Beauty LLC v. 22 E 14 LLC Et Al
160858/23 Fernandez Mendoza v. Highline Const. Group LLC Et Al
156513/25 Fitznaurice v. NYC Et Al
654746/25 Fora Financial Asset Securitization 2024 LLC v. Legends Electric LLC D/b/a Legends Electric LLC Et Al
155799/25 Fora Financial Asset Securitization 2024 v. Plannet Inc. Et Al
655894/25 Gabriel v. Good Alma Group
950647/21 Gadomski v. Archdiocese of NY Et Al
950077/20 Gadomski v. Archdiocese of NY
156032/21 Gimenez v. Happy Living Dev. LLC Et Al
161355/21 Glosek v. Fine Arts Dev. Laboratories, Inc.
150030/25 Govt. Employees Ins. Co. v. Anchor Rx Pharmacy, Inc. Et Al
805121/20 Graham v. Silvers
156417/24 Guéye v. Iabbadene
157838/25 Gulf Coast Bank And Trust Co. v. Pup Town Inc Et Al
152977/21 Harrold v. Arlo Soho LLC
655807/25 Hawkins v. Centaurus Financial, Inc. Et Al
160258/20 Hector Villegas v. Safdi Plaza Prop. LLC
151967/25 Hertz Vehicles, LLC, And All of its Affiliates And Subsidiaries, Including But Not Ltd. To The Hertz Corp., And Hertz Co. v. A2k Ny Corp Et Al
158584/23 Histon v. Nirscheil
150960/21 Hsbc Bank USA v. Gao
150595/21 Hsbc Bank USA v. Parekh
151392/24 Hsbc Bank USA v. Johnson
452231/25 in The Matter of The Application of NYCTA As Subrogee of Carlos Cachay Badillo And April Carlisle v. Hertz Vehicles LLC
156957/24 Individually And As Mother And Natural Guardian of L.B. v. Brussels Equities Hldg. Ltd. Partnership Et Al
155972/25 Infinity Select Ins. Co. v. Paul
152548/25 Inland Intellectual Prop. LLC v. Td Ameritrade, Inc. (n/a Ameritrade of New York, Inc.) Et Al
952106/23 Jane Doe #192 v. Columbia Univ. Et Al
159595/24 Jeff Burgess & Associates v. T2 Computing Inc.
950170/19 John Stapleton v. Archdiocese of NY
657125/17 Khadem v. Stonehill & Taylor
160970/24 King v. Francis
161664/25 Li v. Labelle
151515/20 Lluemila Villa v. West 38 Res LLC Et Al
158088/20 Lopez v. Belmont Hldg. LLC

655793/25 Lowry v. Spartan Capital Securities
161050/19 Lugo v. NY Community Bank
157299/16 Marryshow v. 2400 Amsterdam Ave. Rity.
159041/22 McNamara v. Cosmic Rity. Partners LLC Et Al
159203/19 Medina v. Jamestown Properties Corp.
159569/25 Mendoza Interior Services, Inc. v. Industria
157812/21 Meyer v. Meyer
155384/25 Moreno v. Canali U.S.A. Inc.
850364/23 Motcomb Estates Ltd. v. Adams Hotels Int'l LLC Et Al
155309/22 Olivo v. New York Presbyterian Morgan Stanley Childrens Hosp.
160276/24 Olympic Tower Condominium v. Sky 641 LLC Et Al
159715/21 Palinteri v. Aldi Inc. Et Al
156860/24 Pomykala v. Sl Green Rity. Corp. Et Al
161015/24 Prieto v. Baran
157795/19 Ramos v. NYC
157714/25 Reddix v. Ezieme
159881/25 Riley v. Baroque USA Ltd.
161820/25 River Pl. II Ch LLC v. Thew NYS Office of Temporary And Disability Assistance Et Al
655815/25 Robak v. Freire
157037/25 Rodriguez v. Dolce & Gabbana Beauty USA Inc. Et Al
154735/25 Rohrbaugh v. 1120 Park Corp.
653970/25 Savings Deposit Ins. Fund of The Republic of Turkey (tasarruf Medvuati Sigorta Fonu) v. Aksoy
659027/24 Seneca Ins. Co., Inc. Et Al v. New Dumbo Bldg. Supply, Inc. Et Al
650582/22 Spin Capital v. Golden Foothill Ins. Services
158882/24 State Farm Fire And Casualty Co. v. Dallas
157451/21 State Farm Fire And Casualty Co. v. Grand Medical Supply Corp. Et Al
157594/22 State Farm Fire And Casualty Co. v. Joseph
161558/24 State Farm Fire And Casualty Co. v. Pryor
160521/24 State Farm Fire And Casualty Co. A/s/o Raquel Puno v. Miller
161395/24 State Farm Guaranty Ins. Co. v. Yancy
155839/23 State Farm Mutual Automobile Ins. Co. v. Ambulatory Surgical Center of Englewood
655799/25 State Farm Mutual Automobile Ins. Co. v. Watson
153302/24 State Farm Mutual Automobile Ins. Co. A/s/o Maria Vega v. Greiche
451369/23 State of NY v. Kinloch
451921/24 State of NY v. Reese
152627/23 Stephan v. Stahl And Stahl
655549/23 Steven Gurney-Goldman v. Solli Mgt.
159057/17 Stonehill & Taylor v. Khadem
158156/22 The Board of Mgrs. of The Sutton Condominium v. Toll First Ave. LLC Et Al
452462/25 NYC Et Al v. 483 Ocean Pkwy.
154465/25 Transasia Commodities Investment Ltd. v. Artemis World S.A. Et Al
154462/25 Transasia Commodities Investment Ltd. v. Focus Maritime Corp. Et Al
157048/19 Trinidad v. 75 Plaza LLC
159261/25 United Parcel Service, Inc. v. Abreu Capellan
158931/24 Verizon NY Inc. v. Cowan
158090/16 Warshaw v. Beth Israel Medical Center
653962/25 Weiss v. McM Azul II
850222/25 Wells Fargo Bank v. David Herzog LLC Et Al
651535/22 Wimberly v. Spring Bank
157672/24 Wolf 1834 v. Petochi
THURSDAY, OCT. 30
157341/23 135-43 126 St Hldgs. Corp v. Guzman
160329/21 154 E. 62 LLC v. Normanus Rity. LLC
850126/25 188 East 64th Ph2 Funding Associates v. 188 E 64 LLC A/s/a 188 East 64 LLC Et Al
161629/23 19 West 89th St. LLC v. Cornine
850183/23 453 East 83rd Funding L.P. v. 453 East 83rd St LLC Et Al
654354/25 Ahmed v. Pasternack
654842/25 American Express Travel Related Services Co., Inc. v. Sent NY Voice And Data Inc.
655485/25 American Transit Ins. Co. v. Dr. Illyce Maranga R.N. D.C.
655569/25 American Transit Ins. Co. v. Island Interventional Pain Mgt.
655455/25 American Transit Ins. Co. v. Mark L. Ritch D.O. P.A.
655251/25 American Transit Ins. Co. v. Multimmed Supply Inc.
655570/25 American Transit Ins. Co. v. Spine Sports & Interventional Pain Medicine
162694/25 Aquino v. NYS Office For People With Devl Disabilities Et Al
651560/25 Avalon Risk Mgt. Ins. Agency v. Sves Apparel
160310/21 Bank of America v. Schulman
311064/11 Barzola v. Maidana
152829/25 Batayneh v. Reunited Clothing
654955/19 Bath & Body Works v. Miner Fleet Mgmt. Group
805001/17 Beker v. Glasberg
654937/25 Belzberg v. Leonidov
150165/24 Benjamin v. 311 West 42nd St. Associates LLC Et Al
659336/24 Board of Mgrs. of 455 Central Park West Condominium v. Levine
650950/23 Board of Mgrs. of 570 Broome Condominium v. Soho Broome Condos LLC Et Al
158309/18 Buonocore v. NYC
161335/24 Burgos v. NYCTA (NYCTA) Et Al
452260/25 Castro v. Dept. of Housing Preservation And Dev. of NYC
157309/25 Cavalry Spv I v. Streppone
153383/20 Chang v. NYC
158705/24 Chinchaldze v. Delacruz
159474/24 Chkhedze v. The NYCTA Et Al
652243/25 Cho Ying Rity. Inc. v. Wu
152882/23 Collins v. 160 East 28th & 134 Ninth LLC Et Al
850299/25 Computershare Trust Co. v. East 9th Park LLC Et Al
159395/25 Crescenzi v. Dept. of Sanitation (dsny) Et Al
161029/25 Dahan v. Argaman
655804/25 David M. McGrath v. Debs
654414/24 Davidoff Hutter & Citron Llp v. Pink Stone Capital Group LLC
160896/21 Dawson v. 410 St Nicholas Prop. LLC
850107/17 Deutsche Bank Nat. Trust v. Marino
152151/23 Diallo v. 230ffia LLC A/s/a 230 Fifth Rooftop Park Et Al
157780/24 DI Marble & Granite, Inc. v. 66 Clinton Hldgs. LLC
160559/21 Do Nascimento v. Hudson Meridian Const. Group LLC Et Al
650696/25 Loral USA, Inc. v. Takumi USA Inc. Et Al
653932/25 Liberty Mutual Ins. Co. Et Al v. Oscar
651367/25 Liberty Mutual Ins. Co. Et Al v. Rosario
155926/22 Low-Ford v. NYCHA (NYCHA)
160482/25 Malcolm S. Taub Llp v. Blum
805128/20 Mattos v. Edouard Rn 151646/18 Menard v. NYC

Court Calendars

COURT NOTES

Continued from page 9
the upcoming election.

Candidates receive one of three ratings: Approved, Not Approved or Not Approved for Failure to Participate.

Supreme Court 2nd Judicial District
Maria Aragona: Approved
Betsy Barros: Approved
Claudia Daniels-DePeyster: Approved
Jill R. Epstein: Approved
Brian L. Gottlieb: Approved
Norma Jennings: Approved
Carl J. Landicino: Approved
Derefim Neckles: Approved
Jacqueline Williams: Approved

District Attorney
Eric Gonzalez: Approved

Civil Court 2nd Municipal District
Sheridan Jack-Browne: Not approved for failure to participate

Civil Court 4th Municipal District
Chidi A. Eze: Not Approved

Civil Court 6th Municipal District
Juliet P. Howard: Approved

Civil Court 7th Municipal District
Dwayne Frankson: Not approved for failure to participate

Dagmar Frank: Gonzalez: Not approved for failure to participate

County Wide Civil Court
Marisa Arrabito: Approved
Janice Chen: Approved

NASSAU COUNTY BAR ASSOCIATION

Ratings for Judicial Candidates
For Surrogate and District Courts

The Judiciary Committee of the Nassau County Bar Association (NCBA) screens candidates for judicial office in a court of record which customarily holds court sessions in Nassau County and has made the following determination for candidates on the ballot in Nassau County in the November 4, 2025, election:

Surrogate Court
David P. Sullivan: Well Qualified

County Court
Nancy Nicotira Bednar: Well Qualified
Donald X. Clavin, Jr.: Well Qualified
Robert G. Bogle: Well Qualified
Howard E. Sturm: Well Qualified

Family Court
Robert E. Pipia: Well Qualified

District Court Judge (District 2)
Maria Boultsadakis: Well Qualified

District Court Judge (District 3)
Karen L. Moroney: Well Qualified
Diana Hedayati: Well Qualified

District Court Judge (District 4)
James A. Saladino: Well Qualified

The NCBA Judiciary Committee consists of 21 members who reflect a broad range of political participation and professional experience. The Committee determines whether candidates are “Well Qualified” for the judicial office they seek or, in the event of a negative conclusion, that the candidate is “Not Approved at this Time” for such office.

Not all candidates on the ballot are screened by the Judiciary Committee and non-Nassau County candidates may be referred to the NCBA at the request of another bar association where there is a conflict of interest.

U.S. COURT OF APPEALS FOR THE SECOND CIRCUIT

Applications Being Accepted for Position of Federal Public Defender in Connecticut

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

The Federal Public Defender, functioning under the authority of 18 U.S.C. §3006A(g)(2)(A) and the Criminal Justice Act Plan for the District of Connecticut, provides criminal defense services to individuals unable to afford counsel. The Office of the Federal Public Defender for the District of Connecticut has offices in Hartford and New Haven. The Federal Public Defender supervises a staff of assistant federal defenders, research and writing attorneys, investigators, paralegals, mitigation specialists, and support personnel.

The website for the office is: <https://ct.fd.org/>
Applicants must satisfy the following conditions:

(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, providing regularly scheduled training programs as well as advice and counsel when needed. The Federal Public Defender works nationally with other federal defenders on evolving issues in federal criminal law and other areas of shared concern.

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

Application forms are posted on the Court’s website at <http://www.ca2.uscourts.gov>. Completed application packages must be in the format required by the Second Circuit and received no later than December 1, 2025.

FIRST DEPARTMENT Appellate Term

December 1st Session To Be Held in the Bronx

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

BRONX COUNTY Surrogate Court

Court Continues To Seek Applicants For Deputy Public Administrator
Application Deadline is Oct. 30

The Bronx County Surrogate, Hon. Nelida-Malave Gonzalez, seeks applicants for the position of Deputy Public Administrator. Under the general supervision of the Public Administrator, the incumbent is responsible for the investigation, documentation, and administration of estates of persons who die intestate in the absence of readily accessible next-of-kin, or estates assigned to the Public Administrator by the Surrogate Court.

Graduation from a college or university with a bachelor’s degree and three years of experience in accounting, business management, investments, finance, real estate, law degree or related fields is preferred for candidates applying for the Deputy Public Administrator Position.

Candidates should have knowledge of accounting practices; familiarity with personal assets, methods of determining value, and markets for their disposal, as well as working knowledge of the laws related to the work of the Public Administrator in Bronx County. Incumbent must be bondable.

Interested persons may apply by submitting a cover letter, stating their qualifications and their resume to:

Bronx County Public Administrator
Danielle S. Powell
851 Grand Concourse, Room 336,
Bronx, NY 10451.

Applications must be received no later than October 30.

An equal opportunity employer

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1
Justice Adam Silvera
60 Centre Street
Phone 646-386-3722
Room 300

THURSDAY, OCT. 30
153960/21 Barnaby v. Sky Chefs, Inc.
952352/23 M. v. Cahill

Part 2
Justice Lori S. Sattler
60 Centre Street
Phone 646-386-3852
Room 212

WEDNESDAY, OCT. 29
653974/22368 Amsterdam Ave. LLC v. The Morgan Condominium Et Al
652543/20 Awe Inc. v. Anjac Enterprises Inc. Et Al
155779/23 Board of Mgrs. of The Inkwell Condominium v. 520 West 45th St. Owner
157689/21 Bondarenko v. Eagle Team NYC Cr LLC Et Al
159366/21 De Araujo v. Titanium Const. Services, Inc. Et Al
652478/22 Robin v. Infinite Beauty
154705/23 Schoenkin v. Harbor House Owners Corp.
157409/22 Sheehan v. E.W. Howell Const. Co.
155038/25 The Board of Mgr. of The Morgan Condominium v. 368 Amsterdam Ave. LLC Et Al
158156/22 The Board of Mgrs. of The Sutton Condominium v. Toll First Ave. LLC Et Al

Motion
652543/20 Awe Inc. v. Anjac Enterprises Inc. Et Al
155779/23 Board of Mgrs. of The Inkwell Condominium v. 520 West 45th St. Owner
159366/21 De Araujo v. Titanium Const. Services, Inc. Et Al
157409/22 Sheehan v. E.W. Howell Const. Co.
155038/25 The Board of Mgr. of The Morgan Condominium v. 368 Amsterdam Ave. LLC Et Al
THURSDAY, OCT. 30
264138/1667 Equities Corp. v. The Tax Commission of The City of New York
265017/18 Atlantic 30 Wall Tenant LLC v. The Tax Comm. of NYC
160310/21 Bank of America v. Schulman
263907/20 Best Work Hldgs. (new York) LLC v. The Tax Comm. of NYC
252820/21 Bsrep III 653 Hotel LLC v. The Tax Comm. of NYC
265482/23 Cats 1637 York Ave. v. The Tax Comm. of NYC
264922/21 Columbus Ave. Hldg. Corp. v. The Tax Comm. of NYC
653657/23 Et Crestview Leasing v. Maguire
264935/21 Eugene Ellis Real Estate v. The Tax Comm. of NYC
652010/23 Flagstar Bank v. Zebian Int'l Facades Solutions New York, Inc. Et Al
651339/22 Groner v. Kushner
451242/23 in The Matter of The Application of NYC v. None
451304/23 in The Matter of The Application of NYC v. None
263719/18 Macarthur Properties I LLC v. The Tax Comm. of NYC
153774/23 Maguire v. Et Crestview Leasing LLC
263230/16 Nancy G. Shor & Charles E. Binder v. The Tax Comm. of NYC
252826/21 Palmetto Hosp.ity of Manhattan III v. The Tax Comm. of NYC
451407/24 NYC v. Jp And V Hldgs. LLC
451389/24 NYC v. Lamar Advertising Co. Et Al
451385/24 NYC v. Morlou Rity. Associates L.P.
263232/161 U.S. Postal Service v. The Tax Comm. of NYC

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652010/23 Flagstar Bank v. Zebian Int'l Facades Solutions New York, Inc. Et Al
THURSDAY, OCT. 30
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451385/24 NYC v. Morlou Rity. Associates L.P.
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153774/23 Maguire v. Et Crestview Leasing LLC
263230/16 Nancy G. Shor & Charles E. Binder v. The Tax Comm. of NYC
252826/21 Palmetto Hosp.ity of Manhattan III v. The Tax Comm. of NYC
451407/24 NYC v. Jp And V Hldgs. LLC
451389/24 NYC v. Lamar Advertising Co. Et Al
451385/24 NYC v. Morlou Rity. Associates L.P.
263232/161 U.S. Postal Service v. The Tax Comm. of NYC

Justice Joel M. Cohen
60 Centre Street
Phone 646-386-3287
Room 208

WEDNESDAY, OCT. 29
651498/24 Fortress Credit Corp. v. Cohen

Motion
651498/24 Fortress Credit Corp. v. Cohen

THURSDAY, OCT. 30
651815/24 H.I.G. Realty Financing II v. Kuperwasser
654544/25 Meggitt Sa v. Davidson Instruments, Inc. Et Al
653702/20 Nat. Union Fire v. Ace American Ins. Co.

Motion
651815/24 H.I.G. Realty Financing II v. Kuperwasser
654544/25 Meggitt Sa v. Davidson Instruments, Inc. Et Al
653702/20 Nat. Union Fire v. Ace American Ins. Co.

Part 6
Justice Kathy J. King
60 Centre Street
Phone 646-386-3312
Room 351

WEDNESDAY, OCT. 29
805121/20 Graham v. Silvers

THURSDAY, OCT. 30
805005/25 Alhajri v. Girardi Md
805001/17 Beker v. Glasberg
805049/24 Bernis v. The New York Presbyterian Hosp. Et Al
805361/24 Birken v. Ahmed M.D.
805097/22 Bournias v. Lasala
805438/23 Bracco v. Lewis M.D.
805041/25 Braunschweig v. Lovechio M.D.

805039/25 Brili v. Susan Turner
805220/23 Caramico v. Yu M.D.
805291/20 Coelho v. Ulvila
805122/24 Dam v. Stella Llyayeva
805355/21 Epstein v. Calat D.M.D.
805122/22 Fachiere v. Vasykevich M.D.

805337/22 Feliciano v. Zeligs M.D.
805414/19 George Chen v. Barakat M.D.
805256/24 Hartzog v. De Souza M.D.

805393/23 Isaac v. Rachel Leah Gold M.D.
805328/24 Ivashkina v. Bagdonas M.D.

805239/20 J. P. v. Lenox Hill Hosp. Presbyterian Hosp. The NY And Presbyterian Hosp.
805065/23 Jimenez v. Meyers Md
805227/24 Johnson v. Lowenfeld
805307/24 Laufer v. Solomon Schwartzstein
805251/24 Lesse v. Mount Sinai Hosp. Group, Inc. Et Al
805367/22 Lim v. Lui M.D.

805083/23 Lyons v. NY Be Well Medical PC. Et Al
805168/20 Marina Tyutikova As Administrator of The Estate of Boris Solovetchick Et Ano. v. Michael Schusterman
805128/20 Mattos v. Edouard Rn
805294/18 McGowan v. Korban
805282/22 Miceli v. Brandoff Md

805064/19 Moore v. Lenox Hill Hosp.
805291/19 Morrison v. Johnson
805260/23 O Toole v. Gorenstein Md
805131/24 Rexrode v. Poppers M.D.
805274/23 Roberts v. White Plains Hosp. Medical Center Et Al
805406/20 Rogers v. Malhotra M.D.
805240/21 S. v. McManus Au.D.
805124/22 Seltz v. Vascular Surgical Associates Pllc Et Al
805058/23 Smith v. The NY And Presbyterian Hosp. Et Al
805082/21 Sonia Pizarro v. Mount Sinai Medical Center
805131/22 Taylor v. Moisa-Babii M.D.

805063/23 Urena v. The NY And Presbyterian Hosp.
805072/24 Uyan v. Fruchter Md
100201/24 Veronica v. N.Y.C. NYCH&HC Corp.
805184/21 Winkler v. Short M.D.

Part 7
Justice Gerald Lebovits
60 Centre Street
Phone 646-386-3746
Courtroom 345

WEDNESDAY, OCT. 29
160696/2512

650950/23 Board of Mgrs. of 570 Broome Condominium v. Soho Broome Condos LLC Et Al
652243/25 Cho Ying Rlty. Inc. v. Wu 159395/25 Crescenzi v. Dept. of Sanitation (dsny) Et Al
161064/23 Hertz Vehicles v. 5-Star Chiropractic Services
160312/24 In The Matter of The Application of 215 East 68th St. L.P. v. The Board of Mgrs. of The Trump Palace Condominium
157764/13 K.D. v. M.C.
655386/24 Mint Mgt. Inc. v. Gotham Cleaners, Inc. Et Al
655124/25 Mumford v. Open Sky 26 LLC Et Al
157859/19 Panasia Estate, Inc. v. 29 West 19 Condominium
155207/25 State Farm Mutual Automobile Ins. Co. v. Checks 652842/24 Swartz v. Sol Goldman Investments
452879/25 The Board of Education of The City School Dist. of NYC (“doe”) v. United Federation of Teachers
157963/20 Wilmington Savings Fund Society v. Brown

Part 12
Justice Leslie A. Stroth
60 Centre Street
Phone 646-386-3273
Room 232

WEDNESDAY, OCT. 29
659875/24 Fab Beauty LLC v. 22 E 14 LLC Et Al
152627/23 Stephan v. Stahl And Stahl

THURSDAY, OCT. 30
651295/22 14th At Irving Fee LLC Et Al v. Almar Plumbing & Heating Corp. Et Al
150255/25 Aig Prop. Casualty Co. v. Massey
152511/25 Carthage 124th L.P. v. Seay
152297/23 Chen v. Ribbon Home, Inc. f/k/a Achieve, Inc.
151459/24 Customers Bank, Operating Through Bankmobile Div., Serviced By Lendkey Technologies, Inc. v. Shaffer
651016/25 Halpern v. Broker Success LLC Et Al
159113/21 Martinez v. 561 W. 144 Rlty. LLC
152265/21 Miller v. 50 Hymc Owner LLC Et Al
152136/24 State Farm Fire And Casualty Co. A/s/o Eyal Carmi v. Yalanmichli
158399/24 Thaler v. Polovets
161791/23 The Minister v. Faith Popcorn Et Al
952103/23 Watling v. Cosby Jr.

Part 14
Justice Arlene P. Bluth
60 Centre Street
Phone 646-386-3219
Room 432

WEDNESDAY, OCT. 29
850264/23 Hny Club Suites Owners Assoc. Inc. Et Al v. Misty Craig 850012/25 Manhattan Lending Partners LLC v. Amsterdam Key Associates LLC Et Al
850003/24 Mary Djurasevic v. Marcy Elin Boucher Et Al
159804/24 Olympic Tower Condominium By Its Board of Mgrs. v. Taitac Corp. Et Al
160199/18 Skywire Hldgs. v. Rxmedical Dynamics
157451/21 State Farm Fire And Casualty Co. v. Grand Medical Supply Corp. Et Al
850257/22 USAlliance Fed. Credit Union By Merger With NY Metro Fed. Credit Union v. Unknown Heirs of The Estate of James McCaskill A/k/a James Mc Caskill Et Al

Motion
160199/18 Skywire Holdings v. Rxmedical Dynamics

THURSDAY, OCT. 30
652913/19 Murphy Kennedy Group LLC v. St. Tropez Condominium

Part 15
Justice Jeanine R. Johnson
60 Centre Street
Phone 646-386-4462
Room 116

WEDNESDAY, OCT. 29
310690/19 Melamed v. Wagreich 365138/22 Perrone v. Perrone

Part 17
Justice Shlomo S. Hagler
60 Centre Street
Phone 646-386-3283
Courtroom 335

Part 19
Justice Lisa A. Sokoloff
60 Centre Street
Phone 646-386-3979
Room 540

Part 20
ADR
Justice Deborah A. Kaplan
60 Centre Street
Phone 646-386-3300
Courtroom 422

WEDNESDAY, OCT. 29
161942/23 Almanzar v. Casillo 153204/22 Alvarez v. NYC Et Al
154405/22 Azzato Sr.v. Penske Truck Leasing Co., L.P. Et Al
158295/22 Caceres v. Boyd
158902/21 Elliott v. Genao
150514/21 Garcia v. Casillo
161944/23 Howell v. Casillo
152489/22 Jawa v. Donnelly Mechanical Corp. Et Al
160453/22 Mises v. Gvc H Inc. Et Al
150709/19 Paez Rodriguez v. Time Warner Entertainment
151399/23 Sanchez v. Simons
154228/24 Singh v. NYC Bd. of Ed. of Education Et Al
159807/19 Sutton v. Duenas
152033/23 Zensky v. Qi

Part 24
Matrimonial Part
Justice Michael L. Katz
60 Centre Street
Phone 646-386-3285
Courtroom 325

WEDNESDAY, OCT. 29
320973/23 Clifford v. Singh
365094/24 Ebrahim v. Feroh—9:30 A.M.
365414/20 Eisner v. Eisner
320609/23 Ervin v. Robinson-Ervin—10:30 A.M.
365040/18 Greenfield v. Greenfelder
157812/21 Meyer v. Meyer
365315/22 Sogani v. Sogani—11:30 A.M.
320621/23 St Louis v. St Louis—11 A.M.
320621/23 St Louis v. St Louis
365324/24 Yedid v. Yedid—9:30 A.M.

Motion
320973/23 Clifford v. Singh
365040/18 Greenfader v. Greenfader
320621/23 Louis v. St Louis
THURSDAY, OCT. 30
365300/22 Anderson v. Myatt
3211981/24 Berman v. Keeler
365348/24 Greenfield v. Siegel Greenfield—10 A.M.
365348/24 Greenfield v. Siegel Greenfield
365281/24 Hulubei v. Hulubei
365178/24 Lepoittevin Dit Montagne v. Kampouris
365074/23 Neuman v. Wachtel—11:30 A.M.
321233/23 Shah v. Sultan—9:30 A.M.
321233/23 Shah v. Sultan
Motion
365300/22 Anderson v. Myatt

365348/24 Greenfield v. Siegel Greenfield
365178/24 Lepoittevin Dit Montagne v. Kampouris
321233/23 Shah v. Sultan

Part 26
Justice Ta-Tanisha D. James
60 Centre Street
Phone 646-386-4462
Room 438

THURSDAY, OCT. 30
311064/11 Barzola v. Maidana

Part 28
Justice Aija Tingling
60 Centre Street
Phone 646-386-4372
Room 543

Part 30V
Justice Judith N. McMahon
60 Centre Street
646-386-3275

WEDNESDAY, OCT. 29
805234/21 Donovan v. Shen Md 158624/23 Jimenez v. NYC Et Al
805097/16 Imenan v. White Md

Part 33
Justice Mary V. Rosado
60 Centre Street
Phone 646-386-3894
Room 442

WEDNESDAY, OCT. 29
158331/21 373-381 Pasi Associates v. Ocean Mgt. Corp. Et Al
156853/24 Adams v. Harmon 653266/24 American Transit Ins. Co. v. Morales
159557/23 Andersen v. The Harrison Brassiere & Bar
153721/23 Antine v. Stryker Corp. D/b/a Stryker Orthopaedics Et Al
652790/19 Arch Specialty Ins. Co. v. Allied World Assurance Co. (US) Inc. Et Al
151949/24 Astinbay v. The Future Tenth Associates
160426/22 Bavolar v. Vornado Two Penn Prop.
152115/24 Bayor v. NYCHA
157947/21 Bedin v. NY Sabet Mgt., Inc. (d/b/a The Sabet Group) Et Al
155542/22 Bembenek v. SI Green Rlty. Corp. Et Al
157571/21 Bianco v. Second And 103
158378/22 Brunner v. Verizon NY Inc. Et Al
153784/21 Ceros v. NYCTA
150742/24 Clemente v. Forefront Ins. Brokerage Inc. Et Al
160115/22 Cofrancesco v. Jamaica Builders
160086/23 Cook v. Hug Buddy Hldgs.
154799/24 Cortes v. Manhattanville Re Partners LLC Et Al
159762/16 Cullinan v. NY Univ.
156318/24 Davilar v. 295 W 150 LLC Et Al
151568/24 Devita v. Walgreen Co. Et Al
158785/22 Driscoll v. 86lex Owner
150113/24 Eadicco v. Citnalta Const. Et Al
151863/23 Echols v. NYCHA Et Al
158130/24 Elmer v. Con Ed Co. of New York, Inc.
157281/24 Eric Wu And Philip Wu v. 98 Rivington Rlty. Corp. Et Al
157130/24 Fair Housing Justice Center, Inc. v. The Parkoff Organization A/k/a Parkoff Operating Corp. Et Al
159111/24 Fernandez Fernandez v. Columbia Int’l LLC Et Al
150625/23 Fireman’s Fund Ins. Co. v. Stein
153901/22 Fofana v. 120 Lexington Ave. Corp.
150704/24 Galvez Gonzales v. Restoring Communities Housing Dev. Fund Corp. Et Al
156963/23 Glynn v. Bop Se LLC Et Al
153403/24 Gonzalez-Colon v. Abel 197-201
158385/24 Govt. Employees Ins. Co. v. Abdul-Massih Family Health Nurse Practitioner P.C. Et Al
651469/21 Grabois v. United Specialty Ins. Co.
151435/24 Halep v. Quantum Nutrition Inc., Dba Schinoussa Super Foods Et Al
161000/22 Hernandez v. Millbrook Properties Ltd Et Al
156763/24 Hertz Vehicles v. Ace Emergent Medical Care P.C. Et Al
158477/20 Hines v. 200 Mb Corp D/b/a Jimmy’s
158584/23 Histon v. Nirschel
158335/23 Hurtado Tocache v. Mdg Design & Const. LLC Et Al
160700/21 Ideal Rlty. LLC Et Al v. Flat Lg LLC Et Al
156957/24 Individually And As Mother And Natural Guardian of L.B. v. Brussels Equities Hldg. Ltd. Partnership Et Al
153989/23 Jarrin v. West Side 11th & 29th LLC Et Al
160270/22 Jcrr Infant By His Mother And Natural Guardian Alifida M. Cordero Rodriguez And Alifida M. Cordero Rodriguez Individually v. NYCHA
153080/23 Juman v. Cape Church Associates
158005/23 Kler v. Riaz
152162/22 Konstantinovic v. Finch Apt. Corp. Et Al
162295/23 Landivar v. Catherine-Worth
151900/24 Lantigua Vargas v. 200 Wadsworth Ave. Ltd. Liability Co. Et Al
150728/24 Lara v. Tishman Speyer Et Al
151265/24 Lee v. Guan
153102/24 Leitman Bailey v. Solano
157879/21 Lewis v. Kunde
162045/23 Lima v. S. Donadic, Inc. Et Al
150948/25 Lopez v. Ak Tp4 Housing Dev. Fund Co. Inc. Et Al
160791/23 Marks v. Port Auth. of NY And New Jersey
152349/24 Marzella v. One B’way. Owner
100007/23 McMillan v. Argus Community Inc
158663/23 Merlinio v. Nat. Collegiate Athletic Assoc.
154599/24 Miles v. 395 Extension Corp. Et Al
156092/24 Miller v. Vega Hartsdale LLC D/b/a Vega Mexican Cuisine Et Al
153321/24 Shaniqua Simmons v. True Care Solutions LLC
152566/22 Smith v. NYC Et Al
154158/23 Sopa Orellana v. Fourth St. Rlty. Hldg. LLC Et Al
157594/22 State Farm Fire And Casualty Co. v. Joseph
156055/24 Steines v. 27th St. Prop. Owner LLC Et Al
162056/23 Steward v. 1865 Second Ave. Condominium Et Al
153249/24 Stillwater Prop. & Casualty Ins. Co. v. Clark
151794/24 Stone v. Dim Sum Palace, Inc. Et Al

COURT NOTES

NEW YORK CIVIL COURT Housing Part Court Seeks Applicants for Housing Court Judgeships Application Deadline is Nov. 6

Hon. Douglas Hoffman (Ret.), Chairperson of the Advisory Council for the Housing Part of the Civil Court of the City of New York, today announced that the Advisory Council has begun the process of soliciting applications for Housing Court Judge positions. In order to encourage interest in applying and to provide sufficient time for a full review of candidates, applications will be accepted through November 6, 2025, at 5 p.m. Housing Court Judges are appointed to five-year terms. They are required to have been admitted to the New York State Bar for at least five years, two of which must have been in an active and relevant practice. In addition, they must be qualified by training, interest, experience and judicial temperament and knowledge of federal, state, and local housing laws and programs. The present salary for Housing Court Judge is \$216,400 per year. Persons interested in applying to become a Housing Court Judge may obtain a questionnaire from the courts website, Advisory Council - NY Housing | NYCOURTS.GOV . In as much as November 6, 2025, has been established as the deadline date for submission of such applications, Judge Hoffman encourages all applicants to obtain, complete and submit the original questionnaire as soon as possible. Applications can be emailed to dcainychousing@nycourts.gov and the original mailed to the Office of the Deputy Chief Administrative Judge Adam Silvera, 111 Centre Street, Room 1240, New York, New York 10013. Dated: September 9, 2025

NEW YORK STATE COURT OF APPEALS

Deadline for Amicus Curiae Motions in ‘Matter of Seneca Meadows v. Town of Seneca Falls’

The Court has calendared the appeal in Matter of Seneca Meadows v Town of Seneca Falls (APL 2025-00116) for argument on November 20, 2025. Appellant’s brief is due by October 9, 2025. Respondents’ brief is due by October 30, 2025. Appellant’s reply brief is due by November 6, 2025. Motions for permission to file a brief amicus curiae must be served personally or by overnight delivery service no later than November 3, 2025 and noticed for a return date no later than November 10, 2025. Questions may be directed to the Clerk’s Office at (518) 455-7705.

U.S. DISTRICT COURT SOUTHERN DISTRICT

Re-Appointment of Incumbent Magistrate Judge Kim P. Berg

The current term of the office of Part-Time United States Magistrate Judge Kim P. Berg is due to expire on September 11, 2026. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of a part-time magistrate judge to a new four-year term.

The duties of a magistrate judge position include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from the judges of the district court; and (4) trial and disposition of civil cases upon consent of the litigants. Comments from members of the bar and the public are invited as to whether the incumbent Part-Time Magistrate Judge Kim P. Berg should be recommended by the panel for reappointment by the court, and should be directed to:

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

Comments must be received 30 days from October 21, 2025 (the date of notice).

Position Available for Chief Counsel To the District Court (Supervisory Pro Se Law Clerk)

Location: 500 Pearl Street, New York
Class Level: JSP 15
Salary: \$172,621-\$195,200 (Based on qualifications and experience)
Closing Date: Open Until Filled
Priority will be given to applications received by Oct 3, 2025
Vacancy No: 25-12
Equal opportunity employer.

DESCRIPTION
The Chief Counsl manages one of the largest Pro Se Litigation Offices in the Federal Judiciary. This position reports directly to the Chief Judge of the District Court, with policy guidance from the Court's Pro Se Committee, and oversees an office responsible for assisting the District and Magistrate Judges with their pro se docket, currently over 2200 pro se cases courtwide.
POSITION OVERVIEW
The principal responsibilities of the Chief Counsel are to lead the Office of Pro Se Litigation, which cur-

rently comprises 7 attorneys, and support the District and Magistrate Judges of the Court in handling the civil pro se docket. The Office of Pro Se Litigation assists the Court in carrying out its statutory obligations under 28 U.S.C. §1915(e)(2) and §1915A to screen civil complaints filed by incarcerated people and those with in forma pauperis status. These cases are predominantly civil rights actions, including employment discrimination actions, and petitions for writs of habeas corpus. The Chief Counsel works closely with the leadership team of the Clerk's Office to establish and maintain systems that are both efficient and appropriately solicitous to pro se litigants. This includes the preparation of manuals, guides, and other memoranda for the benefit of pro se litigants and chambers. The Chief Counsel co-runs the Pro Bono Program, which connects pro se litigants in need of counsel with volunteers from the SDNY bar.

The Chief Counsel reports to the Chief Judge on legal matters in pro se cases on the Chief Judge's docket and internal management of the Office, and also to the District Executive's Office on operational matters, and collaborates with the Pro Se Committee, a team of judges, on other internal initiatives. In addition, the Chief Counsel maintains external relationships that support the SDNY's pro se docket: the Chief Counsel serves as a primary liaison to the Pro Se Clinic, currently managed by the City Bar Justice Center, which provides legal advice to pro se litigants, and communicates with counterparts around the country and the governing body at the Administrative Office of the U.S. Courts to stay abreast of budgetary developments and, where appropriate, to present the position of the Office.

Court initiatives may require collaboration with local stakeholders, including the offices of the United States Attorney, the New York State Attorney General, and the New York City Corporation Counsel, as well as with the prisons and jails within the district. In connection with the Pro Bono Program, the Chief Counsel coordinates programs and events with the private bar and participates in bar activities and committees.

DUTIES AND RESPONSIBILITIES

The Chief Counsel, under the direction of the Chief Judge, is responsible for hiring, training, supervision, and general management of the staff attorneys, which includes performance evaluation. The Chief Counsel is responsible for ensuring that the Office's handling of its screening duties remains responsive to developments in the law, appropriately solicitous to pro se litigants, and operationally manageable. Day-to-day duties and responsibilities of this position include reviewing the staff attorneys' written work and legal analysis, coordinating with Clerk's Office staff on operational matters relevant to the pro se docket, and managing and promoting the Court's Pro Bono Program. Management of the Court's Pro Bono Program involves providing advice to chambers on cases in need of counsel, frequent communication with the private bar, distribution of a monthly newsletter that solicits assistance from volunteer lawyers, and collaboration with bar associations. Project management of internal initiatives requires scheduling check-ins with participants and communicating developments to the relevant stakeholders.

REQUIRED QUALIFICATIONS

Applicants must possess a Juris Doctor degree from a law school accredited by the American Bar Association and be admitted to the bar in a federal court of general jurisdiction. Applicants also must have excellent academic credentials and superior analytical, research, and writing skills with law review or equivalent legal research experience. Competitive applicants will have at least three years of post-law school relevant legal experience such as working as a pro se or death penalty law clerk or other experience in areas of legal work that come before the pro se and death penalty law clerk programs, including civil rights claims brought under 42 U.S.C. § 1983. Applicants with significantly more experience are preferred. All applicants should emphasize any supervisory and/or managerial experience; experience directing the workflow within an office; experience reviewing professional legal staff work products; and experience training law clerks or other professional legal staff on standards of performance. Applicants must possess a solid grounding in federal jurisdiction and civil procedure. The Court seeks highly qualified applicants with diverse backgrounds and experience.

APPLICATION PROCEDURE

To be considered for this position, applicants must submit a cover letter, resume (including law school class rank and/or percentile if available), law school transcript, self-edited writing sample, and a list of at least three professional references. Only applications submitted via e-mail will be accepted. It is preferred for the applications to be submitted in a single PDF document, and for candidates to include the vacancy number and position title in the subject field of the e-mail containing the application. Applications submitted as zip files, cloud files and/or links will not be accepted. Applications that do not conform to the above procedures will not be considered. Only candidates selected for the next step in the hiring process will be contacted. Please submit your application to: DEJobs@nysd.uscourts.gov.

Applicants must be U.S. citizens or lawful permanent residents seeking U.S. citizenship. Employees of the United States District Court are not included in the government's Civil Service classification and are at-will employees. All employees are required to adhere to the Code of Conduct for Judicial Employees. The successful candidate for this position is subject to a background check. This position is subject to mandatory electronic funds transfer for payment of net pay.

Part 34
Justice Dakota D. Ramseur
60 Centre Street
Phone 646-386-4370
Room 341
THURSDAY, OCT. 30
1605539/21 Do Nascimento v. Hudson Meridian Const. Group LLC Et Al
155926/22 Low-Ford v. NYCHA (NYCHA)
156001/23 Nazon v. Time Equities, Inc. Et Al
Part 37
IAS Part
Justice Arthur F. Engoron
60 Centre Street
646-386-3222
Room 418
WEDNESDAY, OCT. 29
650141/24 Certain Underwriters At Lloyd's v. Ohio Security Ins. Co. Et Al
157401/22 Morales v. Rambles Real Estate
160599/22 Pildain Millan v. Flintlock Const. Services
805078/24 Plascencia v. NYC NYCH&HC Corp. Et Al
805248/22 Romero v. NYCH&HC Corp. Et Al
Motion
655576/24 Kb Green Valley North v. Keybank National Association

155839/23 State Farm Mutual Automobile Ins. Co. v. Ambulatory Surgical Center of Englewood
Motion
650141/24 Certain Underwriters At Lloyd's v. Ohio Security Ins. Co. Et Al
850285/14 Khamisa S. M. Howira As Administrator of The Estate v. NYCH&HC
THURSDAY, OCT. 30
656164/1963rd & 3rd NYC LLC v. Advanced Contracting
160546/22 Colon v. 558 W LLC Et Al
654717/21 Fisher v. Hauman
655576/24 Kb Green Valley North v. Keybank Nat. Assoc.
159972/23 Kryksunova v. NYCH&HC Corp. / Bellevue Hosp.
805204/20 Lee v. NYC NYCH&HC Corp. Et Al
157401/22 Morales v. Rambles Real Estate
160599/22 Pildain Millan v. Flintlock Const. Services
805078/24 Plascencia v. NYC NYCH&HC Corp. Et Al
805248/22 Romero v. NYCH&HC Corp. Et Al
Motion
655576/24 Kb Green Valley North v. Keybank National Association

Part 39
Justice James G. Clynes
60 Centre Street
Phone 646-386-3619
WEDNESDAY, OCT. 29
154739/23 5421 Equities LLC v. Maxwell 52 Mgt. Inc. Et Al
157968/23 Bautista-Hernandez v. Rutherford Rlty. Corp. Et Al
159296/23 Castillo v. C & E Associates
155740/20 Colon-Quiles v. Explanade 99 LLC
155799/25 Fora Financial Asset Securitization 2024 v. Planet Inc. Et Al
652957/23 Greater NY Mutual Ins. Co. v. Ategrity Specialty Ins. Co.
155246/24 Hernandez v. The NY & Presbyterian Hosp.
152939/20 Jewish Press v. NYC Dept. of
155225/22 Lawrence v. Kelly Harridge Designs
161634/21 Lena v. 197 East 7th St. Cc LLC Et Al
160868/21 Moore v. 273 W 131 LLC Et Al
155309/22 Olivio v. New York-Presbyterian Morgan Stanley Childrens Hosp.
153680/20 Osario v. Pavarini McGovern
159211/24 Squizzato v. Edition Mgt. LLC D/b/a NY Edition Hotel Et Al

150194/22 Trent v. 646 11th Owner
156924/24 Vargas Gonzalez v. Triton Const. Co. LLC Et Al
151331/19 Watson v. Terence Cardinal Cooke
653962/25 Weiss v. McM Azul II
153523/25 Wyatt v. NYCTA Et Al

THURSDAY, OCT. 30
659529/24 Cardi & Edgar Llp v. Mazzara
160896/21 Dawson v. 410 St Nicholas Prop. LLC
162750/25 F. NYCHA
160113/16 Heard v. McGovern & Co. LLC
155276/24 Kavassutra 6th St. Inc. v. NYC Bd. of Ed. of Health Et Al
151318/21 Lusordo v. Tutor Perini Corp. Et Al
161463/21 Mendlerv. 215 East 68th St. L.P. Et Al
100473/25 Prendergast v. NYC (nypd)
159749/24 Sadat v. 351 St. Nicholas Ave. LLC
654983/24Td Bank v. Dbms Consulting, Inc. Et Al
157721/20 Torres Ramos v. 49-51 Chambers LLC Et Al

Part 43
Justice Robert R. Reed
60 Centre Street
Phone 646-386-3238
Room 222

THURSDAY, OCT. 30
655166/25 Blittz v. Brutus
850299/25 Computershare Trust Co. v. East 9th Park LLC Et Al
655328/19 Linda A. Laceywell v. Rocky Mountain Int'l
655197/24 Rossell Family Legacy Hldgs. LLC v. Oakes
655002/25 Switzer v. McKenzie
Motion
655166/25 Blittz v. Brutus
655328/19 Linda A. Laceywell v. Rocky Mountain Int'l
655002/25 Switzer v. McKenzie

Part 40TR
Judicial Mediation
Justice Suzanne J. Adams
60 Centre Street
Phone 646-386-3722
Room 300

WEDNESDAY, OCT. 29

154791/18 Abreu v. Brutus Associates
655895/16 Albuquer v. Edirs
156297/14 Arraega v. 112 Dyckman Restaurant Inc.
110848/09 Bac Home Loan Servicing v. Moore
156550/17 Bankuti v. Mendoza
651729/20 Barlow v. Skruppa
151064/16 Benitez v. NYCHA
805421/19 Carmona v. Village Center For Care
654666/20 Choi v. Solomon
155244/17 Coll v. Vno 225 West 58th St. LLC
150662/20 Connolly v. Foreman
805047/20 Donnelly-Friedmann v. Edwards
101231/24 Ferguson v. New Savoy Park II
153224/20 Goines v. Upaca Site 7 Associates
655762/18 Greuner Medical P.C. D/b/a v. Edelman
158188/18 Karas v. Metro. Transportation
805345/21 Larkin v. Rahman M.D.
150494/19 Lewis v. John Gallin & Son, Inc.
805456/17 Malave v. Kini
152443/17 Merlo v. Lcor 55 Bank St. LLC
154687/20 Mori v. Riomar Corp.
156964/19 O'Rourke v. Cosmo Provision Co. Inc
653514/18 Pizzarotti Ibc v. A.L. One Const., Inc.
152407/21 Pizzola v. Tutor Perini Corp.
151852/18 Ramos in Capacity of v. Fort Tryon LLC
155942/22 Rivera v. Rref II 34 Desbrosses Owner
451530/18 Rodriguez v. Post Ave. L.L.C. D/b/a
159605/17 Rogers v. Memorial Sloan Kettering
450633/20 Ruth Ann Rancourt As v. Semebran
157451/21 State Farm Fire And Casualty Co. v. Grand Medical Supply Corp. Et Al
158590/21 State Farm Mutual Automobile Ins. Co. v. Advantage Radiology
156810/16 Thomas v. Northern Manhattan

THURSDAY, OCT. 30
656973/1799 Wall Dev, Inc. v. T.G. Nickel & Associates
158849/17 Alba v. Port Auth. of New
151448/23 American Transit Ins. Co. v. Khan
150757/22 Amy Gaiser v. Fatima Ayala-Seck
159647/19 Andriola v. Schindler Elevator Corp.
153383/20 Chang v. NYC
650263/17 Coffin v. Padden Kerr Projects LLC
161024/17 Fernandez v. Sub 412 Associates
160806/18 Frank Lagrippio v. 95th And Third LLC.
156999/17 Hernandez v. 122 East 42nd St.
160808/20 J. v. Parpia
805375/12 Krembs v. NYU Langane Hosps.
805233/21 Mackey v. Chaudhri M.D.
160927/20 Martucci v. 500 W25th Owner LLC
157234/22 Moncada v. Superior Design Associates LLC Et Al
153194/23 Morel v. Soltis
101162/17 Owens v. Mawando
151433/19 Paleno v. Reb3 Nominee
156152/19 Paley v. Lendlease (us) Const.
156773/22 Powers v. West End Bklyn. Fare LLC
155667/18 Ramos v. 200 West 86 Apts. Corp.
150862/18 Reei v. Adel
157230/20 Rivera v. Metro. Transportation
158595/16 Selective Auto Ins. v. Cross NY General
155153/19 Septimus v. Yeshiva Univ.
651417/17 Singletons Assets Group v. Fairpoint Builders
158986/22 Spear v. Soulycycle, Inc. Et Al
150186/16 Springer v. Fontanelli
158164/19 Stromberg v. Naragansett Housing
156024/20 Tate v. West 141 Hldgs. LLC
154918/18 Wells v. Atlantic Garage LLC
155644/20 Zitner v. Equinox Hldgs. LLC

City Cases
159647/19 Andriola v. Schindler Elevator Corp.
Part 44
Justice Jeffrey H. Pearlman
60 Centre Street
Phone 646-636-3370
Room 321
WEDNESDAY, OCT. 29
320176/25 Davoudi v. Davoudi
158914/25 Diamond Star Group, Inc. v. NYC Dept. of Consumer And Worker Protection

THURSDAY, OCT. 30
655455/25 American Transit Insurance Company v. Mark L. Rich D.O. P.A.
101108/25 Gallarotti v. N.Y.C. Dept. of Health And Mental Hygiene
365864/23 Garriott De Cayeux v. Garriott De Cayeux

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FOUNDATIONS

The Annual return of Davood and Tamara Zar Family Foundation for the calendar year ended December 31st, 2024 is available at its principal office located at 49 West 37th Street, 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 Jamshid Zar. 16177 o29

THE ANNUAL RETURN OF Manhattan Eye & Ear Ophthalmology Alumni Foundation, Inc. For the fiscal year ended June 30, 2025 is available at its principal office located at WILFRED WYLER & CO. CPA'S P.C. 14 PENN PLAZA, STE. 1506 NEW YORK, NY 10122 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is PAUL N. ORLOFF, M.D. 16120 o29

The Annual Return Of The Elizabeth & Frank Ingrassia Foundation For the Fiscal year ended 9/30/2025 is available at its principal office located at 95 Peecks Lane, Lattingtown, NY 11560 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Frank Ingrassia. 16140 o29

THE ANNUAL RETURN OF The Evelyn Sharp Foundation. For the calendar year ended 2024 is available at its principal office located at 155 East 44th Street, New York, NY 10017 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is David Finkelstein. 16132 o29

THE ANNUAL RETURN OF The Kirschbaum Family Foundation. For the calendar year ended December 31, 2024 is available at its principal office located at Lipsky Seidman & Lipsky PC, 120 West 45th Street New York, NY 10036 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is ROBERT KIRSCHBAUM. 16216 o29

The Annual return of The Michael Hausman/Filmhaus Foundation for the calendar year ended December 31st, 2024 is available at its principal office located at 736 Broadway 8th Fl., New York, NY 10003 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Michael Hausman. 16178 o29

THE ANNUAL RETURN OF VON RYDINGSVARD AND GREENGARD FOUNDATION INC. For the [calendar] year ended 2024 is available at its principal office located at 124 Westbrook Road Suite 202, Essex, CT 06426 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Ray Greevee. 16127 o29

The Annual Return Of The Nomi P Ghez Foundation For the Fiscal year ended 9/30/2025 is available at its principal office located at 860 Fifth Avenue, New York, NY 10065 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Nomi Ghez. 16139 o29

LIQUOR LICENSES

NOTICE IS HEREBY given that a license, number NA-0267-25-122315 for wine, beer and cider has been applied for by the undersigned to sell wine, beer and cider at retail in a tavern under the Alcoholic Beverage Control Law at 100 Pearl St. New York, NY for on premises consumption. Pickle 1 LLC. 16234 o29-W n5

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF BORUKHOV LAW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 347 5th Ave, Ste 1402-177, New York, NY 10016. Purpose: any lawful act. 12464 o15 W N19

NOTICE OF FORMATION OF AMANDA LFERED MARRIAGE AND FAMILY THERAPY, PLLC. Arts. of Org. filed with SSNY on 09/08/2025. Office location: Nassau SSNY desg. as agent of PLLC upon whom process against it may be served. SSNY shall mail copy of process to 211 W 14th St, NY, NY 10011. Purpose: any lawful purpose. 14614 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Medical Offices of Manhattan, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/5/2004. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 590 Madison Ave, Ste 1800, New York, NY 10022. Purpose: any lawful act. 15218 o08 W N12

NOTICE OF FORMATION OF ROOM TO WONDER MARRIAGE AND FAMILY THERAPY, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 210 68th Street, Apt 3D, New York, NY 10128. Purpose: any lawful act. 15291 o08 W N12

NOTICE OF FORMATION of Adam Ron Translateur Architecture PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/19/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 2600 Netherland Avenue, 1525, Bronx, NY 10439/Adam Ron Translateur, RA. Purpose: any lawful act. 15642 o15 W N19

NOTICE OF FORMATION of Bloom Within Licensed Mental Health Counseling, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 99 Wall Street, Suite 290, New York, NY 10005. Purpose: any lawful act. 15473 o15 W N19

NOTICE OF FORMATION of Ka Ming Gordon Ngai, MD, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 333 56th St, Apt 2B, New York, NY 10019. Purpose: any lawful act. 15519 o15 W N19

NOTICE OF FORMATION OF SAFE SUMMIT PSYCHOTHERAPY LCSW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 93 Clinton Street, Apt 5, New York, NY 10002. Purpose: any lawful act. 15512 o15 W N19

NOTICE OF FORMATION of RODRIGUEZ MEDICAL NY, PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/11/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o URS Agents Inc., One Commerce Plaza, 99 Washington Ave., Ste 300, Albany, NY 12210. Purpose: to practice the profession of medicine. 15027 o1-W n5

NOTICE OF FORMATION of ILGANAYEV & STEINENKOVSKY LAW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 562 Kappock St, BX, NY 10463, P/B/A: 2600 Netherland Ave, Apt 1220, BX, NY 10463. Purpose: any lawful act. 15899 o29 W D03

NOTICE OF FORMATION OF SUSAN REIB THERAPY LCSW PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/17/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 562 Kappock St, BX, NY 10463, P/B/A: 2600 Netherland Ave, Apt 1220, BX, NY 10463. Purpose: any lawful act. 15899 o29 W D03

NOTICE OF FORMATION of New York Cancer Veterinary Hospital PLLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 09/16/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: GKL Registered Agents, Inc. 71 Orchard St, Auburn, NY 13021. Purpose: to practice the profession of veterinary medicine. 15387 o8-W N12

NOTICE OF FORMATION of Margaret Shanley, LCSW, PLLC. Arts of Org. filed with Secy of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 154th St, NY, NY 10011. Purpose: any lawful purpose. 15259 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Total Rehab PT PLLC. Filed 9/9/25. Cty: Bronx. SSNY design. for process & shall mail 2735 Henry Hudson Pkwy, Bronx, NY 10463. Purp: any lawful. 15321 Oct8 w Nov12

GISELLE PEREZ NURSE PRACTITIONER IN PSYCHIATRY, PLLC. Filed with SSNY on 07/01/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 1178 BROADWAY, 3RD FL, #3844, NEW YORK, NY 10001. Purpose: NP IN PSYCHIATRY 15950 o22-W n26

HOUREZADEH MEDICAL CARE PLLC. Filed with SSNY on 07/24/2025. Office location: Nassau County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 30 Durand Place, Manhasset, NY 11030. Purpose: For the practice of the profession of Architecture. 15334 o8-W n12

FINE ARTS ARCHITECTURE PLLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 30 Durand Place, Manhasset, NY 11030. Purpose: For the practice of the profession of Architecture. 15334 o8-W n12

PAUSE CREATIVE ARTS THERAPY PLLC. Arts of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 3585 Roanoke Street, Seaford, NY 11783. Purpose: For the practice of the profession of Creative Arts Therapy. 15341 o8-W n12

Daniel Adam Goldstein LCSW PLLC filed w/ SSNY 8/26/25. Off. in NY Co. Process served to SSNY - design. as agt. of PLLC & mailed to the PLLC, 424 E. 52nd St, #5C, NY, NY 10022. Any lawful purpose. 14763 Oct1 w Nov5

JAIME BERNSTEIN MD, PLLC. Filed with SSNY on 06/02/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 509 5TH AVE, #32A, NEW YORK, NY 10016. Purpose: MEDICINE 14737 s24-W o29

REBBECCA COHEN NURSE PRACTITIONER IN PSYCHIATRY, PLLC, a Prof. LLC. Arts of Org. filed with the SSNY on 09/22/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 1008 Main St, Suite 2001, Peekskill, NY 10566. Purpose: To Practice The Profession of NURSE PRACTITIONER IN PSYCHIATRY. 14735 s24-W ro29

NANCY LEE LEGAL, PLLC Articles of Org. filed NY State (SSNY) 7/29/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Registered Agents Inc 418 Broadway Ste R Albany 12207. Purpose: Any lawful activity. 14648 Sept24 w Oct29

NOTICE OF FORMATION of Journeys Psychotherapy LCSW PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 157 East 86th Street, #451, New York, NY 10028. Purpose: any lawful act. 15171 o08 W N12

NOTICE OF FORMATION of Your Voice Matters Therapy Mental Health Counseling, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/20/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 173 Huguenot Street, Suite 200, New Rochelle, NY 10801. Purpose: any lawful act. 15003 o01 W N05

LIMITED LIABILITY ENTITIES

CATILLON CONSULTING, LLC. Filed with SSNY on 09/19/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 232 E 50TH ST, APT #1, NEW YORK, NY 10022. Purpose: Any Lawful 14739 s24-W o29

NOTICE OF FORMATION of Henge Harlem PACT LLC. Art. of Org. filed with Secy of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 30 State St, Albany, NY 12207. Purpose: any lawful purpose. 15255 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

Notice of Qualification of Red Knot Law PLLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 9/2/25. Office loc: NY County. Formed in DC on 8/1/25. SSNY design. as agent for service of process; mail to 299 Broadway #800, NY, NY 10007. DC addr: 601 13th St NW, 12th Fl, Washington, DC 20004. Purpose: law practice. 15386 o22 W N26

NOTICE OF QUALIFICATION OF NOTHINGBETTER HEALTH GROUP, PLLC. Application for authority filed with Secy. of State of NY (SSNY) on 9/5/2025. Office loc: NY County. PLLC formed in VA on 5/4/2025. SSNY designated as agent upon whom process may be served & mailed to: 10904 Eaten Pl, Ste 100, Fairfax, VA 22030. Cert. of PLLC filed with Secy. of State of VA loc: 1300 E. Main St. Richmond, VA 23219. Purpose: Any lawful activity. 14701 s24 W O29

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Andrew Cosenza, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 310 East 44th St, Apt 524, New York, NY 10017. Purpose: any lawful act. 15292 o08 W N12

NOTICE OF FORMATION OF CATALYST 48 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 280 Park Ave S, 8L, New York, NY 10010. Purpose: any lawful act. 15183 o08 W N12

NOTICE OF FORMATION OF GILDED CITY CREATIONS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 255 W 108th St, Apt 10A, New York, NY 10025. Purpose: any lawful act. 15124 o08 W N12

NOTICE OF FORMATION OF GREENES WORLD VOYAGES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/17/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 134 Leisoir Ave, Floral Park, NY 11001. Purpose: any lawful act. 15323 o08 W N12

NOTICE OF FORMATION of I'm a Loser Baby LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 201 West 95th Street Apt 507, New York, NY 10025. Purpose: any lawful act. 15325 o08 W N12

NOTICE OF FORMATION of Javier Ibarra Music LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 449 W 153rd St, Apt 3, New York, NY 10031. Purpose: any lawful act. 14515 o08 W N12

NOTICE OF FORMATION OF MARTIN REED CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 150 West 127th Street, Apt 3, New York, NY 10027. Purpose: any lawful act. 15179 o08 W N12

NOTICE OF FORMATION OF ELLIE'S GRANOLA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 93 4th Ave, New York, NY 10003. Purpose: any lawful act. 14700 s24 W O29

NOTICE OF FORMATION of Mind v Machine, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, Mind v Machine, LLC, 26 Broadway, Ste. 1301, New York, NY 10004. Purpose: any lawful activities. 15384 o8-W n12

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of REESE PETERS DESIGN LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 184 Franklin St, Apt 5, New York, NY 10013. Purpose: any lawful act. 15006 o08 W N12

NOTICE OF FORMATION OF ASKD Holdings LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 6037 Huxley Ave, Bronx, NY 10471. Purpose: any lawful act. 15651 o15 W N19

NOTICE OF FORMATION OF BRONZLE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/5/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Rocket Corporate Services Inc., 2804 Gateway Oaks Drive #100, Sacramento, CA 95833. Purpose: any lawful act. 15563 o15 W N19

NOTICE OF FORMATION OF DUMB BRANDS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #368340, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15586 o15 W N19

NOTICE OF FORMATION OF GALANG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to PO Box 220, 340 W 42ND ST, New York, NY 10108. Purpose: any lawful act. 15527 o15 W N19

NOTICE OF FORMATION OF GUNBAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/31/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 313 W 22nd St, Apt 1B, New York, NY 10011. R/A: Incorp Services, Inc., One Commerce Plaza, 99 Washington Ave, Ste 805 A, Albany, NY 12210-2822. Purpose: any lawful act. 15644 o15 W N19

NOTICE OF FORMATION OF JUNKIES JUNK REMOVAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #251793, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15048 o15 W N19

NOTICE OF FORMATION OF KNOWWHERE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #251793, New York, NY 10003. Principal mailing address of the LLC: 9000 Sunset Blvd, #709, West Hollywood, CA 90069. Purpose: any lawful act. 15561 o15 W N19

NOTICE OF FORMATION OF LANDOR CAPITAL, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/18/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 28 Liberty St, New York, NY 10005. Principal mailing address of the LLC: 9000 Sunset Blvd, #709, West Hollywood, CA 90069. Purpose: any lawful act. 15478 o15 W N19

NOTICE OF FORMATION OF LITTLE MARKET NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/26/2021. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 637 Broadway, New York, NY 10012, R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15480 o15 W N19

NOTICE OF FORMATION OF LUCKY EAR MUSIC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 15 William St, 15F, New York, NY 10005. Purpose: any lawful act. 15639 o15 W N19

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of LUCY'S HOT DOGS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #691375, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15466 o15 W N19

NOTICE OF FORMATION of Movshovich Holdings, LLC. Arts of Org. filed with New York Secy. of State (SSNY) on 10/6/25. 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: 166 E 56th St, Ste 301, NY, NY 10022. Purpose: any lawful activity. 15655 o15-W n19

NOTICE OF FORMATION OF NEXT CHAPTER RE VENTURES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Rocket Corporate Services Inc., 2804 Gateway Oaks Dr #100, Sacramento, CA 95833. Purpose: any lawful act. 15564 o15 W N19

NOTICE OF FORMATION OF QUANTUMSHIV, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/09/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 635 W 42nd St, Unit PHK, New York, NY, 10036, USA. Purpose: any lawful act. 15641 o15 W N19

NOTICE OF FORMATION OF R&S OASIS L.L.C. Arts of Org filed with Secy. of State of NY (SSNY) on 6/7/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #322750, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15477 o15 W N19

NOTICE OF FORMATION OF SACRARE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 200 E 57th St, 20N, New York, NY 10022. Purpose: any lawful act. 15322 o15 W N19

NOTICE OF FORMATION OF SAINTLEO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Leon Mckay, 63 Flushing Ave, Building 5, Suite 210, Brooklyn, NY 11205. Purpose: any lawful act. 15585 o15 W N19

NOTICE OF FORMATION OF SCORPUARY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 95 Ralph Rd, New Rochelle, NY 10804, P/B/A: 58-60 W 106 St, Ste 5D, New York, NY 10025. Purpose: any lawful act. 13876 o15 W N19

NOTICE OF FORMATION of SGCA MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 146-16 58th Ave, Flushing, NY 11355. Purpose: any lawful act. 15645 o15 W N19

NOTICE OF FORMATION of WIN SENG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/18/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 418 Broadway Suite R, Albany, NY 12207. Purpose: any lawful act. 15647 o15 W N19

NOTICE OF FORMATION of LOGICLEAN, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2857 Morgan Dr., Wantagh, NY 11793. Purpose: any lawful activities. 15022 o1-W n5

NOTICE OF FORMATION of Sage Alliance NY, LLC. Filed 4/10/25. Cty: New York. SSNY design. for process & shall mail to 2 Village Sq, Baltimore, MD 21210. Purp: any lawful. 15677 Oct15 w Nov19

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Victory BSIS, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: CHRISTOPHER PEELE, 47 MALL DR., 1600 FOMMACK, NY 11725. Purpose: any lawful activities. 15029 o1-W n5

NOTICE OF FORMATION of DUE PROCESSORS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to ZenBusiness Inc., 41 State St, Ste 112, Albany, NY 12207. 320A-1 Washington Square Village, Apt 16M, New York, NY 10012. Purpose: any lawful act. 15920 o22 W N26

NOTICE OF FORMATION of GSRD LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 33 W End Ave, 22C, NYC, NY 10023. Purpose: any lawful act. 15919 o22 W N26

NOTICE OF FORMATION of JV MAINTENANCE SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 203 W 103rd St, Bsmt Super, New York, NY 10025. Purpose: any lawful act. 14143 o22 W N26

NOTICE OF FORMATION OF LOPATKA CONSULTING SERVICES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 108 E 96 St, Apt 4E, New York, NY 10128. Purpose: any lawful act. 15877 o22 W N26

NOTICE OF FORMATION OF LYRA INTERDIMENSIONAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #419504, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15900 o22 W N26

NOTICE OF FORMATION OF NINE LIGHT ADVISORY LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 7 W 57th St, New York, NY 10019. Purpose: any lawful act. 15961 o22 W N26

NOTICE OF FORMATION OF RIGHT HAND PLANS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2859 Wilson Avenue, Bellingham, WA 98225/Samantha Marks. Purpose: any lawful act. 15894 o22 W N26

NOTICE OF FORMATION OF THE WANDRLY WAY LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #894742, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 15729 o22 W N26

NOTICE OF FORMATION of Tier One Industries LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/5/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 418 Broadway Suite R, Albany, NY 12207. The principal business address of the LLC is 418 Broadway #10235, Albany, NY 12207, USA. Dissolution date: None. Purpose: any lawful act or activity. 15479 o22 W N26

NOTICE OF FORMATION of WING & ROOT MANAGEMENT CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/01/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 50 Park Terrace E Apt 4L, New York, NY 10034. Purpose: any lawful act. 15878 o22 W N26

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SUMMONS

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX ACTION TO FORECLOSE A MORTGAGE INDEX # 811048/2024E U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AQ1, ASSET-BACKED CERTIFICATES SERIES 2006-AQ1 Plaintiff, vs DIONNE ROSE, ALLANA WORGHS, JENNIFER PERL, Defendant, AUTAR AS PROPOSED EXECUTOR TO THE ESTATE OF JOAN FORBES, YOLANDA DAVIS-MONDAY AS HEIR TO THE ESTATE OF JOAN FORBES, MALIK FORBES AS HEIR TO THE ESTATE OF JOAN FORBES, UNKNOWN HEIRS OF JOAN FORBES IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF. PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, CAVALRY TRUST LLC, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD JOHN DOE (Those unknown tenants, occupants, persons or corporations or their representatives, trustees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s), MORTGAGED PREMISES: 2944 Kingsland Avenue Bronx, NY 10469 to the Above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Supplemental Summons, to appear, on the notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is completed if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie, Trial to be held in the County of Bronx. The basis of the venue designated above is the location of the Mortgaged Premises. The Unknown Heirs of Joan Forbes Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Naftali A. Sengul of the Supreme Court of the State of New York, dated the Seventeenth day of October, 2025 and filed with the Complaint in the Office of the Clerk of the County of Bronx, in the City of Bronx. The object of this action is to foreclose a mortgage upon the premises described below, executed by Joan Forbes (who died on August 7, 2018, a resident of the county of Bronx, State of New York) dated the July 13, 2006, to secure the sum of \$440,000.00 and recorded at CRFN 2006000474652 in the City Register of the City of New York, Bronx County on August 22, 2006. The mortgage was subsequently assigned by an assignment executed December 30, 2008 and recorded on August 18, 2009, in the City Register of the City of New York, Bronx County at CRFN 20090000261184. The mortgage was subsequently modified on May 11, 2013. The mortgage was subsequently assigned by an assignment executed July 6, 2013 and recorded on June 20, 2013, in the City Register of the City of New York, Bronx County at CRFN 2013000243510. The mortgage was subsequently assigned by an assignment executed June 24, 2022 and recorded on August 26, 2022, in the City Register of the City of New York, Bronx County at CRFN 2022000337230. The mortgage was subsequently assigned by an assignment executed May 16, 2024 and recorded on May 30, 2024, in the City Register of the City of New York, Bronx County at CRFN 2024000136781. The property in question is described as follows: 2944 Kingsland Avenue, Bronx, NY 10469 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUM-

SUMMONS

MONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or the Foreclosure Relief Hotline at 1-800-269-0990 or visit the department's website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. SCAMS BE careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this Foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. Answered October 20, 2025 Gross Polowy LLC Attorney(s) for Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 87826 029-W n19 16154

LIMITED LIABILITY ENTITIES

APPLE RABOULIS 2 LLC. Filed with SSNY on 06/18/2024. Office: New York County. SSNY designated as agent for process & shall mail to: 299 PARK AVE, 16TH FLOOR, NEW YORK, NY 10171. Purpose: Any Lawful 15945 022-W n26

AZRA ONE LLC. Filed with SSNY on 02/02/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 315 WEST 39TH ST, STE 300, NEW YORK, NY 10018. Purpose: Any Lawful 15947 022-W n26

CARDINAL BUILT LLC. Filed with SSNY on 08/29/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 315 WEST 39TH ST, STE 300, NEW YORK, NY 10018. Purpose: Any Lawful 15947 022-W n26

CIEMCORP SRL LLC. Filed with SSNY on 01/16/2024. Office: New York County. SSNY designated as agent for process & shall mail to: 299 PARK AVE 16TH FL, NEW YORK, NY 10171. Purpose: Any Lawful 15946 022-W n26

DGHR WELLNESS LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 307 FIFTH AVE, 8TH FL, NEW YORK, NY 10016. Purpose: Any Lawful 15932 022-W n26

EMERALD CONSTRUCTION AND MANAGEMENT LLC. Arts. of Org. filed with the SSNY on 10/10/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Charles Raffinetti, 34 Shore Park Road, Great Neck, NY 11023. Purpose: Any Lawful purpose. 15912 022-W n26

EVERGREEN PROSPERITY LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 171 S. MIDDLE NECK ROAD, 30C, GREAT NECK, NY 11021. Purpose: Any Lawful 15952 022-W n26

RESPIRATORY CARE GROUP MSO LLC. Arts. of Org. filed with the SSNY on 10/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Zachary M. Kravatz, Esq., 445 Broadhollow Road, Ste 419, Melville, NY 11747. Purpose: Any Lawful Purpose. 15401 08-W n12

SALES

NOTICE OF SALE

Supreme Court County of New York Bank of America, N.A. s/b/m BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP Plaintiff AGAINST Rodney Eabor, et al. Defendant Pursuant to a Judgment of Foreclosure and Sale duly entered on January 17, 2017, I, the undersigned Referee, will sell at public auction at the New York County Courthouse, 60 Centre Street, Room 130, New York, NY 10007 on November 19, 2025 at 2:15 PM premises known as 406 West 145th Street, New York, NY 10031. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of New York, State of New York, BLOCK: 2050, LOT: 150. Approximate amount of judgment is \$1,922,026.09 plus interests and costs. Premises will be sold subject to provisions of filed Judgment. Index # 850340/2014. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Avl A. Naveh, Referee PRESENTED BY LAMBERT WEISS WEISMAN & GORDON LLP 53 Gibson Street Bay Shore, NY 11706 01-016776-F03 87413 15484 022-W n12

NOTICE OF SALE

SUPREME COURT OF NEW YORK Capital One, National Association, Plaintiff AGAINST Sarah Sanders; Lorraine Sanders; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered April 2, 2018, amended September 5, 2025, 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 10007 on November 19, 2025, at 2:15PM, premises known as 322 East 120th Street, New York, NY 10029. I, the undersigned Referee, will sell at public auction a plot piece or parcel of land, together with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1796 Lot 43. Approximate amount of judgment \$303,907.61 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 850286/2014. Lawrence B. Goodman, Esq., Referee LOGS Legal Grotes LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: October 3, 2025 87328 15485 022-W n12

NOTICE OF FORECLOSURE SALE FOR REAL PROPERTY

SUPREME COURT - STATE OF NEW YORK, COUNTY OF NEW YORK SCOPE LEASING, INC., Plaintiff - against ELLEN PATRICIA NY Defendant(s). Pursuant to that certain Order of Judgment dated May 2, 2025 and entered on July 31, 2025 ("Judgment"), I, the undersigned Referee will sell at public auction in Room 130, located at 60 Centre Street within the Courthouse as may be designated, of the New York County Courthouse ("Courthouse"), 60 Centre Street, New York, New York 10007 on November 19, 2025 at 2:15 p.m., prevailing Eastern Time, that certain premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows: BEGINNING at a point on the southerly side of 87th Street, distant 170 feet northwesterly from the corner formed by the intersection of the southerly side of 87th Street with the westerly side of Avenue A, which point is opposite the Centre of a part of said lot, being a plot 100 feet 8 1/2 inches by 20 feet. Block: 1566 Lot: 131 ("Premises"). Said premises is known as and located at 438 EAST 87TH STREET, NEW YORK, NEW YORK 10128. The approximate amount of the lien is \$8,349,991.69, plus default interest & costs thereon from and after May 2, 2025. Premises will be sold subject to provisions of filed Judgment and forthcoming terms of sale. Index Number 652871/2024. KEITH M. BRANDOFFINO, ESQ., Court Appointed Referee Baker & Hostetler, LLP Attorney(s) for Plaintiff 45 Rockefeller Plaza New York, New York 10111 15807 027-TwTh n14

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on September 02, 2011 by Martin Creaven, and in accordance with its rights as holder of the security. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-2, by Kim Carino, Auctioneer, will conduct a public sale of the security consisting of 134 shares of common stock in 304 East 73rd Street Corp. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT C in a building known as and by the street address, 304 E 73rd Street C, New York, NY 10021 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT C on November 19, 2025 at 11:00AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$178,405.95 plus interest from April 01, 2021 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale. GROSS POLOWY LLC 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 87866 16152 029-W n12

SALES

REFEREE'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF BRONX M&T BANK, Plaintiff - against - DANIEL A. BADU, et al Defendants Pursuant to a Judgment of Foreclosure and Sale entered on March 25, 2014, I, the undersigned Referee will sell at public auction in Courtroom 711, 851 Grand Concourse, Bronx, New York 10451-2937 on the 17th day of November, 2025 at 2:15 PM. 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. Premises known as 814 Faile Street, Bronx, New York 10474. (Block 2762, Lot: 277) Approximate amount of lien \$747,868.20 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. SSNY shall mail copy of process to the LLC, Edmond J. Pryor, Esq., Referee, McCalla Raymer Leibert Pierce, LLC Attorney(s) for Plaintiff 420 Lexington Avenue, Suite 840 New York, NY 10170 Tel. 347/286-7409 For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832 Dated: September 8, 2025 During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. 15267 015-W n5

NOTICE OF SALE

SUPREME COURT OF NEW YORK NATIONSTAR MORTGAGE LLC, Plaintiff AGAINST VLADIMIR SLAVUTSKY, YANNA SLAVUTSKY, ET AL., Defendants) Pursuant to a Judgment of Foreclosure and Sale duly entered December 5, 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 November 5, 2025 at 2:15 PM, premises known as 100 West 93rd Street, Unit 10F, New York, NY 10025. 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 1223, Lot 1352, Approximate amount of judgment \$1,004,540.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850164/2015. Arthur W. Greig, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive, Williamsville, NY 14221 00-303307 87314 14982 08-W o29

LIMITED LIABILITY ENTITIES

PHANTOM CAPITAL 22 LLC. Filed with SSNY on 06/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15942 022-W n26

PHANTOM CAPITAL 71 LLC. Filed with SSNY on 08/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15943 022-W n26

PHANTOM LANDLORDS LLC. Filed with SSNY on 06/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15934 022-W n26

PID WELDING & STEEL FABRICATING LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6 BOYD DR, WESTBURY, NY 11590. Purpose: Any Lawful 15954 022-W n26

SHAHS MARKS LLC. Filed with SSNY on 12/19/2023. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6500 NEW HORIZON BLVD., AMITYVILLE, NY 11701. Purpose: Any Lawful 15827 022-W n26

SHINY TREASURE LLC. Arts. of Org. filed with the SSNY on 10/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gor Zakaryan, 320 Northern Blvd., Ste 9, Great Neck, NY 11021. Purpose: Any Lawful Purpose. 15909 022-W n26

SOH CREATIVE MGMT LLC. Arts. of Org. filed with the SSNY on 10/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 6851 Jayson Turnpike, Suite 165, Syosset, NY 11791. Reg Agent: Heath Olmowich, Esq., 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Purpose: Any Lawful Purpose. 15921 022-W n26

THE BOOZALITAS LLC. Filed with SSNY on 09/29/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 139 FULTON ST, STE 603 NEW YORK, NY 10038, USA. Purpose: Any Lawful 15097 022-W n26

PURPLE ARROW PRODUCTIONS LLC. Arts. of Org. filed with the SSNY on 09/08/25. 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, 8333 Braesmain Drive, Apartment 1459, Houston, TX 77025. Purpose: Any Lawful purpose. 15337 08-W n12

LIMITED LIABILITY ENTITIES

E&E CLEANING & ORGANIZING SERVICES, LLC. Arts. of Org. filed with the SSNY on 10/03/25. 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, 046 Seaford, NY 11783. Purpose: Any Lawful purpose. 15612 015-W n19

ELAN 88, LLC. Arts. of Org. filed with the SSNY on 09/12/25. 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, 128 E. Broadway, #88, New York, NY 10002. Purpose: Any Lawful purpose. 15619 015-W n19

GEN 1 REALTY LLC. Arts. of Org. filed with the SSNY on 10/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Michael Goldberg, 22988 Old Inlet Bridge Drive, Boca Raton, FL 33433. Purpose: Any Lawful Purpose. 15657 015-W n19

GHT HOLDINGS LLC. Arts. of Org. filed with the SSNY on 10/07/24. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 66 Piping Rock Road, Locust Valley, NY 11560. Purpose: Any Lawful purpose. 15615 015-W n19

LEILA OSMAN CREATIONS LLC. Arts. of Org. filed with the SSNY on 09/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Leila Osma, 540 Bernard Street, East Meadow, NY 11554. Purpose: Any Lawful Purpose. 15626 015-W n19

LEILA OSMAN CREATIONS LLC. Arts. of Org. filed with the SSNY on 09/02/25. Office loc: 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, 115 The Crescent, Roslyn Heights, NY 11577. Purpose: Any Lawful purpose. 15611 015-W n19

LONG ISLAND HOLDINGS PROPERTY GROUP, LLC. Arts. of Org. filed with the SSNY on 10/06/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 12 Ivy Dr, Jericho, NY 11753. Purpose: Any Lawful purpose. 15610 015-W n19

NABB PROPERTY LLC. Arts. of Org. filed with the SSNY on 10/06/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 115 The Crescent, Roslyn Heights, NY 11577. Purpose: Any Lawful purpose. 15610 015-W n19

NEW YORK LUMOS INTERNATIONAL LLC. Arts. of Org. filed with the SSNY on 10/07/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 12 Ivy Dr, Jericho, NY 11753. Purpose: Any Lawful purpose. 15618 015-W n19

OMNI 89 LLC. Arts. of Org. filed with the SSNY on 10/07/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 98 Bayshore Drive, Roslyn Heights, NY 11577. Purpose: Any Lawful purpose. 15614 015-W n19

PNINI REAL ESTATE CAPITAL LLC. Arts. of Org. filed with the SSNY on 09/17/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 25 Crabbapple Drive, Roslyn, NY 11576. Purpose: Any Lawful purpose. 15609 015-W n19

SEAMAR CHARTERS, LLC. Arts. of Org. filed with the SSNY on 10/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 73 Ontario Road, Floral Park, NY 11001. Purpose: Any Lawful Purpose. 15658 015-W n19

STARKIDZ AT 22 CHAPEL STREET DC LLC. Arts. of Org. filed with the SSNY on 07/21/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 114 East 13th Street, Front 1, New York, NY 10003. Purpose: Any Lawful Purpose. 15660 015-W n19

TETRA FIRE PROTECTION LLC. Arts. of Org. filed with the SSNY on 10/06/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Jonathan Demas, 1 Plaza Road, Greenvale, NY 11548. Purpose: Any Lawful purpose. 15613 015-W n19

VL CAPITAL LLC. Arts. of Org. filed with the SSNY on 08/19/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 70 Aldershot Lane, Manhasset, NY 11030. Purpose: Any Lawful purpose. 15608 015-W n19

106 NEW WILMOT LLC. Arts. of Org. filed with the SSNY on 09/02/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 118 New Wilmot Road, Scarsdale, NY 10583. Purpose: Any Lawful Purpose. 15053 01-W n12

LIMITED LIABILITY ENTITIES

CANDIDO ENTERPRISE LLC. Arts. of Org. filed with the SSNY on 09/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Concetta Campisi, 5 Whetmore Dr, Syosset, NY 11791. Purpose: Any Lawful Purpose. 14999 01-W n5

COSTA AND SONS REALTY LLC. Arts. of Org. filed with the SSNY on 09/24/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 94 Hillside Ave., Mount Vernon, NY 10553. Purpose: Any Lawful Purpose. 15052 01-W n5

DONATO DEVELOPMENT, LLC. Arts. of Org. filed with the SSNY on 09/26/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Sazan Meta, 303 East 111 Street, NY, NY 10029. Purpose: Any Lawful Purpose. 15007 01-W n5

NHP MAPLE LLC. Arts. of Org. filed with the SSNY on 09/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Concetta Campisi, 5 Whetmore Dr, Syosset, NY 11791. Purpose: Any Lawful Purpose. 15002 01-W n5

SHEEPDOG REALTY LLC. Arts. of Org. filed with the SSNY on 09/29/2025. 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, 4177 Austin Blvd, Island Park, NY 11558. Purpose: Any Lawful Purpose. 15051 01-W n5

SPERRY 108 LLC. Arts. of Org. filed with the SSNY on 09/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Concetta Campisi, 5 Whetmore Dr, Syosset, NY 11791. Purpose: Any Lawful Purpose. 15001 01-W n5

SPERRY 140 LLC. Arts. of Org. filed with the SSNY on 09/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Concetta Campisi, 5 Whetmore Dr, Syosset, NY 11791. Purpose: Any Lawful Purpose. 15000 01-W n5

THE FORTUNE FLIPPER LLC. Arts. of Org. filed with the SSNY on 09/26/25. Office in NY Co. SSNY design. agent of LLC whom process may be served. SSNY shall mail process to 211 Central Park West, NY, NY 10024, which is also the principal business location. Purpose: Any Lawful purpose. 15030 01-W n5

1421 MONTAUK, LLC. Arts. of Org. filed with the SSNY on 10/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Allon Avgi, 2771 Merrick Ave, Merrick, NY 11566. Purpose: Any Lawful Purpose. 15906 022-W n26

210 FORT SALONGA, LLC. Arts. of Org. filed with the SSNY on 10/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Allon Avgi, 2771 Merrick Ave, Merrick, NY 11566. Purpose: Any Lawful Purpose. 15905 022-W n26

25 PATCHOGUE LLC. Arts. of Org. filed with the SSNY on 10/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Doreen Ambrose, 98 Winding Road, Massapequa, NY 11758. Purpose: Any Lawful Purpose. 15908 022-W n26

404 PACIFIC HOLDINGS, LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful 15933 022-W n26

91 HARBOR LANE, LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 91 HARBOR LN, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 15924 022-W n26

9 WAT ROCK REALTY LLC. Arts. of Org. filed with the SSNY on 10/03/25. Office: Nassau County. SSNY designated as agent upon whom process against the LLC may be served. SSNY shall mail copy of process to the LLC, 72 Linden Street, Rockville Centre, NY 11570. Purpose: Any Lawful purpose. 15913 022-W n26

AAK CAPITAL PARTNERS LLC. Filed with SSNY on 09/30/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 4 HORIZON WAY, KINGS POINT, NY 11024. Purpose: Any Lawful 15949 022-W n26

AB 1886 REALTY, LLC. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 NASSAU BLVD, GARDEN CITY, NY 11530. Purpose: Any Lawful 15957 022-W n26

ADDA BRANDS LLC. Filed with SSNY on 10/15/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 12 SCOOTER LN, HICKSVILLE, NY

LIMITED LIABILITY ENTITIES

GARVEY PARK LLC. Filed with SSNY on 10/15/2013. Office: Nassau County. SSNY designated as agent for process & shall mail to: 35 N TYSON AVE, FLORAL PARK, NY 11001. Purpose: Any Lawful 15955 o22-W n26

GINGER T. LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 779 MARION ST, FRANKLIN SQUARE, NY 11010. Purpose: Any Lawful 15938 o22-W n26

GOOD FAITH ABSTRACT LLC. Filed with SSNY on 08/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1 GRIFFIN PL, LYNBROOK, NY 11563. Purpose: Any Lawful 15928 o22-W n26

HOD CAPITAL LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 22 HEMLOCK DR, SYOSSET, NY 11791. Purpose: Any Lawful 15935 o22-W n26

JENNINGS 18 ASSETS LLC. Filed with SSNY on 08/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 16 MIDDLE NECK RD, STE 150, GREAT NECK, NY 11021. Purpose: Any Lawful 15956 o22-W n26

KARAN & SAHIB LLC. Filed with SSNY on 10/15/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1018 ROSEGOLD ST, #1, FRANKLIN SQUARE, NY 11010. Purpose: Any Lawful 15958 o22-W n26

LANDMARK TRANSPORT LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 43 SHERMAN DR, SYOSSET, NY 11791. Purpose: Any Lawful 15953 o22-W n26

NIPOS HOLDING LLC. Arts. of Org. filed with the SSNY on 10/10/25. 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, 143 West 29th Street, 8th Floor, New York, NY 10001. Purpose: Any lawful purpose. 15914 o22-W n26

OMSI REALTY, LLC. Filed with SSNY on 10/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 401 ROSLYN PL, EAST MEADOW, NY 11554. Purpose: Any Lawful 15925 o22-W n26

ORYI PALM SQUARE LLC. Filed with SSNY on 08/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 30 BLUEBIRD DR, ROSLYN HEIGHTS, NY 11577. Purpose: Any Lawful 15940 o22-W n26

PHANTOM CAPITAL 107 LLC. Filed with SSNY on 09/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, SUITE 303, GREAT NECK, NY, UNITED STATES, 11021. Purpose: Any Lawful 15929 o22-W n26

PHANTOM CAPITAL 11 LLC. Filed with SSNY on 07/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15930 o22-W n26

PHANTOM CAPITAL 161 LLC. Filed with SSNY on 06/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful 15931 o22-W n26

TOWNSEND STREET LLC. Filed with SSNY on 08/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 44 ORCHARD ST, GLEN HEAD, NY 11545. Purpose: Any Lawful 15936 o22-W n26

TWESTON CONSULTING, LLC. Filed with SSNY on 10/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 38 BECHWOOD AVE, MANHASSET, NY 11030. Purpose: Any Lawful 15926 o22-W n26

VIP 6035 AVE LLC. Filed with SSNY on 09/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful 15941 o22-W n26

VIP GREENE LLC. Filed with SSNY on 09/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful 15923 o22-W n26

WESLEY REALTY NY LLC Articles of Org. filed NY Sec. of State (SSNY) 9/24/25. Office in Bronx Co. SSNY design. agent of LLC whom process may be served. SSNY shall mail process to 3150 Rochambeau Ave., Ste 11A, Bronx, NY 10467, which is also the principal business location. Purpose: Any lawful purpose. 15963 o22-W n26

10 E 67 LLC Articles of Org. filed NY Sec. of State (SSNY) 9/16/25. Office in Nassau County. SSNY design. agent of LLC whom process may be served. SSNY shall mail process to Kaplan Fox & Kilsheimer, LLP c/o Jason P. Reska, Esq., 800 Third Ave., 38th Fl., N.Y., NY 10022. Purpose: Any lawful purpose. 16206 o29-W d3

1100 SQ FT LLC, Arts. of Org. filed with the SSNY on 10/22/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 306 Pondsider Dr, White Plains, NY 10607. Purpose: Any Lawful Purpose. 16209 o29-W d3

LIMITED LIABILITY ENTITIES

94 CARPENTER AVE LLC. Arts. of Org. filed with the SSNY on 10/07/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 140 Adams Street, Garden City, NY 11530. Purpose: Any lawful purpose. 16201 o29-W d3

APC CENTRAL PARTNERS LLC. Arts. of Org. filed with the SSNY on 10/23/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Reg Agent: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any Lawful Purpose. 16208 o29-W d3

ASHIANA LLC. Arts. of Org. filed with the SSNY on 10/17/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 151 Hazelwood Drive, Jericho, NY 11753. Purpose: Any lawful purpose. 16204 o29-W d3

CATALYTIC AUTO TECHNOLOGY LLC. Arts. of Org. filed with the SSNY on 10/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 1025 Old Country Road, Suite 411, Westbury, NY 11590. Purpose: Any lawful purpose. 16205 o29-W d3

CHANNELCAUSE LLC Articles of Org. filed NY Sec. of State (SSNY) 6/13/25. Office in NY Co. SSNY design. agent of LLC whom process may be served. SSNY shall mail process to 1641 3rd Ave., Ste. 24K, NY, NY 10128, which is also the principal business location. Purpose: Any lawful purpose. 16247 o29-W d3

MARC P. BEIGE CONSULTING LLC. Arts. of Org. filed with the SSNY on 09/22/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 400 Broadhollow Road, Suite 302, Melville, NY 11747. Purpose: Any Lawful Purpose. 16210 o29-W d3

MIDDLETOWN REALTY INVESTORS LLC Art. Of Org. Filed Sec. of State of NY 9/25/2025. Off. Loc.: Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 30009 Middletown Road, Bronx, NY 10461, USA. Purpose: Any lawful act or activity. 16161 o29-W d3

ZARAH KELLEHER LLC Filed 10/25/25. Office: New York Co. SSNY designated as agent for process & shall mail to: 450 6th Ave, Unit PHD, New York, NY 10011 Purpose: all lawful 15975 o29-W d3

100 CPS 13C LLC. Arts. of Org. filed with the SSNY on 08/07/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Anna Geronzi, 100 Gervais Point Road, #1325, Glen Cove, NY 11542. Purpose: Any lawful purpose. 15336 o8-W n12

21-17 46TH AVENUE LLC. Arts. of Org. filed with the SSNY on 06/26/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Ana Garcia, 100 Gervais Point Road, #1325, Glen Cove, NY 11542. Purpose: Any lawful purpose. 15336 o8-W n12

3131 NE 7TH AVENUE 2502 CONDO, LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Garden City Plaza, Suite 300, Garden City, NY 11530. Purpose: Any lawful purpose. 15336 o8-W n12

3131 NE 7TH AVENUE 2503 CONDO, LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Garden City Plaza, Suite 300, Garden City, NY 11530. Purpose: Any lawful purpose. 15306 o8-W n12

3525 LAWSON REALTY LLC. Arts. of Org. filed with the SSNY on 07/15/25. 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, 3530 Oceanside Road, Oceanside, NY 11572. Purpose: Any lawful purpose. 15330 o8-W n12

497 GREENWICH ST. LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 149 Dubois Ave, Valley Stream, NY 11581. Purpose: Any Lawful Purpose. 15308 o8-W n12

821 WEST BROADWAY LLC, Arts. of Org. filed with the SSNY on 10/03/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 306 Pondsider Dr, White Plains, NY 10607. Purpose: Any Lawful Purpose. 15338 o8-W n12

AVI IT SERVICES LLC. Arts. of Org. filed with the SSNY on 09/29/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 53 Werman Court, Plainview, NY 11803. Purpose: Any lawful purpose. 15338 o8-W n12

LIMITED LIABILITY ENTITIES

Albanese WRC - R, LLC filed Arts. of Org. with the Secty of State of NY (SSNY) on 7/2/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o Albanese Organization, Inc. 1001 Franklin Ave, Garden City, NY 11530. Purpose: any lawful act. 15302 o8-W n12

CAMEO HOUSEKEEPING LLC. Arts. of Org. filed with the SSNY on 08/06/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 140 Grove Avenue, Cedarhurst, NY 11516. Purpose: Any lawful purpose. 15328 o8-W n12

CCM PIZZA LLC. Arts. of Org. filed with the SSNY on 09/25/25. 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, 119 Liberty Avenue, Bellmore, NY 11710. Purpose: Any lawful purpose. 15305 o8-W n12

DIO ADELPIA LLC. Arts. of Org. filed with the SSNY on 09/29/25. 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, 96 Scudders Lane, Roslyn Harbor, NY 11576. Purpose: Any lawful purpose. 15339 o8-W n12

DYNAMIC DATA SOLUTIONS LLC. Arts. of Org. filed with the SSNY on 09/08/2025. 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, 808 Oak Place, East Meadow, NY 11554. Purpose: Any Lawful Purpose. 15299 o8-W n12

EASLE DESIGN BUILD LLC. Arts. of Org. filed with the SSNY on 10/07/2025. 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, 308 Oak Place, East Meadow, NY 11554. Purpose: Any Lawful Purpose. 15299 o8-W n12

F&J REAL PROPERTY LLC. Arts. of Org. filed with the SSNY on 09/26/25. 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, 361 Mulhollow Eastwoods Road, Syosset, NY 11791. Purpose: Any lawful purpose. 15343 o8-W n12

GAMBREAKER ATHLETICS LLC. Arts. of Org. filed with the SSNY on 09/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 46 Beechhurst Ave, Floral Park, NY 11001. Registered Agent address: 361 Mulhollow Eastwoods Road, Syosset, NY 11791. Purpose: Any lawful purpose. 15344 o8-W n12

JFK T4 RETAIL PARTNERS, LLC. Arts. of Org. filed with the SSNY on 09/24/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Anna Geronzi, 100 Gervais Point Road, #1325, Glen Cove, NY 11542. Purpose: Any lawful purpose. 15336 o8-W n12

MAMK ASSOCIATES, LLC. Arts. of Org. filed with the SSNY on 09/19/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 115 S. Corona Avenue, Valley Stream, NY 11580. Purpose: Any lawful purpose. 15331 o8-W n12

MATTY GROUP LLC. Arts. of Org. filed with the SSNY on 09/08/2025. 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, 8 Cypress Ave, Kings Point, NY 11024. Reg Agent: Ramin Somekh, 8 Cypress Ave, Kings Point, NY 11024. Purpose: Any Lawful Purpose. 15399 o8-W n12

MIDTOWN SECURITY LOCKSMITH, LLC. Arts. of Org. filed with the SSNY on 08/11/25. 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, 330 Madison Avenue, Basement 2, New York, NY 10017. Purpose: Any lawful purpose. 15342 o8-W n12

NICKY & BRICK REALTY LLC. Arts. of Org. filed with the SSNY on 07/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 1312 Grand Avenue, Baldwin, NY 11520. Purpose: Any lawful purpose. 15327 o8-W n12

ONE MARCUS AVENUE DEVELOPER, LLC filed Arts. of Org. with the Secty of State of NY (SSNY) on 7/17/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o Albanese Organization, Inc. 1001 Franklin Ave, Garden City, NY 11530. Purpose: any lawful act. 15318 o8-W n12

STONEVALE DEVELOPERS LLC. Arts. of Org. filed with the SSNY on 09/03/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 99 Michele Dr, Jericho, NY 11753. Reg Agent: Alain Paletta 135 Herzel Blvd., Lindenhurst, NY 11757. Purpose: Any Lawful Purpose. 14686 o29-W d3

LIMITED LIABILITY ENTITIES

TIIMIOS FOURNOS LLC. Arts. of Org. filed with the SSNY on 09/15/25. 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, 28 Morning Glory Road, Levittown, NY 11756. Purpose: Any lawful purpose. 15329 o8-W n12

JC LITE REALTY LLC. Arts. of Org. filed with the SSNY on 09/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 40 Aster Avenue, Merrick, NY 11566. Purpose: Any lawful purpose. 14658 s24-W o29

MM&B PIZZA LLC. Arts. of Org. filed with the SSNY on 09/23/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 8 Depot Place, Scarsdale, NY 10583. Purpose: Any Lawful Purpose. 14736 s24-W o29

NEW SOUTH REALTY LLC, Arts. of Org. filed with the SSNY on 09/18/2025. 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, 1 Colt Place, Old Westbury, NY 11568. Purpose: Any Lawful Purpose. 14728 s24-W o29

SANDY DAILY ENTERTAINMENT LLC. Arts. of Org. filed with the SSNY on 09/19/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 119 Grandview Avenue, White Plains, NY 10605. Purpose: Any Lawful Purpose. 14734 s24-W o29

JFK T4 DUTY FREE PARTNERS, LLC. Arts. of Org. filed with the SSNY on 09/29/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o CSC Global, 80 State Street, Albany, NY 12207-3542. Purpose: Any lawful purpose. 15340 o8-W n12

TFRE LLC. Arts. of Org. filed with the SSNY on 09/18/2025. 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, 2 Prospect Avenue, Cedarhurst, NY 11568. Purpose: Any Lawful Purpose. 14730 s24-W o29

54 AUERBACH LN LLC Articles of Org. filed NY Sec. of State (SSNY) 8/27/25. Office in Nassau Co. SSNY design. agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC PO Box 120 Hewlett NY 11570. Purpose: Any lawful activity. 14646 Sept24 w Oct29

AURA CLOUDMONTE LLC Articles of Org. filed NY Sec. of State (SSNY) 9/25/25. Office in NY Co. SSNY design. agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 111 W 57th St Unit 58 NY, NY 10019. Purpose: Any lawful activity. 14650 Sept24 w Oct29

SAMBAR SOLUTIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 8/28/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 70 E Sunrise Hwy Ste 606 Valley Stream NY 11581. Purpose: Any lawful activity. 14647 Sept24 w Oct29

VERIDIA HOME CARE LLC Articles of Org. filed NY Sec. of State (SSNY) 9/25/25. Office in Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 5 8th Street SE, Washington, DC 20003. Address required to be maintained in DC: 5 8th Street SE, Washington DC 20003. Cert of Formation filed with DC Dept. of Consumer & Regulatory Affairs, 941 N. Capitol NE, Washington, DC 20002. Purpose: Any Lawful Purpose. 15659 o15-W n19

LIMITED LIABILITY ENTITIES

NOTICE OF QUAL. OF N. MELISSA SANABRIA AND CO LLC. Authorized filed with the SSNY on 07/17/2025. Office loc: Nassau County. LLC formed in DC on 12/28/2017. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 5 8th Street SE, Washington, DC 20003. Address required to be maintained in DC: 5 8th Street SE, Washington DC 20003. Cert of Formation filed with DC Dept. of Consumer & Regulatory Affairs, 941 N. Capitol NE, Washington, DC 20002. Purpose: Any Lawful Purpose. 15659 o15-W n19

NOTICE OF QUALIFICATION OF PLOT DEVELOPMENT LLC. App. for Authority filed with Secretary of State of NY (SSNY) on 9/8/2025. Office location: NY County. LLC formed in DE on 1/31/2025. SSNY design. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 5 8th Street SE, Washington, DC 20003. Address required to be maintained in DC: 5 8th Street SE, Washington DC 20003. Cert. of Formation filed with DC Dept. of Consumer & Regulatory Affairs, 941 N. Capitol NE, Washington, DC 20002. Purpose: Any Lawful Purpose. 15659 o15-W n19

NOTICE OF QUALIFICATION OF IUV PHASE 2B OWNER, LLC Appl. for Authority filed with Secretary of State of NY (SSNY) on 9/8/2025. Office location: NY County. LLC formed in DE on 1/31/2025. SSNY design. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 5 8th Street SE, Washington, DC 20003. Address required to be maintained in DC: 5 8th Street SE, Washington DC 20003. Cert. of Formation filed with DC Dept. of Consumer & Regulatory Affairs, 941 N. Capitol NE, Washington, DC 20002. Purpose: Any Lawful Purpose. 15659 o15-W n19

NOTICE OF QUALIFICATION OF RUBY'S HoldCo, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/19/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1337 Ocean Ave., Ste. H, Santa Monica, CA 90401. Address required to be maintained in DE: 214 S DuPont Hwy, Camden, DE 19934. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activities. 15392 o22 W N26

NOTICE OF QUALIFICATION OF JUV PHASE 2B OWNER, LLC Appl. for Authority filed with Secy. of State of NY (SSNY) on 09/11/25. Office location: NY County. LLC formed in Delaware (DE) on 09/08/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 99 Michele Dr, Jericho, NY 11753. Reg Agent: Alain Paletta 135 Herzel Blvd., Lindenhurst, NY 11757. Purpose: Any Lawful Purpose. 14686 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF 520 CLUB OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/17/25. Office location: NY County. LLC formed in Delaware (DE) on 09/16/25. Princ. office of LLC: Rabina Properties LLC, 505 Fifth Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2810 N. Church St., #534214, Wilmington, DE 19802. Address required to be maintained in DE: Corporation Service Company, 251 Little Falls Dr., Wilmington, DE 19808. Arts of Org. filed with the DE Secy. of State, Division of Corporations, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities. 16229 o29-W d3

NOTICE OF QUALIFICATION OF Smile Doctors LLC. Authority filed with Secy. of State of NY (SSNY) on 10/03/2025. Office location: New York County. LLC formed in Delaware (DE) on 02/13/2015. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Paracorp Incorporated, 2804 Gateway Oaks Dr. #100, Sacramento, CA 95833. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: any lawful activities. 16232 o29-W d3

NOTICE OF QUALIFICATION OF CHARGE IT PLEASE, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/23/2025. Office location: New York County. LLC formed in California (CA) on 07/18/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 750 N. San Vicente Blvd., Ste. R10069, West Hollywood, CA 90069. Address required to be maintained in CA: Arts of Org. filed with the CA Secy of State, 1500 11th St., Sacramento, CA 95814. Purpose: any lawful activities. 15371 o8-W n12

NOTICE OF QUALIFICATION OF Derby, LLC. fict. name: Derby Studio LLC. Authority filed with Secy. of State of NY (SSNY) on 07/28/2025. Office location: New York County. LLC formed in Delaware (DE) on 01/02/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1 Rockefeller Plaza, Ste. 1204, New York, NY 10020. Address required to be maintained in DE: 1013 Centre Rd., Ste. 403S, Wilmington, DE 19805. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities. 15374 o8-W n12

NOTICE OF QUALIFICATION OF Griffin Books, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. LLC formed in Delaware (DE) on 11/12/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Corporation Service Company, 80 State St., Albany, NY 12207-2543. Address required to be maintained in DE: Corporation Service Company, 251 Little Falls Dr., Wilmington, DE 19801. Arts of Org. filed with Charuni Patibanda-Sanchez, Secy. of State of the State of Delaware, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities. 15377 o8-W n12

NOTICE OF QUALIFICATION OF LHN CONSULTING, LLC. Authority filed with Secy. of State of NY (SSNY) on 08/27/2025. Office location: New York County. LLC formed in Delaware (DE) on 08/18/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o eResidentAgent, Inc., 1 Rockefeller Plaza Ste. 1204, New York, NY 10020, also the registered agent upon whom process may be served. Address required to be maintained in: 1013 Centre Rd., Ste. 403S, Wilmington, DE 19805. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities. 15379 o8-W n12

NOTICE OF QUALIFICATION OF Ruby's HoldCo, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/19/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1337 Ocean Ave., Ste. H, Santa Monica, CA 90401. Address required to be maintained in DE: 214 S DuPont Hwy, Camden, DE 19934. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activities. 15390 o8-W n12

NOTICE OF QUALIFICATION OF TAK-D2, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/25/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/22/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: KGL Registered Agents, Inc., 71 Orchard St., Auburn, NY 13021. Address required to be maintained in DE: 9 East Lookerman Ln., Ste. 311, Dover, DE 19901. Arts of Org. filed with the Secy. of State of Delaware, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities. 15392 o8-W n12

NOTICE OF QUAL. OF 1017 LLC Auth. filed with SSNY on 09/24/2025. Office location: New York, LLC formed in DE on 12/06/2024. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETH PIKE, SUITE 302, WILMINGTON, DE, 19807. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose. 14972 Oct1 w Nov5

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF 520 OFFICE OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/17/25. Office location: NY County. LLC formed in Delaware (DE) on 09/16/25. Princ. office of LLC: Rabina Properties LLC, 505 Fifth Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity. 14938 Oct1 w Nov5

NOTICE OF QUALIFICATION OF 520 OFFICE OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/17/25. Office location: NY County. LLC formed in Delaware (DE) on 09/16/25. Princ. office of LLC: Rabina Properties LLC, 505 Fifth Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G.

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of CHIC L.L.C. Arts of Org filed with Secy. of State of NY (SSNY) on 3/23/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 515 West 23rd St, New York, NY 10011. Purpose: any lawful act. 14900 Oct1 w N05

NOTICE OF FORMATION of Shining High Cleaning LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/28/2025. Office location: EX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Glis-seimy Anyelis Contreras, 900 Home Street, 2nd Floor, Bronx, NY 10459. Purpose: any lawful act. 14642 Oct1 w N05

NOTICE OF FORMATION of 220 Madison Investor, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/2/25. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1981 Marcus Ave, Ste E117, Lake Success, NY 11042. Purpose: any lawful act. 15125 Oct8 w N12

NOTICE OF FORMATION of AGNY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/28/2021. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 695 Lorimer St, New York, NY 11211. Purpose: any lawful act. 15059 Oct8 w N12

NOTICE OF FORMATION of AMERICAN INSIGHT OPERATIONS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Schwartzman and Associates, 45 Rockefeller Plz, Fl 20, New York, NY 10111. Purpose: any lawful act. 16207 Oct29 w D03

NOTICE OF FORMATION of Arenour LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/13/2024. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 440 South Marginal Road, Jericho, NY 11753. Purpose: any lawful act. 16034 Oct29 w D03

NOTICE OF FORMATION of Courtney Lemon Curd LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/7/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc, 99 Washington Ave, Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate. 15157 Oct29 w D03

NOTICE OF FORMATION of DIAMOND WITH THE PEARL, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc, 99 Washington Ave, Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate. 15157 Oct29 w D03

NOTICE OF FORMATION of ICEMAN HOLDING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 126 East 57th Street, Unit 1006, New York, NY 10022. Purpose: any lawful act. 16041 Oct29 w D03

NOTICE OF FORMATION of LITHOS STUDIO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/8/2025. Effectiveness date: 9/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 500 W 18th St, Apt E19D, New York, NY 10011. Purpose: any lawful act. 15968 Oct29 w D03

NOTICE OF FORMATION of MERCURYOPS CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/22/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 26 Long Ln, Levittown, NY 11756. Purpose: any lawful act. 16165 Oct29 w D03

NOTICE OF FORMATION of NH PROPERTY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 28 W 38th Street, Suite 8W, New York, NY 10018. Purpose: any lawful act. 16046 Oct29 w D03

NOTICE OF FORMATION of Nonmom Baby Food LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/21/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 440 South Marginal Road, Jericho, NY 11753. Purpose: any lawful act. 16035 Oct29 w D03

Notice of Formation of NORTS CLUB LLC. Articles of Organization filed with the Secy. of State of NY (SSNY) on October 5, 2025. Office location: New York County. NY. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 320 W 38th St, Apt 306, New York, NY 10018. Purpose: Any lawful purpose. Duration: Perpetual. Management: Member-managed. 16225 Oct29 w D03

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of ONYX CONSULTANTS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 223 Park Ave S, #989496, New York, NY 10003. R/A: US Corp Agents, Inc, 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 16215 Oct29 w D03

NOTICE OF FORMATION of REFINED3D, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to PO BOX 64, Rockville Centre, NY 11570. Purpose: any lawful act. 16203 Oct29 w D03

NOTICE OF FORMATION of SOMETHING DIFFERENT CATERING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 520 West 156 St, Apt 34, New York, NY 10032. Purpose: any lawful act. 13796 Oct29 w D03

NOTICE OF FORMATION of WARRENTHURCH I LLC, amended to: 29 WarrenChurch LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/28/2023. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1375 Broadway, 6th Fl, New York, NY 10018. Purpose: any lawful activities. 16226 Oct29 w d3

NOTICE OF FORMATION of 2K Family Holdings, LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/09/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 155 W 68TH ST, APT. 1007, NEW YORK, NY 10023. Name and address of the registered agent upon whom process may be served: NORTHWEST REGISTERED AGENT LLC, 418 BROADWAY, STE N, ALBANY, NY 12207. Purpose: any lawful activities. 15382 Oct8 w N12

NOTICE OF FORMATION of 42-46 Kean Street LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/07/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The Company, c/o Westernman Ball Ederer Miller Zucker & Sharfstein, LLP, 1201 RXR Plaza, Uniondale, NY 11556, Attn: Greg S. Zucker. Purpose: any lawful activities. 16218 Oct29 w d3

NOTICE OF FORMATION of Apartment Eight LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 08/28/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl. - #3000, New York, NY 10013. Purpose: any lawful activities. 16228 Oct29 w d3

NOTICE OF FORMATION of JNR FAMILY CAPITAL LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/08/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 65 Winchester Drive, Manhasset, NY 11030. Purpose: any lawful activities. 16219 Oct29 w d3

NOTICE OF FORMATION of Legacy TB Metro NY LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/07/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 42 Broadway, FL 12, Ste. 12-30, New York, NY 10004-1617. Purpose: limited to owning, operating, and developing Taco Bell, KFC, Pizza Hut and Habit Burger & Grill branded foodservice operations, and other branded concepts expressly approved in writing by location by YUM! Brands, Inc., or one of its subsidiaries. 16231 Oct29 w d3

NOTICE OF FORMATION of Le Petit Atelier LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Gurpreet Singh, 20 Clinton St., Apt. 4E, New York, NY 10002. Purpose: any lawful activities. 16230 Oct29 w d3

NOTICE OF FORMATION of LONG ISLAND POOL LEAGUES LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/15/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: JOSEPH DEVITO, 400 GARDEN CITY PLAZA, STE. 438, GARDEN CITY, NY 11530. Purpose: any lawful activities. 16221 Oct29 w d3

NOTICE OF FORMATION of RARE REAL ESTATE NY LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/02/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: GATES & GOLDSTEIN, LLP, 2 MAIN ST, STE. 1, ROSLYN, NY 11576. Purpose: any lawful activities. 16223 Oct29 w d3

NOTICE OF FORMATION of THINGS JAPANESE, LLC. Art/Org filed 10/20/25. Ofc loc Nassau County. SSNY designated for svc/proc & shall mail process to: 422 SPRIG TREE PATH, SAG HARBOR, NY 11963. Purpose: Any lawful activity. 16240 Oct29 w d3

See Decisions of Interest only at NYLJ.COM

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 255-265 SOUTH KETCHAM AVENUE REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/23/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The Company, c/o The Law Offices of Kyle M. Halperin, PLLC, 27 East 21st St, 9th Fl., New York, NY 10010. Purpose: any lawful activities. 15369 Oct8 w N12

NOTICE OF FORMATION of Deep Channel Partners LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/20/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Deep Channel Partners, LLC, PO Box 286099, New York, NY 10128. Purpose: any lawful activities. 15372 Oct8 w N12

NOTICE OF FORMATION of Dubai Global US Office LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 845 Third Avenue, 6th Fl., New York, NY 10022. Purpose: any lawful activities. 15376 Oct8 w N12

NOTICE OF FORMATION of Linden Literary LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 333 E. 45th St., Apt. 4B, New York, NY 10017. Purpose: any lawful activities. 15380 Oct8 w N12

NOTICE OF FORMATION of MAXWELL VENTURES LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 06/09/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 155 W 68TH ST, APT. 1007, NEW YORK, NY 10023. Name and address of the registered agent upon whom process may be served: NORTHWEST REGISTERED AGENT LLC, 418 BROADWAY, STE N, ALBANY, NY 12207. Purpose: any lawful activities. 15382 Oct8 w N12

NOTICE OF FORMATION of Moss Clubco LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 505 Fifth Ave., 27th Fl., New York, NY 10017. Purpose: any lawful activities. 15385 Oct8 w N12

NOTICE OF FORMATION of Pink Hudson Realty LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 425 E. 58th St., Apt. 42D, New York, NY 10022. Purpose: any lawful activities. 15389 Oct8 w N12

NOTICE OF FORMATION of 6925 NASSAU POINT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/02/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 333 W 56th St, Penthouse A N, NY, NY 10019. Purpose: Any lawful activity. 14941 Oct1 w Nov5

NOTICE OF FORMATION of AHRENS CREATIVE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Edward M. Lederman, 1133 Park Ave., Apt. 10W, NY 10128. Purpose: To engage in any lawful act or activity for which entities may be organized under the laws of the state of New York. 14987 Oct1 w Nov5

NOTICE OF FORMATION of BRYN TYDDYNN LI, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/19/25. Office location: Nassau County. Princ. office of LLC: 1654 Moore's Hill Rd., Syosset, NY 11791. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Edward M. Lederman, 1133 Park Ave., Apt. 10W, NY 10128. Purpose: Any lawful activity. 14958 Oct1 w Nov5

NOTICE OF FORMATION of DH GROUP SEAPORT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. 14957 Oct1 w Nov5

NOTICE OF FORMATION of EML REALTY ADVISORS, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Edward M. Lederman, 1133 Park Ave., Apt. 10W, NY 10128. Purpose: To engage in any lawful act or activity for which entities may be organized under the laws of the state of New York. 14965 Oct1 w Nov5

NOTICE OF FORMATION of NASR ASSOCIATES, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/24/10. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co., 80 State St., Albany, NY 12207, regd. agent upon whom and at which process may be served. Purpose: Any lawful activity. 14959 Oct1 w Nov5

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of SDG MAINTENANCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/23/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1250 Waters Pl, PH-1, Bronx, NY 10461. Purpose: Any lawful activity. 14960 Oct1 w Nov5

NOTICE OF FORMATION of SIRE PRESTIGIOUS DECAINTER LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 09/17/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1271 Ave. of the Americas, 16th Fl., NY, NY 10020. Purpose: Any lawful activity. 14929 Oct1 w Nov5

NOTICE OF FORMATION of BECK IT PROJECT MANAGEMENT LLC. Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 09/09/25. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 5B NEW YORK, NY 10075. Purpose: Any lawful purpose. 14912 Oct1 w Nov5

NOTICE OF FORMATION of WOODBURY OAKWOOD ACQUISITION, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/24/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 14955 Oct1 w Nov5

NOTICE OF FORMATION of WUNGOO HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 300 E 64th St., Apt. 27C, NY, NY 10065. Purpose: Any lawful activity. 14996 Oct1 w Nov5

NOTICE OF FORMATION of 641 FIFTH PARK LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. Princ. office of LLC: 641 Fifth Ave., #42A, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity. 15883 Oct22 w Nov26

NOTICE OF FORMATION of ARCHCARE WARTBURG LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 205 Lexington Ave., NY, NY 10016. Purpose: Any lawful activity. 15821 Oct22 w Nov26

NOTICE OF FORMATION of HIGHLAND OAKS INVESTOR, LLC Arts of Org. filed with Secy. of State of NY (SSNY) on 10/13/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 15817 Oct22 w Nov26

NOTICE OF FORMATION of TIFFANY SQUARE DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 15880 Oct22 w Nov26

NOTICE OF FORMATION of TIFFANY SQUARE PRESERVATION GP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 15879 Oct22 w Nov26

NOTICE OF FORMATION of TRIBORO PICTURES LLC. Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 05/08/06. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful purpose. 15796 Oct22 w Nov26

NOTICE OF FORMATION of 16 W40 29B LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/5/25. City: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 57 W 38th St, NY, NY 10018. Purpose: any lawful purpose. 15249 Oct8 w Nov12

NOTICE OF FORMATION of 220-25 Jamaica LLC. Arts of Org. filed with Sec'y of State (SSNY) on 8/20/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 228-10 Jamaica Ave, Bellerose, NY 11001. Purpose: any lawful purpose. 15230 Oct8 w Nov12

200 EAST 69TH STREET UNIT 43B LLC. Filed with Secy of State on 10/08/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 200 EAST 69TH ST, UNIT 43B, NEW YORK, NY 10021. Purpose: Any Lawful 15951 Oct22 w N26

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 2339 Astoria Blvd. LLC. Art. of Org. filed with Sec'y of State (SSNY) on 8/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 20 Circle Court, Manhasset, NY 11030. Purpose: any lawful purpose. 15236 Oct8 w Nov12

NOTICE OF FORMATION of 235 MNR Associates LLC. Art. of Org. filed with Sec'y of State (SSNY) on 9/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1981 Marcus Ave, Lake Success, NY 11042. Purpose: any lawful purpose. 15240 Oct8 w Nov12

NOTICE OF FORMATION of 94 Main Street Associates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 106 Main St, Roslyn, NY 11576. Purpose: any lawful purpose. 15238 Oct8 w Nov12

NOTICE OF FORMATION of AAE Management LLC. Art. of Org. filed with Sec'y of State (SSNY) on 6/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 Boyd Dr, Westbury, NY 11590. Purpose: any lawful purpose. 15237 Oct8 w Nov12

NOTICE OF FORMATION of Aarya Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 33 Lenox Ave, Hicksville, NY 11801. Purpose: any lawful purpose. 15232 Oct8 w Nov12

NOTICE OF FORMATION of ALFWYT LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/16/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1612 Stewart Ln, Syosset, NY 11791. Purpose: any lawful purpose. 15223 Oct8 w Nov12

NOTICE OF FORMATION of ANM322844 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/23/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 728 Barbours Woodbury Rd, Woodbury, NY 11797. Purpose: any lawful purpose. 15239 Oct8 w Nov12

NOTICE OF FORMATION of ASPIRE WEALTH ADVISORY GROUP, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/20/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1 Rockefeller Plaza, NY, NY 10020. Purpose: any lawful purpose. 15258 Oct8 w Nov12

NOTICE OF FORMATION of BAYPORT CC OWNER LLC. Arts. of Org. filed with SSNY on 10/02/25. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 600 MAMARONECK AVENUE #400, HARTSE, NY, UNITED STATES, 10528. Any lawful purpose. 15221 Oct8 w Nov12

NOTICE OF FORMATION of Cornerstone Legacy Estates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 338 Cochran Pl, Valley Stream, NY 11581. Purpose: any lawful purpose. 15224 Oct8 w Nov12

NOTICE OF FORMATION of CT Tech Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 339 Myrtle Ave, West Islip, NY 11795. Purpose: any lawful purpose. 15245 Oct8 w Nov12

NOTICE OF FORMATION of DWAY W555 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/10/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1745 Bard Ln, E. Meadow, NY 11554. Purpose: any lawful purpose. 15225 Oct8 w Nov12

NOTICE OF FORMATION of ScottMGross LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/6/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 81 Duane St, Farmingdale, NY 11735. Purpose: any lawful purpose. 15228 Oct8 w Nov12

NOTICE OF FORMATION of Happy Development LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/17/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 320 Wheatle Rd, Old Westbury, NY 11568. Purpose: any lawful purpose. 15227 Oct8 w Nov12

NOTICE OF FORMATION of Henge Bay View Dev LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose. 15256 Oct8 w Nov12

ARC SIGNAGE CO, LLC Arts of Org. filed SSNY 7/28/2025 Bronx Co. SSNY design agent for process & shall mail to 41 STATE ST # 112, ALBANY, NY, 12207 General Purpose 15017 Oct1 w Nov5

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Henge Bay View LLC. Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose. 15257 Oct8 w Nov12

NOTICE OF FORMATION of Henge Campos 2 Dev LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 229 W 113th St, NY, NY 10026. Purpose: any lawful purpose. 15252 Oct8 w Nov12

NOTICE OF FORMATION of Henge Campos 2 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 229 W 113th St, NY, NY 10026. Purpose: any lawful purpose. 15252 Oct8 w Nov12

NOTICE OF FORMATION of Henge Harlem Park Dev LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose. 15254 Oct8 w Nov12

NOTICE OF FORMATION of Jenfu Mixtape LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/14/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 711 Third Ave, NY, NY 10017. Purpose: any lawful purpose. 15260 Oct8 w Nov12

NOTICE OF FORMATION of KWGF LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Windsor Dr, Old Westbury, NY 11568. Purpose: any lawful purpose. 15243 Oct8 w Nov12

NOTICE OF FORMATION of OCL Capital LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 728 Barbours Woodbury Rd, Woodbury, NY 11797. Purpose: any lawful purpose. 15239 Oct8 w Nov12

NOTICE OF FORMATION of Queue Colony LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/16/25. Cty: New York. SSNY designated as agent of LLC upon whom

