New York Law Journal

VOLUME 275—NO. 66 $4.00 WWW.NYLJ.COM WEDNESDAY, APRIL 8, 2026 Serving the Bench and Bar Since 1888 LAW.COM

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IN BRIEF

Sidley Lures Cravath Co-Head of VC And Growth Equity

Sidley Austin has added Scott Bennett from Cravath, Swaine & Moore as a partner and head of Sidley's technology capital markets practice, the firm said Monday. Bennett was co-head of Cravath's venture capital and growth equity and digital assets practice.

Bennett joined Cravath as an associate in 2006 before becoming a partner in 2014, according to this LinkedIn profile. He had spent his entire legal career there.


Scott Bennett

He's handled IPOs, direct listings, spin-offs and other similar public listing transactions for companies such as Robinhood, Alcon, AOL, Bitdeer, Costamare Bulkers, Galaxy Digital, GasLog Partners, Global Brass and Copper, GrafTech International, Jose Cuervo and Radius Global Infrastructure.

"His practice sits squarely at the intersection of venture, growth equity and traditional capital markets, and he also serves several of our existing clients whose representation will be consolidated across our global network," Yvette Ostolaza, Sidley's management committee chair, said in a statement. "Just as importantly, his expertise in digital assets and emerging technologies further enhances our reputation among clients at the forefront of innovation, areas where we are deeply committed to expanding globally."

Bennett represents issuers, investors and investment banks in public and private securities offerings, Sidley said, and also has experience working with tech and fintech entities, digital assets, life sciences, transportation and shipping.

"He has developed a strong following among venture-backed companies, investors, and underwriters," Sam Gandhi, global practice leader of Sidley's capital markets, said in a statement, adding that Bennett is positioned to help Sidley "capture the next wave of IPOs and growth-company relationships while driving meaningful cross-practice collaboration across the firm."

For Cravath, it is another departure from its partnership ranks. With Bennett, the firm has seen at least nine partner exits in 2026, with lawyers moving to Davis Polk & Wardwell, Paul Hastings, Willkie Farr & Gallagher and corporate in-house positions, among other moves.

Elad Roisman will continue to lead Cravath's digital assets practice, while Nick Dorsey will continue to lead its venture capital and growth equity practice.

A spokesperson for Cravath said, "We wish Scott well in his future endeavors."

—Patrick Smith

Fall From Big Law: Ex-Partner Loses License But Might Return to Practice

The Florida Supreme Court has revoked the license of a former Big Law partner, who was convicted of laundering $400 million in an international cryptocurrency Ponzi scheme—a welcome punishment, his attorney said, considering he expected to face permanent disbarment.


Scott Bennett

Once a partner at Locke Lord's Miami office, Mark S. Scott was convicted in 2019 of conspiracy to commit money laundering and conspiracy to commit bank fraud.

Prosecutors say he set up offshore accounts to disguise profits from the worthless digital currency OneCoin as investments to phony private equity funds, netting $50 million in the process. In the roughly three years the Bulgarian-based company was running, investors were swindled out of about $4 billion—cementing OneCoin as one of the largest crypto scams in global history.

The Florida Supreme Court suspended Scott in February 2020 after he was convicted, but that suspension was stayed for the better part of » Page 11

Perspective: The Legal Justification Claimed For Mayor Mamdani's Housing Plan »6

DECISIONS OF INTEREST

First Department

CRIMINAL LAW: **Court dismisses DUI charge: intoxilyzer not given to defendant during discovery.** *People v. Diallo, Criminal Court, Bronx.*

Second Department

LANDLORD-TENANT: **Landlord gave adequate predicate notices under GCEL and PL § 232, eviction stands.** *Bedrock Equities LLC v. Husain, Civil Court, Kings.*

LANDLORD-TENANT LAW: **Lack of legal services willing to represent respondent in eviction matter, default upheld.** *Unique People Services, Inc. v. Abramycheve, Civil Court, Kings.*

FAMILY LAW: **Defendant's contempt motion abandoned for failure to specify conditions for contempt.** *MN v. AN, Supreme Court, Kings.*

PERSONAL INJURY: **Sodexo employee failed to inspect cooler that injured plaintiff; summary judgment denied.** *Bourdeau v. Sodexo Operations, LLC, Supreme Court, Rockland.*

REAL ESTATE LAW: **Striking complaint overbroad in action alleging interference of sale of house.** *Jeganathan v. Molloy, Supreme Court, Putnam.*

U.S. Courts

TRUSTS AND ESTATES: **Retirement plan asset status depends on mortgage-backed security structure.** *Powell v. Ocwen Fin. Corp., 2d. Cir.*

CIVIL PROCEDURE: **Court keeps claims against archivist, dismisses others for jurisdiction, pleading defects.** *Dance Theatre of Harlem Inc v. ChromaDiverse Inc., SDNY.*

ANTITRUST: **Court dismisses RICO and antitrust claims over alleged academic and career sabotage.** *Rapaport v. Epstein, SDNY.*

CIVIL PROCEDURE: **Court transfers credit reporting dispute to Florida for lack of meaningful New York ties.** *Roman Arana v. Experian Info. Solutions, SDNY.*

CIVIL PROCEDURE: **Foreclosure fraud claims dismissed as untimely despite surviving jurisdictional hurdles.** *Caldero v. MTGLQ Investors LP, EDNY.*

DECISION SUMMARIES, *Page 17*
FULL-TEXT DECISIONS, *nylj.com*

INSIDE LAW JOURNAL

Calendar of Events.....7
Court Calendars.....12
Court Notes.....12
Decisions.....17
Disciplinary Proceeding 6, 7
Expert Analysis.....3
Judicial Ethics.....11
Lawyer to Lawyer.....3
Legal Notices.....13
Outside Counsel.....4
Perspective.....6
Real Estate Trends.....5

See page 2 for complete Inside lineup.

Associate Mistakes, Compensation Part of Opening Arguments in DLA Piper Pregnancy Bias Trial

BY RYAN HARROFF

DLA Piper and a former associate accusing the firm of pregnancy bias gave their opening statements to a jury on Monday, in a trial in the U.S. District Court for the Southern District of New York that is expected to feature DLA partner testimony.

Each side focused on the associate's compensation and direct discussions with firm clients, to either justify her termination or show that it was a discriminatory firing.

In her pregnancy bias case, first filed in 2023, Anisha Mehta claims she was unlawfully fired just days after she filed for the full 18 paid weeks off that DLA Piper offers its employees for maternity leave. She was terminated just before that child was born, said her lawyer, Wigdor's Jeanne-Marie Bates Christensen, noting Mehta is now a mother to a 3-year-old.


Wigdor's **Jeanne-Marie Bates Christensen** represents the plaintiff

"She had wanted to be a mother for a very long time and was very excited about the fact," Christensen told jurors. "Unfortunately, that all came crashing down in about a week."

Mehta's suit alleges that despite receiving positive feedback, multiple raises and bonuses in her one year working for DLA Piper, she was unexpectedly terminated in October 2022 less than one week after she put in her request for maternity leave. During opening statements, Christensen argued that Mehta was told she was being fired » Page 4

'Shadow Foster Care?': Court of Appeals Set to Decide Fate of Host Homes Regulations

BY BRIAN LEE

THE NEW YORK Court of Appeals is set to hear arguments in a pivotal family law case concerning the state government's adoption of rules that allow for voluntary, temporary foster care placements, which opponents say is a "shadow" system lacking in due process.

Proskauer Rose, counsel for three legal service organizations that represent children in foster care proceedings, is seeking a reversal of two lower court rulings that found the state Office of Children and Family Services regulations lawful.

The case is scheduled to be argued to the Court of Appeals, the state's highest court, on April 14.

The Big Law firm represents Lawyers for Children, The Legal Aid Society and Legal Aid Bureau of Buffalo Inc. in their April 2022 suit filed shortly after the regulations were adopted.

The Legal Aid Society issued a statement to the New York Law Journal and Law.com on Monday about the upcoming appeal.

"We are challenging the Office of Children and Family Services' Host Homes regulations, which effectively create a shadow foster care system that circumvents the


COURTESY PHOTO
Lisa Freeman, The Legal Aid Society

protections the Legislature has established for families in crisis," said Lisa Freeman, Attorney-in-Charge of Special Litigation and Law Reform with the Juvenile Rights Practice at The Legal Aid Society.

"These regulations authorize the placement of children with strangers without providing them with a lawyer, without requiring efforts to place them with available relatives and without providing preventive services designed to keep families together," Freeman added. "OCFS has exceeded its legislative authority in promulgating these rules. As such, the Host Homes regulations must be struck down."

An attorney for the state says the case should be dis- » Page 4

Many NY Elites See Financial Surges, But Gains Were Uneven

BY PATRICK SMITH

MOST of the elite New York law firms, which include 16 of the highest-grossing firms founded in Manhattan, saw double-digit gains in revenue, average profits per equity partner or both last year, in another strong showing, after 2024, by some of Big Law's most recognizable firms.

But the growth metrics spanned the full bell curve, and there were outliers in each direction, as the transactional market last year was unpredictable in the first half, and some countercyclical practices didn't perform as expected.

Missing from this year's New York analysis are the former Kramer Levin Naftalis & Frankel (now part of HSF Kramer) and Schulte, Roth & Zabel (now part of McDermott, Will & Schulte). Cadwalader, Wickersham & » Page 10

2025 New York Law Firm Financials – Gross Revenue

Firm Name	Gross Revenue (Round to $1k)	% Gross Revenue Growth
Cadwalader	$616,823,000	-3.3%
Cahill Gordon	$502,500,000	8.4%
Cleary Gottlieb	$1,950,000,000	14.7%
Cravath Swaine	$1,290,000,000	7.5%
Davis Polk	$3,200,000,000	26.0%
Debevoise & Plimpton	$1,765,089,000	8.8%
Fried Frank	$1,218,200,000	7.2%
Milbank	$2,137,376,000	15.0%
Paul Weiss	$3,259,804,000	23.8%
Proskauer Rose	$1,584,305,000	13.8%
Simpson Thacher	$3,552,526,000	22.7%
Skadden Arps	$4,072,637,000	11.0%
Sullivan & Cromwell	$2,276,298,000	11.0%
Wachtell Lipton	$1,385,000,000	15.8%
Weil Gotshal	$2,077,997,000	2.6%
Willkie Farr & Gallagher	$2,056,000,000	15.8%
New York Firm Summary	$32,944,555,000	14.4%

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2nd Circuit Presses New York for Online Fraud Suit Against Citibank

BY ALYSSA AQUINO

THE U.S. Court of Appeals for the Second Circuit questioned New York Attorney General Letitia James' attempt to hold Citibank liable under the Electronic Fund Transfer Act for online scams, with one judge asking how New York could sue under that law, when no federal regulatory had done anything similar.

U.S. Circuit Judge Joseph Bianco pointed out that there was no federal analog for the state's lawsuit against Citi during a Monday hearing over the suit, which survived a motion to dismiss in January 2025.


Judge Bianco

Bianco noted that in the decades since the EFTA passed in 1978, no federal agency charged with enforcing the EFTA brought an action over consumer-initiated wire transfers, including transfers initiated by fraud. What's the significance of that? Bianco asked.

"This wasn't a thing until a decade ago," answered » Page 10

Deal Watch: These Law Firms Jumped To the Top of Q1 M&A League Tables

BY PATRICK SMITH

BIG WEEK for big deals last week, as there were at least six announced deals over $5 billion in value, including four over $10 billion, according to deals tracked by Law.com Radar.

Big deals can mean big success for Big Law. According to the London Stock Exchange Group's legal league tables for the first fiscal quarter of 2026, the trend from last year continued, with strong deal value but diminished volume year over year.

Overall, dealmakers in the first quarter pushed through $1.2 trillion worth of M&A activity via 11,400 deals—the third consecutive quarter over $1 trillion. The former number is a 27% year-over-year increase from the rocky start to 2025, while the latter is a 15% drop from Q1 last year and represents an 11-year low for volume in Q1.

The league table rankings, while clearly shifting over time, tend to be pretty consistent at the top. But, with fewer, larger deals and a smaller sample size for one fiscal quarter, there is some variety at the top this year.

For Big Law, the leader in Q1 deal value for principal advisers on announced deals was Gibson, Dunn & Crutcher, which vaulted up the rankings to with 46 deals with $183 billion over 46 deals. Gibson was No. 25 in that metric at this time last year. The firm held 21% of market share in Q1 2026.

Following Gibson was Sullivan & Cromwell, which saw $149 billion in value over 19 deals as principal adviser. S&C was ranked No. 31 at this time last year.

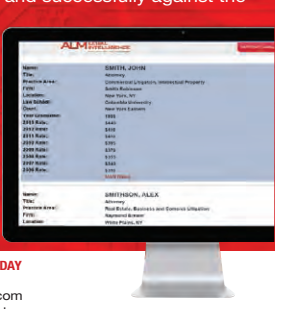
Wachtell, Lipton, Rosen & Katz was No. 3 with $141 billion across 18 deals, while Clifford Chance ($133 billion, 20 deals) and Kirkland & Ellis ($119 billion, 112 deals) rounded out the top five for principal deal value.

Among the top 25 firms in principal deal value, the largest ranking move of the quarter saw Australian firm Allens (in alliance with Linklaters) move from No. 143 in Q1 of 2025 to No. 15 this year, with $52 billion across eight deals. No other firm was close to that jump.

In addition to Gibson and S&C, Goodwin moved from No. 30 to No. 13 in principal deal value year over year, while Orrick, Herrington & Sutcliffe moved from » Page 4



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New York Law Journal Inside

Tax and Valuation »3

Five 'Game Over' Appraisal Defects Every Report Should Avoid
by David C. Wilkes and Kevin M. Clyne

White-Collar Crime »3

DOJ Ethics Proposal: An Unwelcome '90s Reboot
by Robert J. Anello and Richard F. Albert

Outside Counsel »4

Third Circuit Finds No Constitutional Bar To Regulating 3D-Printed Gun Codes
by Eric Tirschwell and Alison Barnes

REAL ESTATE TRENDS »5

Co-ops and Condominium Law:

Co-ops Continue to Struggle With Ground Lease Resets
by Gary M. Rosenberg and Bradley S. Silverbush

Realty Law Digest
by Scott E. Mollen

Construction Law Forecast for the Remainder of 2026
by Stephen M. Wolf and Austin Kahn

Perspective »6

The Legal Justification Claimed for Mayor Mamdani's Housing Plan
by Daniel Markind

Calendar of Events »7

Online

Court Calendars

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

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8th Circuit Rejects Jet Midwest's Bid To Boost $5.85M in Attorney Fees

BY RILEY BRENNAN

AFTER nearly a decade of litigation, the U.S. Court of Appeals for the Eighth Circuit rejected the aircraft service provider, Jet Midwest's bid for an enhanced fee award, limiting the company to the reduced $5.85 million it had voluntarily sought on remand.

Last week, the federal appellate court upheld the U.S. District Court for the Western District of Missouri's decision approving a $5.8 million attorney fee award to counsel from Pillsbury Winthrop Shaw Pittman and GM Law after concluding the lower court properly rejected a 1.5 times lodestar multiplier and didn't abuse its discretion in excluding evidence from a withdrawn sanctions motion.

In 2015, the plaintiff, Jet Midwest International Co., lent the defendant, Jet Midwest Group (JMG), $6.5 million to purchase a Boeing 737, but the loan was never repaid. After winning a breach-of-contract judgment, Jet Midwest discovered that JMG's assets had been emptied, prompting a separate lawsuit accusing several individuals and entities of fraudulently transferring those assets to avoid paying the debt. Jet Midwest was ultimately successful and secured $6.5 million in damages.

Following years of litigation, an attorney fee award for $5.85 million was entered in Jet Midwest's favor. However, the plaintiff moved to appeal the award, arguing that a 1.5 time multiplier should be applied, increasing the award to nearly $9 million because of some of the defendants' alleged misconduct. The district court rejected the multiplier, noting that counsel had withdrawn a motion for sanctions against the defendants and failed to provide any new factors beyond those already accounted for in the lodestar.

On appeal, Jet Midwest argued the lower court erred in excluding evidence in its withdrawn sanctions motions and that the defendants' "long and egregious pattern of frauds" justified the multiplier. Jet Midwest alleged that some of the defendants purposefully concealed evidence that they owned JMG, claiming that if the defendants hadn't concealed the documents during discovery, the case would have been decided on summary judgment and the legal fees would have been avoided.

However, the Eighth Circuit disagreed, concluding that the misconduct was already reflected in the hours billed.

Judges Jane Kelly and Raymond W. Gruender were also present.

In *Jet Midwest International v. Ohadi*, Jet Midwest filed suit against numerous entities, including F. Paul Ohadi, the Ohadi Trust, Kenneth Woolley, KMW Business Jets and Alta Airlines Holdings, alleging they fraudulently transferred JMG's assets to avoid paying the judgment.



JET MIDWEST/FACEBOOK

In 'Jet Midwest International v. Ohadi,' Jet Midwest filed suit against numerous entities alleging they fraudulently transferred JMG's assets to avoid paying the judgment.

After a bench trial, Jet Midwest won $6.5 million in damages, $2.1 million in interest, and an additional 14% contractual interest. Jet Midwest initially sought $8.75 million in attorney fees and costs, then reduced its attorney fee request to $5.85 million. However, Jet Midwest later requested a 1.5 times multiplier, which increased its attorney fee request to $8.8 million.

On appeal, the federal appellate court determined that the district court correctly concluded that the cited factors, including the scope of the alleged fraud, were already accounted for in the lodestar calculation.

The panel shot down the plaintiff's argument that the lower court overlooked or improperly excluded evidence that the case calls for an enhanced fee award. The court noted that Jet Midwest had issued a withdrawal notice regarding a sanctions motion it had previously filed. The notice advised the lower court "that there was a dispute about whether the evidence submitted with the sanctions motion may be considered in the attorney's fees determination," and provided that Jet Midwest "reserved its rights" to rely on facts from its withdrawn sanctions motion during an October 2024 hearing, and that the defendants were free to object.

While Jet Midwest had argued at the hearing that the evidence from the motion should be included in the lodestar analysis because it was crucial to explaining why its fees were so high, the district court opted to exclude the evidence after concluding that the parties had specifically negotiated the sanctions motion's withdrawal and the settlement agreement did not preserve its use for attorney fee purposes.

The Eighth Circuit agreed with this conclusion, determining that the decision wasn't a clear abuse of discretion. The appellate court stressed that the district judge, who oversaw the case's long and unusually complex history, was best positioned to evaluate the fees and had correctly applied the law, thoroughly performed » Page 8

3rd Circuit Breaks New Ground in Shielding Kalshi Sports Contracts From NJ Gambling Laws

BY AVALON ZOPPO

A DIVIDED U.S. Court of Appeals for the Third Circuit on Monday upheld a court order blocking New Jersey from enforcing state gambling laws against Kalshi's sports-related event contracts, becoming the first federal appellate court to rule in the fight over state regulation of prediction markets.

In a 2-1 decision, the Third Circuit said the federal Commodity Futures Trading Commission likely has exclusive jurisdiction over regulating the company's sports event contracts, which allow trades on the likelihood of specific events occurring, such as score outcomes or player performance.

The federal Commodity Exchange Act regulates trading on federally licensed designated contract markets—such as the one operated by Kalshi—and it preempts state laws that interfere with trades on DCMs, the Third Circuit said. The ruling upheld a lower court's preliminary injunction that stopped the New Jersey Division of Gaming from enforcing state gambling laws that ban betting on collegiate sports.

"Kalshi's sports-related event contracts are swaps traded on a CFTC-licensed DCM, so the CFTC has exclusive jurisdiction," wrote Judge David Porter, joined by Chief Judge Michael Chagares.

The Third Circuit cited a 2010 amendment to the Commodity Exchange Act that expanded the CFTC's exclusive jurisdiction over "swaps," which the majority said includes sports-related events contracts. The law defined "swaps" as agreements where payment depends on the outcome of an event "associated with a potential financial, economic, or commercial consequence."

A sports event falls under that definition, the panel said. Sponsors and advertisers are potential financial stakeholders in a sports match, for instance, the court added.

"The analysis need not go further," Porter wrote. "Because Kalshi's sports-related event contracts are traded on a CFTC-licensed DCM and depend on event outcomes associated with economic consequences, they fit within the Act's definition of 'swaps' subject to the CFTC's jurisdiction."

Last year, Kalshi, Coinbase and other companies that offer sports event contracts filed lawsuits across the country against states that have attempted to regulate prediction markets. Just last week, the CFTC opened up a new litigation front in suing Arizona, Connecticut and Illinois over efforts to regulate the growing industry.

The Third Circuit is the first federal appeals court to hand down a ruling on the preemption argument raised by the companies. The Fourth Circuit is scheduled to hear arguments May 7 in a similar challenge to Maryland's attempt to regulate the industry.

Prediction market platforms like Kalshi are also used to trade on future events outside of sports, such as political elections and movie box office numbers.

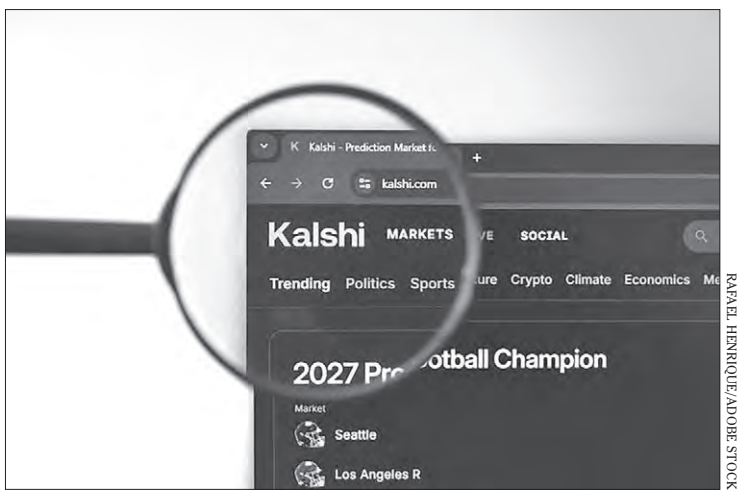
In dissent, Third Circuit Judge Jane Roth called Kalshi's sports event contracts "virtually indistinguishable" from online sportsbooks like DraftKings and likewise are subject to state gambling regulations. She included two of Kalshi's Instagram posts that referred to its products as "sports betting."

"Marketing materials such as these, coupled with the fact that Kalshi's sports related offerings are a dead ringer for the products offered by state-regulated online sportsbooks, make it difficult for me to accept the proposition that Kalshi is not facilitating gambling," Roth wrote. "Basic abductive reasoning tells us that if it looks like gambling, talks like gambling, and calls itself gambling, it's gambling."

Roth added she would rule against the company based on the "presumption against preemption" principle, which says federal law doesn't supersede "the historic police powers of the states" unless Congress clearly intended it.

The majority had held that the presumption against preemption doesn't apply because the federal government has long regulated the derivatives market.

In response to the Third Circuit's ruling, New Jersey » Page 8



RAFAEL HENRIQUE/ADOBE STOCK

The appeals court ruled 2-1 that Kalshi's sports event contracts, traded on a CFTC-licensed market and tied to economic outcomes, qualify as "swaps" under the Commodity Exchange Act, falling under the CFTC's jurisdiction.

Live Nation Calls Expert Witness in Antitrust Trial a Liar, Asks Judge to Strike Testimony

BY MICHAEL GENNARO

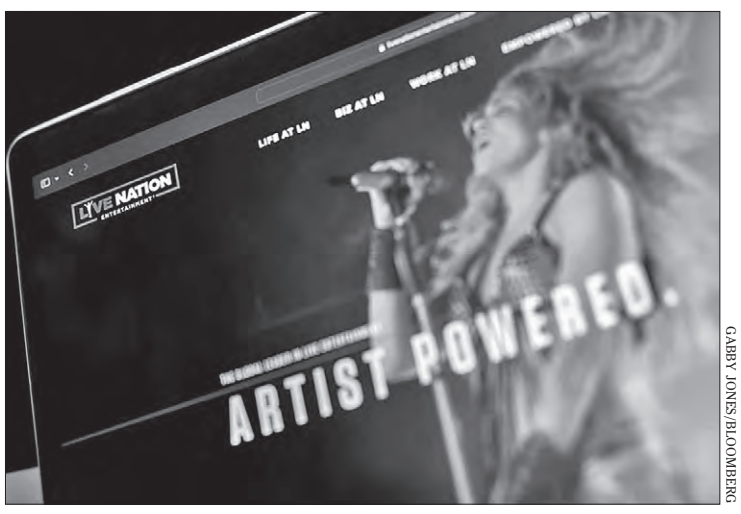
THE ANTITRUST battle over the future of the live music industry took a sharp turn last week as Live Nation Entertainment and its Ticketmaster subsidiary moved to strike the entire testimony of a key government expert, alleging she lied on the stand.

In a blistering 24-page memorandum filed April 30 in the Southern District of New York, Live Nation's defense attorneys from Latham & Watkins and Cravath, Swaine & Moore argued that a damages study presented by economist Rosa Abrantes-Metz is "irreconcilable with the trial record" and built upon a "theoretical conception of price inconsistent with market realities."

Live Nation's motion to strike relies on a two-part accusation: that Abrantes-Metz created a fictional and flawed methodology to calculate a high damage number, and that she then lied on the witness stand by claiming she obtained the methodology directly from Live Nation.

At issue is what Abrantes-Metz calls "retained amounts," a metric she says shows that Ticketmaster charges $2.30 more per ticket than AXS, North America's second-largest ticket vendor. Government attorneys have leaned on this figure to demonstrate Live Nation has a "monopoly overcharge" that it passes through to fans.

However, Live Nation contends in the filing that Abrantes-Metz's definition of price is fundamentally flawed because it ignores the massive upfront payments, often totaling hundreds of millions of dollars, that ticketing companies pay to venues to secure exclusive contracts.



GABBY JONES/BLOOMBERG

Live Nation Entertainment and its Ticketmaster subsidiary moved to strike the entire testimony of a key government expert.

"Dr. Abrantes-Metz simply pretends that upfront payments to venues play no role in determining the price venues pay for ticketing services," the brief states. Live Nation's own expert, forensic accountant Paul Meyer, noted that the company's U.S. ticketing segment reported nearly $1 billion in such payments during the period studied, a figure more than three times the size of the entire damages claim.

The most explosive claims in the filing involve Abrantes-Metz's conduct during cross-examination.

Beverly Hills, California-based Live Nation says that in her deposition before trial, she cast "retained amounts" as something she came up with on her own. "I am calling it retained amount. ... I could have called it anything I wanted, for that matter," she said.

But on the witness stand during the trial, she said, "I do not call it myself retained amount. I call it retained amount because it was called retained amount by Live Nation."

Later in the questioning, she goes further, saying she calculated "retained amounts" by "follow[ing] instructions provided by Live Nation on how to calculate retained amounts."

But Live Nation says that while it does track gross margin per ticket through what it calls "TM Retain (GM)," that is not the same as what Abrantes-Metz calls "retained amounts." The company says nothing in the documents Abrantes-Metz cites could possibly lead to her calculation of "retained amounts."

A June 27, 2025, letter, for instance, merely addresses a range of in-the-weeds questions about how data points in a revenue-and-expense spreadsheet relate to one another, Live Nation says.

In addition, Kelly Fayne, a Latham & Watkins partner who supervised data production for the lawsuit, said in a declaration filed last week that she did not recall anyone on her team ever telling plaintiffs that the company calculated something along the lines of what Abrantes-Metz calls "retained amounts."

Fayne said she also reviewed the voluminous data-production correspondence between Live Nation and the plaintiffs and found no instance where Live Nation said it calculated or retained data on anything like what Abrantes-Metz calls "retained amounts."

"In light of this history, this time-of-trial assertion by Abrantes-Metz that she was simply 'follow[ing] the instructions provided by Ticketmaster' ... can only be regarded as a deliberate lie," the motion to strike says.

"From her deposition, she knew that Defendants would cross-examine her on how she came up with this construct of Retained Amount, and to foil the line of cross she made up a story directly contradicting her deposition testimony that the Retained Amount was her work alone."

Abrantes-Metz did not respond to repeated requests for comment from Law.com.

In a 41-page response filed March 3, government attorneys say Abrantes-Metz did not commit perjury or testify falsely and say they find it "extraordinary" that Live Nation is trying to escalate confusion over her trial testimony into an order that would cast aside the government's only expert witness addressing how Live Nation's business practices impact fans.

"The perjury standard requires a willful, material falsehood—not ambiguous answers to confusing questions under the pressure of cross-examination," Winston & Strawn attorneys representing the government wrote.

The filing added, "Her testimony, to the extent that it was ambiguous, confusing, or misleading, was the result of unclear questions from Defendants' counsel that conflated two separate issues Dr.Abrantes-Metz considered when determining 'retained amounts,' not the result of any lying or bad faith."

Live Nation has asked for oral arguments on its motion to strike, but the presiding judge, Arun Subramanian, has not yet indicated whether he'll grant one or will instead rule based on the written record.

On top of accusing Abrantes-Metz of lying, Live Nation's motion to strike takes issue with Abrantes-Metz treating AXS as a peer of Ticketmaster.

Citing testimony from top industry executives—including Jay Marciano, the CEO of concert promoter AEG Presents, which owns AXS—Live Nation casts AXS as a laggard not just in size but also in the customer experience it provides.

The filing highlights an internal AEG document from 2019 where one subsidiary referred to AXS as "the worst ticketing service, pathetic" and "a turd."

Live Nation argues that because Abrantes-Metz's study assumes "reasonably comparable quality" throughout the 2017-2024 period, it provides the jury no way to adjust damages if they find that Ticketmaster's higher prices were actually due to a superior product.

But the government's response filed March 3 says the fact that Live Nation disagrees with Abrantes-Metz's treating AXS as a Ticketmaster peer and disagrees with her decision not to factor in upfront payments are matters for the jury to weigh, not grounds for making her testimony inadmissible. The filing notes that the court earlier ruled that AXS "is sufficiently comparable to permit a degree of reliable comparison."

The trial is unfolding under unusual circumstances following a major rift in the plaintiffs' coalition last month. On March 9, the DOJ announced a tentative, $280 million settlement with Live Nation, opting to withdraw its claims in exchange for a series of concessions.

Under the terms of the federal deal, Live Nation agreed to divest 13 exclusive booking agreements, cap certain service fees at 15% at owned venues, and allow rivals more access to its platforms.

While the DOJ hailed the settlement as a win that provides immediate monetary and structural relief, more than 30 of the 39 states that had joined the suit deemed it insufficient and are pushing ahead with the trial.

@ Michael Gennaro can be reached at michael.gennaro@alm.com.

Expert Analysis

TAX AND VALUATION

Five 'Game Over' Appraisal Defects Every Report Should Avoid





By **David C. Wilkes** And **Kevin M. Clyne**

In litigation over real estate value, the appraisal report is typically the central—if not the only—item of evidence submitted. Other information, such as financial, engineering, zoning, and environmental, may all come into play in their own right, but each does no more than supp;ort the conclusions of the appraisal report. Whether in tax certiorari proceedings, condemnation matters, lease disputes, or partnership breakups, courts rely on appraisals to establish value. But before weighing the appraiser's competing opinions, courts first ask a threshold question: is the appraisal legally sufficient to be considered at all?

A core standard established in New York requires that each party present "substantial evidence" in the form of a competent appraisal based on accepted methods. If that burden is not met, the claim fails entirely, without further analysis. While some defects go merely to weight of the evidence, others are so may go so far as to render an appraisal legally insufficient to be considered.

This distinction is critical. Courts routinely adjust or discount flawed appraisals, often coming to their own conclusions that land somewhere in between the range of evidence. But where an appraisal lacks basic transparency, support, or methodological integrity, it may be rejected outright and treated as no evidence at all. And there is no result worse, for both the attorney and the appraiser, than complete rejection of their appraisal report.

New York cases reveal consistent patterns in these rejections. The most fundamental defect, and the starting point for any sufficiency analysis, is the failure to provide verifiable data and source support. In today's column, we look at the top five defects every appraiser should avoid to steer clear of being bounced from consideration. We have often found that in practice some appraisers, especially those who are less familiar with court standards, assume that information omitted from the written report can be supplemented and explained through oral testimony at some point.

Our key instruction to appraisers is always: if any part of your thought process or assumptions is not expressly stated in the report you can presume it does not exist, and if that information is critical to reaching your value conclusion the report may be defective. This is a different level of rigor than many mortgage-oriented appraisers may be willing to take on, and it's best to set expectations at the outset of an assignment.

> For practitioners reviewing a draft report, every material input must be identifiable and supported. An appraisal that cannot be independently verified risks being disregarded in its entirety.

Defect No. 1: Failure to Provide Verifiable Data and Source Support

New York courts consistently require that an appraisal report disclose the data and sources underlying its conclusions. Without that foundation, the appraisal cannot satisfy the "substantial evidence" standard.

The clearest illustration comes from *Matter of Board of Managers of French Oaks Condominium v. Town of Amherst* (23 NY3d 168 (2014)). There, the petitioner's appraisal relied on projected income and expenses and an unsupported capitalization rate, without identifying the underlying data. The court rejected the appraisal as containing "unsupported assumptions and conclusory statements" and dismissed the tax petition.

This reflects a broader rule: an appraisal must include the "facts, figures and calculations" supporting its conclusions (22 NYCRR 202.59(g)(2), and *Matter of Adirondack Mountain Reserves v. Town of North Hudson*, 106 AD3d 1232 (2013)). Courts must be able to trace the path from data to value. Where that path is missing, the appraisal is not merely weak; it is legally insufficient.

Without disclosed sources, the opposing party cannot test the appraisal, and the court cannot independently evaluate it. As a result, courts routinely reject appraisals that rely on undisclosed data, aggregated figures without explanation, or "black box" inputs such as unexplained capitalization rates. For practitioners reviewing a draft report, every material input must be identifiable and supported. An appraisal that cannot be independently verified risks being disregarded in its entirety.

Defect No. 2: Failure to Disclose Methodology or Calculations

Even where an appraisal identifies its data sources, it may still fail if it does not explain how those inputs were used to reach a value. New York courts require not just disclosure of data, but transparency in methodology. That is, a clear showing of how the appraiser moved from raw information to a final opinion of value.

Courts have long rejected "conclusory" expert opinions that lack an analytical bridge. An expert opinion unsupported by facts or explanation is of no probative force. Appraisals have been disregarded where adjust- » Page 9

DAVID C. WILKES *and* KEVIN M. CLYNE *are partners in the tax certiorari & appraiser defense group at Cullen and Dykman.*

WHITE-COLLAR CRIME

DOJ Ethics Proposal: An Unwelcome '90s Reboot





By **Robert J. Anello** And **Richard F. Albert**

For those of us who remember the original, a recently proposed Justice Department regulation that effectively would exempt its attorneys from state bar professional regulation feels like the reboot of an unloved 1990s television drama. The Justice Department has its own self-regulatory process for investigating and penalizing government attorneys accused of ethical misconduct, but only state bars can impose professional penalties such as suspension and disbarment, which traditionally have served as a useful outside check on federal prosecutors. In recent months ethics complaints have been lodged against Trump administration attorneys, such as Deputy Attorney General Todd Blanche, former Principal Associate Deputy Attorney General Emil Bove, and former U.S. Attorney Lindsey Halligan, which the DOJ has framed as a "weaponization" of the state bar complaint process by "political activists." In response, the department proposed a regulation of dubious legality, posted in the Federal Register at 91 FR 10780 on March 5, 2026, which amends 28 C.F.R. Part 77 to allow the Attorney General to halt state bar investigations into ethics complaints against current or former government attorneys while the DOJ conducts its own review. The proposed rule, which state bar associations, former grievance attorneys, and political advocates frame as a power grab by the current administration, represents an attempt to re-open a long-ago resolved feud between the DOJ and the states over who regulates the ethical conduct of federal prosecutors.

In 1998, Congress enacted the McDade Amendment (28 U.S.C. Section 530B), which expressly states that federal prosecutors "shall be subject to state laws and rules ... to the same extent and in the same manner as other attorneys in that state." The amendment—it was thought—resolved a long-simmering clash between the DOJ and state bar associations in the late 1980s and early 1990s over whether the "no-contact rule," which prohibits lawyers from communicating with represented parties without their counsel's consent, applied to federal prosecutors conducting investigations. Against this historical backdrop, DOJ's March 2026 proposed rule reads as an attempt to avenge its prior loss and wrest to itself an unreviewable authority over its own professional ethics that Congress wisely denied it decades earlier.

> The DOJ's current proposed regulation appears to ignore the history, and it is exceedingly difficult to see how it can be squared with the law. Hope springs eternal that the administration will heed the well-founded critical comments generated by the proposal and scrap the effort.

The McDade Amendment: Congress Settles the Question

In the late 1980s, defense attorneys increasingly raised legal challenges to the conduct of federal criminal investigations based on application of the so called "no contact" rules to federal prosecutors. Such state ethical prohibitions, typically modeled after Rule 4.2 of the American Bar Association Model Rules of Professional Conduct (ABA Model Rule) and developed primarily to govern private attorneys in civil litigation, broadly prohibit attorneys from directly contacting individuals represented by counsel. In its defense, the DOJ typically invoked the ABA Model Rule's "authorized by law" exception, arguing that the no-contact rule did not apply to federal prosecutors' pre-charge investigative efforts.

The conflict intensified after the U.S. Court of Appeals for the Second Circuit held in *United States v. Hammad*, 858 F.2d 834, 837 (2d Cir. 1988), that the rule applied to federal prosecutors who had wired a cooperating witness to record conversations with a represented target of a fraud investigation, and that evidence obtained in violation of the rule potentially could be suppressed. In response, Attorney General Richard Thornburgh issued an internal memorandum to all DOJ litigators in 1989 declaring that federal prosecutors were not bound by state ethics rules when those rules conflicted with federal law enforcement interests. The "Thornburgh Memo" purported to exempt federal prosecutors engaged in "legitimate law enforcement activities" from anti-contact rules, invoking the supremacy clause as legal justification.

Defense attorneys, bar associations, and courts widely criticized the memo. See, e.g., *Lopez v. United* States, 4 F.3d 1455 (9th Cir. 1993) (rejecting government's argument that memo constituted authorization "by law" sufficient to exempt prosecutors from no contact rule). After continued controversy and unsuccessful reconciliation efforts during the Bush administration, in 1994 Attorney General Janet Reno tried a different approach. After multiple rounds of comments, which the agency claimed legitimized the rule-making process, the DOJ promulgated regulations under the Attorney General's claimed authority to regulate the conduct of DOJ lawyers. See Communications with Represented Persons, 59 Fed. Reg. 39,910, 39,915-16 (Aug. 4, 1994), codified at 28 C.F.R. Sections 77.1-77.5. The » Page 9

ROBERT J. ANELLO *and* RICHARD F. ALBERT *are members of Morvillo Abramowitz Grand Iason & Anello.* EMILY SMIT, *an associate at the firm, assisted in the preparation of this column.*

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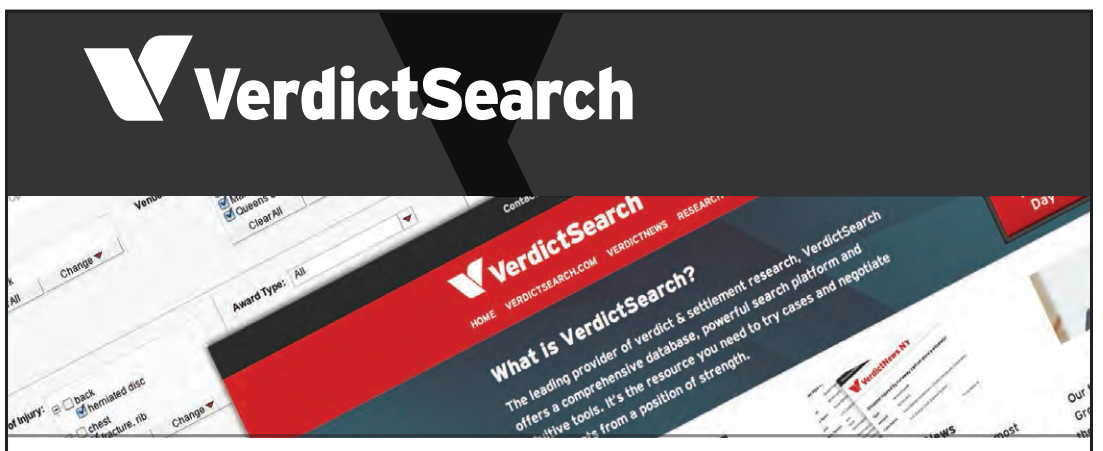
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Off the Front

Deal Watch

« Continued from page 1

No. 61 to No. 19 (19 deals, $37.5 billion).

For volume, Goodwin Procter and Kirkland came in tied for No. 1 with 112 principal announced deals in Q1. Goodwin handled $57 billion in value from those deals, while Kirkland, again, handled $119 billion. Goodwin was No. 2 at this point last year, while Kirkland was No. 5.

Rounding out the top five in principal deal volume in Q1, Latham & Watkins was No. 3 with 99 deals ($76 billion), followed by Holland & Knight (78 deals, $4 billion) and DLA Piper (53 deals, $9.3 billion).

In deal volume, Gibson went from No. 22 to No. 6, while Sidley Austin moved from No. 20 to No. 7 (42 deals, $22.5 billion) and Simpson, Thacher & Bartlett moved from No. 30 to No. 7 (42 deals, $85 billion).

For the market overall, megadeals were again a massive driver, with 22 deals greater than $10 billion, comprising $497.1 billion in overall value. That is a 47% increase from last year and marks the strongest start for megadeals since records started being kept in 1980.

In contrast, deal value for M&A under $500 million was up slightly (3%) to $202.9 billion, but deal volume for that metric was down 18% year over year.

Private equity-backed buyouts accounted for 27% of M&A activity during the first quarter of 2026, up from 24% during the first quarter of 2025, according to LSEG. Overall value reached $319.7 billion, an increase of 41% compared to a year ago and the strongest opening quarter for private equity deals since records began in 1980.

U.S. targets recovered from last year, with U.S. targets making up 52% of all activity in Q1 of 2026, up from 45% last year, LSEG said.

European target M&A totaled $314.4 billion during the first quarter of 2026, an increase of 86% compared to 2025 levels and an eight-year high. Asia Pacific dealmaking totaled $143.4 billion during the first quarter of 2026, a 31% decrease and the slowest period for M&A in the region in two years.

For the verticals, tech dominated. Four of the six largest deals of the year thus far have been investments in AI companies.

Technology deals totaled $313.6 billion in Q1, a 52% increase from last year, accounting for 26% of all deal value. Energy and power accounted for 14% of overall deal value in Q1, up 16% from 2025, while financial M&A totaled $157.6 billion, down 8% from last year.

Deals

The information below was derived exclusively from Law.com Radar.

In deals tracked by Radar in the last week, there were nine total deals valued at more than $1 billion, and six debt offerings over $500 million.

• Unilever and McCormick & Co. announced that they have entered into an agreement to combine Unilever's Foods business with McCormick for approximately $44.8 billion. Under the terms of the transaction, Unilever and Unilever shareholders will receive a proportionate mix of McCormick's existing voting and nonvoting common stock, equating to 65.0% of the fully diluted combined company equity, equivalent to $29.1 billion, as well as $15.7 billion in cash, subject to certain closing adjustments. Unilever was advised by a Wachtell, Lipton, Rosen & Katz team led by partners Benjamin M. Roth and Jenna E. Levine. McCormick was represented by a team from Cleary Gottlieb Steen & Hamilton led by New York partners Glenn McGrory and Charles Allen as well as London partner Dan Tierney.

• Sysco has agreed to acquire Jetro Restaurant Depot, a cash-and-carry food wholesaler, for a total enterprise value of approximately $29.1 billion. The transaction, announced March 30, is expected to close by the third quarter of Sysco's fiscal 2027. Houston-based Sysco was advised by a Paul, Weiss, Rifkind, Wharton & Garrison team including partners Andrew D. Krause and James E. Langston. Jones Day served as antitrust counsel to Sysco. Jetro Restaurant was represented by Wachtell and Macfarlanes. The Wachtell Lipton team was led by corporate partners Andrew J. Nussbaum, Victor Goldfeld and Kyle M. Diamond. Leonard Green & Partners, a major shareholder of Jetro Restaurant, was counseled by Latham & Watkins.

• Intel entered into a definitive agreement to repurchase a 49% equity interest in the joint venture related to its Fab 34 semiconductor manufacturing facility in Ireland from Apollo Global Management for $14.2 billion. Intel was advised by Skadden, Arps, Slate, Meagher & Flom and Eversheds Sutherland. Apollo was guided by Paul Weiss. Kirkland & Ellis served as special legal counsel to the seller's independent board.

• The Miami Dolphins and their chairman and owner Stephen M. Ross have announced a strategic investment into the franchise by Bin Lin, the co-founder and vice chairman of Xiaomi, pursuant to which Lin will acquire a minority, noncontrolling interest in each of the Miami Dolphins, Hard Rock Stadium, the Formula 1 Miami Grand Prix and the Miami Open. The transaction values the Ross' sports portfolio at a record-setting $12.5 billion. Ross and the Miami Dolphins were advised by a Wachtell team led by partners Edward D. Herlihy and Eric M. Feinstein.

• Eli Lilly has agreed to acquire Centessa Pharmaceuticals, a clinical-stage biotechnology company focused on developing treatment for excessive daytime sleepiness and other neurological conditions, for $7.8 billion. Eli Lilly was advised by a Kirkland team that included partners Dipak Bhundia, Sophie Chalet, Steven Choi, Lilibeth Clelo-Garcha and Tamar Donikyan. Centessa, which is based in London, was represented by Goodwin Procter.

• Biogen, a biotechnology company specializing in therapies for neurodegenerative diseases, has agreed to acquire Apellis Pharmaceuticals in a transaction valued at approximately $5.6 billion. Biogen, based in Cambridge, Massachusetts, was advised by Cravath, Swaine & Moore and Arnold & Porter. Apellis Pharmaceuticals, based in Waltham, Massachusetts, was advised by Wachtell and Wilmer Cutler Pickering Hale and Dorr.

• MAI Capital Management, a registered investment adviser, announced that it has signed an agreement for funds managed by global investment firm Carlyle to acquire a majority stake in the company, valuing it at more than $2.8 billion. MAI Capital was represented by Kirkland. Carlyle was advised by a Simpson Thacher & Bartlett team led by partner Ravi Purushotham.

• Simpson Thacher advised Blackstone on the sale of the Fidere Patrimonio Socimi residential real estate portfolio in Spain to entities owned by affiliates of Brookfield Asset Management for a gross price of 1.2 billion euros ($1.4 billion). The Simpson Thacher team included partners Angus Lennox, Sarah Lindley and Tom Lloyd. Counsel information was not immediately available for Brookfield Asset.

• Otsuka Pharmaceutical Co., through its wholly owned subsidiary Otsuka America Inc., has agreed to acquire Transcend Therapeutics for a total potential consideration of $1.2 billion. The transaction, announced March 27, is expected to close in the second quarter of 2026. Chiyoda, Japan-based Otsuka was advised by a Skadden team including partners Mitsuhiro Kamiya and Mike Mies. Transcend Therapeutics, which is based in New York, was guided by a Kirkland team including corporate partners Ben Jiang, Laura Knoll and Graham Robinson.

Debt Offerings

• Latham represented MUFG and Morgan Stanley, the co-structuring agents and joint bookrunners, on CoreWeave's $8.5 billion financing facility. The Latham team included partners Paul Bonewitz, Morgan Brubaker, Chirag Dedania, Keith Halverstam, Michael Rechtin and Salvatore Vanchieri.

• Norton Rose Fulbright has advised The Republic of Angola on its dual-tranche sovereign bond issuance totaling $2.5 billion, with the bonds admitted to trading on the London Stock Exchange. The transaction was conducted alongside a strategic tender offer to repurchase certain outstanding sovereign bonds due 2028. The Norton Rose team was led by partner Peter Young.

• Expedia Group announced a $2.5 billion revolving credit facility. Seattle-based Expedia Group was advised by a Wachtell team led by finance partner Joshua A. Feltman.

• Enbridge Inc., an energy infrastructure company, announced a $2 billion aggregate principal senior notes offering. Calgary, Canada-based Enbridge was advised by Sullivan & Cromwell partner Catherine Clarkin.

• ScottishPower, through its parent company Iberdrola, has secured 600 million pounds ($795 million) in funding from the National Wealth Fund to support the development of the Eastern Green Link 4 (EGL4) subsea electricity interconnector between Scotland and England. The National Wealth Fund was advised by a Norton Rose team led by London-based partner David Milligan.

• Liberty Energy completed a $525 million private offering of 0% convertible senior notes due 232. The notes were issued to qualified institutional buyers under rule 144A. Liberty was advised by a Haynes and Boone team led by partners Matthew Frankle, Stephen Grant, Monika Sanford and Jennifer Wisinski.

@ Patrick Smith can be reached at patrick.smith@alm.com. X: @nycpatrickd

Foster Care

« Continued from page 1

missed for lack of standing or on the merits.

Beezly J. Kiernan, the state's assistant solicitor general, argues the regulatoins are in step with parents' rights to rely on family or friends to temporarily care for their children during medical emergencies or other times of crisis and such temporary caregiving arrangements do not involve the state's foster care system and do not require the parents to cede legal custody.

The program, which is run in a similar fashion in nearly three-dozen states, authorizes approved families to provide temporary, voluntary care for children during crises, such as illness or housing emergencies, without compensation. The process is conducted without the involvement of attorneys.

Proskauer Rose partner William Silverman will argue that it creates an unlawful off ramp for child protective services agencies to separate parents and children without due process, and that it was an invalid exercise of authority.

The Appellate Division, Third Department disagreed, by the slimmest of margins when it upheld the program in 2025, rejecting the notion the program creates an unlawful shadow foster care system.

"Administrative agencies have all the powers expressly delegated to them by the Legislature, and are permitted to adopt regulations that go beyond the text of their enabling legislation, so long as those regulations are consistent with the statutory language and underlying purpose," Presiding Justice Elizabeth Garry wrote for the 3-2 majority.

Garry added that the program includes a number of protections for parents, while ensuring that parents are informed of their legal rights and not acting as a result of coercion.

A sharply-worded dissent by Justice Stan Pritzker argued that the state agency had "gone rogue" by creating the program, adding, "not only do the Host Family Home regulations lack legislative mandate, they dispense with the hard-fought, constitutionally grounded due process rights of children who have no say as to their fate, no counsel, no permanency hearings, no judicial oversight at all and are trapped in an administrative mousetrap with no way out."

The case has considerable amici interest.

Columbia law professor Josh Gupta-Kagan is one; he wrote a 2020 Stanford Law Review article that raised national awareness of concerns about the model's use, suggesting 250,000 or more children in the country each year were overlooked in what he said was a shadow system.

In contradiction to the majority, Gupta-Kagan argued that the program is "a coercive practice that strips parents and children of procedural rights and leads to unnecessary family separations, and that by targeting families when they are most vulnerable, it deals lasting damage to parents and children in New York and across the country."

Along those same lines, Morrison Foerster called the regulation "a legal throw-back to a former failed era," in its brief on behalf of professor emeritus Merril Sobie, of the Elisabeth Haub School of Law at Pace University.

In writings supporting the state, the firms of Bea & Mays of Chicago and Nelson Madden Black of Manhattan New York's regulations are modeled after programs that are successfully operating by an organization called Safe Familes in 34 other states. In those states, a child's average length of stay has been 10 days, and more than 99% of children returned home to their family.

@ Brian Lee can be reached at brian.lee@alm.com. X: @bleereporter

Outside Counsel

Third Circuit Finds No Constitutional Bar to Regulating 3D-Printed Gun Codes





By **Eric Tirschwell** And **Alison Barnes**

Imagine living in a state or a country in which anyone, with no background check and no age verification, could sit in their basement and download a computer file that would allow them to 3D print their own gun—no questions asked.

If you listen to certain gun rights advocates, you will hear them claim that this is not only what the law should be, it's what the Constitution requires. But the courts are not accepting the extreme reading of the First and Second Amendments these advocates are trying to sell.

Most recently, in *Defense Distributed v. Attorney General of New Jersey*, 167 F.4th 65 (3d Cir. 2026), the U.S. Court of Appeals for the Third Circuit confirmed that the Constitution—consistent with common sense and public safety—does not prevent states from restricting the sharing of computer files designed to enable the unlicensed 3D-printing of homemade guns.

Recent headlines underscore the importance of these restrictions. In the assassination of a United Healthcare executive in New York City, the alleged perpetrator,Luigi Mangione, is accused of 3D-printing the frame of the firearm he allegedly used in the murder. 3D-printed firearms have also been used inarmed robberies,and resulted in accidental killings andself-inflicted injuries—and have beenmanufactured by kids as young as 14.

As these incidents highlight, unfettered access to 3D-printed firearms and components leads to tragic results, with criminals and other individuals who can't legally buy guns getting their hands on restricted and dangerous items, and bypassing crucial safeguards like background checks and age restrictions codified in state and federal law.

Some states, including California, Delaware, New Jersey, and, most recently, Washington, have already acted to address this burgeoning threat. New Jersey was the first. In 2018, the New Jersey Legislature made it a crime for a person to distribute "digital instructions… stored and displayed in electronic format as a digital model that may be used to program a [3D]-printer to manufacture or produce a firearm" to a person in New Jersey "who is not registered or licensed" as a firearms manufacturer. N.J. Stat. Ann. §2C:39-9(*l*)(1)-(2).

> The decision comes at an important moment, as more states—including New York—are poised to adopt their own public safety laws to address this emerging threat.

The New York State Legislature is currently considering a similar bill, which would, among other things, make it a crime for a person to intentionally sell or distribute digital instructions that enable 3D printers to manufacture firearms, their core components, and illegal firearm accessories to anyone who is not a state- and federally-licensed gun manufacturer.

The bill would also prohibit possession of such digital instructions by those who intend to use them to illegally manufacture guns or to illegally distribute them to others.

Different states' bills tackle the problem of 3D-printed firearms in slightly different ways. What all of the pending and existing laws and legislation have in common is the recognition of the need for our firearms laws to evolve to keep up with technological changes that are posing a rapidly-growing threat to public safety.

The Third Circuit's recent rejection of a challenge to New Jersey's law provides important guidance in analyzing restrictions on 3D-printing firearms and the dissemination of computer files used to do so. But first, some background.

New Jersey's law was challenged by Defense Distributed, a Texas company that disseminates computer code designed for use in 3D-printing firearms. It claimed that New Jersey's threatened enforcement of its law infringed "the individual right to make and acquire Arms" under the Second Amendment and that the law violated the First Amendment because it restricts computer code, which qualifies as speech for purposes of the First Amendment. After lengthy procedural disputes, a federal district court in New Jersey dismissed Defense Distributed's claims, and Defense Distributed appealed to the Third Circuit.

The Third Circuit affirmed the dismissal on Feb. 12, 2026. It quickly dispensed with Defense Distributed's Second Amendment claim, concluding that Defense Distributed (as well as the Second Amendment Foundation) lacked standing to challenge New Jersey's law because its complaint included no allegation that it attempted or was prevented from 3D-printing a firearm. Tellingly, the court also commented—wryly—on the "novelty" of Defense Distributed's "asserted Second Amendment right to 'self-manufacture firearms…free from any major regulation whatsoever."

Turning to the First Amendment arguments, which it called "the heart of the case," the court acknowledged that "whether regulations of computer code trigger constitutional scrutiny under the First Amendment" raised "a complicated question of first impression" for the Third Circuit.

It began with a "fresh appraisal" of First Amendment cases dealing with computer code

» Page 10

ERIC TIRSCHWELL *is executive director of Everytown Law, the litigation arm of Everytown for Gun Safety.* ALISON BARNES *is director of affirmative litigation at the firm. Everytown filed an amicus brief in support of the district court's dismissal of Defense Distributed's claims in 'Defense Distributed v. Attorney General of New Jersey' discussed in this article.*

Bias Trial

« Continued from page 1

for poor performance but that her supervisor, intellectual property and technology practice deputy chief Gina Durham, gave only a couple of examples of mistakes that had occurred months earlier and had not been flagged as performance issues when they occurred.

Indeed, according to Christensen, there was no record at the firm of any performance concerns regarding Mehta before she was terminated in October 2022.

"You would think that, if for an entire year Anisha Mehta was performing poorly, there would be some documentation," Christensen told the jury. "But you aren't going to see it because it doesn't exist."

Rather than that documentation, Christensen said that the jury would be shown a few emails pulled together after the fact by DLA Piper to justify terminating Mehta. One such email Christensen referred to involved Mehta using the words "big goof" to describe a mistake.

That email and the phrase "big goof" was a recurring element in both sides' opening statements.

Brett Ingerman, counsel for DLA and a partner at the firm, used much of his opening statement time to outline the mistakes Mehta allegedly made. Those mistakes, according to the firm, led to Durham's decision to fire her.

The mistakes, Ingerman said, were numerous and were documented in "email after email after email," contrary to Christensen's representation of the evidence.

Ingerman said the "big goof" email was in reference to when Mehta allegedly opened a trademark registration process in Singapore when she was supposed to be opening one in Switzerland.

That "big goof" was potentially catastrophic, Ingerman asserted, and was not the last time that such a mistake would happen before Mehta was fired.

In another Switzerland-related error, Mehta allegedly told a client facing a trademark infringement action in the country that they needed to look into the European Union's guidelines on the subject. Switzerland is not a part of the European Union.

"The reality, ladies and gentlemen, is that Ms. Mehta lost the trust of the partners at her firm and of the clients," Ingerman said. "That is why she was terminated."

Attorney Compensation

Mehta joined in September 2021 as a sixth-year associate and was fired as a seventh-year associate in 2022.

Both sides raised Mehta's compensation extensively in their opening statements, which both sides confirmed was close to half a million dollars.

Christensen argued that this high value of compensation was evidence that Mehta was good at her job. Ingerman said that Mehta's high pay was a result of the highly competitive talent market that Big Law was experiencing in 2021 and 2022 and that her pay being higher than her work value was part of Durham's consideration in terminating Mehta.

At one point, Christensen discussed Mehta's hourly rates while at DLA Piper, which she said were between $880 and $1,080, depending on how far into her year at the firm one looked.

During his own opening statement, Ingerman referred to Mehta's hourly billing to argue that she fell below DLA Piper's required 1,850 billable hours per year because partners did not want to work with her and saw her as risky to the business. He also took aim at the allegation that Mehta was fired shortly after she filed for her maternity leave, arguing that no attorney had yet seen her pending time off request when she was terminated.

Further, Ingerman said that Durham, who by his telling made the sole decision to terminate Mehta, herself has had two children while at DLA Piper and took maternity leave twice before making partner. He detailed other DLA Piper attorneys who have children and discussed how much the firm spends on parental leave in a year, asserting it was unreasonable to believe the firm would fire one associate to save a comparatively minuscule amount of money.

Opening statements wrapped up in the late afternoon on Monday.

The trial is expected to feature the testimony of at least two DLA lawyers, including Durham and Keith Medansky, co-chair of the Chicago intellectual property practice at DLA.

Both Christensen and Ingerman declined to comment on the trial thus far to Law.com.

Prior to the trial, Mehta had filed a motion to disqualify Ingerman as counsel for DLA Piper, arguing that it would be confusing to the jury for DLA's own partners to be appearing both as advocates for the firm's defense and also as witnesses providing testimony for the case. That motion was ultimately unsuccessful.

Mehta's claims are not the only allegations the firm is facing from its former employees at the moment.

One of DLA Piper's former litigation support employees, Eric Chen, filed his own discrimination suit in November, alleging that the firm subjected him to disparate pay, unfair performance reviews, demotion and denial of advancement as well as a hostile work environment because he is Black. That complaint was also brought in the Southern District of New York.

The firm filed its answer to Chen's claims in January and asserted a variety of affirmative defenses, including that Chen failed to state a claim and that even if his allegations were proven to be true, the statute of limitations had expired.

Outside of New York, the firm is facing a lawsuit in Massachusetts state court from a former associate who asserts that a former DLA Piper partner—Brian Biggs, who left the firm in 2024—raped her at the firm's Wilmington, Delaware, office and then later broke into her house and attacked her.

That former associate's complaint was filed anonymously under the name Jane Doe, but the state court ruled in March that she must proceed under her legal name instead after DLA Piper argued she should not be allowed a pseudonym. The firm also has a pending motion to dismiss in that case, which has been briefed and has oral arguments scheduled for June 10.

@ Ryan Harroff can be contacted at ryan.harroff@alm.com.

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Real Estate Trends

REALTY LAW DIGEST



By Scott E. Mollen

Ground Rent Reset—Arbitration Award Confirmed—Alleged Arbitrator Misconduct— Motion To Vacate Award Based On Claims of 'Arbitrator Partiality and Misconduct In Procuring' Award Denied—Vacatur Only Warranted Upon a Showing of Actual Prejudice Or Harm Resulting From Alleged Misconduct—Landlord's Counsel Offered Neutral Umpire Unrelated Work During the Arbitration—That Created a 'Severe Appearance of Partiality'—However, Tenant Failed To Meet Its Heavy Burden By Clear and Convincing Evidence That Improprieties Or Subsequent Procedural Rulings Prejudiced Its Rights In the Arbitration—AAA Claimed It Lacked Authority To Recuse the umpire Because the Proceeding Was 'Self-Administered'—AAA Asserted Its Role Was Limited To Appointing the Umpire—Arbitrator's Affirmation Was Improper Effort To Impeach His Own Determination

A landlord petitioner moved pursuant to CPLR §7510, to confirm an arbitration award (final award). The respondents, a cooperative corporation and an LLC (tenant) cross-moved to vacate the final award based on claims of "arbitrator partiality and misconduct in procuring the award."

The court held that the tenant "failed to meet the very heavy burden of proof required under CPLR Article 75 to demonstrate that its rights were prejudiced by the alleged partiality and misconduct of the neutral umpire."

The court stated that "[w]hile the conduct surrounding the neutral umpire's acceptance and later refusal of an unrelated engagement offered by landlord's counsel created an appearance of impropriety, this conduct, when assessed against the stringent standards of CPLR Article 75, does not constitute the corruption, fraud, misconduct, or partiality necessary to justify the extreme remedy of vacating a final arbitral award." The tenant failed to demonstrate "clear and convincing evidence of partiality that resulted in prejudice."

Moreover, the tenant's argument was "severely undermined by the fact that its own party-appointed arbitrator, (Raber), signed the unanimous final award, a document (Raber) later attempted to impeach by affidavit." Thus, the court confirmed the final award.

» Page 8

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

CO-OPS AND CONDOMINIUM LAW

Co-ops Continue to Struggle With Ground Lease Resets





By Gary M. Rosenberg And Bradley S. Silverbush

It has been two years since one of my colleagues wrote about the dilemma faced by many cooperative corporations and their shareholders, where the co-op leases the land upon which it rests. The article opined that "perhaps the greatest uncertainty associated with ownership in a residential ground lease cooperative corporation is the question of ground rent escalations."

Why a Ground Lease?

While most cooperatives in New York City traditionally own both the building and the land around it, there are also cooperative corporations that own the building, but not the land upon which it sits; that situation is where the co-op has a long-term lease, known as a "ground lease." Like any other lease, a ground lease contains the essential terms, such as the length of the lease (the term), the amount of rent to be paid, and the terms of any renewals.

According to an article appearing in Cooperator News New York, there are roughly 100 ground lease co-ops in the City, including some notable buildings such as Battery Park City, the Excelsior at 303 East 57th, the Trump Plaza at 167 East 61st Street, the Sovereign at 420 East 59th Street, One Carnegie Hill, to name a few.

The advent of the ground lease sprang into use in the 1950's primarily because (1) it permitted developers who otherwise could not afford to buy desirable land to lease and build on the land; and (2) permitted landowners to hand off the cost of building structures to developers while allowing themselves to retain ownership.

From the landlord's viewpoint, this was ideal. From the shareholders viewpoint, the cooperatives built on ground leased land were designed so that the sponsor owner was able to give an initial term with a very low rent (a bargain rent below value) and sell the coops at closer to full value because the ground rent typically did not increase for 15 or 20 years. As such the initial sale prices of the coops did not vary much from fee simple coops because the maintenance was very similar.

What's the Catch?

A ground lease significantly affects a cooperative's maintenance charges because the cooperative corporation must pay rent under the ground lease as part of its operating expenses, which are then passed through to shareholders via their monthly maintenance charges. The cooperative's maintenance encompasses not only building upkeep but also taxes and ground lease rent payments.

The ground lease expense is typically allocated among shareholders proportionally (based on their share ownership, following the same methodology used for other maintenance charges). New York law permits cooperatives to fix maintenance charges "on an equal per-share basis or on an equal per-room basis or as an equal percentage of the maintenance charges." See McKinney's Business Corporation Law Section 501.

The "catch," however, is that when the lease "reset" occurred (i.e., the period when a renewal term kicks in, and therefor, the ground lease rent is increased), not only had land values skyrocketed for new construction condo's but the existing rent was artificially low and hence there was a huge increase in ground rent. After all, vastly higher land values naturally and inevitably resulted in massive increases in individual shareholders' maintenance.

What Does This Portend?

No one is more certain about the uncertainty of how ground lease rents impact upon shareholders than those who own coops on land that is leased. Just ask the shareholders of a certain co-op that live on "Billionaires Row," an area described by Erika Riley in the Aug. 9, 2021 edition of Street Easy Reads as "an enclave around 57th Street, [that] has become a symbol of the city's increasingly stupendous riches."

Specifically, "a building on 57th Street where residents could face a huge rise in maintenance costs because of an increase in the ground rent," as reported by James Barron, in a Jan. 8, 2026 column for the New York Times.

> What happened in the 'Carnegie House' case is of major significance for the shareholders of that co-op, and should swerve as a warning to any shareholder of a ground leased cooperative corporation.

The headline of Mr. Barron's article was appropriately entitled "A Huge Increase in Ground Rent Stuns Co-op Residents." What was the cause for alarm? The article summed it up as the result of a decision by Justice Nicholas Moyne in State Supreme Court in Manhattan which "upheld a 450 percent increase in the rent that the co-op pays the group that owns the land beneath the building." The article referenced the fact that one shareholder of that building, for example, would see his monthly maintenance rise from $3,750 to more than $9,000 a month.

An article written by Aaron Elstein appearing in Crain's New York Business on January 7, 2026 described the co-op called Carnegie House, as "a 21-story building located at the corner of West 57th Street and Sixth Avenue that sits on land acquired in 2014 by real estate investors," where two years earlier, "the ground owners proposed raising the annual rent from $4 million to about $25 million, based on soaring property values along Billionaires Row." The article sounded the alarm about a case in which "hundreds of residents at [the co-op] could lose their homes after a New York state judge gave the green light to a massive increase in their ground rent."

That case is *57th & 6th Ground LLC v. Carnegie House Tenants Corporation and Georgetown 57, LLC,* Index No. 654326/2025 (Supreme Court, New York County). What happened in that case is of major significance for the shareholders of that co-op, and should swerve as a warning to any shareholder of a ground leased cooperative corporation.

The co-op is a 324-unit cooperative unlike most residential cooperatives, because the building sits on leased land which the co-op rents under a long-term lease. The initial term of the lease ran through 2004, followed by three optional 21-year extension terms. At the beginning of each term, the rent resets.

On March 1, 2024, the co-op exercised the second extension option, for a term beginning on March 15, 2025. When the co-op

» Page 10

GARY M. ROSENBERG *is the founding member of Rosenberg & Estis and is presently the chairman of the firm.* BRADLEY S. SILVERBUSH *is a senior litigation member at the firm.*

Allen Matkins Sees 14% Jump in Profits As Real Estate Transactions Rebound

BY SAMSON AMORE

ALLEN MATKINS Leck Gamble Mallory & Natsis saw double-digit profit increases in 2025, as the real estate-focused firm emerged from a respite in the commercial real estate market the prior year.

The firm reported a 14% annual increase in net income in fiscal year 2025 to $123.6 million, and a 9.4% rise in gross revenue, to $284.5 million.

"In terms of what contributed to increased demand for services, looking back to 2024, that was a year where commercial real estate was sort of in a lull, and as you know, our firm is very real estate-centric," said Jeff Patterson, Allen Matkins' managing partner and chief legal officer.



COURTESY PHOTO

In 2024, the firm's litigation practice grew strongly and became a key driver of its success into 2026, said managing partner **Jeff Patterson**.

Patterson noted that "a lot of our clients in 2024 were in a 'wait and see' mode," because of uncertainty about high interest rates. "As we came into 2025, we saw a definite uptick in the real estate transactional activity," he added. This included "not only traditional transactions but the overlay and emphasis on data center activity and digital infrastructure, where we have done a lot of work and that really boosted the demand on the real estate transactional side of things," Patterson said.

Allen Matkins continues to operate a litigation practice, which "stayed just as busy as it had been in 2024, so the combination of those two things really generated an increase in demand for attorney hours," Patterson added.

Amid rapidly rising demand for data center work, Patterson said the firm is working on a "first of its kind geometric data center" in downtown Los Angeles, which is the first new data center in the area in about a decade. "We had not only the traditional transactions, but also the overlay and emphasis on data center activity [and] the digital infrastructure."

The firm's head count across the board increased to keep pace with growing

» Page 7

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COMMENTARY



PANUMAS/ADOBE STOCK

2026 has brought key changes to the construction industry, including new tariffs and classification rules that should be monitored.

Construction Law Forecast for the Remainder of 2026

BY STEPHEN M. WOLF AND AUSTIN KAHN

ALTHOUGH hard to fathom, we are rounding the final corner of the first quarter of 2026. There have already been a number of developments that impact the construction industry. With more than three quarters remaining, it is an excellent time to take stock of those key developments and their impacts on the industry, and, more importantly, forecast what those developments may mean for the remainder of 2026.

The intersection of executive trade policies and supply chain instability has transformed material cost forecasting into a critical risk for construction projects. With respect to contractors, subcontractors and suppliers, these conditions have rendered traditional lump-sum agreements increasingly risky. A well-reported landmark decision from the U.S. Supreme Court recently ended months of uncertainty regarding executive tariff authority but simultaneously introduced new complexities for the construction industry. Specifically, on Feb. 20, 2026, the Supreme Court ruled in Learning Resources v. Trump, 607 U.S. ___ (2026), that the International Emergency Economic Powers Act (IEEPA) does not itself grant the president authority to impose tariffs, concluding that the power belongs exclusively to Congress. Although the decision invalidated billions of dollars in IEEPA-based tariffs that began in early 2025 and raised questions about refunds for tariff payments, it did not eliminate the

» Page 9

STEPHEN M. WOLF, *a member with Clark Hill, is part of the firm's nationwide construction practice, where he helps his clients solve complex construction, commercial and business disputes, by working with them as their trusted business partner.* AUSTIN KAHN *is an associate in the firm's New York office. He focuses his practice on construction litigation and construction-related disputes.*

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Official Publication for the First And Second Judicial Departments

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The New York Law Journal
(ISSN 0028-7326) (USPS 383020)
is published daily except Saturdays, Sundays
and legal holidays by ALM,
220 E. 42nd Street, 21st Floor.,
New York, N.Y. 10017. Periodicals postage paid at
New York, N.Y. and at additional mailing offices.

Designated by the New York Court of Appeals pursuant to Article VI, Section 28(b) of the State Constitution.

Designated by the Appellate Divisions, First and Second Departments, pursuant to authority conferred on them by Section 91[1] and [2] of the Judiciary Law.

Designated by the U.S. District Court for the Southern and Eastern Districts of New York as a newspaper of general circulation for the publication of legal notices in civil and admiralty causes.

Postmaster: Send address changes to the New York Law Journal, 220 E. 42nd Street, 21st Floor., New York, N.Y. 10017. Available on microfilm and microfiche. Rates on request. The New York Law Journal® is a registered trademark of ALM Media Properties, LLC.

Perspective



TRAVELWILD/SHUTTERSTOCK

In his commentary, Daniel Markind examines the legal mechanisms and challenges surrounding Mayor Zohran Mamdani's proposed housing policies.

The Legal Justification Claimed for Mayor Mamdani's Housing Plan

BY DANIEL MARKIND

New York City Mayor Zohran Mamdani capped his first few weeks in office by appointing Cea Weaver as the director of the New York City Mayor's Office to Protect Tenants. Weaver is a member of the Democratic Socialists of America, and many of her old posts have raised eyebrows about the future of New York City housing policy. For example, on July 9 Weaver posted on X as follows:

> (t)here is no such thing as a "good" gentrifier, only people who are actively working on projects to dismantle white supremacy and capitalism and people who aren't.

Another post that has raised eyebrows is a statement that Weaver made in a 2021 discussion with Reason magazine that basically advocated for:

> a world in which the housing is owned by a collective and people are paying 30% of their income… and the government is making sure that all of that works and cash flows.

When asked how the federal government, with its large deficit, could finance such a scheme, Weaver replied:

> the federal government prints money, the federal government can provide money for this.

Weaver's posts and history raise questions about how and whether New York City will begin attempting to seize housing stock and place it in the hands of City government. Should that occur, a basic question concerns how this could possibly be done, given the legal requirements and constraints at issue.

One approach that is being discussed is using the rent control tactic. There are two types of rental laws in New York City, rent control and rent stabilization. Rent control is pursuant to Chapter 3 of Title 26 of the New York Administrative Code. NY Code 26-§401 et seq. Rent stabilization, which is far more common, is pursuant to Section 4 of Title 26. NY Code 26-§501 et seq.

While the first attempts at rent control in New York City occurred in the 1920's the current conceptual provisions first came into effect with the Rent Stabilization Act of 1969 and later the Emergency Tenant Protection Act of 1974.

This 1974 Act was pursuant to a finding by the New York City Council that… "a serious public emergency continues to exist in the housing of a considerable number of persons in the city…" In practice though, the concept of rent control or stabilization stems from World War I, over 100 years ago.

"Rent control limits how much a landlord can increase a tenant's current rent—typically a few hundred dollars a month—and also limits the total rent an owner may charge for an apartment. In an open market, landlords can hike the rent to whatever people are willing to pay." Today, rent controlled apartments comprise only about 2% of New York City's housing stock.

Rent stabilization is a product of the 1960's. "These apartments have restrictions on the percentage by which a landlord is permitted to raise rent during each lease renewal—typically by only 1% or 2% per year. The actual amount is determined each year by a city board and is a point of … debate between tenants' groups and landlords. Today rent-stabilized apartments—found in buildings built before 1974 that have more than six rentals—make up about 35% of the city's housing stock…"

Obviously, any rental property that is subject to rent control or rent stabilization is a property from which the landlord may not be able to maximize its revenue. According to Ms. Weaver, one of the tools to be utilized is to freeze rents to many City housing units. Among other things, that would make more rental properties uneconomical and certainly increase the number of properties on which it would be uneconomical to maintain or update.

To obtain such a rent freeze, the city would need the approval of the Rent Guidelines Board, which was established pursuant to Section 26-501. This Board consists of nine members, all of whom are appointed by the mayor. According to this section, two members shall be representatives of tenants, two shall be representatives of owners of property, and five shall be public members. The board members have staggered terms, but Mayor Mamdani would have the power to appoint a majority of board members in his first year.

> The final plan that Mayor Mamdani rolls out is still to be determined, and any such plan surely will be subject to legal challenges.

The board has the power to adjust, or freeze, regulated rents on stabilized apartments, of which there are 996,600 in New York City. This accounts for approximately 35-40% of all rental apartments. The board considers factors such as real estate taxes, vacancy rates and operating and maintenance costs.

Given the Mayor's pledge, any freeze would raise interesting questions, such as whether or not the freeze decision was preordained by political factors or truly was the result of the board's legal obligation under the Code to consider economic factors on an annual basis. This could lead to a challenge by aggrieved landlords under something known in New York State as an Article 78 proceeding, which is an action brought under New York State law for parties who feel they have been aggrieved by an administrative action.

Any freeze would not come into effect until October 2026. While Mamdani would not be the first mayor to preside over such a freeze (Mayor Bill DiBlasio's board enacted one-year rent freezes in each of 2015, 2016 and 2020), a four-year freeze would be unprecedented and likely constitute more evidence in an Article 78 proceeding that it was political and not based on empirical evidence.

Already organizations such as the New York Apartment Association are claiming that the RGB's own data shows a substantial decrease in net operating income for unsubsidized pre-1974 buildings outside of the core of Manhattan.

Should a freeze be enacted, its impact likely will be first to cause rental rates to slow, but as happened in St. Paul, Minnesota following their 2023 rent freeze, a dramatic drop in new housing projects. Given the changed economics, it is likely that many of these rent-stabilized units will fall into disrepair, as their economics have changed dramatically.

That would bring about the next phase of the plan—confiscation. Under New York State and City law, real estate can be seized pursuant to New York Civil Practice Law and Rules (CPLR) §§5235-3526. New York City just added another tool, the Community Opportunity to Purchase Act (COPA).

Passed in 2025 over Mayor Eric Adams' veto, COPA requires any seller of multi-family property to notify the New York City Department of Housing Preservation and Development of the fact that the owner intends to sell (along with basic information about the property's rent roll and finances), and give tenants and qualified nonprofits 60 days to notify the owner that it intends to make an offer to the property and 120 days to make that offer.

If the owner does not accept the offer, the owner can submit outside offers. Before consummating the sale, however, the owner has to give these parties an additional right of first refusal. This will result in substantial delays in completing any sale, and a diminishing of offers for property as buyers are less inclined to make offers for any property in which a third party can match.

Along with COPA and executive orders by Mamdani to revitalize the Mayor's Office to Protect Tenants, which he signed on the first day of his administration (NYC Exec. Order No. 1 (Jan. 1, 2026), the Mamdani policy seems to rely on a combination of the New York State Housing Stability and Tenant Protection Act of 2019 (HSTPA), the New York City 7A Receivership Process (RPAPL sec. 7(A) which allows the City to take over management of distressed or neglected buildings if at least 1/3 of the tenants in the building, or the New York State Department of Housing Preservation and Development (HPD) ask the court to appoint an administrator to run the building in place of the owner.

Already in the first two weeks of his administration, Mamdani sought to block the sale of 5,000 apartment units in a bankruptcy court sale, claiming that the purchaser would not appropriately fix up troubled units. The bankruptcy court rejected the city's request and permitted the sale, but the case further evidenced the city's attempt to control more of the housing stock.

Once the city controls the housing stock, its plan apparently is to create a "collective" that will distribute housing in a way that has not been determined to people who will pay 30% of their income regardless of the quality or location of the housing unit. Elements of collective housing already exist in New York City, such as Limited Equity Cooperatives (LEC's) and Community Land Trusts (CLT's).

LEC's are developments where, as is typical of coops, residents purchase shares in the development and commit to resell their share at a price that is predetermined by formula. By limiting the equity residents can develop in the housing unit, the developer limits the possible appreciation in the price.

CLT's are a function of the New York City Community Land Initiative (NYCCLI). Currently there are approximately 19 such CLT's in New York City. In form, CLT's are non-profit organizations that own land to provide affordable housing or for other public benefit. They require a Regulatory Agreement for each project to evidence the project's affordability restrictions. These usually last for an initial term of 30-60 years.

The CLT then enters into a ground lease with the owners of the buildings, which require that residents comply with the CLT's restrictions. Financing is structured as an "enforcement mortgage" executed with the » Page 7

DANIEL MARKIND *is a shareholder at Flaster Greenberg.*

Disciplinary Proceedings

The Appellate Division, First Department

Matter of John Stephen Lubenesky, an attorney and counselor-at-law

Motion No. 2025-05662

Appellate Division, First Department

Webber, J.P., Friedman, Pitt-Burke, Rosado, O'Neill Levy, JJ.

Decided: *March 24, 2026*

Jorge Dopico, Chief Attorney, Attorney Grievance Committee, New York (Kristen M. Lasak, of counsel), for petitioner.

Respondent, pro se.

Per curiam—Respondent John S. Lubenesky was admitted to the practice of law in the State of New York by the First Judicial Department on March 27, 2001, under the name John Stephen Lubenesky. Respondent has not appeared in this proceeding and his last registered address is in New Jersey. As the admitting Judicial Department, this Court retains continuing jurisdiction over respondent pursuant to the Rules for Attorney Disciplinary Matters (22 NYCRR) §1240.7(a)(2).

In December 2022, respondent's bank notified the New Jersey Office of Attorney Ethics (OAE) of a $1,544 overdraft of his attorney trust account (ATA), which was caused by his failure to maintain sufficient funds to cover a $120,000 check issued from the account. In April 2023, the OAE conducted a demand audit of respondent's escrow and business accounts, which revealed numerous record-keeping deficiencies.

Following the demand audit, on April 17, 2023, the OAE sent respondent a letter detailing his record-keeping violations and directed that he demonstrate in writing by May 17, 2023, the actions he had taken to correct the deficiencies. Between May 15 and July 26, 2023, the OAE granted respondent several extensions to demonstrate the actions taken to correct his record-keeping practices. The OAE granted respondent a final extension to August 23, 2023, and respondent failed to fully provide the requested information.

Following respondent's incomplete submission, the OAE filed a formal ethics complaint against respondent on December 5, 2023. Respondent submitted an answer on January 16, 2024, and an amended answer on February 8, 2024.

Thereafter, on or about May 21, 2024, the parties entered into a stipulation in which respondent admitted to violating New Jersey Rules of Professional Conduct (NJRPC) rule 1.15(d), by failing to comply with the record-keeping requirements of New Jersey Rules of Court 1:21-6. Specifically, respondent admitted to (1) maintaining improper ATA and attorney business account designations; (2) failing to maintain ATA and business account receipts and disbursement journals; (3) failing to maintain separate ledger cards for each client and for law firm funds held for bank charges; (4) failing to conduct monthly three-way ATA reconciliations; (5) failing to maintain a running cash balance for his ATA checkbook; (6) conducting improper electronic transfers from his ATA; and (7) failing to maintain proper business account image-processed checks.

Respondent also admitted to violating NJRPC 1.15(b), by failing to promptly return a client's $4,674 down payment in an aborted real estate transaction, and by allowing a client's funds to languish in his ATA. Additionally, respondent admitted to violating NJRPC rule 8.1(b), by failing to fully comply with the OAE's request that he provide proof that he had corrected his bookkeeping records from May through August 2023, despite being granted multiple extensions to do so.

On July 25, 2024, the New Jersey Disciplinary Board (DRB) heard the parties' arguments as to the appropriate sanction. The OAE recommended the imposition of an admonition or a reprimand, conditioned upon respondent demonstrating to the OAE that he had corrected his outstanding record-keeping deficiencies within thirty days of the court's disciplinary order in the matter. The OAE also recommended that respondent be required to attend an OAE approved record-keeping course and submit proof of completion within 15 days of attendance.

Respondent, through counsel, urged for the imposition of an admonition. In support of his request, and in mitigation, respondent indicated that he had no prior discipline in his 24-year legal career, he conserved disciplinary resources by admitting his misconduct, and he maintained that he was suffering from a persistent illness during the investigation. Respondent further indicated that he agreed with the OAE's recommended conditions and stated his intent to correct his outstanding record-keeping deficiencies.

By decision dated November 8, 2024, the DRB found that respondent violated NJRPC 1.15(b), by failing to promptly deliver funds to his client in connection with a real estate transaction; violated NJRPC rule 1.15(d), by failing to comply with the record-keeping requirements of New Jersey Rules of Court 1:21-6; and violated NJRPC 8.1(b), by failing to fully cooperate with the OAE's investigation of his financial records.[1] As to the sanction, the DRB recommended respondent be reprimanded for his misconduct and adopted the conditions recommended by the parties.[2]

By order dated January 28, 2025, the Supreme Court of New Jersey affirmed the DRB's misconduct findings, reprimanded respondent for violating NJRPC rules 1.15(b), (d) and 8.1(b), and imposed the conditions included in the DRB's decision. Respondent did not notify the New York Attorney Grievance Committee (AGC) of his discipline in New Jersey as required by 22 NYCRR 1240.13(d). The AGC learned of respondent's discipline from an OAE report.

The AGC now seeks an order, pursuant to Judiciary Law §90(2), 22 NYCRR 1240.13, and the doctrine of reciprocal discipline, finding that respondent has been disciplined by a foreign jurisdiction, publicly censuring him based on the misconduct underlying his discipline in New Jersey, or, in the alternative, sanctioning respondent as this Court deems appropriate.

In a proceeding seeking reciprocal discipline pursuant to 22 NYCRR 1240.13(b), respondent may raise the following defenses: (1) lack of notice or opportunity to be heard in the foreign jurisdiction constituting a depravation of due process; (2) an infirmity of proof establishing the misconduct; or (3) that the misconduct for which the attorney was disciplined in the foreign jurisdiction does not constitute misconduct in this state (*Matter of Milara*, 194 AD3d 108, 110 [1st Dept 2021]).

Although respondent has not appeared in this proceeding, none of the enumerated defenses are applicable here. Respondent received notice of the allegations against him, submitted both an answer and an amended answer to the OAE's complaint, participated in the DRB proceedings and argued, through counsel, for mitigation. Additionally, the record, which includes respondent's admissions, strongly supports the DRB's findings. Respondent's misconduct in New Jersey would also constitute misconduct in New York in violation of the Rules of Professional Conduct (22 NYCRR 1200.0) rules 1.15(b)(2), 1.15(c)(1), 1.15(d), 1.15(e), and 8.4(d).

With respect to sanction, as a general rule this Court defers to the sanction imposed by the jurisdiction in which the charges were originally brought because the foreign jurisdiction has the greatest interest in fashioning sanctions for misconduct (see *Matter of Milara*, 194 AD3d at 111; *Matter of Tabacco*, 171 AD3d 163, 165 [1st » Page 7

Real Estate Trends / Disciplinary Proceedings

Allen Matkins

« Continued from page 5

demand. Total FTE head count was up 6.5% to 243 attorneys in fiscal year 2025. The firm's partner ranks remained stable, with equity partner head count rising by 2.8% and nonequity partner head count increasing 4.2% to 36. Total partner head count was up 3.2%, rising from about 117 people to 122.

The increase in lawyer head count caused revenue per lawyer to lag slightly, rising 2.6% to roughly $1.2 million, while profits per equity partner jumped 10.9% to $1.4 million.

Allen Matkins doled out some $27.1 million in nonequity compensation in 2025, up 22.4% year-over-year. Average compensation for all partners was up 11.9% to just over $1.2 million.

While the firm declined to disclose how many clients it billed in the past fiscal year, it did report that lawyer and nonlawyer fee earners worked some 415,908 hours in 2025. That's up from 388,378 total hours billed the year prior.

The firm's rates rose between 4% and 6% in the past fiscal year, and Allen Matkins reported that it would increase them by the same percentage in the coming year. "We tend to do work every bit as sophisticated as some of the bigger firms do, but we offer rate flexibility, which gives us a competitive advantage over some of the big law firms," Patterson said. "We try to use that to our advantage, and we also employ alternative fee arrangements that give clients the value they're looking for."

Allen Matkins' overall realization rate in 2025 was 89.5%, down slightly from 89.8% the prior year. "We have not seen any additional change or deterioration since we raised our rates July 1 of last year," Patterson said. "The good news is, while we've continued to expand and people have gotten busier, we've been able to push our rates a little bit [and] we haven't suffered any realization deterioration."

The firm reported that no more than 1.5% of its gross revenue in fiscal year 2025 came from alternative fee arrangements, on par with the prior year. "We are seeing more demand for it, and we've been looking for ways that that we can negotiate those deals for clients that captures the value of our services, gives them a realistic expectation of what a deal or a project is going to cost with the appropriate caveats and escape clauses if a deal goes sideways or takes wild turns that that nobody anticipated," Patterson said. "It's still a relatively small percentage of our overall fee structure, but I suspect that it will probably increase in the future, as a result of artificial intelligence becoming more and more prevalent in the industry," he added.

While the firm could grow via merger and "we get approached all the time," Patterson said, "Our partners are categorically not interested in being acquired or merging into a bigger firm just in order to achieve scale." The firm may look to be on the buy side, however: "If an opportunity presented itself where a smaller firm or group was interested in being acquired to become a part of our platform, we would probably take a look at it, but we're not interested in merging with another firm," Patterson said.

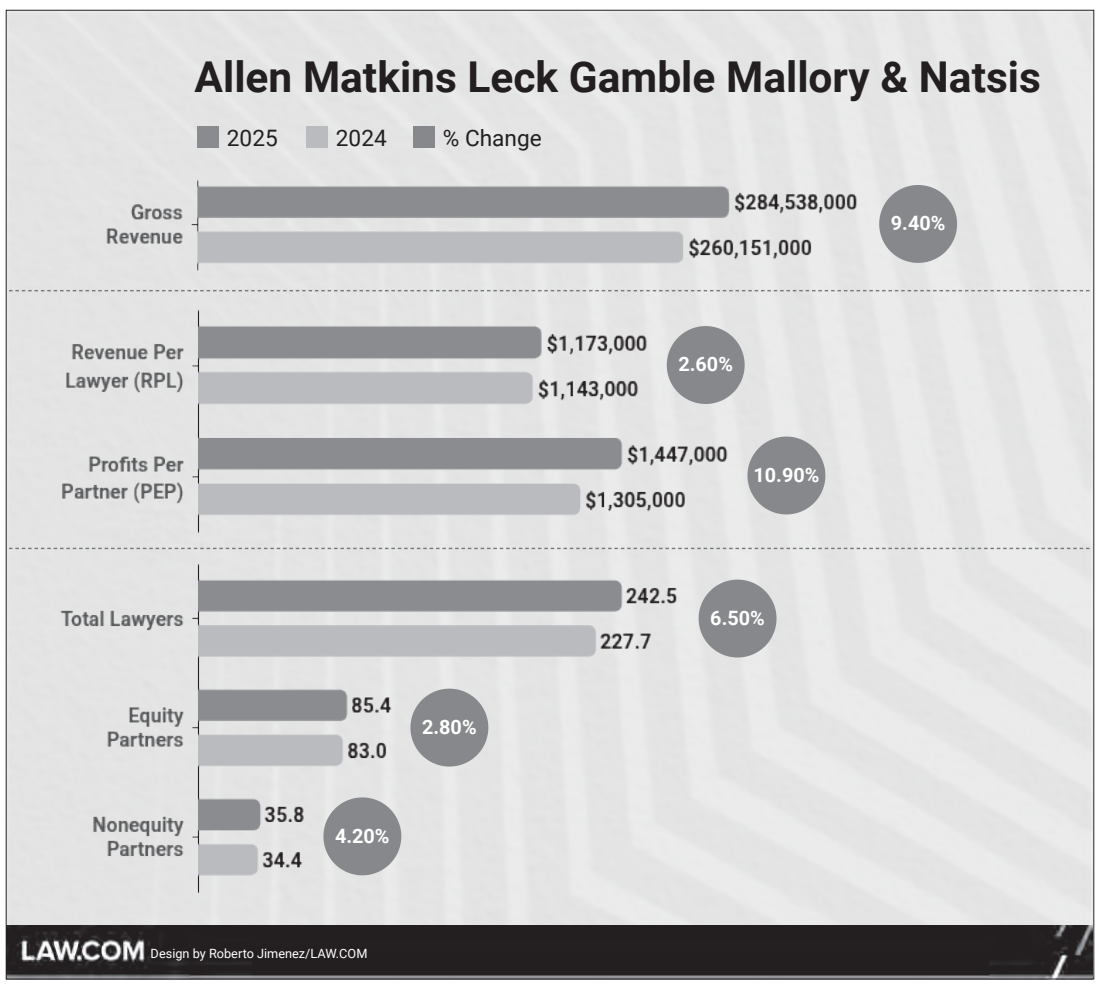
Patterson said the firm's current focus is "to really grow New York, we've got so much room for growth and expansion there," he said, referencing the firm's sixth office that opened in September 2023 with partners from McDermott, Will & Emery. "I wouldn't rule out another office in another city at some time in the future, but it's not something that is on our immediate strategic planning list," Patterson said.

Allen Matkins is known for its real estate work, but the firm's litigation shop remained in demand last year.

Matters handled by Allen Matkins' litigation department included representation of Step Up on Second Street, a nonprofit that was issued some $114 million in grants from the state of California to convert several abandoned motels to apartments to house homeless people last year. But the project stalled, in part because the nonprofit's partner, for-profit developer Shangri-La Development, was handling financing and the money all but evaporated (Shangri-La later sued its former chief financial officer for $40 million, alleging he embezzled the money for personal use). Allen Matkins' attorneys opposed Shangri-La Development's subsequent bankruptcy petition, and a court found in favor of its client Step Up that SLD was a shell company that was planning to use its bankruptcy case to litigate against the nonprofit.

"During the real estate malaise of 2024, our litigation practice was firing on all cylinders, and in 2025, it continued to grow, making it a key driver of the firm's success in 2025 and into 2026," Patterson said.

@ Samson Amore can be reached at samson.amore@alm.com.



Matter of Lubenesky

« Continued from page 6

Dept 2019]; *Matter of Blumenthal*, 165 AD3d 85, 86 [1st Dept 2018]). Thus, public censure, as requested by the AGC, is the appropriate sanction here as it is commensurate with the discipline imposed in New Jersey and is in general accord with this Court's precedent involving comparable misconduct (see *Matter of Dratch*, — AD3d —, 2025 NY Slip Op 05463 [1st Dept 2025]; *Matter of Wait*, 237 AD3d 110 [1st Dept 2025]; *Matter of Marks*, 204 AD3d 129 [1st Dept 2022]).

Accordingly, the AGC's motion for an order imposing a public censure pursuant to Judiciary Law §90(2), 22 NYCRR 1240.13 and the doctrine of reciprocal discipline should be granted, and respondent hereby censured.

All concur.

Housing

« Continued from page 6

building owner and the CLT. The debt is often structured as interest only, with a balloon repayment only if the project fails to comply with its regulatory restrictions.

Of course, the final plan that Mamdani rolls out is still be determined, and any such plan surely will be subject to legal challenges, likely relating to "takings" issues, among other things. The success of any such plan also is questionable, as attempting to do such collectivization on such a large scale has not been done in the United States. Over the next four years, New York City will likely be one giant housing laboratory. How it succeeds or fails will influence cities throughout the nation for years to come.

1. Although responded stipulated that he allowed a seller's funds to languish in his ATA in violation of NJRPC 1.15(b), the DRB declined to sustain the additional NJRPC 1.15(b) charge on this basis.

2. As noted above, the agreed to conditions required respondent to, "within thirty days of the Court's disciplinary Order in this matter… demonstrate to the OAE that he has corrected all outstanding recordkeeping deficiencies" and "within sixty days of the Court's disciplinary Order… complete an OAE-approved recordkeeping course and submit proof of completion within fifteen days of attendance."

Matter of Nicholas Patouris, a suspended attorney

Motion No. 2025-07065

Appellate Division, First Department

Manzanet-Daniels, J.P., González, Higgitt, Rosado, Chan, JJ.

Decided: *March 24, 2026*

Jorge Dopico, Chief Attorney, Attorney Grievance Committee, New York (Jesse M. Feldstein, of counsel), for petitioner

Respondent, pro se.

Per curiam—Respondent Nicholas Patouris was admitted to the practice of law in the State of New York by the Second Judicial Department on September 24, 1986. At all times relevant to this proceeding, he maintained a business address within the First Judicial Department.

By order entered April 1, 2025, pursuant to the Rules for Attorney Disciplinary Matters (22 NYCRR) §1240.9(a)(3), this Court immediately suspended respondent from the practice of law for failure to comply with the Attorney Grievance Committee's (AGC) lawful investigative demands by, inter alia, repeatedly failing to submit an answer to two disciplinary complaints as directed by the AGC (see *Matter of Patouris*, 238 AD3d 10 [1st Dept 2025]). On April 3, 2025, the AGC served respondent with notice of entry and a copy of this Court's suspension order by email. Respondent did not submit a response.

By motion dated December 30, 2025, the AGC seeks an order, pursuant to 22 NYCRR 1240.9(b), disbarring respondent on the ground that he was immediately suspended pursuant to 22 NYCRR 1240.9(a)(3) and has neither responded to nor appeared for further investigatory or disciplinary proceedings within six months of the date of his suspension.

We find that, inasmuch as six months have elapsed since this Court's April 1, 2025 suspension order, and respondent has neither responded to nor appeared for further investigatory or disciplinary proceedings, respondent should be disbarred and his name stricken from the roll of attorneys in the State of New York, effective immediately (see *Matter of King*, 236 AD3d 14 [1st Dept 2025]; *Matter of Amankwaa*, 232 AD3d 82 [1st Dept 2024]).

Accordingly, the AGC's motion should be granted, respondent disbarred, and his name stricken from the roll of attorneys and counselors-at-law in the State of New York, effective immediately.

All concur.

DECISIONS WANTED!

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

Calendar of Events

THURSDAY, APRIL 9

NY City Bar (CLE)
CLE Title: Effective Mediation Advocacy: Skills and Strategies for Litigators
9 a.m. - 11 a.m.
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=EMA022426&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

FRIDAYS, APRIL 10, 17, 24

NY State Bar (CLE)
Mindful Moments Meditation Group
nysba.org/events/4-10-26-mindful-moments-weekly-group/
Virtual

FRIDAY, APRIL 10

NY State Bar (CLE)
Basics of Limited Liability Companies
nysba.org/events/basics-of-limited-liability-companies/
1.5 CLE credits
Virtual

NY City Bar (CLE)
CLE Title: Sunrise, Sunset: East Coast and West Coast Perspectives on Premarital Agreements, Estate Planning, Divorce, and Death
10 a.m. - 12:15 p.m.
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB041026&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

MONDAY, APRIL 13

NY City Bar (CLE)
CLE Title: Surviving the Residential Real Estate Closing: Prepare or Beware
2 p.m. – 5 p.m.
3 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB041326&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

TUESDAY, APRIL 14

NY State Bar (CLE)
Litigating Construction Accident Claims Under New York Labor Law
nysba.org/events/litigating-construction-accident-claims-under-new-york-labor-law/
1 CLE credit,
Virtual

TUESDAY, APRIL 14
WEDNESDAY, APRIL 15

NY State Bar (CLE)
Bridging the Gap
nysba.org/events/bridging-the-gap-april-2026/
16 CLE credits
Albany and New York City

WEDNESDAY, APRIL 15

Federal Bar Council (CLE)
Alternatives to Incarceration: The Federal Landscape
5:30 p.m. – 7 p.m.
Location: Covington & Burling
1.5 CLE credits
https://fbc.users.membersuite.com/events/a5720928-0078-c653-ef1c-0b49518d2edd/details

NY State Bar (CLE)
General Practice Guidance and Mentorship Programs: Do's and Don'ts in Running Your Own Practice
nysba.org/events/general-practice-guidance-and-mentorship-program-dos-and-donts-in-running-your-own-practice/
Virtual

NY State Bar (NonCLE)
2026 Haywood Burns Award Ceremony
nysba.org/events/2026-haywood-burns-award-ceremony-networking-reception-and-symposium/
Networking Event
CUNY School of Law, Queens

THURSDAY, APRIL 16

NY State Bar (Non CLE)
A Day in the Life of an Antitrust Lawyer
nysba.org/events/day-in-the-life-of-an-antitrust-lawyer/
Virtual

NY City Bar (Non CLE)
Youth Legal Summit with Beading for Law
5:30 p.m. – 8 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=ODEIB41626&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

NY State Bar (Non CLE)
What's Happening in the Dispute Prevention World & How to Become a Dispute Prevention Specialist
nysba.org/events/whats-happening-in-the-dispute-prevention-world-how-to-become-a-dispute-prevention-specialist/
Virtual

FRIDAY, APRIL 17

NY State Bar (CLE)
2025 Animal Law Update: New York's Latest Legislative Changes
nysba.org/events/2025-animal-law-update-new-yorks-latest-legislative-changes/
1 CLE credit, Virtual

NY City Bar (Non CLE)
17th Annual LSAT Prep & Law School Conference
9:30 a.m. – 5 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=ODEIB41626&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

MONDAY, APRIL 20
MONDAY, APRIL 27

NY City Bar (CLE)
Fundamentals of Federal Criminal Court Practice
1 p.m. – 4 p.m.
Both Days: 6 CLE credits
Individual Day 3 CLE credits
Both Days Registration Link: https://services.nycbar.org/EventDetail?EventKey=cri42026&mcode=NYLJ
Day 1 Registration Link: https://services.nycbar.org/EventDetail?EventKey=cri042026&mcode=NYLJ
Day 2 Registration Link: https://services.nycbar.org/EventDetail?EventKey=cri042726&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

TUESDAY, APRIL 21

NY State Bar (CLE)
Beyond Mindfulness: The Real Psychology for Peak Performance Without Burnout
nysba.org/events/beyond-mindfulness-the-real-psychology-for-peak-performance-without-burnout/
1 CLE Credit, Virtual

NY State Bar (Non CLE)
A Day in the Life of a Business Lawyer
nysba.org/events/day-in-the-life-of-a-business-lawyer/
Virtual

NY City Bar (CLE)
AI for Mid-Levels & Beyond: What to Know on the Way Up the Ladder
9 a.m. - 10:45 am
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB042126&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

Best Practices in Negotiating Executive Employment Agreements
12 p.m. - 1:45 p.m.
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB42126&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

NY City Bar (Non CLE)
Building New York Series: Infrastructure Developers Edition: Airport Development
6 p.m. – 7:30 p.m.
Networking Reception: 5:30 p.m. – 6 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=CON042126&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

WEDNESDAY, APRIL 22

NY State Bar (CLE)
AI Around the World – Legal and Regulatory Update: Lunch and Learn
nysba.org/events/ai-around-the-world-legal-and-regulatory-update-lunch-and-learn-series-5/
1 CLE credit
Elder Law 101
nysba.org/events/elder-law-101/
6.5 MCLE Credits
Albany

Seventh Annual Earth Day Climate Change Symposium
nysba.org/events/seventh-annual-earth-day-climate-change-symposium/
2 CLE credits, Virtual

NY City Bar (CLE)
Introduction to the Surrogate's Court: Uncontested Administration and Probate Proceedings
1 p.m. - 4 p.m.
3 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB042226&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

Predicting the Future: The State of Event Contracts and Prediction Markets in 2026
4 p.m. – 6 p.m.
Networking Reception: 6 p.m. – 7 p.m.
1 CLE credit
Registration Link: https://services.nycbar.org/Members/Event_Display.aspx?WebsiteKey=f71e12f3-524e-4f8c-a5f7-0d16ce7b3314&EventKey=pts042226&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

THURSDAY, APRIL 23

Federal Bar Council (CLE)
Trauma-Informed Advocacy and Lawyering
6 p.m. – 7:30 p.m.
Location: Thurgood Marshall United States Courthouse
.5 CLE credit
https://fbc.users.membersuite.com/events/a5720928-0078-c49c-bc46-0b4939ad1f46/details

NY City Bar (CLE)
CLE Title: Current Legal Ethical Issues with Professor Stephen Gillers
12 p.m. - 1:45 p.m.
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB042326&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

NY City Bar (Non CLE)
Small Firm Chats: Stay Connected With Your Peers and Us!
12 p.m. - 12:45 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLFC042326&mcode=NYLJ
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

Non-Traditional Careers with a Traditional Law Degree
6 p.m. - 7 p.m.
Reception: 7 p.m. - 8 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=MIN042326&mcode=NYLJ
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

THURSDAY, APRIL 23
FRIDAY, APRIL 24

NY State Bar (Non CLE)
Dispute Resolution Section and Labor and Employment Law Section Spring 2026 Meeting
nysba.org/events/dispute-resolution-section-labor-and-employment-law-section-spring-2026-meeting/
5.5 MCLE Credits, Albany

Elder Law and Specia Needs Section Spring UnProgram 2026
nysba.org/events/elder-law-special-needs-section-spring-unprogram-2026/
2 CLE credits, Albany

FRIDAY, APRIL 24

NY City Bar (CLE)
Current Issues in Insurance Regulation 2026
9 a.m. - 1 p.m.
4 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=CIR042426&mcode=NYLJ
Location: Zoom/42 West 44th Street, New York, NY 10036

TUESDAY, APRIL 28

NY State Bar (CLE)
Basic Estate Planning and Advanced Directives for Military
nysba.org/events/basic-estate-planning-and-advanced-directives-for-military/
1.5 CLE credits

NY State Bar (CLE)
Microsoft Outlook: Tips and Hacks for Lawyers
nysba.org/events/microsoft-outlook-tips-hacks-for-lawyers/
1.0 MCLE Credits, Virtual

Realty Law

« Continued from page 5

This decision involved a "ground rent reset," pursuant to a lease dated December 16, 1959, as amended (lease). The annual net rent was to be determined as 8.1667% of the fair market value of the demised land, "considered as if vacant, unimproved, and free of the lease." Any dispute as to the amount of the rent reset was to be determined by "mandatory arbitration" that would be "conducted in accordance with Article 84 of the Civil Practice Act" ("the predecessor to CPLR Article 75").

The arbitration was conducted by two party-appointed arbitrators, Raber for the tenant and Locatell for the developer and a third neutrally appointed umpire, Mattioli (umpire).

The umpire "was required to make timely disclosures and was instructed that disclosure of any past or present relationship with the parties or their counsel, direct or indirect, was a continuing obligation throughout his service.…" The issues involve the "umpire's conduct or involvement with certain parties during the arbitration."

The conflict initially arose from a "solicitation by the landlord's primary counsel, (Mealiffe), made during the course of the arbitration." Mealiffe offered the umpire a "paid position as an appraiser in an entirely unrelated appraisal proceeding (Durst engagement)." Mealiffe made such an offer by "communicating directly with the umpire and without notifying counsel for the tenant that he was both speaking to the umpire *ex parte* and offering him a paid employment opportunity."

The court noted that "[b]y itself, this action posed a significant ethical risk that the integrity of the arbitration could be called into question. This is particularly true given that the parties previously agreed that *ex parte* communications with the umpire were prohibited."

The court stated that the "umpire's subsequent handling of the conflict was demonstrably imperfect." The umpire had informed the parties that he had been "invited" to serve in the unrelated Durst engagement, but he "neglected to disclose that he had communicated directly with the Developer's counsel regarding the engagement." The umpire "claimed that he had not had any *ex parte* communications with (Mealiffe), a claim that was at best misleading if not outright false." That "incomplete disclosure was made in (an) email, addressed to counsel for the landlord and the tenant." That email did not include "any attempt by the umpire to seek permission or consent from the tenant or to acknowledge any concerns the tenant or its counsel might have. Instead, he–self-proclaimed that the engagement would not create a conflict of interest on his part in relation to the arbitration."

The tenant's counsel learned that Mealiffe had "engaged in direct communications with the umpire concerning the job offer, a fact which the umpire had initially omitted from his disclosure." The tenant asked the umpire to recuse himself "based on the appearance of partiality." It also "petitioned the AAA to remove the umpire." The tenant reasoned that given the offer of work by the landlord's counsel with respect to the unrelated matter, "it would be entirely reasonable for the umpire to be appreciative of the offer and to contemplate the possibility of future work, thereby denying the tenant the assurance of absolute impartiality."

The AAA stated that it lacked authority to rule on the tenant's objection since the Arbitration was "being self-administered by the parties, not by the AAA." The lease required the parties to "seek appointment of an umpire from the AAA" if "the two party-appointed arbitrators are unable to agree upon an umpire."

Thus, the AAA's "role was limited to the appointment of the umpire." The AAA opined that "its mandate was complete once Mattioli was appointed." The landlord argued that the arbitration was clearly "an ad hoc arbitration" that was not conducted pursuant to the rules of the AAA.

The tenant countered that the AAA provided materials when the umpire was appointed. Those materials emphasized that impartiality was "most important" and required disclosure of any indirect or direct relationships "as a continuing obligation throughout your service on this case."

The tenant argued that the umpire "was bound by AAA-promulgated guidelines regarding disclosure and impartiality." The AAA's denial of the recusal request "forced the tenant to… ask the umpire himself to recuse." The umpire denied that request. The tenant had cited the umpire's signature on the AAA Notice of Appointment, which included the "continuing disclosure obligation."

The court explained that "[o]n this limited record, the Court cannot fully determine whether it was appropriate to leave the recusal decision solely to the discretion of the umpire without any input or guidance from the entity that appointed him."

The landlord asserted that "denial of recusal is not a basis for vacatur unless the tenant proves, by clear and convincing evidence, that the umpire's subsequent conduct demonstrated actual partiality or prejudice."

The tenant emphasized, *inter alia*, the "appearance of partiality standard" and argued that the umpire "was required to maintain complete impartiality because he was appointed as a neutral." It contended that the landlord was attempting to "minimize the ethical breach and elevate the burden of proof required for vacatur to that under New York's CPLR 7511."

The court stated that "it was very unfortunate that the AAA did not…rule on the tenant's recusal request based on its view and analysis of the applicable guidelines and obligations of a neutral arbitrator…. But unfortunate is not the same as wrong or improper."

The court found that the tenant failed to prove that the AAA refusal to rule on the tenant's application "was improper." It noted that the determination "did fundamentally change the nature of the dispute resolution process in a manner clearly detrimental to the tenant."

Additionally, the "umpire suggested that if he declined the engagement in the Durst engagement, the recusal application could be withdrawn and the issue resolved.…" The tenant rejected that offer.

The court found that there was evidence, i.e. "the umpire's own statements in correspondence, that supports the tenant's claim that the umpire based his decision to both deny the recusal motion and decline the Durst engagement in accordance with instructions given to him by the landlord's counsel." The landlord's counsel and the umpire acknowledged that the landlord's counsel "asked the umpire to deny the recusal motion and decline the Durst Engagement and the umpire complied with this request."

The tenant countered that the umpire's accepting "the instruction from one party's counsel…to decline the job after the opposing party…had objected–did not cure the appearance of partiality. In fact, according to the tenant, it exacerbated it."

The tenant argued that the umpire's "overall conduct–including initially attempting to bargain (offering to decline the job only if tenant dropped the recusal request) and ultimately declining the job at the instruction of landlord's counsel—as creating an 'impossible dilemma' for the tenant and demonstrating bias." It also cited the umpire's subsequent actions, "such as reversing the agreed-upon procedure to allow the landlord's late motion to strike."

Notwithstanding a "purported prior agreement against prehearing briefing, the landlord filed a prehearing motion…, seeking to strike and preclude evidence and arguments from the tenant's expert reports, arguing they violated the clear terms of the lease." The tenant claimed that was an effort to "'cut the heart out of tenant's case.'" The umpire gave the tenant "only two days to respond to this dispositive motion.…"

The tenant further alleged that upon learning that the tenant intended to seek the umpire's removal, the umpire reacted with "evident pique" and "expedited the hearing schedule and issued the final award…before hearing transcripts were complete."

> While the conduct surrounding the neutral umpire's acceptance and later refusal of an unrelated engagement offered by landlord's counsel created an appearance of impropriety… [it] does not constitute the corruption, fraud, misconduct, or partiality necessary to justify the extreme remedy of vacating a final arbitral award.

The final award determined that the fair market value of the land was $301,250,000. It was "unanimously signed by all three arbitrators, including the tenant's appointee (Raber)." However, Raber thereafter submitted an affirmation "stating he signed the final award solely to mitigate the harm that would have resulted from an even higher valuation proposed by the majority.…"

The court explained that the final award had to be confirmed "unless the party seeking vacatur meets the high standard of establishing one of the grounds set forth under CPLR §7511(b)(1).…" That provision "permits vacatur if a court finds that the rights of the party seeking vacatur were prejudiced by, as relevant to the underlying dispute here: '(i) corruption, fraud or misconduct in procuring the award; or (ii) partiality of an arbitrator appointed as a neutral.'"

An award may be vacated "on the ground of partiality by an arbitrator appointed as a neutral if an arbitrator fails to disclose information that would support an inference of bias in favor of one of the parties.… A party seeking to set aside an arbitration award on the grounds of arbitrator bias must establish such bias by 'clear and convincing proof, the mere inference of partiality is insufficient to interfere with the arbitration award.…'"

The court acknowledged that "[m]isconduct by an arbitrator justifying vacatur can include circumstances wherein an arbitrator engages in *ex parte* communications with a party that gives the appearance of impropriety or the potential for bias …."

This decision addressed "the type of proof required to establish partiality or misconduct under CPLR §7511." The tenant claimed that the appearance of impropriety is "sufficient." The landlord argued that "the aggrieved party must prove that its rights were prejudiced by the partiality, typically measured by clear and convincing evidence." The court noted that "[b]oth positions are supported by New York caselaw and there is clear legal tension regarding the precise interpretation of the standard applicable under CPLR §7511(b)(1)(ii)."

Further, case law "suggests that the New York standard is higher than the federal standard because the "traditional still binding New York appellate authorities cited… establishes a different and lower threshold—that the appearance of impropriety or partiality is sufficient to warrant vacatur of an award. Under this older, traditional view, the appearance of partiality is considered per se prejudicial, meaning the prejudice is inherent in the impropriety itself, and proving actual prejudice is unnecessary."

The court held that "despite some significant caselaw to the contrary, under New York law, vacatur is warranted only upon a showing of actual prejudice or harm resulting from the alleged misconduct." It cited the CPLR §7511 statutory text which "explicitly demands a showing of prejudice or actual harm resulting from the impropriety." The court "misconduct must have been of such a character as to have deprived the party of a fair hearing."

The tenant argued that a prior Court of Appeals decision did not intend to "completely abolish the long-standing appearance of impropriety standard for CPLR cases." The court reasoned that such position "ignores both the complex procedural context in that case and other caselaw…and unduly minimizes the heavy burden that must be met to justify court interference with an arbitration award."

The court stated that "[w]hile New York courts have traditionally placed a high value on the appearance of impartiality, especially concerning fee and/or financial relationships between arbitrator and counsel, the ultimate statutory prerequisite for vacatur under CPLR §7511(b)(1) remains a showing of prejudice."

The court explained that "it is important…that the factual improprieties here, including the umpire being encouraged to accept a paid job offer from the landlord's counsel, are significantly more egregious than the distant, disclosed, and non-financial conflicts" that were at issue in a prior case. Thus, it held that the tenant can only prevail if it establishes "by clear and convincing evidence, that the umpire's conduct prejudiced its rights in the arbitration."

The court found that "the conduct of both the umpire and the counsel for the landlord was improper and created a severe appearance of impartiality, but the tenant has failed to meet its heavy burden of demonstrating by clear and convincing evidence that the improprieties or the subsequent procedural rulings, prejudiced its rights in the arbitration."

Moreover, the "direct solicitation of the umpire for a paid position by the landlord's counsel during the pendency of the arbitration, and the umpire's initial misleading disclosures and subsequent attempts to condition his declination on the tenant withdrawing the recusal motion, clearly compromised the integrity of the process and mandates strict scrutiny."

However, although the umpire's "initial disclosures were incomplete and arguably misleading, ultimately the umpire did provide full details about the job offer from the landlord's counsel prior to the commencement of the arbitration hearings." Those facts distinguished the subject situation from precedents "where an undisclosed or accepted relationship was left to taint the final determination."

The court stated that the tenant "failed to demonstrate or show any objective facts that would link any impartiality to the final award." It characterized the umpire's "initial attempt to bargain with the tenant" as "ill-advised and questionable, particularly since it came at the suggestion of the landlord's counsel." However, the record did not establish that the conduct "resulted in financial motivations or actual prejudice affecting the final valuation, particularly given the unanimous nature of the award."

The motion to strike had been granted because the panel found that the tenant's "valuation reports contravened the unequivocal text of lease, requiring valuation to be calculated as 'vacant, unimproved and free of the lease.'"

The "stricken report sought to rely on irrelevant expert opinions and testimony and violated the established appraisal protocols." The court noted that the panel's decision was "not cursory, and the panel explained its reasoning for granting the motion to strike in sufficient detail." Furthermore, even if the court disagreed with the panel's decision, it was not "empowered to do that." The court reasoned that a "challenge to a ruling that is objectively based on an interpretation and application of language in the governing lease is not a ground for vacatur of an award.…"

Although the "truncated briefing schedule raises a serious procedural concern but there has been no showing that the denial of the tenant's request for adjournment was made in bad faith or was patently unreasonable, particularly given the already lengthy delays that had occurred." The court stated that "[e]ven if the rushed schedule was improper, the tenant must still prove that the error prejudiced its rights."

The tenant had failed to "prove such prejudice given the clear language of the lease" and even if the panel had erroneously granted the motion to strike or preclude the tenant's evidence, "the general limitation on judicial review of arbitration awards would preclude this court from disturbing the decision unless the resulting final award is irrational, violates a strong public policy or clearly exceeded a specifically enumerated limitation on the arbitration panel's power.…"

The court acknowledged that although an affirmation submitted by "retired Justice Acosta is valuable and helpful in highlighting the possible ethical breaches committed by the umpire and the landlord's counsel, it ultimately does not carry the day because the tenant still has to demonstrate prejudice under the stringent standards of CPLR Article 75." That affirmation provided "a thorough analysis of how the appearance of partiality may mandate recusal under the professional guidelines and the AAA standards.…"

However, the court held that the affirmation did not and "cannot offer evidence of actual harm or prejudice to the tenant's rights regarding the final valuation." The affirmation did not establish that the "alleged misconduct fundamentally affected the outcome of the proceeding."

The court found that since the procedural rulings "were objectively grounded in a merit-based interpretation of the…lease, the record lacks the direct, definite and capable demonstration of actual harm required to overcome the heavy burden of proof, regardless the very valid ethical concerns raised by Justice Acosta."

The court opined that the tenant's claim of prejudice was "refuted both by the unanimous final award and the actions of the tenant's own party-arbitrator, Mr. Raber." He signed the final award and thereafter submitted an affirmation claiming he signed it "solely to mitigate the harm done by the misconduct of the umpire." He asserted that he only agreed to sign the final award because the other arbitrators "would have agreed to an even higher valuation."

Raber previously refused to sign the order granting the landlord's motion because he believed that it would deny the tenant's right to be heard and "substantially modify the agreed-upon arbitration procedure," "thus materially prejudicing the tenant in presenting its case." When Raber signed the final award, he included a "statement that his signing of the final award did not mean he was withdrawing his objections to the exclusion from consideration of what he viewed as material evidence in support of the tenant's case."

The court stated that "[w]hatever his reasons may have been, in signing the final award, Mr. Raber committed himself and the tenant to a path where retreat is not possible." Raber had not stated that he disagreed with the final award. Therefore, "he cannot…impeach the Award now." Case law held that the "arbitrator may not be heard to impeach his own award.…"

A prior case stated that "[t]he practice of interviewing arbitrators after an award has been made in an effort to find out what motivated it, and if possible, to find out from their reasoning a flaw upon which to base an attack upon their award, is to be deplored both as an unwholesome practice and because the results of such endeavors have no efficacy as a matter of law."

The court analogized Raber's actions to "that of a juror who signs on to a unanimous verdict after a trial and later tries to discredit or impeach the verdict." Such practice would destroy "the finality of the Award, the very aspect that makes arbitration valuable and efficient, and subjects it to the arbitrator's individual willingness to change his or her position without warning or justification." Raber's effort to "disavow his signature" was an "improper impeachment of the award he signed". It was "insufficient to demonstrate prejudice to the tenant."

Moreover, Raber's statement in connection with the executing of the final award "did not offer anything to challenge the higher valuation." Raber's explanation that he sought to prevent a "worse outcome" was a "textbook description of strategic compromise during deliberations." The court stated that "[s]uch deliberative give-and-take is not a flaw in the arbitral process; it is an inherent and anticipated feature of tripartite panels, particularly those with party-appointed arbitrators, ensuring all viewpoints are robustly considered."

The court concluded that Raber's "full participation and ultimate assent to the Award conclusively demonstrate that the tenant's position was fully represented and fairly considered by the Panel." Thus, the court held that "[w]hatever the procedural infirmities in the arbitration may have been, the tenant has not met its burden to prove that this Court would be justified in usurping the will of the arbitrators and overturning the final award."

Accordingly, the cross-motion to vacate the arbitration award was denied and the petition was granted.

Comment: The court strongly criticized the conduct of the landlord's attorney and of the umpire. It acknowledged that there was an appearance of impropriety. However, it reasoned that the tenant could not show that it was victimized by actual prejudice when the record showed *inter alia*, that its party appointed arbitrator agreed to the final award. It also noted that an arbitrator may not subsequently impeach his or her own determination.

The tenant contended *inter alia*, that arbitrator misconduct itself constitutes actual prejudice.

57th & 6th Ground LLC v. Carnegie House Tenants Corp., Supreme Court, New York County, Case No. 654326/2025. Decided Jan. 5, 2026. Moyne, J.

Jet Midwest

« Continued from page 2

the lodestar analysis, and reasonably declined to award a multiplier.

The federal appellate court also addressed the defendants' challenge to the district court's decision to award a 14% prejudgment interest on the attorney fees. The defendants argued that no prejudgment interest should be awarded because the lower court's previous decision finding that Jet Midwest was entitled to attorney fees triggered federal postjudgment interest, and alternatively, that if prejudgment interest applied, it had to be limited to Missouri's statutory 9% rate.

The district court previously adopted the 14% prejudgment interest rate after reasoning that, absent the defendants' transfers of the loan funds, Jet Midwest would have recovered the contractual 14% rate. However, the Eighth Circuit agreed with the defendants that prejudgment interest is governed by state law, which imposed a statutory rate of 9%.

Geoffrey R. Sant, of Pillsbury Winthrop Shaw Pittman in New York, represented Jet Midwest.

Barbara A. Smith Tyson, of Bryan Cave Leighton Paisner in St. Louis, represented the defendants.

Neither attorney immediately responded to requests for comment.

@ Riley Brennan can be reached at riley.brennan@alm.com.

Gambling

« Continued from page 2

Attorney General Jennifer Davenport said the state is "evaluating all options."

"We profoundly disagree with today's decision allowing certain companies to offer sports gambling in our States without following the careful gaming rules that everyone else follows," Davenport added. "States like New Jersey have always had the power to oversee all gaming in their States, and to subject gaming to important safety measures, including to guard against gambling addiction and to avoid insider trading. We'll continue standing with our colleagues fighting off similar challenges in their States, and we're evaluating all options in our case."

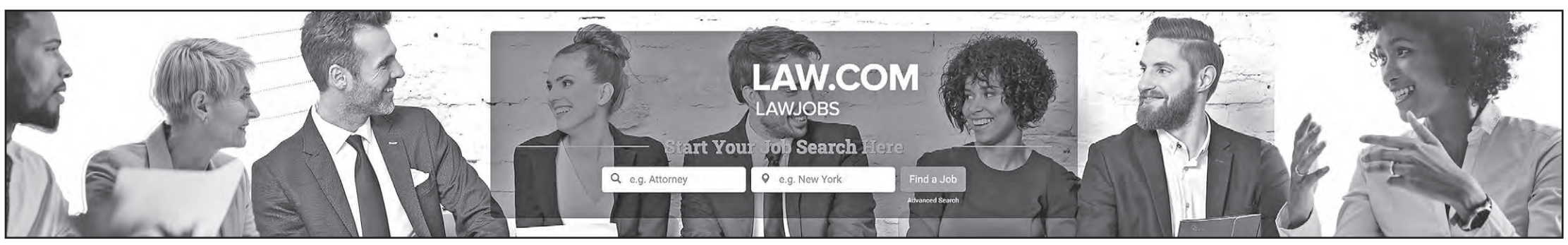
In a post on X following the decision, Kalshi founder Tarek Mansour called the Third Circuit's ruling "a big win for the industry and millions of users."

"People use prediction markets because they're more fair, transparent, and reward being right,"

Mansour wrote. "Free markets work. We should keep them that way."

The Third Circuit issued its ruling in *KalshiEX LLC v. Mary Jo Flaherty*, No. 25-1922.

@ Avalon Zoppo can be reached at avalon.zoppo@alm.com.



Expert Analysis / Real Estate Trends

Defects

« Continued from page 3

ments to comparable sales were listed but not explained, or where capitalization approaches were presented without showing how key inputs, such as net operating income or rate selection, were calculated. In these situations, courts are left with numbers but no reasoning.

Every step in the valuation process must be visible. Adjustments should be quantified and explained, formulas should be shown, and intermediate calculations should be included where they affect the outcome. An appraisal that skips these steps risks being treated as a set of unsupported conclusions, no matter how credentialed the appraiser, rather than admissible expert evidence.

Defect No. 3: Use of Unsupported or Arbitrary Assumptions

A closely related defect arises where an appraisal is built on assumptions that lack evidentiary support. While appraisal necessarily involves professional judgment, New York courts draw a firm line between reasoned judgment grounded in market data and arbitrary or speculative assumptions.

This distinction is illustrated in condemnation cases such as *Matter of City of New York (Rudnick)*, 25 NY2d 146 (1969), where the court of appeals rejected a valuation based on "speculation and conjecture." The context was eminent domain, but the principle applies broadly: value conclusions must be anchored in demonstrable market realities.

This issue most often arises in three areas: selection of comparable sales, application of adjustment factors, and determination of capitalization or discount rates. Courts have repeatedly rejected appraisals where these inputs appear arbitrary. For example, where percentage adjustments are applied without explanation, or where a capitalization rate is selected without reference to market data.

The decision in *Matter of Board of Managers of French Oaks Condominium v. Town of Amherst* again provides a useful example. There, the capitalization rate was derived from data that was neither disclosed nor verified, rendering the entire income approach unreliable. The court did not attempt to correct the defect; it rejected the appraisal outright.

Courts generally do not defer to an appraiser's judgment unless that judgment is explained and supported. Assertions that a particular adjustment is "appropriate" or that a selected rate is "within market range" are not enough. The appraisal must show why.

In practical terms, this means tying every significant assumption to identifiable evidence: market surveys, comparable transactions or other objective sources. Where that connection is missing, courts are likely to view the appraisal as too speculative, and to disregard it accordingly.

In some instances, it may be contended that this is an overly harsh and rigorous standard that cannot be met. The appraiser may occasionally be confronted with an unachievable task: place a precise value conclusion on a unique asset where the best data available either does not exist or cannot be verified and probed sufficiently. The appraiser is, presumably, a qualified expert with enough experience to apply some degree of professional judgment. Notwithstanding, we suggest that any such gaps be identified, explained, and supported as much as possible. Transparency of the analysis is most important.

Defect No. 4: Failure to Value The Correct Legal Interest or Apply the Proper Standard

Here, the lawyer's role in providing oversight is key and it should not be assumed that the appraiser knows the right answer. An appraisal may be methodologically sound and factually supported, yet still be rejected if it applies the wrong legal framework. New York courts require that an appraisal reflect the correct legal interest and valuation standard applicable to the case. Failure to do so can render the entire report irrelevant.

This issue arises frequently where the appraiser conflates different concepts of value, such as fair market value versus fair value, or fee simple versus leased fee interests. In condemnation cases, for example, courts have emphasized that the valuation must correspond to the specific property interest being taken.

> Counsel should ensure that the report is drafted with litigation in mind, including full disclosure of sources, clear explanation of methodology, and alignment with the governing legal standard.

Likewise, in tax certiorari proceedings, appraisals must conform to procedural and substantive requirements, including those set forth in 22 NYCRR 202.59. Reports that fail to identify the valuation method, omit required detail, or apply an incorrect standard risk being stricken or disregarded. Such defects may go to admissibility rather than merely weight.

Counsel should ensure at the outset that the appraiser understands the governing legal standard and the precise interest to be valued. Often, the appraiser's scope of work statement is the best place to set forth these items. An otherwise strong appraisal can fail if it answers the wrong question.

Defect No. 5: Internal Inconsistency or Logical Contradictions

Courts also reject appraisals that are internally inconsistent or logically incoherent. Even where individual components of an appraisal appear reasonable in isolation, contradictions between assumptions, methodology, and conclusions can undermine the reliability of the report as a whole.

Inconsistencies can take many forms: a highest-and-best-use analysis that conflicts with the selected comparables, adjustments that are applied unevenly across transactions, or income assumptions that do not align with the valuation approach used. These issues signal to the court that the appraisal is not the product of a disciplined methodology.

The key is to read the appraisal holistically. Ultimately, the valuation components should not be read only in isolation; they assess whether the report "hangs together" as a coherent analysis. Where it does not, the appraisal may be disregarded entirely, regardless of the strength of any individual element.

Minimum Standards for a Legally Sufficient Appraisal

Taken together, at a basic level, the report must present substantial evidence—that is, a valuation grounded in accepted methodology and supported by sufficient factual detail. This means that an appraisal must: disclose its data sources, show its calculations and analytical steps, rely on supported, nonspeculative assumptions, apply the correct legal standard, and maintain internal consistency throughout. These are not idealistic recommendations; they are threshold requirements.

Courts recognize that valuation involves judgment and that reasonable experts may disagree. But where these minimum standards are not met, the appraisal may no longer function as evidence.

These principles provide both a roadmap for preparing appraisal evidence and also a framework for challenging it. When attacking an opposing appraisal, the most effective arguments often focus on threshold defects, such as missing data, unexplained methodology, and unsupported assumptions, rather than competing valuations.

Motions to strike or disregard an appraisal can be particularly powerful in tax certiorari and condemnation cases, where the burden of production is critical. If successful, the court may resolve the case without reaching the merits. Early coordination with the appraiser is essential. Counsel should ensure that the report is drafted with litigation in mind, including full disclosure of sources, clear explanation of methodology, and alignment with the governing legal standard. Many of the defects we have identified are avoidable with careful preparation. Importantly, where an item we have identified appears impossible to rectify, that may also be important information to the party in evaluating the strength of their position.

Reboot

« Continued from page 3

"Reno Regulation" largely echoed the ABA Model Rule, including the exception, and referenced the regulation itself as the "law" authorizing effectively all pre-charge communications. The Conference of Chief Justices characterized the regulation as "substituting the Attorney General's regulation on lawyers for the independent control and supervision that has historically been the province of the state and federal judiciary," and numerous federal courts rejected the regulation. See, e.g., *United States ex rel. O'Keefe v. McDonnell Douglas*, 132 F.3d 1252 (8th Cir. 1998) (striking down Reno Regulation as exceeding Attorney General's authority).

Congress ultimately resolved the issue by enacting the McDade Amendment as part of the Omnibus Appropriations Law for Fiscal Year 1999. Republican congressman Joseph McDade of Pennsylvania proposed the amendment following his acquittal on all charges after an eight-year federal criminal investigation and prosecution. The law, which expressly requires that federal prosecutors "shall be subject to state and local rules ... to the same extent and in the same manner as other attorneys in that state," passed the House of Representatives with overwhelming bipartisan support—345 members voted in favor. Following the McDade Amendment, the DOJ replaced the Reno Regulations with regulations implementing Section 530B. See Ethical Standards for Attorneys for the Government, 64 Fed. Reg. 19273-01 (1999) (1999 Rule). The 1999 Rule gave state authorities control over prosecutors' compliance with the jurisdiction's no contact rule, meaning that depending on state ethics rules, federal prosecutors' conduct may or may not trigger an "authorized by law" exception as interpreted by that individual state.

The 2026 Proposed Rule: Re-opening a Settled Dispute?

The March 2026 proposed rule, "Review of State Bar Complaints and Allegations Against Department of Justice Attorneys," appears to be the DOJ's attempt to take a second run at what it failed to accomplish in the 1990s. The proposed rule comes at a time described by the DOJ as a purportedly "unprecedented weaponization of the state bar complaint process" against DOJ attorneys. In the last year, a number of state ethics complaints have been brought against current and former Trump officials. Perhaps the most high-profile has been a demand in June 2025 by over 70 legal experts and organizations for the Florida Bar to bring an ethics investigation into Attorney General Pam Bondi for allegedly compelling DOJ attorneys to advance Trump administrative objectives over state ethics obligations. The Florida Bar declined, reportedly on the basis that it does not take actions against sitting federally appointed officers, and the Florida Supreme Court ultimately refused to force the Florida Bar to investigate. Last month, after initially issuing a conflicting statement, the Florida Bar ultimately denied that it was investigating Lindsey Halligan. Halligan, a former personal attorney for President Trump with no prior prosecutorial experience, served briefly as U.S. Attorney for the Eastern District of Virginia until she resigned following court rulings rejecting the legitimacy of her appointment and dismissing indictments she obtained against Trump's avowed high-profile enemies, James Comey and Letitia James. In New York, complaints also have been brought against U.S. Deputy Attorney General Todd Blanche for an alleged conflict of interest while officially interviewing Ghislane Maxwell, and former top DOJ official and current Third Circuit Judge Emil Bove for allegedly coercing DOJ attorneys to dismiss criminal charges against New York City Mayor Eric Adams. The preamble to the proposed rule states that after a quarter century operating under the rule implementing the McDade Amendment, during which the department "worked collaboratively" with state bar disciplinary authorities, recent complaints and disciplinary proceedings that "target internal department deliberations" have prompted the DOJ to revise the attorney discipline process.

> The proposed rule, which state bar associations, former grievance attorneys, and political advocates frame as a power grab by the current administration, represents an attempt to re-open a long-ago resolved feud between the DOJ and the states over who regulates the ethical conduct of federal prosecutors.

The proposed rule amends 28 C.F.R. Part 77 to establish a process whereby the Attorney General, acting through the Office of Professional Responsibility, would have "the right to review the allegations in the first instance" whenever a bar complaint is filed or bar disciplinary authorities open an investigation concerning an alleged violation of an ethics rule by a current or former federal prosecutor while engaged in federal duties. 91 FR 10780. The Attorney General would then be permitted to "request that the bar disciplinary authority suspend any parallel investigations until the completion of the Department's review." If the Attorney General finds no misconduct, she could block the state bar from investigating the alleged infraction, and if the bar disciplinary authorities refuse the request, "the department shall take appropriate action to prevent the bar disciplinary authorities from interfering with the Attorney General's review."

The revisions are necessary, the preamble states, to prevent further intrusion on the Attorney General's statutory responsibility and "chilling the zealous advocacy by department attorneys on behalf of the United States." See 28 U.S.C. 510 (authorizing the Attorney General to "make such provisions as he considers appropriate authorizing the performance by any other officer, employee or agency of the Department of Justice"). Relying on federal supremacy principles and the broad language of the McDade Amendment, the DOJ concludes that the Attorney General may displace state bar enforcement entirely or in part when it is inconsistent with the federal government's determinations regarding regulation of federal attorneys. Comments on the proposed rule were open for 30 days, closing on April 6, 2026.

Cracks in the Reg's Foundation

The proposed rule has generated a substantial volume of comments, with many, including state bar associations and legal ethics experts, pointing out cracks in the DOJ's interpretation of the McDade Amendment, the agency's authority to create such a rule, and ultimately the proposal's incompatibility with federal law and principles of separation of powers.

The DOJ takes the position that the current proposal does not conflict with the McDade Amendment, which does not expressly address enforcement mechanisms. Critics have pointed out, however, that the McDade Amendment states that DOJ attorneys "shall be subject to State laws and rules *... to the same extent and in the same manner as other attorneys in the state*," which would seem to encompass not just substantive ethics rules but also enforcement processes. No other category of lawyer can invoke a supervisor's review to pause or preempt state disciplinary proceedings. Indeed, the phrase "in the same manner" would appear superfluous if it did not mean that DOJ attorneys were subject to the same enforcement procedures as other attorneys. Relatedly, critics have argued that the proposal cannot preserve substantive compliance with state ethics rules, as the McDade Amendment demands, when those rules may not necessarily be enforced under the DOJ's authority. Because the proposed rule contains no meaningful timelines or deadlines, the DOJ's review could extend indefinitely, effectively immunizing DOJ attorneys from state discipline proceedings for years—a benefit not afforded to private attorneys.

As for DOJ's supremacy arguments, Congress rejected the DOJ's same arguments for special treatment of federal attorneys in enacting the McDade Amendment in 1998. Federalism concerns stem from the new proposal's provision that the DOJ "shall" undertake "appropriate action" to prevent the bar from "interfering" with the DOJ's review. Critics contend that the regulation would undermine state bar authority and independence, effectively subordinating state bar oversight to DOJ's control. For example, NYU School of Law ethics professor Stephen Gillers has warned that the proposal is ultimately an attack on state courts' power to enforce discipline, characterizing it as an "assault on federalism." More such criticisms have likely poured in since the preparation of this column, during the final run up to the April 6 deadline for regulatory comment. The proposed regulation additionally faces the hurdle of Supreme Court authority recognizing, in a unanimous decision, that states have "an extremely important interest in maintaining and assuring the professional conduct of the attorneys it licenses." See *Middlesex County Ethics Committee v. Garden State Bar Association*, 457 U.S. 423, 434 (1982). Whether such arguments will have an impact on the proposed rule remains to be seen.

Conclusion

In 1989, the DOJ claimed that subjecting its attorneys to state ethics rules would impair federal law enforcement. Then, as now, the DOJ invoked its supervisory authority over its attorneys as a basis for asserting primacy over state regulation of the profession, a tradition dating back prior to the founding of the Republic. After nearly a decade of controversy, Congress firmly resolved the issue through the McDade Amendment. The need for an outside check on federal prosecutors' professional conduct that motivated Congressman McDade's proposal has not dissipated since its passage.

The DOJ's current proposed regulation appears to ignore the history, and it is exceedingly difficult to see how it can be squared with the law. Hope springs eternal that the administration will heed the well-founded critical comments generated by the proposal and scrap the effort. More realistically, it will likely once again fall to the courts to maintain the traditional checks and balances that have well served our legal system and our country.

Construction

« Continued from page 5

tariff burden on the construction sector. Immediately following the decision, the administration implemented temporary 10% global tariffs under Section 122 of the Trade Act of 1974, which will remains valid for 150 days—July 20, 2026—and thereafter requires congressional approval. This new global tariff is already being litigated.

In addition to the 10% global tariff, the court's ruling did not affect preexisting product-specific tariffs on construction staples. For example, the 50% tariffs on steel and aluminum and the 10% tariffs on lumber, which were enacted pursuant to Section 232 of the Trade Expansion Act of 1962 citing national security grounds and not the IEEPA, remain fully in effect at this time. Given the IEEPA decision and approaching expiration of the Section 122 tariffs, it is possible the administration opens new investigations into other common construction materials or component parts that may subject them to additional tariffs like what has been done with aluminum, steel and lumber. Ultimately, the administration's pivot to alternative statutory authorities underscores the need for proactive contract drafting to insulate projects from sudden economic shocks.

Commonly used methods to mitigate the risk imposed by shifting trade policies, along with other supply chain issues, include price escalation clauses and force majeure or delay clauses that specifically address unanticipated supply chain disruptions and tariffs. A price escalation clause commonly uses an agreed upon percentage increase in material cost or index to trigger entitlement to compensation and increase in the contract sum, whether borne solely by the owner or shared between owner and the contractor. These clauses help protect contractors from the risk that their material costs dramatically increase between their bid and execution of the work. In addition, identifying newly imposed tariffs or supply chain disruptions as a force majeure event or as an excusable delay may assist contractors, subcontractors and suppliers in being penalized for late work and entitle them to additional contract time. Of course, there is not a one-size-fit all solution for all parties to construction contracts, and all contracts should be prepared carefully.

Supply chain disruptions, price escalations and tariffs, and labor shortages—estimates from January note there was an approximate 350,000-worker shortfall to meet industry demand in 2026—are a recipe, among other reasons, to assist in project delays. One common method parties use to protect themselves against project delays, including owners and developers, is including a robust liquidated damages provision in the contract. Such a provision provides that the owner or development is entitled to a pre-set, per-day dollar amount for each day the project is late, subject to any agreed-upon extensions or force majeure events. Recent decisions have reinforced the notion that Pennsylvania courts routinely give effect to liquidated damages provisions in construction contracts so long as the amount constitutes a reasonable approximation of the expected loss rather than an unlawful penalty. Once a project is established as not being completed on time, the burden typically shifts to the contractor to establish that the delays were excusable or caused by the owner. Because the impact of delivering a project after the agreed upon substantial completion can be difficult, or expensive, or quantity, liquidated damages are an excellent tool to quantify the daily impact in a clear manner.

A common issue that impacts construction industry professionals is worker misclassification, particularly given the widespread use of subcontractors and other independent contractors in the industry. Recently, the U.S. Department of Labor issued a proposed rule that would alter, at the federal level, how workers are classified as employees for the purposes of federal labor laws compared to independent contractors who are generally not subject to such protections.

In 2024, the U.S. Department of Labor adopted a final rule that utilized a six-part test balancing, equally, a worker's opportunity for profit or loss dependent on their skill, investments by the worker and employer, the permanence of the relationship, the control over the worker, whether the work was integral to the employer's business, and the amount of specialized skill and business initiative required. Under new proposed rule issued on Feb. 26, 2026, the U.S. Department of Labor is proposing to use the "economic reality" test. This test would primarily consider whether the worker is economically dependent upon the employer by assessing two main factors: the nature and degree of control over the individual's work; and the opportunity for personal profit or loss based upon their performance or judgment. Notably, unlike the 2024 rule, the proposed rule would not consider the requirement that one follow certain health and safety standards, among other typical terms normally entered into contracts between businesses, as an indication of an employer-employee relationship.

The U.S. Department of Labor has indicated that the proposed rule, which on its face is more employer-friendly and less likely to conclude a worker is an employee, is aimed at streamlining regulations and reducing worker misclassification. The proposed rule, which also seeks to consider other factors beyond these two primary factors, is currently in the 60-day comment period, which will close at the end of April. Not only will courts not necessarily be bound by any new rule, but state law must also be considered. For example, Pennsylvania, and about a dozen other states, have statutes specifically addressing worker misclassification in the construction industry. Pennsylvania's Construction Workplace Misclassification Act imposes penalties on construction companies that misclassify employees as independent contractors unless they meet the criteria for being an independent contractor in the construction industry. There have been recent efforts to strengthen these local protections by giving misclassified employees a private cause of action, among other things, but those efforts have not been able to successfully move a bill through both chambers. Construction companies should monitor the U.S. Department of Labor's rulemaking process and, if necessary, assess their worker classification and contract policies and practices.

Although some of us are still adjusting to using "2026" when dating documents, 2026 has already offered substantial developments that impact the construction industry—including to the evolving tariff landscape and introducing new classification rules—which are worth monitoring in the months ahead.

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

Co-ops

« Continued from page 5

extended the lease in 2024, the annual ground rent was $4,360,587, but once the extension option was exercised, the lease required the parties to attempt to negotiate a new ground rent, and to arbitrate if negotiations failed (as is typical of ground lease co-ops).

The ensuing negotiations made evident that the owner was intent on raising the rent to a market rate, which from the shareholder's perspective, was "unsustainable."

The owner (referred to as the "developer" in the co-op's submissions) "indicated that if Tenant could not pay the new ground rent, the developer planned to terminate the lease and evict the co-op's residents from their homes, allowing developer to demolish the building and erect a condominium Tower."

While the parties had differing interpretations as to how the Property was to be valued under the lease, all questions over interpretation were left to be resolved in arbitration. Again, as is typical in these matters, each side selected an arbitrator of their choosing, and then the parties agreed on a third "neutral" arbitrator (the "Umpire"). Ultimately, the arbitration award agreed upon by the three arbitrators increased the ground rent by 450%.

At first blush, the case may seem to involve simple questions typically raised in the context of a petition for or opposition to confirmation of an arbitration award. But there was a major difference in this case; court papers filed by the co-op alleged that during the course of the arbitration, the developer offered the Umpire another paying job.

What happened thereafter is, of course, a point of contention, raising legal and factual questions to be resolved by Judge Moyne; specifically, whether there was cause to vacate the ensuing arbitration award based upon purported impropriety (or the appearance of impropriety). In an 18-page decision, Judge Moyne denied the co-op's request, rejected any basis to set aside the award, and granted the developer's motion to confirm the award.

In his decision on the competing arguments, Judge Moyne summarized as follows:

[The] Court finds that the tenant has failed to meet the very heavy burden of proof required under CPLR Article 75 to demonstrate that its rights were prejudiced by the alleged partiality and misconduct of the neutral umpire. While the conduct surrounding the neutral umpire's acceptance and later refusal of an unrelated engagement offered by landlord's counsel created an appearance of impropriety, this conduct, when assessed against the stringent standards of CPLR Article 75, does not constitute the corruption, fraud, misconduct, or partiality necessary to justify the extreme remedy of vacating a final arbitral award.

> As we can see from the 'Carnegie House' case, if the parties cannot negotiate a mutually acceptable ground lease rent reset, then the potential nightmare for any shareholder of a ground lease co-op is readily apparent.

The co-op has filed an appeal of Judge Moyne's determination. In so doing, the co-op has raised five arguments all of which relate in some way to allegations of bias, misconduct, conflict of interest, or an attack on the integrity of the arbitration process.

The appeal has not yet been fully briefed, but in an order issued March 10, the Appellate Division enjoined and restrained the developer from issuing a notice to cure or notice of nonpayment or attempt to enforce the rent based on the arbitration award, and enjoined the developer from terminating the lease, and also tolled any period to cure any alleged default, pending hearing and determination of the appeal.

So, what now? As referenced by Mr. Barron's article, according to Richard Hirsch, the president of the Carnegie House co-op board, prices of apartments in the building have plunged 90 percent since the dispute began and banks will no longer write mortgages for prospective buyers.

Given the timing of the appeal, it is likely that there will no final determination of the case until much later this year, or early next year. But even if the co-op wins the appeal, isn't the co-op essentially "just kicking the can down the road?"

If victorious, the result, in all probability, is a short-term reprieve that would simply require another arbitration, de novo, while the inevitable end result is nevertheless "a huge increase in ground rent" that will leave all of the affected shareholders "stunned."

What Is a Ground Lease Cooperative To Do?

As we can see from the Carnegie House case, if the parties cannot negotiate a mutually acceptable ground lease rent reset, then the potential nightmare for any shareholder of a ground lease co-op is readily apparent. If left to arbitration and a market reset is set by the arbitrator, then the cooperative may very well be unable to afford to pay the new ground lease rent. And if that happens, that means that when there is a rent reset, they risk losing the building to the landowner.

While not a great alternative, there is a nuclear option for such a co-op if the building was built before 1974. All apartments in buildings built prior to 1974 would be subject to either Rent Stabilization or more likely the Emergency Tenant Protection Act of 1974 ("ETPA," also rent stabilization). While there is a specific exemption from rent stabilization for cooperatives and condominiums, that exemption exists only so long as a building maintains its status as a coop or condominium.

So, if a cooperative were to default on the ground rent, presumably the landowner would serve a default notice and terminate the ground lease, as they are threatening to do in Carnegie House.

However, when the ground lessee terminates the ground lease, the cooperative collapses and all of the proprietary lessees (shareholders) become direct tenants of the ground lessee and are subject to rent stabilization. This leads to a number of issues which should give the ground lessor pause before refusing to negotiate how high the ground rent should be. After all, the last thing most ground lessors want to be is a rent stabilized landlord who has to answer to residential tenants.

Citibank

« Continued from page 1

state deputy solicitor general, Ester Murdukhayeva. "No agency has ever been asked to interpret the statute for these exact factual circumstances."

Murdukhayeva answered that individual consumers only recently gained the ability to transfer money out of their bank accounts with the "push of a button."

The New York Attorney General's Office had sued Citi in January 2024, arguing the bank failed to enact proper safeguards preventing scammers from accessing customer accounts. The case was brought under the EFTA, which requires banks to reimburse customers for losses stemming from unauthorized electronic transfers.

Represented by Sullivan & Cromwell, Citi pushed for the case's dismissal, arguing online transactions are exempt from the EFTA, describing the transactions as wire transfers governed by the Uniform Commercial Code. Under the code, banks that follow commercially reasonable security procedures won't be responsible for a loss.

Murdhukhayeva argued that online transactions consist of three steps, only one of which qualifies as an EFTA-exempt wire transfer. That argument convinced U.S. District Judge J. Paul Oetken to advance the case, but even he acknowledged that New York's novel interpretation of the EFTA could have major repercussions for banks.

On Monday, Murdukhayeva explained the state's position on online transactions, saying that the mere act of viewing an account balance on an ATM qualifies as a singular transaction, even if no money is withdrawn.

But Jeffrey Wall, the head of Sullivan & Cromwell's appellate practice, argued that New York was taking a "slice-and-dice" approach to online transactions. He argued that the full act of transferring money, from a sender to a recipient, is one transaction that is excluded from EFTA.

Circuit Judge Alison Nathan had been the only panelist to question Wall during the first part of his arguments, saying it appeared that the EFTA excludes "sophisticated, large-scale transactions," not the consumer-initiated ones at the heart of New York's suit.

But Nathan questioned Murdukhayeva on the argument that parts of a transaction could fall under EFTA's reach.

Murdukhayeva had offered another example of an individual who enters into a bank with $2,000 in cash to transfer to their sibling. To enact that transaction, the customer would first have the bank deposit the money into their account, Murdukhayeva said.

The reasoning did lend itself to some hair splitting, with Nathan questioning the attorney on whether the analysis would change if the customer already had the money in their account and didn't need to first deposit the cash.

The appeals panel also included Circuit Judge José Cabranes, who was largely silent for most of arguments. His sole question—posed to Wall during his rebuttal—was on the significance of Regulation J, a rule concerning how depository institutions collect checks and handle fund transfers.

@ Alyssa Aquino can be reached at alyssa.aquino@alm.com.

Financial

« Continued from page 1

Taft is included here for the 2025 financials, but the firm is planning a merger with Hogan Lovells for later this year.

Despite all the political and transactional uncertainty last year, the 16 New York-founded firms combined to generate a total of just under $33 billion in revenue, up from $28.80 billion last year, or an increase of 14.4%.

Fueled by billing rate increases as well as some demand and headcount lifts, nearly all New York firms grew in both revenue and profits. The exception was Cadwalader, which announced its merger plans in late 2025.

It was a stand-out year for most of the New York elite. Among the 16 firms, 10 grew their gross revenue by 10% or more, including Cleary Gottlieb Steen & Hamilton (14.7%); Davis Polk & Wardwell (26%); Milbank (15%); Paul, Weiss, Rifkind, Wharton & Garrison (23.8%); Proskauer Rose (13.8); Simpson Thacher & Bartlett (22.7%); Skadden, Arps, Slate, Meagher & Flom (11%); Wachtell, Lipton, Rosen & Katz (15.8%); and Willkie Farr & Gallagher (15.8%).

Six had revenue percentage growth of at least 15%, including Davis Polk, Milbank, Paul Weiss, Simpson, Wachtell and Willkie.

Overall profits per equity partner among the 16 were up by an average of 13.9% to $6.91 million, up from $6.06 million in 2024 among this same group. Revenue per lawyer was up an average 8.8% to $2.10 million.

Just like revenue growth, 10 of the 16 firms grew their average PEP by more than 10%, including Cleary (15.8%); Davis Polk (25.6%); Debevoise & Plimpton (12.5%); Milbank (11.9%); Paul Weiss (14.5%); Proskauer (12.6%); Simpson (11.8%); Skadden (15.9%); Sullivan & Cromwell (12.3%); and Wachtell (34.5%).

Four firms grew PEP by more than 15%, including Cleary, Davis Polk, Skadden and Wachtell.

At the same time, most New York firms continued to keep tight control of their equity ranks, allowing their profits to soar. Among the 16, only two grew their equity tier by more than 10%: Paul Weiss (up by 10.3%) and Simpson Thacher (up by 12.3%).

Five firms were in the red on equity partner count, with Wachtell (-8.1%); Cahill (-3%); Proskauer (-2.8%); Cravath (-2.2%); and Cadwalader (-1.5%) all losing equity partners.

And several firms that grew their PEP by double digits had less than 3% growth in the equity tier ranks, including Cleary (up 1.4%); Debevoise (0.1%); Milbank (1.5%); Skadden (0.7%); and Sullivan & Cromwell (2.2%).

Meanwhile, New York law firms grew their nonequity partners the most, with nearly every single firm that had a nonequity tier in 2025 increasing its headcount here. The exception is Cadwalader, which saw a 17% reduction in the nonequity tier, to 47.

Paul Weiss had the fastest percent growth in the nonequity tier, leaping from 20 to 64, or about 228%.

Overall, the New York group expanded their nonequity tiers by an average of nearly 23%, growing to 843 nonequity partners among the 16 (compared with 2.8% average growth in the equity tiers). New York firms still have more equity than nonequity partners, but the nonequity tier ranks continue to swell faster.

In the last two years, Debevoise, Cleary, Sullivan & Cromwell and Skadden have all created nonequity tiers or are planning to, according to Law.com reporting. The remaining single-tier firms in the New York elite include Davis Polk and Wachtell.

Headcount expansion was moderate among the New York elite, but it didn't keep pace with the nonequity growth. Overall total attorney headcount was up 5.1% to 15,707 total attorneys among the 16 firms. Three firms (Cadwalader, Skadden and Weil) saw their total headcount shrink, while only two firms had headcount growth of more than 10% (Paul Weiss, up by 12.6%; Simpson, up by 18.2%).

Top Threes

For raw revenue, Skadden crossed the $4 billion mark ($4.07 billion) to lead all New York firms, followed by Simpson, Thacher & Bartlett ($3.55 billion) and Paul, Weiss, Rifkind, Wharton & Garrison ($3.26 billion). For revenue percentage growth year-over-year, Davis Polk took the top spot, with 26% growth to hit $3.2 billion, followed by Paul Weiss (23.8% to $3.26 billion) and Simpson (22.7% to $3.55 billion).

The top firm in revenue per lawyer was Wachtell, Lipton, Rosen & Katz at $5.09 million, almost double the second-place firm, Davis Polk ($2.59 million), and more than double third-place Sullivan & Cromwell ($2.51 million). In RPL percentage growth, Davis Polk took the top spot (19.7%), with Wachtell (13.7%) and Skadden (12.1%) rounding out the top three.

In average profits per equity partner among the 16 firms, Wachtell remained in the top spot, moving to a new Am Law 100 record, $12.15 million. The other top firms in PEP are Davis Polk ($9.8 million) and Paul Weiss ($8.63 million). In PEP growth rate, Wachtell (34.5%) and Davis Polk (25.6%) held the top two spots, with Skadden (15.9%) coming in third.

What Chairs Said

Several firm leaders pointed to deal uncertainty in the first half of 2025, but noted that private equity and M&A work came roaring back in the second of 2025. Overall deal value grew by 49%, according to London Stock Exchange Group data, as mega deals of more than $10 billion in value padded law firm profits,

Last year was the strongest annual period for mega deals, by number, since records began in 1980, LSEG said, with more than 68 deals greater than $10 billion in value. Dealmakers said it helped to have a Trump administration that appeared eager to approve many big deals, expressing fewer antitrust concerns than the prior administration.

Wachtell, Skadden, Cleary, Paul Weiss, Cravath and Simpson were all ranked in the top 10 for global deal value by principal advisers in 2025, according to LSEG's tables.

In interviews, several firms pointed to growth in not only M&A and private equity, but also funds and finance practices. While all firms leaned on different elements last year (for instance, datacenter work for Simpson, PE M&A for Fried Frank, as examples), a common element most have is success in transactional work.

"It was a really strong year, driven by our core strengths and what we do best," said Kenneth Rosh, chair of Fried Frank. "We are really strong in private equity M&A, asset management, funds and real estate. And we have stayed true to those strengths."

In contrast, countercyclical practices were a less reliable moneymaker for New York firms last year.

Debevoise presiding partner Peter Furci said changes to the regulatory environment, encompassing countercyclical hedge practices like antitrust, regulatory and litigation, also posed challenges. "Those changes had some real implications for our regulatory and litigation practices, which are our countercyclical hedges for periods of time when transactions activity is slower," he said.

Still, he said the firm was "able to navigate both," referring to uncertainty for transactional work due to interest rates and trade issues and counter-cyclical practices overall last year. "Between geopolitical issues, interest rates and trade issues, that tsunami never materialized. But we were able to navigate those headwinds."

Meanwhile, many New York firms faced political pressure and uncertainty during President Trump's battle against Big Law in 2025. Overall, six of the 16 elite New York firms made deals with Trump, including Paul Weiss, Cadwalader, Milbank, Willkie, Skadden, and Simpson. Another firm with a legacy New York practice, A&O Shearman, also settled with Trump.

@ Patrick Smith can be reached at patrick.smith@alm.com. X: @nycpatrickd

Gun Codes

« Continued from page 4

from the Ninth, Sixth and Second Circuits. The Third Circuit agreed with its sister circuits that computer code *can* be covered by the First Amendment, but it emphasized that "coverage cannot be assumed."

The court observed that "there is nothing inherently expressive in building purely functional code" and therefore rejected the Sixth Circuit's "blanket application of the First Amendment to code."

Debunking the Sixth Circuit's comparison of computer code to a musical score, the Third Circuit reasoned that computer code has the "mere capacity to communicate" whereas "the playing and composition of music are inherently expressive in every instance."

The complication with computer code, it concluded, comes from the fact that code is based in language and, at times, communicates ideas and information. But, as the court held, the "mere possibility of expressive use" isn't sufficient to garner First Amendment protection. In other words, First Amendment coverage is not automatic, and the burden is on the proponent to show that the particular use of the code burdened by the law involves the type of expression or communication that the First Amendment was meant to protect–and is not merely functional.

The Third Circuit also rejected Defense Distributed's categorical argument that the dissemination of information, in general, warrants First Amendment protection. In doing so, it analogized computer code to navigational charts, which courts have held are not protected by the First Amendment.

Ultimately, the Third Circuit held that "purely functional code with no actual or intended expressive use" is not constitutionally protected and Defense Distributed's complaint did not contain allegations sufficient to carry its burden of establishing that the First Amendment was implicated at all.

The Third Circuit got it right. Not only did it reach the correct conclusion in upholding the dismissal of Defense Distributed's claims, but it took the important step of differentiating code from inherently expressive writings, such as musical scores, and held that many types of code do not qualify for First Amendment protection at all. That logic fully applies to functional code used to print 3D firearms and components.

It is likely that, in the future, 3D-printed-firearm companies like Defense Distributed will continue to push for an overly broad application of the First Amendment to the files that instruct 3D printers to make guns and gun components.

As the Third Circuit previewed, courts faced with such cases will likely engage in a fact-based and context-specific analysis. The Third Circuit signaled that such analysis is likely to be shaped by five considerations: (i) the technical nature of the code, (ii) how the code is used in context, (iii) who is communicating through the code and the intended recipient of the communication, (iv) for what purpose(s) the computer code operates, and (v) what, if anything, the code communicates.

> As recent incidents highlight, unfettered access to 3D-printed firearms and components leads to tragic results.

Although companies like Defense Distributed will attempt to frame future challenges in a way that maximizes their odds of invoking First Amendment protection, there is no avoiding the reality of the situation—the dissemination of computer code that instructs 3D printers to make firearms and firearm parts is designed predominantly, if not solely, to serve the objective of enabling anyone to manufacture a firearm. In doing so, it invites evasion and violation of a host of gun safety laws. It also puts deadly firearms in the hands of people with dangerous histories and provides an appealing new method to mass produce and traffic untreaceable–and in some cases, undetectable–ghost guns, undermining public safety. The First Amendment provides no shelter to such conduct.

Finally, as challenges to 3D-printed firearm laws continue, courts should follow the Third Circuit's lead and view the challengers' Second Amendment arguments skeptically. Restrictions on 3D-printed firearms should easily withstand Second Amendment challenges at both the text and history steps of the operative framework set forth in *New York State Rifle & Pistol Ass'n v. Bruen*, 597 U.S. 1 (2022).

On text, the Third Circuit was right when it suggested that there is no Second Amendment right to "self-manufacture firearms…free from any major regulation whatsoever." There are several additional arguments at the text stage, including that these restrictions do not "infringe" the right to keep and bear arms because individuals can still access countless other firearms.

The historical arguments in favor of the restrictions are equally robust. Personal gunmaking was rare and restricted at the founding. And there are a variety of other analogous historical traditions—including prohibitions on particularly dangerous weapons and laws requiring safety testing.

These analogues should be viewed through the more generous "nuanced" lens of post-*Bruen* historical analysis because 3D-printed guns are "a dramatic technological change" from the guns that existed at the founding. Recognizing the strength of these arguments, courts across the country haveupheld restrictions on ghost guns (including 3D-printed ones) at both steps of the *Bruen* framework.

The *Defense Distributed v. Attorney General of New Jersey* decision is a victory for public safety and an important step forward in analyzing the constitutionality of laws regulating 3D-printed firearms and the files used to manufacture them. And it comes at an important moment, as more states—including New York—are poised to adopt their own public safety laws to address this emerging threat.

The Third Circuit's well-founded and high degree of skepticism regarding Defense Distributed's First and Second Amendment arguments are excellent starting points for future analysis.

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IN BRIEF

« Continued from page 1

a decade as Scott exhausted his appellate rights up to the U.S. Supreme Court.

When justices declined to hear Scott's appeal in October, the Bar filed a petition to lift the stay on his suspension, reigniting disciplinary proceedings against the Coral Gables-based lawyer.

Herman J. Russomanno III, partner at Russomanno & Borrello and attorney for Scott in his disciplinary case, told the Daily Business Review Monday that given the severity of his client's conviction, he initially believed the Bar would seek permanent disbarment.

Scott was disbarred in New York in 2020 for his work with OneCoin. But the Florida Supreme Court granted his uncontested petition for disciplinary revocation, with leave to seek readmission after five years. That high court decision, Russomanno said, gives his client the chance to return to the practice of law after 2031.

"I was hired by Mr. Scott to try to avoid a permanent disbarment, and that is exactly what was accomplished," Russomanno III said. "The Florida Bar and the Florida Supreme Court agreed that Mr. Scott may seek readmission to The Florida Bar after five years, which due to the severity of Mr. Scott's federal conviction, is a good result for Mr. Scott."

The Bar did not indicate in its filings any plans to seek Scott's permanent disbarment. Communications director Jennifer Krell Davis declined to comment.

Scott was an equity partner at Locke Lord from 2015 to 2016 and was previously a partner in Holland & Knight's Miami office, in the firm's Corporate and International Practice Groups.

Law.com previously reported prosecutors alleged Scott left Big Law to play a key part in OneCoin's scam. But Scott maintains he is innocent, and claims he never knew the digital tokens were bunk.

Scott was ordered to forfeit the millions he laundered, as well as several bank accounts, two Porsches, a yacht and a waterfront Cape Cod property.

Russomanno said his client has not decided whether he will apply for readmission to The Florida Bar when he's eligible to do so in five years. At that time, Scott would be about halfway through his 10-year prison sentence, which his attorney said he's set to report for this spring.

— Annie Mayne

Yale Falls From First, UC Berkeley Drops Out of T14 in US News Law School Rankings

Since U.S. News & World Report first ranked law schools nearly 40 years ago, Yale Law School has been No. 1—until this year.

Stanford Law School claimed the first-place position as its own for the first time in history after sharing that spot with Yale for the past three years, since Heather Gerken, then Yale Law dean, announced plans to boycott the rankings in November 2022, which led to one-third of U.S. law schools following Yale's lead.

Yale fell to No. 2 this year, sharing that position with University of Chicago Law School, which had sat solo in third place since 2023.

"Yale Law School is focused on providing a rigorous and excellent legal education and increasing access and opportunity to law school and the profession," Alden Ferro, interim director for Public Affairs at Yale Law School, said in a statement to Law.com in response to the rankings. "We are proud to have sparked a movement away from these rankings four years ago."

"Yale's drop to No. 2 is the big story," Dave Killoran, founder and former CEO of PowerScore Test Prep, told Law.com, referring to Yale as the "cradle of judges."

He called Stanford a "fantastic school," but questioned whether the legal community would "suddenly think Yale is now 'worse' than Stanford, which "highlights the truth behind these rankings: the measurements they choose to weight are arbitrary and the entire system changes if we choose different weights for the inputs," Killoran said.

Robert "Bobby" Ahdieh, dean of Texas A&M University School of Law, told Law.com, "My confidence in the caliber of Yale Law's faculty and students is thus identical today to yesterday. Their one-point change in the rankings is random noise and nothing more," he said, adding that "[rankings] are no more than a very rough measure of quality."

While most of the T14 saw incremental movement, particularly within the top 10, Killoran noted, "We're also seeing continued change at the edge of the historic 'Top 14,'" which had remained static for many years, but "in recent years there has been a lot of movement in the 12-14 range."

University of California, Berkeley School of Law was ousted from the T14 for the first time in history, dropping three spots to tie at No. 16 with University of Texas at Austin Law School, which also dropped out of the T14, falling two places from last year.

In an email to Law.com, UC Berkley Law Dean Erwin Chemerinsky said in response to the rankings, "Berkeley Law is one of the great law schools in the world, defined by comprehensive excellence, a vibrant and warm community, and a public mission that draws the next generation of lawyers and leaders who want to make a real difference in the world," he said, adding that he has "long been skeptical of rankings, whether they show us well or poorly."

Chemerinsky referred to the rankings as "maddening," saying the methodology is "arbitrary" and "not reflecting any actual changes in the school."

He went on to say the rankings "do not measure what they purport to assess, the quality of the teaching and scholarship of a school," and that the methodology "disadvantages larger schools and advantages smaller schools."

It's not too unusual for Georgetown University Law Center to be on the fringe of the T14s over the years, as it has tended to swap positions between 14th and 15th with University of California, Los Angeles Law School. However, Georgetown fell out of the elite group to 18th this year, tying with University of North Carolina School of Law, while UCLA Law came in 13th, tying with Cornell and Washington University School of Law, which moved up one spot, securing a spot with the T14s for the second year in a row.

Killoran questioned whether these shifts are "more a result of actual shifts in how the legal academy views Berkeley and Georgetown, or more the result of smarter focus on the metrics U.S. News uses in their rankings by these other schools," he said. "The so-called differences between schools are generally minuscule."

Meanwhile, Vanderbilt Law School, which just entered the T-14 last year, moved up two more spots on this list this year to No. 12.

Cornell Law School has jumped around for the past three surveys: The school came in tied at 14th in 2024, dropped to tied at 18th in 2025, and this year rose five places, coming in tied with two other schools at No. 13.

"One only has to look at the ride Cornell has been on to question the value of these rankings," Killoran said, and questioned whether Cornell's shifts are "a matter of Cornell changing radically in a few short years, or rather a product of the different measurements U.S. News chooses to use."

When looking at employment outcomes within 10 months of graduation, Harvard, which came in overall at No. 6 for the second year in a row, ranked No. 43 in that category with Yale ranking No. 42—both with 94.9%—and Georgetown ranked at No. 40, with 95%. Meanwhile, UChicago ranked at No. 5 in employment outcomes, with 99%, and Stanford ranked at No. 15 with 98%.

According to U.S. News, employment outcomes data "measures the extent to which graduates obtain the most in-demand jobs—namely those that are long term, full time and requiring (or taking advantage of) bar passage."

Additionally, Yale had the lowest acceptance rate of 4.06%, with Stanford second in that category with 6.10%. Harvard came in sixth for acceptance rate at 9.2% and UChicago was seventh with 9.74%. U.S. News weights acceptance rate at 1%.

UChicago, Georgetown, Harvard and Vanderbilt declined to comment. Stanford did not respond to a request for comment.

"What we're seeing is that schools who maximize their employment placement in 'full-weight' jobs—including jobs funded by the school and graduate school placements—continue to see sustained success in the rankings," Derek Muller, professor of law at Notre Dame Law School, told Law.com. "Otherwise, as usual, very small changes to these metrics can bounce schools around in ways that are not terribly significant."

In addition to Chemerinsky, other legal educators and industry observers also criticized the rankings and methodology, including Killoran, who referred to them as "inherently arbitrary in nature."

"Law school prestige changes very slowly, and U.S. News needed volatility in order for its rankings to remain relevant," Brian L. Frye, the Spears-Gilbert Professor of Law at University of Kentucky J. David Rosenberg College of Law, told Law.com, claiming that the news agency "increased the weight of factors that have nothing to do with prestige, resulting in a ranking that is increasingly divorced from reality."

In a statement, U.S. News maintained that "the rankings methodologies had the same ranking factors and weights as the prior edition. The detailed methodology articles provide information about how the data was collected, reviewed and analyzed to produce rankings calculations."

The methodology was last updated in 2023, following the mass exodus of law schools participating in the survey. At the time, U.S. News denied the changes were related to the boycott.

Last year, the T14 included 17 schools with ties; this year, it comprises 15 schools with ties. Below are the top 19 schools, to include Berkeley, Georgetown and UT, which fell out of the T14 this year:

— Christine Charnosky

Change in Law School Rankings

Rank	Law School	Change	
1	Stanford Law School	(0)	
2	University of Chicago Law School	(+1)	△
2	Yale Law School	(-1)	▼
4	University of Pennsylvania Carey Law School	(+1)	△
4	University of Virginia School of Law	(0)	
6	Harvard Law School	(0)	
7	Duke Law School	(-1)	▼
7	New York University School of Law	(+1)	△
9	Columbia Law School	(+1)	△
9	Northwestern University Pritzker School of Law	(+1)	△
9	University of Michigan Law School	(-1)	▼
12	Vanderbilt Law School	(+2)	△
13	Cornell Law School	(+5)	△
13	University of California at Los Angeles Law School	(-1)	▼
13	Washington University School of Law	(+1)	△
—	—		
16	University of California, Berkeley School of Law	(-3)	▼
16	University of Texas at Austin Law School	(-2)	▼
18	Georgetown University Law Center	(-4)	▼
18	University of North Carolina School of Law	(0)	

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Judicial Ethics

Opinions From the Advisory Committee on Judicial Ethics

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

Opinion: 25-149

Digest: On these facts, a judge may mentor an individual who appeared before the judge nine years ago on a guilty plea to traffic infractions and a violation, where the individual has fully satisfied all terms and conditions of the sentence and has no matters pending.

Rules: 22 NYCRR 100.2; 100.2(A), (B); 100.4(A)(1)-(3); Opinions 23-92; 23-33; 22-55; 20-55; 16-124; 16-34; 14-181; 05-140.

Opinion: A judge asks if he/she may accept an unexpected request from a former criminal defendant "to serve as [his/her] mentor" with a focus on educational and career advice. The defendant appeared before the judge on a single occasion nine years ago. The case had been before another judge for trial, but the parties negotiated a plea "reducing the charges to [a violation] and various traffic infractions" and the matter was transferred to the inquirer for allocution. The sentence imposed by the inquiring judge "included a conditional discharge, fines, surcharges, and community service, all of which have been fully satisfied." The judge understands that the defendant has had no encounters with the criminal justice system in the past nine years, and no aspects of the prior conviction remain open. The request for mentorship was made independently on the defendant's own initiative, and not through any agency.

A judge must always avoid even the appearance of impropriety (see 22 NYCRR 100.2) and must always act in a manner that promotes public confidence in the judiciary's integrity and impartiality (see 22 NYCRR 100.2[A]). A judge must not allow family, political, or other relationships to influence the judge's judicial conduct or judgment (see 22 NYCRR 100.2[B]). A judge may nonetheless participate in extra-judicial activities that are compatible with judicial office and do not (1) cast reasonable doubt on the judge's capacity to act impartially as a judge; (2) detract from the dignity of judicial office; or (3) interfere with proper performance of judicial duties (see 22 NYCRR 100.4[A][1]-[3]).

We have "recognized that the community benefits from having judges take an active part in community affairs whenever possible" (Opinion 23-92 [citations omitted]). A judge may therefore serve as a mentor in circumstances where the mentorship is "not likely to create an appearance of impropriety or involve the judge in impermissible activities" (Opinion 23-33). For example, a judge may mentor applicants seeking to obtain a nomination to one of the nation's military service academies (see id.); may mentor foster youth through a city agency (see Opinion 22-55); "may mentor high school students through a program organized by a not-for-profit chamber of commerce" (Opinion 20-55); "may mentor a high school student through a not-for-profit mentorship program" (Opinion 16-124); and may participate as a panelist and mentor in a philanthropic, non-commercial luncheon for young members of a minority group (see Opinion 16-34). Of particular note, we have said a judge may participate as a "mentor/life coach" in a ministry for formerly incarcerated individuals returning to society, where the participants "have been released and are no longer subject to supervision by any probation or parole authority" (Opinion 05-140). We emphasized that the judge may not interact with "law enforcement agencies or other courts on the participant's behalf" nor "provid[e] employment recommendations" (id.). We also "cautioned" the judge "not to participate with anyone who has previously appeared before him/her and not to advise anyone who may appear before his/her court" (id.).

Conversely, we have advised that a judge may not serve as a mentor to "a teenager who recently appeared before the judge as a respondent in a Persons in Need of Supervision truancy proceeding" (Opinion 14-181). Notwithstanding the judge's willingness to "immediately forward the case for reassignment" and a clearly well-intentioned desire to provide "personal guidance and social support" to a vulnerable teenager, we found that the proposed mentoring relationship would create an appearance of impropriety (id.). After reviewing other opinions where we found impropriety in a judge's "proposed personal interaction with a litigant concerning the subject matter of the case that was (or had been) before the judge," we then explained (id. [citations and footnote omitted]):

> It would directly interfere with the proper performance of the judge's judicial duties, in that it would require the judge to disqualify him/herself from a specific pending matter which is properly before the judge. It could also potentially cast doubt on the judge's impartiality in the present truancy proceeding, or raise questions about the judge's ability to be impartial in PINS cases generally, as other alleged truants might reasonably fear the judge was, in effect, biased against them because he/she did not offer to mentor them.

We find Opinion 14-181 readily distinguishable. Here, the defendant appeared before the judge on a single occasion nine years ago, and has long since satisfied all terms and conditions of the non-carceral sentence then imposed. The defendant has had no further connection whatsoever with the judge, the judicial system, or the judge's court. Also unlike Opinion 14-181, this defendant's prior case did not involve truancy or delinquency proceedings, or any other subject matter that could directly suggest a need for mentorship. That is, the proposed mentoring relationship will focus on educational and career advice completely unrelated to the subject matter of the prior criminal case.

Accordingly, on the facts presented, we conclude the judge may mentor the former defendant on education and career matters, subject to generally applicable limitations on judicial speech and conduct.

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Court Calendars

First Department

APPELLATE DIVISION

*****

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

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

WEDNESDAY, APRIL 8

10 A.M.

805240/2019 Allakhverdiyeva v. Tomasula

12 P.M.

155964/2019 Miranda v. New York-Presbyterian Hospital

WEDNESDAY, APRIL 15

12 P.M.

21311/2020 Askew v. Empire State Towing

THURSDAY, APRIL 16

12 P.M.

652190/2024 Wachtel Missry LLP v. Largotta

FRIDAY, APRIL 17

9:30 A.M.

810241/2022 Martinez v. Crespo

WEDNESDAY, APRIL 22

10 A.M.

651662/2023 CBM Telecommunications v. Parkside Utility Const.

TUESDAY, APRIL 28

10 A.M.

650685/2023 Innovative Securities v. OBEX Securities

APPELLATE TERM

60 Centre Street
Room 401

10 A.M.

Commencing with the April 2026 Term, all oral arguments at the Appellate Term, First Department will be in person. Counsel and pro se litigants also have the option to submit.

The following cases are on for submission. No appearance is necessary.

New York County

SUPREME COURT

Ex-Parte Motion Part And Special Term Part

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

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

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

IAS PARTS

1 Silvera: 252 (60 Centre)
2 Sattler: 212 (60 Centre)
3 Cohen, J.: 208 (60 Centre)
4 Kim: 418 (60 Centre)
5 Marcus: 320 (80 Centre)
6 King: 351 (60 Centre)
7 Lebovits: 345 (60 Centre)
8 Kotler: 278 (80 Centre)
9 Capitti: 355 (60 Centre)
11 Frank: 412 (60 Centre)
12 Stroth: 422 (60 Centre)
13 Schumacher 304 (71 Thomas)
14 Bluth: 432 (60 Centre)
15 Johnson: 116 (60 Centre)
17 Headly: 122 (80 Centre)
18 Tisch: 104 (71 Thomas)
19 Sokoloff: 540 (60 Centre)
20 Kaplan: 422 (60Centre)
21 Tsai: 280 (80 Centre)
22 Chin: 136 (80 Centre)
23 Schumacher 304 (71 Thomas)
24 Katz: 325 (60 Centre)
25 Parker: 1254 (111 Centre)
26 James, T.: 438 (60 Centre)
27 Ramirez: 311 (71 Thomas)
28 Tingling: 543 (60 Centre)
30 Grieco: 623 (111 Centre)
31 Waterman-Marshall: 335 (60 Centre)
32 Kahn: 1127 (111 Centre)
34 Ramseur: 341 (60 Centre)
35 Perry-Bond: 684 (111 Centre)
36 Saunders: 205 (71 Thomas)
37 Cantanzaro: 1127A (111 Centre)
38 Crawford: 1166 (111 Centre)
39 Clynes: 331 (60 Centre)
40 Adams: 252 (60 Centre)
41 Moyne: 327 (80 Centre)
42 Morales-Minera: 574 (111 Centre)
43 Reed: 222 (60 Centre)
44 Pearlman: 321 (60 Centre)
45 Patel: 428 (60 Centre)
46 Lantry: 103 (71 Thomas)
47 Goetz: 1021 (111 Centre)
48 Masley: 242 (60 Centre)
49 Zellan: 307 (80 Centre)
50 Sweeting: 279 (80 Centre)
51 Wilkofsky: 289 (80 Centre)
52 Sharp: 1045 (111 Centre)
53 Borrok: 238 (60 Centre)
54 Schecter: 228 (60 Centre)
55 d'Auguste: 210 (71 Thomas)
56 Kelley: 204 (71 Thomas)
57 Kraus: 218 (60 Centre)
58 Cohen, D.: 305 (71 Thomas)
60 Crane: 248 (60 Centre)
61 Bannon: 232 (60 Centre)
62 Chesler: 328 (80 Centre)
62 Chesler: 1127A (111 Centre)
65 Kingo: (80 Centre)

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

PART 40TR

JUDICIAL MEDIATION

On Rotating Schedule:
13 Silvera: 300 (60 Centre)
13 Adams 300 (60 Centre)

EARLY SETTLEMENT
ESC 1 Vigilante (60 Centre)
ESC 2 Wilkenfeld 106 (80 Centre)
ESC 3 Sealy 122 (80 Centre)
ESC 4 Gelfand 114 (80 Centre)

SPECIAL REFEREES
60 Centre Street

73R Santiago: Room 354
75R Burzio: Room 240
80R Edelman: Room 562
82R Wohl: Room 501B
83R Sambuco: Room 528
84R Feinberg: Room 641
88R Lewis-Reisen: Room 324
Edleman: D 562
Edleman: L 158
Norton: 342
Liu: 620
Lundberg:620
Riley: 240

SPECIAL REFEREE
80 Centre Street

Leveille: 322C

SPECIAL REFEREE
71 Thomas Street

Cabrera: 300

SUPREME COURT Motion Calendars

Room 130, 9:30 A.M. 60 Centre Street

SUPREME COURT Motion Dispositions from Room 130 60 Centre Street

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

Motion Calendar Key:

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

60 CENTRE STREET

Submissions Part
THURSDAY, APRIL 9

Submission

1 100049/26 Hassan v. N.Y.C Dept. of Health And Mental Hygiene
2 303170/13 Klasfeld v. Zito
3 100144/26 Lefkowitz v. NYC Police Dept.

FRIDAY, APRIL 10

Submission

1 800006/25 Hughes v. The Mount Sinai Hosp.
2 800006/25 Hughes v. The Mount Sinai Hosp.
3 101374/25 Semin v. 122 West 80th St. Apt. Corp.

Paperless Judge Part
WEDNESDAY, APRIL 8

152027/25 64 Univ. Pl. LLC Et Al v. Ancora Engineering Pllc
650317/26 Allen v. Full Circle Fiber Operating LLC Et Al
162195/24 American Express Nat. Bank v. Weinstein
653736/25 American Transit Ins. Co. v. Carol Ubertini Et Al
654861/25 American Transit Ins. Co. v. Harris
161648/25 Aryeetey v. Elite Hhc LLC
162142/24 Assad v. Processa Pharmaceuticals, Inc. Et Al
161213/24 Bank of America v. Jaquez
655126/24 Benlolo v. Shabsels
150083/23 Bonitto v. West 122nd St. Investors III
154230/21 Borough Const. Group LLC v. Citigrant Funding Corp.
100795/25 Braverman v. 200 Chambers St. Condominium Board Et Al
190279/23 Buitrago v. Acme Markets, Inc., Et Al
150384/26 Caraballo v. NYCHA Et Al
652684/24 Carello v. Collegiate School Inc. Et Al
151289/26 Castellanos v. 240 West 35th Owner LLC Et Al
159315/19 Chabla Remache v. Aldad & Sons Rlty., Inc.
153876/22 Claudio Chimborazo v. Simon Prop. Group Inc. Et Al
453155/25 Comm'rs. of The State Ins. Fund Et Al v. Optimum Air Solutions, Inc. D/b/a Temp Hvac Rentals
158487/23 Cox v. 36 S Oxford St
150931/22 Cruz Toribio v. Sv Operating Three
656596/25 Ebf Hldgs. v. Ch Car Pl., Inc. Et Al
655877/25 Educational Housing Services, Inc. v. Bean
850520/23 Emigrant Funding Corp. v. 18 W. 16th St. Corp. Et Al
659559/25 Esther Mgt. LLC v. Zafiropoulus
153013/26 Fox v. NYC Police Dept.
150650/25 Gaviola v. The Freehand Hotel Co. LLC Et Al
151347/22 Gomez Nunez v. Nex Hldgs. LLC. Et Al
160377/23 Gonzalez v. Pvk Trans Corp. Et Al
150176/25 Guillen v. Ft. George 617 LLC Et Al
163626/25 Hashemi v. NY Bakery And Desserts Et Al
656499/25 Herschmann v. Kasowitz
160120/24 Hertz Vehicles v. 123 Medical Group
850089/25 Hilton Resorts Corp. v. Asante
150817/26 Jourdain v. Brown Rudnick
150974/26 Krayn v. Lo
162065/19 Lesser v. Little Italy Pizza of Troy
153267/24 Menendez v. One City Block LLC Et Al
150659/21 Miranda v. Katerra Const. LLC
850447/25 Nationstar Mortgage LLC v. Covington
650457/25 NY Central Mutual Fire Ins. Co. v. Del Orbe
453151/25 NYCHA v. Price
805260/23 O'Toole v. Gorenstein Md
653276/19 Parker v. Washington Int'l
158280/23 Parks v. Morettco LLC. Et Al
452564/22 People of The State of NY v. Trump
805329/24 Proetti v. New York-Presbyterian Healthcare System, Inc. Et Al
651089/25 Quantum Design & Safety LLC v. Kpl Projex Inc. Et Al
161578/25 Quezada Compres v. Healy
150123/24 Rance v. L'oreal USA, Inc. Et Al
160239/24 Rangel Lopez v. Davila
655838/25 Red Bull New York, Inc. v. Glaze Donuts Hldgs.
152816/25 Roa v. Herrera Auto Group
655670/25 Roberto v. Gerow
104143/06 Sanchez v. NYC
155316/25 Scrc Medical Group v. Chang
654400/22 Secured Lending Investments LLC v. Aytug
150599/26 Shebiro v. Sirius Xm Radio, Inc.
850072/25 Sig Cre 2023 Venture LLC v. 1662 First Rlty.
153358/21 Simbana v. Urban Atelier Group
157136/25 Simmons v. Warner Brothers Discovery, Inc. Et Al
153589/21 Sjenicic v. 550 Washington Owner (de) LLC Et Al
159836/21 Sosa v. West 79th
656093/25 Sotheby's Int'l Rlty., Inc. v. Silverman
656274/25 State Farm Mutual Automobile Ins. Co. Et Al v. Althena, Inc.
152427/26 Swift Financial v. Aleph Service Inc. Et Al
659598/25 Taylor Collective LLC D/b/a Sub Rosa v. Franklin 175 LLC
158013/21 Tiburcio v. 551-565 West 190 Prop. LLC Et Al
166572/25 Tsiskakis v. 618 Riverside Drive Owners, Inc. Et Al
651094/25 Universal Systems v. Hevo, Inc. Et Al
659826/25 Webb v. New World Funding
153990/24 Webster v. The NYCTA Et Al
850068/26 Wilmington Trust v. Wwp Office

THURSDAY, APRIL 9

655101/25 A. Bonaduce, Inc. v. Taim Restaurant Hldgs. LLC
655640/24 A. Bonaduce, Inc. v. West 92nd St. Associates LLC Et Al
165659/25 Afful v. Central Park Conservancy, Inc. Et Al
652395/25 American Transit Ins. Co. v. Careen Smith Et Al
652057/25 American Transit Ins. Co. v. Martinez
652596/25 American Transit Ins. Co. v. Shakhzoda Ismoilova Et Al
650248/26 Amthor v. Marchesa Hldgs. LLC Et Al
152626/23 Aps Electric Inc. v. Bahar Emine Kural
154176/23 Arias v. Vornado Rlty. Trust Et Al
651312/20 Avo Const. LLC v. Ca Const. Inc.
153014/26 Baker v. NYC Police Dept.
805311/23 Bass v. Nissen M.D.
166050/25 Bear House Owners Corp. v. Aarco Contracting LLC
155479/25 Board of Mgrs. of The 432 Park Condominium v. 56th And Park (NY) Owner
165716/25 Cavalry Spv I v. Ayala
157408/24 Central Air Cs Corp v. Pavarini McGovern
654953/25 Channel Partners Capital v. Zound Pro
452905/25 Chery v. Qlr Five
450940/22 NYC v. Daryll Jones
153754/20 Clark v. NYCHA
151369/26 Clutch Automotive Inc. v. NYC Dept. of Consumer And Worker Protection
652479/24 Compstak, Inc. v. Alpha Cognition LLC
150012/23 Delva v. The Metro. Transportation Auth. Et Al
654214/25 Dewitt Rehabilitation And Nursing Center, Inc., D/b/a Upper East Side Rehabilitation And Nursing Center v. Craigen Fried
656337/25 Dewitt Rehabilitation And Nursing Center, Inc., D/b/a Upper East Side Rehabilitation And Nursing Center v. Vincent
650318/19 Donnelly v. Neumann
653126/24 Evangelista v. Sannazzaro
153844/22 Fan v. D&T Taxi Corp. Et Al
153109/25 Felberman v. 617-625 W 46th St. Owner LLC Et Al
157000/24 Fora Financial Warehouse v. Dynamic Home Services LLC Et Al
152728/24 Gabri v. Cortinas Const. Corp Et Al
158228/25 Garson v. NYC Et Al
154081/19 Geico Ins. Co. v. Encarnacion-Bison
163709/25 Genere v. 207 Sherman Associates
151878/26 Graham v. Kranjac
655390/25 Green Mechanical Corp. v. Chuteplus LLC Et Al
150194/21 Harrer v. Ganpat
154012/21 Hecht v. Brandt
162904/25 Impact Trial Consulting LLC v. Markowitz
163667/25 Intelisano v. Martin
160308/25 Jack v. NYC
656278/25 Jaffe v. Schwartz
659704/25 Jasper Lake Ventures One LLC Et Al v. Bioceres Crop Solutions Corp. Et Al
155080/22 Kamal v. Four Thirty Rlty. LLC Et Al
161139/23 Luna-Matute v. Elysium Const. Inc. Et Al
157823/23 Maldonado v. Caritas Dev. LLC Et Al
651186/21 Morgan v. St Mark's World Acquisition
151651/14 Muminovic v. Kpmg Llp
160872/21 Musso v. 775 Washington Opco
451272/26 NYCHA v. Td Bank
151134/23 NY Marine & General Ins. Co. And Certain Underwriters At Lloyd's A/s/o Genesis Y15 Owners LLC v. 26 West 127 Owner LLC Et Al
652002/25 Nonghyup Bank v. El-Gamal
158539/20 Ortiz v. NYC
155743/23 Paez v. Favorite
156994/21 Patel v. NYCTA Et Al
159282/21 Pedraja Velez v. Three-Seven-Five Rlty. Inc. Et Al
152554/24 Perrier v. Hywin Hldgs. Ltd. Et Al
152836/19 Picariello v. Turner Const. Co.
650937/26 Pier A Battery Park Associates v. Battery Park City Auth.
150672/25 Press v. Harris
650967/19 Providence Const. Corp. v. Silverite Const.
160721/22 Quintanar v. NYS Office of The Attorney General Et Al
155261/21 Rico-Delgado v. NYC Dept. of Transportation Et Al
165064/25 Rodon Home Improvement, Inc. v. Flushing Endoscopy Center
651733/22 S. J. Fuel Co. Inc. v. Crisari Rlty. Inc.
158621/22 Shang v. Eagle Access Equipment Inc Et Al
158759/23 Shapiro v. Trihop 14th St. LLC Et Al
850037/25 Sig Cre 2023 Venture LLC v. West 13th Retail
152806/19 Singleton v. NYC
165482/25 State Farm Fire And Casualty Co. v. Moore
659606/25 Struhl Md v. Gautreaux
160860/25 Sylla v. Amazon Inc Et Al
153709/21 Tenesaca v. The Opera Owners, Inc. Et Al
654633/20 Trinity Centre LLC v. Bklyn.works At 159
164757/25 Tulipani v. Amalgamated Bank Et Al
650269/26 Weg v. Weg
659113/25 Weingarten Financial Funding v. Villarroel
650463/25 Winston Resources LLC D/b/a Winston Personnel v. Cm And Associates Const. Mgt. Ltd. Liability Co. D/b/a Cm & Associates Const. Mgt.
656495/25 Xanadu Capital v. Concierge Auctions

FRIDAY, APRIL 10

654104/25 1133 St. James LLC v. Pearlman
159638/19 261 East 78 Lofts LLC v. Delbello Donnellan
659920/25 3030 Equities v. Charles H. Greenthal Prop. Sales, Inc. Et Al
152161/26 652 Hudson Retail Partners LLC v. Gansevoort Co-Op. Corp.
654096/22 979 Second Ave. LLC v. Yue Wah Chao A/k/a Winnie Chao
156289/25 Abdurakhmanov v. Chou
651241/21 Adago v. Rahmane Sy
659283/25 Aicon Contemporary v. Aicon Art
656339/23 Akf Inc. v. Obi Business
152036/25 American Express Nat. Bank v. Energy Electronics LLC Et Al
156912/25 American Express Nat. Bank v. Finkel
950062/19 Ark87 v. Archdiocese of NY
850340/14 Bank of America v. Fabor
656331/25 Becketts Hm-Aa v. Automotive Alliance
151612/16 Benziger v. NYC
453059/23 Binns v. NYC Et Al
655617/21 Board of Mgrs. of The 432 Park Condominium v. 56th And Park (NY) Owner
150567/23 Boyd Coggins v. Baymen Industries Ltd. Et Al
152253/26 Bozarth v. Loreal USA, Inc. Et Al
160999/18 Cabrera v. Hlt NY Waldorf
162309/19 Caccamo v. Jacobs Engineering New York, Inc.
650338/26 Cain v. Fanger
165488/25 Castellazzo v. 590 Madison Ave.
659130/25 Cd Build Inc. v. Smith
152589/24 Chef's Depot Inc D/b/a Culinary Depot v. Metro NYC Services, Inc. Et Al
850348/24 Citizens Bank v. 559 West 156 Bcr
656452/25 Clear St. LLC Et Al v. Hidden Road Partners Lp Et Al
659502/25 Clover Private Credit Opportunities Origination (levered) II L.P. Et Al v. Alhusseini
163870/25 Cortez v. Skinner Plumbing And Heating Corp. Et Al
850028/18 Creif Lender LLC v. Lucky of 195 Madison St.
152496/20 Cruz Fuentes v. 65 Franklin LLC
155545/19 Cueva v. NYC
152401/26 Darling v. Loreal USA, Inc. Et Al
157409/23 Davis v. Uovo Art LLC Et Al
159436/18 Diaz De-Rivas v. Esplanade 99 LLC
162733/25 Doe v. Barnard College
155586/23 Doe v. Kipp New York, Inc. Et Al
161947/25 Echevarria v. Chelsea Piers L.P. Et Al
154944/20 Egoavil v. First Magyar Reformed Church
654788/25 Elemental Education v. Bw Missions, Inc. Et Al
659740/25 Ephoca Inc. v. Dbk USA Inc.
653695/23 Eri/snl 2015 Hldgs. LLC Et Al v. Snl Dev. Group LLC Et Al
655094/25 Esrt Observatory Trs v. Gray Line NY Tours, Inc. Et Al
654449/25 Excelusmle Review LLC Et Al v. Reddy
805269/25 Fagen v. Northwell Health Lenox Hill Hosp. Et Al
155442/23 Febus v. Muslin
190030/25 Fine v. Abb, Inc. Individually And As Successor in Interest To Ite Circuit Breakers, Inc Et Al
152411/26 Finley v. Loreal USA, Inc. Et Al
156706/20 Flores v. NYCHA Et Al
654914/25 Fora Financial Asset Securitization v. Beach Towne Const.
650889/26 Fora Financial Warehouse 2024 v. Rusa Radio Inc. Et Al
651404/26 Four Points Capital Partners v. Ross
157915/22 Frazier v. Malhi
155973/21 Friends of Petrosino Square v. Soho Hummus LLC
156867/25 Garcia v. Uphold Const. Corp. Et Al
650280/25 Grand Isle Shipyard v. Honeywell Int'l, Inc.
451246/22 Great Northern Ins. Co. v. Par Plumbing Co., Inc.
164414/25 Greater NY Mutual Ins. Co. As Subrogee of Wblm 14 Le Count Owner LLC v. Highlite Electrical Services
651256/25 Greyhawk North America L.L.C v. Fpg Maiden Lane
154081/23 Guest v. 119 West 71st St. Owners Corp. Et Al
154660/19 Guzman v. Gristede's Supermarket, Inc.
805085/25 Hambro v. Plotycia
152749/25 Hamilton v. Lotte Hotel NY Palace
164660/25 Harris v. Please B Seated, Inc.
157468/24 Hernandez v. Zafir Const. Corp.
151977/25 Hertz Vehicles, LLC, And All of Its Affiliates And Subsidiaries, Including But Not Ltd. To The Hertz Corp., And Hertz Co. v. A And R Medical Supply Corp Et Al
153651/26 Hossain v. The City Univ. of NY Et Al
158421/24 Imbalzano v. Hanover Ins. Group, Inc. Et Al
650987/26 in The Matter of The Application of Continental Indemnity Co. As Subrogee of Kristof Fekete And Justin Perez v. NYC
157677/24 in The Matter of The Application of Michael Mojtahedi v. Christopher Craddock
153212/26 in The Matter of The General Assignment For The Benefit of The Creditors of Dunmore NY Inc. Assignor To Lawrence F. Morrison Assignee v.
153210/26 in The Matter of The General Assignment For The Benefit of The Creditors of Tuam NY Inc. v. Morrison
165203/25 Infinity Auto Ins. Co. v. Fozilzhon
659765/24 Itria Ventures LLC v. Mvc Electrical
159102/23 J.T. Magen & Co. Inc. v. Reinforced Concrete & Masonry Const. Inc., D/b/a/ Broad Const. Et Al
158751/24 Jaramillo Zapata v. NYCTA D/b/a Mta - NYCTA Et Al
650035/26 Jbuild v. Dprslb
151808/21 Jimenez v. Fifty Broad St. Inc. Et Al
155219/25 Johnson v. Unknown Baths
850417/25 Jpmorgan Chase Bank v. Krabm West End LLC Et Al
850458/25 Jpmorgan Chase Bank v. Krabm West End LLC Et Al
659271/25 Kelmann v. Miznon Hldgs. LLC Et Al
152652/26 Kew Gardens Hills 68th Road Block Assoc., Inc. v. NYC Bd. of Ed. of Standards And Appeals Et Al
152396/26 La Bella Beauty LLC v. Hannah He Et Al
150606/26 Lafleur v. Satori Laser Center Corp
151767/23 Laracuente v. NYCTA Et Al
150806/25 Law Office of Jack Jaskaran v. NYC Police Pension Fund Et Al
151717/25 Leon Executrix v. Citibank N.A.
150097/25 Malave v. Amazon Logistics Inc. Et Al
160927/20 Martucci v. 500 W25th Owner LLC
805145/25 Martuscelli v. The NY Presbyterian Hosp. Et Al
850003/24 Mary Djurasevic v. Marcy Ellin Boucher Et Al
162331/25 McCloskey v. NYC
164903/25 McElhinney v. 3gfn Hldgs. LLC
150661/26 McLamb v. Metro. Transportation Auth. Et Al
151136/14 McMahon v. Cobblestone Lofts
659221/25 Michael v. Frierson
160265/24 Miranda Velastegui v. 30-02 Whitestone Prop. Owner
655639/25 Mja Hldgs., Inc. v. Polaris Business Strategic Advisors, Inc. D/b/a Rise Alliance
155201/23 Monaco v. Wfp Tower D Co. L.P. Et Al
653535/22 Mt. Hawley Ins. Co. v. Pathforward Consulting, Inc.
656579/25 My Goals Solutions, Inc. Et v. Mia Aesthetics Clinic
156545/22 Neiderer v. Santullo
652838/25 Nexus Brand Group v. Umzu LLC
155005/23 O'Mara v. Caremount Medical
154237/24 Ortiz v. NYCHA Et Al
154851/25 People of The State of NY v. Dailypay, Inc.
650246/26 Protax Consulting Services Inc. v. Barrett-Cotter
151972/25 Rajaee Ghochan v. Touro Univ. Et Al
164057/25 Ralph Natale v. NYC Bd. of Ed. of Education D/b/a NYC Dept. of Education Et Al
156080/25 Randolph Associates v. Munn
160043/23 Reyes-Devargas v. The Asconia L.L.C. Et Al
159927/21 Riera v. NYCHA
152936/26 Rivera Hernandez v. Prime Structure, Inc. Et Al
162434/25 Roadway Moving And Storage, Inc. Et Al v. Vox Media
150666/24 Rodriguez v. Ft. George 602 LLC Et Al
162552/23 Rodriguez v. Ft. George 602

Court Calendars Continued On Page 16

COURT NOTES

NEW YORK COUNTY

Supreme Court

Rules For The Special Election Part

Proceedings brought by Orders to Show Cause to validate or to invalidate designating petitions for the Tuesday, June 23, 2026 Primary Election, required to be commenced on or before **Monday, April 20**, 2026, or within three (3) business days after a petition is invalidated by the Board of Elections in the City of New York, shall be initially returnable before the Honorable Matthew V. Grieco, on **Friday, April 24**, 2026, unless the Judge directs otherwise, at 10:00 a.m., in Part 30, Courtroom 623, located at 111 Centre Street, New York, NY 10007. The calendar call must be answered either by counsel or by the self-represented litigant(s) if not represented by an attorney, who must be ready for assignment on the return date. Non-lawyer "Representatives" of the parties are not permitted to answer the calendar. The parties must comply with the filing requirements of CPLR 304.

On the return date, all counsel and parties appearing self-represented shall advise either the Clerk of the Part, or the Special Referee assigned to the case, of their addresses and telephone numbers. Proof of Service of the Order to Show Cause, as well as any interposed Counterclaims or Answers, shall be filed either with the Clerk of the Part or the Special Referee (not the County Clerk), or uploaded to NYSCEF (if e-filed) on that date.

Specifications of objections to a designating or a nominating petition previously served and filed, pursuant to the Rules of the Board of Elections, need not be filed with the Clerk of the Part, or uploaded to NYSCEF (if e-filed).

Specifications of objections not previously served and filed with the Board of Elections shall be served upon all opposing parties and filed with the Clerk of the Part or uploaded to NYSCEF (if e-filed), no later than 10:00 a.m., on Friday, April 24, 2026, unless the Judge directs otherwise. Failure to serve and file any such specifications of objections shall be considered and deemed a waiver, and further proof or evidence of such specifications shall be precluded.

In any proceeding by an aggrieved candidate to invalidate a designating or nominating petition, a bill of particulars as to the specifications of objections shall be served upon all opposing parties and filed with the Clerk of the Part or uploaded to NYSCEF (if e-filed), no later than 10:00 a.m., on Friday, April 24, 2026, unless the Judge directs otherwise. Failure to serve and file a bill of particulars shall be considered and deemed a waiver, and further proof or evidence of the specifications shall be precluded.

In any proceeding or matter alleging a question of residency of a candidate, a complete written offer of proof shall be served upon all opposing parties and filed with the Clerk of the Part or the Special Referee on the return date or uploaded to NYSCEF (if e-filed). The written offer of proof shall specify: [i] the reasons the petitioner believes the address where the candidate actually resides, or that the candidate does not reside at the address stated in the designating/nominating petition; and [ii] the names of any witnesses which the party intends to call to testify regarding the residency issue. Failure to serve and file this offer of proof shall be considered and deemed a waiver, and further proof or evidence of residency shall be precluded.

A complete written offer of proof, in all matters alleging a question of fraud, including a statement as to the number of witnesses expected to be called, the identification of each such witness (by name, address, volume, page and line) and the status of each such witness (e.g., candidate, signatory, subscribing witness, notary public, etc.), shall be served upon all opposing parties and filed with the Clerk of the Part, or uploaded to NYSCEF (if e-filed), no later than 10:00 a.m., on Friday, April 24, 2026, unless the Judge directs otherwise. Failure to serve and file such offer of proof shall be considered and deemed a waiver, and further proof or evidence of fraud shall be precluded.

Proceedings brought by Order to Show Cause to validate a designating or nominating petition, required to be commenced within three (3) business days of a determination of its invalidity by the Board of Elections, shall be returnable either on Friday, April 24, 2026, unless the Judge directs otherwise, at 10:00 a.m. in Part 30, Courtroom 623, located at 111 Centre Street, New York, NY 10007, or at such other time and place as required by the date on which the Board of Elections made its final determination.

In preparing their proposed Order to Show Cause, petitioners are directed to refrain from drafting proposed language directing the Board of Elections to produce in court, on the return date, all of the petition volumes, specifications of objections, and prima facie findings. Rather, petitioners are directed to draft proposed language calling for the Board of Elections to produce in court, on the return date, only the necessary documents. The balance of the Board of Elections documents can be produced at a later stage of the litigation.

The Appellate Division, First Department, has scheduled and reserved Tuesday, May 12, 2025, and if necessary, Wednesday, May 13, 2025, to consider appeals related to the Tuesday, June 23, 2026 primary election.

FIRST DEPARTMENT

Appellate Term

Filing Dates for the May Term

The MAY 2026 Term of the Court will commence on May 4. The last dates for filing for that term are as follows:

The Clerk's Return, Record on Appeal, Appendices, Notice of Argument and Appellant's Briefs must be filed on or before March 11.

Respondent's Briefs must filed on or before April 1.

Reply Briefs, if any, must be filed on or before April 10.

NYS UNIFIED COURT SYSTEM

New Administrative Judge Named in the 3rd Judicial District

Hon. E. Danielle Jose-Decker has been appointed Administrative Judge in the Capital Region's Third Judicial District. The appointment was made in consultation with Chief Judge Rowan D. Wilson and Appellate Division, Third Department Presiding Justice Elizabeth A. Garry.

As Administrative Judge, Justice Jose-Decker will oversee trial court operations in the Third Judicial District, encompassing Albany, Columbia, Greene, Rensselaer, Schoharie, Sullivan, and Ulster counties. She succeeds Justice Christina L. Ryba, who was recently elevated to the Appellate Division, Third Department.

U.S DISTRICT COURT

Southern District

Appointment of New Magistrate Judge Application Deadline is May 1

The United States District Court for the Southern District of New York is accepting applications for a full-time Magistrate Judge position at New York, NY. The duties of the position are demanding and wide ranging and will include: (1) conduct of preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters, including settlement proceedings, and evidentiary proceedings on delegation from the judges of the district court; (4) trial and disposition of civil cases upon consent of the litigants; (5) inquests and reports and recommendations on dispositive motions and evidentiary matters on reference from the judges of the district court; and (6) assignment of additional duties not inconsistent with the Constitution and laws of the United States.

The basic jurisdiction of the United States Magistrate Judge is specified in 28 U.S.C., Section 636. To be qualified for appointment, an applicant must: (a) be a member in good standing of the bar of the highest court of a State, the District of Columbia, the Commonwealth of Puerto Rico, or the U.S. Virgin Islands for at least five years; (b) have been engaged in the active practice of law for a period of at least five years (with some substitutions authorized); (c) be competent to perform all the duties of the office, of good moral character, emotionally stable and mature, committed to equal justice under the law, in good health, patient and courteous, and capable of deliberation and decisiveness; (d) be less than 70 years old; and (e) not be related to a judge of the district court.

A Merit Selection Panel composed of attorneys and other members of the community will review all applications and recommend in confidence to the judges of the district court five persons whom it considers best qualified. The Court will make the appointment(s) following an FBI and IRS investigation of the appointee(s). Each individual selected must comply with the financial disclosure requirements of the Ethics in Government Act of 1978 and the Courthouse Ethics Act (CETA) of 2021. The Court seeks a wide range of highly qualified candidates. The current salary of the position is $229,908 per annum (effective 1/1/2026).

Candidates should submit hard copies of the applications to the physical address below and email a copy to: Magistrateapplications@nysd.uscourts.gov.

Edward A. Friedland
District Court Executive
United States Courthouse
500 Pearl Street, Room 820
New York, NY 10007-1312

An original plus fifteen (15) copies of a cover letter,

Continued on page 18

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Contact: Carol Robertson **Phone:** 212.457.7850 **Email:** crobertson@alm.com

LIQUOR LICENSES

NOTICE IS HEREBY given that an On-Premises Food & Beverage Business-Liquor License, NYS Application ID: NA-0370-26-106755 has been applied for by Matbucha LLC to sell liquor, beer, wine and cider at retail in an on-premises Food & Beverage Business-liquor establishment. For on premise consumption under the ABC Law located at 126 Saint Marks Pl New York NY 10009.
23871 a8-W a15

NOTICE IS HEREBY given that an On-Premises Restaurant-Liquor License, NYS Application ID: NA-0340-26-107580 has been applied for by Caffetteria LLC to sell liquor, beer, wine and cider at retail in an on-premises Restaurant-Liquor establishment. For on premise consumption under the ABC Law located at 1827 Second Ave New York NY 10128.
23873 a8-W a15

LIMITED LIABILITY ENTITIES

ALYSSA CASCIORIZZO, N.P. IN FAMILY HEALTH, PLLC. Arts. of Org. filed with the SSNY on 02/26/26. Office: New York 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, 2652 Cropsey Avenue, Apartment 10F, Brooklyn, NY 11214. Purpose: For the practice of the profession of Nurse Practitioner in Family Health.
23588 a1-W my6

STEVEN M. FINK, ESQ., PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 03/23/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: Steven M. Fink , 674 Warren Street, Baldwin Harbor, NY 11510. Purpose: To Practice The Profession Of Law.
23182 m25-W a29

NOTICE OF FORMATION of IN SESSION PHYSICAL THERAPY, PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/20/26. Office location: NY County. Princ. office of PLLC: 594 Broadway, Ste. 410, NY, NY 10012. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to the PLLC at the princ. office of the PLLC. Purpose: Physical Therapy.
23473 Apr1 w May6

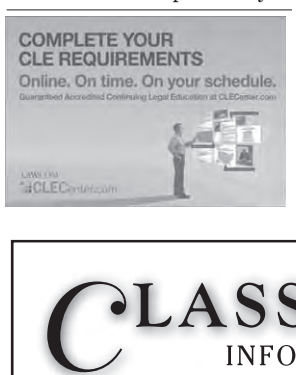
NOTICE OF FORMATION of DESIGN SENSE ARCHITECTURE PLLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 03/11/26. Office in Nassau County. SSNY has been designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to the PLLC, 1080 OLD COUNTRY RD #1066 WESTBURY, NY, 11590. Purpose: Any lawful purpose
23855 Apr8 w May13

NOTICE OF FORMATION of Mora Applied Behavior Analysis Services, PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 12/15/25. Cty: Bronx. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail copy of process to 1323 N Forest Rd, Buffalo, NY 14221. Purpose: any lawful purpose.
23736 Apr8 w May13

NOTICE OF FORMATION of Related Surgical Services, PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 1/20/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 40 Berry Hill Rd, Oyster Bay, NY 11771. Purpose: any lawful purpose.
23755 Apr8 w May13

NOTICE OF FORMATION of Semaan Psychiatry PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/17/26. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 384 Jefferson Ave, Staten Island, NY 10306. Purpose: any lawful purpose.
23737 Apr8 w May13

NOTICE OF FORMATION of Wellness Nurse Practitioner in Psychiatry and Family Health PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/24/26. Cty: Nassau. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail copy of process to 713 Evelyn Ave, North Bellmore, NY 11710. Purpose: any lawful purpose.
23764 Apr8 w May13



LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of YONGSEOK LEE ACUPUNTURE PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/10/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 19 West 21st Street, Suite 404, New York, NY 10010. Purpose: any lawful act.
21971 M04 W A08

NOTICE OF FORMATION of Filabi Law & Advisory PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/2/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to principal business address: 736 West 186th St, Apt 6G, New York, NY 10033. Purpose: any lawful act.
22301 M11 W A15

NOTICE OF FORMATION of Malone, Tauber & Sohn Law Firm, PLLC, amended to: Malone, Tauber, Sohn, Grossman & Sanders, PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/23/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 147 W. Merrick Rd., Freeport, NY 11520. Purpose: to practice the profession of law.
22355 m11-W a15

NOTICE OF FORMATION of BAMBOO GROVE PSYCHOLOGY PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/29/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to P/B/A: 185 West End Ave, Office 1L, New York, NY 10023. Purpose: any lawful act.
22701 M18 W A22

NOTICE OF FORMATION of Central Park South Medical PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/08/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 30 Central Park South, Ste. 1CD, New York, NY 10019. Purpose: to practice the profession of medicine.
22736 m18-W a22

Notice of formation of GLOW PSYCHOTHERAPY MENTAL HEALTH COUNSELING, PLLC, a domestic PLLC. Arts. of Org. filed with SSNY on 1/16/2026. Office location: New York County. SSNY has been designated as agent upon whom process against the PLLC may be served and the SSNY shall mail a copy of any process to: 400 West 63rd Street, Apt. 1102, New York, NY 10069. Purpose: Any lawful purpose.
22744 m18-W a22

NOTICE OF FORMATION of Schacht Law PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/13/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Kahn & Goldberg, LLP, 555 Fifth Ave., 14th Fl., New York, NY 10017. Purpose: to practice the profession of law.
22742 m18-W a22

NOTICE OF FORMATION of THE KADDU LAW FIRM, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/10/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to P/B/A: 244 Fifth Ave, Ste K252, New York, NY 10001. Purpose: any lawful act.
22726 M18 W A22

LIMITED LIABILITY ENTITIES

VISION2REALITY LLC Art of Org. filed with the SSNY on 03/19/2026 Office: NEW YORK COUNTY. SSNY is designated as the agent of the LLC for service of process. Any legal documents served to the LLC through SSNY will be forwarded to LEGALCORP SOLUTIONS, LLC 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose.
23461 A01 W My06

13-21 CARPENTER ST LLC Arts. of Org. filed with SSNY on 3/11/2026. Off. Loc.: NASSAU Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 3 Barbara Lane, Glen Cove, NY 11542. General Purposes.
23571 a1-W my6

110 BURNS AVENUE LLC. Filed with SSNY on 02/23/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 78A BELMONT AVE, PLAINVIEW, NY 11803. Purpose: Any Lawful
22034 m4-W a8

LIMITED LIABILITY ENTITIES

33 SYLVIA LN LLC. Arts. of Org. filed with the SSNY on 03/19/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 33 Sylvia Lane, Plainview, NY 11803. Purpose: Any lawful purpose.
23527 a1-W my6

46 DELAWARE AVENUE LLC. Arts of Org. filed with the SSNY on 03/24/26. 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, 554 East Olive Street, Long Beach, NY 11561. Purpose: Any lawful purpose.
23590 a1-W my6

575 FIFTH AVENUE GROUP LLC. Arts. of Org. filed with the SSNY on 03/19/26. 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, 111 Great Neck Road, Suite 514, Great Neck, NY 11021. Purpose: Any lawful purpose.
23528 a1-W my6

AW UNION SQUARE HOLDING LLC. Arts. of Org. filed with the SSNY on 03/23/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 175 Great Neck Road, Ste 407, Great Neck, NY 11021. Purpose: Any lawful purpose.
23587 a1-W my6

BARNATRA SERVICES LLC. Arts. of Org. filed with the SSNY on 02/11/26. 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, 27 Farnum Boulevard, Franklin Square, NY 11010. Purpose: Any lawful purpose.
23589 a1-W my6

EVANS REAL ESTATE GROUP LLC. Arts. of Org. filed with the SSNY on 03/20/26. 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, 1315 Jericho Turnpike, New Hyde Park, NY 11040. Purpose: Any lawful purpose.
23586 a1-W my6

HILLSIDE BLVD 1986 LLC. Arts. of Org. filed with the SSNY on 03/03/26. 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, 244 Birch Drive, Roslyn, NY 11576. Purpose: Any lawful purpose.
23591 a1-W my6

MALIK 1370 LLC, Arts. of Org. filed with the SSNY on 03/30/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Shafiq Mashriqi, 75 5th Ave, Hicksville, NY 11801. Purpose: Any Lawful Purpose.
23593 a1-W my6

MARKETMUFFINS LLC, Arts. of Org. filed with the SSNY on 12/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Rahul Khilnani, 106 Old Farm Road S, New Hyde Park, NY 11040. Reg Agent: Rahul Khilnani, 106 Old Farm Road S, New Hyde Park, NY 11040. Purpose: Any Lawful Purpose
23567 a1-W my6

NICO'S PAINTING & HOME IMPROVEMENT, LLC, Arts. of Org. filed with the SSNY on 03/30/2026. 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, 3 Mohegan Avenue, Apt. A, Port Washington, NY 11050. Purpose: Any Lawful Purpose.
23529 a1-W my6

SDMC KENSICO PROMOTE LLC. Arts. of Org. filed with SSNY 1/8/26. Office: NY County. SSNY designated as agent for service of process. SSNY shall mail a copy of any process to: c/o The LLC, 26 West 17TH St., Ste.801, NY, NY, 10011. Purpose: Any lawful activity.
23585 a1-W my6

ASAP FUNERAL SERVICE LLC. Filed with SSNY on 02/10/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1354 SALLY CT, EAST MEADOW, NY 11554. Purpose: Any Lawful
22038 m4-W a8

SITEGEIST LLC. Arts. of Org. filed with the SSNY on 02/24/26. 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, 8 Roscoe Ct, Suite 200E, Greenvale, NY 11548-1143. Purpose: Any lawful purpose.
22048 m4-W a8

LIMITED LIABILITY ENTITIES

G.P.E. LANDSCAPING SERVICES LLC, Arts. of Org. filed with the SSNY on 04/07/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Montjoy CPA PLLC, 44 Poplar Street, Westbury, NY 11590. Purpose: Any Lawful Purpose.
23868 a8-W my13

HAAT LLC, Arts. of Org. filed with the SSNY on 04/06/2026. 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, C/O Thompson Accounting, 842 Lincoln Ave, Baldwin, NY 11510. Purpose: Any Lawful Purpose.
23867 a8-W my13

Formation of Flourish Works LLC filed with the Secy. of State of NY (SSNY) on 2/24/2026. Office loc.: NY County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail process 177 E. 75th St., Apt. 4E, New York, NY 10021. Purpose: Any lawful activity.
21849 m11-W a15

2456 CAMBRELENG LLC. Arts. of Org. filed with the SSNY on 01/29/26. 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 Olivia Clarke, 73 Brookville Road, Glen Head, NY 11545. Purpose: Any lawful purpose.
22375 m11-W a15

CYNDE IVERSON DESIGNS, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 12/17/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 263 W 136th St, New York, NY 10030. Purpose: any lawful act.
22371 m11-W a15

GB PRIMEONE TRANSPORT LLC. Arts. of Org. filed with the SSNY on 03/02/26. 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, 82 St. Marks Avenue, Freeport, NY 11520. Purpose: Any lawful purpose.
22372 m11-W a15

HORNIG REACH LLC. Arts. of Org. filed with the SSNY on 03/03/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 98 Cutter Mill Road, Suite 462S, Great Neck, NY 11021. Purpose: Any lawful purpose
22373 m11-W a15

JELB REALTY DEVELOPMENT LLC, Art. of Org. filed with SSNY 9/5/2003. NY office location: Nassau County. SSNY designated as agent for process. SSNY shall mail copy of process to: c/o The LLC, 90 Ave., Atlantic Beach, NY 11509. Any lawful act or activity.
22366 m11-W a15

KARLYNNDIA, LLC. Arts. of Org. filed with the SSNY on 03/18/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 22 Bonnie Drive, Westbury, NY 11590. Purpose: Any lawful purpose.
22374 m11-W a15

THE BOYS VENDING LLC. Arts. of Org. filed with the SSNY on 03/03/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 5 High Elms Road, Locust Valley, NY 11560. Purpose: Any lawful purpose.
22376 m11-W a15

191 MAMARONECK LLC, Arts. of Org. filed with the SSNY on 03/13/2026. 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, 2289 1st Avenue, NY, NY 10035. Purpose: Any Lawful Purpose.
22781 m18-W a22

ALK SALEM LLC Art. Of Org. Filed Sec. of State of NY 3/10/2026. Off. Loc.: Nassau Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 4 Paddock Lane, Great Neck, NY 11020, USA. Purpose: Any lawful act or activity.
22639 m18-W a22

PTM PORT LLC. Arts. of Org. filed with the SSNY on 03/02/26. Latest date to dissolve: 12/31/2125. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 179 Executive Drive, Manhasset Hills, NY 11040. Purpose: Any lawful purpose.
22776 m18-W a22

LIMITED LIABILITY ENTITIES

RAMCO SCREENS LLC, Arts. of Org. filed with the SSNY on 03/16/2026. 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, 891 S. Ocean Ave, Freeport, NY 11520. Purpose: Any Lawful Purpose.
22778 m18-W a22

THE MAGICAL BRAIN LLC, Arts. of Org. filed with the SSNY on 03/02/2026. 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, 33 Irving Pl, NY, NY 10003. Reg Agent: Siddhartha Mitra, 224 E 27th St, Apt. 2D NY, NY, 10016. Purpose: Any Lawful Purpose.
22780 m18-W a22

LIBERTY YACHT HOLDINGS, LLC, Arts. of Org. filed with the SSNY on 03/19/2026. 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, 42 West 39th Street, 6th Fl, NY, NY 10018. Reg Agent: John Behette, 42 West 39th Street, 6th Fl, NY, NY 10018. Purpose: Any Lawful Purpose.
23157 m24-Tu a28

2355-2357 PROSPECT AVENUE LLC. Arts. of Org. filed with the SSNY on 03/12/26. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3184 Westchester Avenue, Bronx, NY 10461. Purpose: Any lawful purpose.
23181 m25-W a29

ABLE ENTERPRISE GROUP LLC. Arts. of Org. filed with the SSNY on 03/10/26. Office: New York County. SSNY designated as agent of the LLC upon who process against it may be served. SSNY shall mail copy of process to the LLC, 250 W 26th Street, 4th Floor, New York, NY 10001. Purpose: Any lawful purpose.
23179 m25-W a29

ABLE FIRE SPRINKLER LLC. Arts. of Org. filed with the SSNY on 03/13/26. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 250 W 26th Street, 4th Floor, New York, NY 10001. Purpose: Any lawful purpose.
23180 m25-W a29

THE REGAL SHACK LLC, Arts. of Org. filed with the SSNY on 03/23/2026. 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, 248 N. Poplar Street, Massapequa, NY 11758. Purpose: Any Lawful Purpose.
23154 m25-W a29

36 DUNWOOD LLC. Filed with SSNY on 11/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 62 ORCHARD BEACH BLVD, PORT WASHINGTON, NY 11050. Purpose: Any Lawful
22032 m4-W a8

707 OLD BETHPAGE ROAD LLC. Filed with SSNY on 02/23/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 78A BELMONT AVE, PLAINVIEW, NY 11803. Purpose: Any Lawful
22041 m4-W a8

730 Guy Lombardo Ave LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 11/25/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o Ronald Notarantonio, Jr, 275 Pacific St, Massapequa Park, NY 11762. Purpose: any lawful act.
22018 m4-W a8

PORTUGUESE FLANNEL LLC Articles of Org. filed NY Sec. of State (SSNY) 3/16/26. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 10 Grand Central 155 E 44th St 19th Fl New York NY 10017. Purpose: Any lawful activity.
23164 Mar25 w Apr29

NOTICE OF FORMATION of LIGHT LIGHT FIXTURES LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 11/06/2025. 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, 222 E 24TH ST. APT. 1B, NEW YORK, NY 10010. Name and address of the registered agent upon whom process may be served: UNITED STATES CORPORATION AGENTS, INC., 7014 13TH AVE., STE. 202, BROOKLYN, NY 11228. Purpose: any lawful activities.
22741 m18-W a22

LIMITED LIABILITY ENTITIES

CONCIERGE CARE COORDINATION LLC. Arts. of Org. filed with the SSNY on 02/24/26. 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, 8 Roscoe Ct, Suite 200E, Greenvale, NY 11548-1143. Purpose: Any lawful purpose.
22047 m4-W a8

DUNWOOD ENTERPRISES 59 LLC. Filed with SSNY on 01/09/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 287 MAIN ST, MAIN LEVEL, PORT WASHINGTON, NY 11050. Purpose: Any Lawful
22036 m4-W a8

FDD CAPITAL LLC. Filed with SSNY on 01/20/2021. Office: Nassau County. SSNY designated as agent for process & shall mail to: 35 N TYSON AVE, STE 102, FLORAL PARK, NY 11001. Purpose: Any Lawful
22043 m4-W a8

HARAKI GROUP LLC. Filed with SSNY on 02/17/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1627 GILFORD AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
22039 m4-W a8

LEGACY BEACON CAPITAL LLC. Filed with SSNY on 02/12/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1021 ARDMORE RD, BALDWIN, NY 11510. Purpose: Any Lawful
22040 m4-W a8

LYONS ASSOCIATES CONSULTING LLC. Filed with SSNY on 02/19/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 300 GARDEN CITY PLAZA STE 419, GARDEN CITY, NY11530. Purpose: Any Lawful
22030 m4-W a8

MEAT PACK 14 REALTY LLC. Filed with SSNY on 01/23/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 150 GREAT NECK RD, 3RD FL, GREAT NECK, NY 11021. Purpose: Any Lawful
22045 m4-W a8

ON THE MARK PROPERTIES ROCHESTER LLC. Filed with SSNY on 02/19/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 68 KIRKWOOD ST, LONG BEACH, NY 11561. Purpose: Any Lawful
22044 m4-W a8

PARK BLVD ASSOCIATES, LLC. Filed with SSNY on 12/05/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1015 PARK BLVD, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful
22028 m4-W a8

RR CROSSFLY LLC. Filed with SSNY on 02/20/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 3 AERIAL WAY, SYOSSET, NY, UNITED STATES, 11791. Purpose: Any Lawful
22033 m4-W a8

TRIPOINT HOME BUYERS LLC. Filed with SSNY on 12/11/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 11 BEECH DR, GREAT NECK, NY 11024. Purpose: Any Lawful
22031 m4-W a8

VALLEY GREEN 770 PW LLC. Arts. of Org. filed with the SSNY on 02/17/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 20 Vanderventer Avenue, Suite #100 East, Port Washington, NY 11050. Purpose: Any lawful purpose.
22046 m4-W a8

VITAL HEALTHCARE SOLUTIONS LLC. Filed with SSNY on 02/20/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 12 CARRIAGE RD, ROSLYN, NY 11576. Purpose: Any Lawful
22042 m4-W a8

NOTICE OF FORMATION of ARC & CREST ADVISORY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/19/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 935 St Nicholas Ave, Apt 4E, New York, NY 10032. Purpose: any lawful act.
22404 M18 W A22

NOTICE OF FORMATION of NOT4SALE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 01/06/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 9 West 31st Street, Suite 26F, New York, NY 10001. Purpose: any lawful act.
22303 M11 W A15

LIMITED LIABILITY ENTITIES

SRB NY HOLDINGS LLC Articles of Org. filed NY Sec. of State (SSNY) 3/18/26. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 8 Spruce St Apt 40 G New York NY 10038. Purpose: Any lawful activity.
23166 Mar25 w Apr29

TRISTONE HOLDINGS LLC Articles of Org. filed NY Sec. of State (SSNY) 3/18/26. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC Olenderfeldman LLP 422 Morris Ave Summit NJ 07901. Purpose: Any lawful activity.
23165 Mar25 w Apr29

NOTICE OF FORMATION of Ironbound Performance LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/23/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl. - #3000, NY, NY 10013. P/B/A: 211 E 43rd St, Ste 6th Fl, PMB 70332, NY, NY 10017. Purpose: any lawful act.
22405 A01 W My06

NOTICE OF FORMATION of YUDITH A FLEARY GROUP FAMILY DAYCARE, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/22/2026. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 320 Morris Ave, Apt 9H, Bronx, NY 10451. Purpose: any lawful act.
22942 A01 W My06

NOTICE OF FORMATION of HELARTE DULCE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/10/2026. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Northwest Registered Agent LLC, 418 Broadway, Ste N, Albany, NY 12207. Purpose: any lawful act.
23733 A08 W My13

NOTICE OF FORMATION of 400E84 25C, LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 02/27/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: INCORP SERVICES, INC., ONE COMMERCE PLAZA, 99 WASHINGTON AVE., STE. 805A, ALBANY, NY 12210-2822, also the registered agent upon whom process may be served. Purpose: any lawful activities.
23596 a1-W my6

NOTICE OF FORMATION of IRVING G23B LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/21/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: LEGALINC CORPORATE SERVICES INC., 1967 WEHRLE DR., STE. 1 #086, BUFFALO, NY 14221, also the registered agent upon whom process may be served. Purpose: any lawful activities.
23600 a1-W my6

NOTICE OF FORMATION of PS 704 Broadway LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/11/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1111 Brickell Ave., Ste. 2175, Miami, FL 33131. Purpose: any lawful activities.
23598 a1-W my6

NOTICE OF FORMATION of RB Dreamz, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/11/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
23601 a1-W my6

NOTICE OF FORMATION of 1630 15TH STREET LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/26/26. Office location: NY County. Princ. office of LLC: 1412 Broadway, 3rd Fl., NY, NY 10018. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity.
23486 Apr1 w May6

NOTICE OF FORMATION of NYC TCG EXPO LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/24/26. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
23475 Apr1 w May6

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ORDER TO SHOW CAUSE

At an IAS Part of the Supreme Court of the State of New York, held in and for the County of Westchester at the Courthouse located at 111 Dr. Martin Luther King, Jr. Blvd., White Plains, New York, on the 17th day of March ,2026, PRESENT: HON. Walter Rivera, J.S.C. Discharge of Ancient Mortgage of Record pursuant to RPAPL § 1931, by Laura Setlazzo as Executrix Of the Estate of Beatrice Pusey, Petitioner. Index No. 59559/2026 ORDER TO SHOW CAUSE Motion Seq. No. 1 Upon the attached Petition of Laura Sellazzo, verified on the 13th day of March, 2026, and upon all the exhibits attached hereto, LET the mortgagees The Bank for Savings of Ossining, through its successor banks, show cause before this Court at a special term thereof, to be held in Room 1401 at the Courthouse located at 111 Dr. Martin Luther King Blvd., White Plains, New York on the 28th day of April, 2026 at 10:00 in the forenoon of that day. or as soon thereafter as counsel can be heard, why an Order should not be made and entered herein: 1. Discharging the subject ancient mortgage with an original sum of $10,000, attached to the property located at 30 Linden Ave, Ossining, NY 10562, and recorded in the office of the Westchester County Clerk on the 8th day of April 1958 in Liber 58951 of Mortgages, at page 222. 2. Discharging the subject ancient mortgage with an original sum of $5,521.61, attached to the property located at 30 Linden Ave. Ossining, NY 10562, and recorded in the office of the Westchester County Clerk on the 2nd day of October 1963 in Liber 6599 of Mortgages, at page 283. 3. Directing that the Westchester County Clerk mark the mortgages as discharged and/ or satisfied and remove said mortgages as liens on the subject property. Further, directing that any and all documents secured by the mortgage be cancelled and why Petitioner should not be granted such further and other relief as the Court may deem just and proper. SUFFICIENT REASON APPEARING THEREFORE, it is ORDERED, that service of a copy of this Order to Show Cause and all papers upon which it is based, upon The Bank for Savings of Ossining through its successor banks1, shall be made pursuant to RPAPL. § 1931 (4), by publication in the New York Law Journal, once per week for three weeks, on or before April 10, 2026 be deemed good and sufficient service; and it is further ORDERED, that proof service of the publication shall be uploaded to NYSCEF no later than five days after the final date of last publication; and it is further ORDERED, that answering papers, of any, including any cross-motion, shall be served upon counsel for the moving party and be filled with the Court so as to be received in hand by both the Court and Counsel for the moving party no later than the 17th of April. 2026; and it is further
ORDERED, that reply papers, if any shall be served upon counsel for the non-moving party and be filed with the Court so as to be received in hand no later than the 24th of April, 2026; and it is further ORDERED, that all parties and counsel shall appear upon the return of this motion. Dated: White Plains. New York
March 17, 2026 Enter: Hon. Walter Rivera. J.S.C. 1 Per Paragraph 8 of the Petition (NYCEF Doc. No. 1), the Bank for Savings of Ossining was acquired by Peoples Westchester Savings Bank in 1983. Thereafter, Peoples Westchester Savings Bank was acquired by First Fidelity Bank Corp in 1993. SUPREME COURT OF THE STATE OF NEW YORK COUN TY OF WESTCHESTER Discharge of Ancient Mortgage of Record pursuant to RPAPL §1931, by Laura Sellazzo as Executrix Of the Estate of Beatrice Pusey, Petitioner, Index No._____ PETITION TO DISCHARGE ANCIENT MORTGAGE Petitioner Laura Sellazzo, as the Executrix of the Estate of Beatrice Pusey, by her attorneys, Durante, Bock & Tota, PLLC, for her petition allege as follows:
1. Petitioner, Laura Sellazzo resides at 4 Highland Drive, Cortlandt manor, NY 10567 and is Executrix and sole beneficiary of the Estate of Beatric Pusey (hereinafter the "Decedent").
2. The Decedent, along with her predeceased Husband, Herbert Pusey, acquired ownership in fee simple in the premises located at 30 Linden Ave, Ossining, NY 10562, County of Westchester and State of New York, by deed dated September 30, 1963 Section 89.20, Block 2, Lot 50. Said deed was recorded in the Westchester County Clerk's office on October 2, 1963, in Liber 6344 and Page 76. The deed is annexed hereto as Exhibit "A". The Schedule A description of the property has been annexed hereto for your reference as Exhibit "B".
3. Herbert Pusey passed away on or about August 29, 1996. Beatrice Pusey passed away on or about September 3, 2023.
4. Laura Sellazzo is the sole beneficiary and Executrix of the Estate of Beatrice Pusey. A true copy of the Last Will and Testament of Beatrice Pusey is attached hereto as Exhibit "C". A true copy of the Letters Testamentary tor Laura Sellazzo is attached hereto as Exhibit "D".
5. Contemporaneously with deeding the Premises into her individual name, a title search was performed, and it was discovered that there are two mortgages of record filed against the property. It is petitioners' contention that said mortgages are "ancient mortgages" that must now be discharged by the Court.
6. The history of the mortgages in question is as follows:
- On the 4th day of April 1958, Armando Santucci, Emma Santucci, Alfred Santucci and Rosemary Santucci executed and delivered a mortgage covering the above-described premises (the subject property) from The Bank for Savings of Ossining in the sum of TEN THOUSAND 00/100 DOLLARS ($10,000.00), which mortgage was recorded in the office of the clerk of Westchester County on the 8th day of April 1958 in Liber 5895 of Mortgages, at page 222. A true copy of the Mortgage is annexed hereto as Exhibit "E"'.
- On the 30th day of September 1963, Herbert Pusey and Beatrice Pusey executed and delivered a mortgage covering the above-described premises (the subject property) from The Bank for Savings of Ossining in the sum of FIVE THOUSAND FIVE HUNDRED TWENTY ONE 61/100 DOLLARS ($5,521.61), which mortgage was recorded in the office of the clerk of Westchester County on the 2nd day of October 1963 in Liber 6599 of Mortgages, at page 283. A true copy of the Mortgage is annexed hereto as Exhibit "F".
- Both mortgages were consolidated in the September 30,1963 mortgage. The mortgage was to be paid in 240 monthly installments (20 years) of $96.31 plus $55.69 per month for taxes and assessments. See Exhibit "F"'.
7. The ancient mortgages, which are now both well over 60 years old have not been assigned of record or extended, nor does any instalment appear of record bearing upon the mortgage or the disposition of the funds secured thereby.
8. Upon information and belief, The Bank for Savings of Ossining was acquired by Peoples Westchester Savings Bank in 1983. Upon information and belief, the Peoples Westchester Savings Bank was acquired by First Fidelity Bank Corp in 1993.
9. There has been no demand for payment. No foreclosure action is now pending, nor has there ever been one pending. By reason of this significant lapse in time, the debt is presumed to be paid as a matter of law and petitioner alleges that the ancient mortgage is paid, must have been paid and now must be deemed satisfied and discharged by the Court.
10. To the petitioner's knowledge, no acknowledgement of any indebtedness on the mortgages has ever been made. Certainly, since the descendant's passing in 1996 and 2023 there has been no claim for monies or acknowledgement of indebtedness. The Mortgagor have never tried to contact the petitioner to seek payment.
11. The running of the statute of limitations for the commencement of an action to foreclose the mortgage to bring any action on the bind for principal or for any interest thereon has not been tolled or abated. The 6-year statute of limitations to foreclose or to collect on this mortgage has long since passed.
12. No previous application has been made for the relief sought herein.
WHEREFORE, Petitioner requests that:
a) Pursuant to statute, the Supreme Court, Order all interested persons to appear, and such order "shall be published in such newspaper as the court shall direct" pursuant to RPAPL 1931 [4]; and
b) That said publication in a newspaper shall be deemed sufficient service as if same was personally served as personal service in the applicable action is it is not required pursuant to RPAPL 193114]; and
c) an Order be entered discharging the subject ancient mortgage of record, and that the Westchester County Clerk be directed to mark the mortgage discharged and/ or satisfied and remove said mortgage as a lien on the subject property. Dated: March 13, 2026 Laura Sellazzo
23017 m25-W a8

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of ROSSY DESIGN LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/18/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 568 West 192nd St, Apt.34, New York, NY 10040. Purpose: any lawful act.
21831 M04 W A08

NOTICE OF FORMATION of 350 W42 8L LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/9/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 30 Riverside Boulevard, #31B, New York, NY 10069. Purpose: any lawful act.
22262 M11 W A15

NOTICE OF FORMATION of AMB MAINTENANCE SERVICE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/19/2026. 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 #911849, New York, NY 10003. R/A: NewYorkRegisteredAgent, 418 Broadway, Ste R, Albany, NY 12207. Purpose: any lawful act.
22290 M11 W A15

NOTICE OF FORMATION of Follow Spot Entertainment, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/18/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 161 West 54th St., Ste. 1103, New York, NY 10019. Purpose: any lawful activities.
22358 m11-W a15

ATD CAPITAL LLC. Filed with SSNY on 01/26/2021. Office: Nassau County. SSNY designated as agent for process & shall mail to: 35 N TYSON AVE, STE 102, FLORAL PARK, NY 11001. Purpose: Any Lawful
22029 m4-W a8

7 CANYON LANE, LLC. Arts. of Org. filed with the SSNY on 02/24/26. 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, 79 Titus Avenue, Carle Place, NY 11514. Purpose: Any lawful purpose.
22049 m4-W a8

SALES

NOTICE OF SALE

SUPREME COURT: NEW YORK COUNTY DOF NPL III LLC v. JOSHUA MANAGEMENT LLC et al. Pursuant to a Judgment of Foreclosure and Sale dated October 10, 2024 and filed with the Clerk of the Supreme Court, New York County on January 27, 2025, bearing Index No. 850019/2022, I will sell at public auction on April 14, 2026 at 2:15 pm in Room 252 of the New York County Supreme Courthouse, 60 Centre Street, New York, New York 10007 the premises known as 270 West 153rd Street, a/k/a 2866 Frederick Douglass Blvd., New York, NY 10039 (Block: 2038, Lot: 61). Premises sold subject to filed Judgment of Foreclosure and Sale and Terms of Sale. Judgment amount $5,917,348.95 plus interest and costs. The foreclosure sale will be conducted in accordance with the New York County Supreme Court Policies. All parties attending are requested to practice social distancing whenever possible. Auction location and time are subject to revision based on Court policy, current protocols and health conditions. Lawrence B. Goodman, Esq., Referee. Harry Zubli, Esq., attorney for plaintiff (516) 487-5777.
21749 m11-W a8

SUPREME COURT - COUNTY OF BRONX. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CISTODIAN, Plaintiffs -against- LARRY W. AMBRISTER; WILLIAM AMBRISTER, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on September 11, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on April 20, 2026 at 2:15 p.m. premises situate, lying and being in the Borough of The Bronx, County of Bronx, City and State of New York, known and designated as Block 2935 and Lot 24 on the Bronx County Tax Assessment Map. Said premises known as 647 JEFFERSON PLACE, BRONX, NY Approximate amount of lien $26,536.05 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 26430/2017E. SOFIA BALILE, ESQ., Referee Phillips Lytle LLP Attorney(s) for Plaintiffs 100 S. Clinton Avenue, Suite 2900, Rochester, NY 14604
21961 m18-W a8

PUBLIC NOTICES

State of Minnesota County St. Louis District Court Judicial District: Sixth Court File Number: 69DU-CV-25-3861 Case Type: Harassment Notice of Issuance of Harassment Restraining Order by Publication Harrict Ruth Chambers Petitioner vs Chaddanooga Chad Respondent To Respondent: YOU-ARE NOTIFIED that a Harassment Restraining Order has been issued on December 19,2025. A hearing is scheduled for the following date, time, and location: Date: April 14, 2026 Time: 1:30 A.M. Location: Via Zoom Teleconference Meeting ID: 160 323 8528 Passcode: 918721 You may get a copy of the HRO from the court administrator's office at the following address: 100 N 5th Ave W, Room 320, Duluth MN 55802 Failure to appear at a scheduled hearing or to get a copy of the Harassment Restraining Order will not be a defense to prosecution for violation of the Court's order. Novack, Rhonda 2026.03.23 14:44:36-05'00' Court Administrator /Deputy
23802 a8-W-1t

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Follow Spot Entertainment, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/18/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 161 West 54th St., Ste. 1103, New York, NY 10019. Purpose: any lawful activities.
22358 m11-W a15

NOTICE OF FORMATION of HADII MEDIA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/26/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 312 11th Ave Apt 26B, New York, NY 10001. Purpose: any lawful act.
22328 M11 W A15

NOTICE OF FORMATION of KSG COLLECTIVE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/17/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 207 West 110 St, Apt 28, New York, NY 10026. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
22074 M11 W A15

NOTICE OF FORMATION of Maremm Hospitality, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/19/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 531 West 34th St., Fl. 1, New York, NY 10001. Purpose: any lawful activities.
22360 m11-W a15

NOTICE OF FORMATION of 1537 GP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/19/26. Office location: NY County. Princ. office of LLC: 40 East 69th St., NY, NY 10065. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Philip J. Michaels, c/o Norton Rose Fulbright US LLP, 1301 Ave. of the Americas, NY, NY 10019. Purpose: Any lawful activity.
22012 Mar4 w Apr8

LIMITED LIABILITY ENTITIES

WANTAGH MERMAID HOLDINGS LLC, Arts. of Org. filed with the SSNY on 03/03/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste R, Albany, NY 12207. Purpose: Any Lawful Purpose.
23547 a1-W my6

NOTICE OF FORMATION of 221 Sulpher Springs Rd LLC. Arts. of Org. filed with NY Dept. of State: 3/17/26. Office location: NY County. Princ. bus. addr.: 221 Sulpher Springs Rd., Owego, NY 13827. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Purpose: all lawful purposes.
23516 Apr1 w May6

NOTICE OF FORMATION of 39W23 RENTAL LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/25/26. Office location: NY County. Princ. office of LLC: c/o Anbau Enterprises Inc., 230 Fifth Ave., Ste. 1912, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
23482 Apr1 w May6

NOTICE OF FORMATION of 4259 BROADWAY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/26/26. Office location: NY County. Princ. office of LLC: 1412 Broadway, 3rd Fl., NY, NY 10018. 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.
23483 Apr1 w May6

NOTICE OF FORMATION of AVENERGY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/25/26. Office location: NY County. Princ. office of LLC: Soudabeh Bayat, c/o EnTech, 17 State St., 36th Fl., NY, NY 10004. 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.
23481 Apr1 w May6

NOTICE OF FORMATION of CALLISTO PROPERTIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/24/26. Office location: NY County. Princ. office of LLC: 505 Park Ave., 8th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Loeb Block & Partners LLP at the princ. office of the LLC. Purpose: Any lawful activity.
23478 Apr1 w May6

NOTICE OF FORMATION of EIGES STRATEGIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/26/26. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Ronald S. Pohl, Esq., The Pohl Law Group LLC, 60 East 42nd St., NY, NY 10165. Purpose: Any lawful activity.
23472 Apr1 w May6

NOTICE OF FORMATION of LIVE BY THE SWORD TIMES SQUARE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/25/26. Office location: NY County. Princ. office of LLC: 111 N. 7th St., 2nd Fl., Brooklyn, NY 11249. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Rudy Temiz at the princ. office of the LLC. Purpose: Any lawful activity.
23470 Apr1 w May6

NOTICE OF FORMATION of the limited liability company (LLC). 4109 PARK INVESTORS LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 3/24/2026. NY Office location: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is 180 MAIDEN LANE, SUITE 901, NEW YORK, NY 10038. Purpose/character of LLC: Any Lawful Purpose.
23442 Apr1 w May6

NOTICE OF FORMATION of the limited liability company (LLC). HEIGHTS HOLDINGS NY LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 8/6/2020. NY Office location: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is 225 BROADWAY, 39TH FLOOR, NEW YORK, NY 10007. Purpose/character of LLC: Any Lawful Purpose.
23445 Apr1 w May6

NOTICE OF FORMATION of the limited liability company (LLC). VG 515 E12 OWNER LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 3/25/2026. NY Office location: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is 1760 EAST 17TH STREET, BROOKLYN, NY 11229. Purpose/character of LLC: Any Lawful Purpose.
23440 Apr1 w May6

NOTICE OF FORMATION of HEATHCOTE ULTRALUX DEVELOPMENT LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 03/02/26. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 2 CONTINENTAL RD SCARSDALE, NY, 10583. Purpose: Any lawful purpose
22747 Mar18 w Apr22

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of the limited liability company (LLC). VG 515 E12 PLEDGOR LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 3/25/2026. NY Office location: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is 1760 EAST 17TH STREET, BROOKLYN, NY 11229. Purpose/character of LLC: Any Lawful Purpose.
23438 Apr1 w May6

NOTICE OF FORMATION of 1231 Hempstead Tpke LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/4/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 220 Brookville Rd, Glen Head, NY 11545. Purpose: any lawful purpose.
23752 Apr8 w May13

NOTICE OF FORMATION of 2 South Gate GC LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/13/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 2 South Gate, Garden City, NY 11530. Purpose: any lawful purpose.
23761 Apr8 w May13

NOTICE OF FORMATION of 3100 VETS HWY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/30/26. Office location: Nassau County. Princ. office of LLC: c/o Heather Burden, 68 Roxbury Rd., Garden City, NY 11530. 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.
23778 Apr8 w May13

NOTICE OF FORMATION of 829 BX Swinton Ave LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/4/26. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 829 Swinton Ave, Bronx, NY 10465. Purpose: any lawful purpose.
23742 Apr8 w May13

NOTICE OF FORMATION of ALTA Advance Settlements LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/3/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 459 Powerhouse Rd, Roslyn Heights, NY 11577. Purpose: any lawful purpose.
23745 Apr8 w May13

NOTICE OF FORMATION of Bizcap LLC. Arts. of Org. filed with NY Dept. of State: 3/30/26. Office location: NY County. Princ. bus. addr.: 1801 NE 123rd St, Ste. 421, North Miami, FL 33181. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o SPI Agent Solutions, Inc., 407 N. Highland Ave., Nyack, NY 10960. Purpose: all lawful purposes.
23713 Apr8 w May13

NOTICE OF FORMATION of Carlton Vanderbilt LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/12/26. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 220 E 42nd St, NY, NY 10017. Purpose: any lawful purpose.
23739 Apr8 w May13

NOTICE OF FORMATION of Cruz Jr Painting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/5/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 145 Rockaway Ave, Westbury, NY 11590. Purpose: any lawful purpose.
23750 Apr8 w May13

NOTICE OF FORMATION of DevBox LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/16/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose.
23756 Apr8 w May13

NOTICE OF FORMATION of Discovery Holidays Travel LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/19/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 211 E Maujer St, Valley Stream, NY 11580. Purpose: any lawful purpose.
23757 Apr8 w May13

NOTICE OF FORMATION of EA S1 Realty LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/26/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 72 Knollwood Rd W, Roslyn, NY 11576. Purpose: any lawful purpose.
23746 Apr8 w May13

NOTICE OF FORMATION of Empire State Systems LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/5/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 65 Roosevelt Ave, Valley Stream, NY 11581. Purpose: any lawful purpose.
23751 Apr8 w May13

NOTICE OF FORMATION of Fugazi Productions LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/9/14. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 179 3rd Ave, NY, NY 10012. Purpose: any lawful purpose.
23738 Apr8 w May13

NOTICE OF FORMATION of Jericho Tyson LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/19/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 983 Willis Ave, Albertson, NY 11507. Purpose: any lawful purpose.
23744 Apr8 w May13

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Kismet Insight Services LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/17/26. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 122 E 42nd St, NY, NY 10168. Purpose: any lawful purpose.
23740 Apr8 w May13

NOTICE OF FORMATION of LONG BEECH PARTNERS LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 04/06/26. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 65 W BEECH ST LONG BEACH, NY, 11561. Purpose: Any lawful purpose
23857 Apr8 w May13

NOTICE OF FORMATION of Long Island Sound Shorthanded Sailing LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/8/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 154 Dayton St, Sea Cliff, NY 11579. Purpose: any lawful purpose.
23753 Apr8 w May13

NOTICE OF FORMATION of Master Boba Supply LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/5/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 37 South Mall, Plainview, NY 11803. Purpose: any lawful purpose.
23759 Apr8 w May13

NOTICE OF FORMATION of Miller's Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/23/26. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 28 Liberty St, NY, NY 10005. Purpose: any lawful purpose.
23741 Apr8 w May13

NOTICE OF FORMATION of Precision Closing Group, L.L.C., Art. of Org. filed with Sec'y of State (SSNY) on 2/28/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 276 Lincoln Ave, Roosevelt, NY 11575. Purpose: any lawful purpose.
23758 Apr8 w May13

NOTICE OF FORMATION of Property 03 NY LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/4/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 167 Waldorf Ave, Elmont, NY 11003. Purpose: any lawful purpose.
23760 Apr8 w May13

NOTICE OF FORMATION of PVR Lodging LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/4/14. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 110 Searingtown Road South, Albertson, NY 11507. Purpose: any lawful purpose.
23749 Apr8 w May13

NOTICE OF FORMATION of Serenity Suites LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/25/15. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 14 Bridle Path East, Port Washington, NY 11050. Purpose: any lawful purpose.
23748 Apr8 w May13

NOTICE OF FORMATION of Sugar Maple Capital LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/16/14. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 90 Sugar Maple Dr, Roslyn, NY 11576. Purpose: any lawful purpose.
23747 Apr8 w May13

NOTICE OF FORMATION of The Hearthside Stitch LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/17/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 3123 Clubhouse Rd, Merrick, NY 11566. Purpose: any lawful purpose.
23763 Apr8 w May13

NOTICE OF FORMATION of Zenith Minds LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/16/26. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 71 Bridle Ln, Hicksville, NY 11801. Purpose: any lawful purpose.
23762 Apr8 w May13

NOTICE OF FORMATION of 156 East 78 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/02/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 156 E 78th Street, New York, NY 10075. Purpose: any lawful act.
19415 M04 W A08

NOTICE OF FORMATION of APL CONSULTING GROUP LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/7/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 165 W 66th St, Apt 8H, New York, NY 10023. Purpose: any lawful act.
21985 M04 W A08

NOTICE OF FORMATION of THE KRAFTED CRUMB LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 10/30/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 11506 237TH ST., ELMONT, NY 11003. Name and address of the registered agent upon whom process may be served: UNITED STATES CORPORATION AGENTS, INC., 7014 13TH AVE., STE. 202, BROOKLYN, NY 11228. Purpose: any lawful activities.
22755 m18-W a22

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Osteria Isola LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/3/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 224 W 124th St, #901, New York, NY 10027. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
22334 M11 W A15

NOTICE OF FORMATION of TRUFFLE OMELETTE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/15/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to David Allee, 382 West Street, #4A, New York, NY 10014. Purpose: any lawful act.
22127 M11 W A15

NOTICE OF FORMATION of 63 Penn LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/25/2026. 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, 14 Shady Brook Rd., Great Neck, NY 11024. Purpose: any lawful activities.
22754 m18-W a22

NOTICE OF FORMATION of 91 BROADWAY LYNBROOK LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/14/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 91 BROADWAY, YNBROOK, NY 11563. Purpose: any lawful activities.
22756 m18-W a22

NOTICE OF FORMATION of Baboci Consulting Group LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/8/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1280 Lexington Ave FRNT 2 #1430, New York, NY 10028. Purpose: any lawful act.
21894 M18 W A22

NOTICE OF FORMATION of CardiaLink Health Technology LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/02/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 189 Harbor Acres Rd., Sands Point, NY 11050. Purpose: any lawful activities.
22757 m18-W a22

NOTICE OF FORMATION of CEEK ENTERPRISES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: CHARLES KANER, 404 E. 76TH ST. #25AD, NEW YORK, NY 10021. Purpose: any lawful activities.
22739 m18-W a22

NOTICE OF FORMATION of ICCT LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/23/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207, also the registered agent upon whom process may be served. Purpose: any lawful activities.
22740 m18-W a22

NOTICE OF FORMATION of KBK EVOLUTION LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/11/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1008 E 228th St, Bronx, NY 10466. Purpose: any lawful act.
22729 M18 W A22

NOTICE OF FORMATION of LENDING HANDS LIMITED LIABILITY COMPANY. Arts of Org filed with Secy. of State of NY (SSNY) on 11/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #340239, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
22579 M18 W A22

NOTICE OF FORMATION of Team Milgrim, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/23/2026. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1237 Bellmore Rd, N Bellmore, NY 11710. Purpose: any lawful act.
22426 M18 W A22

NOTICE OF FORMATION of TESS MARSHALL CREATIVE LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 02/20/2026. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207, also the registered agent upon whom process may be served. Purpose: any lawful activities.
22766 m18-W a22

NOTICE OF FORMATION of THE DECURTIS GROUP LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/13/2026. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 15 Ave B, Port Washington, NY 11050. Purpose: any lawful act or activity.
22724 M18 W A22

NOTICE OF FORMATION of DAKINI VENTURES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/27/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 150 East 23rd Street, New York, NY 10010. Purpose: any lawful act.
22846 M25 W A29

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of WYMI LLC. Arts. of Org. filed with SSNY on 3/30/2026. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 19 VANDAM STREET, APT. 2, NEW YORK, NY 10013. Any lawful purpose.
23536 Apr1 w May6

NOTICE OF FORMATION of Peach Motel LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/15/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 160 West 72nd Street, Apt 4F, New York, NY 10023. Purpose: any lawful act.
20840 M04 W A08

NOTICE OF FORMATION of MK Ocean LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 101 W 79th St, Apt 19A, New York, NY 10024. Purpose: any lawful act.
23083 M25 W A29

NOTICE OF FORMATION of NOLAS CAPITAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/12/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 750 Lexington Ave, New York, NY 10022. Purpose: any lawful act.
23152 M25 W A29

NOTICE OF FORMATION of OVERPORTEN ADVISORY LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/29/2025. 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 #219040, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
23102 M25 W A29

NOTICE OF FORMATION of SANARK, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/18/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1057 E 230th Street, Suite B, Bronx, NY 10466. Purpose: any lawful act.
19953 M25 W A29

NOTICE OF FORMATION of THE UPPER SEAT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/5/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 4 E 36th St, Unit AMAVI, New York, NY 10016. Purpose: any lawful act.
23155 M25 W A29

NOTICE OF FORMATION of 14 VESEY PROP CO, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/04/26. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Vedder Price P.C., Attn: Robert Salame, 1633 Broadway, 31st. Fl., NY, NY 10019. Purpose: Any lawful activity.
22341 Mar11 w Apr15

NOTICE OF FORMATION of CAPE 3A MANAGER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/05/26. Office location: NY County. Princ. office of LLC: c/o Cape Advisors, Inc., 375 Greenwich St., 3rd Fl., NY, NY 10013. 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.
22343 Mar11 w Apr15

NOTICE OF FORMATION of DERBY RED BALL MARKET GLOBAL, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/03/26. Office location: NY County. Princ. office of LLC: 41 Madison Ave., 40th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Derby Copeland Capital, Attn: Steve Spanolios at the princ. office of the LLC. Purpose: Any lawful activity.
22344 Mar11 w Apr15

NOTICE OF FORMATION of NEM 3, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/03/26. Office location: NY County. Princ. office of LLC: 2351 Adam Clayton Powell Jr. Blvd., Apt. 507, NY, NY 10039. 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.
22345 Mar11 w Apr15

NOTICE OF FORMATION of NEXT HORIZON ADVISORY, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/04/26. 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.
22339 Mar11 w Apr15

NOTICE OF FORMATION of RP PRO HOSPITALITY GROUP LLC. Arts. of Org. filed with SSNY on 3/5/2026. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 238 E 33RD STREET, #19, NEW YORK, NY 10016. Any lawful purpose.
22354 Mar11 w Apr15

NOTICE OF FORMATION of HILLVIEW LUXURY DEVELOPMENT LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 03/02/26. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 2 CONTINENTAL RD SCARSDALE, NY, 10583. Purpose: Any lawful purpose
22749 Mar18 w Apr22

NOTICE OF FORMATION of KALL CONSULTING, LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 01/24/24. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 11 BIRCH DR PLAINVIEW, NY, 11803. Purpose: Any lawful purpose
22746 Mar18 w Apr22

NOTICE OF FORMATION of 119 E 89 LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/11/26. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Manocherian Brothers, 150 East 58th St., 28th Fl., NY, NY 10155. Purpose: Any lawful activity.
23159 Mar25 w Apr29

NOTICE OF FORMATION of BURRITT HOUSE DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/16/26. 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.
23161 Mar25 w Apr29

NOTICE OF FORMATION of GREENBURGER HEDGE FUND PARTNERS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/16/26. 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.
23158 Mar25 w Apr29

NOTICE OF FORMATION of JOSEPHINE TOWERS DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/16/26. 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.
23160 Mar25 w Apr29

NOTICE OF FORMATION of PLAZA ON THE GREEN DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/16/26. 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.
23162 Mar25 w Apr29

NOTICE OF FORMATION of VILLAGE COURT DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/16/26. 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.
23163 Mar25 w Apr29

NOTICE OF FORMATION of KURTZ MEDIA, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Amy Kurtz, 415 Greenwich St., Apt. 3D, NY, NY 10013, regd. agent upon whom and at which process may be served. Purpose: Any lawful activity.
22013 Mar4 w Apr8

NOTICE OF FORMATION of LisMerc, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/24/26. 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 12207-2543, regd. agent upon whom and at which process may be served. Purpose: Any lawful activity.
22015 Mar4 w Apr8

NOTICE OF FORMATION of SUNNYSIDE WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/18/26. Office location: NY County. Princ. office of LLC: 257 Park Ave. South, 12th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
22014 Mar4 w Apr8

LIMITED LIABILITY ENTITIES

GP VERNON LLC. App. for Auth. filed with the SSNY on 03/17/26. Originally filed with the Secretary of State of Delaware on 03/05/26. 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, 303 East 43rd Street, Apartment 12C, New York, NY 10017. Purpose: Any lawful purpose.
23592 a1-W my6

NOTICE OF QUALIFICATION of MCN 300 W 20th Operator, LLC. Authority filed with NY Dept. of State: 3/10/26. Office location: NY County. Princ. bus. addr.: 300 W. 20th St., NY, NY 10011. LLC formed in DE: 11/10/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
22611 Mar18 w Apr22

NOTICE OF QUALIFICATION of 35 West 15 NYC LLC. Authority filed with Secy. of State of NY (SSNY) on 03/06/2026. Office location: New York County. LLC formed in South Dakota (SD) on 2/20/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 35 West 15 NYC LLC, c/o Universal Registered Agents, Inc., 10 Colvin Ave., Ste. 101, Albany, NY 12206. Address required to be maintained in SD: 401 E. 8th St., Ste. 319, Sioux Falls, SD 57103. Arts of Org. filed with the SD Secy. of State, 500 E. Capitol Ave., Pierre, SD 57501. Purpose: any lawful activities.
23595 a1-W my6

NOTICE OF QUALIFICATION of Earthrise Ventures II GP, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/12/2026. Office location: New York County. LLC formed in Delaware (DE) on 03/17/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 175 Greenwich St., 38th Fl., New York, NY 10007. Address required to be maintained in DE: A Registered Agent, Inc., 8 The Green, Ste. A, Dover, DE 19901. Arts of Org. filed with the Secy of State, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities.
23597 a1-W my6

NOTICE OF QUALIFICATION of Zix Capital, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/10/2026. Office location: New York County. LLC formed in Delaware (DE) on 02/06/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1300 El Camino Real, Ste. 100, Menlo Park, CA 94025. Address required to be maintained in DE: 3500 S. DuPont Hwy., Dover, DE 19901. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
23599 a1-W my6

NOTICE OF QUALIFICATION of 301 Jerusalem LLC. Authority filed with NY Dept. of State: 3/24/26. Office location: NY County. Princ. bus. addr.: 461 Hillside Ave. Unit A, Palisades Park, NJ 07650. LLC formed in DE: 3/18/26. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
23517 Apr1 w May6

NOTICE OF QUALIFICATION of 50 West 1610 LLC. Authority filed with NY Dept. of State: 3/24/26. Office location: NY County. Princ. bus. addr.: 461 Hillside Ave. Unit A, Palisades Park, NJ 07650. LLC formed in DE: 3/18/26. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
23518 Apr1 w May6

NOTICE OF QUALIFICATION of 551 MADISON DF LENDER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/18/26. Office location: NY County. LLC formed in Delaware (DE) on 03/04/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23498 Apr1 w May6

NOTICE OF QUALIFICATION of ADESIEM LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/20/26. Office location: NY County. LLC formed in Delaware (DE) on 12/01/25. Princ. office of LLC: 142 W 57th St., 11th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Holding company.
23476 Apr1 w May6

NOTICE OF QUALIFICATION of APPLIED AI LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/20/26. Office location: NY County. LLC formed in Delaware (DE) on 12/03/25. Princ. office of LLC: 142 W 57th St., 11th Fl., NY, NY 10019. NYS fictitious name: APPLIED AI X LLC. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Holding company.
23501 Apr1 w May6

NOTICE OF QUALIFICATION of KINDLEWORTH LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/20/26. Office location: NY County. LLC formed in Delaware (DE) on 12/30/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23493 Apr1 w May6

NOTICE OF QUALIFICATION of EDGEMOOR HOSPITALITY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/24/26. Office location: NY County. LLC formed in Delaware (DE) on 03/03/26. Princ. office of LLC: 111 E 24th St., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Charuni Patibanda-Sanchez, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
23479 Apr1 w May6

NOTICE OF QUALIFICATION of GRAVITON ENTERPRISE SERVICES (USA) LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/13/26. Office location: NY County. LLC formed in Delaware (DE) on 11/12/25. Princ. office of LLC: 1411 Broadway, 16th Fl., NY, NY 10018. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Providing administrative and technical services.
23495 Apr1 w May6

NOTICE OF QUALIFICATION of LLEWELLYN PROPERTIES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/23/26. Office location: NY County. LLC formed in Pennsylvania (PA) on 03/18/26. 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. PA addr. of LLC: 1435 Bedford Ave., Ste. C-2, Pittsburgh, PA 15219. Cert. of Form. filed with Secy. of the Commonwealth, Commonwealth Ave. & North St., 206 North Office Bldg., Harrisburg, PA 17120. Purpose: Any lawful activity.
23490 Apr1 w May6

NOTICE OF QUALIFICATION of PROJECT SEQUENCE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/20/26. Office location: NY County. LLC formed in Delaware (DE) on 12/03/25. Princ. office of LLC: 142 W 57th St., 11th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Holding company.
23477 Apr1 w May6

NOTICE OF QUALIFICATION of 15 LAIGHT DF MEMBER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/27/26. Office location: NY County. LLC formed in Delaware (DE) on 03/17/26. Princ. office of LLC: 1 Vanderbilt Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: The nature of the business and purpose of the Company is to act as general partner for certain limited partnerships that invest in privately originated credit and other income-generating investments in the asset based finance market.
23852 Apr8 w May13

NOTICE OF QUALIFICATION of BRIXMOR MAYFAIR SC OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/30/26. Office location: NY County. LLC formed in Delaware (DE) on 03/16/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23850 Apr8 w May13

QUAL. of Deer Stags Shoes LLC. Auth filed 3/6/26. Cty: NY. LLC org in DE 2/24/26. SSNY desig. for process & shall mail 42 W 39th St, NY, NY 10018. DE off. addr: 1013 Centre Rd, Wilmington, DE 19805. Cert of Form on file: SSDE, Townsend Bldg, Dover, DE 19901. Purp: any lawful.
23743 Apr8 w May13

NOTICE OF QUALIFICATION of GO HUDSON YARDS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/30/26. Office location: NY County. LLC formed in Delaware (DE) on 03/25/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 80 Fifth Ave., Ste. 1201, NY, NY 10011. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23854 Apr8 w May13

NOTICE OF QUALIFICATION of GREENSPRING EQUITY HOLDINGS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/24/26. Office location: NY County. LLC formed in Delaware (DE) on 11/05/25. Princ. office of LLC: 1 W. Pennsylvania Ave., Ste. 500, Towson, MD 21204. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of the State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Passive investment holding company.
23851 Apr8 w May13

NOTICE OF QUALIFICATION of NORWEST LIMITED, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/19/26. Office location: NY County. LLC formed in Delaware (DE) on 12/28/98. Princ. office of LLC: 90 South 7th St., Minneapolis, MN 55402-7506. NYS fictitious name: WF NORWEST, LLC. 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., Ste. #4, Dover, DE 19901. Purpose: Any lawful activity.
23853 Apr8 w May13

NOTICE OF QUALIFICATION of RIKO'S LEVITTOWN, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/31/26. Office location: Nassau County. LLC formed in Delaware (DE) on 08/13/25. Princ. office of LLC: Riko's Levittown, 3120 Hempstead Tnpk., Levittown, NY 11756. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with State of DE, Secy. of the State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23779 Apr8 w May13

NOTICE OF QUALIFICATION of RIKO'S MERRICK, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/31/26. Office location: Nassau County. LLC formed in Delaware (DE) on 08/13/25. Princ. office of LLC: Riko's Merrick, 68 Merrick Ave., Merrick, NY 11566. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with State of DE, Secy. of the State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
23780 Apr8 w May13

NOTICE OF QUALIFICATION of SP MIM North East, LLC. Authority filed with NY Dept. of State: 3/31/26. Office location: NY County. Princ. bus. addr.: 8801 River Crossing Blvd., Ste. 300, Indianapolis, IN 46240. LLC formed in DE: 10/18/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
23712 Apr8 w May13

NOTICE OF QUALIFICATION of SUNFLOWER MANAGEMENT SERVICES, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/27/26. Office location: NY County. LLC formed in Kansas (KS) on 01/13/26. Princ. office of LLC: 2950 SW McClure Rd, Topeka, KS 66614. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with Secy. of State, Memorial Hall, 1st Fl., 120 SW 10th Ave., Topeka, KS 66612. Purpose: Staffing payroll entity.
23849 Apr8 w May13

NOTICE OF QUAL. of Ekho Titling LLC. Auth. filed with SSNY on 4/2/2026. Office location: New York. LLC formed in DE on 3/27/2026. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 3500 SOUTH DUPONT HIGHWAY, DOVER, DE 19901. Arts. of Org. filed with DE SOS. 401 Federal St., Suite 3 Dover, DE 19901. Any lawful purpose.
23777 Apr8 w May13

NOTICE OF QUALIFICATION of FOUR SEASONS PROMOS, LLC. App. for Auth. filed with Secy of State of NY (SSNY) on 2/6/2026. Office location: NY County. LLC formed in NJ on 3/31/2017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 40 E80th St, NY, NY 10075. NJ address: Botwinick & Company, LLC 365 W Passaic St, Ste 310, Rochelle Park, NJ 07662. Arts of Org filed with NJ Dept. of Treasury, 33 West State St, Trenton, NJ 08608-1214. Purpose: any lawful act.
22001 M04 W A08

NOTICE OF QUALIFICATION of FLEXIBLE FINANCE PAYMENTS, LLC. Authority filed with Secy. of State of NY (SSNY) on 02/13/2026. Office location: New York County. LLC formed in Delaware (DE) on 02/21/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Filejet Inc., 42 Broadway, Fl. 12, Ste. 12-300, New York, NY 10004-1617. Address required to be maintained in DE: 144 KINGS HWY. SW., STE. 304, DOVER, DE 19901. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
22356 m11-W a15

NOTICE OF QUALIFICATION of iVigee USA LLC. Application for authority filed with NY Secy of State (SSNY) on 2/17/2026. Office location: NY County. LLC formed in Massachusetts (MA) on 2/19/2013. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Shui Ki Seto, M.D., 1500 District Ave, Burlington, MA 01803. Cert. of LLC filed with Secy. of Commonwealth of MA at 1 Ashburton Pl, Boston, MA 02108. Purpose: any lawful activity.
22332 M11 W A15

NOTICE OF QUALIFICATION of Loft on 53 White Street LLC. Application for authority filed with Secy of State of NY (SSNY) on 12/30/2025. Office location: NY County. LLC formed in Delaware (DE) on 5/19/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Clermont Directors (USA) Corp., 2 Righter Pkwy, Ste 100, Wilmington, DE 19803. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
22117 M11 W A15

NOTICE OF QUALIFICATION of Marked Properties 2GC LLC. Authority filed with Secy. of State of NY (SSNY) on 02/02/2026. Office location: New York County. LLC formed in Delaware (DE) on 11/24/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Andrea Zakko, Withers Bergman LLP, 157 Church St., Fl. 12, New Haven, CT 06510. Address required to be maintained in DE: 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the DE Secy of State, Division of Corporations, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities.
22362 m11-W a15

NOTICE OF QUALIFICATION of Pietraforte Advisory and Capital LLC. Authority filed with Secy. of State of NY (SSNY) on 02/17/2026. Office location: New York County. LLC formed in California (CA) on 01/13/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 3 Penon Peak Trail, Carmel, CA 93923, also the 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.
22363 m11-W a15

NOTICE OF QUALIFICATION of PLP 280 Park LLC. Authority filed with Secy. of State of NY (SSNY) on 02/16/2026. Office location: New York County. LLC formed in Delaware (DE) on 02/09/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 100 Carr 115 Unit 1900, Rincon, Puerto Rico 00677. Address required to be maintained in DE: c/o Harvard Business Services, Inc., 16192 Coastal Hwy., Lewes, DE 19958. Arts of Org. filed with the Secy. of State of Delaware, Division of Corporations, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
22364 m11-W a15

NOTICE OF QUALIFICATION of The Grey Loft, LLC. Application for authority filed with Secy of State of NY (SSNY) on 12/30/2025. Office location: NY County. LLC formed in Delaware (DE) on 1/31/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Clermont Directors (USA) Corp., 2 Righter Pkwy, Ste 100, Wilmington, DE 19803. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
22118 M11 W A15

NOTICE OF QUALIFICATION of ROSTUDIOS NEW YORK CITY GREENWICH VILLAGE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/03/26. Office location: NY County. LLC formed in Delaware (DE) on 02/20/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 799 Broadway, NY, NY 10003. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. #4, Dover, DE 19901. Purpose: Any lawful activity.
22347 Mar11 w Apr15

NOTICE OF QUALIFICATION of PROMAN STAFFING PERM LLC. Authority filed with NY Dept. of State: 3/3/26. Office location: NY County. Princ. bus. addr.: 1033 Skokie Blvd., Ste. 600, Northbrook, IL 60062. LLC formed in DE: 4/18/18. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
22271 Mar11 w Apr15

NOTICE OF QUALIFICATION f DW II MANAGEMENT, LLC, fict. name: DW II MANAGEMENT (NEW YORK), LLC. Authority filed with Secy. of State of NY (SSNY) on 03/02/2026. Office location: New York County. LLC formed in Delaware (DE) on 08/29/2008. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: MEGHAN CHRISTIANSEN, 375 GREENWICH ST., UNIT NO. 4, NEW YORK, NY 10013. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the DE Secy of State, 401 Federal St. Ste 3, Dover, DE 19901. Purpose: any lawful activities.
22759 m18-W a22

NOTICE OF QUALIFICATION of BlueFlame AI, LLC. Authority filed with Secy. of State of NY (SSNY) on 02/12/2026. Office location: New York County. LLC formed in Delaware (DE) on 07/28/2023. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: CCS Global Solutions, Inc., 99 Washington Ave., Ste. 805A, Albany, NY 12210. Address required to be maintained in DE: Citco (Delaware) Inc., 222 Delaware Ave., Ste. 1010, Wilmington, DE 19801. Arts of Org. filed with the Secy. of State, Division of Corporations, PO Box 898, Dover, DE 19903. Purpose: any lawful activities.
22738 m18-W a22

NOTICE OF QUALIFICATION of East Harlem MEC Parcel B Center, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/04/2026. Office location: New York County. LLC formed in Delaware (DE) on 02/26/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Cogency Global Inc., 122 E. 42nd St., 18th Fl., New York, NY 10168. Address required to be maintained in DE: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Arts of Org. filed with the State of DE, Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activities.
22760 m18-W a22

NOTICE OF QUALIFICATION of Encore Capital MM LLC. Authority filed with Secy. of State of NY (SSNY) on 03/05/2026. Office location: New York County. LLC formed in Delaware (DE) on 03/03/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 14 Wall St., 20th Fl., New York, NY 10005, Attn: Ron Goldfine. Address required to be maintained in DE: National Registered Agents, Inc., 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the DE Secy of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activities.
22761 m18-W a22

NOTICE OF QUALIFICATION of GLOBAL ENTERPRISES I, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/02/2026. Office location: New York County. LLC formed in Delaware (DE) on 01/25/1999. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: MEGHAN CHRISTIANSEN, 375 GREENWICH ST., UNIT NO. 4, NEW YORK, NY 10013. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the DE Secy of State, 401 Federal St. Ste 3, Dover, DE 19901. Purpose: any lawful activities.
22762 m18-W a22

NOTICE OF QUALIFICATION of GULF GROUP ENTERPRISES, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/02/2026. Office location: New York County. LLC formed in Delaware (DE) on 09/10/2015. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: MEGHAN CHRISTIANSEN, 375 GREENWICH ST., UNIT NO. 4, NEW YORK, NY 10013

LIMITED LIABILITY ENTITIES

52 EAST END APARTMENTS LLC. Arts. of Org. filed with the SSNY on 03/24/26. 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, 52 East End Avenue, Apartment 39, New York, NY 10028. Purpose: Any lawful purpose.
23879 a8-W my13

ALTARED PLANS LLC. Arts. of Org. filed with the SSNY on 03/31/26. 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, 1504 Kew Avenue, Hewlett, NY 11557. Purpose: Any lawful purpose.
23884 a8-W my13

ARCHADIA GROUP HOLDINGS LLC. Arts. of Org. filed with the SSNY on 03/31/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 20 Vanderventer Avenue, Suite #100 East, Port Washington, NY 11050. Purpose: Any lawful purpose.
23885 a8-W my13

BLUEPOINT CARE MANAGEMENT LLC. Arts. of Org. filed with the SSNY on 03/31/26. 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, 1390 Dieman Lane, East Meadow, NY 11554. Purpose: Any lawful purpose.
23883 a8-W my13

LEFFERTS 24 LLC. Arts. of Org. filed with the SSNY on 03/10/26. 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, 525 Northern Boulevard, Suite 100, Great Neck, NY 11021. Purpose: Any lawful purpose.
23880 a8-W my13

SECURE FLOWCHARTS LLC. Arts. of Org. filed with the SSNY on 03/27/26. 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, 2 Westgate Ct, Glen Cove, NY 11542. Purpose: Any lawful purpose.
23878 a8-W my13

ZEUS 2026 LLC. Arts. of Org. filed with the SSNY on 12/18/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 609 Bryant Street, Westbury, NY 11590. Purpose: Any lawful purpose.
23882 a8-W my13

LIMITED LIABILITY ENTITIES

Sidewalk AI, LLC Auth. filed w/ SSNY 3/23/26. Off. in NY Co. Cert of Form. filed w/ SSDE 3/13/26. Process served to SSNY - desig. as agt. of LLC & mailed to Discern Registered Agent Inc., 1252 Forrest Ave, Dover, DE 19904. Add. maintd. in DE: 1252 Forrest Ave., Dover, DE 19904. Name & add. of auth. officer in DE where Cert of Form filed: SSDE, Div. of Corp, John G Townsend Bldg, 401 Federal St, Ste. 4, Dover, DE 19901. Any lawful purpose.
23191 Apr1 w May6

NOTICE OF QUALIFICATION of The White Loft, LLC. Application for authority filed with Secy of State of NY (SSNY) on 12/30/2025. Office location: NY County. LLC formed in Delaware (DE) on 9/22/2021. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Clermont Directors (USA) Corp., 2 Righter Pkwy, Ste 100, Wilmington, DE 19803. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
22116 M11 W A15

NOTICE OF FORMATION of AEJ SERVICES, LLC, fict. name: AEJ SERVICES (NEW YORK), LLC. Authority filed with Secy. of State of NY (SSNY) on 3/02/2026. Office location: New York County. LLC formed in Delaware (DE) on 08/05/2005. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: MEGHAN CHRISTIANSEN, 375 GREENWICH ST., UNIT NO. 4, NEW YORK, NEW YORK 10013. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the DE Secy. of State, 401 Federal St. Ste. 3, Dover, DE 19901. Purpose: any lawful activities.
22758 m18-W a22

NOTICE OF QUALIFICATION of TRG Parcel B Center Member, LLC. Authority filed with Secy. of State of NY (SSNY) on 02/27/2026. Office location: New York County. LLC formed in Connecticut (CT) on 02/26/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Cogency Global Inc., 122 E. 42nd St., 18th Fl., New York, NY 10168. Address required to be maintained in CT: 777 West Putnam Ave., Greenwich, CT 06830. Arts of Org. filed with the Secy. of State of the State of CT, 165 Capitol Ave., Ste. 1000, Hartford, CT 06106. Purpose: any lawful activities.
22770 m18-W a22

Notice of Qual. of 48 WEST INVESTOR LLC, Authority filed with the SSNY on 03/11/2026. Office loc: NY County. LLC formed in DE on 03/09/2026. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 450 Seventh Avenue, Ste 1703, NY, NY 10123. Address required to be maintained in DE: 310 Alder Rd, Dover, DE 19904. Cert of Formation filed with DE Div. of Corps, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: Any Lawful Purpose.
22779 m18-W a22

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Unity Rx Group, LLC. Authority filed with Secy. of State of NY (SSNY) on 03/05/2026. Office location: New York County. LLC formed in Delaware (DE) on 01/27/2026. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Universal Registered Agents, Inc., 10 Colvin Ave., Ste. #101, Albany, NY 12206, also the registered agent upon whom process may be served. Address required to be maintained in DE: 300 Creek View Rd., Ste. 209, Newark, DE 19711. Arts of Org. filed with the DE Secy. of State, Charuni Patibanda-Sanchez., John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activities.
22772 m18-W a22

NOTICE OF QUALIFICATION of The Bandeen Center, LLC. App. for Authority filed with Secretary of State of NY (SSNY) on 11/19/2025. LLC formed in DE on 11/18/2025. Office location: New York County. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to 133 E 58th Street, Suite 603, New York, New York 10022. The address of the office required to be maintained in the jurisdiction of its organization by the laws of that jurisdiction is 1209 Orange Street, Wilmington, DE 19801. Cert. of Form. on file: DE SOS, Div. of Corporations, PO Box 898, Dover, DE 19903. Purpose: any lawful business.
22119 M25 W A29

NOTICE OF QUALIFICATION of AHIP MVNY APARTMENTS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 02/27/26. Office location: NY County. LLC formed in Delaware on 01/22/26. Princ. office of LLC: 730 Third Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Delaware addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
22346 Mar11 w Apr15

NOTICE OF QUALIFICATION of ALVAREZ & MARSAL INFRASTRUCTURE & CAPITAL PROJECTS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/05/26. Office location: NY County. LLC formed in Delaware (DE) on 07/14/09. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
22342 Mar11 w Apr15

NOTICE OF QUALIFICATION of FRESHCUT PAPER, LLC. Authority filed with NY Dept. of State: 3/4/26. Office location: NY County. LLC organized in MA: 6/1/20. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. MA and principal business address: 23 Bradford St., Concord, MA 01742. Cert. of Org. filed with MA Sec. of the Commonwealth, 1 Ashburton Pl., Boston, MA 02108. Purpose: all lawful purposes.
22269 Mar11 w Apr15

NOTICE OF QUALIFICATION of LIBERTY STUDIO LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 02/20/26. Office location: NY County. LLC formed in Delaware (DE) on 07/28/25. NYS fictitious name: LIBERTY GAMES LLC. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Video games development.
22338 Mar11 w Apr15

NOTICE OF QUALIFICATION of ROSTUDIOS NEW YORK CITY KIPSBAY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/03/26. Office location: NY County. LLC formed in Delaware (DE) on 02/20/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 799 Broadway, NY, NY 10003. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. #4, Dover, DE 19901. Purpose: Any lawful activity.
22349 Mar11 w Apr15

NOTICE OF QUALIFICATION of ROSTUDIOS USA HOLDINGS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/03/26. Office location: NY County. LLC formed in Delaware (DE) on 02/20/26. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 799 Broadway, NY, NY 10003. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. #4, Dover, DE 19901. Purpose: Any lawful activity.
22350 Mar11 w Apr15

NOTICE OF QUALIFICATION of ARTISAN RACQUET CLUB LLC. Authority filed with the Sect'y of State of NY (SSNY) on 02/10/26. Office in New York County. Formed in DE on 06/16/25. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 16192 COASTAL HIGHWAY LEWES, DE, 19958. Purpose: Any lawful purpose
22771 Mar18 w Apr22

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of SKYZAR LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 03/04/26. Office location: NY County. LLC formed in Delaware (DE) on 02/12/26. Princ. office of LLC: 169 Madison Ave., Ste. 53707, NY, NY 10016. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. DE addr. of LLC: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
22340 Mar11 w Apr15

NOTICE OF QUAL. of VESTBERG LLC. Auth. filed with SSNY on 3/9/2026. Office location: New York. LLC formed in DE on 1/29/2026. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: C/O BRESSLER, AMERY & ROSS, P.C., 325 COLUMBIA TURNPIKE, SUITE 301, FLORHAM PARK, NJ 07932. Arts. of Org. filed with DE SOS. 401 Federal St., Suite 3 Dover, DE 19901. Any lawful purpose.
22359 Mar11 w Apr15

NOTICE OF REQUALIFICATION of Dominion Capital LLC. Authority filed with NY Dept. of State: 3/3/26. Office location: NY County. LLC formed in CT: 6/13/11. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Mikhail Gurevich, 3 Fraser Lane, Westport, CT 06880, CT and principal business address of the LLC. Cert. of Form. filed with CT Sec. of State, 165 Capitol Ave., Ste. 1000, Hartford, CT 06115. Purpose: all lawful purposes.
22274 Mar11 w Apr15

NOTICE OF QUALIFICATION of ARTISAN VC LLC. Authority filed with the Sect'y of State of NY (SSNY) on 02/21/25. Office in New York County. Formed in DE on 02/15/23. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 16192 COASTAL HIGHWAY LEWES, DE, 19958. Purpose: Any lawful purpose
22774 Mar18 w Apr22

NOTICE OF QUALIFICATION of HallPass, LLC. Authority filed with NY Dept. of State: 3/4/26. NYS fict. name: HallPass Candy, LLC. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 2523, NY, NY 10016. LLC formed in DE: 12/3/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
22609 Mar18 w Apr22

NOTICE OF QUALIFICATION of PRUDENTPS LLC. Authority filed with the Sect'y of State of NY (SSNY) on 02/09/26. Office in New York County. Formed in DE on 06/16/25. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 16192 COASTAL HIGHWAY LEWES, DE, 19958. Purpose: Any lawful purpose
22773 Mar18 w Apr22

NOTICE OF QUAL. of MIRROR GLASS HOLDINGS LLC. Auth. filed with SSNY on 3/16/2026. Office location: New York. LLC formed in DE on 3/6/2026. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 22261 WATERVIEW ROAD, LEWES, DE 19958. Arts. of Org. filed with DE SOS. 401 Federal St., Suite 3 Dover, DE 19901. Any lawful purpose.
22745 Mar18 w Apr22

NOTICE OF QUALIFICATION of Manray RE Holdings LLC. Authority filed with NY Dept. of State: 2/10/26. Office location: NY County. Princ. bus. addr.: 5 Federal St., Easton, MD 21601. LLC formed in DE: 11/26/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
23082 Mar25 w Apr29

NOTICE OF QUALIFICATION of PVM 255 Vesey LLC. Authority filed with NY Dept. of State: 3/17/26. Office location: NY County. Princ. bus. addr.: 255 Vesey St., NY, NY 10282. LLC formed in DE: 2/10/26. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 2916 N. Miami Ave., Ste. 1100, Miami, FL 33127. DE addr. of LLC: 850 New Burton Rd., #201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
23081 Mar25 w Apr29

NOTICE OF QUALIFICATION of VIBRANT STRUCTURED CREDIT OPPORTUNTIES DRAW FUND GP LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 02/13/26. Office location: NY County. LLC formed in Delaware (DE) on 02/09/26. Princ. office of LLC: 350 Madison Ave., 17th Fl., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
22010 Mar4 w Apr8

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 43/45 West 86th Street LLC. Authority filed with NY Dept. of State: 1/27/26 Office location: NY County. LLC formed in DE: 3/31/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, Townsend Bldg., Dover, DE 19901. Purpose: any lawful activity.
22006 Mar4 w Apr8

LIMITED LIABILITY ENTITIES

Cerchione Hurowitz Law Group LLP, filed a Cert. of Registration with the Dept. of State of NY on 5/28/2025. The location of the principal office is New York County. The Secretary of the State of NY ("SSNY") has been designated as agent of the LLP upon whom process against it may be served and shall mail a copy of any such process to: c/o The LLP, 150 Broadway, 23rd Fl, New York, NY 10038. Purpose: Law.
23530 a1-W my6

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Greywolf Opportunities Onshore Fund III LP. Authority filed with NY Dept. of State: 1/30/26. NYS fict. name: Greywolf Opportunities Onshore Fund III L.P. Office location: NY County. LP formed in DE: 1/15/26. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: 4 Manhattanville Rd., Ste. 201, Purchase, NY 10577, principal business address. DE address of LP: c/o Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Name/address of genl. ptr. available from NY Sec. of State. Cert. of LP filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.
23084 Mar25 w Apr29

Court Calendars

New York County

Court Calendars Continued From Page 12

154789/23 Salazar-Cajilima v. Suffolk Const. Co., Inc. Et Al
165198/25 Sanchez v. Tisch
163689/25 Sandoval v. Highgate Hotels
850454/23 Santander Bank v. Neuman
151301/26 Silva De Deus v. Darren K. Indyke And Richard D. Kahn
654323/25 Sotheby's Financial Services, Inc. v. Holyoake
150234/26 Spector v. Lefkowitz
152463/24 Spencer v. NYC Dept. of Education
152890/26 Star Advance LLC v. Bank of America
165736/25 Syed v. Hellman & Friedman LLC
653613/24 Tcw Group, Inc. Et Al v. Ravich
162103/24 Teperberg v. Mutual Redev. Houses, Inc. Et Al
152530/18 Teshabaeva v. Life Quality Homecare
161715/23 The Board of Mgrs. of The Walton Condominium v. Gray
160860/21 Turck v. Mta Bridges And Tunnels Et Al
150079/22 Warren v. Clinton Housing Dev. Co., Inc. Et Al
655890/25 Wedemeyer v. Bronner
158824/21 Wilson Jr. v. Huertas
157476/20 Yugsi v. 220 South St. Bldg.
651493/26 Zurich American Ins. Co. v. Progressivec Asualty Ins. Co.

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1

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

THURSDAY, APRIL 9

150194/21 Harrer v. Ganpat
952219/23 John Doe #8 Et Al v. Darius A. Paduch Et Al

FRIDAY, APRIL 10

159436/18 Diaz De-Rivas v. Esplanade 99 LLC
151301/26 Silva De Deus v. Darren K. Indyke And Richard D. Kahn

Part 2

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

WEDNESDAY, APRIL 8

654827/23 Bent II v. Cirone
158286/19 Board of Mgrs. of v. Penn
652965/24 Dk Builders, Inc. v. Southwest Marine & General Ins. Co.
656275/18 Scottsdale Ins. Co. v. Casino Dev. Group, Inc.
654400/22 Secured Lending Investments LLC v. Aytug

Motion

654827/23 Bent II v. Cirone
158286/19 Board of Mgrs. of v. Penn
652965/24 Dk Builders, Inc. v. Southwest Marine & General Ins. Co.
656275/18 Scottsdale Ins. Co. v. Casino Dev. Group, Inc.

THURSDAY, APRIL 9

265256/19 10 West 46 Condominium v. The Tax Commission of The City of New York
254796/11 1020 Hotel Corp. v. The Tax Comm.
262526/22 118 West 27 LLC v. The Tax Comm. of NYC
254568/18 12 West 45th St. LLC v. The Tax Comm. of NYC
264191/16 120 Owners Corp. v. The Tax Comm. of NYC
258524/09 125 Vertical Parking v. Tax Comm.
260865/19 125 W. 75 St. L.L.C. v. The Tax Comm. of NYC
262686/22 140 West St. (NY) Retail v. The Tax Comm. of NYC
266349/20 16 East 12th St. LLC v. The Tax Comm. of NYC
257650/17 16 East 55th St. v. Tax Comm. of The
256141/23 161 East 61st St. v. The Tax Comm. of NYC
256078/13 18 Murray St. v. The Tax Comm.
254004/20 186 Norfolk LLC v. The Tax Comm. of NYC
264388/16 250 West St. Condominium v. Tax Comm. of The
251950/20 251 East 33rd St. Associates v. The Tax Comm. of NYC
251275/21 261 Fifth Ave. Tic Owner LLC And Normandy 261 5th Ave. LLC v. The Tax Comm. of NYC
250641/19 28 Perry St. Condominium v. The Tax Comm. of NYC
259028/20 300 Cpw Apts. Corp. v. The Tax Comm. of NYC
261834/19 32 Gramercy Park Owners Corp. v. The Tax Comm. of NYC
250733/17 323 West 34th St. LLC v. Tax Comm. of The
250355/20 344 East 62nd LLC v. The Tax Comm. of NYC
250356/20 346 East 62nd LLC v. The Tax Comm. of NYC
250357/20 348 East 62nd LLC v. The Tax Comm. of NYC
263156/16 373-381 Pas Associates v. The Tax Comm. of NYC
253078/19 38th St. Rlty. L.L.C. v. The Tax Comm. of NYC
266364/20 3950 Rlty. Corp. v. The Tax Comm. of NYC
262847/15 466-470 West 150th St. v. The Tax Comm.
263911/19 543 B'way. Corp. v. The Tax Comm. of NYC
257834/21 56 Morton St. Rlty. v. The Tax Comm. of NYC
261405/22 591 Rlty. LLC v. The Tax Comm. of NYC
250037/20 60 West 57 Rlty. Inc. v. The Tax Comm. of NYC
240017/23 600 B'way. Partners LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC
254854/22 697 Fifth/2 E 55th St Tic A Titleholder LLC & 697 Fifth/2 E 55th St Tic B Mortgage Borrower LLC v. The Tax Comm. of NYC
253128/19 808 West End Ave. L.L.C. v. The Tax Comm. of NYC
252329/16 94th St. Properties LLC v. The Tax Comm. of NYC
250599/20 Alkal v. The Tax Comm. of NYC
258765/19 Beresford Apts., Inc. v. The Tax Comm. of NYC
264656/16 Carnegie Hill Tower Condominium v. The Tax Comm. of NYC
251749/21 Castega-121-123 Fulton St. v. The Tax Comm. of NYC
260953/24 Chadwin House Condominium v. The Tax Comm. of NYC
257734/22 Crown NY Retail Acquisitions LLC v. The Tax Comm. of NYC
251193/21 David Ellis Real Estate v. The Tax Comm. of NYC
263784/17 Digital Chelsea LLC v. The Tax Comm.
260499/15 Digital Connect v. Tax Comm. of The
253114/19 Directors Guild of America, Inc. v. The Tax Comm. of NYC
264416/15 Dow Jones & Co. v. The Tax Comm.
250142/13 Fine Arts Housing, Inc. v. The Tax Comm.
266368/20 First Hudson Capital v. The Tax Comm. of NYC
259920/20 Flagship 660 Owner LLC v. The Tax Comm. of NYC
257364/17 Fm United LLC v. The Tax Comm. of NYC
250457/19 Fowler Court Tenants, Inc. v. The Tax Comm. of NYC
254616/14 Holtz House Condominium v. The Tax Comm.
264427/22 Hpg 29 2nd Ave LLC v. The Tax Comm. of NYC
254358/13 Katz 36170 22nd St. LLC v. The Tax Comm.
253879/15 Kew Mgt. Corp. v. The Tax Comm.
251948/18 Kipling Arms LLC v. Tax Comm. of The
264438/16 Lightower Fiber Networks II v. Tax Comm. of The
256561/23 Lumary LLC v. The Tax Comm. of NYC
240061/23 Madfern LLC v. The Tax Comm. of NYC Et Al
259038/20 Milltex Distributors LLC v. The Tax Comm. of NYC
250260/22 Mo 37 v. The Tax Comm. of NYC
250204/19 Moira F. Boccellari Grantor Trust v. The Tax Comm. of NYC
252506/21 Nalpak 1196 LLC v. The Tax Comm. of NYC
259080/22 Nkm Proscia LLC v. The Tax Comm. of NYC
251949/18 Old Glory Real Estate v. Tax Comm. of The
240011/24 Ot Real Estate Owner LLC (successor in Interest To Olympic Tower LLC) v. The Tax Comm. of NYC Et Al
264412/15 Rcn Telecom Services v. The Tax Comm.
264413/15 Sidera Networks LLC v. The Tax Comm.
264411/15 Sprint Communications, Inc. v. The Tax Comm.
652163/17 Stangler v. 449 Washington
251507/21 Stone St. Partners v. The Tax Comm. of NYC
264414/15 Telx NY LLC v. The Tax Comm.
252018/21 West 39-260 Rlty. LLC v. The Tax Comm. of NYC
255568/19 West B'way. 330 LLC v. The Tax Comm. of NYC
250874/20 Yomtov 26 LLC v. The Tax Comm. of NYC

Motion

240061/23 Madfern LLC v. The Tax Comm. of NYC Et Al
652163/17 Stangler v. 449 Washington

Part 3

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

WEDNESDAY, APRIL 8

654544/25 Meggitt Sa v. Davidson Instruments, Inc. Et Al
656938/19 O'Connor v. Society Pass Inc.

Motion

654544/25 Meggitt Sa v. Davidson Instruments, Inc. Et Al
656938/19 O'Connor v. Society Pass Inc.

THURSDAY, APRIL 9

651434/26 Alcova Investment LLC Et Al v. Lakhmna
653283/25 Weinberg v. Meridian Capital Group

Motion

651434/26 Alcova Investment LLC Et Al v. Lakhmna
653283/25 Weinberg v. Meridian Capital Group

FRIDAY, APRIL 10

653613/24 Tcw Group, Inc. Et Al v. Ravich
653544/21 Tender Touch Health Care v. Tnuzeg LLC
655890/25 Wedemeyer v. Bronner
650622/23 Zapfel v. Xerox Corp.

Motion

653544/21 Tender Touch Health Care v. Tnuzeg LLC
650622/23 Zapfel v. Xerox Corp.

Part 6

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

WEDNESDAY, APRIL 8

805402/20 Ghelarducci v. Struhl
805186/19 Manewan v. Huerta
805229/20 Nastahowski v. Ellozy
805260/23 O'Toole v. Gorenstein Md

THURSDAY, APRIL 9

805312/17 Abramson v. Tanenbaum
805005/25 Alhajri v. Girardi Md
805152/24 Allison Scura v. The Mount Sinai Hosp. Et Al
805400/20 Anna Palermo v. Mount Sinai Hosp.
805132/21 Cardinal v. Williams III M.D.
805201/22 Censor v. New York-Presbyterian Et Al
805174/25 Chang v. Nyein M.D.
805285/24 Cheeks v. The Riverside Premier Rehabilitation & Healing Center Et Al
805030/21 Conti Battaglia v. Bigelow M.D.
805005/19 Corcoran v. Deipolyi
805045/23 D.D. v. Andrew Yu
805160/17 Fiedler v. Rodriguez
805364/23 Gaines v. Upper East Side Rehabilitation And Nursing Center Et Al
805039/21 Gati v. Banik
805361/23 Gilliard v. Kinsella Md
805439/23 Green v. Celzo-Vista Md
805144/20 Griffen v. Abed M.D.
805115/24 Guinyard v. New York-Presbyterian Hosp. Et Al
805200/24 Hernandez v. Shakoor M.D.
805049/22 Hickman v. NYC NYCH&HC Corp. Et Al
805278/24 Ibadlit v. Rotte Md
805230/20 J. P. v. Lenox Hill Hosp.
805072/22 Kaisman v. Millan
805199/18 Kiss v. Sol S. Stolzenberg
805249/23 Laucella v. Sharma M.D.
805123/25 M. v. Dryer M.D.
805106/24 Macgregor v. Shen Md Phd
101169/24 McFarlane Woods-Joseph v. The Bklyn. Hosp. Center
805265/23 Minen v. Feit M.D.
805128/21 Monica Sasson v. Daniel J. Alpert
805296/22 Morris v. NYU Langone Hosp. Et Al
805117/24 Murphy Jr v. Mount Sinai Hosp.
805302/23 Pessolano v. De Silva M.D.
805164/21 Quan v. Rubman Md
805293/21 Quintero-Gjelaj v. Amber Guth
850135/24 Rexach v. Mount Sinai Hosp. Et Al
805131/24 Rexrode v. Poppers M.D.
805277/23 Saad v. Memorial Hosp. For Allied And Cancer Diseases Et Al
805151/25 Shulman v. Kirsch D.D.S.
805013/25 Stern v. Su Md
805039/22 Tanner And v. Harismran Sachdeva Singh
805070/23 Tapper-Tyszko v. Kushner
805326/21 Wardrope v. Kwon M.D.
805024/25 Warren v. Su M.D.
805352/24 Way v. Lemer M.D.
805282/20 Williams v. Terence Cardinal Cooke Health Care Center Et Al
805357/24 Zavitsanou v. Foo M.D.
805032/25 Zhao v. Jin M.D.

FRIDAY, APRIL 10

805085/25 Hambro v. Plotycia
805145/25 Martuscelli v. The NY Presbyterian Hosp. Et Al

Part 7

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

WEDNESDAY, APRIL 8

650317/26 Allen v. Full Circle Fiber Operating LLC Et Al
161648/25 Aryeetey v. Elite Hhc LLC
100795/25 Braverman v. 200 Chambers St. Condominium Board Et Al
100731/25 Diaw v. Catholic Charities Cobleskill
161581/24 Enger v. Wavecrest Mgt. Group LLC Et Al
650104/22 Fidelity And Deposit Co. of Maryland v. Smilovici
150817/26 Jourdain v. Brown Rudnick
152412/25 Miller v. Teachers Ins. And Annuity Assoc. of America For The Benefit of Its Real Estate Account Et Al
155556/24 Regalado v. Crj Rlty. Corp.
161777/24 Reyes v. NYCTA Et Al
155530/24 Romero v. 72 West 36th St.
157136/25 Simmons v. Warner Brothers Discovery, Inc. Et Al
160271/23 Spirt v. Spirt
154742/24 Trimpe v. E83 Properties LLC Et Al
166572/25 Tsiskakis v. 618 Riverside Drive Owners, Inc. Et Al
156699/25 Wood v. Top of The Rock

THURSDAY, APRIL 9

651309/21 Hudson 38 Hldgs. LLC v. New York Medical Practice
160780/24 Kouloumbes v. B'way. 280 Park Fee LLC
150709/23 Rhagnanan v. Roc-Fifth Ave. Associates
651733/22 S. J. Fuel Co. Inc. v. Crisari Rlty. Inc.
154195/22 Semus Jr. v. Wangs Alliance Corp. D/b/a Wac Lighting Et Al
164757/25 Tulipani v. Amalgamated Bank Et Al

FRIDAY, APRIL 10

659920/25 3030 Equities v. Charles H. Greenthal Prop. Sales, Inc. Et Al
152161/26 652 Hudson Retail Partners LLC v. Gansevoort Co-Op. Corp.
650338/26 Cain v. Fanger
153454/25 Calderon v. Vega Ramirez
158799/23 Chubb Nat. Insurnace Co. A/s/o Brian Long v. Abc Corp.
153859/24 Continental Casualty Co. A/s/o Kato Int'l v. Alberts Integrated Piping Systems Americas, Inc.
162733/25 Doe v. Barnard College
850136/14 Emigrant Bank v. Rosabianca
155201/25 Herman v. McKenna
155219/25 Johnson v. Unknown Baths
153717/16 Marabyan v. 511 West 179 Rlty. Corp
161585/25 McGowan v. The Related Companies
155139/25 Norbeck v. Lespmha Housing Dev. Fund Corp. Et Al
652507/24 NYU Langone Hosps. Et Al v. Emblemhealth, Inc. Et Al
654523/23 Propco LLC Et Al v. Mt. Hawley Ins. Co.
650246/26 Protax Consulting Services Inc. v. Barrett-Cotter
152937/24 Rahman v. Milos Hy, Inc. Et Al
151972/25 Rajaee Ghochan v. Touro Univ. Et Al
164057/25 Ralph Natale v. NYC Bd. of Ed. of Education D/b/a NYC Dept. of Education Et Al
159927/21 Riera v. NYCHA
653217/24 Rincon v. Allen
152936/26 Rivera Hernandez v. Prime Structure, Inc. Et Al
652477/24 Scientifix v. Caldwell & Walsh Bldg. Const., Inc. Et Al
152840/17 Torres v. Lenscrafters, Inc.
650449/25 U.S. Specialty Ins. Co. v. Wesco Ins. Co. Et Al

Motion

161585/25 McGowan v. The Related Companies

Part 9

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

THURSDAY, APRIL 9

365117/26 Cohen v. Sisti
365488/23 Cypriano v. Mitchell
365613/25 Denbo v. Denbo
320018/26 Garfield v. Csala
303170/13 Klasfeld v. Zito
320270/25 Patel v. Mahoney
304447/09 Sonkin v. Sonkin
311276/13 Zdyb v. Zdyb

Motion

365117/26 Cohen v. Sisti
320018/26 Garfield v. Csala
304447/09 Sonkin v. Sonkin
311276/13 Zdyb v. Zdyb

FRIDAY, APRIL 10

320252/26 Meigs v. Meigs

Motion

320252/26 Meigs v. Meigs

Part 11

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

WEDNESDAY, APRIL 8

452684/24 A & L Guadio Rlty. Inc. v. Chao
161213/24 Bank of America v. Jaquez
652684/24 Carello v. Collegiate School Inc. Et Al
158487/23 Cox v. 36 S Oxford St
650457/25 NY Central Mutual Fire Ins. Co. v. Del Orbe
453151/25 NYCHA v. Price
159836/21 Sosa v. West 79th

THURSDAY, APRIL 9

653254/24 140th Hamilton LLC v. Espinal
655101/25 A. Bonaduce, Inc. v. Taim Restaurant Hldgs. LLC
655640/24 A. Bonaduce, Inc. v. West 92nd St. Associates LLC Et Al
652057/25 American Transit Ins. Co. v. Martinez
152626/23 Aps Electric Inc. v. Bahar Emine Kural
157408/24 Central Air Cs Corp v. Pavarini McGovern
654914/25 Fora Financial Asset Securitization v. Beach Towne Const.
154081/19 Geico Ins. Co. v. Encarnacion-Bison
655390/25 Green Mechanical Corp. v. Chuteplus LLC Et Al
651513/26 Kasowitz Llp v. Vrc Companies
151218/26 Maine De Biran v. The Board of Mgr