

IN BRIEF

Former Simpson Thacher Chair Richard Beattie Dies

Private equity innovator and former Simpson Thacher & Bartlett chair Richard Beattie, a U.S. Marine Corps veteran who also served in two administrations and worked on multiple blockbuster transactions, has died, according to the firm. He was 86 years old when he died June 6.



Richard Beattie

Beattie, who led Simpson Thacher as chair of its executive committee between 1991 and 2004 and subsequently served as senior chairman until his death, joined the firm in 1968 and was at the epicenter of the private equity boom in the 1980s and 1990s. He worked on deals such as KKR's \$25 billion acquisition of RJR Nabisco, immortalized in the 1989 book "Barbarians at the Gate," which was also the basis for a Golden Globe-winning 1993 HBO movie of the same name.

JPMorgan Chase's \$58 billion acquisition of Bank One and the merger between AOL and Time Warner were also career hallmarks.

According to a profile in The American Lawyer, Beattie often wrote up the legal documents for leveraged buyouts himself because that kind of deal didn't really exist previously. "We were sort of paving the way for private equity," Beattie told American Lawyer for a Lifetime Achievement profile in 2011. "A lot of the people we would go visit thought [the co-founders] were crazy. 'What are they talking about? They're going to buy my company for how much? Where are they going to borrow the money?'"

Beattie served four years as a Marine as an aircraft carrier pilot before law school, the firm noted in an obituary June 6. And between stints at Simpson Thacher, he served as general counsel at the Department of

Health, Education and Welfare during the Carter administration, ultimately helping develop the Department of Education and author Title IX rules, the firm also said.

He served in multiple other government roles, including as the president's emissary for Cyprus during the Clinton administration. He also served on the New York City Board of Education and chaired or served on several other nonprofit and corporate boards, including for Memorial Sloan Kettering, the National Women's Law Center and Harley-Davidson, the firm noted, adding that his deal work and mentorship "created significant opportunities for generations of Simpson Thacher attorneys to come, building the robust transactional practice for which the [firm] is renowned today."

Current Simpson Thacher executive chair Alden Millard, in a statement, called Beattie one of the firm's "seminal leaders" and, in addition to being a PE trailblazer, a "legend of the bar" and a "lion of civic duty." "As we mourn the loss of our friend, mentor and colleague, we join Dick's loving family in remembering his extraordinary career and life and the legacy of a commitment to excellence, loyalty and service that he leaves behind," Millard added. "He will be profoundly missed."

—Andrew Maloney

After Pause, DOJ Resumes Enforcement of Foreign Corrupt Practices Act, Centering US Interests

The U.S. Department of Justice on Tuesday said it would resume prosecutions of foreign bribery cases and that enforcement will now prioritize matters that undermine U.S. interests.

U.S. Deputy Attorney General Todd Blanche announced the change in a memo. The directive follows a four-month pause in which the DOJ reviewed all cases brought under the Foreign Corrupt Practices Act.

Investigations and prosecutions of foreign bribery will now focus on bribery that undercuts U.S. companies and key industries, such as intelli-

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Perspective:
What American Justice Looks Like Under Pam Bondi »6

New York Legislature Passes Bill That Would Set Curbs On Lawsuit Lending Industry

BY BRIAN LEE

NEW YORK lawmakers resoundingly approved a consumer protection bill that is meant to regulate third-party litigation funding, an industry where hedge funds, investors and others front money to law firms in exchange for parts of any recovery the firm might obtain in a settlement or court award for a client.

If signed into law by Gov. Kathy Hochul, the legislation would set a 25% cap on the financing company's gross recovery from a lawsuit, and New York would join states such as Montana, Indiana, Louisiana, West Virginia and Arkansas in capping interest rates.

According to a University of Buffalo study, some sources cite interest rates of third-party litigation funding at 36% to 124%.

In the absence of regulation, several "bad actors" entered the industry, some acting in bad faith and charging exorbitant fees for the services provided, the bill's sponsors New York State Sen. Jeremy Cooney, D-Rochester, and Assemblymember William Magnarelli, D-Syracuse, have stated.

In addition to imposing the 25%



State Sen.
Jeremy Cooney,
D-Rochester



Assembly Member
William Magnarelli,
D-Syracuse

limit, the legislation—approved Monday—sets forth contractual and disclosure requirements meant to ensure consumers are fully aware of the proposed transaction.

It includes a 10-day right of rescission, and provides that litigation finance companies must submit a registration application to the Department of State, which will evaluate their character, fitness, and financial stability before issuing a certificate of registration.

The American Legal Finance Association on Tuesday

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Defunding Legal Services Corp. Would Impact Nearly 200K New Yorkers' Active Civil Cases, Advocates Say

BY BRIAN LEE

UNDER the federal government's proposed defunding of the Legal Services Corp., nearly 458,000 New Yorkers would lose access to legal assistance, including more than 198,000 people with active cases that would go unresolved, defenders of the program say.

The Trump administration announced its proposed federal budget for 2026, which eliminates LSC, an independent nonprofit organization established by Congress in 1974 that is the single largest funder of civil legal aid in the country, providing seven New York agencies with portions of their funding.

It provides Legal Services NYC, the nation's largest free civil legal service provider, with just over \$17 million a year, or 15% of its \$128 million budget, said its executive director, Shervon Small.

Small said he wasn't surprised the government is targeting Legal Services Corp., given President Donald Trump's stated position



Shervon Small, executive director of Legal Services NYC

on its mission during his first term.

Legal Services NYC is an anti-poverty and homelessness prevention organization that provides free legal assistance for "everything in the civil sphere," but mainly in defense of evictions, including groups of tenants

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Jury Awards \$6.2M to Former Napoli Bern Counsel Who Sued Over Compensation

BY CHARLES TOUTANT

A NEW YORK jury has awarded \$6.2 million to a former general counsel at Napoli Bern Ripka Shkolnik who claimed she was paid less than lower-ranking male attorneys in the firm.

The award to Denise A. Rubin included \$5.8 million in punitive damages and \$350,000 in compensatory damages against the firm and partner Paul Napoli.

But the jury also ordered Rubin to pay the defendants \$15,000 for disseminating confidential law firm documents.

The jury verdict follows 10 years of litigation, in which Rubin asserted she faced retaliation when she complained about the alleged pay disparity.

The verdict came after Manhattan Supreme Court Justice Paul Goetz issued a ruling in April dis-



Denise A. Rubin, Subin Associates

missing the discrimination claims against the defendants—but allowing retaliation claims to proceed.

At trial, the jury found Rubin had good faith to file her discrimination claim, which alleged she handled managerial duties for the firm but was paid less than male colleagues with less experience, and that

Napoli allegedly went back on a promise to promote her to partner.

The compensatory verdict was returned June 4 and the punitive counterpart June 6.

Jurors also said Napoli's counterclaim against Rubin was "objectively unreasonable," that retaliation was the objective reason for any actions taken against Rubin, and that she was damaged by the retaliation. The jury also unanimously agreed with Rubin's claim that she continued to perform work for the firm after she was terminated on September 4, 2014 and that the firm accepted that work.

The jury also agreed with Napoli Bern that it was harmed by Rubin's publishing of confidential legal documents after she was dismissed.

The jury was split, however, on the question of whether Rubin proved that Napoli Bern breached its contract with her by not paying a 5% bonus on cases

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Mortgage Lender Secures \$94.5 Million Default Judgment Against Ex-Employee's 'Extortion Vehicle'

BY ALYSSA AQUINO

A MORTGAGE lender won a \$94.5 million default judgment against a consulting firm accused of helping a disgruntled ex-employee—and former press secretary to George W. Bush—sabotage the lender's reputation and pin it for regulatory fraud, according to records in New York state court.

The judgment closes out one track of the litigation that has erupted between The Change Company CDFI LLC and Adam Levine, who Change alleges used his access to confidential company data to force the company into paying him \$10 million.

The judgment, signed on June

2, specifically covers Yeti Global Strategies, Levine's New York-based public affairs consulting firm.

"The judgment reflects that when bad people do bad things, it actually catches up to them, and this is [Levine's] bad acts catching up to him," said Sanford Michelman, the founder of Michelman & Robinson and an attorney for Change.

No attorney entered an appearance for Yeti in the case. Levine didn't immediately respond to a Tuesday request for comment.

According to court records, Change hired Levine as the chief of staff to its CEO in spring 2021, putting him in charge of overseeing the company's press and government

relations. By then, Levine had accumulated decades of experience in the communications and financial services industry, having served as an assistant press secretary to former President George W. Bush, a senior advisor to U.S. Sen. Patrick Moynihan, and a vice president at Goldman Sachs & Company.

But Change alleges that Levine became hostile to his co-workers, allegedly using racial slurs, screaming profanities and reviewing the employees' private personal and medical information.

The company placed Levine on administrative leave, and later obtained a restraining order against him, saying that Levine broke into offices at night and began threatening to leak coworkers'

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DECISIONS OF INTEREST

First Department

CIVIL PROCEDURE: Improper service allows court to dismiss action. *DeWald v. Riegel*, Supreme Court, New York.

CRIMINAL LAW: Motion to set aside verdict for Sixth Amendment violation denied by court. *People v. Smith*, Supreme Court, Bronx.

Second Department

TRUSTS AND ESTATES LAW: 'Proposed executor's negligence suit properly dismissed; letters testamentary not issued. *Tumminia v. Staten Is. Univ. Hosp.*, App. Div.

MEDICAL MALPRACTICE: Defendants did not meet prima facie burden in motion to change venue. *Patel v. Singh*, Supreme Court, Kings.

FAMILY LAW: Petition denied; no reason found by court to not give service. *Matter of Jane Doe*, Civil Court, Queens.

CIVIL PROCEDURE: Enforcement of judgment stayed in action to recover on promissory note. *CDL Training Services of Missouri, LLC v. McCombs*, Civil Court, Queens.

WRONGFUL DEATH: Motion to reargue denied in wrongful death action. *Estate of Jones v. Parkview Operating Co., LLC*, Supreme Court, Westchester.

U.S. Courts

CRIMINAL LAW: Sex trafficker's conviction, sentence upheld; 18 USC §1591(c) not void as vague. *U.S. v. Concepcion*, 2d Cir.

CREDITORS' AND DEBTORS' RIGHTS: ECOA discrimination claim not pleaded; membership in protected class not alleged. *Houston v. Fed'l Nat'l Mortgage Assoc.*, SDNY.

REAL ESTATE LAW: Fannie Mae, Bayview not liable for accident on foreclosed property. *Snelling v. Fed'l Nat'l Mortgage Assoc.*, SDNY.

DISCOVERY: Discovery into cellphone use denied in suit over mosque expansion refusal. *Muslims on Long Island Inc. v. Town of Oyster Bay*, EDNY.

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FULL-TEXT DECISIONS, nylj.com

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Are Client and Law Firm Demands Spurring the Rise in Fake AI Case Citations?

BY ELLA SHERMAN

SINCE June 2023, there have been over 90 instances of attorneys in the U.S. submitting court filings that included fake case citations produced by gen AI. Despite these occurrences being widely reported, with various penalties being distributed as a result, these fake AI-generated case incidents are expected to continue.

Last month, for instance, U.S. Magistrate Judge William Matthewman in the Southern District of Florida sanctioned pro hac vice counsel and local counsel in *Versant Funding v. Teras Breakbulk Ocean Navigation Enterprises* after they had submitted a filing with a hallucinated citation.

According to the sanction order, pro hac vice Timothy R. Lord “admitted that he used AI and failed to check the case citation before submitting the Response. He emphasized that he had never pre-

viously used AI for legal work and was unfamiliar with the process.”

Experts say attorneys will likely keep citing hallucinated cases in court filings due to the lack of awareness around gen AI’s limitations as well as pressures from clients and/or their firms to take on cases and work more efficiently.

Paul Grimm, the director of the Bolch Judicial Institute at Duke Law School and former U.S. District Court Judge for the District of Maryland, told Legaltech News that legal professionals are still overestimating gen AI’s capabilities and not checking the cases their tool generates. He expects the problem to continue as gen AI becomes more popular.

“We’re still at the fairly early stages of using this technology, but the use of it is going to explode,” Grimm said.

One major reason these incidents keep happening is due to business pressures to perform coming from both firms and clients.

The pressure on lawyers to take on and complete more matters, may be pushing them to take shortcuts, such as using gen AI for tasks like drafting.

“There’s a lot of pressure in the practice of law on billing, particularly firms that have associates who are expected to bill certain amounts and they’ve got so much on their plate that they’re rushing to try to get something done and cutting corners in order to do that,” Grimm said.

Executive in residence at Duke University and former Covington & Burling partner Lee Tiedrich added that lawyers face growing pressure from clients to use AI even though they don’t fully understand the technology yet.

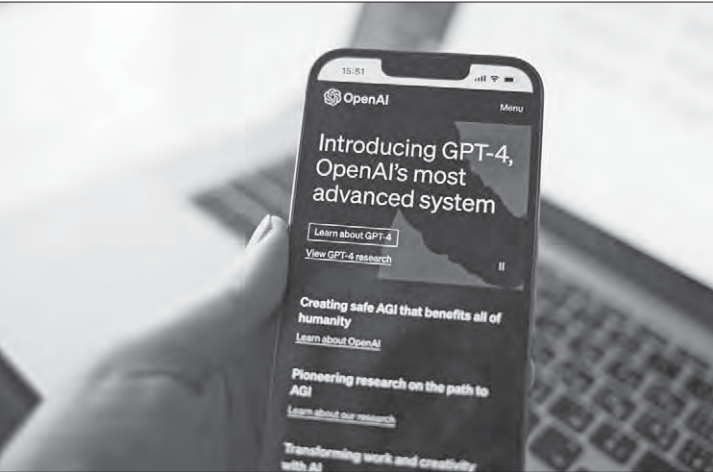
“You have smaller firms that may not have the resources to really understand what AI is, and they’re using it, they’re trying to be efficient for clients and they just don’t know to check or they don’t have all the resources that

they need to really check the legal work,” she said.

“There’s concern that clients want you to be efficient, with the technology sphere, different firms are adopting AI at different paces and I think even within the Am Law 100 firms, there’s a lot of interest, pressure ... to try to figure out how to integrate the AI technology into their practice, one for efficiency’s sake and two, I think in a lot of cases clients are demanding it and wanting it,” she added.

To help attorneys avoid the issue of fake citations, Grimm predicts that AI providers and legal tech companies will eventually implement more oversight mechanisms.

“I think you’re going to find these tools will try to have some mechanism that will not let the lawyer just do the research, take the writing and then go without verifying ... it’s almost like those things where you’re using a software application and before you can go on to the



Experts point to lack of knowledge of gen AI tool inaccuracies and pressure from law firms and clients as drivers of fake citations in court filings.

next page, you’ve got to certify that you’ve read something,” he said.

To be sure, there have been growing efforts to educate lawyers on gen AI gen AI’s risks and limitations.

For instance, some state bar associations like the New York State Bar Association offer programming and guidance related to gen AI.

However, Tiedrich stressed the need for more widespread, diverse

AI educational resources related to gen AI risks.

“Through CLEs, lawyers also need to make good selections on what tools they use, choosing vendors that have more reliable tools ... hopefully the number of these cases will decline,” she said. “Bar associations and other organizations should support lawyers or provide resources, and lawyers should seek out the resources—If you’re going to use ➤ Page 8

After Goodwin Makes Mass Disclosure to EEOC, Observers Scrutinize Firm Approach

BY ABIGAIL ADCOX

GOODWIN Procter’s decision to pull out of several diversity programs and disclose more than 200 pages of documents about its hiring and employment practices to the Equal Employment Opportunity Commission has drawn the ire of several legal industry observers, lawyers and recruiters.

But the law firm—which turned over the documents in an April letter to EEOC acting chair Andrea Lucas—may have done so because firm leaders felt the EEOC would find no wrongdoing, said some employment law experts.

According to documents obtained by Law.com, Goodwin’s document disclosures included about 150 pages of spreadsheets showing a detailed breakdown of various summer associate data. While it doesn’t include names, Goodwin does disclose associates and applicants’ gender, race, location/office, GPA and law school.

The firm’s response to the EEOC also acknowledged internal changes it has made in recent months, including scrubbing references to DEI, creating “inclusion networks” in place of affinity groups, and removing a requirement for



Goodwin’s response could impact other firms’ discussions with the EEOC about what data they supply, noted one employment law expert.

diversity fellowships that applicants “demonstrate a commitment” to DEI.

The firm said it has also cut ties with Sponsors for Education Opportunity and Leadership Council on Legal Diversity and will no longer participate in the Mansfield certification process.

“These changes, in combination with the firm’s past and ongoing demonstrated commitment to [equal employment opportunity], reflect that the Firm’s policies

and actions are in accord with the Commission’s current guidance,” Goodwin told the EEOC.

Goodwin representatives, as well as the EEOC, declined to comment for this article.

After Goodwin provided its response to the EEOC, the firm held a firmwide town hall to discuss the matter. Managing partner Mark Bettencourt and chair Anthony McCusker addressed questions from the group for over two hours, sources familiar with the firm said.

Goodwin continues to see fallout from the firm’s diversity decisions, including most recently getting into a public feud with a recruiter who connects diverse legal talent with law firms.

Bryson Malcolm, founder of Mosaic Search Partners, posted on LinkedIn that his contract with Goodwin had been terminated after he criticized the firm’s decision to withdraw from Mansfield, SEO, and LCLD on social media. Sources familiar with the engagement said the firm severed ties after it discovered emails to attorneys it viewed as solicitations.

In an interview with Law.com, Malcolm said that the firm’s decision to pull out of the diversity programs could have reputational damage to the firm. “The communications I’ve had with associates at the firm ... a lot of people are very disappointed and upset with the decision, and it doesn’t seem very rational,” he said.

Malcolm’s LinkedIn posts have received several dozen comments from legal observers, including several recruiters and attorneys, voicing their support for him. “Thank you for standing up for the small number of us in biglaw. Goodwin’s actions are shameful when the industry already has abysmal

numbers regarding diversity,” one Big Law associate wrote.

Caren Ulrich Stacy, founder of Diversity Lab, said they are “disappointed” that Goodwin has decided it will no longer participate in the Mansfield certification process.

“We’re disappointed that Goodwin has stepped back from Mansfield’s lawful principles of increasing transparency and expanding the pool of qualified talent considered for leadership, but they’re an outlier—the vast majority of law firms remain dedicated to these equal opportunity efforts,” Stacy said in a statement. “Our steadfast focus is on the hundreds of committed firms recognizing they’re on the right side of history and the law. As a recent court ruling affirmed, Mansfield is fully aligned with anti-discrimination laws, and as the EEOC has encouraged, it opens the door wider for all qualified talent to be fairly considered based on merit.”

Goodwin may have disclosed some information because they may be hoping for a quick resolution.

“Clients [employers], when they’re under investigation sometimes, they’ll try to cooperate and get it closed so that [it’s not pursued] further. And so that might

be [Goodwin’s] approach. They think they have nothing to hide, and they’re sharing it, and they’re hoping it’ll get closed, but this is not an actual investigation,” said Jenny Yang, a partner at Outten & Golden, who was chair of the EEOC from 2014 to early 2017.

However, Yang added that Goodwin “could have waited to see if an actual charge authorized by Title VII was filed and then get it closed.”

Yang also indicated there could be problems in Goodwin providing associate data in this manner, even without names and other personal information attached. “There could be risks with people figuring out who’s who, particularly, if this information is public, and there’s not a large sample size,” said Yang, who was one of seven former EEOC officials who had asked the chair to withdraw the law firm letters.

Already, the EEOC is facing a lawsuit from three law students who are challenging the organization’s authority to seek personal applicant and employee data from 20 Am Law 100 firms regarding the firms’ hiring practices and diversity efforts. Two of the law students, who have filed the suit under pseudonyms, applied for summer associate slots at Goodwin, among several other Big Law ➤ Page 8

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: 25-07

Digest: A town justice may preside in cases where members of another municipality’s police union appear, notwithstanding that the judge was previously employed full-time as the president of that union and the judge’s first-degree relative now serves in that capacity, provided the judge can be fair and impartial and the judge’s relative is not involved in the case.

Rules: 22 NYCRR 100.2; 100.2(A), (B); 100.3(E)(1); 100.3(E)(1)(e); Opinions 22-22(B); 17-41; 16-03; 14-166; 98-27; 93-104.

Opinion: The inquiring town justice, a former law enforcement officer, retired from service as “the elected, full time, union president” of another municipality’s police union over a decade ago. The judge’s first-degree relative now serves as president of the union, and thus represents union members in “non-criminal matters of internal discipline.” The inquiring judge has been asked to serve in a centralized arraignment part for the county. On a “rotating schedule,” the judge would be called upon to act as an arraignment judge for cases throughout the county, including defendants arrested by union members. The judge’s first-degree relative will not appear in the arraignment part, will not have any direct or indirect role in the investigation or prosecution of cases in the arraignment part, and does not supervise any of the officers that appear in the arraignment part. The judge asks if he/she may preside in cases involving union members, given that the judge was employed as union president over a decade ago and the judge’s

first-degree relative is currently the union president.

A judge must always avoid even the appearance of impropriety (see 22 NYCRR 100.2) and must always act to promote public confidence in the judiciary’s integrity and impartiality (see 22 NYCRR 100.2[A]). Thus, a judge must not allow family, social, political, or other relationships to influence his/her judicial conduct or judgment (see 22 NYCRR 100.2[B]) and must disqualify him/herself in any case where his/her impartiality “might reasonably be questioned” (22 NYCRR 100.3[E][1]), including when a relative within the fourth degree of relationship “is likely to be a material witness in the proceeding” (22 NYCRR 100.3[E][1][e]).

Where the judge’s first-degree relative is employed by a police department in a non-supervisory position, the “basic guidepost” is whether the relative has had “direct participation in the matters before the Court” (Opinion 98-27). Thus, for example, a judge may not preside in an arraignment in which the judge’s first-degree relative was the arresting officer (see Opinion 14-166). Conversely, a judge whose child is an officer of the sheriff’s department may pre-

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PEOPLE AND COMMUNITY



COURTESY OF THE NEW YORK CITY BAR ASSOCIATION

City Bar Presents 2025 Legal Services Awards

The New York City Bar Association held its 35th Annual Legal Services Awards on June 2, which honors the efforts of lawyers and non-lawyers who have directly provided free legal services to disenfranchised clients on a full-time basis for an extended period of time.

Chief Judge **Rowan Wilson**, above at left, presented the awards following an introduction by City Bar President Muhammad U. Faridi, at right

This year’s awards recipients are, from left, **Christopher Lam**, of Bronx Legal Services; **Stephanie Taylor**, VOLS Incarcerated Mothers Law Project; **Elizabeth Brownback**, Urban Resource Institute; **Paula Segal**, Equitable Neighborhoods practice at TakeRoot Justice; and **Paola Martinez-Boone**, senior advocate and special education coordinator for New York Lawyers for the Public Interest.

Expert Analysis

TAX

A Beginner’s Guide to C-PACE

BY DAVID C. WILKES,
KEVIN M. CLYNE
AND ILANA ETTINGER

Can you explain what C-PACE (Commercial Property Assessed Clean Energy) financing is in simple terms?

Commercial Property Assessed Clean Energy (C-PACE) provides state-enabled, privately funded, long-term, fixed-rate financing for improvements that enhance the energy efficiency, sustainability, resilience, and overall performance of commercial properties.

C-PACE legislation has been passed in 40 states and Washington, D.C. While the New York State Legislature passed legislation (N.Y. Gen. Mun. Law §§119-ee to 119-gg) allowing municipalities to establish programs in 2009, C-PACE was not available in New York City until the Climate Mobilization Act of 2019.

Typical improvements financed through C-PACE include energy-efficient HVAC systems, high-performance windows and insulation, upgraded roofing, water conservation systems, and LED lighting upgrades.

Depending on the state’s specific public policy goals, C-PACE may also be used to fund renewable energy technologies, seismic retrofits, storm resiliency measures, environmental remediation, and infrastructure upgrades that enhance building efficiency and occupant safety.

C-PACE is widely used as an alternative credit solution. Amortized over 20–30 years, the financing is secured through a special property assessment, giving it a priority lien comparable to property taxes. Importantly, while borrowers can repay C-PACE financing at any

time, the outstanding balance cannot be accelerated.

It offers flexible applications, including refinancing existing debt, serving as a bridge loan, acquisition financing, construction funding, or rescue capital to inject liquidity into a project and pay down senior lenders.

How is the C-PACE assessment added to the property tax roll, and who manages the billing and collection?

In New York State, C-PACE is administered by a third party on behalf of the applicable municipality.

Statewide, the Energy Improvement Corporation (EIC), a non-profit, administers C-PACE, and in New York City, the program is administered by the New York

The county tax assessor-collector manages billing and collection, incorporating the assessment into the standard semi-annual property tax bill and forwarding payments to the bond trustee.

City Energy Efficiency Corporation (NYCEEC). EIC and NYCEEC coordinate with the municipality to place an assessment on the tax roll and handle billing and collections directly with the property owner, then remit payments to the private capital provider.

Although the lien has the same priority as property taxes, the billing process remains off-roll, meaning it operates outside of the city’s regular tax collection system. If a property owner fails to make payments, the administrator has the authority to enforce the lien through foreclosure, though the capital provider may also elect to enforce the lien directly.

Nationwide, C-PACE is administered differently across various states. For example, in California, the designated program administrator issues a bond backed by a special tax assessment. The bond

proceeds are then disbursed to the property owner to fund eligible energy efficiency, renewable energy, or water conservation improvements.

The resulting C-PACE assessment appears as a line item on the county property tax bill, typically under a designated taxing entity or assessment district, and the payments collected go toward servicing the bond. The county tax assessor-collector manages billing and collection, incorporating the assessment into the standard semi-annual property tax bill and forwarding payments to the bond trustee.

If payments are missed, the property is subject to standard tax lien enforcement procedures, including penalties and potential foreclosure under California tax law.

As another example, in Nevada, the assessment is not part of the county’s property tax roll. A private capital provider offers financing directly to property owners and is solely responsible for billing, collection, and enforcement of the assessment. If a property owner defaults, enforcement is carried out through the judicial mortgage foreclosure process.

What types of projects and improvements are typically eligible for C-PACE financing?

C-PACE offers a broad range of applications as a credit solution. It can be structured to meet capital needs throughout the property lifecycle.

In construction financing, C-PACE often replaces more expensive mezzanine debt or preferred equity, reducing the overall cost of capital.

Two recent legislative developments have enhanced this use: in several markets, maximum C-PACE loan-to-value (LTV) ratios have increased up to 35%, allowing a more meaningful contribution to the capital stack; and C-PACE can now be funded on a delayed draw schedule, similar to a traditional construction loan, rather than being fully funded upfront.

The lower cost of C-PACE capital also helps blend down » Page 8



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Disciplinary Proceedings

The Appellate Division, First Department

Matter of
Ronald S. Salomon,
an attorney

Motion Nos. 2024-05757, 2025-00278

Appellate Division,
First Department

Webber, J.P., Kapnick,
González, Higgitt, Rosado, J.J.

Decided: May 29, 2025

Jorge Dopico, Chief Attorney, Attorney Grievance Committee, New York (Jun H. Lee, of counsel), for petitioner

Michael S. Ross, Esq., for respondent.

Per curiam—Respondent Ronald S. Salomon was admitted to the practice of law in the State of New York by the First Judicial Department on May 6, 1991. At all times relevant to this proceeding, he maintained a law office within the First Judicial Department. He was also admitted to practice before the Board of Immigration Appeals (BIA), the Department of Homeland Security (DHS), and the Immigration Courts.

On December 17, 2018, Disciplinary Counsel for the United States Department of Justice Executive Office for Immigration Review (EOIR) filed a Notice of Intent to Discipline (NID) charging respondent with (1) engaging in contemptuous or otherwise obnoxious conduct in violation of 8 Code of Federal Regulations (CFR) 1003.102(g) and (2) violating the standards of conduct regarding civility, decorum, and professionalism expected of practitioners appearing before the Immigration Court in violation of 8 CFR 1003.102. The NID alleged that respondent engaged in professional misconduct while appearing before a New York immigration judge at a master calendar hearing on September 21, 2018. During the hearing, respondent, in a raised voice, called a legal assistant racist and antisemitic and accused her of targeting him, according to the NID.

On August 30, 2021, EOIR issued an amended order suspending respondent from practicing before the BIA, DHS, and the Immigration Courts for six months based on findings of professional misconduct. In the amended order, Immigration Judge Steven Morley, the adjudicating official appointed to preside over the disciplinary matter, sustained the first charge that respondent engaged in contemptuous or otherwise obnoxious conduct in violation of 8 CFR 1003.102(g). Judge Morley found that respondent’s accusations against the legal assistant were unfounded, abusive, and humiliating, noting that respondent admitted that he did not have proof to substantiate his claims of antisemitism and that publicly accusing a court employee of antisemitism “without objective foundation and only upon subjective belief represents an imminent threat to the administration of justice.” Judge Morley dismissed the second charge that respondent generally violated standards of conduct in violation of 8 CFR 1003.102, noting that the “charge [was] not factually distinct from 8 CFR 1003.102(g), but appears to represent a more expansive charge related to his conduct.”

In determining that a six-month suspension was the appropriate sanction, Judge Morley noted multiple aggravating factors, “the most significant” of which was respondent’s disciplinary history. On March 13, 2007, the Attorney Grievance Committee (AGC) for the First Judicial Department issued respondent a letter of admonition for neglecting several client matters. On January 28, 2009, EOIR Disciplinary Counsel informally admonished respondent for frivolous behavior and making false statements in six immigration cases. On May 10, 2010, EOIR Disciplinary Counsel again informally admonished respondent for frivolous behavior and other violations in four immigration cases. On October 14, 2010, the United States Court of Appeals for the Second Circuit (Second Circuit) suspended respondent for three months for neglecting client matters, finding that he defaulted in roughly 125 out of 190 cases between 2005

and 2008. On July 12, 2011, EOIR imposed a non-identical reciprocal discipline on respondent based on the Second Circuit’s October 14, 2010 order, suspending him for six months. On December 1, 2011, the First Judicial Department issued an order reciprocally disciplining respondent based on EOIR’s July 12, 2011 order, suspending him for six months. On October 28, 2010, in a separate disciplinary matter, the First Judicial Department publicly censured respondent for neglecting client matters in nine immigration cases. On April 12, 2016, Disciplinary Counsel for EOIR admonished respondent for speaking in a “raised voice” to a legal assistant in the Memphis Immigration Court and “warned [him] about the need to act respectfully towards EOIR employees,” cautioning him that “future misconduct... will result in formal disciplinary proceedings being filed against him.”

Judge Morley found respondent’s 2016 admonishment “extremely relevant” given that respondent was charged with violating the same regulation for raising his voice and acting uncivilly toward Immigration Court administrative staff. Judge Morley noted that because respondent was previously found to have violated the same regulation (8 CFR 1003.102[g]), was warned about the consequences of repeating that conduct, and “did so temporally proximate to the Memphis infraction,” a public censure was an inadequate sanction, and a suspension was warranted instead.

In mitigation, Judge Morley found that respondent expressed remorse for his actions, testified that he would act more respectfully in the future, and had several letters filed on his behalf attesting to his professionalism and good character.

Respondent appealed the amended order, and on January 12, 2024, the BIA affirmed the amended order and issued a final order suspending respondent for six months effective January 27, 2024.

On June 18, 2024, Disciplinary Counsel for EOIR filed another NID charging respondent with violating 8 CFR 1003.102 by engaging in the unauthorized practice » Page 9



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Off the Front

Suit Lending

« Continued from page 1

saluted the bill’s passage in the legislature.

“This legislation, the result of eight years of tireless advocacy, establishes essential consumer protections while preserving access to legal funding for New Yorkers pursuing justice,” the association said in a statement. “The law requires funders to register, post bonds, and undergo rigorous character and fitness reviews. It also mandates uniform, easy-to-read contracts with transparent fees, prohibits abusive practices such as referral fees and kickbacks, and requires annual public reporting. These provisions hold funders accountable through penalties and guarantee that victims receive a fair share of their settlement.

The Lawsuit Reform Alliance of New York also urged Hochul

to sign the bill into law, while also encouraging lawmakers to do more to set curbs on the industry.

“With the passage of Assemblyman Magnarelli and Senator Cooney’s bill to rein in the excesses of the lawsuit lending industry, the New York State Legislature has taken an important first step to protect consumers from predatory practices,” the alliance’s executive director Tom Stebbins said. “But there is more work to be done. To maintain the integrity of our civil justice system and to properly equip judges and parties in litigation with the facts, the legislature must also promote transparency by subjecting lawsuit funding contracts to discovery, and disclosure to the court. As the saying goes, ‘sunlight is the best disinfectant.’ We can’t properly protect consumers and punish the most egregious cases if judges and defendants are left in the dark.”

The New York State Trial Lawyers Association recently issued a memorandum in support of the legislation, noting that a “few unscrupulous lenders have taken advantage of the lack of rules and regulations to act in bad faith and charge unjustified fees. They can do this in large part because litigation funding is not considered a loan and not covered by New York’s usury laws.”

NYSTLA said the association acknowledges the need for lawsuit lending as a means of leveling the playing field, by providing “funds to desperate victims so that they can obtain health care and other critical need while their lawyers pursue their claims through the judicial system,” while protecting against corporate defendants who might abuse the system, dragging out litigation, to obtain an unjust advantage.

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\$6.2M Award

« Continued from page 1

stemming from injuries at the World Trade Center on 9/11 and whether she fulfilled her agreement to be materially involved in those cases.

The jury awarded Rubin \$20,000 for post-termination legal work, \$40,000 for economic damages and \$290,000 for emotional distress.

Besides suing Napoli and Napoli Bern, Rubin sued two related entities, Worby Groner Edelman Napoli Bern and Napoli Bern & Associates. Napoli Bern’s principals, Napoli and Marc Bern, split up in 2015, and the firms named as defendants are largely defunct, but Rubin had been employed by each of those firms at various times.

The judgment against Rubin stems from a disparagement

of Rubin’s job performance in a counterclaim by Napoli, said Jason Solotaroff of Giskan Solotaroff & Anderson. She posted firm documents to defend herself from the allegations, but that was found to have violated her employment agreement, Solotaroff said.

The jury also found that retaliation was a motivating factor in actions taken against Rubin by Napoli. She alleged that Napoli denigrated her personally and professionally to colleagues and in the legal press, filed “meritless, lewd and professionally damaging” counterclaims, filing a “scurrilous and wholly untrue” motion to disqualify her on the basis that she was mentally unstable.

Solotaroff said in an email, “The jury’s verdict recognized the extent and severity of Napoli’s unlawful retaliation as well as the effect on Ms. Rubin. This verdict sends a message that employers

will not be permitted to punish and intimidate discrimination plaintiffs from seeking justice by dragging them through the mud.”

Solotaroff’s co-counsel in the case were Milt Williams and Veronica Wayner from Walden Macht Haran & Williams.

Jack Baughman of Baughman Kroup Bosse in New York, representing Napoli, said in a statement, “Mr. Napoli believes the verdict is legally baseless and factually unsupported. The court dismissed all discrimination claims, the jury rejected Ms. Rubin’s multimillion-dollar fee demand, and instead found her liable for breaching her duties as a lawyer. The retaliation finding—tied to a dismissed claim and based on incomplete facts—will not withstand appeal.”

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AI Adoption

« Continued from page 1

tools, now they’re just power-using the few that are in their repertoire and that they know are the ones that are tried and true for them,” she said. “It’s not necessarily that overall usage is declining, it’s just dispersed, massive usage to experiment—things that might be irrelevant to their actual day-to-day job—that’s dropping down because now they’re focusing on the core use.”

The report’s results come from a survey of 800 American lawyers and legal operations professionals, split evenly between law firms and corporate legal departments. The survey was conducted by research firm We are Talker, and carried out between April 3 and April 18 of this year.

Differences between firms and legal departments when it comes to AI held across the board, not just in the topline numbers. Firm attorneys are less likely to operate under AI guidelines than in-house counsel (48% vs. 67%), and in-house counsel are much likelier to think the benefits of using AI for legal work outweigh the risks (over 60%) than are firm lawyers (under 50%).

Singh told Legaltech News

that firms’ reticence to embrace AI tools may eventually influence how in-house teams distribute work to outside counsel, as they may be more inclined to assign work to firms adept with AI or do more internally than to select firms lagging behind in this area.

In-house attorneys are also much more comfortable with agentic AI than firm lawyers, with twice as many expressing comfort with the more autonomous systems. However, this may reflect the different roles in-house and outside counsel play on many matters, where outside counsel can act as the final point of review on work initially performed by an in-house team.

“Outside counsel are charged with being the final approver of everything, and so when outside counsel sends an in-house lawyer something, the expectation is that we do not have to review it again,” Singh said. “I think they’re just differently incentivized to make sure that they have dotted all the I’s and crossed all the T’s, and where an in-house lawyer is not using outside counsel we certainly have those obligations and incentives ourselves.”

The divide between firms and legal departments persists in other areas as well. Almost half (47%)

of in-house attorneys questioned trusting the use of AI for contract analytics, compared to just over a quarter (28%) at firms.

Across the profession, security concerns are the largest roadblock to AI adoption, as 48% of respondents reported they remain a barrier, with a slightly higher level of concern in-house. Information accuracy was the second largest concern cited by respondents, as 44% indicated it inhibits broad AI usage, up four percentage points from the 2024 edition of the report.

While attorneys are showing a greater acceptance of the idea of autonomous AI systems, they seem largely uncorrupted about these systems taking their jobs, as only 21% cited fears of job loss as an impediment to broad AI adoption within their organization.

Once again, however, there was a stark divide between in-house and outside counsel. An absolute majority (55%) of in-house attorneys think AI could create more job opportunities for them, while firm lawyers are more likely to think it could reduce job opportunities (40%) than increase them (37%).

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Judgment

« Continued from page 1

private information and to destroy Change unless he was paid millions of dollars. Levine was later fired in April 2023.

Levine quickly filed a wrongful termination suit in Orange County, alleging that Change had committed securities and mortgage fraud. But in a counter-suit, Change argued that Levine had gone on a smear campaign

after his firing and provided federal regulators with company records that had been falsified to implicate Change in regulatory fraud. Change later filed the instant case against Yeti, arguing that the firm, owned and operated by Levine, had served as the “extortion vehicle” for Levine’s scheme.

Change is a certified Community Development Financial Institution, meaning that Change must provide at least 60% of its lending to historically underserved com-

munities. In August 2023, Bloomberg reported that the company was under investigation by the U.S. Securities and Exchange Commission for allegedly misidentifying loan recipients. Michelman said the agency closed that investigation.

Levine’s wrongful termination suit and Change’s countersuit are both pending, Michelman said.

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Outside Counsel

SCOTUS Wrestles With Procedural ‘Complication’ in Class Certification Case

BY JOHN SOUMILAS

Federal circuit courts are split today on whether a federal court can certify a class action under Federal Rule of Civil Procedure 23(b)(3) when at least one member of the proposed class lacks an Article III injury.

Some hold that certification is improper under Article III when the class would include at least one person who lacks standing. Others would allow certification under Rule 23(b)(3) if uninjured parties represent only a de minimis portion of the class. A third group puts it off until the post-certification stages of a case—unless a “great many” or “large portion” of class members lack standing.

Recently, the U.S. Supreme Court heard oral argument in *Labcorp v. Davis* (No. 24-304) to determine which of these approaches, if any, was the correct one. During oral arguments, the Court appeared to get tripped up by a procedural “complication,” which could be an opportunity for the court to avoid a likely divided ruling on the merits.

A Lawsuit Stemming From Allegedly Discriminatory Self-Service Kiosks

The plaintiffs in *Labcorp* are a group of legally blind individuals who allege they could not use the self-service check-in kiosks at Labcorp’s patient facilities. The plaintiffs alleged Labcorp’s kiosks violated the Americans with Disabilities Act, the Rehabilitation Act, the Patient Protection and Affordable Care Act, and California’s Unruh Act.

The district court in May 2022 initially certified a class of all legally blind individuals in California who visited a Labcorp facility and were “denied full and equal enjoyment of the goods, services, facilities, privileges, advantages,

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or accommodations due to Labcorp’s failure to make its e-check-in kiosks accessible to legally blind individuals.”

However, the *Labcorp* plaintiffs later moved to change the class description to eliminate “fail safe” language from it to prevent having a class that would be defined by a determination on the merits of the case. The district court then redefined the class in August 2022 as including all legally blind individuals who had visited a Labcorp facility “but were unable to use the Labcorp express self-service kiosk.”

Labcorp filed an appeal from the district court’s initial (May 2022) class certification order, arguing that the initial order included class members who lacked Article III standing because some legally

jurisdictional questions before certifying a class. Otherwise, Labcorp argued, corporate defendants could be forced to defend claims from parties who lacked standing, increasing the scope of litigation risk and unwarrantedly pressuring those defendants to settle for potentially larger sums of money.

Labcorp also argued that courts would have to enter dispositive orders binding on unnamed class members who had suffered no injury. Alternatively, Labcorp argued that certifying a class including uninjured members would cause extensive litigation over who was actually injured, defeating the benefits of class action litigation.

According to Labcorp, courts should be required to address Article III standing by defining classes to include only those individuals who had suffered an injury-in-fact. However, Labcorp claimed that even if a class could be defined to exclude noninjured parties, the class should not be certified unless there was a way to separate noninjured parties from the class without conducting mini trials. Otherwise, a class could not meet the predominance and commonality requirements for class certification.

— Chief Justice John Roberts Jr.

blind individuals who visited Labcorp’s facilities chose not to use the self-service kiosk and thus would not have been injured but would still be included in the class.

The U.S. Court of Appeals for the Ninth Circuit affirmed the district court’s order in February 2024, ruling that the lack of injury for some potential class members did not defeat commonality. Labcorp then successfully petitioned for a writ of certiorari to the U.S. Supreme Court.

The Parties’ Arguments Before the Supreme Court

Before the Supreme Court, Labcorp argued district courts should be required to address injury-based

providing clarity to the industry on how securities laws apply to crypto and recommending policy measures to foster innovation and help investors. Monday’s roundtable focused on decentralized finance was the last of five discussions hosted by the task force, which for the past three months has brought together crypto thought leaders, executives, academics and lawyers on the future of digital asset regulation.

Democratic Commissioner Caroline Crenshaw, who has been skeptical of crypto, said the series of discussions—dubbed the “Spring Sprint Toward Crypto Clarity”—has underscored the complexity of the industry and the challenges in writing regulations quickly.

“When it comes to crypto, it does not appear to me that the SEC is facing problems with ready or easy solutions,” Crenshaw said. “What we are facing is heightened expectations of rolling out major changes quickly to pave the way for crypto expansion into the capital markets. With issues this complex and stakes this high, it is better to do it right than fast.”

While the task force went to work in a “sprint,” Peirce said, “I do think that it is more likely to lead to a marathon toward regulatory clarity.”

Speaking to reporters following her remarks, Peirce said the task force is “working on rule-making” and hopes to draft rules by the end of the year.

“It’s not a report that we’re trying to move into,” she said. “We’re really trying to get to actionable things that people can use.”

Peirce added that the task force’s five roundtables have stressed the need to have regulations that crypto market participants can rely on and know that they are not going to change again.

“You want to build an environment in which people know that they can do things and that ... there’s a perception of legality instead of a perception of illegality around it,” she said.

— Dan Novak

IN BRIEF

« Continued from page 1

gence and defense, Blanche said “Companies that bribe foreign officials to obtain business can put their law-abiding competitors, including U.S. companies, at a serious economic disadvantage,” Blanche’s memo states. “By bribing foreign officials to obtain lucrative contracts and illicit profits—at times hundreds of millions of dollars—corrupt competitors skew markets and disadvantage law-abiding U.S. companies and others for many years.”

Prosecutors will also resume FCPA cases linked to the activities of drug cartels or transnational criminal organizations.

New investigations will require approval from top DOJ officials, Blanche said.

“The through-line of these guidelines is that they require the vindication of U.S. interests,” Matthew Galeotti, head of the DOJ’s criminal division, said in public remarks on Tuesday.

“In plain terms, it’s conduct that genuinely impacts the United States or the American people,” Galeotti said. “Conduct that does not implicate US interests should be left to our foreign counterparts or appropriate regulators.”

In a statement on X, Blanche said the DOJ has “already closed approximately half of the open investigations initiated under the previous Administration.”

“We’re ending abusive overreach and closing cases that never should’ve been opened,” he wrote.

FCPA enforcement has been a mainstay of DOJ white collar work for decades.

Fighting white collar and corporate crime remains “critical” to the DOJ, Galeotti said in his Tuesday remarks.

The DOJ has signaled other changes in white collar priorities, including promising declination to companies that self-report and cooperate.

Galeotti added the DOJ was “nearing the end” of a review into its use of corporate monitorships.

“Monitors are meant to be a temporary bridge and account-

ability measure to move a company quickly and efficiently towards full compliance,” he stated.

—Emily Saul

SEC Chair Proposes ‘Innovation Exemption’ To Support DeFi Development

U.S. Securities and Exchange Commission Chair Paul Atkins said Monday that he has directed SEC staff to give regulatory relief to decentralized finance platforms as the agency works to draft a comprehensive regulatory framework for digital assets.

“I’ve directed the staff to consider a conditional exemptive relief framework—or let’s call it an innovation exemption—that would expeditiously allow registrants and nonregistrants to bring on-chain products and services to market,” Atkins said during an SEC-hosted roundtable on crypto-asset regulation. “An innovation exemption could help fulfill President [Donald] Trump’s vision to make America the crypto capital of the planet by encouraging developers, entrepreneurs and other firms that are willing to comply with certain conditions to innovate with on-chain technologies in the United States.”

Decentralized finance, or DeFi, platforms use blockchain technology to provide user-to-user financial services without going through intermediaries like banks or brokers.

Self-custody of assets such as cryptocurrency is “a foundational American value,” Atkins said.

Since Trump’s return to office, the commission has completely reversed its posture toward the crypto industry, easing regulatory requirements, dropping numerous lawsuits against crypto exchanges and ending investigations.

Atkins, a champion of crypto markets, has repeatedly said providing clear rules to the industry is a top priority of his chairmanship.

The SEC’s Crypto Task Force, led by Republican Commissioner Hester Peirce, is charged with

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Real Estate Trends

REALTY LAW DIGEST

By
Scott E.
Mollen



Foreclosures—Lender Moved for Summary Judgment—Defendant Cross-Moved To Dismiss Claiming Lender Failed To Comply with RPAPL 1306 and 1304—Although RPAPL 1306 Notice Indicated There Had Been No Loan Modification, When the Loan Had Been Modified, the Filing Was Not Defective—Appellate Authority Held Failure To Indicate Loan Was Modified Does Not Render Filing Insufficient To Satisfy RPAPL 1306—Entity That Mailed RPAPL Notice Had Authority To Send That Notice—Incorrect (Website URL) Link In RPAPL 1304 Notice Did Not Require Dismissal—Lack of “Binding Authority On Whether a Mistake in the URL Renders RPAPL 1304 Notice Defective”—However, Incorrect Default Date Rendered RPAPL 1304 Notice Defective and Complaint Dismissed

The plaintiff lender had moved for summary judgment and to dismiss the answer and affirmative defenses in this mortgage foreclosure action. The defendant argued that the lender had failed to comply with RPAPL 1306 and 1304.

The defendant cross-moved to dismiss the complaint, alleging *inter alia*, that the plaintiff failed to comply with RPAPL 1306 since the RPAPL 1306 notice stated that there was no loan modification, “when in fact the loan had been modified.”

The court explained that the Appellate Division, Second Department, has held that “the plaintiff’s failure to indicate that the loan was modified does not render the filing insufficient to satisfy the requirements of RPAPL 1306.” Thus, the court rejected the defendant’s RPAPL 1306 argument.

The defendant had also argued that the plaintiff’s RPAPL 1304 notice was defective on the ground that the entity that sent the RPAPL notice “was not authorized to do so.” However, the plaintiff had submitted an affidavit attesting to the fact that the entity that sent the RPAPL notice had been retained by the plaintiff’s counsel and that the affiant had mailed the RPAPL 1304 notice herself. The court held that “an affidavit from someone with personal knowledge that the mailing of the RPAPL 1304 notice actually happened is sufficient to establish strict compliance with the statute.”

The defendant had further argued that the RPAPL 1304 notice was defective because it contained an incorrect website address » [Page 8](#)

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

Apartment Rents Decline in More Than Half of US Markets

BY KRISTEN SMITHBERG

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

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

“Apartment construction in America has been hovering near a 50-year high, and even though renter demand is strong, it’s not keeping pace with supply,” said Redfin senior economist Sheharyar Bokhari. “Many units are sitting vacant for months, which means renters have the power to negotiate concessions and landlords have less leeway to keep rents high.”

Rents, although falling, are less volatile than they were during the pandemic, according to » [Page 6](#)

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

BY PHILIPPA MAISTER

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

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

Multifamily construction jumped 29.3% in micro counties, 18.5% in small metro outlying counties and 3.7% in non-metro/micro counties. It also rose 33.2% in large metro outlying areas in 1Q 2025—the highest level since 2Q 2022, when it rose 71.8%. » [Page 7](#)

REAL ESTATE TRANSFERS

Statute of Limitations Cannot Be Extended by NY State Courts



By
Adam
Leitman
Bailey



And
Jeffrey
Metz

Real estate markets require certainty. Lenders, developers, and all real estate actors require certainty to trust the market to make intelligent decisions and rely on these decisions and be able to sell these decisions to investors and the public at large.

Both the largest lender to the first-time home buyer rely on our courts, indirectly, when giving out a loan to make a purchase—that the law will be followed so their investments will be as safe as possible.

Rash or harmful legislative decisions such as the State Legislature has signed by the Governor in July of 2019 have resulted in an incredible amount monetary losses and harm to both landlord and tenants and countless jobs lost for workers.

Thankfully, the New York Courts, from the local villages to the Court of Appeals have upheld the law where New York has been able to survive such an onslaught and many business persons continue to revitalize New York real estate.

On very few occasions in the past year, one of the most sacrosanct laws, the Statute of Limitations has been extended without party consent by court at least temporarily. Knowing when a party’s ability to sue ends allows for proper planning, facilitates decision making and promotes business prosperity because of the certainty and belief in our legal system.

States all over the country choose New York as their preferred state for choice of law provisions because the quality of our court system and its decisions since we became a democ-

ADAM LEITMAN BAILEY is the founding partner of Adam Leitman Bailey, P.C. JEFFREY METZ is the chief of the appellate group at the firm.

racy. And one of those bedrocks that allows real estate to transfer with confidence in that only the Legislature, with Constitutional limitations, can amend a statute’s expiration of its time to sue.

The Court of Appeals has explained that Statutes of Limitation are “designed to promote justice by preventing surprises through the revival of claims that have been allowed to slumber until evidence has been lost, memories have failed, and witnesses have disappeared.” *Blanco v. American Tel. & Tel. Co.*, 90 N.Y.2d 757, 773 (2000) quoting from *Order of Railroad Telegraphers v. Railway Express Agency*, 321 U.S.342, 348-349 (1944).

For practicing attorneys, recognizing when the statute of limitations for a particular matter is about to run is always of utmost importance because missing the applicable period will likely form an immutable barrier to prosecution of a client’s action, and open the door to a claim for legal malpractice.

This article will examine the limited circumstances where a statute of limitations can be tolled and whether a court can provide attorneys with a life preserver by extending a statute of limitations.

Statutory Bar

CPLR §201 states that “[a]n action, including one brought in the name or for the benefit of the State, must be commenced within the time specified in this article unless a different time is prescribed by law or a shorter time is prescribed by a written agreement.”

Importantly, §201 goes on to provide that: “No court shall extend the time limited by law for the commencement of an action.” *Id.*

This is consistent with the long held belief of the Court of Appeals

that “[a] Statute of Limitations is not open to discretionary change by the courts, no matter how compelling the circumstances...”. *Arnold v. Mayal Realty Corp.*, 299 N.Y. 57, 60 (1947). *See also Matter of Thorton v. NYC Housing Authority*, 100 A.D.3d 556, 557 (1st Dept. 2012) (“[t]his Court cannot extend the statute of limitations.”); *Roberts v. City University of New York*, 41 A.D. 3d 825, 82. (2d Dept. 2007) (application to file a late claim in the Court of Claims denied because “[o]nce the applicable limitations period expired...the court was without authority either to entertain a subsequent motion to extend the time to file a late claim, or sua sponte, to grant such relief.”); *Crum & Foster, Inc. Co. v. State of New York*, 25 A.D. 3d 643 2d Dept. 2006) (reversing order of Court of Claims granting claimant leave to serve and file a properly verified claim as the statute of limitations had already

ernor Cuomo had issued a series of executive orders in response to the COVID-19 pandemic which had tolled “any specific time limit for the commencement... of any legal action...”

This comports with CPLR §204(a), which provides that “[w]here the commencement of an action has been stayed by a court or by statutory prohibition, the duration of the stay is not a part of the time within which the action must be commenced.” *See, e.g., Lubonty v. U.S. Bank National Assn.*, 34 N.Y. 3d 250, 258 (2019) (automatic bankruptcy stay pursuant to 11 U.S.C.A. §362 (a) (1) constitutes a statutory probation under CPLR 204(a) and reflects the “equitable principle that plaintiffs should not be penalized for failing to assert their rights when a court or statute prevents them from doing so.”); *Wilson v. Motor Veh. Acc. Indem. Corp.*, 44 Misc 2d. 187 (Sup. Ct Bronx Cnty, 1964) (statute of limitations

This article will examine the limited circumstances where a statute of limitations can be tolled and whether a court can provide attorneys with a life preserver by extending a statute of limitations.

run). The same holds true in criminal proceedings. *See, People v Kellman*, 156 Misc. 2d 179, 183 (Sup. Ct. Kings Cnty. 1992) (“the court may not *sua sponte*, alter a statutory time period within which a defendant may invoke a right under the CPL.”)

The Limited Exceptions

Notwithstanding this statutory bar, there any circumstances where a state courts can sanction a tolling of the statute of limitations.

In *State v. William, II*, 224 A.D.3d 1356 (4th Dept. 2024), for example, the court found that an action was not time barred because the Gov-

tolled because plaintiff was retrained from commencing action while court held in abeyance his motion for leave to sue); *Vasquez v. Motor Vehicle Acc. Indemnification Corp.*, 272 A.D. 2d 275 (1st Dept. 2000) (because Insurance Law §5218 requires an order permitting MVAIC to be sued, the statute of limitations is tolled until the order granting leave is entered)

Furthermore, in *Roldan v. Allstate Ins. Co.*, 149 A.D.2d 20, 32 (2d Dept. 1989), the Second Department found that the statute of limitations could be tolled where a cause of action had accrued but was “temporarily extinguished as a result of an erroneous court order, which was » [Page 7](#)



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Two Biotech Firms Grab Office Space at Brooklyn’s 6M SF Innovative Business District

BY ANTHONY RUSSO

BROOKLYN’S business park in Sunset Park, Industry City, continues to see tenant demand. Biotech firms Cresilon and Rumi Scientific have agreed to sign leases at the district for a total of 61,510 square feet.

The biggest chunk of the space (55,000 square feet) will be occupied by Cresilon. The hemostatic technologies-focused company deal is a 10-year expansion and extension, which more than doubles from its 27,000 square feet it previously occupied at the property. The lease broadens the Brooklyn-based firm’s lab and headquarters space at the property » [Page 7](#)



Industry City in Sunset Park, Brooklyn

What a Decade of Yield Spreads Says About CRE Investment Trends

BY ERIK SHERMAN

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

Recently, Trepp dove into a decade’s worth of data, scrutinizing industry averages and asset types to unravel the nuances of CRE yield spreads. Its analysis spanned from the first quarter of 2015 through the first quarter of 2025, comparing the 10-year Treasury yield to various bond indices. The spread between the 10-year and the ICE BofA U.S. Corporate A Bond index—representing investment-grade corporate bonds—averaged » [Page 7](#)

Real Estate Trends

Statute

« *Continued from page 5*

later reversed.” *See also, Brown v. State*, 250 A.D.2d 314, 319 (3d Dept. 1998) (holding that “the Statute of Limitations is tolled where the limitations would run against a person unable to bring an action based on a prior ruling.”) But this rule is fact dependent.

In *Varo, Inc. v. Alvis PLC*, 261 A.D.2d 262 (1st Dept. 1999), a case involving a claim for breach of contract, plaintiffs argued that an action brought by the government against the defendants under the Federal False Claims Act, which resulted in a qui tam proceeding requiring that complaint to be under seal for a period of time, precluded them from bringing suit within the six-year statute of limitations period. Id. at 268. The court rejected plaintiffs’ contention, finding that nothing in the Federal False Claims Act prevented them from timely commencing the action. Id. at 268-69.

Of interesting note, the courts are clear that a limitations period is not tolled “while a petition for letters of administration is pending.” *Xenias v. Mount Sinai Health System, Inc.*, 191 A.D. 3d 454, 455 (1st Dept. 2021); *Singh v New York City Health & Hosp. Corp.*, 107 A.D. 780 (2d Dept. 2013).

Equitable Tolling: The Difference Between State and Federal Courts

Given the statutory bar of CPLR §201, and the limited exceptions which permit a tolling, the issue turns to whether a court can utilize the doctrine of “equitable tolling” to effectively extend the statute of limitations. The answer turns on the forum and the statutes involved.

Siegel, New York Practice §56 (6th Ed.) teaches that equitable tolling relates to federally created causes of action and has no precise state counterpart. The Court of Appeals for the Second Circuit has instructed that equitable tolling on the federal level “is only appropriate in rare and exceptional circumstances in which a party is prevented in some extraordinary way from exercising his rights.” *Zerilli-Edelglass v. New York City Transit Authority*, 333 F.3d 74, 80 (2d Cir. 2003) (citations and internal quotation marks omitted).

Illustratively, the doctrine is available where the plaintiff has

actively pursued judicial remedies but filed a defective pleading during the specified time period or where a plaintiff’s medical condition or mental impairment prevented he/she from filing in a timely manner. *Id.* (citation and internal quotation marks omitted). However, “a want of diligence by a plaintiff’s attorney generally will not prompt a court to provide relief from a limitations period by way of an equitable toll.” *Chapman v. ChoiceCare Long Island Term Disability Plan*, 288 F. 3d 506, 512 (2d Cir. 2002).

Thus, federal courts “have typically extended equitable relief only sparingly.” *O’Hara v. Bayliner*, 89 N.Y.2d 636, 646 (1997) (quoting *Irwin v. Dept. of Veterans Affairs*, 498 U.S. 89, 96 (1990)) (internal quotation marks omitted) But no equitable toll is available at the the state level.

“[E]quitable tolling does not apply to... state law claims, as the doctrine only tolls the statute of limitations with regard to federally created causes of action.” *Von Hoffmann v. Prudential Ins. Co. of Am.*, 202 F. Supp. 2d 252, 264 (S.D.N.Y. 2002).

The First Department is in accord. In *Jang Ho Choi v. Beautri Realty Corp.*, 135 A.D.3d 451, 452 (1st Dept. 2016), plaintiff’s specific performance cause of action was found to be time barred because the plaintiff did not commence his action within six years.

The court rejected the plaintiff’s contention that the statute was equitably tolled during the pendency of another case concerning a different party’s right to purchase the same property as well as an action that the plaintiff had brought in South Korea.

The First Department stated in no uncertain terms that “the doctrine of equitable tolling is not available in state causes of action in New York.” Id. at 452. This is follows prior First Department holdings in *Ari v. Cohen*, 107 A.D.3d 516, 517 (1st Dept. 2013), and *Shared Communications Servs. of ESR, Inc. v. Goldman Sachs & Co.*, 38 A.D.3d 325 (1st Dept. 2007).

Interestingly, the *Shared Communications* court noted, in dicta, that a tolling might be possible under the theory of equitable estoppel.

Tolling by Equitable Estoppel

The Court of Appeals has instructed that the doctrine of equitable estoppel is “rooted in the principle that one may not take advantage of one’s own wrongdo-

ing [and] operates to bar a party from asserting the Statute of Limitations when that party’s own wrongful concealment has engendered the delay in prosecution.” *Matter of Steyer*, 70 N.Y. 2d 990, 993 (1988) This principle is aptly demonstrated in *Simcuski v. Saeli*, 44 N.Y. 442 (1978)

In *Simcuski*, a doctor negligently injured a patient during surgery. Although the doctor know that his negligence had caused potentially permanent injury, he falsely told her that her “pain and difficulties were transient and that they would disappear if she would continue a regiment of physiotherapy...” 44 N.Y. 2d at 447.

The patient relied upon the doctor’s assurances and did not discover the true extent of her injury until the Statute of Limitations had passed. Under these circumstances, the Court found that the plaintiff had justifiably relied on the doctor’s misrepresentations in not filing suit prior to the time she did and denied the doctor’s motion to dismiss plaintiff’s complaint. It wrote that, “a defendant may be estopped to plead the Statute of Limitations where plaintiff was induced, by fraud, misrepresentations or deception to refrain from filing a timely action.” 44 N.Y. 2d at 448-449.

However, the court also provided the caveat that “[i]f the conduct relied on (fraud, misrepresentation or other deception) has ceased to be operational within the otherwise applicable period of limitations (or perhaps within a reasonable time prior to the expiration of such period), many courts have denied application of the doctrine on the ground that the period during which the plaintiff was justifiably lulled into inactivity had expired prior to the statutory period, and that the plaintiff had thereafter had sufficient time to commence his action prior to the expiration of the period of limitations.” *Id.* at 449-450

Thus, it is the plaintiff’s burden “to establish that the action was brought within a reasonable time after the facts giving rise to the estoppel have ceased to be operational.” *Id.* at 450

Conclusion

The practitioner must be hyper vigilant to make sure that a matter is brought within the statute of limitations as it is clear that unless there are extraordinary circumstances, the court will not and cannot throw you a life line.

Industry City fancies itself as one of the “each, drink and shop” districts in the country. Some of the amenities that can be found in the area include workshops, classes, tastings, galleries and other activities, aside from the office spaces.

A bonus is the flexible leasing options, which can attract a range of tenants from solo entrepreneurs to those in need of larger office spaces. In total, the mixed-use complex spans six million square feet and is home to more than 650 businesses.

Fein represented the property owner on both the Cresilon and Rumi deals. CBRE’s Josh Pernice acted on behalf of Cresilon.

by industrial at 4.14%, office at 3.93%, and multifamily at 3.80%. The overall average mirrored the office sector at 3.93%. This clustering persisted until early 2020, when the spreads began to widen. By Q1 2025, the landscape had shifted dramatically: office topped the list at 2.28%, followed by retail at 1.62%, multifamily at 1.11%, and industrial at just 0.33%. The overall average for all property types stood at 1.80%.

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

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

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

Calendar

WEDNESDAY JUNE 11

NY State Bar (CLE)

Bridging the Gap: June 2025
<https://nysba.org/events/bridging-the-gap-June-2025/>
16 CLE credits
Virtual

Practising Law Institute
Cybersecurity and Ethics for Civil Legal Services and Public Interest Attorneys 2025
2 p.m. – 4:15 p.m.
[www.pli.edu/programs/cybersecurity-and-ethics-for-the-civil-legal-services-and-public-interest-attorney/](https://nysba.org/events/new-horizons-in-health-law-accessibility-and-ai-innovation/)

Ethics for the Negotiating Lawyer 2025
2:30 p.m. – 4:40 p.m.
[www.pli.edu/programs/ethics-for-the-negotiating-lawyer/](https://nysba.org/events/creating-calm-with-emotional-freedom-techniques-session-3/)

THURSDAY, JUNE 12

NY State Bar

Creating Calm with Emotional Freedom Techniques
<https://nysba.org/events/creating-calm-with-emotional-freedom-techniques-session-3/>
Virtual

NYC Bar (CLE)

Tax Law Conference 2025
9 a.m. – 5 p.m.; 7 CLE credits
In-Person Registration Link:
<https://services.nycbar.org/Institute/>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

From Book Bans to ByteDance
6:15 p.m. - 7:30 p.m.
1.5 CLE credits
In-Person Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=BAN061225&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)

Lunch with Justice Andrea Masley
12:30 p.m. - 2 p.m.
In-Person Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=LIT062625&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

LGBTQ+ Pride Reception & Arthur S. Leonard Award Ceremony
7:30 p.m. - 8:30 p.m.
In-Person Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=LGBTQ61225&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

LGBTQ+ Pride Reception & Arthur S. Leonard Award Ceremony
7:30 p.m. - 8:30 p.m.
In-Person Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=LGBTQ61225&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

FRIDAY, JUNE 13

NY State Bar

Mindful Moments Meditation Series
<https://nysba.org/events/6-13-25-mindful-moments-meditation-series/>
Virtual

NYC Bar

Senior Lawyers Chatroom
12 p.m. - 1 p.m.
Webinar Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=SEN061325&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

MONDAY, JUNE 16

NYC Bar (CLE)

Artificial Intelligence Institute
9 a.m. - 5 p.m.
6 CLE credits
In-Person Registration Link:
<https://services.nycbar.org/AllInstitute/>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)

Creating Pathways for the Next Generation of ADR Professionals
6 p.m. - 8:30 p.m.
In-Person Registration Link:
<https://services.nycbar.org/EventDetail?EventKey=ADR061625&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
Health Care Technology 2025
1:30 p.m. – 5 p.m.
[www.pli.edu/programs/health-care-technology/](https://nysba.org/events/new-yorks-new-virtual-court-appearance-platform-vcap/)

TUESDAY JUNE 17

NY State Bar (Non CLE)
Being LGBTQ+ in the Legal Profession

<https://nysba.org/events/being-lgbtq-in-the-legal-profession/informational-program>
Virtual

NY State Bar (CLE)

New Horizons in Health Law: Accessibility and AI Innovation
<https://nysba.org/events/new-horizons-in-health-law-accessibility-and-ai-innovation/>
2 CLE credits
New York City
Demystifying Form 709: How to Effectively Prepare and Review Gift Tax Returns
<https://nysba.org/events/demystifying-form-709-how-to-effectively-prepare-and-review-gift-tax-returns/>
1 CLE credit; Virtual

TUESDAY, JUNE 17

WEDNESDAY, JUNE 18

Practising Law Institute

Acquiring or Selling the Privately Held Company 2025
9 a.m. – 5 p.m. (Both Days)
[www.pli.edu/programs/acquiring-or-selling-the-privately-held-company/](https://nysba.org/events/acquiring-or-selling-the-privately-held-company/)

WEDNESDAY, JUNE 18

NY State Bar (Non CLE)

Burn Before Reading: State Book Banning Laws and Litigation
<https://nysba.org/events/burn-before-reading-state-book-banning-laws-and-litigation/informational-program>
Virtual

NYC Bar (CLE)

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

NYC Bar (Non CLE)

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

FRIDAY, JUNE 20

Practising Law Institute

Fundamentals of Trademark Law in the Global Marketplace 2025
9 a.m. – 4:30 p.m.
[www.pli.edu/programs/fundamentals-of-trademark-law-in-the-global-marketplace/](https://nysba.org/events/fundamentals-of-trademark-law-in-the-global-marketplace/)

MONDAY JUNE 23

NY State Bar (CLE)

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

Practising Law Institute

International Arbitration 2025
9 p.m. – 5:30 p.m.
[www.pli.edu/programs/international-arbitration/](https://nysba.org/events/international-arbitration/)
The Future of Construction & Design 2025
1:30 p.m. – 5 p.m.
[www.pli.edu/programs/the-future-of-construction--design/](https://nysba.org/events/the-future-of-construction--design/)

TUESDAY JUNE 24

NY State Bar (CLE)

New York’s New Virtual Court Appearance Platform - VCAP
<https://nysba.org/events/new-yorks-new-virtual-court-appearance-platform-vcap/>
1 CLE credit; Virtual

NY State Bar (Non CLE)

Path to the Bench: How to Become a Judge
<https://nysba.org/events/path-to-the-bench-how-to-become-a-judge/informational-program>
Virtual

Practising Law Institute

Internal Investigations 2025
9 a.m. – 4:30 p.m.
[www.pli.edu/programs/internal-investigations/](https://nysba.org/events/internal-investigations/)

TUESDAY, JUNE 24

WEDNESDAY, JUNE 25

NY State Bar (Non CLE)

Beyond the Billable Hour: Planning Your Financial Future with Intention
<https://nysba.org/events/beyond-the-billable-hour-planning-your-financial-future-with-intention/informational-program>
Virtual

NY State Bar (Non CLE)

Taking Aim at Vertical Mergers- a Twin or King-Sized Problem?
<https://nysba.org/events/taking-aim-at-vertical-mergers-a-twin-or-king-sized-problem/informational-program>
Virtual

NYC Bar

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

WEDNESDAY, JUNE 25

Practising Law Institute

Ethics for In-House Corporate Counsel 2025
9 a.m. – 11:10 a.m.
[www.pli.edu/programs/ethics-for-in-house-corporate-counsel/](https://nysba.org/events/ethics-for-in-house-corporate-counsel/)
Ethics in Discovery 2025
12 p.m. – 2:10 p.m.
[www.pli.edu/programs/ethics-in-discovery/](https://nysba.org/events/ethics-in-discovery/)
Ethics Game Show 2025: A Review of Ethical Issues
3 p.m. – 5:10 p.m.
[www.pli.edu/programs/the-ethics-game-show/](https://nysba.org/events/ethics-game-show/)

THURSDAY, JUNE 26

NY State Bar (Non CLE)

Creating Calm with Emotional Freedom Techniques
<https://nysba.org/events/creating-calm-with-emotional-freedom-techniques-session-4/informational-program>
Virtual

NYC Bar (CLE)

16-Hour Bridge-the-Gap: Practical Skills, Ethics & More...
Time Day 1: 9 a.m. - 5 p.m.
Time Day 2: 9 a.m. - 5 p.m.
16 CLE credits for Both Days
Day 1: 8 CLE credits
Day 2: 8 CLE credits
Both Days Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB62425B&mcode=NYLJ
Day 1 Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB062425&mcode=NYLJ
Day 2 Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB062625&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)

Small Firm Chats – Stay Connected with Your Peers and Us!
12 p.m. - 12:45 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=SLFC062625&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

New York City Bar Chorus Benefit Concert
7 p.m. - 8:30 p.m.
In-Person Registration Link: <https://services.nycbar.org/EventDetail?EventKey=CHOR062625&mcode=NYLJ>
42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, JUNE 26

FRIDAY, JUNE 27

Practising Law Institute

Compliance & Ethics Essentials 2025
9 a.m. – 5 p.m. (Day 1)
9 a.m. – 12:15 p.m. (Day 2)
[www.pli.edu/programs/compliance--ethics-essentials/](https://nysba.org/events/compliance--ethics-essentials/)

FRIDAY, JUNE 27

NY State Bar (Non CLE)

Mindful Moments Meditation
<https://nysba.org/events/6-27-25-mindful-moments-meditation-series/informational-program>
Virtual

Brooklyn

« *Continued from page 5*

Rumi Scientific is under contract for five years to take 6,510 square feet at Building 4 and will relocate from the New York Blood Center. The area for the therapeutic discovery firm will serve as its research and development lab.

According to Industry City, it has been seeing an “uptick” in biotech leasing, as of late. The business hub attributes this to its lab infrastructure options, purpose-built space and its culture that supports keeping talent and innovation. Some other biotech firms at

CRE

« *Continued from page 5*

0.91% over this period. Quarterly data revealed that this spread held at or above 100 basis points a remarkable 71% of the time.

Delving deeper, the ICE BofA U.S. Corporate BBB index, still investment-grade, but a notch below A-rated—demonstrated a strong correlation (81%) with the A index, though with a slightly higher average spread of 155 basis points. Meanwhile, high-yield corporate bonds, which fall outside the investment-grade category, displayed significantly higher spreads and greater volatility, averaging a hefty 410 basis points. These high-yield spreads are particularly sensitive to shifts in credit quality and broader economic conditions.

Turning to CRE specifically, the spread between CRE cap rates and the 10-year Treasury stood at 393

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

These historical comparisons offer crucial context. When examining individual property types, the cap rate spreads over the 10-year yield have shown increasing divergence. In Q1 2015, retail led with a spread of 4.24%, closely followed

is outpacing their rate of increase in five of the 20 largest U.S. metros and that developers are expanding outwards in the towns and suburbs surrounding cities proper.

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

Realty Law

« *Continued from page 5*
(URL). The incorrect website URL for the Department of Financial Services did not link to the proper web page.

The court stated that although the URL “does not link to the appropriate webpage, the link forwards a user to a website from the Department of Financial Services, which states ‘We’re sorry, the page that you are looking for is not found.’” It noted that the “broken link is apparently caused by the plaintiff using spaces instead of underscores in the URL.”

The court could not find “any binding authority on whether a mistake in the URL renders an RPAPL 1304 notice defective.” However, it found a Suffolk County trial court decision (*Citimortgage, Inc. v. Bunger*, 66 N.Y.S.3d 788 (Sup. Ct. Suffolk County, 2017), which held that “where a plaintiff printed an outdated URL on an RPAPL 1304 notice,” the notice was not defective.

The court reasoned that the “alleged defect in the RPAPL 1304 notice is less significant” than in *Bunger*, noting that “spaces (which are never used in URLs) are used in place of underscores.” It acknowledged that in *Federal National Mortgage Association v. Williams-Jones*, 235 A.D.3d 953 (2d Dept. 2025), wherein the Second Department “held omitting the appropriate Department’s phone number rendered a RPAPL 1304 notice inoperative.” However, the subject court opined that the instant case “is distinguishable, as a URL that diverged slightly from the correct link was provided.” The court found that the URL error was “insignificant.”

Additionally, the defendant argued that the RPAPL 1304 notice was defective because the default date that it listed was inaccurate.

The RPAPL 1304 notice read, in pertinent part, “as of October 185, 2022, your home loan is 1813 days and \$244,647.50 in default.” The court observed that “October 185, 2022, cannot be the date of default, as it is not a real date.”

The court stated that an RPPL 1304 “notice with factual inaccuracies is considered defective and does not strictly comply with the statute.”

The court observed that “the error in the date is a clear typographical error” and under CPLR 2001, courts may “permit a mistake,

omission, defect or irregularity...to be corrected, upon such terms as maybe just, or, if a substantial right of the party is not prejudiced.”

However, the court opined that the defendant “was prejudiced by the mistaken date.” It reasoned that “under RPAPL 1304, defendant is entitled to have notice of the date of default.” It noted that based on the documents sent to the defendant, “defendant would be unable to determine whether the date of his default in paying the loan was October 15th, 2022, October 18th, 2022 or some other date.” Accordingly, the court dismissed the complaint based on the lender’s failure to “comply with the condition precedent of RPAPL 1304.”

Wells Fargo Bank N.A. v. Prass, Supreme Court, Kings County, Case No. 509046/2023, Decided April 21, 2025. Genovesi, J.

Landlord-Tenant—Holdover Proceeding—Petition Alleged Apartment Was Not Subject to Rent Regulation Because of Prior High-Rent Decontrol—Landlord’s Deregulation of the Apartment Based On High-Rent Decontrol In 2014 Was Improper—Petition Misstated the Regulatory Status of the Apartment and Therefore Failed To State a Cause of Action Under Rent Stabilization Code—Tenant May Challenge Deregulated Status of an Apartment at Any Time During the Tenancy—No Statute Of Limitations for Challenging Deregulation—Petitioner Argued That It Was Unaware That J-51 Tax Abatement Had Been Obtained By a Prior Owner—That Only Raised an Issue of Fact as to Petitioner’s Knowledge But Did Not “Conclusively Defeat the Fraud Claim”—Respondent Challenged the Legitimacy of the Total Cost OF THE Work Done In the Apartment Following a Vacancy—Petition Dismissed and Respondent Entitled to a Trial On His Overcharge Claim

This summary holdover proceeding was based upon a notice of non-renewal of tenancy. The petition alleged that the premises are not subject to rent regulation “because of prior high-rent decontrol.” The respondent answered, asserted counterclaims and moved for discovery. The subject motions were made following discovery.

The respondent sought dismissal of the petition and for a

rent overcharge counterclaim to be set down for trial. The respondent argued that the premises “is subject to rent stabilization because of petitioner’s receipt of the J-51 tax abatement at the time of petitioner’s purported deregulation of the subject apartment.”

The respondent submitted the NYC Dep’t of Housing Preservation and Development (HPD) certified records, including a Certificate of Eligibility for a J-51 tax abatement for a period of 14 years dated March 26, 2003.

The court noted that the petitioner had not presented “any relevant opposition to the request for dismissal; instead, petitioner’s arguments go to the merits of respondent’s overcharge counterclaim.”

The court explained that *Roberts v. Tishman Speyer Props, L.P.*, 13 NY3d 270 (2009) held that “rent-stabilized units cannot be luxury decontrolled while the building is subject to a J-51 tax abate rent.”

The court could not find “any binding authority on whether a mistake in the URL renders an RPAPL 1304 notice defective.”

In *Matter of Regina Metro. Co., LLC v. New York State Div. of Housing & Community Renewal*, 35 NY3d 332 (2020), the Court of Appeals explained that “in *Roberts*, this court rejected DHCR’s long-standing statutory interpretation and concluded that luxury deregulation was unavailable in any building during receipt of J-51 benefits.” Here, since it was not “credibly disputed that petitioner received J-51 benefits from the period of at least 2003 to 2017, petitioner’s purported deregulation of the subject premises by high-rent decontrol in 2014...was improper as a matter of law....”

The court noted that a “tenant may challenge the ‘deregulated status of an apartment at any time during the tenancy.’” Moreover, “there is no statute of limitations (SOL) for challenging deregulation.”

Thus, since the petition misstated “the regulatory status of the subject premises and fails to state a cause of action under the Rent Stabilization Code, dismissal is appropriate....” Accordingly, the court dismissed the petition.

The petitioner had moved to dismiss the respondent’s counterclaim which alleged rent over-

charge and in essence, requested summary judgment on that claim.

The counterclaim alleged that the respondent had been overcharged “since the inception of the tenancy in 2019.” The petitioner argued that the “counterclaim should be dismissed because the purported increases giving rise to any overcharge occurred beyond the 4-year lookback applicable pre-HSTPA (Housing Stability and Tenant Protection Act) overcharge claims and nothing is pleaded or proven to show fraud that would warrant reviewing the rental history before the base date.”

The respondent cited the “improper deregulation of the subject premises while the building was subject to a J-51 tax abatement, the failure to file registrations with the DHCR after the purported deregulation, NYC DOB (Department of Buildings) records and had an affidavit (from a licensed general contractor), which challenges the amounts purportedly

spent on individual apartment improvements (IAs) in 2013.”

The petitioner argued that the overcharge counterclaim should be dismissed. It referred to “leases before and after the purported decontrol of the...premises, as well as an affidavit (from a member of petitioner), and a partial transcript of (that member’s deposition), wherein he testified that he was unaware of the J-51 tax abatement.” The petitioner contended that the respondent failed to adequately demonstrate fraud “to permit review of the rental history in 2013 and 2014, when the premises was purportedly deregulated.”

The court observed that “[r]ecently, there’s been a flurry of appellate caselaw on the subject of rent overcharge, which has clarified the standard for the fraud exception to the 4-year (SOL) for pre-HSTPA overcharges, following a period of divergent interpretations in the wake of the court of Appeals’ decision in *Regina*.”

In *Burrows v. 75-25 153rd St. LLC*, 2025 NY Slip Op 01669, “the Court of Appeals held that a party ‘must allege sufficient indicia of fraud, or a colorable claim of a fraudulent scheme to evade the protections

of the rent stabilization laws, to withstand a motion to dismiss.” Burrows held that an Appellate Division had “erred in requiring the demonstration of ‘reasonable reliance’ for the fraud exception to apply....”

Additionally, the Appellate Divisions, First and Second Departments, “both endorsed the fraud standard incorporated in the Chapter Amendments..., the relevant language of which directs courts to determine whether ‘a colorable claim that an owner has engaged in a fraudulent scheme to deregulate a unit exists...after a consideration of the totality of the circumstances....”

The court observed that “[w]hile not seamless, the standards endorsed in Burrows and codified in the Chapter Amendments are substantially similar, since they do not insist upon each element of common law fraud being demonstrated.”

Burrows explained that the “fraud exception serves a far different purpose than an allegation of common law fraud. The fraud exception, applicable only to an overcharge claim, simply allows for review of the rental history outside the 4-year lookback period.” Burrows held that “there need not be a finding that all of the elements of common law fraud...were satisfied in order to make a determination that a fraudulent scheme to deregulate a unit was committed.”

In the subject case, the court found that the “respondent has adequately set forth a rent overcharge counterclaim that should proceed to trial.” It stated that “[t]o the extent that a showing of fraud is necessary to attack the rent increases in 2013 and 2014, respondent has adequately made out a colorable claim under the Burrows and the Chapter Amendments.”

The court cited the “purported deregulation of the premises while petitioner was in receipt of a J-51 tax abatement after the decisions in *Roberts* and *Gersten* made clear that luxury decontrol was not available and the failure to file registrations thereafter are relevant indicia of potential fraud....”

A prior Appellate Division decision explained that “*Regina* does not grant an owner carte blanche in post-*Roberts/Gersten* cases to willfully disregard the law, by failing to re-register illegally deregulated apartments, and enjoying tax benefits while continuing to mis-

represent the regulatory status of the apartments, and taking steps to comply with the law only after a scheme is uncovered.”

Another appellate decision had stated that “[w]e agree with plaintiffs that the defendant’s continued deregulation of apartments in the face of these court decisions (*Roberts, Gersten, and Borden v. 400 E., 55th St. Assocs., L.P.*, 24 N.Y.3d 382 (2014), provides evidence that could support finding a fraudulent scheme to deregulate.” Although the petitioner’s member testified that petitioner was “unaware of the J-51 abatement because it was obtained by a prior owner ‘unknownst’ to petitioner..., this only raises an issue of fact as to petitioner’s knowledge; it does not conclusively defeat the fraud claim.”

The court noted that the “relevant Chapter Amendments provision requires a demonstration that these ‘owner knowingly engaged’ in a fraudulent scheme.... Of relevance, however, are the presumption of carryover liability to a successor owner and the principle that ‘a purchaser is expected to do its due diligence and discovery what there is to be known at the time title is acquired....”

The court further stated that the respondent, through an expert affidavit and a DOB job permit application had “adequately challenged the legitimacy of the total cost of the work done (and resulting IAs) in the apartment following the vacancy that precipitated the purported deregulation through luxury decontrol....”

The court explained that since the respondent’s “overcharge counterclaim is not meritless and issues in fact remain to be resolved,” the petitioner’s motion to dismiss the counterclaim and for summary judgment was denied. It granted the respondent’s motion for a trial on the overcharge counterclaim. The petition was dismissed and the petitioner’s motion for use and occupancy was denied, without prejudice any claims in a plenary action.

304-306 E 83 Realty, LLC v. Mason, Civil Court, New York County, Case No. L&T 313307/22, Decided April 25, 2025. Guthrie, J.

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

Guide

« *Continued from page 3*
the average cost of capital across senior and subordinate tranches. In bridge and stabilization scenarios, C-PACE can serve as takeout financing to retire high-cost debt or preferred equity, extending runway to stabilization. These loans, which can cover previously incurred costs, are typically fully funded at closing.

As rescue capital, C-PACE provides a flexible liquidity injection to pay down existing debt, blend and extend maturities, and improve property cash flow—often with lender support, given the payday and value-add benefits.

C-PACE can also be used in acquisition finance for newly constructed or recently renovated buildings, even when the improvements were made by a prior owner. It is also an effective tool for project finance, supporting major capital upgrades.

Finally, C-PACE enhances senior lender confidence by reducing at-risk equity, improving property cash flows through lower financ-

ing costs, and providing time for tenant stabilization, which in turn strengthens the collateral.

What does it mean for senior lenders that C-PACE is collateralized by a special assessment rather than a mortgage? How do they get comfortable with the lien’s priority?

When senior lenders evaluate a property that includes C-PACE financing, a key consideration is that C-PACE is secured by a special assessment lien, rather than a mortgage.

This distinction matters because the C-PACE lien has a priority similar to property taxes—it legally takes precedence over the mortgage in a foreclosure scenario, but only with respect to delinquent installments, not the full outstanding C-PACE balance.

Critically, the C-PACE assessment is non-accelerating. This means that in the event of a borrower default, the C-PACE lender cannot demand the full unpaid principal immediately. Only the

past-due amounts, plus any applicable fees or interest, are enforceable through a foreclosure.

This significantly limits the potential impairment to the senior lender’s position and preserves the mortgage holder’s ability to foreclose without needing consent from the C-PACE lender.

Over 450 senior lenders have consented to C-PACE to date. Senior lenders have gotten comfortable with this structure in several ways:

Non-acceleration protection: Knowing that only delinquent payments—not the full C-PACE principal—take priority, lenders view the financial exposure as limited and manageable.

No control rights for C-PACE lender: The C-PACE lender is relatively passive compared to a typical senior mortgage lender. The rights of the C-PACE lender are limited. So long as C-PACE is paid current, the senior lender’s enforcement rights are not curtailed in a default scenario.

Consent rights and intercreditor protections: Most senior lenders require documentation—often in

the form of a lender acknowledgment or consent agreement—that confirms key protections, such as notice rights in the event of a default.

Cash flow and reserves: Lenders underwrite the property’s ability to service all debt obligations, including C-PACE, to ensure sustainable leverage and adequate debt service coverage. In some cases, lenders reserve for C-PACE payments.

Market familiarity and precedent: As C-PACE adoption has grown, many institutional lenders have developed internal policies and precedent approvals for properties with C-PACE, particularly in construction and retrofit scenarios where it reduces overall project risk and cost of capital. When C-PACE is contemplated at the time of the origination of the senior loan, mortgage lenders can price in and mitigate any risks. When structured correctly, C-PACE can enhance the overall credit profile of a deal by lowering capital costs and improving project viability—factors that many lenders have come to appreciate with proper diligence and documentation.

action litigation. Getting a class certified may require plaintiffs to develop class definitions that definitively exclude class members who have suffered no injury from a defendant’s alleged misconduct. If they do not, corporate defendants may have an easier time defeating class certification orders in district courts and on appeal.

However, if the court chooses not to issue a decision on the merits and instead issues one based on the procedural issues in the appeal, the circuit split over Article III standing for non-named class members will persist until a future appeal makes its way to the court. A decision based on a procedural issue would be to the chagrin of corporate defendants hoping for a bright line rule that would help them defeat class actions before class certification.

Two of the court’s recent class action standing opinions, *TransUnion v. Ramirez*, 594 U.S. 413 (2021), and *Spokeo v. Robins*, 578 U.S. 330 (2016), were split decisions. Given what we heard at oral argument, it should surprise no one if a decision in *Labcorp*—on the merits or regarding a procedural issue—follows suit.

SCOTUS

« *Continued from page 4*
plaintiffs argued that interlocutory appeals from superseded orders are moot.

During Oral Argument, Some Justices Questioned Ruling on the Merits

At oral argument, the plaintiffs’ respondents’ arguments that the procedural developments in the case may have mooted Labcorp’s appeal—which weighed against issuing a merits ruling—were front and center. Labcorp tried to allay the justices’ concerns about this issue, arguing the district court had characterized its two class certification definitions as “identical,” and noting the Ninth Circuit had ruled on the merits of the initial order, allowing the court to reach the merits of Labcorp’s appeal.

Although some justices, such as Justice Brett Kavanaugh, appeared to accept the district court’s characterization of its orders, other justices expressed concern about issuing a merits ruling. Justice Samuel Alito noted that the Ninth

Circuit’s handling of the case may have caused the procedural issues in the appeal.

Conversely, Justice Ketanji Brown Jackson suggested Labcorp was to blame for the procedural issues as it had challenged the initial class certification as an improper “fail-safe” class. Justice Neil Gorsuch characterized the procedural posture as a “squirrelly complication” and questioned Labcorp’s counsel whether a ruling by the court would merely be an advisory opinion—an impression echoed by Justice Sonia Sotomayor.

Turning to the merits, some justices sympathized with Labcorp’s arguments that corporate defendants would be pressured to settle litigation involving improperly broad classes. Chief Justice John Roberts Jr. noted that “the elephant in the room” was that “the possibility of facing the damages that are at issue in many of these cases is enough to prevent defendants, as a practical matter, from going to trial.” Kavanaugh appeared to agree with the chief justice.

Jackson noted that class plaintiffs usually only need to show that one named plaintiff has standing to proceed. Justice Sotomayor explained courts protect defen-

dants’ rights by preventing uninjured class members from receiving payment for damages, and that she did not think absent class members become parties to the litigation at the class certification stage, but instead when judgment is entered. Gorsuch noted that defense counsel prefer broad class definitions because they guarantee their clients “peace.” Otherwise, litigation could devolve into “mass tort claims.”

Reading the Oral Argument Tea Leaves

The court is expected to issue a ruling in *Labcorp* in July. A merits ruling would offer federal courts clarity about whether they must address Article III issues for non-named class members during class certification. Even though some justices expressed concerns about the procedural issues in the case potentially mooting the appeal, the court’s grant of certiorari suggests it is interested in resolving the circuit split over Article III standing for class members at the class certification stage.

If the court rules in favor of Labcorp, consumers may face additional hurdles in pursuing class

Citations

« *Continued from page 2*
these tools, this is how you should do it in a way that helps you better serve your clients and does not diminish the quality of the legal services that you’re providing.”

Still, Tiedric even the additional educational AI resources may not completely solve the problem.

Goodwin

« *Continued from page 2*
firms, in 2024, according to court filings.

Joshua Roffman, managing attorney of Roffman Horvitz, who regularly assists employers with audits by the Office of Federal Contract Compliance Program, said other firms likely analyzed their own applicant data related to the EEOC’s request.

Roffman added that firms likely “looked at, ‘OK, who do we consider for these programs, who was successful in terms of who we selected for the various programs or higher?’ And I suspect [Goodwin’s] data didn’t show problems.”

Roffman said it “seems reasonable” for Goodwin to look at their program applicant data and decide there’s not much to hide here and being comfortable sharing information “rather than getting into battle with the EEOC.” At the same time, “raising the very strong legal arguments that EEOC has no authority to do it, given the larger context of the targeting of Big Law, that makes sense to me too.”

Roffman noted that Goodwin’s response could impact other firms’ discussions with the EEOC about what data they supply.

“Perhaps EEOC will use it in their discussions with these law firms,” said Roffman. “And perhaps raising the heat a little bit, if you will, with the other law firms.”

So far, Goodwin’s mass disclosure of information to the EEOC stands out among the 20 law firms that received letters from

“As resources become more available to teach lawyers how to manage this and as courts start paying attention to it, one would hope that the incidents of cases would decline ... but you still see reports of malpractice by different lawyers in the ecosystem,” she said.

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the agency asking for extensive employment information.

Reed Smith said in mid-April that it had “conferred” with the EEOC and was in discussions regarding the letter request. Perkins Coie said it would not provide any information until its lawsuit against the Trump administration was finished.

Debevoise & Plimpton has also not provided any information to the EEOC, according to a public records request by Law.com.

Six firms—Kirkland & Ellis; A&O Shearman; Latham & Watkins; Milbank; Simpson Thacher & Bartlett; and Skadden, Arps, Slate, Meagher & Flom—said that the EEOC’s inquiry has been resolved as part of their pro bono deals with President Donald Trump. Some firms, in internal statements obtained by Law.com, said, in making a deal to resolve the EEOC probe, they wouldn’t need to disclose anything.

The nature of the EEOC’s letters request to law firms is charting new territory, which may explain why firms are having varying responses.

“I’m not aware of any standard in this area because my understanding is that this sort of ‘open letter’ approach by the EEOC is unprecedented, so every approach firms are taking seems new to me,” said David Glasgow, executive director of NYU Law’s Meltzer Center for Diversity, Inclusion, and Belonging.

—Patrick Smith contributed to this report.

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Disciplinary Proceedings

Matter of Salomon

« Continued from page 3

of law or aiding in the unauthorized practice of law before the Immigration Courts in violation of the August 30, 2021 suspension order, by failing to notify his clients in two matters that he was suspended in a way that his clients understood, and by failing to notify his clients in three matters that he was suspended until shortly before their individual hearings. EOIR Disciplinary Counsel also charged respondent with engaging in conduct that is prejudicial to the administration of justice or undermines the integrity of the adjudicative process in violation of 8 CFR 1003.102(n). The NID alleged that while suspended, “[r]espondent met with and provided legal advice to clients, either personally or through his staff, accepted fees for legal services, and directed non-citizens to present a letter to the [c]ourt seeking a continuance due to his suspension.” Further, “[r]espondent drafted written pleadings, which were filed under another attorney’s name,” according to the NID.

Although respondent in his Verified Answer dated July 8, 2024 denied the charges of misconduct in the June 18, 2024 NID, raised factual and legal issues, and presented mitigating factors, he entered into a settlement agreement with DHS and EOIR on August, 29, 2024 in which he admitted that he engaged in the conduct alleged in the June 18, 2024 NID and that his conduct violated the Rules of Professional Conduct. Specifically, respondent acknowledged that he failed to comply with the suspension order against him. The parties agreed that another six-month suspension from practicing before the BIA, DHS, and Immigration Courts should be imposed on respondent effect July 27, 2024. On September 3, 2024, EOIR issued a decision and order approving the settlement agreement and suspending respondent for an additional six months effective July 27, 2024.

The AGC now seeks an order, pursuant to the doctrine of reciprocal discipline as set forth in the Rules for Attorney Disciplinary Matters (22 NYCRR) §1240.13, finding that respondent may be disciplined by a foreign jurisdiction, directing him to demonstrate to this Court why discipline should not be imposed in New York for the underlying misconduct outlined in EOIR’s August 30, 2021 and September 3, 2024 orders, suspending respondent for 18 months, nunc pro tunc to July 27, 2024, and ordering him to participate in an anger management program with the New York State Bar Association’s Lawyer Assistance Program (LAP). Respondent does not oppose the AGC’s motion, but in a cross-motion, he requests that this Court suspend him for 12 months, nunc pro tunc to January 27, 2024, with the order that he participate in the anger management program with the LAP.

“In a proceeding seeking reciprocal discipline pursuant to 22 NYCRR 1240.13, respondent may raise the following defenses: (1) a lack of notice and opportunity to be heard in the foreign jurisdiction; (2) an infirmity of proof establishing the misconduct; or (3) that the misconduct at issue in the foreign jurisdiction would not constitute misconduct in New York” (*Matter of Milara*, 194 AD3d 108, 110 [1st Dept 2021]).

Respondent concedes that he is subject to reciprocal discipline, and he does not assert any of the enumerated defenses. Regardless, none the defenses can prevail here. First, respondent was given proper notice and an opportunity to be heard and submitted verified answers to the NIDs in both suspension matters before EOIR. Additionally, respondent participated in the disciplinary hearing in one of the matters and entered into a settlement agreement in the other. Second, the “infirmity of proof” defense cannot prevail either, as the misconduct findings in both matters are fully supported by the record and by respondent’s admission to his misconduct. Third, respondent’s misconduct at issue before EOIR constitutes misconduct in New York. Specifically, respondent violated Rules of Professional Conduct (22 NYCRR 1200.0) rules 3.3(f)(2), 5.5(a), and 8.4(d). Accordingly, because no defense can prevail, the imposition of reciprocal discipline is appropriate and the only issue that remains is what sanction to impose.

With respect to the sanction, in reciprocal disciplinary proceedings, this Court’s general rule is that “significant weight should be given to the sanction imposed by the jurisdiction where the misconduct occurred because the foreign jurisdiction has the greatest interest in fashioning sanctions for misconduct” (*Matter of Blumenthal*, 165 AD3d 85, 86 [1st Dept 2018], citing *Matter of Jaffe*, 78 AD3d 152 [1st Dept 2010]). “Only in rare instances will this

Court depart from its general rule” (*Matter of Tustaniwsky*, 204 AD3d 162, 165 [1st Dept 2022]). This is one such case where a departure from this Court’s general rule is warranted.

As it relates to respondent’s contumelious or otherwise obnoxious conduct, “the sanction imposed by this Court on an attorney for contemptuous behavior varies widely depending upon the nature and extent of the conduct and the existence of mitigating and/or aggravating factors” (*Matter of Sondel*, 111 AD3d 168, 178 [1st Dept 2013]). Depending on the circumstances of the case, we have imposed sanctions ranging from public censures to multiple-year suspensions (see e.g. *Matter of Hayes*, 7 AD3d 108 [1st Dept 2004]; *Matter of Wisehart*, 281 AD2d 23 [1st Dept 2001], lv dismissed in part, denied in part 96 NY2d 935 [2001]). This Court has imposed a six-month suspension in a reciprocal disciplinary matter where the attorney had engaged in contemptuous conduct, had a disciplinary history, and displayed similar conduct during the disciplinary proceedings (Sondel, 111 AD3d 168). As it relates to respondent’s unauthorized practice of law while suspended, this Court has typically imposed sanctions ranging from lengthy suspensions to disbarment for such misconduct (see e.g. *Matter of Castro*, 184 AD3d 272 [1st Dept 2020]; *Matter of Gonchar*, 166 AD3d 91 [1st Dept 2018], lv denied 32 NY3d 914 [2019]; *Matter of Rosabianca*, 131 AD3d 215 [1st Dept 2015]).

We agree with the AGC that circumstances of this case call for an upward departure to an 18-month suspension. In making this determination, we note respondent’s significant disciplinary history, which includes his admonishment in 2016 for virtually the same misconduct that is at issue here. Coupled with respondent’s unauthorized practice of law while under suspension and his recent problematic conduct toward an attorney for the AGC, an upward departure was warranted. That respondent be ordered to participate in an anger management program for one year is also appropriate given that respondent admitted that he has an anger management problem, indicated that he is seeking a referral for an anger management specialist through LAP, and is opposed to participation in such a program. This Court declines to impose respondent’s suspension retroactively given that an interim suspension was not imposed in this matter, there was no procedural delay by the AGC or this Court in imposing discipline, and respondent did not indicate that he voluntarily ceased practicing law under his New York license in anticipation of this reciprocal disciplinary proceeding (cf. *Matter of Peters*, 127 AD3d 103 [1st Dept 2015]; *Matter of Filosa*, 112 AD3d 162 [1st Dept 2013]; *Matter of Gilly*, 110 AD3d 164 [1st Dept 2013]).

Accordingly, the AGC’s motion should be granted, respondent suspended from the practice of law for a period of 18 months, effective 30 days from the date of this Court, and ordered to participate in an anger management program for one year. The AGC’s request that the sanction be effective nunc pro tunc to July 17, 2024 should be denied. Respondent’s cross-motion should be denied in its entirety.

All concur.

—♦—

Matter of Karla S. George, an attorney and counselor-at-law

Motion No. 2025-02031

Appellate Division, First Department

Moulton, J.P., Rodriguez III, Higgitt, Rosado, Michael, J.J.

Decided: June 5, 2025

Jorge Dopico, Chief Attorney, Attorney Grievance Committee, New York (Louis J. Bara, of counsel), for petitioner

Respondent, pro se.

—♦—

Per curiam—Respondent Karla S. George was admitted to the practice of law in the State of New York by the Second Judicial Department on February 23, 2011, under the name Karla Shaniece Pettaway. Respondent maintains a registered business address in the First Judicial Department.

By renewed motion dated April 7, 2025, the Attorney Grievance Committee (AGC) seeks an order pursuant to the Rules for Attorney Disciplinary Matters (NYCRR) §1240.9(a)(3) immediately suspending respondent from the practice of law, and until further order of this Court, based on her failure to cooperate with its investigation.

Respondent has not submitted a response.

The AGC alleges that on September 18, 2023, respondent’s uncle filed a complaint averring that respondent misappropriated funds while serving as executor of the uncle’s late mother’s estate. The AGC sent a letter dated December 13, 2023 to respondent’s registered email address requesting respondent submit a written answer to the complaint within 20 days. Respondent did not answer the complaint.

On January 31, 2024, the AGC emailed respondent a second request for an answer with a warning that failure to respond could result in suspension. The AGC received an automated response stating that respondent was “unexpectedly working intermittently,” and to contact her “Project Assistant” in the event of a true legal emergency. The AGC also mailed its January 2024 letter to respondent at her registered business address.

On April 8, 2024, the AGC sent a letter to respondent’s home address and again directed respondent to answer the complaint within 20 days and warned her of potential disciplinary action for failing to respond. The AGC received a signed receipt but no answer to the complaint.

In June and July 2024, the AGC sent emails to respondent’s work address and the address set forth in her uncle’s complaint, but she did not respond. Additionally, on July 10, 2024, an AGC process server attempted to serve respondent with a judicial subpoena at her registered home address but upon arrival, was informed by an individual that respondent no longer lived there. Evidence from the NYS Department of Motor Vehicles (DMV) submitted by the AGC indicates that the process server was at the address listed by the DMV as respondent’s address.

The AGC moved in September 2024 for respondent’s interim suspension based upon her failure to cooperate. Respondent opposed, maintaining, inter alia, that she had been unaware of the AGC’s requests and that she submitted an answer on December 12, 2024, disputing the merits of the complaint. The AGC countered that the day after respondent submitted her answer, she was informed of its deficiencies but had to yet fully comply. She failed to address in writing the allegation that she misappropriated approximately \$275,000 in estate funds and failed to produce personal bank records.

On February 10, 2025, the Court denied the motion to suspend without prejudice to renew upon respondent’s failure to sufficiently respond to the AGC’s investigation within 30 days of the AGC’s service of a copy of the order, with notice of entry, upon respondent. Respondent was served with the order and notice of entry, but did not respond. Accordingly, the AGC now renews its motion seeking an interim suspension order against respondent, pursuant to 22 NYCRR 1240.9(a)(3).

22 NYCRR 1240.9(a)(3) provides for an interim suspension “upon a finding by the Court that the respondent has engaged in conduct immediately threatening the public interest. Such a finding may be based upon... (3) the respondent’s failure to comply with a lawful demand of the Court or a Committee in an investigation or proceeding.”

Respondent’s failure to cooperate with the AGC by not turning over bank records or providing a fully responsive answer to the complaint, despite having ample opportunity to do so, is well documented. Such conduct “evinces a shocking disregard for the judicial system, and can only be interpreted as a deliberate and willful attempt to impede the Committee’s investigation” (*Matter of Grant*, 184 AD3d 315, 320 [1st Dept 2020], quoting *Matter of Gordon*, 142 AD2d 135, 137 [1st Dept 1988]). Under the circumstances, interim suspension is warranted (see 22 NYCRR 1240.9[a][3]; *Matter of Fox*, 197 AD3d 36 [1st Dept 2021]; *Matter of Grant*, 184 AD3d at 315; *Matter of Miller*, 170 AD3d 1 [1st Dept 2019]; *Matter of Thomas*, 155 AD3d 61 [1st Dept 2017]).

Accordingly, the AGC’s motion should be granted and respondent suspended from the practice of law effective immediately, and until further order of this Court. All concur.

DECISIONS WANTED!

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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, J.J.

MONDAY, JUNE 16

10 A.M.
159048/24 Hubert-Ross v. Lane
12 P.M.
816082/21 Torres v. SAD Associates

2 P.M.
155660/20 Louis v. Hudson 36
TUESDAY, JUNE 17

2 P.M.
152481/15 Weyrauch v. City of NY
WEDNESDAY, JUNE 18

10 A.M.
655057/23 Houlihan Lokay v. Charah Solutions
31833/19 Wray v. NYC Transit Authority

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

2 P.M.
802031/22 Caraballo v. Century Star Fuel
FRIDAY, JUNE 20

10 A.M.
813946/21 Liu v. Consolidated Scaffolding Inc.

TUESDAY, JUNE 24

10 A.M.
952142/23 Bowman v. Cosby
1 P.M.

212323/19 Padilla v. Riverbay Corporation

WEDNESDAY, JUNE 25

10 A.M.
800456/21 Toure v. 88 Wall Street
12 P.M.

157620/22 Thompson Holcombe LLC v. Huteau

FRIDAY, JULY 11

9:30 A.M.
650756/24 Cowen & Company v. ReKTGlobal Holding

12:30 P.M.
655910/24 ACM Zoomcar v. Zoomcar Holdings

3:30 P.M.
850031/25 Santander Bank v. 558 West 151st Street

46 Latin: 210 (71 Thomas)
47 Goetz: 1021 (111 Centre)
48 Masley: 242 (60 Centre)
49 Chan: 252 (60 Centre)
50 Sweeting: 279 (80 Centre)
51 Chesler: 543 (60 Centre)
52 Johnson: 307 (80 Centre)
53 Borrok: 238 (60 Centre)
54 Scheeter: 228 (60 Centre)
55 d’Auguste: 103 (71 Thomas)
56 Kelly: 204 (71 Thomas)
57 Kraus: 218 (60 Centre)
58 Cohen: D: 305 (71 Thomas)
60 Crane: 248 (60 Centre)
61 Bannon: 232 (60 Centre)
59 James, D: 331 (60 Centre)
62 Sweeting: 279 (80 Centre)

MFP Kahn: 1127B (111 Centre)
MMS-P: 1: 1127B (111 Centre)
IDV Dawson: 1604 (100 Centre)

PART 40TR
JUDICIAL MEDIATION
On Rotating Schedule
Adams 300 (60 Centre)

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

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

JHO/SPECIAL REFEREES
80 Centre Street
81R Hewitt: Room 321
87R Burke: Room 238
89R Hoahng: Room 236

SPECIAL REFEREE
71 Thomas Street

Judicial Hearing Officers
Part 91 Hon. C. Ramos
Part 93 Hon. Marin

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

SUPREME COURT
Motion Dispositions
from Room 130
60 Centre Street

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

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

60 CENTRE STREET

Submissions Part
Paperless Judge Part
WEDNESDAY, JUNE 11

659560/24250-6a Owner LLC v. 250 Bowery Condominium Et Al
850189/2125th St. Multifamily LLC v. 208-214 E. 25th St
654886/2343 Park Owners Group v. Kerman Leasing, Inc. Et Al
652392/24435 Central Condo Dev. Hlds. LLC Et Al v. Midtown Oaks Jy Hlds. LLC Et Al
155523/25521 E 83 St Corp v. NYC Et Al
151658/25615 West 142nd St. LLC Et Al v. Mhny Partners Corp. Et Al
161788/24A. R. P. v. NYC Et Al
652333/25Akelius Real Estate Mgt. LLC v. 110 William Prop. Investors III
652729/25Afk Inc. v. Hrk Apparel Inc. Et Al
652735/25Afk Inc. v. Monarch Title Co., Inc. Et Al
652746/25Afk Inc. v. Working For Happiness LLC Et Al
156434/24 Alexander v. Tong Fat Rlty. Corp.
150134/21 Alves v. Brookfield Properties
153964/25 Andrews Plaza Housing Associates L.P. v. NYC Et Al
153965/25 Andrews Plaza Housing Associates L.P. v. NYC Et Al
153966/25 Andrews Plaza Housing Associates L.P. v. NYC Et Al

155774/20 Bloom v. Kips Bay Dev. Ltd.
151103/23 Bolouiri v. Brown Brothers Harriman & Co. Et Al
160725/22 Borkin v. B&H Restaurant LLC D/b/a Leyla
150058/20 Buffalino v. NYC
650249/24 Certain Underwriters At Lloyd’s v. Southwest Marine And General Ins.
151588/25 Chappell v. Robinson
450413/19 NYC v. Dunleavy
654357/24 Con Ed v. Burger Fulton
850329/24 Cpw Townhouse LLC v. West 70th Owners Corp. Et Al
850662/23 Dcr Mortgage 10 Sub 2 v. 179 Ludlow Owners LLC Et Al
100044/25 Deloach v. Assurant
655014/24 Dkc Group Hldgs. v. Reece, Inc.
154374/25 D1 Marble & Granite, Inc. v. 66 Clinton Hldgs. LLC
850169/24 Emigrant Bank v. Narkis
652576/25 Everest Nat. Ins. Co. v. Gryphon
654469/22 Felder v. The G Service Group LLC
159479/19 Flores v. Paul Davis

Restoration of
651561/25 Fora Financial
Asset Securitization 2024 v. Royalempress Inc. Et Al
156535/25 Forster v. NYC Et Al
805277/24 G. v. NY Presbyterian Hosp. Et Al
155954/25 George v. Metro. Transportation Auth.
850125/24 Gitsit Solutions v. Cossio
158860/24 Gomes v. State of NY
652455/25 Govt. Employees Ins. Co. v. Dumbia
652364/18 Greenway News Rlty. v. Liberty Ins.
151741/23 Habib v. Hamer
158494/24 Hickman v. NYC Et Al
656338/20 Hwang’s Meat Delivery Corp. v. 100 Broad St. LLC A/k/a Essen Food Et Al
160436/23 Infinity Indemnity Ins. Co. v. Stewart
651253/25 Insured Advocacy Group v. Restoration Doctor
651151/19 Jamie Oh Consulting Co. v. Dubov
656200/23 Jianying Knitting Factory v. Louise Paris
155544/25 Kesselman v. NYC Et Al
155822/25 Kimerling v. NYC Et Al
157448/20 Kozak v. Kushner Village 325 East
190266/24 Lake v. Pfizer, Inc., Individually And As Successors-In-Interest To Coty Inc. And Coty Int’l, Inc. Et Al
155395/20 Landwehrle v. Bianchi
151113/23 Larios v. Aspenly Co. LLC Et Al
652968/23 Lawrence v. Nucor Const. Corp.
655313/23 Liberty Mutual Ins. Co. Et Al v. Bradford
654942/23 Liberty Mutual Ins. Co. Et Al v. Ortiz
157407/23 Lin v. Careful Bus Service, Inc. Et Al
156375/19 Long Island Minimally v. Hargrove
651419/25 Luerssen v. Elfeld
653475/24 M & E 23rd St. Rlty. v. Kas Convenience & More Corp. Et Al
151125/22 McGee v. Archdiocese of NY Et Al
152854/21 McIntyre v. Newyork-Presbyterian Global Services
151328/20 Mercado v. 605 Third Ave. Fee

161966/24 Millman v. Frisch
451307/25 Motor Vehicle Accident Indemnification Corp. A/s/o Donna Campbell Smith & Julane McGill v. Permanent General Assurance Corp.
451308/25 Motor Vehicle Accident Indemnification Corp. A/s/o Yeasin Yeasin v. State Farm Fire & Casualty Co.
655558/24 Nationwide Registry And Security Ltd. v. Kim
650482/25 NY Marine And General Ins. Co. v. Millenia Assurance, Inc. Et Al
100479/25 Nicholas v. NYC
160470/21 O’Connor v. Fourth Wall Restaurants
652466/25 Omega Consulting v. Carson Oil Co.
651264/25 Pamela Love Consulting LLC v. The Bathing Club LLC Et Al
651437/24 Park Lane LLC v. Core Services Group, Inc. Et Al
452378/19 People of The State of v. Allen
152689/23 Picciotta v. Bop Se LLC Et Al
153190/23 Planet Home Lending v. Secure One Capital Corp.
451396/25 Port Auth. of NY & New Jersey v. Fattah
451394/25 Port Auth. of NY & New Jersey v. Khan
150479/25 Rabinowitz v. Uber Technologies, Inc. Et Al
157797/22 Rios v. NYC
154643/15 Rodriguez v. NYC
159831/19 Rodriguez v. Bp Prods. North America
655980/23 Safeco Ins. Et Al v. Nozalis
157300/24 Sanders v. NYCTA Et Al
659693/24 Schwartz Stadkus Reich Greenberg Atlas Lp v. Red Bridge
156678/24 Sea Breeze v. Strachnow
160992/20 Seltzer v. Steinberg
650424/25 Soho Hotel Owner LLC v. Cr11 Howard St. LLC
152322/20 Solidgold Rlty. v. Bkny USA LLC
451393/25 Soltanian v. NYS Dept. of Financial Services
159378/22 Spotorno v. Ogando-Rosario
655969/20 Spring Bank v. Menexas
151749/25 Spt Chatsworth Hldgs. v. Vaughan
154276/24 State Farm Mutual Automobile Ins. Co. v. Gonzalez-Estevez
650811/22 Sweetpea Ventures Inc. Et Al v. Goldenbook Eiseman Assor Bell & Pesko Lip Et Al
151476/24 The Board of Mgrs. of St. James’s Tower Condominium v. Kemio Corp. Et Al
151461/24 The Board of Mgrs. of St. James’s Tower Condominium v. Sio Properties
651225/25 The Funding Bull v. Rj General
850107/20 U.S. Bank Trust Nat. v. Dubrowski
810045/15 U.S. Bank Trust v. Werner
850126/24 Valley Nat. Bank v. W29 534 Highline Owners LLC Et Al
659655/24 Verifient Technologies, Inc. v. Dutta
100360/24 Waterman v. Fourth Lenox Terrace Associates LLC
159268/21 Yudina v. Alamo Rental (us) LLC Et Al

THURSDAY, JUNE 12
650060/2523 R.P. Associates LLC v. Capital Dude
650331/25290 Grand LLC v. The Granddaddy LLC Et Al
659296/2456 East 66th St. Residence v. J.A.G. Custom Group Inc. Et Al
652224/2362 Orchard Loft Corp. Et Al v. Gluck
805238/21 Ahmed v. Mount Sinai Hosp. Et Al
659160/24 Alfaks v. Ashkenazie
151390/25 Ambleside Partners LLC v. NYC Water Board Et Al
659758/24 American Express Travel Related Services Co., Inc. v. Kessington
653131/25 American Transit Ins. Co. v. Annm Inc
652963/25 American Transit Ins. Co. v. Athena Chiropractic Pc
653032/25 American Transit Ins. Co. v. Bklyn. Medical Practice
653045/25 American Transit Ins. Co. v. Cited Complete Medical Care Pc
653078/25 American Transit Ins. Co. v. Englewood Orthopedics Group Pc
653082/25 American Transit Ins. Co. v. Erden Ortho Supply Ltd
652990/25 American Transit Ins. Co. v. Fast Care Medical Diagnostics Pllc
653032/25 American Transit Ins. Co. v. Js Chiropractic Diadnostic Services Pc
653051/25 American Transit Ins. Co. v. Matech Ortho Inc.
653046/25 American Transit Ins. Co. v. McCulloch Orthopaedic Surgical Services
653135/25 American Transit Ins. Co. v. Progressive Surgical Center
653048/25 American Transit Ins. Co. v. Unicorn Acupuncture
652006/25 Application of Moses & Singer Llp v. Correa
652193/25 Application of Moses & Singer Llp v. Enmark Int’l LLC
652659/23 Arlus Owner LLC Et Al v. Twain Time, Inc.
161516/23 Aykak v. NYC
150677/25 Baptiste v. The City Univ. of NY Et Al
158327/23 Battaglia v. Amalie Oil Co. Et Al
655682/24 Beazley USA Ins. Services, Inc. v. Urbano
650371/25 Benjamin 589 Lessee LLC v. Kirna Zabette, Inc. Et Al
150777/25 Billingslea v. NYC Et Al
158033/19 Board of Mgrs. of 207-09 v. Dougan
150619/23 Boerke v. Nucor Const. Corp. Et Al
156191/25 Bravo v. NYS Div. of Housing And Community Renewal (dchr) Et Al
162100/24 Busy Bee Cleaning Service LLC v. Gina Gibney Dance, Inc.
152397/23 Cajamarca Ramon v. Pizzarotti
158141/21 Cannon v. Merino
653993/24 Canon Financial Services, Inc. v. L&G Capital Corp.
651129/25 Canon U.S.A., Inc. v. Advantage Global Resources LLC Et Al
114128/09 Canzoneri v. NYC
655924/24 Cigna Health And Life Ins. Co. Et Al v. Banco Bradesco Bbi S.a.
160584/21 Conza v. 4ts II LLC Et Al
157696/17 Courtney v. McDonald
152896/22 Davis v. Target Corp. Et Al
652211/25 Delphi Cre Funding LLC v. Beavor
153378/22 Destaffan v. 174-176 1st Ave. Owner LLC Et Al
952370/23 Doe v. Bishop Akia Jamie Foxx
151605/25 Doe v. Combs
151606/25 Doe v. Combs
151604/25 Doe v. Combs
850313/24 East West Bank v. Hop Chong Trading Co., Inc. Et Al
161080/20 Ebm Dev. Co. v. 560 Seventh Ave. Owner
655108/23 Endurance American Ins. Co. v. Plaza Const. Group, Inc. Et Al
152392/25 Family Justice Law Center v. NYS Office of Court Admin.
153445/18 Feydis v. NYCTA
159739/18 Figueroa v. Empire Sewer & Water Inc.
156838/24 Fisher v. Hudson Hall LLC Et Al
152688/25 Fontanez v. Bon Tool Co.
155022/22 Frizalone v. Tishman Const. Corp. of NY Et Al
805265/22 Goldsmith v. Tewari
805261/24 Gorin v. Passion For Seniors of NY Inc Et Al
650681/18 Govt. of Saint Lucia v. 126 East 36th St. LLC
155682/25 Gps 588 v. NYS Div. of Housing And Community Renewal
150144/23 Gurley v. NYC
150130/18 Hernandez v. Sanfo
161772/24 Hewitt v. NYC Et Al
805159/22 Hidalgo v. NYC
NYCHHC Corp. Et Al
156124/24 Hirkac v. Latacelo
153758/23 Hooks v. Azure Hldgs. II
152630/25 In The Matter of The Application of Saikh Rahman v. NYC Dept. of Correction Et Al
655560/21 J.C.S. Apparel Group Inc. v. Leng Enterprises Co. Et Al
650150/25 J Fine Jewels And Gold LLC v. Kalish
156234/24 Kemper Direct Ins. Co. v. Byer
154666/25 Keyple v. Loeb Jr.
161185/23 Kinsey v. State Center Locating, Inc.
158520/13 Krasniqi v. Korpenn LLC
154273/23 Lateral Investment Mgt. v. Marcum
152235/22 Lazo Leon v. G&S Port Chester Unit 2b
652485/25 Lsc 2235 Castor Ave LLC v. Ebrahimzadeh
154327/24 Maloney v. Crystals Garden Inc. Et Al
850012/25 Manhattan Lending Partners LLC v. Amsterdam Key Associates LLC Et Al
153376/18 Merchant v. NYC
659545/24 Mistry v. Mistry
659747/24 Moore v. Robertson
157401/22 Morales v. Rambles Real Estate
160508/20 Mouta v. Sherpa
652893/20 New Deal Rlty. LLC v. 684 Owners Corp.
158955/17 Nicotina v. Rcpj Landmark Properties
157568/20 NYCTL 2019-A Trust And The Bank of NY Mellon v. A11 East 6th St. LLC Et Al
154916/24 Odilov v. Alam
153228/22 Oliver v. NYC Et Al
653206/25 Orthogon Charter School Special Opportunities Llp Et Al v. Charter School Capital, Inc.
651051/24 Oxford Finance LLC v. Makesh
152167/21 Palacios v. Hsr-Eb York

654950/20 Paulmil Cafe, Inc. v. Evolver Hldgs. Corp.
653296/25 Peachy Corp. v. Snee
653036/25 Peachy Medical P.C. v. Abu-Hijih
653037/25 Peachy Medical P.C. v. Grey
161055/24 Petronilio Da Silva v. Titanium Const. Services, Inc. Et Al
154344/23 Polanco v. Pc Richards Et Al
152032/24 Posniak v. Dobie
158948/19 Robin Gorman v. Myron Leo LLC
157144/17 Rodriguez v. Riverside Center Site 5
650212/24 Safety And Quality Plus, Inc. v. Battery Associates LLC Et Al
805067/22 Salter v. Lee
160022/21 Samhoun v. 372 Jericho Corp
850454/23 Santander Bank v. Neuman
850678/23 Sbt Advantage Bank v. Ma
153055/21 Shenouda v. Board of Mgrs. of The 220
151136/21 Smarmatic USA Corp. v. Fox Corp.
159864/24 Smith v. The North-Eastern Conference Corp. of Seventh-Day Adventists
155985/19 Soukouna v. Ean Hldgs.
162020/19 Spieguel v. 85th Estates Co.
450355/24 State of NY v. Santiago
158161/23 Suniek v. Aaray
154875/24 Sunire v. Mariner Wealth Advisors
159416/24 Tenuto v. The Tjx Companies, Inc. Et Al
656060/23 The Burlington Ins. Co. v. Esplanade 99
159838/24 The Cincinnati Ins. Co. A/a/o 1450 B'way. LLC v. Walts Water Technologies, Inc. Et Al
161633/23 The City Et Al v. NYC Police Dept. Et Al
652119/25 Untedlrex Corp. v. Gofundance LLC D/b/a Gofund Advance A/a/o Go Fund Advance LLC
655395/24 Viz Cattle Corp. v. Wattacs Foods
159416/22 Williams v. Topbuild Corp. Et Al
651138/24 Xu v. Lu
161201/21 Yearwood v. Shop Fair Corp Et Al
157418/22 Zarkowski v. NYC Et Al

E-Filing Submission Part
Adjourned for Working Copies Part

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

WEDNESDAY, JUNE 11
157922/23 Bequer v. NYCHA
161073/21 Berry v. NYCHA
153425/21 Cury v. NYCHA
162031/24 Hyman Dancy v. NYCHA
156899/22 Mitchell v. The NYCHA
152078/24 Mitchell v. NYCHA

THURSDAY, JUNE 12
156005/16 Jp By Anita Diaz v. East Harlem Pilot Block

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

WEDNESDAY, JUNE 11
650507/20277 Park Avenue v. Mistral Architectural Metal
153367/23349 Commercial L.P. v. Soho's Sullivan Owner's Corp.
650071/20 Anthony T. Rinaldi v. Lexin NY 815 LLC
154082/19 Guillermo v. Maple K 43-10 23rd St Owner
652968/23 Lawrence v. Nucor Const. Corp.
655260/19 Shiner Corp. v. Just One LLC

Motion
650507/20277 Park Avenue v. Mistral Architectural Metal
153367/23349 Commercial L.P. v. Soho's Sullivan Owner's Corp.
154082/19 Guillermo v. Maple K 43-10 23rd St Owner

THURSDAY, JUNE 12
253038/21 1 Bk St. Corp. v. The Tax Commission of The City of New York

265256/1910 West 46 Condominium v. The Tax Comm. of NYC
254796/11 1020 Hotel Corp. v. The Tax Comm.
255920/21 125 E. 31 St. Rlty. Co. LLC v. The Tax Comm. of NYC
258524/09 125 Vertical Parking v. The Tax Comm.
254223/18 129 East 69th St. Corp. v. The Tax Comm. of NYC
259375/14 13-19 Cumming St. v. The Tax Comm. of The
263823/19 136 East 70 LLC v. The Tax Comm. of NYC
261093/18 136/140 W. 16th St. Rlty. Corp. v. The Tax Comm. of NYC
257178/18 143-5 Owners Corp. v. The Tax Comm. of NYC
257086/17 145 East 47th St. LLC v. The Tax Comm. of NYC
256221/17 160 Waverly Pl. v. Tax Comm. of The
256220/17 164 Waverly Pl. v. Tax Comm. of The
254489/22 165 Waverly Pl. v. The Tax Comm. of NYC
253521/18 170 R'way. Retail Owner v. The Tax Comm. of NYC
260374/18200 West End Ave. v. The Tax Comm. of NYC
264837/17205 East 59th St. A/a/a 20559 v. The Tax Comm. of NYC
266603/20220 East 60 v. The Tax Comm. of NYC
256351/17298 Fifth Ave. Corp. v. The Tax Comm. of NYC
256957/17304 West 49th Garage LLC v. Tax Comm. of NYC
255094/15310 East 23 Retail v. Tax Comm. of The
261956/16315 E 57 LLC v. The Tax Comm.
256249/17322 West 11th St. v. Tax Comm. of The
250733/17323 West 34th St. LLC v. Tax Comm. of The
265354/2240 Mercer Retail Hldgs. v. The Tax Comm. of NYC
253274/14402 Sixth Ave. LLC v. Tax Comm. of The
250413/17741 West 34 St. LLC v. The Tax Comm. of NYC
256209/17450 Village Co. v. The Tax Comm. of NYC
266383/215 Crosby St. Inc. v. The Tax Comm. of NYC
262108/1856th St. Commons LLC v. The Tax Comm. of NYC
240017/23 600 R'way. Partners LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC
240018/24601 Resti Hldgs. LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC
257170/21 62 West 62nd St. LLC v. The Tax Comm. of NYC
250008/1362nd St. East, Inc. v. The Tax Comm. of NYC
256263/17755 Washington St. LLC v. The Tax Comm. of NYC
251937/1786th St. Tenants Corp. v. The Tax Comm. of The
256367/1791 Fifth Ave. Corp. v. The Tax Comm. of NYC
257574/12A. Trenkmann Estate, Inc. v. The Tax Comm.
253343/14Beaux Arts II v. Tax Comm.
260361/12Beaux Arts Rlty. v. The Finance Admin.

259461/15 Blair House Condominium v. Tax Comm. of The
260651/18 Bldg. 424 Olive LLC v. The Tax Comm. of NYC
257952/19 Bond St. Levy v. The Tax Comm. of NYC
259877/18 Broome-Thompson v. The Tax Comm.
251618/17 Century Condominium v. Tax Comm. of The
254782/11 David Yaloz & Tsvia Yaloz v. The Tax Comm.
258325/18 East 50th St. Investors LLC v. The Tax Comm. of NYC
264991/20 East B'way. Mall Inc. v. The Tax Comm. of NYC
252674/19 Eldad Prime LLC v. The Tax Comm. of NYC
256411/19 Elo Group v. The Tax Comm. of NYC
258568/17 Esplanade 99 v. The Tax Comm.
250142/13 Fine Arts Housing, Inc. v. The Tax Comm.
259920/20 Flagship 660 Owner LLC v. The Tax Comm. of NYC
251689/16 Fram Rlty. LLC v. Tax Comm. of The
252996/18 Praydun Enterprises v. Tax Comm. of The
263599/22 Garment One Garage LLC v. The Tax Comm. of NYC
263554/20 L.R. 237-239 E. 58th LLC v. The Tax Comm. of NYC
253576/19 Ista Hldg. Co., Inc. v. The Tax Comm. of NYC
253772/23 Jeffrey L. Orenstein v. The Tax Comm. of NYC
263663/16 K.G.S. Elizabeth LLC v. The Tax Comm.
252352/20 Klch Associates v. The Tax Comm. of NYC
257354/18 Lechar Rlty. Corp. v. The Tax Comm. of NYC
265188/19 Lm243-247 East 39th St. v. The Tax Comm. of NYC
256012/17 Lo-Lo LLC v. Tax Comm. of The
259813/20 Manhattan East Rlty. v. The Tax Comm. of NYC
257245/18 Mhm Rlty. v. The Tax Comm. of NYC
264320/16 Mpe Hotel I v. The Tax Comm.
251590/10 Museum Bldg. v. Tax Comm.
252973/19 One Penn Plaza LLC v. The Tax Comm. of NYC
240012/24 Ot Real Estate Owner LLC (successor in Interest To Olympic Tower LLC) v. The Tax Comm. of NYC Et Al
260377/16 Panasia Estate, Inc. v. Tax Comm. of The
654950/20 Paulmil Cafe, Inc. v. Evolver Hldgs. Corp.
260198/20 Sator Rlty., Inc. v. The Tax Comm. of NYC
260199/20 Sator Rlty., Inc. v. The Tax Comm. of NYC
265958/20 St. Giles Hotel v. The Tax Comm. of NYC
264301/23 The Infinity Flats Condominium v. The Tax Comm. of NYC
265497/22 The Regatta Condominium v. The Tax Comm. of NYC
253696/16 Trinity Morris Corp., Formerly Andros B'way, Inc. v. The Tax Comm. of NYC
254191/24 United Jewish Council-Bialystoker Synagogue Hdc. , Inc. v. The Tax Comm. of NYC
253766/17 Vornado 40 East 66 St. LLC v. The Tax Comm. of NYC
254871/22 Vornado 640 Fifth Ave. L.L.C. v. The Tax Comm. of NYC
265815/20 West 19 St Owners Corp. v. The Tax Comm. of NYC
255568/19 West B'way. 330 LLC v. The Tax Comm. of NYC
259517/16 York Ave. Commons LLC v. The Tax Comm. of NYC

Motion
240012/24 Ot Real Estate Owner LLC (successor in Interest To Olympic Tower LLC) v. The Tax Comm. of NYC Et Al

Part 3
Justice Joel M. Cohen
60 Centre Street
Phone 646-386-3287
Room 208

WEDNESDAY, JUNE 11
161966/24 Millman v. Frisch

THURSDAY, JUNE 12
652211/25 Delphi Cre Funding LLC v. Beavor

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

THURSDAY, JUNE 12
805238/21 Ahmed v. Mount Sinai Hosp. Et Al
805116/24 Anderson Spencer v. Rodeo Md
805317/23 Barnett v. Nabatian
162537/15 Branca v. St. Luke's-Roosevelt
805141/20 Brooks v. Sherman
805081/23 Budd v. Steinbrech M.D.
805201/22 Censor v. New York-Presbyterian Et Al
805381/23 Cortes v. The First Chinese Presbyterian Community Affairs Home Attendant Corp.
805354/20 De Pinho v. Wajnsztajn-Theil
805240/23 Dotson v. Monga M.D.
805197/21 Egan v. Hosp. For Special Surgery
805079/23 Elliot v. Hudson Medical Spine And Pain Managment
805061/22 Engel v. Stieg Md
805312/23 Friedman v. Berman Md
805265/22 Goldsmith v. Tewari
805343/19 Gonzalez v. New York-Presbyterian
805144/20 Griffen v. Abed M.D.
805037/24 Holloway v. Terence Cardinal Cooke Health Care Center Et Al
805328/24 Ivashkina v. Bagdonas M.D.
805230/20 J. P. v. Lenox Hill Hosp.
805065/22 Jimenez v. Meyers Md
805324/24 Lee v. Shum
453288/23 Lee v. Sarasohn M.D.
805353/23 Libertella v. Yoon Dr.
805294/20 Martinez v. NY Presbyterian Hosp. Et Al
156996/23 McDermott Wark v. Scott M.D.
805282/22 Miceli v. Brandoff Md
805270/22 Murray v. The Madison Square Garden Co. Et Al
805486/23 Ortega v. Perez M.D.
805452/23 Parra v. Tunder D.O.
805093/21 Pizzaro v. Mount Sinai Medical Center
805325/22 Pritchard v. NYU Langone Health System Et Al
805249/16 Rojas v. Travers Concannon
805242/22 Rudin M.D. v. Positano D.P.M.
805283/17 S. v. Migotsky
805243/23 Sacks v. The NY And Presbyterian Hosp. Et Al
805067/22 Salter v. Lee
805016/22 Sarmiento v. Mount Sinai Hosp. Et Al
805269/24 Sepe v. New York-Presbyterian Hosp. Et Al
805017/24 Shay v. Anand M.D.
805021/21 Siddhartha Rana And Maya v. Kid
805215/22 Sidibe v. David Downing
805116/22 Sonja Allen Et Al v. Lenox Hill Hosp.
805013/25 Stern v. Su Md
805355/23 Twomey v. Juliana Eng
805279/20 Utara Jones v. Mount Sinai Morningside
805241/20 Wilson v. Frempong-Boadu

Court Calendars

COURT NOTES

INDIGENT LEGAL SERVICES BOARD

Meeting To Be Held on June 13
Notice is hereby given that the Indigent Legal Services Board (ILSB) will be holding a regular meeting on Friday, June 13, 2025, at 11:00 AM. The meeting will be held at the Association of the Bar of the City of New York, located at 42 West 44th Street, New York, New York.
The meeting will also be available by videoconference and recorded for public viewing. After the meeting is over, ILS will post on its website (<https://www.ils.ny.gov/>) an announcement about the meeting with a link to a recording of it. Those interested in attending can obtain instructions for the WebEx meeting by emailing Liah Darlington at liah.darlington@ils.ny.gov.

Dismissal of Indictment
APL-2025-00097; People v. Palacios (Miguel Angel); 234 AD3d 716; Crimes, Suppression Hearing, Probable Cause I-Card
Civil appeals taken as of right:
APL-2025-00081; Matter of Lawyers for Children v. NYS Office of Children and Family Services; 2025 NY Slip Op 02115; Regulations, Host Family Home Program
APL-2025-00088; Onondaga County v. SNY; 2025 NY Slip Op 02818; Constitutional Validity Statute, Even Year Election Law
APL-2025-00098; Granath v. Monroe County ; 2025 NY Slip Op 02521; Emergency Vehicles, Reckless Disregard

The Clerk's office also announces that briefing schedules have been issued for the Court's consideration of certified questions from the United States Court of Appeals for the Second Circuit.

Certified questions accepted for review:

CTQ-2025-00001; Article 13 LLC v. Lasalle National Bank; 132 F4th 586; Mortgages, Foreclosure, Foreclosure Abuse Prevention Act
CTQ-2025-00003; Beck v. Manhattan College; 136 F4th 19; Colleges and Universities, Implied Contract
CTQ-2025-00002; Cruz v. Banks; 134 F4th 687; Individuals with Disabilities Act-, Schools, Class Size Regulations

NEW YORK COUNTY DEMOCRATIC COMMITTEE

Screening Panel To Report on Qualification of Judicial Candidates
Application Deadline is June 13
The New York County Democratic Committee has announced the formation of an Independent Screening Panel to report on the qualifications of candidates seeking the nomination of the Democratic Party for three (3) seats on the New York State Supreme Court; one (1) seat in the 3rd Municipal Court District; and, one (1) seat in the 7th Municipal Court District, to be elected in the November 2025 general election. The heads of numerous bar associations, community organizations and law schools have been invited to nominate members of the panel, which will be directed to report a total of no more than the three (3) most highly qualified candidates per vacancy.

Candidates for the nomination may obtain applications from Kyle Ishmael, Esq., Executive Director for the Manhattan Democratic Party, via email at manhattandems@gmail.com. The deadline for submitting completed applications is Friday, June 13, 2025 at 5:00 PM.

NEW YORK STATE COURT OF APPEALS

Notice to the Bar May 2025 Appeals
The Clerk's Office announces that briefing schedules have been issued for the following appeals during May 2025.
Docket information, briefing schedules, filings and oral argument dates are or will be available through the Court's Public Access and Search System (Court-PASS).

Nonparties seeking to appear as amicus curiae should refer to Court of Appeals Rule of Practice 500.23.

Civil appeals by leave grant of the Court of Appeals and Departments of the Appellate Division:
APL-2025-00073; Beadell v. Eros Management; 229 AD3d 43; Negligence, Duty, Hotel Owner and Operator, Guest's Suicide
APL-2025-00100; Van Dyck v. U.S. Bank; 235 AD3d 517; Mortgages, Foreclosure, Foreclosure Abuse Prevention Act

Criminal appeals by leave grant of Judges of the Court of Appeals and Justices of the Departments of the Appellate Division:
APL-2025-00077; People v. Gaffney (Luke J.); 232 AD3d 1228; Crimes, Right to Counsel, Ineffective Trial Counsel
APL-2025-00075; People v. Tyson (Kenneth); 234 AD3d 1282; Crimes, Right to Speedy Trial, Preindictment Delay
APL-2025-00076; People v. Curry (Eugene); 233 AD3d 1487; Crimes, Sentence, Violation Probation, Toll of Probation Period
APL-2025-00087; People v. Bender (Donald); 236 AD3d 1184; Crimes, Reckless Endangerment
APL-2025-00086; People v. Jones (Joseph C.); 236 AD3d 1410; Crimes, Unlawful Search and Seizure, Parole Officers
APL-2025-00083; People v. Burgess (Warren); 82 Misc 3d 128(A); Crimes, Accusatory Instrument,

U.S. DISTRICT COURT SOUTHERN DISTRICT

Re-Appointment of Incumbent Magistrate Judge Ona T. Wang
The current term of the office of United States Magistrate Judge Ona T. Wang is due to expire on March 4, 2026. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of a magistrate judge to a new eight-year term.
The duties of a magistrate judge position include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from the judges of the district court; and (4) trial and disposition of civil cases upon consent of the litigants.
Comments from members of the bar and the public are invited as to whether the incumbent Magistrate Judge Ona T. Wang should be recommended by the panel for reappointment by the Court, and should be directed to:

160312/24 In The Matter of The Application of 215 East 68th St. L.P. v. The Board of Mgrs. of The Trump Palace Condominium
161580/23 Le Greves v. 54 West 10th Owner LLC
653087/14 Meneely v. Amethyst West Housing
657181/21 Napolitano v. Bounce 21
655265/21 Neuwelt v. 33072 Owners Corp.
655035/23 Noha 135 Partners v. Williams
152322/20 Solidgold Rlty. v. Bkny USA LLC
655264/24 Zdj W 37 LLC v. Stewart Title Ins. Co. Et Al

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

WEDNESDAY, JUNE 11
652746/25 Akl Inc. v. Working For Happiness LLC Et Al
153293/23 Board of Mgrs. of 135 West 52nd St. Condominium v. 135 West 52nd St. Owner LLC Et Al
651151/19 Jamie Oh Consulting Co. v. Dubov
158599/24 Jeffery v. 301 East 22nd St. Tenants Corp. Et Al
656509/16 Matityahu v. Miller
152394/24 McMahon v. Turner Const. Co. Et Al
155412/23 Molina Hernandez v. 282 Grand St. LLC Et Al
159865/23 Montgomery v. Merit Fruits & Vegetables Corp. D/b/a Hudson Market Pl. Et Al
655024/21 Nat. Convention Services v. Showtime on The Piers LLC Et Al
451394/25 Port Auth. of NY & New Jersey v. Khan
157824/22 Puentes Valencia v. First Ave. Parking
150804/24 Ray v. Big City Parking LLC Et Al
656498/22 Round Hill Music v. Simmons Jr.
158495/22 State Farm Mutual Automobile Ins. Co. v. 167 Rix, Inc. Et Al
659655/24 Verifient Technologies, Inc. v. Dutta
153613/24 Villanueva v. NYCHA

THURSDAY, JUNE 12
652224/2362 Orchard Loft Corp. Et Al v. Gluck
653082/25 American Transit Ins. Co. v. Erden Ortho Supply Ltd
652990/25 American Transit Ins. Co. v. Fast Care Medical Diagnostics Plc
156850/24 Assa Abloy Entrance Systems Us, Inc. v. Bldg Nr 125th St
150165/24 Benjamin v. 311 West 42nd St. Associates LLC Et Al
651129/25 Canon U.S.A., Inc. v. Advantage Global Resources LLC Et Al

Part 9
Justice Linda M. Capitti
60 Centre Street
Phone 646-386-3848
Room 355

WEDNESDAY, JUNE 11
452684/24A & I Guadio Rlty. Inc. v. Chao
655779/24 Accountants on Air v. Quintana
160312/24 In The Matter of The Application of 215 East 68th St. L.P. v. The Board of Mgrs. of The Trump Palace Condominium
161580/23 Le Greves v. 54 West 10th Owner LLC
653087/14 Meneely v. Amethyst West Housing
657181/21 Napolitano v. Bounce 21
655265/21 Neuwelt v. 33072 Owners Corp.
655264/24 Zdj W 37 LLC v. Stewart Title Ins. Co. Et Al

THURSDAY, JUNE 12
653032/25 American Transit Insurance Company v. Brooklyn Medical Practice
653023/25 American Transit Ins. Co. v. Fast Care Medical Diagnostics Plc
652195/25 Application of Moses & Singer Lp v. Enmark Int'l LLC
653028/24 Caf Bridge Borrower Ax v. Fleischmann
952370/23 Doe v. Bishop Aka Jamie Foxx
659545/24 Mistry v. Mistry
653296/25 Peachy Corp. v. Snee
161633/23 The City Et Al v. NYC Police Dept. Et Al
653047/23 The Monarch Condominium Et Al v. Bloom And St.

Motion
365633/23 Broshy v. Sun
THURSDAY, JUNE 12
365419/20 Castor v. Figueroa Moya
Part 11
Justice Lyle E. Frank
60 Centre Street
Phone 646-386-3314
Room 412

WEDNESDAY, JUNE 11
452684/24A & I Guadio Rlty. Inc. v. Chao
655779/24 Accountants on Air v. Quintana
157374/23 Bldg Mgt. Co., Inc. v. Boris
652917/24 Chromocell Therapeutics Corp. v. Chromocell Corp. Et Al

655556/21 Quinn v. Ubs Financial Services Inc. Et Al
653392/23 Tedford's Tenancy v. Horizons Investors Corp. Et Al
850498/23 Wells Fargo Bank v. 174 W 137 LLC Et Al
850427/23 Wilmington Savings Fund Society v. 414 East 115 LLC Et Al

Motion
655556/21 Quinn v. Ubs Financial Services Inc. Et Al
THURSDAY, JUNE 12
153376/18 Merchant v. NYC
652893/20 New Deal Rlty. LLC v. 684 Owners Corp.
156083/22 Pccm Supply v. Jennie Mark Et Al
650212/24 Safety And Quality Plus, Inc. v. Battery Associates LLC Et Al
153901/20 Williams v. NYCHA

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

WEDNESDAY, JUNE 11
303291/18 Carvajal-Hernandez v. Hernandez
150089/19 Demski v. NYC
365331/22 Derosa v. Burke
365138/22 Perrone v. Perrone
365870/23 Quinnett v. Rist
365253/21 Sciotti v. Welton
365489/22 Segal v. Harpaz
365807/23 Whelan v. Whelan
365568/21 Wolfson-Moche v. Moche

THURSDAY, JUNE 12
350009/15 Hofmann v. Sender

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

WEDNESDAY, JUNE 11
159851/20 Charles v. NYC Et Al
156207/19 Estevez v. Castle Village Owners Corp.
152689/22 Pisciotta v. Bop Se LLC Et Al
159831/19 Rodriguez v. Bp Prods. North America
154283/19 Walsh v. Zcwk Associates L.P.

THURSDAY, JUNE 12
160822/20 Persad v. New York-Presbyterian Hosp. Et Al
160162/21 Todorovic v. Roosevelt Island Operating Corp.

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

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

THURSDAY, JUNE 12
160143/22 Maybury v. Fantasia Industries Corp. Et Al

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

THURSDAY, JUNE 12
157562/24 Galloway v. Reed

Motion
157562/24 Galloway v. Reed

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

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

WEDNESDAY, JUNE 11
365285/24 Bauer v. Bauer
365735/23 Dore-Almonor v. Almonor
365515/22 Iriti v. Pava
321012/23 Mallot v. Dupuy
365862/23 Wang v. Zhao

Motion
321012/23 Mallot v. Dupuy

THURSDAY, JUNE 12
321700/24 Bahoric v. Taylor
365039/24 Brockway v. Brockway
365401/24 Diodati v. Baker-Caldwell
365222/24 Koban v. Hechler

Motion
365039/24 Brockway v. Brockway
365222/24 Koban v. Hechler

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

WEDNESDAY, JUNE 11
805110/20 Condon v. Beth Israel Medical Center
805209/24 Cote v. NYC NYCH&HC Corp. Et Al
805218/24 Herman v. Bellevue Hosp. Center Et Al
805427/19 Moscoso Alvarado v. Stiles

THURSDAY, JUNE 12
805145/21 Agbontaen v. Preminger
805243/20 Flanagan v. Berenstein
155457/24 Joshua v. NYCH&HC Corp.
805395/19 Mattis v. Schrope
805202/24 Romero v. Ferrari M.D.

Motion
805145/21 Agbontaen v. Preminger

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

WEDNESDAY, JUNE 11
150841/23 Alvarez Rodriguez v. 55 Broad St. Owner LLC Et Al
651166/24 American Transit Ins. Co. v. Betances
652855/24 American Transit Ins. Co. v. Chenoa
651666/24 American Transit Ins. Co. v. Fisher
156138/22 Antino v. Vesta 17 Condominium Et Al
151456/22 Barrientos v. 196 Willeoughby Owner Et Al
151103/23 Bolouvi v. Brown Brothers Harriman & Co. Et Al
154913/22 Burke v. 301 East 81st Ph 20 Inc. Et Al
156

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

WEDNESDAY, JUNE 11
656146/19 Merchant Factors Corp. v. Crush Apparel & Accessories
650812/22 Sweetpea Ventures Inc. Et Al v. Goldenlock Eiseman Assor Bell & Peskoe Llp Et Al

THURSDAY, JUNE 12
651024/25 Eliassen Group v. Jackson
655585/20 Lanaras v. Premium Ocean
655241/21 Lateral Juscom Feeder, LLC As Assignee of Benchmark Builders, Inc. Et Al v. Reich
655623/21 Medrite Care v. Kireland-B
155397/25 Peary v. De Comics, Inc. Et Al
650748/22 Time Warner Cable Enterprises LLC v. Nokia of America Corp.

Motion
155397/25 Peary v. De Comics, Inc. Et Al
650748/22 Time Warner Cable Enterprises LLC v. Nokia of America Corp.

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

WEDNESDAY, JUNE 11
162163/1416 West 8th LLC. v. Gluckman
153236/18 American Transit Ins. v. Franklin
152432/23 Asif Siraj M/a Jarvis Sid v. Gottesman
452475/21 Baez Done v. Mta Bus Co.
612008/18 Brito v. NYC
153062/21 Castillo v. Church of The Immaculate
650140/18 Chicho & Son Corp. v. Sabatino
156995/17 Dasilva v. Toll Ge LLC
151210/21 De Novais Santos v. 509 W 34
157354/19 De Souza v. Hudson Yards Const. II
651440/18 Disoni LLC C/o Divina Espinal v. Montas
158943/22 Duarte v. Matos
805371/20 Gordon v. De La Cruz
160461/20 Guzman Gil v. Wyld Katz Plumbing And Drains Et Al
152550/22 Heras v. American United Transportation Inc. Et Al
151016/22 Hijiki Restaurant Inc. v. NYC

150570/21 Irizarry v. Pinnacle Express Inc.
657125/17 Khadim v. Stonehill & Taylor
159268/20 Kroll v. Kts Const.
154285/22 Lassana v. Nakashima
159770/15 Maurizaca v. 201 Water St.
610191/19 McKenna v. Teachers Ins. And
805326/19 McNeil v. Zakashansky
651295/19 Mintz & Gold Llp v. Assa Properties, Inc.
655518/18 Nacerio v. Alsaleh
153949/15 Okawa v. Gadiaga
159909/16 Pettinato v. Egr-Riveterow
150862/18 Reei v. Adel
153734/18 Rodriguez v. Metro. Transportation
805378/18 Roseli v. NY Presbyterian Hosp.
154134/19 Santana v. Gsj Car
158595/16 Selective Auto Ins. v. Cross NY General
157869/19 Shepps v. 250 East 65th St.
152638/20 Shyti v. 9 Peridom Inc.
160246/20 Steele v. Con Ed Co.
159057/17 Stonehill & Taylor v. Khadem
159111/22 Titone v. Peter01 Corp.
451890/19 Torres v. NYCTA
452340/18 Tri-Crete, Inc. v. Forthill Const. Corp.
656919/17 U.S. Bank Nat. v. Central Business Solutions
652297/18 Weihai Textile Group Import v. Lg24 Corp.

THURSDAY, JUNE 12
156288/21 Abney v. Agostino
805363/17 Almonte v. Shaukat Md
151429/19 Anderson v. NYCTA
160962/20 Baker v. NYC
452360/18 Barnes v. NY NYCHA
152931/18 Black v. Alfonsocacastill
155604/21 Borrelli v. NYCTA
450195/18 Bradley v. NYC
157760/16 Breton v. Dishi
157499/16 Casais v. NYC
153910/17 Cgm-Lnr LLC v. Sylvia Ward And Po Kim
150804/21 Counts v. Doe
158099/16 Coyle v. Metro. Transity
154073/14 De La Cruz v. Babies' Hosp. of The City
156010/18 Delacruz v. 638 West 160 Hldgs. LLC
805007/17 Demann v. Frederick A. Stange III
152957/16 Diaz v. NYCTA
157316/18 Etingin v. Hair
157256/22 Faivush v. The Warren House Condominium, Walgreen Co., The Board of Mgrs. of The Warren House Condominium, 155 East 34th St. LLC, And Maxwell-Kates, Inc.
100697/08 Genger v. Genger
151256/16 Gines v. Mendez
156027/18 Gonzalez v. NYC
160858/18 Hays v. NYCTA
151657/16 Hector Ortiz v. Fort Tyron Rehabilitation
156427/19 Holly v. NYCTA
152649/17 Hrbivosek v. United Cerebral Palsy of New
158420/23 Huang v. NYCTA Et Al
152300/18 Hunter v. Schulze
158155/18 Jackson v. 382 Rly. Corp.
158189/18 Karas v. Metro. Transportation
153689/16 Kennedy v. Ware
650458/19 Knight v. Bop Mw
Residential Market LLC
153662/20 Laidler v. Sabir
155752/21 Latourette v. Hudson Yards Const.
157002/22 Lewis v. Razu
153050/22 Mathews v. NYCTA Et Al
161182/19 Modou Ba v. NYCTA
152323/22 May v. M&L St. Nicholas Rly. LLC
151190/18 Oliva v. NYCTA
153235/22 Oliveira v. NYCTA
805391/21 R.P. v. Carpenter
151852/18 Ramos in Capacity of v. Fort Tyron LLC
157230/20 Rivera v. Metro. Transportation
152322/24 Rizk v. Brooks
158270/20 Rybak v. Platta
158892/20 Sanders v. Daily News
158615/21 Santana v. 248 Fordham Road LLC Et Al
157665/19 Santiago v. Genting NY LLC
153137/17 Sarr v. NYC
153381/23 Schultorf v. NYCTA
157148/21 Smith v. NYCTA Et Al
108724/10 Tempessa v. Laffey
151346/20 Thomas v. NYC Tansit Auth.
162327/14 Toktassynova v. Victor
805361/22 Uvaydon v. Maurer M.D.
101062/10 Wilmington Trust v. Esquenazi
652670/16 Win Win Advisory Group LLC v. U Studios LLC
154910/23 Wood v. Wruble M.D.
153279/18 Wu v. Torres
654758/19 Yasha Ramen Corp. v. 940 Amsterdam Park
158876/19 Zamplakos v. Jacob's First

Part 44
Justice Jeffrey H. Pearlman
60 Centre Street
Phone 646-636-3370
Room 321

WEDNESDAY, JUNE 11
365119/20 Casella v. Casella
365577/23 Strulovici Barel v. Barel
322254/24 Uhland v. Backo

THURSDAY, JUNE 12
365386/24 Holman v. Ros
365236/25 Labatie v. Triche
365133/23 Lindsay v. Mushi
365527/22 Rover v. Rover
304025/18 Schwartz v. Haas

Motion
365236/25 Labatie v. Triche
304025/18 Schwartz v. Haas

Part 45
Commercial Div.
Justice Anar Rathod Patel
60 Centre Street
Phone 646-386-3632
Room 428

WEDNESDAY, JUNE 11
651987/22 Medley Mgt., Inc. v. Lowenstein Sandler
652489/22 Sc Phillips Clark LLC v. Shore Club Prop. Owner LLC Et Al
THURSDAY, JUNE 12
655314/24 Essence Communications Inc. Et Al v. Group Black Inc.
654118/15 Joseph Rutigliano v. Locanto
160605/24 Jrt Rlty. Group, Inc. v. Cushman & Wakefield, Inc.
154273/23 Lateral Investment Mgt. v. Marcum
156537/24 Lendingclub Bank v. Mergen Inc. Et Al

Part 48
Commercial Div.
Justice Andrea Masley
60 Centre Street
Phone 646-386-3265
Room 242

WEDNESDAY, JUNE 11
655890/23 A-US Gal v. Nat. Air Cargo Group, Inc.
650986/25 Castle Plment v. Forex Express Corp. Et Al
651264/25 Pamela Love Consulting LLC v. The Bathing Club LLC Et Al

Motion
655890/23 A-US Gal v. Nat. Air Cargo Group, Inc.

THURSDAY, JUNE 12
652411/22 Grupo Salinas Telecom At&T Mobility Hldgs. B.V. Et Al
651789/24 Vandeweghe v. Ac Investment Mgt.

Part 49
Commercial Div.
Justice Margaret A. Chan
60 Centre Street
Phone 646-386-4033
Room 252

WEDNESDAY, JUNE 11
650218/23 Broadst. NY Inc. v. L3 Capital Income Fund
651634/23 Diitkoif v. Retinal Ambulatory Surgery Center of New York, Inc. Et Al
654165/24 Jefferies LLC v. Rubicon Technologies, Inc., As Successor in Interest To Founder Spac
850126/24 Valley Nat. Bank v. W29 534 Highline Owners LLC Et Al
THURSDAY, JUNE 12
650468/24 Hudson v. Allstate Vehicle & Prop. Ins. Co.

Part 53
Commercial Div.
Justice Andrew S. Borrok
60 Centre Street
Phone 646-386-3304
Room 238

WEDNESDAY, JUNE 11
160904/20 Kostyatinikov v. Hfz Capital Group LLC
THURSDAY, JUNE 12
652343/23 Kleinman v. Paper Ambition LLC Et Al
654972/22 New Cingular Wireless Pcs v. 310 East 55th St. Tenants Corp. Et Al
653775/23 Prosight Specialty Mgt. Co., Inc. Et Al v. Altruus Group
158302/23 The Austin Schuster Group v. Extell Dev. Co. Et Al
651118/21 Yang v. Knights Genesis Group

Motion
652343/23 Kleinman v. Paper Ambition LLC Et Al
158302/23 The Austin Schuster Group v. Extell Dev. Co. Et Al
651118/21 Yang v. Knights Genesis Group

Part 54
Commercial Div.
Justice Jennifer G. Schecter
60 Centre Street
Phone 646-386-3362
Room 228

WEDNESDAY, JUNE 11
651660/24 Bayonne B v. Barrington Media Group
652015/20 Myron J. Berman v. Cohen
452378/19 People of The State of v. Allen
652864/23 Plymouth St. LLC v. Sitt
THURSDAY, JUNE 12
656248/19 Atane Engineers v. Cdm Smith Inc.
655780/23 Chan v. Ho
653401/23 Clover Private Credit Opportunities Origination (Ievered) II Lp v. Alhusseini
655353/21 Emusc v. Healthplus Hp
654598/21 Tutor Perini Bldg. Corp. v. Clayton Ventures
655867/23 Xi Ins. America, Inc. v. Altice USA, Inc.

Motion
653401/23 Clover Private Credit Opportunities Origination (Ievered) II Lp v. Alhusseini
655353/21 Emusc v. Healthplus Hp
655867/23 Xi Ins. America, Inc. v. Altice USA, Inc.

Part 57
Commercial Div.
Justice Sabrina Kraus
60 Centre Street
Phone 646-636-3195
Room 218

WEDNESDAY, JUNE 11
950054/19 Ark65 v. Archdiocese of NY
950062/19 Ark87 v. Archdiocese of NY
151855/20 Bonilla-Ulloa v. One Ten East End Associates
155351/20 Campos v. Gramercy 1860
950507/20 Dawn Gaither v. Archdiocese of New York.
950037/20 Doe v. Roman Catholic Archdiocese
950016/20 Doe v. Archdiocese of NY
950017/20 Doe v. Archdiocese of NY
950018/20 Doe v. Archdiocese of NY
950337/20 Doe v. Archdiocese of NY
950448/21 Doe v. Archdiocese of NY
950450/21 Doe v. Archdiocese of NY
950030/19 Doe v. Archdiocese of NY
950039/19 John Doe Whose Initials Are v. Archdiocese of NY
951172/21 Nurse v. NYC Et Al
950063/20 O. v. NYC
951145/21 R. v. Archdiocese of NY
950257/21 S. v. NYC
950107/19 Schlenz v. Dominican Friars Province of
950023/21 Stelling v. Roman Catholic Archdiocese
950428/20 Taylor v. NYC Et Al

COURT NOTES

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

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

UNITED STATES COURT OF APPEALS FOR THE SECOND CIRCUIT

Applications Being Accepted for Federal Public Defender for the Northern District of NY
Application Deadline Is Now June 13

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

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

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

Applicants must satisfy the following conditions:

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

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

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

Application forms are posted on the Court's website at <http://www.ca2.uscourts.gov>. Completed application packages must be in the format required by the Second Circuit and received no later than June 13, 2025.

NEW YORK STATE COURT OF APPEALS

Deadline for Amicus Curiae Motions in 'Onondaga County v. State of New York'

The Court has calendared appeals in 'Onondaga County v. State of New York' (APL 2025-00088) for argument on September 8, 2025. Appellants' briefs

Motion
155351/20 Campos v. Gramercy 1860
950030/19 Doe v. Archdiocese of NY
950257/21 S. v. NYC
THURSDAY, JUNE 12
655392/21 Bd15 LLC v. Mlbh
950288/20 Doe v. Archdiocese of NY
950321/20 Doe v. Archdiocese of NY
950316/20 Doe v. Archdiocese of NY
452323/22 Lamar v. The Children's Village Institute Et Al
950007/20 M. v. Christian Brothers of
950591/21 Quinones v. The Roman Catholic Archdiocese of NY Et Al
950617/20 Reyes v. Archdiocese of NY Et Al

Part 60
Commercial Div.
Justice Melissa A. Crane
60 Centre Street
Phone 646-386-3310
Room 248

WEDNESDAY, JUNE 11
655014/24 Dkc Group Holdings v. Reece, Inc.
651253/25 Insured Advocacy Group v. Restoration Doctor
654547/23 Odeon Capital Group LLC v. Aeon Biopharma, Inc., Formerly Known As Privetrera Acquisition Corp. Et Al

Motion
654547/23 Odeon Capital Group LLC v. Aeon Biopharma, Inc., Formerly Known As Privetrera Acquisition Corp. Et Al

THURSDAY, JUNE 12
654008/24 Chabad of Gramercy Park v. Lesches
652359/22 Chan v. Havemeyer Hldgs. LLC
655924/24 Cigna Health And Life Ins. Co. Et Al v. Banco Bradesco Bbi S.A.
659459/24 Deutsche Bank Ag v. Rosenfeld
651253/25 Insured Advocacy Group v. Restoration Doctor
650855/19 Lis v. Lancaster
800440/23 Nw 128 East 28 Lender LLC v. 128 E28 LLC Et Al
651906/23 One Harbor Point Square LLC Et Al v. Birch Real Estate Services LLC
652155/23 Oppenheimer & Co. Inc. v. Terminal One Group Assoc.
651051/24 Oxford Finance LLC v. Makesh
653656/24 Svalbard Hldgs. Ltd. v. Lava Games Dev. Ltd, D/b/a Lava Labs, Inc.

Motion
652359/22 Chan v. Havemeyer Hldgs. LLC
655924/24 Cigna Health And Life Ins. Co. Et Al v. Banco Bradesco Bbi S.A.
659459/24 Deutsche Bank Ag v. Rosenfeld
651253/25 Insured Advocacy Group v. Restoration Doctor
650855/19 Lis v. Lancaster
800440/23 Nw 128 East 28 Lender LLC v. 128 E28 LLC Et Al
651906/23 One Harbor Point Square LLC Et Al v. Birch Real Estate Services LLC
652155/23 Oppenheimer & Co. Inc. v. Terminal One Group Assoc.
651051/24 Oxford Finance LLC v. Makesh
653656/24 Svalbard Hldgs. Ltd. v. Lava Games Dev. Ltd, D/b/a Lava Labs, Inc.

THURSDAY, JUNE 12
152810/23 Aliat v. Hy 38 Owner
651310/20 Robert Moskowitz As Trustee v. Tishman Const.
158829/22 Zambrano v. Toll NY II
152919/23 Ziomber v. Metro. Transportation Auth. Et Al

Motion
152810/23 Aliat v. Hy 38 Owner
651310/20 Robert Moskowitz As Trustee v. Tishman Const.
158829/22 Zambrano v. Toll NY II
THURSDAY, JUNE 12
656875/19 Ast Engineering Corp. Agl Industries, Inc.
653117/21 Country-Wide Ins. Co. v. Nyrx Pharmacy Inc.
153758/23 Hooks v. Azure Hldgs. II
657109/20 Moses & Singer Llp v. Lagadeau
452229/20 NYCTA v. McCulloch Orthopaedic
152167/21 Palacios v. Hsre-Eb York
654927/19 Robins v. Wenn Ltd
654145/18 Treacy v. Linn Ferder

Motion
654927/19 Robins v. Wenn Ltd

are due by June 12, 2025. Respondents' briefs are due by July 10, 2025. Appellants' reply briefs are due by July 24, 2025.

Motions for permission to file a brief amicus curiae must be served no later than August 5, 2025 and noticed for a return date no later than August 18, 2025. Questions may be directed to the Clerk's Office at (518) 455-7705.

ADMINISTRATIVE ORDER OF THE CHIEF JUDGE OF THE STATE OF NEW YORK

Pursuant to article VI, § 28(c) of the New York State Constitution and section 211 of the Judiciary Law, upon consultation with the Administrative Board of the Courts, and with the approval of the Court of Appeals of the State of New York, I hereby amend, effective July 7, 2025, sections 24.6(g), (n) and 25.18 of the Rules of the Chief Judge, by adding the underlined material and removing the [bracketed] material, to read as follows:

PART 24. TIME AND LEAVE

Section 24.6. Other Leaves With Pay

(g) Conferences. Four days' leave per annum without charge to an employee's leave credits may be allowed to attend conferences of recognized professional organizations. Such conferences must be directly related to the employee's profession [of] or professional duties. This leave is subject to the prior approval of the administrative authority and to the staffing needs of the court or agency.

(n) The Chief Administrator of the Courts or [his or his] their designee may grant leaves with pay for reasons not itemized in this Part.

PART 25. CAREER SERVICE

Section 25.18. Establishment of a Continuing Eligible List

The Chief Administrator of the Courts may establish a continuing eligible list for any class of positions for which [inadequate numbers of qualified persons are found available for recruitment or appointment] such lists are appropriate. The Chief Administrator may only establish continuing eligible lists for any class of positions filled through open competitive examination. Names of eligibles shall be inserted in such list from time to time as applicants are tested and found qualified in examinations held at such intervals as may be prescribed by the Chief Administrator. Such successive examinations shall, so far as practicable, be constructed and rated so as to be equivalent tests of the merit and fitness of candidates. The name of any candidate who passes any such examination and who is otherwise qualified shall be placed on the continuing eligible list in the rank corresponding to his or her final rating on such examination. The period of eligibility of successful candidates for certification and appointment from such continuing eligible list, as a result of any such examination, shall be fixed by the Chief Administrator but, except as a list may reach an announced terminal date, such period shall not be less than one year; nor shall such period of eligibility exceed four years, except as provided in section 25.17 of this Part. Subject to such conditions and limitations as the Chief Administrator may prescribe, a candidate may take more than one such examination; provided, however, that no such candidate shall be certified simultaneously with more than one rank on the continuing eligible list. With respect to any candidate who applies for and is granted additional credit in any such examination as a disabled or nondisabled veteran, and for the limited purpose of granting such additional credit, the eligible list shall be deemed to be established on the date on which his or her name is added thereto.

Chief Judge of the State of New York

Dated: May 14, 2025

FIRST DEPARTMENT APPELLATE TERM

Filing Dates for the September Term

The September 2025 Term of the Court will begin on Sept. 2, 2025. The last dates for filing for that term are as follows: The Clerk's Return, Record on Appeal, Appendices, Notice of Argument and Appellant's Briefs must be filed on or before July 8, 2025. Respondent's Briefs must filed on or before July 31, 2025. Reply Briefs, if any, must be filed on or before August 8, 2025.

Part 61
Commercial Div.
Justice Nancy M. Bannon
60 Centre Street
Phone 646-386-3169
Room 232

WEDNESDAY, JUNE 11
652392/24 435 Central Condo Dev. Hldgs. LLC Et Al v. Midtown Oaks Jv Hldgs. LLC Et Al
650482/25 NY Marine And General Ins. Co. v. Millenia Assurance, Inc. Et Al

THURSDAY, JUNE 12
655151/23 Anderson v. Lubin
654816/21 Bdcasole LLC v. Pristine Pool Const. Corp. Et Al
114128/09 Canzoneri v. NYC
653256/24 Corazon Energy v. Nrg
651885/24 Khca Funding LLC Et Al v. Versity Invest
653206/25 Orthogon Charter School Special Opportunities Llp Et Al
654739/19 Flores v. Paul Davis Restoration of
152538/24 Gibbs v. The NY Racing Assoc., Inc.
151852/24 Hall v. Meattle
656338/20 Hwang's Middle Delivery Corp. v. 100 Broad St. LLC A/a Essen Food Et Al
150814/25 Krieger v. Doe One
150341/23 Leon Cotrina v. Central Properties Owner LLC Et Al
157407/23 Lin v. Careful Bus Service, Inc. Et Al
651637/25 Maple 80 Maiden Ministry Owner v. Gristede's Foods, Inc.
655722/23 Mardini v. J. Streicher Global Partners
153209/24 Mendoza Bravo v. 27 Park Pl.
659345/24 Pdm Capital LLC v. Kansas City Costume Co Inc Et Al
155165/23 Wu v. Wunderkind Corp. D/b/a Wunderkind Technologies

THURSDAY, JUNE 12
152504/20 American Transit Ins. v. Harden
161535/15 Banegas v. R S L Bowling Corp.
158327/23 Battaglia v. Amalie Oil Co. Et Al
154885/19 Brisson v. Port Auth. of New
150966/23 Castillo Nunez v. 176-177 Wadsworth Associates
155600/21 Cheikhaoui v. Daniel
451445/24 Cohen Personally v. NYC NYCH&HC Corp. Et Al
154469/24 Counts v. 150 5th Ave. Office LLC Et Al

Motion
651885/24 Khca Funding LLC Et Al v. Versity Invest

Transit Authority Settlement Part
60 Centre Street
Phone 646-386-3281
Room 408

WEDNESDAY, JUNE 11
156808/19 Acevedo v. Reed
160957/21 Benitez v. Wright
154541/17 Daniels v. NYCTA
156191/19 Eleazar v. NYCTA
154424/22 Escano v. NYCTA
152808/21 Evans v. Metro. Transportation
157600/17 Fox v. NYCTA
156863/17 George v. Shapiro
150445/22 Phoenix v. NYCTA Et Al
152171/21 Reyes Concepcion v. Cardona
450545/18 Sanoh v. Metro. Transportation
156665/21 Santiago v. NYCTA Et Al
158629/18 Singh v. The NYCTA Et Al
157479/19 Stevens v. NYCTA
152805/19 Timmons v. Metro. Transportation

155011/23 Cruz v. 226 Lafayette Co., Inc. Et Al
155961/20 Doe v. Doe
151974/22 Doe v. Archdiocese of NY Et Al
153169/23 Doyle v. Kennedy
153179/23 Flaim v. Kaufman Arcade Associates
161618/21 Fuertes v. Xavier High School
158697/22 Furlow-Nesbitt v. 350 Manhattan Ave Lp Et Al
156674/21 Hammerschmidt v. Turner Const. Co. Et Al
150643/23 Hernandez De La Cruz v. K-Lash Const. Corp. Et Al
151738/23 Hernon-Mooney v. Sp Plus Corp.
159373/22 Kennedy v. U.S. Tennis Assoc. Inc.
155744/22 Kisch v. 17 East 89th St. Tenants, Inc. Et Al
156403/21 Kraki v. One City Block LLC Et Al
152055/21 Lexington Ins. Co. Et Al v. Racanelli Const. Co. Inc. Et Al
154744/21 Lopez v. Sutton 58 Hldg. Co. LLC Et Al
153002/24 Love Drywall, Inc. v. Hudson Excess Ins. Co.
157500/21 Maquilon v. Bpp St Owner LLC Et Al
153815/21 Metz-Marcus v. Nouveau Elevator Industries, Inc. Et Al
152755/20 Padro v. 107 West 106th Ap. Corp.
160986/19 Pelaez Navarro v. Harlem Community Dev.
153758/22 Ptv Hldg. Corp. Including All of Its Subsidiaries And Affiliates, Including But Not Ltd. To Avis Budget, LLC, Avis Car Rental, LLC, Budget Car Rental, LLC, Budget Truck Rental, LLC, Payless Car Rental, Inc. And Zipcar, Inc. v. Integrated Specialty Asc LLC A/a Health Plus Surgery Center
157367/24 Oyqalla v. 30th Ave Rlty. Partners LLC Et Al
152268/23 Reddy v. Rh NY Mp F&B LLC A/a Rh Rooftop Restaurant NY Et Al
152302/23 Sapozhnikova v. Park Towers South Co.
153055/21 Shenouda v. Board of Mgrs. of The 220
106632/09 Shultz v. Cambridge Dev.
650011/25 Small v. Molod Spitz & Desantis
652119/25 Unitedlex Corp. v. Gofundance LLC D/b/a Gofund Advance A/a Go Fund Advance LLC
151925/23 Unitrin Safeguard Ins. Co. v. Jenkins
659386/24 Use 325 Church LLC v. Partridge
155212/23 Vargas Vargas v. Brp Companies Et Al
153626/23 Viverito v. Manhattan Chelsea Market LLC Et Al
155144/22 Weaver v. Fountain House, Inc.
158411/22 Wesco Ins. Co. v. Eegp 139 Owner
156268/21 Zanani v. Scott Seidler Family Trust

Part 5
City Part
Justice Hasa A. Kingo
80 Centre Street
Phone 646-386-3

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FOUNDATIONS

THE ANNUAL RETURN OF Tioga Downs Regional Community Foundation, Inc. For the calendar year ended December 31, 2024 is available at its principal office located at PO Box 15, 2304 West River Road, Nichols, NY 13812 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Jeffrey Gural, President.

10187 ju11

LIQUOR LICENSES

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-22-118453 has been applied for by Restaurant Associates LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment for the premises located at 730 Third Ave 1st FL New York NY 10017.

9841 ju4-W ju11

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-115784 has been applied for by JPMorgan Chase Bank, National Association serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment for the premises located at 270 Park Ave FL 56-57 New York NY 10017.

9843 ju4-W ju11

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License with one additional bar Application ID NA-0346-25-112142 has been applied for by Restaurant Associates LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment for the premises located at 550 Washington St Floor 6 New York NY 10014.

9844 ju4-W ju11

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License with seven additional bars Application ID NA-0346-25-112093 has been applied for by Restaurant Associates LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment for the premises located at 550 Washington St Floors 1-4 New York NY 10014.

9845 ju4-W ju11

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License with one additional bar Application ID NA-0346-25-113227 has been applied for by Restaurant Associates LLC serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a catering establishment for the premises located at 550 Washington St Floor 12 New York NY 10014.

9848 ju4-W ju11

NOTICE IS HEREBY given that a Restaurant Wine License, NYS Application ID NA-0240-25-110703 has been applied for by Antoya Corp to sell beer, wine and cider at retail in a Restaurant. For on premises consumption under the ABC law located at 41 W 35th St New York NY 10001.

9842 ju4-W ju11

LIMITED LIABILITY ENTITIES

DIANA MONTOVA NP IN FAMILY HEALTH PLLC. Filed 4/16/25. Office: Bronx Co. SSNY design, as agent for process & shall mail to: 1144 Pelham Pkwy S 2F, Bronx, NY 10461. Purpose: NP IN FAMILY HEALTH.

9893 ju4-W ju9

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

9388 May28 w Jul2

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

8783 my14-W ju18

LIMITED LIABILITY ENTITIES

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

8841 my14-W ju18

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

8829 my14-W ju18

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

9177 my21-W ju25

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

9179 my21-W ju25

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

9553 my28-W ju2

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

10167 J11 W Jy16

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

9925 ju4-W ju9

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

9648 Jun4 w Jul9

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

9791 Jun4 w Jul9

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

8205 My21 W J25

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

8353 My21 W J25

LIMITED LIABILITY ENTITIES

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

9563 my28-W ju2

NOTICE OF FORMATION of Bienstock Cosmetic Surgery PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/21/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 81 Johnson Place, Woodmere, NY 11598. Purpose: to practice the profession of medicine.

8513 my7-W ju11

NOTICE OF FORMATION of Nassau Street Dental, PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/21/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 122 Fulton St., 2nd Fl, New York, NY 10038. Purpose: to practice the profession of dentistry.

8509 my7-W ju11

NOTICE OF FORMATION of Nassau Street Dental, PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/21/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 122 Fulton St., 2nd Fl, New York, NY 10038. Purpose: to practice the profession of dentistry.

LIMITED LIABILITY ENTITIES

105 LOCKITT DR LLC. Arts. of Org. filed with the SSNY on 06/05/24. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 5 Roosevelt Avenue, Glen Head, NY 11545. Purpose: Any lawful purpose.

10211 ju11-W ju16

177 FEEKS LANE LLC. Arts. of Org. filed with the SSNY on 06/05/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Peter Kuick, 118 Horseshoe Road, Mill Neck, NY 11765. Purpose: Any lawful purpose.

10217 ju11-W ju16

19 E 5TH STREET LLC. Arts. of Org. filed with the SSNY on 06/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 20 Westbury Avenue, Carle Place, NY 11514. Purpose: Any Lawful Purpose.

10229 ju11-W ju16

80-82 LAWRENCE STR LLC. Arts. of Org. filed with the SSNY on 06/09/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Loukis Louka and Giannis Louka, 80-82 Lawrence Str, Yonkers, NY 10705. Purpose: Any Lawful Purpose.

10199 ju11-W ju16

88 BELMONT GROUP LLC. Arts. of Org. filed with the SSNY on 06/02/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Anthony V. Ferrantello, 50 Second Avenue, Garden City Park, NY 11040. Purpose: Any lawful purpose.

10208 ju11-W ju16

BERBICE DREAMERS LLC. Arts. of Org. filed with the SSNY on 10/01/24. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Sumintra Heeralall, 1154 Thierot Ave, Bronx, NY 10472. Purpose: Any lawful purpose.

10209 ju11-W ju16

BINGO PROJECT SOLUTIONS, LLC. Arts. of Org. filed with the SSNY on 06/04/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Marcus Avenue, Suite 1W5, Lake Success, NY 11042. Purpose: Any lawful purpose.

10214 ju11-W ju16

3VIC MANAGEMENT LLC. Filed 4/16/25. Office: Bronx Co. SSNY design, as agent for process & shall mail to: 75 W 238th St, #41, Bronx, NY 10463. Purpose: General.

9891 ju4-W ju9

LIMITED LIABILITY ENTITIES

BOO-BOO LOVE ANIMAL CARE LLC. Arts. of Org. filed with the SSNY on 05/30/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 100 Groves Point Road, Unit 1233, Glen Cove, NY 11542. Purpose: Any lawful purpose.

10210 ju11-W ju16

CAIRYN'S CORNER, LLC. Arts. of Org. filed with the SSNY on 06/05/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Queens Street, Unit 367, Syosset, NY 1191. Purpose: Any lawful purpose.

10216 ju11-W ju16

CITLALIN ROSE LLC. Arts. of Org. filed with the SSNY on 06/05/2025. Office loc: Bronx County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Rosa L. Acevedo, 1810 Bruckner Blvd, Apt 4C, Bronx, NY 10473. Purpose: Any Lawful Purpose.

10226 ju11-W ju16

CREATIVE RETIREMENT MFL LLC. Arts. of Org. filed with the SSNY on 06/04/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 34 Willis Avenue, Mineola, NY 11501. Purpose: Any lawful purpose.

10215 ju11-W ju16

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

10180 ju11-W ju16

KC&SM MANAGEMENT LLC. Arts. of Org. filed with the SSNY on 12/07/21. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 75 Landing Road, Glen Cove, NY 11542. Purpose: Any lawful purpose.

10212 ju11-W ju16

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

10198 ju11-W ju16

1051 VINCENT NY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9875 ju4-W ju9

1053 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9876 ju4-W ju9

1055 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9877 ju4-W ju9

1057 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9878 ju4-W ju9

1059 VINCENT LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9885 ju4-W ju9

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

9899 ju4-W ju9

LIMITED LIABILITY ENTITIES

1130 BOYNTON REALTY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9879 ju4-W ju9

1822 EDISON REALTY LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9881 ju4-W ju9

362 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9882 ju4-W ju9

364 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9883 ju4-W ju9

366 BRONX 173RD LLC. Arts. of Org. filed with the SSNY on 02/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Edgardo Bacalan, 1773 Gromley Avenue, Merrick, NY 11556. Purpose: Any lawful purpose.

9884 ju4-W ju9

ALL TIME GREAT LLC. Arts. of Org. filed with the SSNY on 05/28/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Christopher L. Finazzo, 49 Chestnut Street, Garden City, NY 11530. Purpose: Any lawful purpose.

9886 ju4-W ju9

AMG CYPRESS REALTY LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Angelo Giannuzzi, 8 Green Meadow Lane, Huntington, NY 11743. Purpose: Any lawful purpose.

9872 ju4-W ju9

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

9903 ju4-W ju9

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

9906 ju4-W ju9

CEDAR TRACE SPONSOR AGENTS, INC. Filed 4/7/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 511 Ave Of The Americas, Ste 250, NY, NY 10011. Purpose: General.

9907 ju4-W ju9

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

9902 ju4-W ju9

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

9910 ju4-W ju9

GUARDIAN BACKFLOW TESTING LLC. Arts. of Org. filed with the SSNY on 03/27/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 3 Dillon Rd Apt 1A, Larchmont, NY 10538. Purpose: Any Lawful Purpose.

9890 ju4-W ju9

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

9892 ju4-W ju9

LIMITED LIABILITY ENTITIES

HORNIG CA LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 98 Cutter Mill Road, Suite 4625, Great Neck, NY 11021. Purpose: Any lawful purpose.

9873 ju4-W ju9

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

9901 ju4-W ju9

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

9905 ju4-W ju9

KEYLIGHT VENTURES LLC. Arts. of Org. filed with the SSNY on 05/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 28 Preston Lane, Syosset, NY 11791. Purpose: Any lawful purpose.

9887 ju4-W ju9

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

9869 ju4-W ju9

PARK AVE CARTING LLC. Arts. of Org. filed with the SSNY on 05/19/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2 Park Avenue, 29th Floor, New York, NY 10016. Purpose: Any lawful purpose.

9871 ju4-W ju9

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

9909 ju4-W ju9

TCB DEER PARK LLC. Arts. of Org. filed with the SSNY on 05/14/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Burger Brothers Restaurant Group, Inc., Suite 221, Soundview Marketplace, Port Washington, NY 11050. Purpose: Any lawful purpose.

9874 ju4-W ju9

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

9904 ju4-W ju9

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

10205 Jun11 w Jul16

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

9963 Jun11 w Jul16

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

10225 Jun11 w Jul16

4355 REALTY NY LLC filed w/ SSNY 6/3/25. Off. in Nassau Co. Process served to SSNY - design, as agt of LLC & mailed to the LLC, 185 W John St, Unit 620, Hicksville, NY 11802. Any lawful purpose.

10204 Jun11 w Jul16

BREVAN OCHO LLC Articles of Org. filed NY Sec. of State (SSNY) 5/23/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 228 Park Ave S #462667, NY, NY 10003. Purpose: Any lawful activity.

10047 Jun11 w Jul16

COMPLETE YOUR CLE REQUIREMENTS Online, On time, On your schedule. Download your copy of the CLE Requirements Manual today!

9890 ju4-W ju9

LIMITED LIABILITY ENTITIES

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

10224 Jun11 w Jul16

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

10222 Jun11 w Jul16

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

10045 Jun11 w Jul16

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

10046 Jun11 w Jul16

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

9964 Jun11 w Jul16

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

10223 Jun11 w Jul16

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

9961 Jun11 w Jul16

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

9781 Jun4 w Jul9

HOFFMAN EDITIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 5/20/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Michael Zalman 2 Hazel Pl Woodmere, NY 11598. Purpose: Any lawful activity.

9782 Jun4 w Jul9

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

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SALES

NOTICE OF SALE

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

SUPREME COURT OF NEW YORK COUNTY OF NEW YORK - THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWA/LT, INC., ALTERNATIVE LOAN TRUST 2006-0A19, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A19, Plaintiff against- CRESNEN-DASIO GARCIA CRESNEN-CIO D. DASIG, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated January 21, 2020 and entered on February 4, 2020, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, NY on July 9, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County, City and State of New York, known as Unit being described as and described as Residential Unit No. 58E in the condominium known as "Orion Condominium" together with an undivided 1553 percentage interest in the Common Elements, Block: 1032 Lot: 1526 aka 1032 Lot: 5, 57 & 58 Said premises known as 350 WEST 42ND STREET, UNIT 58E, NEW YORK, NY 10036 Approximate amount of lien \$1,178,176.32 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 850068/2011. ELAINE SHAY, ESQ., Referee Pincus Law Group, PLLC Attorney(s) for Plaintiff 425 RXR Plaza, Untdale, NY 11556 9510 ju4-W ju25

NOTICE OF SALE

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

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of MT UWS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 254 Front Street, #6A, New York, NY 10038. Purpose: any lawful act. 9868 J04 W Jy09

NOTICE OF FORMATION of MT UWS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 254 Front Street, #6A, New York, NY 10038. Purpose: any lawful act or activity. 9868 J04 W Jy09

NOTICE OF FORMATION of Limited Liability Company ("LLC"). Name: Rangel MT, LLC. Articles of Organization filed with the Secretary of State of the State of New York ("SSNY") on May 9, 2025. NY office location: New York County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Rangel MT, LLC, c/o Genesis Companies, 745 Fifth Avenue, Suite 500, New York, New York 10151. Purpose/character of LLC is to engage in any lawful act or activity. 9657 Juh4 W Ju19

SALES

NOTICE OF SALE

SUPREME COURT OF NEW YORK COUNTY OF NEW YORK - Plaintiff against- WHALESCA CASTILLO, RUDOLFO CAMILO CRISTIANI, COURT OF THE CITY OF NEW YORK, NYC ENVIRONMENTAL CONTROL BOARD, Defendants. Index No.: 380735/2011E Date Filed: 07/05/2011 Pursuant to a Judgment of Foreclosure and Sale duly entered May 10, 2013, and the Order Amending the Judgment of Foreclosure and Sale and Granting Extension of Time to schedule and conduct the foreclosure sale duly entered July 10, 2024, and the Order Appointing Referee, I will sell at the Bronx County Courthouse, Courtroom 711, 851 Grand Concourse, Bronx, New York on July 7, 2025 at 2:15 PM. The premises described in said judgment, premises known as 2219 Seward Avenue, Bronx, New York (Borough and County of Bronx, City and State of New York), as one parcel. ALL that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City of New York, State of New York, and known on the official tax map of said municipality as Block 3613, Lots 22 and 23. Approximate amount of lien is \$342,049.08, plus interest, real estate tax advances and other advances, fees and other costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No.: 380735/2011E Dated: May 27, 2025 Scott Siller, Esq., Referee Robinowitz Cohlan Dubow & Doherty LLP 199 Main Street, Suite 500 White Plains, NY 10601 914-949-2826 9547 my28-W ju18

NOTICE OF SALE

SUPREME COURT NEW YORK COUNTY THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWA/LT, INC. ALTERNATIVE LOAN TRUST 2005-60T1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-60T1, Plaintiff against- R. TARA MILLER, et al Defendant(s) Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504. Pursuant to a Judgment of Foreclosure and Sale entered October 30, 2024, amended on February 20, 2025, I will sell at public auction to the highest bidder at Room 130 at the Supreme Court, New York County, 60 Centre Street, New York, New York on July 16, 2025 at 2:15 PM. Premises known as 216 East 47th Street Unit 6A a/k/a 216-218 East 47th Street Unit 6A, New York, NY 10017. Block 1320 Lot 1309. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York. Approximate Amount of Judgment is \$1,234,730.57 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No. 850162/2014. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee. Daniel Marotta, Esq., Referee File # 7754511 9869 ju11-W ju2

LIMITED LIABILITY ENTITIES

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

NOTICE OF FORMATION of 421 Basement Units, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/30/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 83 Sully Dr., Manhasset, NY 11030. Purpose: any lawful act. 8833 my14-W ju18

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

NOTICE OF FORMATION of FRANK'S PIZZA MANAGEMENT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 83 Sully Dr., Manhasset, NY 11030. Purpose: any lawful act. 8833 my14-W ju18

NOTICE OF FORMATION of 3 Dimensional Wealth Advisory LLC, amended to JCD Forest Avenue Realty, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/05/2023. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The Limited Liability Company, 169 Forest Ave., Unit 101, Locust Valley, NY 11560, also the address of Christopher Jon Natale, the registered agent upon whom process may be served. Purpose: any lawful activities. 8512 my7-W ju11

LIMITED LIABILITY ENTITIES

RJCD GROUP LLC Articles of Org. filed NY Sec. of State (SSNY) 3/19/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 3630 Whiteplains Rd Ste 1011 Bronx NY 10467. Purpose: Any lawful activity. 9469 May28 w Jul2

315 WEST 92ND STREET LLC. Arts. of Org. filed with the SSNY on 05/06/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o BDO, 200 Park Avenue, 38th Floor, New York, NY 10166. Purpose: Any lawful purpose. 8821 my14-W ju18

ADMA DESIGN LLC. Filed 4/12/25. Office: NY Co. SSNY design. agent for process & shall mail to: 34 W 17th St Fl 5, NY, NY 10011. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 8785 my14-W ju18

ALEX GARAY CONSULTING LLC. Filed 4/15/25. Office: NY Co. SSNY design. agent for process & shall mail to: 3 Spruce St, Apt 73b, NY, NY 10038. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 8778 my14-W ju18

AST PARK LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 3/25/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 4345 Park Ln, Dallas, TX 75220. Purpose: any lawful act. 8830 my14-W ju18

BANGO GARDEN CITY LLC. Arts. of Org. filed with the SSNY on 05/13/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Garden City, NY 11530. Purpose: Any Lawful Purpose. 8840 my14-W ju18

BSJC LLC. Arts. of Org. filed with the SSNY on 05/06/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 175 E. Shore Road, Great Neck, NY 11023. Purpose: Any lawful purpose. 8819 my14-W ju18

CAMELOT GROVE LLC. Filed 4/4/25. Office: NY Co. SSNY design. agent for process & shall mail to: 8 River Ter 11s, NY, NY 10282. Purpose: General. 8780 my14-W ju18

FULCRUM TREMONT LLC Articles of Org. filed NY Sec. of State (SSNY) 3/11/25. Office in NY Co. SSNY design. agent of LLC upon whom process against it may be served. SSNY shall mail process to 153 E. 96 th St., 1A, NY, NY 10128, which is also the principal business location. Purpose: Any lawful purpose. 8818 my14-W ju18

HOMEWRIGHTS DEVELOPMENT, LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 3/24/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 380 Riverside Dr, Apt 7J, NY, NY 10025. Purpose: any lawful act. 8827 my14-W ju18

LAKE SIDE IN FISHKILL PARTNERS LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 3/27/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 7 Wimbledon Ct, Woodbury, NY 11797. Purpose: any lawful act. 8832 my14-W ju18

LOISLANEPARK LLC, Articles of Organization filed with the Secy of State of NY ("SSNY") on April 23, 2025. Office location: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: LOISLANEPARK LLC, 280 Main Street, Farmingdale, New York 11735 Purpose: Any lawful purpose 8833 my14-W ju18

Sforza Realty Group LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 3/26/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 83 Sully Dr., Manhasset, NY 11030. Purpose: any lawful act. 8831 my14-W ju18

SHI PROSPERITY GATE LLC. Filed 4/10/25. Office: NY Co. SSNY design. agent for process & shall mail to: 21 W End Ave, Apt 4110, NY, NY 10023. Purpose: General. 8781 my14-W ju18

Small Corners LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 2/25/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 72 Armour Street, Long Beach, NY 11561. Purpose: Any Lawful Purpose. 8838 my14-W ju18

STRONG BEACH HOLDINGS, LLC. Arts. of Org. filed with the SSNY on 05/05/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 192 Roslyn Road, Mineola, NY 11501. Purpose: Any Lawful Purpose. 9502 my28-W jy2

CG FLIPPING LLC. Arts. of Org. filed with the SSNY on 05/23/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 102 W 86th St, New York, NY 10024. General Purpose. 8516 my7-W ju11

LIMITED LIABILITY ENTITIES

WR. HONEY ADVISORY SERVICES, LLC. Filed 3/18/25. Office: NY Co. SSNY design. agent for process & shall mail to: 228 Park Ave S #699423, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 8784 my14-W ju18

HAPPY NATURE, LLC. Arts. of Org. filed with the SSNY on 05/14/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 100 Schoolhouse Road, Levittown, NY 11756. Purpose: Any lawful purpose. 9165 my21-W ju25

2293 2ND AVE NYC LLC. Arts. of Org. filed with the SSNY on 05/16/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 303 East 111 Street, NY, NY 10029. Purpose: Any Lawful Purpose. 9181 my21-W ju25

57 MILLER PLACE YAPHANK ROAD, LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 418 Shore Road, Bellmore, NY 11710. Purpose: Any lawful purpose. 9161 my21-W ju25

637 COMMERCIAL AVE EVACB LLC. Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Valley Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Purpose: Any Lawful Purpose. 9173 my21-W ju25

82 ROUTE 25A, LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 418 Shore Road, Bellmore, NY 11710. Purpose: Any lawful purpose. 9162 my21-W ju25

DMW MARKETING SOLUTIONS LLC. Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Danielle Weigle, 17 Laurel Ave, Glen Cove, NY 11542. Purpose: Any Lawful Purpose. 9174 my21-W ju25

LJL LEGACY GROUP LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o George Mamos, Esq., 1710 1st Street, Garden City, NY 11530. Purpose: Any lawful purpose. 9160 my21-W ju25

PBANDJ LLC. Arts. of Org. filed with the SSNY on 05/09/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 131 Soundview Drive, Great Neck, NY 11020. Purpose: Any lawful purpose. 9158 my21-W ju25

QNC LINENS, LLC. Arts. of Org. filed with the SSNY on 05/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Frank Celso, 751A Hempstead Turnpike, Franklin Square, NY 11010. Purpose: Any Lawful Purpose. 9176 my21-W ju25

ROMA RANCH, LLC. Arts. of Org. filed with the SSNY on 01/06/06. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o New Offices of Mariz D. Lucia, P.C., Suite 110, 2 Corporate Drive, Trumbull, CT 06611. Purpose: Any lawful purpose. 9163 my21-W ju25

THE SQUEEGEE SQUAD LLC. Arts. of Org. filed with the SSNY on 05/13/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 192 Roslyn Road, Mineola, NY 11501. Purpose: Any lawful purpose. 9157 my21-W ju25

TRENDFORM STUDIO LLC. Arts. of Org. filed with the SSNY on 05/16/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 515 W 38th St, #21F, NY, NY 10018. Purpose: Any lawful purpose. 9180 my21-W ju25

145 RIDGE CS LLC Articles of Org. filed NY Sec. of State (SSNY) 5/20/25. Office in NY Co. SSNY design. agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Comerford & Dougherty, LLP, 1122 Franklin Ave., Ste. 406, Garden City, NY 11530. Purpose: Any lawful purpose. Principal business loc: 145 Broom St, NY, NY 10002. 9551 my28-W jy2

CG FLIPPING LLC. Arts. of Org. filed with the SSNY on 05/23/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 192 Roslyn Road, Mineola, NY 11501. Purpose: Any Lawful Purpose. 9502 my28-W jy2

102 WEST 86 LLC Arts. of Org. filed with SSNY on 3/19/2025. Office loc: NEW YORK Co. SSNY design. As agent upon whom process may be served. SSNY shall mail process to: The LLC, 102 W 86th St, New York, NY 10024. General Purpose. 8516 my7-W ju11

LIMITED LIABILITY ENTITIES

NIGHTS OVER EGYPT LLC. Arts. of Org. filed with the SSNY on 05/22/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 515 West 18th Street, #902, NY, NY 10011. Purpose: Any Lawful Purpose. 9552 my28-W jy2

173 HILLSIDE AVENUE, LLC. Filed with SSNY on 06/06/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 43 RIDGE RD, ALBERTSON, NY 8489 my7-W ju11

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

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

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

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

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

DIOSCURI GROUP LLC. Filed with SSNY on 04/28/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 375 N BROADWAY STE 311, JERICHO, NY 11753. Purpose: Any Lawful Purpose. 8499 my7-W ju11

DOVER'S ANCHORS AWEIGH ADVENTURES LLC. Filed with SSNY on 04/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 27 ST. JOHN'S PL, FREEPORT, NY 11520. Purpose: Any Lawful Purpose. 8495 my7-W ju11

FIG TREE FLORIST LLC. Arts. of Org. filed with the SSNY on 04/29/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 42 Grove Street, Glenwood Landing, NY 11547-3060. Purpose: Any lawful purpose. 8507 my7-W ju11

HAIR ARTISTRY BY JENN LLC. Arts. of Org. filed with the SSNY on 04/24/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 33 N. Albany Avenue, N. Massapequa, NY 11758. Purpose: Any lawful purpose. 8506 my7-W ju11

HH MANAGEMENT, LLC. Filed with SSNY on 04/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1900 GRAND AVE STE 100, BALDWIN, NY 11510. Purpose: Any Lawful Purpose. 8501 my7-W ju11

JAF A GOTHAM, LLC. Filed with SSNY on 01/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 23 HEACHTREE LN, ROSLYN HEIGHTS, NY 11577. Purpose: Any Lawful Purpose. 8490 my7-W ju11

KILLASSER LLC. Filed with SSNY on 04/28/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD STE 203, BELLMORE, NY 11710. Purpose: Any Lawful Purpose. 8500 my7-W ju11

LIVE SET LLC. Filed with SSNY on 04/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 224 HOME ST, VALLEY STREAM, NY 11580. Purpose: Any Lawful Purpose. 8504 my7-W ju11

MMS VENTURES RE IX LLC. Filed with SSNY on 11/21/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 OCEAN AVE, MASSAPEQUA, NY 11725. Purpose: Any Lawful Purpose. 8493 my7-W ju11

NEW WASH TOWN LAUNDROMAT LLC. Filed with SSNY on 04/21/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 3870 WHITE PLAINS RD, BRONX, NY 10467. Purpose: Any Lawful Purpose. 8488 my7-W ju11

SYCAMORE 68 LLC. Arts. of Org. filed with the SSNY on 04/24/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 31A Hillside Lane, Syosset, NY 11791. Purpose: Any lawful purpose. 8505 my7-W ju11

TANGY NOODLE LLC Arts. of Org. filed with SSNY on 3/18/2022. Off. Loc.: NEW YORK Co. SSNY design. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 135 Aspen Drive, Cedar Grove, NY 07009. Registered Agent: Leon, 98 8th Ave. Fl 1, New York, NY 10011. General Purposes. 8515 my7-W ju11

LIMITED LIABILITY ENTITIES

VY MANAGEMENT NY LLC. Filed with SSNY on 04/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1149 MERRICK AVE, STE 9, MERRICK, NY 11566. Purpose: Any Lawful Purpose. 8491 my7-W ju11

ZITOMER 2 DEVON STREET, LLC. Filed with SSNY on 04/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 99 WASHINGTON AVE STE 700, ALBANY, NY 12260. Purpose: Any Lawful Purpose. 8497 my7-W ju11

NOTICE OF FORMATION of DAR Realty Collective LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1 West End Ave, Unit 21F, New York, NY 10023-8285. Purpose: any lawful act. 8719 J04 W Jy09

NOTICE OF FORMATION of Org Aired with Secy. of State of NY (SSNY) on 4/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 120 W 21st St, Apt 210, New York, NY, 10011. R/A: R/A US Corp Agents, Inc. 7014 13th Ave, #202, Bklyn, NY 11228. Purpose: any lawful act. 10164 J11 W Jy16

NOTICE OF FORMATION of DORI GOODS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 171 Avenue C, 3A, New York, NY 10009. Purpose: any lawful act. 10178 J11 W Jy16

NOTICE OF FORMATION of THRU THE LOOKING GLASS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/20/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1007 Huntington Ave, Bronx, NY 10465. Purpose: any lawful act. 8170 J11 W Jy16

NOTICE OF FORMATION of WANYEKI TECHNOLOGIES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 222 E 34th St, # 2325, New York, NY 10016. Purpose: any lawful act. 10169 J11 W Jy16

NOTICE OF FORMATION

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of MARS Performance Solutions LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 22 West Columbia St. Hempstead, NY 11550. Purpose: any lawful activity. Jun11 w Jul16 9973

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

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

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

NOTICE OF FORMATION of PEARL CARE 13, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. Princ. office of LLC: 220 5th Ave., 17th Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. Jun11 w Jul16 10190

NOTICE OF FORMATION of PGS 380 CANAL STREET LLC. Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 05/15/24. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 145 HEATHER LN MILL NECK, NY, 11765. Purpose: Any lawful purpose Jun11 w Jul16 10202

NOTICE OF FORMATION of SDC FAMILY INTERESTS II LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 145 HEATHER LN MILL NECK, NY, 11765. Purpose: Any lawful activity. Jun11 w Jul16 9943

NOTICE OF FORMATION of Tarna Properties, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/30/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Barbara Bolloik, 316 E. 80th St, NY, NY 10075. Purpose: any lawful act or activity. Jun11 w Jul16 9978

NOTICE OF FORMATION of VIKTORIA BRILLIANT LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Vasilios Papakaloudoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity. Jun11 w Jul16 10191

NOTICE OF FORMATION of VIKTORIA DEMOND LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Vasilios Papakaloudoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity. Jun11 w Jul16 10186

NOTICE OF FORMATION of VIKTORIA EMERALD LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Vasilios Papakaloudoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity. Jun11 w Jul16 10182

NOTICE OF FORMATION of VIKTORIA GRUBBY LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Vasilios Papakaloudoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity. Jun11 w Jul16 10184

NOTICE OF FORMATION of VIKTORIA SAPPHIRE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/05/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Vasilios Papakaloudoukas, 1 West End Ave., Apt. 33C, NY, NY 10023. Purpose: Any lawful activity. Jun11 w Jul16 10188

NOTICE OF QUALIFICATION of Macanta Management LLC. Authority filed with NY Secy of State (SSNY) on 4/23/25. Office location: New York County. LLC formed in Delaware (DE) on 4/17/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. Purpose: any lawful activity. Jun4 w jy9 9926

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 13 BALDWIN PARTNERS, LLC. Arts. of Org. filed with SSNY on 05/14/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: ROCKEFELLER CAPITAL MANAGEMENT , PO BOX 471 , SARATOGA SPRINGS, NY, 12866. Any lawful purpose. Jun4 w Jul9 9851

NOTICE OF FORMATION of 145 WESTCHESTER HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/29/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 1250 Waters Pl. PH-1, Bronx, NY 10461. Purpose: Any lawful activity. Jun4 w Jul9 9749

NOTICE OF FORMATION of 1678 Park MDG Owner LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity. Jun4 w Jul9 9641

NOTICE OF FORMATION of 2437 Watervliet Owners LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity. Jun4 w Jul9 9643

NOTICE OF FORMATION of 364 NEPPERHAN AVE OPERATING LLC. Arts. of Org. filed with SSNY on 05/13/2025. Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 1407 Broadway, 41st Fl, NY, NY 10018. Purpose: any lawful activity. Jun4 w Jul9 9854

NOTICE OF FORMATION of 675 Weekwken Lessor LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/6/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 1407 Broadway, 41st Fl, NY, NY 10018. Purpose: any lawful activity. Jun4 w Jul9 9639

NOTICE OF FORMATION of 79th Street Duplex LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205. Purpose: any lawful act or activity. Jun4 w Jul9 9649

NOTICE OF FORMATION of ABD749 LLC. Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 02/22/25. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 156 W POPULAR ST FLORAL PARK, NY, 11001. Purpose: Any lawful purpose Jun4 w Jul9 9748

NOTICE OF FORMATION of ARIDALE HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: Nassau County. Princ. office of LLC: 292 Herricks Rd, Mineola, NY 11501. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity. Jun4 w Jul9 9690

NOTICE OF FORMATION of BARGE FASHIONS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 1430 Broadway, Ste. 1208, NY, NY 10018. Purpose: Any lawful activity. Jun4 w Jul9 9788

NOTICE OF FORMATION of DKGL CONSULTING GROUP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Nassau County. Princ. office of LLC: 18 Juneau Blvd., Woodbury, NY 11797. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity. Jun4 w Jul9 9783

NOTICE OF FORMATION of EAST COAST REFRIGERATION LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 125 W. Tremont Ave., Apt. 2L, Bronx, NY 10453. Purpose: Any lawful activity. Jun4 w Jul9 9796

NOTICE OF FORMATION of Fairfield Lakes Holdings LLC. Art. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: Nassau Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 661 Central Ave, Ste 200, Cedarhurst, NY 11516. Purpose: any lawful activities. Jun4 w Jul9 9640

NOTICE OF FORMATION of TRIDENT PROPERTY MANAGEMENT LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/13/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, PO BOX 82, JERICHO, NY 11753. Purpose: any lawful activities. Jun4 w jy9 9565

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Hudson Gowanus Green D LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 826 Broadway, 11th Fl, NY, NY 10003. Purpose: any lawful activity. Jun4 w Jul9 9651

NOTICE OF FORMATION of KRP BEAUTY, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. Princ. office of LLC: 689 Fifth, 10th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. Jun4 w Jul9 9790

NOTICE OF FORMATION of Legacy Ventures 152 First Street LLC. Arts. of Org. filed with NY Dept. of State on 4/30/25. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to 445 Patton Pl, Wyckoff, NJ 07481. Purpose: any lawful activity. Jun4 w Jul9 9775

NOTICE OF FORMATION of Legacy Ventures 31 Fenway North LLC. Arts. of Org. filed with NY Dept. of State on 4/30/25. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to 445 Patton Pl, Wyckoff, NJ 07481. Purpose: any lawful activity. Jun4 w Jul9 9774

NOTICE OF FORMATION of LEONARDI LEADERSHIP CONSULTING, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Filomena Leonard, 36 Sutton Pl, South, Apt. 14A, NY, NY 10022. Purpose: Any lawful activity. Jun4 w Jul9 9792

NOTICE OF FORMATION of NAROD EQUITIES, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. Princ. office of LLC: 210 E. 68th St, Ste. 7H, NY, NY 10065. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. Jun4 w Jul9 9794

NOTICE OF FORMATION of OAKLI HOLDINGS LLC. Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 05/29/25. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 110 BLEECKER ST 5E NEW YORK, NY, 10012. Purpose: Any lawful purpose Jun4 w Jul9 9779

NOTICE OF FORMATION of ONLY STYLE LIKE IT, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/28/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 66 W Gunhill Rd, Apt. 2B, Bronx, NY 10467. Purpose: Any lawful activity. Jun4 w Jul9 9797

NOTICE OF FORMATION of PH 23rd Street Affordable LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 902 Broadway, 13th Fl, NY, NY 10010. Purpose: any lawful activity. Jun4 w Jul9 9650

NOTICE OF FORMATION of SHINBONE ALLEY ASSOCIATES, LLC. Arts. of Org. filed with SSNY on 12/13/2004. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY shall mail process to C/O FIRSTSTER-VICE RESIDENTIAL, 575 5TH AVENUE, 9TH FLOOR , NEW YORK, NY, 10017. Any lawful purpose. Jun4 w Jul9 9856

NOTICE OF FORMATION of SkyVista Properties LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Sunaina Singh, Trustee of the Sunaina Singh Revocable Trust, 5 Justin Ct, Saddle River, NJ 07458. Purpose: Any lawful activity. Jun4 w Jul9 9793

NOTICE OF FORMATION of THE STRAND AT LINCOLN CENTER LLC. Arts. of Org. filed with SSNY on 05/14/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 826 BROADWAY, NEW YORK, NY, 10003. Any lawful purpose. Jun4 w Jul9 9857

NOTICE OF FORMATION of ZFT 24 Town Line LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: Nassau Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 150 E. 58th St, 23rd Fl, NY, NY 10155, principal business address. Purpose: any lawful purposes. Jun4 w Jun25 9638

NOTICE OF FORMATION of 1557 Lex Owner LLC. Arts. of Org. filed with NY Dept. of State: 5/13/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Aegean Capital LLC, 150 E. 58th St, 23rd Fl, NY, NY 10155, principal business address. Purpose: any lawful activities. May21 w Jun25 9084

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 1047 ONE LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 760 Jericho Tpk, Westbury, NY 11590. Purpose: any lawful purpose. May28 w Jul2 9415

NOTICE OF FORMATION of 187-27 Dunkirk Dr LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/21/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 249-74 Jericho Tpk, Floral Park, NY 11001. Purpose: any lawful purpose. May28 w Jul2 9403

NOTICE OF FORMATION of 227 Family Consulting Services LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 15 Holly Dr, Syoset, NY 11791. Purpose: any lawful purpose. May28 w Jul2 9421

NOTICE OF FORMATION of 2758 Kingsbridge ME LLC. Arts. of Org. filed with NY Dept. of State: 5/19/25. Office location: Bronx County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Langsam Property Services Corp., 1601 Bronxdale Ave., Bronx, NY 10462, principal business address. Purpose: any lawful activity. May28 w Jul2 9468

NOTICE OF FORMATION of 295 TRD Realty, LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 S Service Rd, Jericho, NY 11753. Purpose: any lawful purpose. May28 w Jul2 9417

NOTICE OF FORMATION of 35 Euclid LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 118-02 Sunset Ave, Ozone Park, NY 11420. Purpose: any lawful purpose. May28 w Jul2 9419

NOTICE OF FORMATION of 517 Lex LLC. Art. of Org. filed with Sec'y of State (SSNY) on 11/9/22. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: any lawful purpose. May28 w Jul2 9383

NOTICE OF FORMATION of 581 Second Avenue Associates LLC. Arts. of Org. filed with Sec'y of State (SSNY) on 5/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Nexa Corporate Solutions LLC, 20 Grand Place, East Northport, NY 11731. Purpose: any lawful activity. May28 w Jul2 9482

NOTICE OF FORMATION of 654 K & K LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/9/25. Cty: Bronx. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 654 Rosedale Ave, Bronx, NY 10473. Purpose: any lawful purpose. May28 w Jul2 9374

NOTICE OF FORMATION of Abby Owners LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Lemor Development Group LLC, 8 W 126th St, 3rd Fl, NY, NY 10027. Purpose: any lawful activity. May28 w Jul2 9477

NOTICE OF FORMATION of AMH Global Consulting LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/30/25. New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 420 E 55th St, NY, NY 10022. Purpose: any lawful purpose. May28 w Jul2 9381

NOTICE OF FORMATION of APP-Prime Global Partners LLC. Art. of Org. filed with Sec'y of State (SSNY) on 3/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 430 E 63rd, NY, NY 10064. Purpose: any lawful purpose. May28 w Jul2 9376

NOTICE OF FORMATION of BEG Ceramics LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/14/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 17 W 23rd St, NY, NY 10011. Purpose: any lawful purpose. May28 w Jul2 9378

NOTICE OF FORMATION of Blackbird Town LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/23/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc (CGI), 122 E. 42nd St, 15th Fl, NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd, Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, Townsend Bldg., Dover, DE 19901. Purpose: any lawful activity. May21 w Jun25 9083

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of BPC Albany, LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 5140 Northern Blvd, Glen Head, NY 11545. Purpose: any lawful purpose. May28 w Jul2 9416

NOTICE OF FORMATION of Camie & Co. LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/15/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 100 Broadway, Lynbrook, NY 11563. Purpose: any lawful purpose. May28 w Jul2 9409

NOTICE OF FORMATION of Clarkson MMYM LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/2/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Katten Muchin Rosenman LLP, 50 Rockefeller Plaza, NY, NY 10020. Purpose: any lawful activity. May28 w Jul2 9474

NOTICE OF FORMATION of CLW 25 Fifth, LLC. Arts. of Org. filed with NY Dept. of State: 5/12/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Charlotte L. Walsh, 7 Giralda Farms, Ste. 330, Madison, NJ 07940, principal business address. Purpose: any lawful activity. May28 w Jul2 9396

NOTICE OF FORMATION of DRT 58TH DDS LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served and shall mail process to: c/o Leech Tishman Robinson Brog, PLLC, Attn: Leonard B. Nathanson, 885 Second Ave, 3rd Fl, NY, NY 10017. Purpose: any lawful act or activity. May28 w Jul2 9481

NOTICE OF FORMATION of Farm Reach LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syoset, NY 11791. Purpose: any lawful purpose. May28 w Jul2 9408

NOTICE OF FORMATION of Fougang Peace LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 56 Schmitt Blvd, Farmingdale, NY 11735. Purpose: any lawful purpose. May28 w Jul2 9401

NOTICE OF FORMATION of FOS-WE JV, LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1 Hollow Ln, Lake Success, NY 11042. Purpose: any lawful purpose. May28 w Jul2 9418

NOTICE OF FORMATION of Franco Events, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/13/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 555 W 22nd St, Apt 11BW, NY, NY 10011, Attn: Allison Franco. Purpose: any lawful activity. May28 w Jul2 9483

NOTICE OF FORMATION of Ju Xin Realty LLC. Art. of Org. filed with Sec'y of State (SSNY) on 10/21/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 951 Roxbury Dr, Westbury, NY 11590. Purpose: any lawful purpose. May28 w Jul2 9397

NOTICE OF FORMATION of KAL DHSG INVESTOR LLC. Art. of Org. filed with Secy. of State (SSNY) on 5/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 133 Windsor Pkwy, Hempstead, NY 11550. Purpose: any lawful purpose. May28 w Jul2 9410

NOTICE OF FORMATION of Le 238 LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/29/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1270 Avenue of the Americas, NY, NY 10020. Purpose: any lawful purpose. May28 w Jul2 9380

NOTICE OF FORMATION of New Life 1, LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/6/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 133 Windsor Pkwy, Hempstead, NY 11550. Purpose: any lawful purpose. May28 w Jul2 9410

NOTICE OF FORMATION of PS2 Technologies LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 210 6th Pl, Brooklyn, NY 11249. Purpose: any lawful purpose. May28 w Jul2 9422

NOTICE OF PRIORITY DESIGNATION of L. James Construction, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/14/25. Office location: NY County. LLC formed in Texas (TX) on 12/5/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2 N 6th Pl, Brooklyn, NY 11249. Purpose: any lawful activity. J04 W Jy09 9823

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Miraglow Med Spa LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 3650 Long Beach Rd, Oceanside, NY 11572. Purpose: any lawful purpose. May28 w Jul2 9399

NOTICE OF FORMATION of Mission Ready Mechanical LLC. Art. of Org. filed with Sec'y of State (SSNY) on 5/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 33 S 17th St, New Hyde Park, NY 11040. Purpose: any lawful purpose. May28 w Jul2 9411

NOTICE OF FORMATION of MQ Capital Group LLC. Art. of Org. filed with Sec'y of State (SSNY) on 4/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 Cuttermill Rd, Great Neck, NY 11021. Purpose: any lawful purpose. May28 w Jul2 9406

NOTICE OF FORMATION of MSQUARED SOLUTIONS GROUP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/15/25. Office location: Nassau County. Princ. office of LLC: 10 Alden Ln, Port Washington, NY 11050. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the princ. office of the LLC. Purpose: Any lawful activity. May28 w Jul2 9457

NOTICE OF FORMATION of NYC MP Captive Holding Co., LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/12/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served and shall mail process to: 228 Aviation Ave., Ste. 200, South Burlington, VT 05403. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc, 122 E 42nd St, 18th Fl, NY, NY 10168. Purpose: all lawful purposes. May28 w Jul2 9412

NOTICE OF FORMATION of NY Roll Road III, LLC. Arts. of Org. filed with NY Dept. of State: 5/12/25. Office location: NY County. Princ. bus. addr.: 228 Aviation Ave., Ste. 200, South Burlington, VT 05403. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc, 122 E 42nd St, 18th Fl, NY, NY 10168. Purpose: all lawful purposes. May28 w Jul2 9456

NOTICE OF FORMATION of NY SPORT DESIGN, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to George Colvell, c/o Cullen and Dykman LLP, 333 Earle Ovington Blvd, Ste 200, Uniondale, NY 11553. Purpose: Any lawful activity. May28 w Jul2 9461

NOTICE OF FORMATION of NY SPORT DESIGN, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to George Colvell, c/o Cullen and Dykman LLP, 33

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of WS Hotel Holdings LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 103 Waverly Pl. NY, NY 10011. Purpose: any lawful activity.

9987 Jun11 w Jul16

NOTICE OF FORMATION of HENRIS HOLDINGS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 641 Amsterdam Ave., NY 10023. Purpose: Any lawful activity.

9785 Jun4 w Jul9

NOTICE OF FORMATION of Bloomwood LLC. Arts. of Org. filed with Secy. of State (SSNY) on 5/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful activity.

9473 May28 w Jul2

NOTICE OF FORMATION of Mako Supply & Co LLC. Art. of Org. filed with Secy. of State (SSNY) on 4/30/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 9 Riter Ave, Hicksville, NY 11801. Purpose: any lawful purpose.

9414 May28 w Jul2

NOTICE OF FORMATION of DES CIEUX LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 01/12/24. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 205 3rd Ave, 7G, New York, NY 10003. Purpose: any lawful act.

5408 My21 W J25

NOTICE OF FORMATION of TTSE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/01/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Zen business Inc, 41 State St, Ste 112, Albany, NY 12207. Purpose: any lawful act.

8483 My21 W J25

NOTICE OF FORMATION of BELLA'S COUNTRY HOUSE MANAGEMENT COMPANY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2110 1st Ave, Apt 2601, New York, NY 10029. Purpose: any lawful act.

9543 My28 W Jy02

NOTICE OF FORMATION of MALTHEBARBER LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/17/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2311 5th Ave, Apt 2AA, New York, NY 10037. Purpose: any lawful act.

9531 My28 W Jy02

NOTICE OF FORMATION of Nouveau Realty Brokerage LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/7/25. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Shira Gelman, 433 Tennyson Dr. Sl. NY 10312. P/B/A: 249 E 49th St, Apt 4A, NY, NY 10017. R/A: Corp Filings of NY, 90 State St, Ste 700, Ofc 40, Albany, NY, 12207. Purpose: any lawful act.

9536 My28 W Jy02

NOTICE OF FORMATION of Stamp & Stash LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #607473, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.

9534 My28 W Jy02

NOTICE OF FORMATION of BLUESKY REAL ESTATE HOLDINGS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/13/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, PO BOX 82, JERICHO, NY 11753. Purpose: any lawful activities.

9560 my28-W jy2

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

8508 my7-W ju11

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

8511 my7-W ju11

LIMITED LIABILITY ENTITIES

HOLLISTON GROUP, LLC. App. for Auth. filed with the SSNY on 05/29/25. Originally filed with the secretary of State of California on 12/10/2019. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 1134 N. Holliston Avenue, Pasadena, CA 91104. Purpose: Any lawful purpose.

10213 ju11-W jy16

LIMITED LIABILITY ENTITIES

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

9896 ju4-W jy9

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

9894 ju4-W jy9

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

9897 ju4-W jy9

ENERGY SPHYNX AS, LLC. Filed: 9/25/24. Office: NY Co. Org. in NO: 06/01/2024. SSNY desig. as agent for process & shall mail to: 1 Landmark Sq, 17th Fl, Stamford, CT 06901. Foreign add: c/o Nytt Foretak AS, Tjuvholmen Allé 1, 0252 Oslo, 0301, Oslo, NO. Arts. of Org. filed with The Bronnøysund Register Centre, Havnegata 48, Bronnøysund, NO. Purpose: General.

9898 ju4-W jy9

JV US HF VANDERBILT 7 LLC Authority filed SSNY 5/19/2025 Office: NY Co. LLC formed DE 3/13/24 exists 355 LOCKERMAN ST, STE 320, Dover, DE 19901 SSNY design agent for process & shall mail to 230 PARK AVE, 3RD FL W, NEW YORK, NY 10169 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose

9754 Jun4 w Jul9

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

9826 Jun4 w Jul9

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgely, NJ 07060. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.

8786 my14-W ju18

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

8782 my14-W ju18

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

9866 J04 W Jy09

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

9915 ju4-W jy9

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

9920 ju4-W jy9

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgely, NJ 07060. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.

8786 w.o.

LIMITED LIABILITY ENTITIES

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

9922 ju4-W jy9

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

9923 ju4-W jy9

NOTICE OF QUALIFICATION OF OBR COOLING TOWERS, LLC. Authority filed with NY Secy of State (SSNY) on 2/25/25. Office location: New York County. LLC formed in Delaware (DE) on 5/30/24. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.

9927 ju4-W jy9

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

9929 ju4-W jy9

NOTICE OF QUALIFICATION OF SCANA ENERGY MARKETING, LLC. Authority filed with NY Secy of State (SSNY) on 5/20/25. Office location: New York County. LLC formed in South Carolina (SC) on 8/27/77. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.

9932 ju4-W jy9

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

9936 ju4-W jy9

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

9937 ju4-W jy9

NOTICE OF QUALIFICATION OF CLT Leasing LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/19/25. Office location: New York County. LLC formed in Delaware (DE) on 5/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 600 MAMARONECK AVENUE #400, HARRISON, NY, 10528. Arts. of Org. filed with DE SOS, Townsend Bldg, Dover, DE 19901. Any lawful purpose.

9488 May28 w Jul2

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

9663 Jun4 w Jul9

LIMITED LIABILITY ENTITIES

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

10023 Jun11 w Jul16

NOTICE OF QUALIFICATION OF 2546-2548 ADAM CLAYTON POWELL BLVD OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/02/25. Office location: Nassau County. LLC formed in Delaware (DE) on 05/22/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: To form a real estate holding company.

10025 Jun11 w Jul16

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

10016 Jun11 w Jul16

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

10013 Jun11 w Jul16

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

10018 Jun11 w Jul16

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

10021 Jun11 w Jul16

NOTICE OF QUALIFICATION OF CGM US ADVISORS, LLC Auth. filed with SSNY on 05/23/2025. Office location: New York. LLC formed in DE on 05/22/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 600 MAMARONECK AVENUE #400, HARRISON, NY, 10528. Arts. of Org. filed with DE SOS, Townsend Bldg, Dover, DE 19901. Any lawful purpose.

9662 Jun4 w Jul9

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

9798 Jun4 w Jul9

NOTICE OF QUALIFICATION OF 540 Fulton Owner LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/7/18. Office location: New York County. LLC formed in Delaware (DE) on 6/1/18. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o the LLC, 275 Madison Ave, Ste 1100, NY, NY 10018. DE address of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Jeffrey W. Bullock, Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: A boutique fitness franchisor.

9913 Jun11 w Jul16

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

9975 Jun11 w Jul16

LIMITED LIABILITY ENTITIES

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

10116 Jun11 w Jul16

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

9924 Jun11 w Jul16

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

9917 Jun11 w Jul16

NOTICE OF QUALIFICATION OF AMICUS 2012 LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LLC formed in Delaware (DE) on 01/3

LIMITED LIABILITY ENTITIES

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

10232 ju11-W jy16

LIMITED LIABILITY ENTITIES

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

9942 ju4-W jy9

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

10027 Jun11 w Jul16

NOTICE OF QUALIFICATION OF Warehouse Anywhere, LLC. Authority filed with NY Dept. of State: 5/8/25. Office location: NY County. Princ. bus. addr: 950 W. Valley Rd., Ste. 2900, Wayne, PA 19157. LLC formed in DE: 4/18/25. NY Sec. of State designated agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.

10152 Jun11 w Jul16

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

9653 Jun4 w Jul9

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

9652 Jun4 w Jul9

NOTICE OF QUALIFICATION OF VELOCPEDE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/23/25. Office location: NY County. LLC formed in Delaware (DE) on 10/24/24. Princ. office of LLC: 70 Pine St., Apt. 2112, NY, NY 10005. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. CA address of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, Corp. Div., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.

9795 Jun4 w Jul9

NOTICE OF QUALIFICATION OF VOTIVE VENTURES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/14/25. Office location: NY County. LLC formed in Delaware (DE) on 05/09/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.

9787 Jun4 w Jul9

NOTICE OF QUALIFICATION OF WINTERMUTE AMERICAS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/21/25. Office location: NY County. LLC formed in Delaware (DE) on 05/20/25. Princ. office of LLC: 524 Broadway, NY, NY 10012. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE address of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Charuni Patibanda-Sanchez, (Secy. of State of DE), 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

9784 Jun4 w Jul9

LIMITED LIABILITY ENTITIES

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

9789 Jun4 w Jul9

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

9086 May21 w Jun25

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

9458 May28 w Jul2

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

9459 May28 w Jul2

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

9485 May28 w Jul2

NOTICE OF QUALIFICATION OF Formula Wellness Management, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Texas (TX) on 12/01/16. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: C T Corporation System, 28 Liberty St., NY, NY 10005. TX address of LLC: 4542 Lovers Lane, Dallas, TX 75225. Arts of Org. filed with TX Secy of State, 1019 Brazos St, Austin, TX 78701. Purpose: any lawful act or activity.

9480 May28 w Jul2

NOTICE OF QUALIFICATION OF Health Vax, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/13/25. Office location: Nassau County. LLC formed in Illinois (IL) on 8/31/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: Capitol Services, Inc., 1216 Cental Ave, Ste 100, Albany, NY 12205, regagent@capitalservices.com. IL address of LLC: 1744 Oak Ave, Evanston, IL 60201. Arts of Org filed with IL Secy of State, 17 N State St, Chicago, IL 60602. Purpose: any lawful act or activity.

9478 May28 w Jul2

NOTICE OF QUALIFICATION OF Hidden Variable Capital, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/14/25. Office location: NY County. LLC formed in Delaware (DE) on 5/15/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.

9487 May28 w Jul2

NOTICE OF QUALIFICATION OF High Rise Fiber LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Delaware (DE) on 4/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. DE address of LLC: 850 New Burton Rd, Ste 201, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.

9491 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF High Rise Infrastructure Partners LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Delaware (DE) on 4/25/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: 850 New Burton Rd., Ste 201, Dover, DE 19901. Arts of Org. filed with DE Secy of State, 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activity.

9490 May28 w Jul2

NOTICE OF QUALIFICATION OF Phi Chelsea, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/15/25. Office location: NY County. LLC formed in Delaware (DE) on 5/14/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: 850 New Burton Rd., Ste 201, Dover, DE 19904. Arts of Org. filed with DE Secy of State, 401 Federal St., #4, Dover, DE 19901. Purpose: any lawful activity.

9486 May28 w Jul2

NOTICE OF QUALIFICATION OF Red Oak Compliance Software, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/19/25. Office location: NY County. LLC formed in Texas (TX) on 12/01/16. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: National Registered Agents, Inc., 28 Liberty St., NY, NY 10005. ct-statemcommunications@wolterskluwer.com. TX address of LLC: 1999 Bryan St, Ste 900, Dallas, TX 75201-3136. Arts of Org filed with TX Secy of State, 1019 Brazos St, Austin, TX 78701. Purpose: any lawful act or activity.

9479 May28 w Jul2

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

8459 May7 w Jun11

NOTICE OF QUALIFICATION OF Nadia Partners (WEA 01) Manager LLC. Authority filed with NY Dept. of State: 4/30/25. Office location: NY County. Princ. bus. addr: 169 Madison Ave., Ste. 11268, NY, NY 10016. LLC formed in DE: 4/30/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 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.

8461 May7 w Jun11

NOTICE OF QUALIFICATION OF Bullrock-NxtGenREA, LLC. Authority filed with NY Dept. of State: 5/6/25. Office location: NY County. LLC organized in MO: 8/24/22. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. MO and principal business address: 730 W. Business Hwy, 6th Dexter, MO 63801. Cert. of Org. filed with MO Sec. of State, 600 W. Main St., Jefferson City, MO 65102. Purpose: all lawful purposes.

8793 my14-W ju18

NOTICE OF QUALIFICATION OF Innovative Lab Services LLC. Authority filed with NY Dept. of State: 5/5/25. Office location: NY County. Princ. bus. addr: 6909 Columbus Rd. SW, Granville, OH 43023. LLC formed in DE: 2/27/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.

8792 my14-W ju18

NOTICE OF QUALIFICATION OF REL SPE LLC. Authority filed with Secy of State of NY (SSNY) on 05/15/2025. Office location: Nassau County. LLC formed in Delaware (DE) on 05/14/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 East 42nd Street, 18th Floor, New York, NY 10168. Address required to be maintained in DE: 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the Secy. of State, 401 Federal St., Suite 4, Dover, DE 19901. Purpose: any lawful activities.

9564 my28-W jy2

NOTICE OF QUALIFICATION OF Silk Factory US LLC. Authority filed with Secy. of State of NY (SSNY) on 04/22/2025. Office location: New York County. LLC formed in Delaware (DE) on 07/12/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 East 42nd Street, 18th Floor, New York, NY 10168. Address required to be maintained in DE: 108 Lakeland Ave., Dover, DE 19901. Arts of Org. filed with the Secy. of State, 401 Federal St., Suite 4, Dover, DE 19901. Purpose: any lawful activities.

8510 my7-W ju11

See Decisions in the News only at NYLJ.COM

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF Allen James LLP. Arts of Org filed with Secy of State of NY (SSNY) on 5/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLP to One Grand Central Place, Suite 4600, New York, NY 10165. Purpose: any lawful act.

9867 J04 W Jy09

LIMITED LIABILITY ENTITIES

NOTICE OF REGISTRATION OF APPALACHIAN MANAGEMEN SYSTEMS, LLP. Ctr of Reg. filed with Secy. of State of NY (SSNY) on 5/21/25. Office location: New York County. LLP formed in Tennessee (TN) on 7/24/14. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. Address of the principal office, 28 Liberty St, NY, NY 10005. Ctr of Formation filed with the TN Secy. of State, 312 Rosa L. Parks Ave, Fl 6, Nashville, TN 37243. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Purpose: social work.

ju4-W jy9

NOTICE OF REGISTRATION OF Frost Brown Todd LLP. Authority filed with Secy. of State of NY (SSNY) on 5/19/2025. Office location: NY County. LLP registered in Delaware on 9/26/2000. SSNY designated as agent of LLP upon whom process against it may be served. SSNY shall mail process to: Capitol Services, Inc., 1218 Central Ave., Ste 100, Albany, NY 12205. Principal office of LLP: 205 E. 42nd St, Ste 1900, NY, NY 10017. Purpose: practice the profession of Law.

9471 May28 w Jul2

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF Victory One Owners L.P. Certificate filed with Secy. of State of NY (SSNY) on 5/27/2025. Office location: NY County. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: c/o Harlem Congregations for Community Improvement, Inc., 256 W 153rd St, Ground Floor, NY, NY 10039. Name/address of each genl. ptr. available from SSNY. Term: until 5/22/2125. Purpose: any lawful activity.

9976 Jun11 w Jul16

NOTICE OF FORMATION OF 29 WYTHE SENIOR INVESTORS, L.P. Cert of LP filed with Secy. of State of NY (SSNY) on 05/19/25. Office location: NY County. Princ. office of LP: 41 Madison Ave., Ste. 3122, NY, NY 10010. Latest date on which the LP may be served is 5/19/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.

9858 Jun4 w Jul9

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Stonepeak Asia Infrastructure Feeder Fund II (Lux) SCSp. The fictitious name is Stonepeak Asia Infrastructure Feeder Fund II (Lux) SCSp L.P. Authority filed with NY Secy of State (SSNY) on 5/12/25. Office location: New York County. LP formed in Grand Duchy of Luxembourg (GLUX) on 4/10/25. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 55 Hudson Yards, 500 W 34th St, FL 48, NY, NY 10001, GDL address of LP: 3, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg. List of names and addresses of all general partners available from SSNY. Cert. of Limited Partnership filed with Luxembourg Business Registers, L-2961 Luxembourg. Grand Duchy of Luxembourg. Purpose: any lawful activity.

9938 ju4-W jy9

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF SOUTH TEXAS ACCELERATED RESEARCH FUND II LP. Authority filed with NY Secy of State (SSNY) on 5/23/25. Office location: Nassau County. LP formed in Texas (TX) on 4/1/24. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. TX address of LP: 4383 Medical Dr., San Antonio, TX 78229. List of names and addresses of all general partners available from SSNY. The name and address of the Reg. Agent is C T Corporation System, 28 Liberty St, NY, NY 10005. Cert. of Limited Partnership filed with TX Secy of State, POB 13697, Austin, TX 78711. Purpose: any lawful activity.

9911 ju4-W jy9

NOTICE OF QUALIFICATION OF Stonepeak Asia Infrastructure Fund II (Lux) SCSp. The fictitious name is Stonepeak Asia Infrastructure Fund II (Lux) SCSp L.P. Authority filed with NY Secy of State (SSNY) on 5/15/25. Office location: New York County. LP formed in Grand Duchy of Luxembourg (LUX) on 4/10/25. SSNY is designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 55 Hudson Yards, 550 W 34th St, FL 48, NY, NY 10001. LUX address of LP: 3, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg. List of names and addresses of all general partners available from SSNY. Cert. of Limited Partnership filed with Luxembourg Business Registers, L-2961 Luxembourg. Purpose: any lawful activity.

9940 ju4-W jy9

LIMITED LIABILITY ENTITIES

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

9863 J11 W Jy16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF AP CREDIT SOLUTIONS FUND II AIV (FC), L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. LP formed in Cayman Islands (C.I.) on 05/29/25. Princ. office of LP: Attn: General Counsel, 9 W. 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. C.I. addr. of LP: c/o Walkers Corporate Limited, Cayman Corporate Center, 190 Elgin Ave., George Town, Grand Cayman, C.I. KY1-9008. Cert. of LP filed with Registrar of Exempted Limited Partnerships, Grand Fl., Gov. Admin. Bldg., 133 Elgin Ave., Grand Cayman, C.I. KY1-9000. Purpose: Any lawful activity.

10112 Jun11 w Jul16

NOTICE OF QUALIFICATION OF APOLLO S3 CREDIT SOLUTIONS FUND II (AIV) II, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/03/25. Office location: NY County. LP formed in Delaware (DE) on 05/22/25. Princ. office of LP: Attn: General Counsel, 9 W. 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with The Secy. of State of the State of DE, Dept. of State, Div. of Corps., John G. Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity.

10106 Jun11 w Jul16

NOTICE OF QUALIFICATION OF BLACKSTONE TACTICAL OPPORTUNITIES FUND III - U.L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LP formed in Delaware (DE) on 05/28/25. Princ. office of LP: 345 Park Ave., NY, NY 10154. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership, c/o Blackstone Inc. at the princ. office of the LP. Name and addr. of each general partner are available from SSNY. DE addr. of LP: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State of the State of DE, Charuni Patibanda-Sanchez, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

10193 Jun11 w Jul16

NOTICE OF FORMATION OF LBKNY ENTERPRISES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/9/2025. Office location: Nassau County. SSNY designatw as agent upon whom process may be served and shall mail copy of process against LLC to 75 Mitchell Ave, Plainville, CT 11803. Purpose: any lawful act.

10239 J11 W Jy16

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF DECILE START FUND, LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/04/25. Office location: NY County. LP formed in Delaware (DE) on 01/29/25. Princ. office of LP: 575 Lexington Ave., Fl. 14, NY, NY 10022. NYS fictitious name: DECILE START FUND, LP. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: 300 Creek View Rd., Ste. 209, Newark, DE 19711. Cert. of LP filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Investment holdings.

10195 Jun11 w Jul16

NOTICE OF QUALIFICATION OF GRAPEVINE VENTURES LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 05/30/25. Office location: NY County. LP formed in Delaware (DE) on 07/25/24. Princ. office of LP: 101 5th Ave., 11th Fl., NY, NY 10003. NYS fictitious name: GRAPEVINE VENTURES L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

10119 Jun11 w Jul16

NOTICE OF QUALIFICATION OF Kennedy Lewis Senior Loan Offshore Fund (Unlevered) LP. Fictitious name in NY State: Kennedy Lewis Senior Loan Offshore Fund (Unlevered) LP. App. for Auth. filed with Secy. of State of NY (SSNY) on 5/27/25. Office location: NY County. LP formed in Cayman Islands (CI) on 23/2/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 225 Liberty St., Ste. 4210, NY, NY 10281. CI address of LP: c/o Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104, CI. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with Authorized Officer, Registrar of Partnerships, CI, Ground Fl, Government Administration Bldg, 133 Elgin Ave, Grand Cayman, CI. Purpose: any lawful activity.

9983 Jun11 w Jul16

Notice of Formation of Clarity Candles LLC, filed with SSNY on June 4th, 2025. Office: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 330 E 39th St, Apt. 27D, New York, NY 10016. Purpose: any lawful act or activity.

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