

IN BRIEF

Amazon Challenges NY Labor Law, Says State Can't Move Into NLRB's Turf

Amazon filed a lawsuit challenging the Empire State's new law authorizing state officials to oversee labor disputes in the private sector, which New York passed in response to the Trump administration's shutdown of the federal National Labor Relations Board.

Amazon.com Services LLC argued that New York's S.8034A violates the U.S. Constitution's Supremacy Clause by intruding on the National Labor Relations Act's "exclusive" authority over labor disputes. Allowing the S.8034A law to stay in effect risks exposing employers to conflicting obligations, the e-commerce giant alleged.

"The Supremacy Clause does not tolerate 50 competing labor law regimes, and it does not permit New York to substitute its judgment for Congress's," Amazon said in a lawsuit filed in the Brooklyn federal court on Monday. Amazon is represented by Hunton Andrews Kurth.

Enacted on Sept. 5, S.8034A amends the New York State Employment Relations Act to extend the New York state Public Employment Relations Board's, or PERB's, reach to the private sector.

Historically, the board has overseen disputes between public employers and employees. But S.8034A lets PERB assert jurisdiction over private businesses and their employees, if the National Labor Relations Board, or NLRB, is unable to do so.

In a statement issued after S.8034A's passage, PERB Chair Timothy Connick explained that the law would let state authorities "fill the void left by [Donald] Trump's NLRB." The federal agency is currently unable to move forward on any matter, lacking the necessary quorum to issue final decisions after President Donald Trump fired a board member.

But on Monday, Amazon said S.8034A undermines the NLRA, arguing that Congress passed the federal law to guarantee a single, unified system for union organizing, collective bargaining and workplace disputes. The New York law also authorizes PERB to recognize bargaining representatives and enforce collective bargaining agreements.

Amazon alleged that New York's law "flips U.S. labor law on its heads: it presumes PERB jurisdiction over every private-sector employer until the NLRB gets a court to hold otherwise. In the meantime, it subjects those employees to a patchwork of state rules that at times overlap with and contradict the strictures of federal labor law."

Amazon filed the lawsuit shortly after the Teamsters filed an unfair labor charge with the newly empowered PERB challenging Amazon's firing of a Staten Island warehouse worker, Brima Sylla. The union argued the firing was retaliatory, pointing out that Sylla is the vice president of the Amazon Labor Union.

In addition to an order striking down S.8034A, Amazon is seeking a court order blocking that state proceeding.

"Amazon thus faces the immediate risk of conflicting rulings from two agencies, one federal and one state, regulating the same issue," the e-commerce giant said.

Amazon's lawsuit is at least the second one to challenge the new labor law. On Sept. 12, the NLRB filed a federal lawsuit in Albany seeking to block the law as unconstitutional.

Representatives for Amazon and New York state declined to comment on Tuesday.

—Alyssa Aquino

Court of Chancery Completes Its Largest-Ever Bench With Seventh Magistrate

Jessie R. Benavides became the Court of Chancery's newest judge on Monday, rounding out the court's bench as its seventh magistrate.

Benavides, who spent the past five years as an associate at Parkowski, Guerke & Swayze in Dover, where her chambers will be located, has experience with family law, estate matters, guardianships, personal injury cases and other civil litigation, having litigated cases in the Court of Chancery, Superior Court, Family Court and Justice of the Peace Court. » Page 4

Justice Louis Brandeis On Freedom Of Speech »6**Facing 20 Years, Combs' Attorneys Seek 14 Months in Prison on Prostitution Counts**

BY EMILY SAUL

DEFENSE attorneys for Sean Combs asked a judge to sentence the music mogul to 14 months in prison, arguing that anything more would subvert the jury's verdict and create sentencing disparities with other Mann Act cases involving consenting adults in which there was no profit.

Combs, 55, has been in custody since his arrest last year. But after a jury found him not guilty of the most serious charges in July, the defense team said their client has suffered enough. Combs has served almost 12 months behind bars—a tenure that could be deducted as time served from his eventual sentence.

"The right answer could not be more obvious," the defense wrote. "In the past two years, Mr. Combs's career and reputation have been destroyed. He has served over a year in one of the most notorious jails in America—yet has made the most of that punishment. It is time for Mr. Combs to go home to his family, so he can continue his treatment and try to make the most of the next chapter of his extraordinary life."

Prosecutors alleged Combs transported sex workers across state lines for sexual encounters in which his partners were forced to take part. He was indicted on racketeering and sex trafficking charges, but the jury rejected those charges and found him guilty of just two counts of transportation to engage in prostitution under the Mann Act. He faces up to 10 years in prison for each count.

Combs' conduct is the least culpable of Mann Act offenses, the defense wrote, noting the actions were not commercial and the jury rejected allegations of force. The defense has filed another motion asking U.S. District Judge Arun Subramanian of the Southern District of New York to vacate the verdict.

Meanwhile, the defense says prosecutors are now attempting to paint the male escorts as victims.

"This is apparently the only case in Mann Act history where the government has argued that consenting, professional adult male escorts or entertainers who made thousands of dollars were 'victims,'" alleged the filing. "The Mann Act did not originally treat men as victims, and Congress never anticipated such an" » Page 6

Ex-Queens Defenders Head Lori Zeno Accused Of Violating Release Conditions With More Fraud

BY EMILY SAUL

FORMER Queens Defenders executive director Lori Zeno has continued to try to steal money from the non-profit organization following her indictment for misappropriating funds, prosecutors allege.

Since her indictment in June, the U.S. Attorney's Office for the Eastern District of New York claims that Zeno sought to divert a vendor reimbursement from the organization into her own pocket as recently as August.

The attorney, who is out on bond and has pleaded not guilty, also lied to pretrial services about her communications with the vendor, the government said. The alleged theft centers around a reimbursement payment to Queens Defenders that Zeno asked be redirected to her personal account.

In a filing late Monday, prosecutors asked that U.S. District Court Judge Rachel Kovner of the Eastern District of New York to place Zeno on standalone electronic monitoring, bar her from contacting any vendor about purchases made by



Lori Zeno

the organization, and subject her to cyber monitoring.

"Although the government believes that Zeno's criminal conduct warrants the revocation of her bond, the government is not seeking revocation at this time," wrote Assistant U.S. Attorneys Russell Noble and Sean Sherman. "However, should the defendant continue in her flagrant violations of her conditions" » Page 9

Lawyers Weigh Impact of Mandatory Arbitration Agreements on Class Action Litigation

BY ALYSSA AQUINO

THE CORPORATE litigation world experienced a shock when the U.S. Securities and Exchange Commission announced that companies could go public, even if they require shareholders to sign mandatory arbitration agreements. The announcement has left securities litigators waiting to see who'll be the first to take advantage of the SEC's new leniency.

The policy shift goes against decades of SEC history blocking companies that mandate shareholder arbitration. Chairman Paul Atkins said the commission's Sept. 17 decision, when combined with another policy concerning automatic stays, were part of his cam-



Matthew Close, O'Melveny & Myers

aign to make initial public offerings "great again."

The move was internally criticized, with Commissioner Caroline Crenshaw saying the agency would harm small, retail investors by "open[ing] the floodgates" to mandatory arbitration.

But securities litigators are unsure whether the policy change will be a bomb or bust, saying they're waiting to see who'll be

the first to embrace mandatory shareholder arbitration—and how they'll fare against the inevitable legal and shareholder heat ahead.

"Make no mistake, companies that move forward on this... will attract lawsuits challenging these provisions," said Matthew Close, the vice chair of O'Melveny & Myers.

Across various interviews, legal experts explained that there were multiple avenues for litigation to arise.

Mandatory shareholder arbitration raises questions of federal preemption and contractual issues. There's also the base-level question of whether a company has sufficiently disclosed such a provision. Such provisions can also run up against state regimes," » Page 6

New York Settles Lawsuit Against Four Prison Guards

BY BRIAN LEE

THE NEW YORK Attorney General's Office reached a \$375,000 settlement on Monday in an incarcerated person's federal lawsuit alleging he was brutally assaulted by correction officers, one of whom was later implicated in the unrelated fatal beating of Robert Brooks.

U.S. District Judge Glenn T. Suddaby of the Northern District of New York signed off on the settlement between state Attorney General Letitia James' office and plaintiff Adam Bauer, who, like Brooks, had been serving prison time at Marcy Correction Facility in Oneida County.

Bauer alleged through his attorneys with Emery Celli Brinckerhoff Abady Ward & Maazel that he had been severely injured from the beating by the four officers.

The state settlement occurred the same day that one of the four correction officers—Nicholas Anzalone—pleaded guilty to criminal charges in a case involving the fatal beating of another inmate.

Anzalone was also one of four people who pleaded guilty on Monday in a Utica courtroom to Brooks' fatal beating in December 2024.

Those corrections officers and others had been scheduled to go on trial in two weeks for Brooks' slaying. Anzalone and another guard pleaded guilty to first-degree manslaughter—upon indictments for second-degree murder, first-degree manslaughter and first-degree offering a false instrument for filing.

A county judge promised Anzalone 22 years in state » Page 9



Judge Suddaby

Sullivan & Cromwell Charts Course in Building Private Capital and London Practices

BY PATRICK SMITH

SULLIVAN & Cromwell's recent hiring in London has been notable not only because the firm went outside its own walls to get the partners, but also because of the location of the hires and the build the firm hopes to make around them.

Those hires include financial regulation guru Barney Reynolds from A&O Shearman, ex-Weil Gotshal & Manges buyout veteran Mike Francies and Kirkland private equity restructuring specialist Kon Asimacopoulos.

In an interview, S&C leaders said that while the firm—which is more well known for its public company M&A practice—doesn't make hasty changes due to market conditions, the reality is that the landscape has changed, and they are building their London and private mar-



Robert Giuffra and Scott Miller, with Sullivan & Cromwell

kets practice as a result. The firm is also more open to recruiting laterals and is intentionally hiring more associates, they said.

The firm sees demand in the

private markets and the ability to service clients in those markets on a global scale, said co-chair Scott Miller. The London office offers a key connection to that work. » Page 9

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CONTRACTS LAW: **Plaintiff's motions denied in breach of contract action.** *Alternative Funding Group Corp. v. Dancie Enterprise Inc.*, Supreme Court, Danvers.

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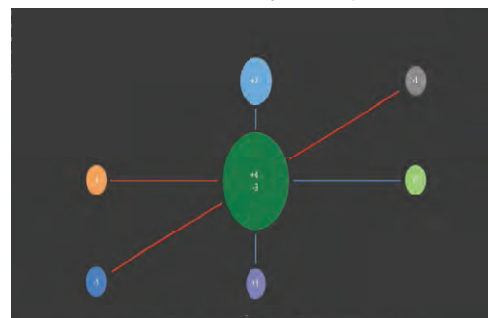


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New York Law Journal Inside

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Minefields To Avoid When Leasing Tax Exempt Real Property
by David C. Wilkes and Kevin M. Clyne

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Court Calendars

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

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\$72M Global Crypto Scam Allegedly Linked to NY Lawyer, Gulfstream Jets

BY MICHAEL A. MORA
HOUSTON

INVESTORS sued a New York attorney and two individuals in a Texas federal court for their alleged role in orchestrating a globe-spanning cryptocurrency "Ponzi" scheme that siphoned more than \$72 million through hidden code, phantom trades and untraceable wallets.

The complaint names Peter Hatzipetros, a partner at the Petros Law Group, along with James Tyler Boyd and Mike Boggs as defendants. The plaintiffs, Corbin Cowan of Albatross Golf Society, entrepreneur Josh Kirk and Intelltech Solutions LLC, are represented by Kaitlyn M. Coker and Kyle A. Coker, partners at Farmer & Coker in Dallas, Texas.

"I've seen a lot of cases that come across my desk that have to do with larger pyramid investment schemes into a crypto investment

algorithm, but this was a straight-up embezzlement, as we alleged in the complaint," Kaitlyn Coker said. "We're going to seek every emergency procedural method we can think of to recover the investments."

Hatzipetros did not respond to requests for comment. The remaining defendants do not have counsel listed in the federal docket.

The case dates back to mid-2024, when Boyd and Boggs began soliciting crypto investments for an artificial intelligence trading system, dubbed D.A.W.N.N., according to the 33-page complaint.

Prospective investors were courted with chartered Gulfstream flights into Las Vegas and demonstrations of servers, computer nodes and security devices intended to convey the technological sophistication of the platform, featuring a trading system that could exploit price discrepancies simultaneously across 50 exchanges.

Defendants claimed that funds placed into the system would remain secure in blockchain-based nodes that no single person could access, and that physical security chips were the only means of retrieval. At least one investor "was told that a node was mailed to them for safekeeping, and that without that device, no withdrawals could be made."

And the defendants used the Eden Alliance LLC as the entity under which they solicited investments, exceeding \$4 million from Cowan and his wife, \$7 million from Texas-based Kirk and one of his businesses and \$44 million from Intelltech Solutions, according to the complaint.

But behind the façade, the plaintiffs alleged that Boyd embedded hidden code that rerouted deposits to private wallets he controlled. Funds were allegedly broken into "dust" transactions, recycled through circular trades and laundered through non-custodial



The case dates back to mid-2024, when Boyd and Boggs began soliciting crypto investments for an artificial intelligence trading system.

exchanges such as ChangeNow and StealthEX.

Boyd allegedly told investors that he converted profits to USDC, a dollar-pegged stablecoin, to minimize volatility, but actually shifted assets into XRP and privacy tokens designed to obscure the sender, the recipients and the transaction amounts.

In addition, the defendants allegedly fabricated trading history through an AI engine to deceive

investors into believing the system generated legitimate arbitrage profits. The plaintiffs also alleged that Boggs simultaneously marketed a parallel system to bankroll the defendants' "personal expenses, high-stakes gambling, and extravagant lifestyles."

And Hatzipetros allegedly structured and registered shell companies, such as Eden Alliance, to provide the appearance that investor funds were institutionally housed,

when they remained under the defendants' control. But by mid-2025, investors allegedly encountered withdrawal delays and "implausible excuses," according to the complaint, prompting Boyd to surrender to federal authorities and admit to the operation of an "international Ponzi scheme."

Now the case is pending before the U.S. District Court for the Southern District of Texas. The 11-count complaint, filed Friday afternoon, includes claims under the Racketeer Influenced and Corrupt Organizations Act, the Texas Securities Act and common-law fraud.

As of the filing, most of the \$72 million remains unaccounted for, with the plaintiffs seeking additional measures, such as a court-appointed receiver and the issuance of restraining orders, as part of a larger effort to "recover wrongfully taken assets, unwind the fraudulent enterprise, and hold accountable those who engineered and profited from the deception."

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

Wave of Lawsuits Highlights Uncertainty About 'No Surprises Act' Enforcement

BY BRENDAN PIERSON

A RECENT surge of lawsuits by health care providers seeking to enforce arbitration awards against insurers under the federal No Surprises Act highlights the ongoing uncertainty around the law's remedies, with courts split over whether it allows private actions to enforce awards.

At least nine federal lawsuits—four against UnitedHealthcare, three against Cigna and two against Aetna—have been filed by health care providers this month in the District of Connecticut, which ruled in May that the law does allow such actions. The providers in the cases—which were surfaced up by Law.com Radar—are represented by Clifford Merin of Merin Law. Providers last month filed at

least 28 similar cases in the District of New Jersey. Gottlieb & Greenspan represent the plaintiffs in those suits.

Attorneys for the insurers and providers did not immediately respond to requests for comment.

Meanwhile, the only appeals court to address the issue—the U.S. Court of Appeals for the Fifth Circuit—ruled in June that the NSA does not allow providers to sue in court to enforce their awards, finding instead that they must go through an administrative process within the U.S. Department of Health and Human Services.

Proskauer Rose attorneys said in a client note at the time that the ruling "sharpen[s] a growing divide, leaving providers and payers to navigate an unsettled and increasingly complex enforcement landscape."

At least two federal district courts in other circuits—the Middle District of Florida and the Southern District of New York—have followed the Fifth Circuit's reasoning. But the latest federal lawsuits show that providers are not giving up on federal courts to enforce their awards despite unfavorable rulings.

How Did We Get Here?

The NSA, which passed Congress in 2020 and took effect in 2022, largely prohibits health care providers from sending "surprise" bills to patients for out-of-network services that they did not choose to receive—for example, from an out-of-network anesthesiologist in an emergency surgery.

That means that who pays for the services, and how much,



The No Surprises Act, which passed Congress in 2020 and took effect in 2022, largely prohibits health care providers from sending "surprise" bills to patients for out-of-network services that they did not choose to receive.

becomes a dispute between the provider and the insurer. The NSA creates an arbitration process to adjudicate these disputes, using so-called "baseball" rules where the arbitrator must choose between the final offers put forward by each side. Most

of these arbitrations have gone in favor of providers, according to a June client alert from ArentFox Schiff.

The law gives insurers 30 days to pay arbitration awards. But in the recent lawsuits and others, providers have alleged that insurers

have not paid despite the deadline having long passed.

"The process has not gone smoothly," said Edward Leeds of Ballard Spahr, who represents employer-funded health plans.

What's Next?

With conflicting opinions in Connecticut and New York, the issue could go to the Second Circuit. The New Jersey cases, once they are decided, would go to the Third Circuit. Eventually, the U.S. Supreme Court could be asked to weigh in.

"We don't know where this is going to wind up," Leeds said. "The majority of decisions have clearly gone with the absence of court enforcement."

Leeds said that he advises his clients to follow the rules. But without a clear path to enforcing awards, he said, insurers could have more leverage for now.

"I think to some extent this will be another incentive to try to resolve this without going to arbitration, for the providers, certainly," Leeds said.

SCOTUS Keeps Fired Democrat Off FTC, Agrees to Reconsider Agency's Independence

BY JIMMY HOOVER

WASHINGTON, D.C.

THE U.S. Supreme Court said Monday that President Donald Trump could, for now, remove a Democratic member of the Federal Trade Commission while the justices consider whether to overrule 90 years of precedent insulating the agency from direct White House control.

The Supreme Court's order will keep Federal Trade Commissioner Rebecca Slaughter off the antitrust agency as it revisits a landmark 1935 ruling upholding "for-cause" protections for FTC members. The last Democrat on the commission, Slaughter received an email from Trump earlier this year telling her she was fired, effective immediately, with no reason given. Slaughter filed a lawsuit in federal court challenging her firing as illegal under federal law, one of several "independent" agency officials to contest their removal by Trump.

The court's order on Monday is an extraordinary development in the area of administrative and, indeed, constitutional law. When the FTC was created 111 years ago, Congress ensured that commissioners could not be removed by the president for cause. The Supreme Court upheld that statutory independence from direct White House control in a landmark case in 1935 known as *Humphrey's Executor v. FTC*. The decision paved the way for dozens of other inde-



Dissenting, Justice Elena Kagan said the court's emergency docket should not be used "to transfer government authority from Congress to the President, and thus to reshape the Nation's separation of powers."

pendent agencies across the federal government.

In addition to freezing the lower court order reinstating Slaughter to the agency, the Supreme Court said Monday that it would agree to hear the case on the merits and formally consider overruling *Humphrey's Executor* following repeated entreaties by the Trump administration. The court also said that it would consider whether federal courts have the authority to "prevent a person's removal from public office." The case will be argued this December, with a decision expected by the end of June next year.

Monday's developments

prompted yet further dissents from the Supreme Court's three liberal Democratic appointees, who have criticized the conservative majority for allowing Trump to fire independent regulators through a series of emergency orders this summer, despite the existence of federal statutes saying they can only be removed "for cause," and the extant holding of the court in *Humphrey's* that such statutes are constitutional.

Justice Elena Kagan, joined by Justices Sonia Sotomayor and Ketanji Brown Jackson, complained Monday that the majority was treating *Humphrey's* as essentially dead letter without formally going

through the process of overruling it.

"The majority may be raring to take that action, as its grant of certiorari before judgment suggests," Kagan wrote. "But until the deed is done, *Humphrey's* controls and prevents the majority from giving the President the unlimited removal power Congress denied him."

"Our emergency docket should never be used, as it has been this year, to permit what our own precedent bars," Kagan said. "Still more, it should not be used, as it also has been, to transfer government authority from Congress to the President, and thus to reshape the Nation's separation of powers."

Since taking office in January, Trump has asserted a constitutional right to fire a handful of independent agency officials at several regulatory bodies, directly challenging federal laws mandating their removal only for cause. Trump's Department of Justice has espoused an argument, known as the unitary executive theory, that the president should have complete control over virtually all aspects of the executive branch, including the composition of independent agencies.

In mid-July, U.S. District Judge Loren AliKhan of the District of Columbia ruled that Trump's summary firing of Slaughter before the end of her term was unlawful. AliKhan issued an injunction requiring the Trump administration to welcome Slaughter's return to

office without interference. A panel of the U.S. Court of Appeals for the D.C. Circuit denied the administration's request to stay that decision and upheld Slaughter's reinstatement by a 2-1 vote. The appeals court said it was bound by the Supreme Court's 1935 precedent, in which the court famously upheld job protections for FTC members.

In *Humphrey's*, the Supreme Court said that presidents lack the "illimitable power of removal" and that Congress can create agencies that operate "independently of executive control." The ruling was a unanimous victory for the estate of a former FTC member fired by President Franklin Delano Roosevelt over the commissioner's hostility to the New Deal. Over the ensuing decades, the decision gave rise to myriad other independent agencies across the government.

Since Trump took office in January, the *Humphrey's* decision has emerged as a key roadblock in Trump's efforts to replace members of various independent agencies with his own appointees. Trump's Department of Justice has argued that various statutes protecting those regulators from being summarily fired are unconstitutional.

In recent months, the Supreme Court—now dominated by a 6-3 majority of conservative Republican appointees—has blocked district court orders reinstating fired members of independent agencies such as the National Labor Rela-

tions Board, Merit Systems Protection Board and the Consumer Product Safety Commission.

Upholding the reinstatement order for Slaughter on Sept. 2, members of the D.C. Circuit majority said that *Humphrey's* was still good law and that it would not "defy the Supreme Court's decisions that bind our judgments."

In a dissent, D.C. Circuit Judge Neomi Rao pointed to the high court's recent emergency docket decisions staying injunctions ordering the reinstatement of other fired independent agency officials.

Appealing that loss to the high court, Trump's top Supreme Court lawyer, U.S. Solicitor General D. John Sauer, sought to distinguish the FTC that was the subject of the 1935 *Humphrey's Executor* ruling and its modern version.

"The modern FTC has amassed considerable executive power in the intervening 90 years—power that equals or exceeds that of the NLRB, MSPB, and CPSC," Sauer wrote. "The lower courts erred, therefore, by treating *Humphrey's Executor* as binding..."

In addition, Sauer renewed his request that the Supreme Court consider the constitutionality of statutory removal protections for independent agencies, and potentially overrule *Humphrey's Executor*.

The case is *Trump v. Slaughter*, No. 25A264.

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Minefields To Avoid When Leasing Tax Exempt Real Property

One of the inherent challenges most not-for-profit organizations encounter is meeting escalating operating costs while avoiding the inadvertent tripping of a range of murky and wide-ranging income, sales, and property tax rules that limit the nature and amount of income that can be received.



By David C. Wilkes



And Kevin M. Clyne

property's carrying, maintenance and depreciation charges.

While seemingly straightforward, this caveat is susceptible to costly confusion in its application. In our experience, this may present difficult documentation challenges for smaller non-profits and result in "sub-disputes" over the information itself that won't be raised until well after the lease has been signed.

Like other areas of property tax, what holds some logic in concept was never tested in the real world.

In setting lease terms an otherwise exempt owner would first need to gather financial data relative to its property operations, but what, exactly, are "carrying" charges?

Generally, this refers to the types of costs that must be paid to avoid foreclosure, such as principal and interest payments on a mortgage. Maintenance charges are those to cover repairs and upkeep, but would not include enhancements to the property.

Depreciation is of course within the realm of one's accountant to determine, but could instead be more within an appraiser's wheelhouse, presumably relating to an actual determination of wear, use, or obsolescence rather than the application of a schedule of depreciation.

Clearly, each category, and especially the last, can be both imprecise and also quite difficult to forecast when agreeing on future rental terms.

We have seen little concrete guidance on the issue but would advise clients to be conservative in setting rents, ideally below the market (which inherently factors in profit above the owner's costs and would therefore be a red flag) and to be prepared to back up any statement of charges with a sound analysis.

Once the rent is agreed upon, if the taxing authority is unsatisfied that the space should remain exempt the cost will fall upon the owner unless agreed otherwise.

A still trickier and often litigated question arises where a

courts must take on the review of valuation-based tax certiorari appeals, in which overly technical, taxpayer-unfriendly analyses are to be avoided.

Qualification for a real property tax exemption (and we are referring primarily to the exemption provided by Section 420-a of the Real Property Tax Law) rests on the satisfaction of two basic criteria.

Once the rent is agreed upon, if the taxing authority is unsatisfied that the space should remain exempt the cost will fall upon the owner unless agreed otherwise.

Ownership must be by a corporation or association devoted to religious, charitable, hospital, educational, or moral or mental improvement purposes, and it must primarily use the property for that purpose.

We focus here on the second prong, use, and specifically the use of the property by a lessee. In general, if the property is leased to a for-profit entity the exemption is lost, and that is often the end of the story (more on this momentarily). However, leasing to another is not always fatal to the exemption.

The property or any portion may be used by another not-for-profit entity and the owner may keep the full exemption, but with an important fact-based qualification: any rental money paid for the use must not exceed the

In property tax, the results of income from the wrong source, or in an excessive amount, can have catastrophic consequences that can include a recapture of years of unpaid property taxes.

Non-profits often turn to leasing all or a portion of a property to generate revenue from external sources; the practice should only be pursued after a rigorous examination by counsel of the property's financial operations, the parties to the proposed lease, and the actual use of the premises by the lessee.

From a policy standpoint, the constraints property tax law places on non-profits, most of which experience a perennial struggle to stay alive, may seem perversely punitive considering the "long-standing public policy of exempting real property owned by certain not-for-profit entities to encourage and foster legislatively favored, publicly beneficial services and operations" (*Sisters of St. Joseph v. City of New York*, 49 NY2d 429, 437-438, 426 NYS2d 444 (1980)).

This policy is no doubt all the more crucial to these organizations in New York's high-tax environment, where many non-profits might fail if taxed. Viewed from another lens, however, there is an ever-present tension on this policy considering that every other property owner who does pay taxes is subsidizing those that do not.

Safeguarding the public fisc by strictly construing exemption statutes against the taxpayer are concomitant to taxpayer concerns, and the principle stands in contrast to the "remedial" approach

DAVID C. WILKES and KEVIN M. CLYNE are partners in the Tax Certiorari Group at Cullen and Dykman.

PATENT AND TRADEMARK LAW

Is 'Schedule A' IP Enforcement Under Threat? Ruling Raises Concerns

A recent, forceful opinion from the U.S. District Court for the Northern District of Illinois threatens to dismantle a litigation model that has, for over a decade, been the weapon of choice for intellectual property owners combating a flood of counterfeit goods from overseas online merchants.

By Rob Maier



In *Eicher Motors Ltd. v. The Partnerships and Unincorporated Associations Identified on Schedule "A"* Judge John F. Kness issued a comprehensive critique of the so-called "Schedule A" lawsuit, a procedural mechanism that has become an entrenched practice in his district. No. 25 C 2937, 2025 WL 2299593 (N.D. Ill. Aug. 8, 2025) (Kness, J.).

The decision signals a potential sea change for a practice that, while effective for rightsholders, has long been criticized as operating in tension with fundamental principles of due process and the Federal Rules of Civil Procedure.

For brand owners, patent holders, and the in-house and outside counsel who advise them, the opinion serves as a critical warning that the ground is shifting. The era of routine, *ex parte* asset freezes against hundreds of foreign defendants in a single lawsuit may be coming to an end, forcing a fundamental rethink of how to enforce IP rights in the age of global e-commerce.

The Schedule A Playbook

To understand the significance of the *Eicher Motors* decision, one must first understand the unique procedural creature known as the "Schedule A" case.

Born out of the legitimate frustration of IP owners, these lawsuits were designed to combat a specific

and vexing problem: legions of often anonymous, overseas online merchants selling counterfeit or infringing products through major e-commerce platforms like Amazon, eBay, and Alibaba.

The transient and often pseudonymous nature of these sellers made traditional litigation—serving one defendant at a time—a slow, expensive, and ultimately futile game of whack-a-mole.

In response, a specialized plaintiffs' bar, centered heavily in the Northern District of Illinois, devel-

Crucially, the complaint is typically filed under seal alongside a motion for an *ex parte* temporary restraining order (TRO) imposing a prejudgment asset restraint and barring further infringement.

oped a highly effective, assembly-line litigation model. A typical case begins with a single complaint filed against a long list of defendants, who are not named in the caption but are instead identified on an attached, sealed "Schedule A."

The lawsuit asserts trademark, copyright, or, increasingly, patent infringement claims against these dozens or even hundreds of defendants alleging they are part of an interrelated network of infringers to justify their mass joinder under Federal Rule of Civil Procedure 20.

Crucially, the complaint is typically filed under seal alongside a motion for an *ex parte* temporary restraining order (TRO) imposing a prejudgment asset restraint and barring further infringement.

Plaintiffs argue that providing notice would be counterproduc-

tive, as the defendants, once alerted, would simply close their online storefronts, create new ones under different aliases, and transfer their profits to untraceable offshore accounts.

For years, courts in the Northern District of Illinois have routinely granted these requests, sealing the proceedings and ordering e-commerce platforms and payment processors like PayPal to freeze the defendants' accounts without the defendants having any opportunity to be heard.

For many defendants, the first notice of a lawsuit comes when their business is paralyzed and their funds are locked. This creates immense pressure to settle quickly to regain access to their capital.

The 'Eicher Motors' Decision: A Judicial Rebuke

After placing a stay on all new Schedule A cases on his docket to conduct a "fresh and close look" at the practice, Kness issued his strongly worded opinion in *Eicher Motors*. He concluded that the Schedule A mechanism "works only by stretching applicable procedural rules past their breaking point" and "should no longer be perpetuated in its present form." He then systematically dismantled the key pillars of the model.

Improper 'Ex Parte' TROs. First, Kness held that the routine granting of *ex parte* TROs violates the stringent requirements of Federal Rule of Civil Procedure 65(b).

The rule permits such extraordinary relief only when "specific facts" in an affidavit or verified complaint "clearly show that immediate and irreparable injury, loss, or damage will result" to the movant before the adverse party can be heard.

Kness found that the boilerplate, generalized allegations common to Schedule A complaints—which assert that all foreign counterfeiters are likely to destroy evidence and hide assets—fail to provide the defendant-specific facts required by the rule.

He criticized the

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SCOTUS Limits Challenges to Nuclear Waste Disposal Licensing

The Supreme Court's decision in *NRC v. Texas*, 605 U.S. ___ (2025) may have raised more questions about the process for challenging Nuclear Regulatory Commission (NRC) off-site waste storage decisions and whether the NRC even has authority to issue such licenses than it answered.

Instead of deciding whether the NRC has the legal authority to issue off-site nuclear waste storage facilities on the merits, the six-member majority found that the petitioners failed to fully litigate the issue before the NRC and appeal their ability to participate in that license appeal process.

In doing so, the court not only left open the procedural question of whether the NRC has authority to prevent affected parties from intervening in licensing proceedings, but the three-justice dissent issued a strongly worded opinion on the merits finding that the NRC does not have authority to issue such licenses.

The United States has no central repository for spent nuclear fuel. Most spent fuel currently sits in storage at reactor sites. To address this issue, private companies have proposed building private nuclear fuel storage facilities. *NRC v. Texas* centered on a proposal by Interim Storage Partners (ISP) to store at least 5,000 metric tons of spent nuclear fuel on private land in Texas's Permian Basin.

The proposal met opposition from the State of Texas and Fasken, a company that has rights to hundreds of thousands of acres in the Basin for cattle grazing and oil and gas operations. Though Texas and Fasken both submitted extensive comments to NRC on the proposal's environmental impact, and Fasken attempted to intervene through the licensing hearing pro-



By
Jeff Talbert



And
Christopher Joseph

cess, the Supreme Court held that because neither litigant was a 'party' to the licensing process within the meaning of the Hobbs Act and Atomic Energy Act, they were not entitled to challenge the license.

The Fifth Circuit, relying on an ultra vires exception to the Hobbs Act, split with four other U.S. Courts to find that any person may challenge an agency action on the basis that it exceeds the agencies

This issue will remain uncertain until either Congress or the court resolves the issue, leaving yet another layer of uncertainty in the disposal of nuclear waste.

authority or is unconstitutional. It then went on to address the merits of the case and vacate the license.

The Hobbs Act specifies that only a "party aggrieved" by a licensing order of the Commission may seek judicial review of that order. 28 U.S.C. §2344 (emphasis added). Texas and Fasken argued they were parties to the licensing proceeding because they had submitted comments and—in Fasken's case—attempted to intervene. But the Supreme Court held that an entity only becomes a 'party' to a licensing procedure if and when the Commission grants its intervention request through the hearing process set out by the Atomic Energy Act. 42 U.S.C. §2239.

Since Texas had not requested to intervene, and Fasken's intervention request was denied (and the denial upheld by the D.C. Circuit,

Don't Waste Michigan v. NRC, 2023 WL 395030 (D.C. Cir. Jan. 25, 2023) (*per curiam*)), neither entity was a party to the proceeding and therefore neither entity could challenge the outcome in court.

The Supreme Court also declined to reopen the D.C. Circuit's decision that the Commission had properly denied Fasken's intervention request, and dismissed alternative arguments of an ultra vires agency action, noting that the Court's ultra vires review of agency action is extremely narrow.

NRC's Authority To License Private Waste Storage

Although the court did not reach the merits, the decision, taken as a whole, raises questions about whether it would find that the NRC has the authority under the Nuclear Waste Policy Act (NWPA) to license private waste storage facilities.

For the dissent, the issue is clear and starts and ends with the text of the NWPA, which only explicitly authorizes two locations for interim storage: at reactor sites and on federal property. It also states that "nothing in [the NWPA] shall be construed to encourage [or] authorize" storage at any "facility located away from the site of any civilian nuclear power reactor and not owned by the Federal Government."

The dissent further found, among other things, that the NWPA contains more specific provisions addressing "spent nuclear fuel" than the Atomic Energy Act (AEA), and that the NRC's authority to license specific uses of source, byproduct, and special nuclear material does not extend to storage.

Finally, the dissent explained that the NRC's promulgation of interim storage regulations under the AEA prior to passage of the NWPA is not evidence that those regulations remain valid following the NWPA's passage.

The majority made clear that it was not deciding the merits, but responded to the dissent by pointing out that if the NRC cannot license private stor-

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JEFFREY TALBERT is a partner in Arnold & Porter's environmental practice and focuses on environmental litigation, permitting, and risk management. He was previously a trial attorney at the U.S. Department of Justice's Environmental Enforcement Section. CHRISTOPHER JOSEPH is an associate at the firm.

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IN BRIEF

« Continued from page 1

"None can top Magistrate Benavides' experience helping Delaware residents navigate the legal system during extraordinarily stressful moments in their lives," Chancellor Kathaleen St. J. McCormick said. "That skill and her knowledge generally will be an immediate asset to those who appear before our magistrate judges."

Benavides clerked for Family Court Judge James G. McGiffin Jr. in Kent County and at the Delaware Department of Justice, and she completed an externship with Superior Court Judge Paul R. Wallace in New Castle County.

After graduating from Bayard Rustin High School in West Chester, Pennsylvania, Benavides earned her undergraduate degree from McGill University and her law degree from the Beasley School of Law at Temple University.

Benavides, who has previously served as an attorney ad litem in matters before the Court of Chancery, has been the vice president of the Delaware State Bar Association's Solo & Small Firms section in Kent County and is a member of the Commission on Continuing Legal Education, the Women and the Law section and the Family Law section. Benavides, who speaks and writes Spanish fluently, is also a member of the bar associations in Kent and Sussex counties.

Benavides is the second magistrate the court has added this month, filling the second of two positions for which funding was

approved this year. The court named former deputy attorney general Caroline Brittingham for the other role on Sept. 8. With two additional magistrate positions added last year, the Court of Chancery now has its largest bench ever with no current vacancies, consisting of one chancellor, six vice chancellors, one senior magistrate and six other magistrates, with assistance from one retired vice chancellor and one retired magistrate.

— Ellen Bardash

Freddie Mac Taps Veteran Banking Lawyer as GC

Freddie Mac has turned to longtime banking lawyer Matthew Abrusci as general counsel and corporate secretary, following the retirement of Heidi Mason earlier this month.

Abrusci brings more than three decades of legal experience across some of the largest players in global finance. He arrives from Mitsubishi UFJ Financial Group's Americas arm, where he served as general counsel, and before that held senior legal posts at Royal Bank of Canada, Credit Suisse Securities USA and Merrill Lynch.

"Matthew Abrusci brings deep experience across the legal spectrum, and I have no doubt he will quickly become a valued member of Freddie Mac's executive team," Mike Hutchins, the company's interim CEO, said in a statement.

The hire comes at a pivotal time for McLean, Virginia-based Freddie Mac, which remains

under federal conservatorship. The company has played a central role in helping tens of millions of families buy, rent or keep their homes since its creation in 1970.

At MUFG, the seventh-largest financial institution in the world, with \$2.8 trillion in assets, Abrusci was responsible for overseeing legal affairs across the Americas. Earlier, he spent over 15 years at Credit Suisse in leadership roles within its investment banking and capital markets law group, following nearly two decades at Merrill Lynch as a director and senior counsel.

When he joined MUFG in 2023, Abrusci described himself as impressed by the caliber of the legal team and the company's culture of community support and DEI.

Abrusci earned both his bachelor's and law degrees from St. John's University in New York.

Freddie Mac and Abrusci did not immediately respond to requests for comment.

Abrusci succeeds Heidi Mason, who retired on Sept. 1 after more than a decade at Freddie Mac, including five years as general counsel. In a farewell note on LinkedIn, Mason called the GC role "hands down the best job I ever had" and said it was a privilege to work with "such an excellent team at such a great company."

She added that she and her husband plan to spend their retirement "slow traveling throughout the world, hiking and skiing every mountain we can get our hands on."

— Trudy Knockless

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Real Estate Trends

REALTY LAW DIGEST

By
Scott E.
Mollen



Commercial Landlord-Tenant—Tenant Argued That a “Vague and Confusing” Rent Demand Required Dismissal—Emails Did Not Embodiment All Material Terms of an Alleged Amendment to the Lease, Did Not Manifest a “Mutual Assent to Such Terms,” and “An Intent To Be Bound to Such Terms”—Respondent Failed to Sufficiently Allege the Existence of an Oral Agreement or Promissory Estoppel—Respondent Had Not Shown Partial Performance Specifically Referable to the Alleged Oral Modification, Nor Could Respondent Show That It Detrimentally Relied Upon the Petitioner’s Alleged Representations

This decision involved a summary proceeding against a commercial tenant and a subtenant. The petitioner landlord alleged that the tenant had defaulted on its rent obligations. The tenant moved for summary judgment pursuant to CPLR 409 (b), and 3212, to dismiss the proceeding on the grounds that the “Rent Demand is vague, confusing, and defective,” and the “Petition has been satisfied pursuant to RPAPL §731(4).”

The tenant further asserted that “there is an enforceable COVID-19 lease modification agreement (LMA) wherein the petitioner agreed to reduce the rent;” and that the “Rent Demand” was not properly served....”

The court explained that a rent demand is a “statutory prerequisite to a non-payment proceeding,” is “an element of a landlord’s prima facie case” and a rent demand “must fairly, afford the tenant, at least, actual notice of the alleged amount due and of the period for which such claim is made.” It noted that tenants should be clearly informed of “the particular period for which a rent payment is allegedly in default and of the approximate good faith sum of rent assertedly due for each such period.”

The court also stated that “not all errors in a rent demand are fatal, nor is there a precise formula for assessing the notice’s sufficiency....” Courts will consider several factors, including “the magnitude of the discrepancy between the amount of rent upon which the proceeding may properly be maintained and the amounts actually asserted...., whether the errors in the demand were willful or inadvertent, and if the demand’s lack of clarity as to the amount needed to be paid in”

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

ZONING AND LAND USE PLANNING

Punitive Damages Against Cities Don’t Grow On Trees

By
John C.
Armentano



Philosophers have often asked, “If a tree falls in the forest and no one is around to hear it, does it make a sound?” Earlier this year, in

In the Matter of Rosbaugh v. Town of Lodi, 2025 NY Slip Op 01406 (March 13, 2025), the Court of Appeals was confronted with a slight variation of this age-old question: If trees are cut in a forest without their owners’ consent by an overzealous tree service company, will the municipality that hired the company be subject to treble damages?

The court turned to the legislative history of New York’s Real Property Actions and Proceedings Law (RPAPL) §861, which stands for the general principle that treble damages were intended to be punitive in nature. As a result, treble damages authorized under RPAPL 861 were not available to the tree owners against the Town of Lodi, because the latter was immune from punitive damages under New York law.

RPAPL Protection

At its roots, RPAPL 861 protects tree owners from unauthorized removal of their trees. The New York State Legislature recognized the importance trees play in New Yorkers’ lives when it enacted New York’s Real Property Actions and Proceedings Law (RPAPL) §861 in 1963 (though predecessor statutes date back to 1805). The current RPAPL 861, enacted in 2003, created a statutory cause of action when a

party removes another’s tree without consent.

RPAPL 861 acknowledges the elusive value of trees, and grafts on a deterrent—treble damages. Under the statute, a person who, without the owner’s consent, “cuts, removes, injures or destroys, or causes to be cut, removed, injured or destroyed” a tree owned by another may be liable to the owner for “treble the stumpage value of the tree or timber or two hundred fifty dollars per tree, or both and for any permanent and substantial damage caused to the land or the improvements thereon as a result of such violation.”

The statute also explains how to determine “stumpage value.” First, it defines stumpage value to be “the current fair market value of a tree as it stands prior to the time of sale, cutting, or removal.” The methods for determining stumpage value under the statute include the tree’s sales price in an arm’s-length transaction, a review of solicited bids, and “other appropriate means to assure that a fair market value is established within an acceptable range based on the appropriate geographic area.”

The statute also contains a “good faith” exemption. If a defendant establishes by clear and convincing evidence that when they violated the statute, “he or she had cause to believe the land was his or her own, or that he or she had an easement or right of way across such land which permitted such action, or he or she had a legal right to harvest such land,” then the defendant would not be liable for treble the stumpage value of a tree.

Punitive Damages

A related branch of New York law: Municipalities are not subject to punitive damages. In *Matter of*

Regina Metro. Co., LLC v. New York State Div. of Hous. & Community Renewal, 35 N.Y.3d 332 (2020), the Court of Appeals held that “treble damages are generally viewed as punitive.” However, a court must look at the language of the statute where treble damages are available to “determine whether the legislature intended the treble damages to function punitively.”

This is noteworthy because it is well established in New York that, as the Court of Appeals held in *Clark-Fitzpatrick, Inc. v. Long Is. R.R. Co.*, 70 N.Y.2d 382 (1987), neither the State of New York nor its political subdivisions is subject to punitive damages. The reason public funds are not “available, directly or indirectly, for the payment of damages beyond those actually suffered,” according to the Court of Appeals in *Sharapata v. Town of Islip*, 56 N.Y.2d 332 (1982), is because “the twin justifications for

RPAPL 861. It ruled that Lodi could not.

The case arose when a tree service company hired by Lodi removed 55 trees from the Rosbaughs’ property that Lodi determined were a hazard to travelers. An arbitrator awarded the Rosbaughs \$145,047 in treble damages under RPAPL 861 against Lodi, based on a total stumpage value of \$48,349. The Rosbaughs also received remedial measure costs and the value of pre-cut wood that was removed from their property.

Lodi unsuccessfully tried to vacate the award. The Supreme Court confirmed the arbitrator’s award, holding that treble damages in RPAPL 861 were not punitive because they did not require a finding of “actual malice or a wanton, willful or reckless disregard for plaintiffs’ rights.”

The Appellate Division affirmed

On paper, ‘Rosbaugh’ provides a fresh citation for the well-established proposition that municipalities are shielded from punitive and punitive-style liability.

punitive damages—punishment and deterrence—are hardly advanced when applied to a governmental unit.” That is because the taxpayers bearing the burden of punishment would be the same people expected to benefit from the punishment and deterrence sought by punitive damages.

Court of Appeals Weighs In

The Court of Appeals has opined on whether a municipality can be subject to RPAPL 861’s treble damages. In *Matter of Rosbaugh v. Town of Lodi*, the court took up the thorny question of whether Lodi could be assessed trebled damages under

that decision. The appellate court’s majority held that RPAPL 861’s treble damages were not punitive because they were intended to capture compensatory damages, including “the intrinsic value of a tree in its natural state—such as its environmental, historical and aesthetic qualities—which can be substantially greater to a landowner than the mere marketable lumber value.” The appellate court’s two dissenting justices would have held that the treble damages were punitive because it would be unreasonable to read RPAPL 861’s good faith clause as suggesting that owners of trees should not be made whole if violators of the statute acted in good faith.

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Eversheds Sutherland Expands Again, With Goodwin Real Estate Duo in Frankfurt

BY JAMES JACKSON
FRANKFURT, Germany

EVERSHEDS Sutherland is boosting its real estate bench in Germany with the addition of Goodwin Procter partners Catharina Förster and Peter Junghänel in Frankfurt, a move that signals the firm’s intent to compete more aggressively in Europe’s property market.

The duo join on October 1. Junghänel is a former managing partner and head of real estate at Ashurst Germany where he worked for 15 years before joining Goodwin in 2015. Förster also previously practiced at Ashurst where she started her career.

Germany has seen a spate of real estate closures this year, with Goodwin announcing plans to close its Frankfurt real estate practice in June and Clifford Chance losing two partners in January. The shift in the legal market came after German real estate prices collapsed in 2023, putting further pressure on law firm fees, according to recruiter Ina Steidl, of Schollmeyer & Steidl: “Real estate in Germany never really demands the hourly rate as



COURTESY PHOTOS

Eversheds has hired at least 11 lawyers in the past 16 months including the two Goodwin Procter hires, the latest lateral moves within the rocky German real estate sector.

some mandates would like—it’s not so lucrative as in London or New York.”

During the same period, Eversheds began expanding aggressively within Europe, bringing on at least 11 lawyers over the past 16 months including the duo from Goodwin Procter as well as Hamberg-based corporate partner Thorsten Volkholz from Latham & Watkins and M&A partner Matthias Kiesewetter from White & Case.

Experienced Pair

According to the Global 200 figures released last week, Goodwin partners earned \$3.6 million per equity partner on average, while Eversheds’ PEP was \$1.65 million per partner.

Junghänel specialises in acquisitions and disposals of real estate assets and sale-

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COURTESY PHOTOS

K. Stefan Chin was formerly the general counsel for Coastal Construction Group, one of Florida’s largest builders. He’s joined by two former Greenberg Traurig associates, Alessandra Perez and Alexa Browning.

Bilzin Sumberg Hires Ex-GC To Bolster Construction Practice

BY VIVIENNE SERRET
MIAMI

THREE new attorneys have joined Bilzin Sumberg’s construction law and litigation practice group in an effort to expand and counsel the firm’s real estate clients through all facets of development, from project conception to completion.

With the addition of attorneys K. Stefan Chin, formerly the general counsel for Coastal Construction Group, and Alexa Browning and Alessandra Perez, formerly associates at Greenberg Traurig, the firm says it is now home to one of the largest fully-integrated construction practices in Florida.

“The purpose of the expansion isn’t just expansion for the sake of size,” said Felix X. Rodriguez, a partner in the firm’s construction group. “It’s really about making sure we have the bench strength to meet our clients needs for the largest and most complex projects in Florida. That, in a nutshell, is the reason for why we expanded. We have a substantial amount of work that we’re doing for all of our clients.”

Chin, who has more than 20 years of experience in construction law and is a licensed architect, said he joined the firm for its good reputation and multifaceted background in construction. According to LinkedIn, he spent 15 months at Coastal Construction, one of the largest construction firms in the state, following over 15 years at Peckar & Abramson.

“It’s nice when you are working with somebody that you trust, and everybody in the department falls within that category as well: trust and excellence,” Chin said of his new colleagues.

Bilzin Sumberg’s construction practice has expanded steadily since practice group leader Joy Spillis Lundeen, Rodriguez and their team joined the firm in 2020. Attorneys within the group guide developers and property owners in crafting and negotiating construction contracts and handling high-stakes litigation, according to a news release.

The team also collaborates with other members of the Firm to guide public-private partnerships, condominium redevelopments, and

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Combs

«Continued from page 1

application of the statute.”

An appropriate guideline sentence would be six to 12 months, the defense contended, adding that any enhancement based on acquitted conduct could raise constitutional concerns.

The submission also argued that Combs' time in custody at the Metropolitan Detention Center in Brooklyn has been extremely punitive. The conditions at the MDC are so harsh that judges in both the Southern and Eastern Districts of New York now sometimes consider the prison as a factor while imposing sentence, his lawyers note.

In addition, the defense said, Combs' celebrity status and his legacy have been destroyed, as intense publicity surrounds the charges of which he was acquitted as well as the nearly 100 lawsuits that have since been filed against not only himself but also his children and 84-year-old mother.

“This is the case where the Court can say with absolute certainty [sic] that the collateral consequences have been extreme, far exceeding any ‘just punishment,’” per the filing.

Since the initial 2023 lawsuit filed by his former girlfriend and fellow singer Casandra “Cassie” Ventura, the papers say Combs' businesses have imploded, his children have been “canceled,” he was removed from the boards

of charter schools he created, he was forced to return the key to New York City, and other indignities.

Combs has also undergone treatment for addiction and mental health and sought to improve the lives of others while behind bars. While there, he became sober for the first time in 25 years—despite the readily available contraband at the MDC, his attorneys noted—and has faced no discipline.

Since his incarceration, the entrepreneur has launched an educational business management program for other inmates called “Free Game with Diddy” and has brought peace to his unit, the defense said. Once released from custody, the submission says Combs plans to visit jails and prisons to address incarcerated individuals about peaceful coexistence.

His release will also help general deterrence, the defense argued, because he will engage with youth and other communities about his experience being prosecuted and imprisoned.

The filing noted that the Department of Justice's efforts in combating “buyers” or “johns” focus on education and other non-punitive measures, not prosecution.

“This is obviously one of the highest profile and most widely discussed Mann Act prosecutions in history,” read court papers. “The general public now knows it is criminal to engage

in the offense conduct, and a conviction itself is a frightening enough prospect. Mr. Combs' case has already served as a greater deterrent than the average case, and no further incarceration is needed to educate or deter would-be offenders.”

The submission also attacks not-yet public recommendations from federal prosecutors and the Probation Department, which the defense describes as an approach that “makes Alice in Wonderland's Queen of Hearts seem benevolent.”

“The government apparently believes a sentence twenty times the typical sentence may be appropriate,” Combs' attorneys wrote. “While a draconian sentence in this case may help the U.S. Attorney's Office, it will not help either Mr. Combs or the community which this office purportedly serves.”

A spokesperson with the U.S. Attorney's Office of the Southern District of New York declined to comment on the filing.

Sentencing has been scheduled for Oct. 3.

Combs is represented by Marc Agnifilo and Teny Geragos of Agnifilo Intrater, Alexandra Shapiro and Jason Driscoll of Shapiro Arato Bach, Brian Steel of The Steel Law Firm, Nicole Westmoreland of Westmoreland Law, Anna Estevao of Harris Trzaskoma and Xavier Donaldson.

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Arbitration

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including, notably, Delaware's.

“We're going to have to see how some of these factors intersect and play out. You know, there's always likely to be a first mover that will help accelerate how these factors all join together. But I do think this is going to take some time to work through,” said Scott Musoff, the co-deputy head of Skadden, Arps, Slate, Meagher & Flom's Securities Litigation Group.

But at the basest level, there's the question of whether investors would let themselves be bound to arbitration, which isn't overseen by a judge and which comes with fewer opportunities to appeal.

Lauren Ormsbee, a partner at Labaton Keller Sucharow, said that investors have historically been against forced arbitration.

“It would be a red flag to investors about what the company is trying to achieve through that,” she said. “Is it calling to attention some type of weakness in the company's disclosures?”

Bernstein Litowitz Berger & Grossmann partner, Salvatore Graziano, noted that the secretive nature of arbitration proceedings could also turn investors off, as one investor wouldn't know if their fellow shareholder successfully brought a claim. He added that companies could also be skeptical of arbitration, particu-

larly in instances where there are hundreds of claimants.

“They would be suffering endless arbitrations,” Graziano said. “Each arbitration requires the same proceeding, where the same executives have to show up... there's no record, so each arbitration is a trial anew.”

Those on the other side of the “v” also acknowledged the downsides of arbitration, such as Susan Saltzstein, the co-deputy of Skadden, Arps, Slate, Meagher & Flom's Securities Litigation Group. The developed caselaw in the Second and Ninth circuits gives people a “sort of certainty” that the one-by-one resolutions in arbitration don't offer, she said.

But neither she nor Musoff saw those factors as things that would have clients shunning arbitration.

“Many institutions put arbitration clauses into their other agreements and their commercial agreements,” Musoff pointed out. “It's interesting, I think, some of those balancing factors that private parties think about all the time... might play out in this realm as well.”

Close viewed the issue less as a referendum on mandatory arbitration than as one on the securities class action. Members of the business community feel burned by the securities class action, where a company's potential exposure can reach such heights that executives don't want to risk losing a case, he said.

There are “plenty of companies, directors and officers

and entrepreneurs who feel like they've been dragooned into settlement,” even if there was no wrongdoing, Close said.

He pointed out that the sentiment against the class action goes back years. In 2018, the long-time class action critic, Harvard Law School Professor Hal Scott, began a multi-year legal battle to get Johnson & Johnson to consider his shareholder proposal to adopt mandatory shareholder arbitration bylaws. In his proposal, Scott wrote that shareholder litigation “effectively recirculates money within the same investor base, minus substantial attorneys' fees.”

In the end, though, Close said that he, too, was waiting and seeing how the SEC's policy shift will play out.

“When I started practice, we had the federal Private Securities Litigation Reform Act and people said that'd be the death knell of securities litigation and here we are 30 years later still talking about it,” said Close.

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DECISIONS WANTED!

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

Perspective



U.S. Supreme Justice **Louis D. Brandeis** spoke about fear, the fear of some to refrain from speaking out against those in power.

Justice Louis Brandeis On Freedom of Speech

BY BENNETT L. GERSHMAN

We watch in disbelief the contamination of civil discourse and the peril to freedom of speech. The headlines are menacing:

Washington Post: Trump and his allies seek to punish speech they dislike following Kirk killing

The New York Times: We're in the Most Dangerous Point for Free Speech in America

The Guardian: How Trump is seizing on Charlie Kirk killing for a campaign of vengeance

However, despite these perilous times, there are still some bulwarks we can cling to for inspiration and courage. One of these bulwarks is the famous opinion by United States Supreme Justice Louis D. Brandeis in *Whitney v. California*, 274 U.S. 357 (1927), one of the greatest essays on freedom of speech.

Anita Whitney was convicted in 1920 under California's Criminal Syndicalism Act for helping to establish the Communist Labor Party of America, a group accused of advocating the violent overthrow of the American government. This was the period in American history known as the Big Red Scare, described by Frederick Lewis Allen in his book “Only Yesterday” as “an era of lawless and disorderly defense of law and order, of unconstitutional defense of the Constitution, of suspicion and civil conflict—in a very literal sense, a reign of terror.”

In an opinion by Justice Edward Sanford, joined by six justices, the Supreme Court held that the state, in exercising its police power, can punish those who abuse their rights to freedom of speech by utterances “inimical to the public welfare, tending to incite crime, disturb the public peace, or endanger the foundations of organized government and threaten its overthrow.”

(New York State, incidentally, has a similar statute, “Criminal Anarchy” [Penal Law § 240.15] enacted in 1909, that is still in effect.)

The question raised in *Whitney* involved the factual basis for the defendant's conviction under state law. But since the appeal did not raise a federal question, Brandeis, along with Justice Oliver Wendell Holmes, joined the court in upholding Whitney's conviction. Still, Brandeis seized the opportunity to write a concurring opinion to reflect on the “clear and present danger” test formulated by Justice Holmes in *Schenck v. United States* (1919).

Brandeis began by asking: “When is a danger clear? How remote must the danger be and yet be deemed present? What degree of evil shall be deemed sufficiently substantial to justify abridgment

of free speech as a means of protection?”

To answer these questions, Justice Brandeis focused on why government is denied the power to prohibit the dissemination of speech which it believes to be false and fraught with evil consequences. While Brandeis could not foresee the current reign of a lawless tyrant, we watch in shock as Trump and his allies seek to punish speech they don't like following the killing of Charlie Kirk.

Brandeis began his discourse with this memorable passage:

Those who won our independence believed that the final end of the state was to make men free to develop their faculties; and that in its government the deliberative

legions of individuals for their comments in the aftermath of Kirk's murder. Nor would Brandeis be shocked at the cowardice of law firms, universities, corporations, journalists and Republican grovelers who quake to the vulgar bully.

Brandeis refers to “fear” over and over again. He recognized that authoritarians rule by fear, which is so evident today. To Brandeis, “fear breeds repression, repression breeds hate, and hate menaces stable government.” “Men feared witches and burnt women,” he wrote. “It is the function of speech to free men from irrational fears.” But signaling hope, he also noted that “the path of safety lies in the opportunity to discuss freely supposed grievances and proposed remedies.”

Brandeis concluded that in order to find a clear and present danger sufficient to curtail and punish speech, “it must be shown that immediate serious violence was to be expected or was advocated.” To be sure, some of the comments on Kirk's killing were offensive and upsetting. But none of them incited people to engage in imminent serious violence.

Then-California Gov. C.C. Young pardoned Whitney based on Brandeis' opinion.

As we know, tyrants always identify an “enemy” to justify their oppression. In the time of *Whitney* it was Communism, as it was in the 1950's under the reign of terror of Sen. Joseph McCarthy. Today the enemy is “the Democratic Party” (according to Trump), “liberal foundations” (per JD Vance), “left-wing organizations” (Stephen Miller), “protesters who shouted at Trump” (Deputy Attorney General Todd Blanche), “federal judges” (Attorney General Pat Bondi), and TV personality Jimmy Kimmel (ABC, but in reality Brendan Carr, chair of the Federal Communications Commission, who has threatened “to do it the hard way” by taking away a broadcaster's license if Carr doesn't like what you are saying.)

Justice Brandeis spoke about fear, the fear of some to refrain from speaking out against those in power. He also spoke about courage, about the Revolutionary generation who won our independence. “They were not cowards,” Brandeis wrote. They were “courageous, self-reliant men with confidence in the power of free and fearless reasoning.”

The question today is whether people will show the same courage as our forebears and are willing, as they were, at great personal risk, to speak the truth and refuse to bend the knee to a despot.

BENNETT L. GERSHMAN is a distinguished professor at the Elisabeth Haub School of Law at Pace University

Calendar

WEDNESDAY, SEPT. 24

New York City Bar (Non CLE)
vLex Fastcase - Efficient Searching Webinar
3 p.m. - 3:30 p.m.
Registration Link: <https://services.nycbar.org/EventDetail?EventKey=fas092425&mcode=NYLJ>
Location: Zoom
Contact: 212-382-6663 or customerrelations@nycbar.org

Have an event to list?
E-mail the details to pkane@alm.com

THURSDAY, SEPT. 25

New York City Bar (Non CLE)
Law Student Welcome Reception
6 p.m. - 8 p.m.
In-Person Registration Link: <https://services.nycbar.org/EventDetail?EventKey=LSWR092525&mcode=NYLJ>
Location: 42 West 44th Street
Contact: 212-382-6663 or customerrelations@nycbar.org

Have a Move to Announce?
E-mail pkane@alm.com

FRIDAY, SEPT. 26

New York City Bar (CLE)
Restaurant Law Conference 2025
This full-day program will provide restaurant owners, operators and legal professionals with the latest insights into the legal landscape of the restaurant industry. With Networking Lunch & Reception
9 a.m. - 5 p.m.
42 West 44th Street in Manhattan
Contact: Eli Cohen at ecohen@nycbar.org; 212-382-6663 or customerrelations@nycbar.org

Perspective



Personal injury firm Sullivan, Papain, Block, McManus, Coffinas & Cannavo recently celebrated its 100th anniversary.

What It Takes for a Law Firm To Last a Century

BY BOB SULLIVAN

A century is a long time for any business to last, especially in law, where firms often fracture or disappear within a generation. Reaching this milestone at Sullivan Papain, a 35-lawyer plaintiffs personal injury law firm, raised an important question for me: what separates firms that endure from those that don't?

In my five decades plus of practicing plaintiff-side law, I've seen many well-regarded firms break apart; some abruptly, others gradually. It's rarely one single crisis that causes decline. More often, it's a slow accumulation of challenges that pulls a firm away from what originally made it effective, how it serves clients, develops lawyers, and manages change.

Some of the biggest challenges facing firms today are consistent with those I've seen over time: adapting to evolving litigation complexities, navigating leadership transitions, and maintaining trust internally and externally. But the legal market's current pace and fragmentation amplify these pressures, making long-term survival harder than ever. The complexity of litigation has grown dramatically since our early days representing injured workers in New York, and adaptation is necessary. Litigation today, especially in mass tort and product liability, demands integration with scientific and medical experts, sophisticated data man-

agement, and agility amid shifting regulations. Yet adaptation alone doesn't guarantee longevity. The firms that last must evolve while maintaining a consistent identity that everyone understands.

Succession planning is another persistent challenge. Many firms delay it until too late, risking disruption when key partners depart. Client relationships often rest on personal trust, so handing them

Successfully handling complex, high-stakes matters over time, while maintaining focus on core principles, is what builds a firm with a foundation strong enough to last a hundred years.

off is complex. We've learned that succession must be a deliberate, ongoing process. At Sullivan Papain, we mentor junior attorneys early and often, instilling not just litigation skills but judgment and professionalism, preparing them to build client relationships, lead cases, and carry on the firm's reputation. That long-view approach is vital for any firm hoping to outlast its founders.

High-profile cases, like those representing 9/11 first responders and the State of New York in its lawsuit against the tobacco industry for recovery of tobacco-related health-care costs, place enormous demands on a firm's resilience and integrity. These

matters require steadiness, discretion, and the capacity to operate without guarantees. For us, such work reinforced a culture of persistence and service, shaping how we handle all cases, regardless of public spotlight.

Ultimately, stability in law firms isn't built on landmark verdicts or marketing campaigns. It depends on what happens inside the firm: how risk is managed, how knowledge transfers across generations, and how decisions are made with the long view. Much of that is structural, but a significant part is cultural. Firms can't sustain longevity without building trust internally and with clients over years, and sometimes decades.

There's no formula for building a law firm that lasts a century. While not every firm is built to endure that long, those that do typically take on work with significant, lasting impact cases that require sustained effort and a sense of forethought beyond short-term results. Successfully handling complex, high-stakes matters over time, while maintaining focus on core principles, is what builds a firm with a foundation strong enough to last a hundred years.

BOB SULLIVAN is a name partner at Sullivan, Papain, Block, McManus, Coffinas & Cannavo

Threat

«Continued from page 3

plaintiffs' justification for circumventing Rule 65(b)'s specificity requirement, stating it "asks the court to put the *ex parte* cart before the horse: presume that defendants will act nefariously unless shown otherwise."

Improper Prejudgment Asset Freezes. Second, Kness found the *ex parte* prejudgment asset restraints to be improper. Such freezes are an equitable remedy, intended to preserve assets for a future equitable award, like an accounting of profits.

However, as Kness noted, "an equitable recovery, as a practical matter, almost never happens in Schedule A cases." Instead, Schedule A plaintiffs typically secure a default judgment and then seek statutory damages—a legal, not equitable, remedy.

Citing the Supreme Court's decision in *Grupo Mexicano de Desarrollo S.A. v. Alliance Bond Fund, Inc.*, which prohibits asset freezes in actions for money damages, he concluded that the practice is an impermissible effort to secure a legal remedy by misusing an equitable tool. The court saw the asset freeze not as a means to a legitimate end, but as a coercive tool designed to force involuntary settlements.

Improper Joinder. Finally, while not deciding the issue, Kness echoed the concerns of other judges in the district regarding improper joinder under Federal Rule of Civil Procedure 20.

The rule allows joining multiple defendants in one action only if the claims against them arise out of the "same transaction, occurrence, or series of transactions or occurrences."

The opinion expresses deep skepticism that the mere allegation

of selling similar products infringing the same patent or trademark is enough to satisfy this standard without specific factual allegations linking the operations of the different defendants.

Ramifications for IP Enforcement

Kness's decision is a powerful repudiation of a long-accepted practice in the nation's busiest venue for these cases. Its ramifications are likely to be significant.

Underscoring that this is not an isolated view, another judge in the district recently endorsed his reasoning. *DCStar, Inc. v. Partnerships Identified on Schedule A*, No. 25-cv-07362 (N.D. Ill. Aug. 19, 2025) (Hunt, J.).

If other judges continue to adopt this approach, the old Schedule A model may become unviable. Without the ability to secure routine *ex parte* TROs and immediate asset freezes, the primary leverage used to compel swift settlements may evaporate.

Broader acceptance of the reasoning in this decision would have a number of ramifications:

1. Shift in Litigation Strategy. Rightsholders may be forced to pursue more traditional—and more expensive—litigation strategies. This could involve filing individual lawsuits or developing more detailed, defendant-specific evidence to justify joinder and *ex parte* relief on a case-by-case basis.

2. Potential for Forum Shopping. The decision may prompt a migration of these cases to other districts perceived as still friendly to the Schedule A model. However, in the event of such a shift, defense counsel across the country will now be armed with Kness's opinion and reasoning, possibly making it more difficult for plaintiffs to obtain the same rubber-stamp relief they once enjoyed.

3. A Seventh Circuit Show-down? Kness in a footnote explicitly invited the plaintiff to seek an interlocutory appeal to the Seventh Circuit, noting that guidance from the Seventh Circuit regarding the propriety of the Schedule A mechanism "would greatly aid the judges of the Northern District of Illinois in adjudicating" these cases. Kness went on to concede that "[a]fter all, the content of this opinion could be misguided—or just plain wrong." A definitive ruling from the Appellate Court could either validate the practice or end it for good within the circuit.

4. A Call to Reassess. For in-house counsel and brand managers, the decision is a clear call to reassess enforcement budgets and strategies. The era of these cheap, sweeping enforcement actions may be ending. Companies may now be forced to consider working to build stronger factual cases against networks of infringers and to explore alternative solutions, such as enhanced technological monitoring, greater cooperation with e-commerce platforms, or lobbying for legislative reform.

Conclusion

The *Eicher Motors* decision represents a critical inflection point. It acknowledges the very real and damaging problem of online counterfeiting, but declines to solve that problem with what it characterizes as a remedy that compromises the core tenets of due process.

This decision draws a line in the sand, challenging the judiciary and the bar to find a better way to combat modern IP piracy without sacrificing fundamental procedural safeguards. While this decision by no means signifies the death of the Schedule A lawsuit, it ushers in a new, more challenging chapter of IP enforcement in the e-commerce arena.

Disciplinary Proceeding

The Appellate Division, First Department

Matter of Alex Joseph Kaminski, an attorney and counselor-at-law

Motion No. 2023-01791

Appellate Division, Second Department

Lasalle, P.J., Dillon, Duffy, Barros, Taylor, J.J.

Decided: September 17, 2025

Catherine A. Sheridan, Hauppauge, NY (Stacey J. Sharp-elletti of counsel), for petitioner.

Long Tuminello, LLP, Bay Shore, NY (Michelle Aulivola of counsel), for respondent.

Per curiam—By affirmation dated February 17, 2023, on notice to the respondent, the Grievance Committee for the Tenth Judicial District advised this Court that on October 3, 2022, the respondent pleaded guilty in the Supreme Court, Nassau County, before the Honorable Tammy S. Robbins, to driving while intoxicated, in violation of Vehicle and Traffic Law §1192(3), an unclassified misdemeanor, and leaving the scene of an accident with property damage, in violation of Vehicle and Traffic Law §600(1)(a), a traffic infraction.

By decision and order on motion dated September 26, 2023, this Court directed the respondent to show cause at a hearing before David I. Ferber, as Special Referee, why a final order of suspension, censure, or disbarment should not be made, based on his criminal conviction. After a hearing conducted on May 22, 2024, the Special Referee issued a report dated July 18, 2024, setting forth his findings and concluding that the respondent had not demonstrated why a final order of suspension, censure, or disbarment should not be made. The Grievance Committee now moves to confirm the Special Referee's report and to impose such discipline upon the respondent as this Court deems just and proper. In response, the respondent submits an affirmation in opposition to the motion to confirm and requests a private admonition.

On October 3, 2022, the respondent pleaded guilty to the above-mentioned charges pursuant to an agreed upon disposition with the Nassau County District Attorney's Office. The agreed upon disposition provided for the respondent to be incarcerated for a period of 80 days. At the end of that period of incarceration the respondent would be sentenced to time served with three years of Recidivist Alcohol Probationer Program probation, his driver license would be revoked for a minimum of six months, and he would be required to attend a Victim Impact Panel and an Impaired Driver Program, perform 100 hours of community service through probation, install an ignition interlock device for any vehicle the respondent would drive, and pay restitution for any property damage. On December 19, 2022, upon his release from jail, the respondent was sentenced in the Supreme Court, Nassau County, before the Honorable Teresa Corrigan, in accordance with the agreed upon disposition. In addition, the court imposed a \$500 fine, \$175 surcharge, a \$25 crime victim's assistance fee, a \$50 DNA fee, and an additional \$195 driving while intoxicated surcharge.

The record shows that on January 26, 2022, at approximately

10:15 p.m., Nassau County police officers responded to a report of a car accident in the vicinity of Park Avenue and East Clinton Avenue in Roosevelt. According to a 911 caller, a blue Jeep Wrangler was driving southbound on Park Avenue and collided with several parked cars. When the police officers arrived at the scene, they observed the respondent in the driver's seat of a blue Jeep Wrangler, which had collided with a legally parked, unoccupied Nissan Sentra. When the police officers approached the respondent, they observed him to have red, watery eyes, slurred speech, and a strong odor of alcohol emanating from his breath. The police officers also observed two empty 24 ounce Truly margarita-flavored hard seltzers on the front passenger side floorboard. When the police officers attempted to conduct a field sobriety test, they observed that the respondent was unsteady on his feet and, ultimately, he refused to proceed with the test. The respondent also refused to submit to a breathalyzer test. The police officers located an eyewitness who reported that he had observed the respondent driving southbound in the northbound lane of traffic and colliding with an unoccupied parked Honda, which then hit a parked gray Ford Explorer. Thereafter, the eyewitness observed that the respondent continued to drive southbound on Park Avenue, driving onto a sidewalk and then colliding with the Nissan Sentra, at which point the respondent's vehicle became inoperable. The respondent was arrested at 10:35 p.m. and transported to the police station.

The record indicates that the respondent previously pleaded guilty on November 17, 2017, to a charge of driving while intoxicated, in violation of Vehicle and Traffic Law §1192(3).

At a hearing before the Special Referee, the respondent testified that in 2016, he joined his current law firm, Davis & Ferber, as an associate working in its labor and employment practice. Davis & Ferber represents approximately 60 labor unions, including law enforcement unions, healthcare unions, and teachers unions. The respondent testified that in April 2017, he was arrested for driving while intoxicated and ultimately received a conditional discharge. Thereafter, the respondent attended a nine-week program through Catholic Charities, adhered to the conditions of his discharge, and did not continue treatment after his mandated time, as he felt he had no issue with alcohol.

With respect to the respondent's arrest on January 26, 2022, *inter alia*, for driving while intoxicated, the respondent testified that he had been at a cigar lounge near Eisenhower Park in East Meadow with clients and prospective clients. The respondent stated that he arrived at the cigar lounge straight from work and had a couple of drinks. He also testified he had nothing to eat. The respondent stated that upon leaving the cigar lounge and getting into his car, he started driving the wrong way. He explained that his phone had died so while he was waiting for it to charge in the car, he got turned around and started driving in the wrong direction. The respondent had intended to drive home. The respondent could not recall what happened that caused him to hit multiple parked cars, but stated that he was advised that his vehicle struck a parked car and then, as he proceeded away from the parked car, he lost control of his car and struck another parked car.

Shortly after his arrest, the respondent attended a 12-week treatment program at the Kenneth Peters Center, which consisted of group counseling one time per week, a one-time orientation group, participation in at least one outside self-help meeting per week, and random weekly toxicology tests. The respondent testified that after being released from jail, he initially attended Alcoholics Anonymous meetings on a weekly basis and then attended once a month, but at the time of the hearing he had not attended a meeting in approximately one year. When asked about his current level of sobriety, the respondent stated that he has not had an alcoholic drink since his arrest in 2022 and he does not intend to drink alcohol. The respondent stated that becoming a father has changed him. The respondent submitted a Substance Abuse Evaluation, which he had completed in order to restore his driver license, to show that he did not need any further treatment.

The Special Referee found that the respondent admitted to having driven his car while intoxicated. The Special Referee noted that the character testimony showed that the respondent is well regarded at work, is believed to have integrity, and appears to have supportive people in his life. The Special Referee found that the respondent expressed genuine remorse, however the Special Referee found it troubling that the respondent did not continue to seek objective third-party support via Alcoholics Anonymous or another organization once his mandated remedial activities had been completed.

In requesting a private admonition, the respondent contends that he established at the hearing that he has taken both mandatory and voluntary steps in furtherance of his continued sobriety. He further contends that he demonstrated that he has had a complete lifestyle change since the birth of his son in January 2023 and that he takes full responsibility and has expressed remorse for his actions. The respondent notes that he has done charitable work, although he admits that the community service he performed was to satisfy required community service hours pursuant to his agreed upon disposition.

The respondent contends that his misconduct did not harm any clients, as his arrest occurred in the late evening hours following his attendance at a social event. The respondent notes that he has fully cooperated with law enforcement and the Grievance Committee in its investigation, that he self-reported his conviction, and that he testified candidly at his hearing. The respondent states that he has complied with the terms of his probation.

Findings and Conclusion

We find that the Special Referee properly concluded that the respondent failed to meet his burden of establishing why this Court should not issue a final order of suspension, censure, or disbarment based on his conviction on October 3, 2022. In view of the evidence adduced, the Grievance Committee's motion to confirm the report of the Special Referee is granted.

Under the totality of the circumstances, the respondent is publicly censured for the unlawful conduct which resulted in his conviction (*see Matter of Fleming*, 223 AD3d 25; *Matter of Eisenfeld*, 175 AD3d 154). All concur.

Trees

«Continued from page 5

The Court of Appeals reversed the Appellate Division's decision, holding that "the structure and the history of [RPAPL 861] show that the treble damages it authorizes are meant to punish those who do not act in good faith and are punitive." Therefore, RPAPL 861's treble damages could not be imposed against Lodi.

After citing the above precedent that municipalities are not subject to punitive damages, the Court of Appeals explained why RPAPL 861's treble damages were punitive.

First, the court sided with the Appellate Division's dissenting justices, holding that RPAPL 861's "good faith" provision demonstrated the punitive nature of its treble damages. The court explained that it is "unreasonable to read the statute in a way that allows the defendant's state of mind—a showing the defendant acted in good faith—to reduce a recovery merely intended to make

the plaintiff whole." The plain reading of the statute, according to the court, shows that "treble damages, punitive in nature, are mitigated by the good faith of the defendant."

Second, the court held that RPAPL 861's history showed its treble damages were punitive. The court noted that the version of the statute that was in effect from 1963 until the current version was enacted in 2003 authorized a plaintiff to "demand judgment for treble" their damages, but allowed a reduction based on good faith from treble to single damages. The court further noted that even the predecessor statutes dating back to 1805 offered treble damages to plaintiffs, which could be reduced to single damages if the defendant had a good faith belief that they owned the land or if they had removed a tree by mistake.

Finally, the court noted that "a consistent theme of punishment and deterrence runs throughout the statute's legislative history." The court cited a 2003 letter from the Assistant Commissioner of the New York State Department

of Environmental Conservation that explained that the then-penalties for the conduct prohibited by RPAPL 861 "[were] not high enough to deter the illegal taking of timber."

According to the Assistant Commissioner, "increasing the penalties to allow for treble the stumpage value...will provide for greater deterrence for the knowing offender while at the same time promote more diligence and care on the part of legitimate timber harvesters to prevent inadvertent trespass and timber theft."

Decision Casts Far-Reaching Shade?

On paper, *Rosbaugh* provides a fresh citation for the well-established proposition that municipalities are shielded from punitive and punitive-style liability. But in practice, *Rosbaugh* offers an important, nuanced understanding of treble damages as punitive relief, and food for thought for parties litigating over trees that were allegedly unlawfully felled by a party hired by a municipality.

Real Estate Trends / Expert Analysis / Outside Counsel

Realty Law

« Continued from page 5

order to avoid litigation prejudiced the tenant in its ability to respond to the demand, formulate defenses, and avoid litigation or eviction....”

The tenant argued that a “vague and confusing” rent demand required dismissal of the action. It asserted that the landlord’s ledger... does not include all of the debits and credits over this approximate five-year period and that “the gaps in petitioner’s ledger make it impossible to confirm if the respondent’s payments were properly credited, and if the rent charges are correct.” The tenant further argued that “there must be a running ending balance for each and every month between December, 2018 and November, 2023....”

The landlord countered that it “merely needed ‘to show a good faith sum of rent due for each period that it alleged respondent is in default’...and the rent demand ‘explicitly identifies the month and year that it alleged were unpaid coupled with the amount charged for each period and the amount of rent it received from respondent for each period charge....”

The landlord also argued that the law did not require it “to provide zero-balance ledger nor lay its proof in a rent demand” and that the lease permitted the landlord to “apply payments it received in any manner regardless of how it was earmarked.”

The court denied the tenant’s motion for summary judgment that was based on the ground that the rent demand was defective because the rent demand “informed respondent of the particular periods for which rent payments allegedly were in default and of the approximate good faith sum of rent purportedly due for each such period....”

The court noted that the “annexed ledger contained balances reflecting payments which were credited in respondent’s favor” and the respondent had not alleged that the rent demand “included any improper fees.”

Additionally, the court explained that in an action based on a rent default, “payment to the landlord of the full amount of rent due, when such payment is made at any time prior to the hearing on the petition, shall be accepted by the landlord and renders moot the grounds on which the special proceeding was commenced (RPAPL 731(4)).”

The tenant claimed that the petition sought rent and additional rent in the amount of \$118,989.86 and that the tenant already paid the landlord “a total amount of \$178,806.81” for the period commencing Jan. 17, 2024 through November 2024. The landlord presented “a ledger reflecting an outstanding balance owed by respondent to petitioner....”

The court denied the tenant’s motion for summary judgment on the grounds that the landlord had raised a triable issue of fact as to whether the tenant had satisfied the petition.

With respect to the LMA, the court explained that “to establish the existence of an enforceable agreement, there must be an offer, acceptance of the offer, consideration, mutual assent, and an intent to be bound....” Additionally, “a written agreement which contains a provision to the effect that it cannot be changed orally, cannot be changed by an executory agreement unless such executory agreement is in writing and signed by the party against whom the enforcement of the change is sought or by his agent (General Obligations Law) 15-301(1).”

The court further stated that “generally, the statute of frauds (SOF) bars oral modification to a contract which expressly provides that modifications must be in writing....”

The court explained that “an e-mail sent by a party, under the sending party’s name is typed, may constitute a writing for purposes of the (SOF).” It noted that “unless otherwise specifically provided by law, an electronic signature may be used by a person in lieu of a signature affixed by hand; and the use of an electronic signature has the same validity and effect as the use of a signature affixed by hand....”

Moreover “an electronic signature may be comprised of ‘an electronic sound, symbol, or process, attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the record....” Thus, where “an e-mail message contains all material terms of a settlement and a manifestation of mutual accord, and the party to be charged, or his or her agent, types his or her name under circumstances manifesting an intent that the name be treated as a signature, such an e-mail message may be deemed a subscribed writing within the meaning of CPLR 2104 so as to constitute an enforceable agreement....”

The subject lease barred any oral amendments. The tenant claimed that it had been “experiencing financial difficulties resulting from the COVID-19 pandemic, and as such, the parties entered into negotiations to amend the lease to reflect a reduced rent amount and no outstanding balance owed, among other terms and conditions.” It alleged that those negotiations resulted in the parties’ agreement to “the terms and conditions set forth in a certain COVID-19 (LMA) dated as of November 16, 2020.”

Although the tenant had “affixed a handwritten signature on the (LMA), the landlord did not affix any signature by hand.” The tenant argued that “as evidenced by

the e-mail exchange between... the property manager of the petitioner, the parties herein entered into a valid enforceable modification agreement...and that, subsequently, the (LMA) was ‘ratified by the Landlord via e-mail.’”

The landlord argued that the tenant’s “conclusory statement that the emails...evidenced a valid enforceable agreement without providing any argument specifying how or why these emails necessarily indicate an agreement was formed is insufficient.” The landlord asserted that the (LMA) was unenforceable “because petitioner did not countersign it, and that the (LMA) did not take effect because (landlord) did not deliver it to (tenant).”

The landlord further argued that “a review of the e-mail communications indicates, at best, that there was no meeting of the

The court explained that a rent demand “must fairly, afford the tenant, at least, actual notice of the alleged amount due and of the period for which such claim is made.”

minds, including with respect to revisions on material issues, such as waiver of rent, security deposit, and guarantors.” The landlord contended that the emails contained “differing versions of a purported lease modification with ‘markups’ and only a signature page with the former containing nine (9) vs the latter containing eleven (11) paragraphs”...and that “respondents unilaterally changed the terms of initial versions of the (LMA) by ‘extending the date’ of the modification by providing himself additional several months of rent-free concessions that were never previously discussed before between the parties.” The tenant had submitted “a few e-mail messages to support its motion,” but it “did not present any e-mail containing all material terms of an amendment to the lease, a manifestation of mutual assent to such terms, and an intent to be bound to such terms.” Thus, the court held that the respondent failed to make “a prima facie showing that there was an enforceable written contract to amend the terms of the lease.” The court then explained that with respect to promissory estoppel and partial performance, “the Restatement (Second) of Contracts endorses the principle that a promise inducing reasonable reliance is enforceable notwithstanding the (SOF) if injustice can be avoided only by enforcement of the promise....”

The court noted that in order to establish promissory estoppel, “a party must prove a clear and unambiguous promise, reasonable and foreseeable reliance by the party to whom the promise is made, and an injury sustained in reliance on that promise....” Additionally, the court further stated that although “the (SOF) empowers courts of equity

to compel specific performance of agreements in cases of part performance, the claim partial performance must be unequivocally referable to the agreement....” It noted that “unequivocally referable conduct is conduct that is inconsistent with any other explanation... .” Here, the tenant alleged that the landlord had made, a “clear promise in writing to reduce the rent during the pandemic to induce (tenant) to remain in possession and pay rent during this ‘new reality’...., that (tenant) detrimentally relied upon (landlord’s) promises as set forth in the (LMA), and that ‘based on the promise of reduced rent, tenant made the business decision to remain open and pay its employees and other expenses during the pandemic, and that ‘absent the (landlord) offering the rent waiver, the (tenant) would have surrendered possession during

the pandemic.” The tenant also argued that “it’s tendering and (landlord’s) acceptance of reduced rent pursuant to the (LMA), was unequivocally referable to the alleged oral modification.” The landlord asserted that the tenant failed to show that its “alleged partial performance conclusively modifies” the lease and that the (tenant) “was fully aware that landlord did not agree with any modification....” The landlord further argued that the tenant cannot show that it, “detrimentally relied upon representations of (landlord), since (landlord) ‘diligently maintained an unpaid ledger outlining the balance of rent due each month coupled with a running balance’ and ‘consistently sent rent statements outlining arrears due throughout the period that would have been the waiver period of the modification.’ Additionally, the landlord alleged that the tenant cannot demonstrate any ‘injury’ since ‘it paid a lower rate of rent than what was due’ and the tenant’s ‘claim regarding a business decision to close or move its restaurant is without merit as it can still do this but refuses to do so... .” The court held that the tenant failed to sufficiently allege “an oral contract” since it, “failed to proffer any evidence of its formation, through affirmations or otherwise.” The court reasoned that “even if (tenant) demonstrated the existence of an oral contract amending the terms of the lease, triable issues of fact exist as to whether there was a reasonable and foreseeable reliance by (tenant), an injury sustained by (tenant) as well as partial performance of the alleged oral contract inconsistent with any other explanation, to establish the applicability of promissory estop-

pel or partial performance in overcoming the (SOF).” Thus, the court denied the tenant’s motion for summary judgment that was based on the grounds that the parties had entered into a (LMA) to reduce the amount of rent due under the lease. Finally, the court rejected the tenant’s objection to service of the rent demand.” It explained that “by failing to challenge service of a rent notice in its answer, a tenant waives this objection....” The tenant failed to allege, in its answer, “that service of the rent demand was not properly effectuated.” Accordingly, the court held that the tenant waived its objection to service of the rent demand and denied the respondent’s motion for summary judgment.

2921 Ditmars Boulevard LLC v. Ditmars Bake LLC, Civil Court, Queens County, Case Number: LT-300290-24/QU. Decided Aug. 25, 2025. Gong, J.

Landlord-Tenant—Service of Process—Petitioner Failed To Show That Respondent Was Aware of an Alleged Misrepresentation By the Person Who Had Been Served With Process—No Evidence That Respondent Had Any Knowledge of a Misrepresentation By The Person Served or Had Evincen an Intent To Avoid Service

This decision involved a hold-over proceeding wherein the parties disputed “whether the service was effectuated correctly on the predicate notice as asserted in the affidavit of service.”

Service had been made upon Albert Zelaya, Jr. “despite the statement that it was made on Albert Zelaya.”

The court noted that “ordinarily, a process server’s service affidavit of service establishes a prima facie case as to the method of service and therefore, gives rise to a presumption of proper service....” However, “once an appropriate challenge is made, a court can make a determination either at trial or, if there are no facts in dispute, pursuant to a motion.”

There were no facts in dispute. The respondent argued that the “service fails because it misidentifies the person served which changes the nature of the service.” The petitioner alleged “misrepresentations by the person who accepted service thereby invalidating the problems and cross-moved to amend the affidavit of service to conform with the now-known identities of the individuals under a technical error.”

The court noted that the New York Court of Appeals “adheres to a strict compliance standard for personal service on the person to be served” and the “Legislature has provided a variety of methods for serving people and service must be strictly adhered to.”

The court further explained that “dismissal can be an option even in situations where a person misrepresents their identity to the process server. However, ‘in general, representations made by an individual who accepts the service of process are not binding on the defendant in the absence of proof that the defendant himself knew of such representations....”

Additionally, the court explained that the “strict compliance standard for personal service is enforced with very limited exceptions. There’s only one recognized exception to the strict requirement of delivery to the person to be served. This exception applies when the person to be served is himself clearly attempting to resist or evade service, which may occur by misrepresentations as to identify or where some affirmative act which evidences a deliberate attempt to resist service....”

The petitioner had the burden of demonstrating that the respondent “was to some extent aware of the misrepresentation, such that respondent knew of or participated in such misrepresentation to evade service.... Here, the petitioner did not allege that respondent knew or should have known of the misrepresentation.”

The court opined that “having prepared the caption and hired the process server, the responsibility for not following up or making the distinction of two similarly named individuals sought to be served lies with the petitioner not with any of the respondents.”

The court rejected the petitioner’s argument and cross-motion seeking to amend the affidavit of service since it was “unsubstantiated by any affidavit of someone with personal knowledge regarding the circumstances under which the service was effectuated and the information gathered.”

The court stated that “notably absent is any claim that the respondent...had any knowledge of the occurrence or intent to avoid service.”

Although the court expressed sympathy for the petitioner since “its minor mistake could have averted dismissal,” it held that “under the totality of the circumstances, the petitioner who is seeking to avail themselves of a summary proceeding must act more diligently.”

Accordingly, the court granted the respondent’s motion to dismiss and denied the petitioner’s cross-motion as moot.

489 MM Realty LLC v. Zelaya, Civil Court, Kings County, Case Number 311423-24. Decided July 30, 2025. Jiminez, 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.

Property

« Continued from page 3

non-profit property owner leases its property to a for-profit entity and claims that the services provided by the lessee are vital and necessary to the mission of the owner, arguably fulfilling the “use” requirement of the law.

The Court of Appeals, in *Brookdale Physicians’ Dialysis Associates, Inc. v. Department of Finance* (41 NY3d 608, 215 NYS3d 51 (2024)) rejected the owner’s contention that such use, dialysis services, fell under the umbrella of permissible uses under a lease that are “reasonably incident” to the owner’s major purpose, and distinguished earlier cases that might have appeared similar on their face.

The court looked specifically at the owner’s purpose, charitable healthcare-oriented fundraising, and found that while the for-profit tenant was a healthcare provider it did nothing “reasonably incident” to the owner’s financial management purpose.

The relationship, the court stated, was materially different from other scenarios that had been previously addressed, such as those in which a hospital leased housing to personnel and their family as a strategy to attract talented staff for the owner.

Framing the issue broadly, the opinion observed that allowing a “generalized connection to the purposes of a third party not-for-profit” coupled with only a marginal benefit to the nonowner

entity to suffice would result in a tax loophole.

The court also distinguished a previous scenario in which an exempt educational institution contracted with a for-profit restaurant entity to operate a cafeteria; unlike the tenuous landlord-tenant relationship in *Brookdale*, the cafeteria was a vital and necessary service to students, faculty and staff of the college that allowed them to better accomplish the owner’s educational mission.

Another fact pattern concerning this question arose where a religious corporation leases land to a for-profit corporation to operate a religious summer camp for a fee that is, in turn, used to finance plans for the owner’s construction of a building on the property that will offer religious instruction consistent with the owner’s mission (*Cong. Rabbinical College of Tarikou, Inc. v. Town of Ramapo*, 17 NY3d 763, 929 NYS2d 32 (2011)).

The nonprofit owner in that scenario was found to be directly furthering its own religious purpose by leasing the land; this conclusion was bolstered by a finding that the non-profit owner retained supervision and control over the camp.

To paraphrase an observation often used in this line of cases, while the goals carried out by the tenant may be laudable, they are not charitable. The court likened the tenuous relationship between the services provided by the tenant and the funding mission of the owner in *Brookdale Physicians’* to its analysis in an earlier exemption

opinion (*Matter of Greater Jamaica Dev. Corp. v. New York City Tax Commn.*, 24 NY3d 614, 15 NYS3d 738 (2015)) in which offering below-market parking charges in a location proximate to local retail stores was not charitable in and of itself in furthering the owner’s exempt purpose of economic development by providing a public benefit.

The economic benefit that below-market rate parking created was enjoyed by private enterprises and was not in furtherance of any charitable purpose.

Likewise, Brookdale Dialysis’ services were a profitmaking business that did not serve the exempt purposes of the owner and to apply the exemption—particularly where the tenant was otherwise obligated to pay the real estate taxes under its lease—would provide a competitive advantage over other providers of those services solely for its own benefit.

To an extent each of the leasing scenarios described above may appear clear enough and easily distinguishable in the hindsight of a Court of Appeals explanation.

But, whether a unique fact pattern presented to counsel by an eager prospective and otherwise tax exempt landlord and a willing tenant when a lease transaction is first considered will one day be viewed in a different light is much harder to predict.

A conservative approach that pays heed to the restrictive nature of New York’s property tax exemption laws and the many instructive facts patterns considered in past litigation is advised.

Nuclear Waste

« Continued from page 4

age facilities, it does not mean that such facilities cannot be built, but that they do not require a license, which would be absurd. Instead, the majority explained that the NRC may have such authority because Congress was aware of and did not intend to disturb the 1980 regulations with passage of the NWPA.

The majority raised the fact that a year after passage of the NWPA, the Supreme Court relied on the conclusion that the NRC regulates spent fuel storage under the AEA as a basis for concluding that nuclear waste disposal is a regulatory field occupied by federal law.

In addition, the majority evaluated the history of the NRC’s licensing of private, temporary away-from-reactor storage facilities beginning in 1971, prior to the 1980 regulations specifically asserting authority under the AEA, and continuing beyond 1980 and pointed out that there are currently about 10 privately owned storage sites that are not co-located with reactors.

Procedural and Substantive Implications

Procedurally, only a person or entity that has been granted “party” status in a NRC licensing process has a right to challenge the Commission’s licensing decision in court. The Commission’s criteria for admission of a party

was a source of a controversy in the case. Justice Gorsuch argued in dissent that the Atomic Energy Act sets a lenient standard: the Commission “shall admit any such person” whose interest may be affected. 42 U.S.C. §2239(a)(1)(A).

But the Commission’s criteria, promulgated as federal regulations, go far beyond this standard. 10 C.F.R. §2.309. Any person or entity that wishes to participate in a licensing process as a party must file a written request for a hearing and specify at least one valid contention for argument at the hearing. For each contention, the request must:

1. Provide a specific statement of the issue of law or fact to be argued;
2. Provide a brief explanation of the basis for the contention;
3. Demonstrate that the issue raised in the contention is within the scope of the proceeding;
4. Demonstrate that the issue raised in the contention is material to the findings the Commission must make to support the action involved in the proceeding;
5. Provide a concise statement of the alleged facts or expert opinions that support the petitioner’s position on the issue, and that the petitioner intends to rely on at the hearing, including references to specific sources and documents;
6. Provide sufficient information to show that a genuine dispute exists with the license

applicant on a material issue of law or fact.

Like Fasken, any person or entity whose intervention request is denied has a right to appeal the denial to a federal circuit court. And as with Fasken, the circuit court will evaluate whether the Commission reasonably applied its own regulations in denying the request. If the circuit court upholds the Commission’s denial, the petitioner is out of options to challenge the license.

Any person or entity that wishes to preserve its right to challenge a nuclear licensing decision should therefore take care to file a timely intervention request that meets the Commission’s regulatory requirements. In the event of a denial, that person or entity should be prepared to file a petition for review in federal circuit court—or else lose the challenge forever.

Substantively, the decision leaves open the question of whether the NRC has the authority to issue licenses for private party nuclear waste storage. The dissenting justices do not believe that the NRC has such authority.

In contrast, while the six-justice majority explained why the NRC may have this authority, it was also clear that it was not making a decision on the merits, leaving open the possibility that the Supreme Court could find that the NRC lacks authority to issue private off-site waste disposal facilities. This issue will remain uncertain until either Congress or the Court resolves the issue, leaving yet another layer of uncertainty in the disposal of nuclear waste.

Eversheds

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and-leaseback structures. His clients include real estate funds and family offices. Förster, with more than 10 years of experience in real estate law, specializes in complex property transactions and asset management.

“Their arrival underscores our commitment to advancing our new global strategy particularly in the private capital real estate market,” James Trafford, partner and co-head of Eversheds’ global real estate and planning consenting practice, said in a statement, adding that their track records in complex transactions and ability to collaborate with corporate, finance

and tax teams aligns with Eversheds’ client needs. “With Catharina and Peter on board, we deepen our bench across asset classes and can bring even greater pace and precision to investor mandates, from entry through to exit,” Eversheds partner Gerhard Molt said.

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Bilzin

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affordable and workforce housing projects stemming from Florida’s Live Local Act.

“Florida is experiencing a surge in real estate development driven by sustained business migration, population growth, and an influx of

capital,” said Bilzin Sumberg Managing Partner Al Dotson, Jr. said in a statement. “As developers enter and expand in the market at an accelerated pace, Bilzin Sumberg is positioned to help clients secure approvals, structure construction contracts, and resolve litigation disputes. We anticipate continued activity fueled by the rise of public-private partnerships (P3s),

condo redevelopments, and new housing development as a result of Live Local legislation—all of which is fueling the growth of our construction team.”

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Off the Front

Sullivan

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“This came out as part of our strategic review last fall,” Miller said. “We have had a very successful restructuring practice in the U.S. over the last couple of years. We have had success in private credit and capital in the U.S. What we realized was that each of those pieces is dependent upon one another. In order to truly have a strong global restructuring practice, you need something strong in London.”

Private entrants into markets, such as private equity, private capital, private credit and their ilk, are also driving business in a new way. Scale and the resource benefits that come with it can't be ignored. Attorneys move more often.

“We want balance,” said Bob Giuffra, co-chair of S&C. “We are not a boom or bust firm. I think the jury is out on the firms that have gone all in on some practices and paying free-agent money for external talent.”

S&C's London office, which first opened in 1972, currently has about 80 to 90 lawyers, the firm said, but it has been around that size for the last decade. Growing it in proportion with New York—which has about 570 lawyers today—has become a priority.

“The [London] office is the same size as it was 10 years ago,” Miller said. “Relative to the economic and financial work that is done in New York versus London, New York should not be six times as large (for attorney headcount).”

The recent London hires, in addition to being strong practitioners, are also “builders” and “leaders,” the firm said, something that will continue to be important as the firm looks to scale in London.

While the firm is looking to grow in London and is open to external laterals, Giuffra and Miller both reiterated that the firm was not attempting a build at the size and speed that some of its competitors, such as Paul, Weiss, Rifkind, Wharton & Garrison and Kirkland & Ellis, have done over

the last couple of years.

“We are very focused on building a high-quality team of a reasonable size,” Giuffra said. “We are now at 90 attorneys in London, and we don't need to fill an empty building.”

Paul Weiss said it has grown its London office from 34 lawyers in 2023 to about 200 now, after hiring more than a dozen partners from Kirkland, among other firms. Paul Weiss chair Brad Karp has attributed some financial success in London to the firm's large investment in its platform, noting the firm built “a full-scale, best-in-class, 200-lawyer London practice from scratch.”

Associates and Laterals

While S&C doesn't currently aspire to move that quickly, and the firm did not provide a headcount goal for the London office, the firm knows it needs to scale. However, it wants to do that in its own way, which is primarily led via home-grown talent.

That means they need more of it. The firm said its 2025 associate class was 162. Next year, it will be about 213 out of 400 offers.

“Our acceptance rate for the 2025 class was 48%,” Giuffra said. “For the larger incoming class, it was 52%. We are growing our classes and still getting great people. We put a lot of effort into recruiting top law students at the level and into mentoring.”

In addition, the firm has opened up its lateral hiring somewhat. The firm's process, which is still very detailed and often involves meeting dozens (or more) partners, might not be able to keep pace with firms that are able to make an offer 20 minutes after an interview.

Still, S&C sees its process as, if not quite as nimble, more substantive. “Our associates start the collaboration process early when they meet a lot of partners early,” Miller said.

Firmwide Growth

In addition to adding strength in its corporate department, Giuffra said the firm is keen on its emerg-

ing appellate practice as well as IP, both of which are growing practices.

The firm has also waded into shareholder activism with the hiring of former Vison & Elkins shareholder activism co-chairs Lawrence Elbaum and Patrick Gadson in April.

In its appellate practice, Sullivan & Cromwell this month hired Yaira Dubin, arriving from the Justice Department's Office of the Solicitor General. (The law firm is representing President Donald Trump in multiple appeals.)

S&C has a history of focusing on certain practices in growth. Last year, the firm targeted tech M&A when it hired Mike Rindler and Pete Jones from Skadden, Arps, Slate, Meagher & Flom.

“Tech M&A, which we built out last year, has been a huge part of the economy,” Miller said. “The move from public transactions to private capital drove us there. We go where the money is.”

Sullivan & Cromwell, while having posted consecutive years of financial highs, traditionally has pursued a slow and steady approach to growth and scale.

While the firm has grown from \$1.56 billion in revenue and a headcount of 808 attorneys in 2021 to \$2.1 billion with 870 attorneys last year, the growth is significantly less than some of its competitors, which are also expanding in London and growing overall. S&C's Am Law 100 ranking fell from No. 18 in 2021 to No. 25 in 2025.

Giuffra, for one, is not entirely convinced that other firms' big builds and the associated costs will ultimately pan out.

“We still think we are in the law firm profession, not the law firm business,” he said. “The trend toward the ‘investment banking’ of law—we are in the early days of that process, and the assumption is it will be successful. But the jury is still out.”

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Prison Guards

«Continued from page 1

prison in exchange for his plea.

Bauer's lawyer, ECBAMW partner Katherine Rosenfeld, has stated that Brooks' death might have been prevented, had state prison officials reined in Anzalone and the other correction officers for the prior allegations lodged by her client.

The attorney didn't return a message seeking comment about the settlement, while a spokesperson for James' office didn't respond to a message.

In wake of Brooks' slaying, the state has called on Wilmer Cutler Pickering Hale and Dorr to conduct a holistic review of the Department of Corrections and Community Supervision.

Bauer's settlement may add additional fodder for its review.

Bauer had been incarcerated for a drug offense and was less than a year from his release from Marcy when he went to the prison bathroom to smoke a cigarette.

His lawsuit said he encountered Correction Officer Antonio Iodice,

who demanded to search him for contraband.

Iodice, without warning of justification, allegedly punched Bauer in the head, threw him to the ground, and kicked him repeatedly in the side.

Anzalone and two sergeants entered the bathroom and either joined in kicking Bauer, or failed to stop the assault, the lawsuit alleges.

One of the sergeants hit Bauer over the head with a clipboard so hard that the metal clasp left a V-shaped gash in the inmate's forehead.

After the beating, the correction officers took Bauer to the Marcy infirmary in a van, where they forced him to lie face down on the floor while Anzalone kicked his feet.

The correction officers allegedly reported that Bauer's injuries were self-inflicted, and the lawsuit said they fabricated disciplinary charges to cover up the assault.

When Bauer returned from a local hospital, he was placed in solitary confinement for eight days prior to his disciplinary proceedings, for which a hearing officer

found him guilty and imposed 82 days in keeplock and 60 days of loss of privileges. Bauer also lost his opportunity to be considered for early work release, the lawsuit stated.

Bauer's claim said two other incarcerated people witnessed the assault.

Brooks had been serving a 12-year sentence for an assault conviction related to stabbing his girlfriend, and he was scheduled for a parole hearing in 2026.

During Brooks' attack, he was forced onto an infirmary exam table and kicked and punched to death. Footage of the grisly assault had been made available by James, who declined to represent the correction officers and yielded her investigation to a special prosecutor, Onondaga County District Attorney William Fitzpatrick.

Fitzpatrick had presented evidence that Brooks had been beaten on three separate occasions by correction officers before he succumbed to his injuries.

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Zeno

«Continued from page 1

of release, the government may reevaluate its position.”

An attorney for Zeno, Anthony Ricco, did not immediately return a request for comment.

Zeno and her romantic partner, Rashad Ruhani, were charged earlier this year with wire fraud conspiracy, wire fraud, theft of funds, and money laundering conspiracy for allegedly stealing some \$60,000 from Queens Defenders, which Zeno founded. She was placed on forced leave earlier this year following allegations of mismanagement.

The couple are accused of using a credit card issued to the organization on personal expenses, including teeth whitening, a vacation in Bali, and the rent on a penthouse apartment. Ruhani also worked for Queens Defenders, and prosecu-

tors say he and Zeno married in a religious ceremony last year.

Meanwhile, authorities allege Zeno hired another woman to whom Ruhani was also married to run a nonexistent “health and wellness” program for the indigent defense fund with a salary of \$60,000 a year.

Prosecutors allege that Zeno last year used an organization credit card to purchase more than \$12,000 in packing and shipping supplies—such as plastic bins, an industrial scale, tables and a vacuum sealer—at the request of Ruhani's wife. The materials were shipped to a Queens Defender warehouse in Manhattan and then at some point moved to a shed at Zeno's residence, court papers said.

The true purpose of the order is not yet clear, per the filing.

One month ago, Zeno contacted the vendor and sought to return some of the products, and prosecu-

the “[j]ob fell through and [the] items [were] no longer needed,” and saying they were a nonprofit and unable to use the items.

She then asked that the \$7,000 refund be issued to her personally, said the filing. The vendor refused.

When questioned about the communications, Zeno allegedly lied to her pretrial services officer.

“Zeno's conduct demonstrates that she cannot be trusted to comply with the current conditions of release,” prosecutors wrote. “Her attempt to obtain personally a refund for purchases that were billed to the Organization is a troubling continuation of the pattern of fraud described in the Indictment.”

Zeno and Ruhani are scheduled to return to court October 10.

Ruhani is represented by Damien Brown of Hamilton Clarke.

Emily Saul can be reached at esaul@alm.com. X: @emily_saul_

Court Calendars

First Department

APPELLATE DIVISION

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

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

FRIDAY, SEPT. 26

9:30 A.M.

153838/20 Patino v. 51 West 81st Street

11 A.M.

150359/25 Feigen v. Hamill

THURSDAY, OCT. 2

10 A.M.

654488/22 Cyberbit, Inc. v. Cloud Range Cyber

1 P.M.

650671/21 Tahari v. Narkis

FRIDAY, OCT. 3

10 A.M.

603111/05 Lee v. Luk

MONDAY, OCT. 6

10 A.M.

816210/22 Martin v. Poe Affiliates, L.P.

12 P.M.

811164/24 Jimenez v. Sixt Rent A Car

1 P.M.

365136/24 Weinstein v. Weinstein

3 P.M.

365102/24 Margolies v. Margolies

WEDNESDAY, OCT. 8

10 A.M.

656443/22 Bank of Utah v. Aboughazale

652387/22 Board of Managers v. World-Wide Holdings

FRIDAY, OCT. 17

10 A.M.

650314/24 Exceptional Media Ltd v. Chainalysis, Inc.

TUESDAY, OCT. 21

10 A.M.

650681/18 Government of Saint Lucia v. 126 E 36th Street

2 P.M.

654264/24 Qualified Industries v. Legends Hospitality

FRIDAY, OCT. 24

9:30 A.M.

153055/23 McGeehan v. 14th Street HK Realty

30842/18 Ferreira v. Mega Contracting

WEDNESDAY, OCT. 29

10 A.M.

656798/21 901 Properties v. Bear Glass Inc.

Wednesday, Nov. 29

10 A.M.

650973/17 Talking Capital Windup v. Omplone

CALENDAR FOR THE SEPTEMBER TERM

WEDNESDAY, SEPT. 24

2 P.M.

204997 People v. Brian Gutierrez

234932(2) 600 Associates v. Illinois Union Insurance

24/6686 D. Luellin

24/2494 Wadsworth Associates v. NYS Division of Housing

25/2876 Doe v. Archdiocese of NY

19/3817 People v. Nicole Fields

23/2512 People v. Shaquille Dinkins

24/2444 Uno a Brokeage v. Inshur, Inc.

24/3645 Brito v. City of NY

20/3000 People v. Daniel Newell

24/8785 Gonzalez v. City of NY

24/3068(2) Gu v. Ji

24/6343 People v. Lamar Withall

24/3125 People v. Yusef Brown

24/1759 Best Work Holdings v. Ma

24/2342 People v. Vadim Shilman

23/1682 People v. Willie Santos

24/2903 Trzuskot v. Johnson

23/571 People v. Javier Rosario

24/686(1) Molner v. Molner

25/799(1) Molner v. Molner

24/7867(6)N Cohn v. RTW Retailwinds Acquisition

23/6362N N47 Associates v. Jemso Realty

THURSDAY, SEPT. 25

2 P.M.

24/219 People v. David Young

24/245 Lewis v. Ganesh

24/2022 P.B., Children

25/097 Rivera v. ShopRite of Bruckner

24/7923 Elberg v. International Bank of Chicago

19/4979 People v. David Rivera

24/3834 People v. Pharaoh Holmes

23/122 Edwards v. NJ Transit

24/4524 National Community v. Midtown Coalition

24/5438 670 River Realty v. NYS Division of Housing

24/5626 People v. Tariq Goulbourne

22/2962 People v. Brandon Holley

24/6287 White v. Turitz

22/4917 People v. Melissa Concepcion

23/3553 People v. Franklin Cabrera-Fernandez

24/6313 383 W. Broadway Corp. v. Tax Commission

24/3063(2) 383 W. Broadway Corp. v. Solomon

25/1239 Dorilton Capital Management v. Silius LLC

24/565 People v. Peter Showers

23/3101 People v. Precilla Smith

25/1064(1)N Phillips v. Uber Technologies

24/3607(1)N Phillips v. Uber Technologies

24/4110N Board of Managers v. 16EF Apartment

CALENDAR FOR THE OCTOBER TERM

TUESDAY, SEPT. 30

2 P.M.

24/7638 People v. Latiqia Gibbs

25/2403 Liberty Mobility v. Port Authority

24/4189 E. Michayla

25/1461 Lema v. 1148 Corporation

25/1240 McGregor v. Manhattan Nursing Home

24/4235 Bennisgon v. Solomon Guggenheim Foundation

23/785 People v. Jeury Marte

24/6591 Suarez v. City of NY

25/1701 Ancart v. Crespo

24/5700 Flores-Grgas v. NYS Office of Children

23/6751 G.R., Children

24/6097 U.S. Bank v. Tiburico

25/918 Gamble v. MTA Bus Company

24/7483(2) Owen v. Johnson

25/178 Godfrey-Peters v. Dangelo

24/3828 People v. Jahfione Johnson

25/1984N Malekan v. Malekan

24/4536(3)N Allinen v. Kimmel

WEDNESDAY, OCT. 1

2 P.M.

24/6230 People v. Rodrick Hatten

25/514 Mancilla & Fantone v. Liu

25/1160 R., Keira

24/2719 Twersky v. Yeshiva University

25/199 Kassai v. Trump Management

24/1151 Will B. Sandler Disclaimer Trust v. Swersky

25/309 Saliis v. Zolin

24/3742 Cullins v. Ithemaguba

24/6794 417 N Comanche v. Emres II

24/3756 People v. Amadou Diallo

24/4532 Lee v. Lee

24/7683 K., Peter v. Mayumi M.

24/6152 Reyes v. Benton

24/3959 Wilmington Savings Fund v. Scaffidi

25/400 Bodenchak v. 5178 Holdings

23/6489 People v. Kori Powell

24/3895N Zimmerman v. 410-57 Corporation

24/5303N Doe v. Matta

THURSDAY, OCT. 2

2 P.M.

23/6750 People v. Lawrence Downey

24/6747 Martinez v. Martinez

25/1238 H., Yoribis

25/941 Nationstar Mortgage v. O'Connor

24/69

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 WEDNESDAY, SEPT. 24

Submission

1 100471/25 Graf v. Reproductive Medicine Associates of New York THURSDAY, SEPT. 25

Submission

1 100605/25 Currie v. Temple 2 100901/25 Harge v. NYC 3 100951/25 Mr. Crapola Services Inc. v. NYC Office of Administrative Trials And Hearings 4 100933/25 Ortiz v. NYS Div. of Human Rights 5 100298/25 Smithson v. The Board of Directors of The 1270 Fifth Ave. Co-Op., Inc. 6 101211/24 Tanjuncto v. NY Life Securities LLC 7 100482/19 Taylor v. Gardner

FRIDAY, SEPT. 26

Submission

1 100743/25 Sanchez Cordero v. Traffic Enforcement Dist.

Paperless Judge Part WEDNESDAY, SEPT. 24

154726/19 Access Theater, Inc. v. Battery Dance Corp. 654086/25 Akf Inc. v. Derwood's Automotive Repair LLC Et Al 654996/25 Akf Inc. v. NY Helicopters Tours L.L.C. Et Al 162495/25 Alidzhanova v. Romero 151550/23 American Express Nat. Bank v. Gerson 655416/24 American Transit Ins. Co. v. Eugenio Vargas De Larosa Et Al 651571/25 Antax Hldgs. 227 v. Chrenreznik Llp 160942/25 Andmar Investors LLC v. Jovanovic 157736/22 Anil v. NYC Et Al 160022/25 Baker v. Nu Horizons Investment Group 850029/22 Bds III Mortgage Capital J LLC v. B'Way, Star Rlty. 150619/23 Boerke v. Nucor Const. Corp. Et Al 805279/21 Bowman v. Andrews 162199/19 Branco v. Con Ed Co. 650050/19 Bullen v. Sterling Valuation Group, Inc. 652747/23 C&C Mgt. Lp v. Southerland 158685/25 Catucci v. Bureau of Vital Records 151463/24 Cemd Elevator Corp. v. 1110 Park Ave. Condominium Et Al 653934/24 Clark v. NYU Langone Health System 159819/23 Clarke v. Fisher-Park Lane Owner LLC Et Al 453249/24 Comm'r's of The State Ins. Fund v. Lough Allen Masonry Inc. 156698/25 Conway v. East 82 Owner LLC Et Al 652416/25 Crous v. Korengold 160370/21 Cruz v. Jgn Const. Corp. Et Al 157330/24 Cs Energy v. Rak I Solar 805354/17 De La Rosa v. NY And 152849/25 De Novais v. Wiley 850107/17 Deutsche Bank Nat. Trust v. Marino 156220/25 Doe v. Hand Hosp.ity LLC Et Al 152878/25 Doe v. Wiley 159097/20 Dwyer v. 99 Canal Rlty. Inc. 653470/24 Dykes Food Service Solutions v. Rosa Mexicano Arlington LLC Et Al 655205/25 Ellenoff Grossman & Schole Lp v. Marcelli 157707/24 Fernandez v. 142 Laurel Hill Rlty. 154379/20 Flores v. Mt. Sinai Hosp. 650749/23 Ginza v. 2 v. Goldberg 850020/25 Hilton Resorts Corp. v. Nighthamer 159114/19 Holloway v. Port Auth. of NY And 153758/23 Hooks v. Azure Hldgs. II 154287/23 Imbosi v. McNeilly Enterprises, Inc. Et Al 650792/25 In The Matter of An Application of Dr. Henry Bellutta v. Pilla 156942/25 In The Matter of Musovic Rlty. Corp. v. NYC 160911/24 Infinity Auto Ins. Co. v. Caldwell 151122/25 Johnson v. Ub Distributors LLC Et Al 850166/25 Jpmorgan Chase Bank v. Fc Ny Llc Et Al 160345/24 Kaczor v. L'industrie Pizza Iq Holcdo 152730/25 Kaur v. NYC Et Al 155760/25 Kaur v. Lm General Ins. Co. 650063/25 Kokalari v. Bank of America 161664/24 Koster v. NYC Et Al 15113/23 Laros v. Aspenly Co. LLC Et Al 161102/21 Manfroni v. 790 7th Ave. Park Corp. Et Al 156808/24 Maresca v. Kavanagh 190045/24 Martens v. Aero Int'l 152807/24 Miah v. NYC Et Al 153499/25 Midtown Surgery Center v. Hampton 650484/25 Mira Mehr LLC v. Hakim 160521/17 Nitara v. 315 Hudson Llc 155049/20 Nardelli v. Zletz 158542/25 Needham v. Igbokwe Pllc D/b/a Law Office of William Igbokwe Et Al

156452/22 NYCTL 2021-A Trust And The Bank of NY Mellon As Collateral Agent And Custodian v. S & L USA Mgt. 654430/25 Parrish v. Marsh & McLennan Companies, Inc. Et Al 157504/22 Quashawn Holt v. Rcr Const. Services 450573/24 Quashie v. Metro. Transportation Auth. Et Al 159960/23 Rangel Suarez v. NY Univ. 650094/24 Regulus Group v. Motir Services, Inc. Et Al 157601/21 Ricci v. Discover Bank Et Al 150012/24 Rodriguez v. 3795 Restaurant Corp. D/b/a Maraca NYC Et Al 154527/21 Rosado v. Cape Church Associates 157925/24 Sadhari v. Sultan 152542/23 Smith v. 2 St Marks Pl. Hotel Corp. Et Al 160029/22 Stuart v. Con Ed Co. of New York, Inc. Et Al 154671/25 Sumba Lucero v. 1165 Park Ave, Inc. Et Al 650973/17 Talking Capital Windup LLC v. Omanoff 158003/21 Taylor v. Bp/cg Center II LLC Et Al 654696/25 The Cadle Co. v. Alexander 452928/24 NYC Et Al v. 218 Covert Rlty. LLC 453370/24 NYC Et Al v. Board of Mgrs. of The 1564 48th St. Condominium Et Al 451718/24 NYC Et Al v. The Board of Mgrs. of The 143 Skillman Ave. Condominium Et Al 452273/24 NYC Et Al v. The Board of Mgrs. of The 315 Div. Ave. Condominium Et Al 451969/24 NYC Et Al v. The Board of Mgrs. of The Oceanrock Condominium Et Al 453821/24 NYC Et Al v. Yue 653007/25 The Funding Bull v. Moore Freight Lines, Inc. Et Al 161184/24 Vivas v. Fed. Express Corp. Et Al 158840/22 Whitehead v. Stewart 153081/23 Williams v. Diaz 158984/23 Winiiker v. Debar Rlty. Corp. Et Al 153226/25 Yoffie v. Northern Manhattan Rehabilitation And Nursing Center Et Al

THURSDAY, SEPT. 25

155338/24 126 Lessee LLC v. Rjb Contracting Carting Corp. 653355/25 161 W. 106th St. v. Tuttolomondo 154019/22 220 East 24 Assoc LLC v. Ononibaku 657016/21 80-82 Bowery LLC v. Lin 454915/24 Active Media Services, Inc. v. Tgi Fridays Franchisor 654432/25 Allstate Ins. Co. v. Mta Bus Co. 161766/24 American Express Nat. Bank v. Morales 653055/25 American Express Travel Related Services Co., Inc. v. Slr Enterprises LLC 654588/25 American Transit Ins. Co. v. Advanced Orthopaedics & Joint Preservation Pc 654737/25 American Transit Ins. Co. v. Advanced Orthopaedics & Joint Preservation Pc 654717/25 American Transit Ins. Co. v. Altai Corp. Dba Get Ready Medical Supply 654668/25 American Transit Ins. Co. v. Bklyn. Medical Practice 654720/25 American Transit Ins. Co. v. Cross Bay Orthopedic Surgery Pc 655059/25 American Transit Ins. Co. v. Cross Bay Orthopedic Surgery Pc 655006/25 American Transit Ins. Co. v. Douglas A. Schwartz 654750/25 American Transit Ins. Co. v. Eclipse Medical Imaging Pc 654634/25 American Transit Ins. Co. v. Elite Care Tech Inc. 654610/25 American Transit Ins. Co. v. Glenmore Medical Pc 654737/25 American Transit Ins. Co. v. Glenmore Medical Pc 654614/25 American Transit Ins. Co. v. Groys Med Supply Corp. 654940/25 American Transit Ins. Co. v. Highland Ave. Care Inc. 655080/25 American Transit Ins. Co. v. Levron Inc 655039/25 American Transit Ins. Co. v. NY Medical & Diagnostic Care 654751/25 American Transit Ins. Co. v. North Shore Family Chiropractic Pc 655052/25 American Transit Ins. Co. v. Orthopaedics 654718/25 American Transit Ins. Co. v. Physical Health Medical 654716/25 American Transit Ins. Co. v. Priority Medical Health Care Pc 654721/25 American Transit Ins. Co. v. Priority Medical Health Care Pc 654733/25 American Transit Ins. Co. v. Priority Medical Health Care Pc 654670/25 American Transit Ins. Co. v. Reddy 654749/25 American Transit Ins. Co. v. Ridgewood Drug Inc 655045/25 American Transit Ins. Co. v. Ritch D.O. P.A. 654612/25 American Transit Ins. Co. v. Scott A Croce Dc 655062/25 American Transit Ins. Co. v. Tatay Ninong Physical Therapy Pc 159030/25 Angelito Const. Inc v. NYC Office of Administrative Trials & Hearings Et Al 160453/23 Aprea v. Abc Const. Contracting Inc. Et Al 155876/21 Armstrong v. Mimidinovski 159289/25 Aviation Hagglers Int'l Dwc-Llc v. Magnetic Group USA Corp 659128/24 Azur Ltd. v. Barokas 161586/25 Buchinger v. Harris-Madden 157892/24 Carrion v. NYC 153929/23 Castillo v. C & E Associates 650708/25 Certain Underwriter At Lloyd's v. Rite Way Transport Group 190239/25 Cicilian v. Minerals Technologies 451635/24 NYC v. Ghani 162276/24 Cuij Vazquez v. D.H.I. Const. Services, Inc. Et Al 157299/22 Damian Gonzalez v. Penguin House Tenants Corp. Et Al 950005/20 Doe v. Roman Catholic Archdiocese 151663/25 Dom Ben Rlty. Corp. v. Genesis Wellness And Fitness Clubs LLC Et Al 654985/23 Eggerud v. West End 84 Units LLC Et Al 159865/20 Figueredo v. Drelich 159417/24 Firemans Fund Ins. Co. v. Epcg Uows 157764/24 Floyde v. NYC Et Al 156109/25 Franchman v. Mansueto Ventures LLC Et Al 160777/20 Fryar v. St. Paul Community Church Et Al 654767/23 Garfinkel v. Gans 850125/24 Gitsit Solutions v. Cossio 161465/24 Global Operations Security Services Inc. A/k/a Global Operations A/k/a Global Ops v. Benedetto De Albuquerque 161327/24 Gono v. 235 West 107th St. Housing Dev. Fund Corp. Et Al 152178/24 Guerrero Rodriguez v. 42nd Road Lic Prop. Owner LLC Et Al 150183/16 Gulyamov v. 426 Hbh Llc 159824/24 Gusef v. King 152411/25 Hereford Ins. Co. v. Gibson 850192/20 Hilton Resorts Corp. v. Abrii

Court Calendars

COURT NOTES

OFFICE OF COURT

Court Facilities Capital Review Board

Meeting To Be Held On Sept. 25

The Court Facilities Capital Review Board, established pursuant to Chapter 825 of the Laws of 1987 to review and approve Court Facilities Capital Plans submitted by city and county governments, will meet on Thursday, September 25, 2025 at 12:00 P.M. via videoconference call.

Date: Thursday, September 25 Time: 12:00 P.M. 2 Locations: * 25 Beaver Street, New York, 10th floor conference room * Broome County Courthouse, 92 Court Street, Binghamton, New York, Courtroom 6

The meeting is open to the public, and the public has the right to attend the meeting at any of the locations.

Agenda: 1. Approval of 4/29/2025 Meeting Minutes (vote) 2. Introducing Panagiota Hyde: Capital Planning Attorney 3. Interim Counsel's Report a. Update on Capital Plan Solicitations 4. Board Action Item (vote) a. Dutchess County: Approval of Capital Plan Amendment 5. Board Discussion Items a. City of Schenectady b. City Buffalo c. City of Albany d. City of Rye e. Website 6. Old Business 7. New Business 8. Next Meeting Date 9. Miscellaneous

The meeting will be streamed live at: https://cmi.nycourts.gov/stream/live/live/20250925-CourtFacilitiesCapitalReviewBoard

Anyone with questions regarding this meeting should contact: Mindy Jeng, Interim Capital Planning Attorney – (212) 428-2140. Office of Court Administration, New York State Unified Court System

NEW YORK CIVIL COURT Housing Part

Court Seeks Applicants for Housing Court Judgeships Application Deadline is Nov. 6

Hon. Douglas Hoffman (Ret.), Chairperson of the Advisory Council for the Housing Part of the Civil Court of the City of New York, today announced that the Advisory Council has begun the process of soliciting applications for Housing Court Judge positions. In order to encourage interest in applying and to provide sufficient time for a full review of candidates, applications will be accepted through November 6, 2025, at 5 p.m. Housing Court Judges are appointed to five-year

850233/19 Hilton Resorts Corp. v. Farias 951147/21 Hodges v. NYC Et Al 159960/25 In The Matter of The Application of Juan Niola v. NYC Et Al 155889/25 Infinity Auto Ins. Co. v. Nadege 161363/25 Jacob Rami Uziel v. Valley Nat. Bank 652541/20 James v. Harriet Tubman Gardens 158882/17 Jones v. NYC 157764/13 K.D. v. M.C. 104534/09 Kirton v. Adultservice Corp. 160268/25 Klepper v. 118 East 60th Owners, Inc. Et Al 653071/25 Law Offices of Robert M. Fox v. Answering Service Care 161170/25 Legal Aid Society v. NYC Comm. on Human Rights 153075/23 Lek v. Lek 805341/24 Levy v. Mens Health Manhattan Et Al 655302/24 Liberty Mutual Personal Ins. Co. v. Grant 159007/25 Lisko v. 112-113 West 75th St. 151729/25 Loomis v. Zhao 805128/20 Mattos v. Edouard Rn 159982/20 Maxim v. Gramercy Square LLC Et Al 156414/25 Merrinack Mutual Fire Ins. Co. A/s/o Cortland Pl. Condominium v. Riedel Contracting Inc. Et Al 161174/25 Metro City Bank v. Equitable Life Ins. Co. Et Al 161477/25 Molina v. Sxh Restaurant Corp. 805229/23 Moore v. Mount Sinai Hosp. Et Al 157608/25 Moreno v. Oobe Apparel Design Group, Inc. 155977/14 Mortillaro v. NYC 151392/16 Newman v. Mount Siani Medical 653354/22 Nextcom Const. Inc. v. Dxa Architecture Studio Pllc 150487/24 Pena v. Osaigbovo 652903/24 Ponce Bank v. Enjoy Kitchen & Grill Corp. Et Al 150483/24 Pumarol v. NYC Et Al 158375/24 Pyon v. Hassan 651079/23 Qingdao Hitone Garment Co., Ltd. v. Sportlife Brands 652440/25 Quinn v. Qvc Group, Inc. Et Al 157114/25 Reddix v. Ezieme 452358/25 Robinson v. NYC Et Al 152811/23 Rodriguez Meza v. Chuang Heng Rego Par 159591/25 Rodriguez v. Tompkins Square Distributors Inc Et Al 654027/25 Rompsen Investment Lp v. Ebrahimezzadeh 157652/24 Ross v. Bowery Residents Committee Inc Et Al 158340/16 Santoro v. Schiavone Const. Co. 157311/22 Savage v. NYU Langone Hosp. Et Al 156560/25 Schuster v. Deckoff 158565/20 Seenath v. Illames 850401/24 Sig Cre 2023 Venture LLC v. 4 St. Lukes Pl. Inc. Et Al 304436/16 Silva v. Mazzaglia 653670/05 Sme 526 Seventh LLC v. Alsaedi 157488/20 Smith v. Park Ave. Hosp. ity 653058/25 Solomon Partners Securities v. Jonathan Adler Enterprises 652916/25 Spac Recovery Co. v. North Atlantic Imports 157455/24 State Farm Fire And Casualty Co. v. Braswell 653727/25 Therapy For Black Men, Inc. v. World Business Leaders 161739/23 Torrez Solis v. 42nd Road Lic Prop. Owner LLC Et Al 155004/25 Vidal Kaufman v. Con & Con Caterers, Inc. Dba Flannery's Bar Et Al 156137/20 Villaverde v. La Ruleta Meats 161184/24 Vivas v. Fed. Express Corp. Et Al 156922/20 Washington v. Frank Martz Coach Co. 157017/20 Washington v. Metro. 156355/25 Weinberger v. NYCH&HC Corp. AKA Coney Island Hosp. And NYCH&HC Hosps. South Bklyn. Et Al 850625/23 Wells Fargo Bank v. Ashkenazi 152680/23 Yap v. Ali 159958/22 Zheng v. Kosif

FRIDAY, SEPT. 26

650291/20 134 Emmut Properties LLC v. Siu 160793/25 139 East 57th St. LLC v. Darigo 153787/25 186c Blecker Prop. Owner LLC v. Figaro NYC LLC 160486/25 200 West 58th St. LLC v. Ahmed 151128/24 32 East 31st St. Corp. v. 31st St. Zef LLC 160485/25 916-918 Third Ave. LLC Co Lighthouse Properties LLC v. Murtaza 160484/25 985 Lexington Ave. LLC Co Lighthouse Properties LLC v. Ochar 650340/23 Adirondack Ins. Exch. v. Wang 150068/25 Ainsworth Inc. v. Ocgf LLC Et Al 654850/25 Akf Inc. v. Wasson's Westside LLC. Et Al 157591/25 Alao v. Rhm-88 151174/22 Alarcon v. NYCHA 652531/25 Alawdi v. Bishop 650685/25 Alpi U.S.A., Inc. v. Prosper & Pagon Inc. 158603/25 Araneses Quintero v. Cromwell Capital LLC Et Al 652935/25 Ash II LLC v. Gramercy Park House LLC 154439/21 Ayala v. Trans World Equities Co., L.P. Et Al 161210/24 Bank of America v. Barkagan 100777/25 Barone v. Green Kammer Min & Rockmore 950567/20 Bennett v. The Episcopal Church Et Al 652566/23 Berkeley Ins. Co. v. Neelam Const. Corp. Et Al 654949/25 Berlinrosen LLC v. Unlucky Films, Inc. 154999/20 Bierman v. Macys Corporate Services, Inc. 153157/23 Boggia v. Hudson Cbd Flatbush LLC 156045/20 Braganca-Ferreira v. Srep 10th Ave. Venture LLC 153278/20 Byrd v. 888 Seventh Ave. Fee 150088/22 Carlisi v. Plaza Const. LLC Et Al 160834/22 Carson Family 2013 Dynasty Trust Et Al v. Infinity Q Capital Mgt. LLC Et Al 150301/24 Castillo v. Adewunmi 159021/20 Castro v. 122nd St. Prop. 651150/24 Certain Underwriters At Lloyd's v. Basf Corp. Et Al 659349/24 Clark v. NYU Langone Health System 452660/24 Comm'r's of State Ins. Fund v. Euro Builders LLC

452840/24 Comm'r's of State Ins. Fund v. Queensboro Hardwood Corp 452721/24 Comm'r's of State Ins. Fund v. Reliance Mechanical Solutions LLC 452719/24 Comm'r's of State Ins. Fund v. Sukha Const. Corp 452659/24 Comm'r's of State Ins. Fund v. Zpedia Inc. 155950/23 Connectone Bank v. Mtb Amg Inc. Et Al 158777/24 Costello v. Starr 161505/25 Coviello Jr. v. NYC - Dept. of Health & Mental Hygiene 190250/25 Daniel Piasecki v. Sumitomo Corp. of Americas Et Al 151501/25 Dark Alley Media v. Videoapp Inc. Et Al 154053/24 Designy Inc. D/b/a Designers Collab v. Blackboard Ins. Co. Et Al 653262/25 Dist. Council 37 v. The City Univ. of Ny Et Al 951491/21 Doe v. Ward 153998/25 Douglas Elliman Real Estate v. Villanova Heights, Inc. Et Al 659295/24 Eastern Funding LLC v. Ghost Auto & Towing Inc Et Al 153452/25 Estate of Laura Stein v. Davidov Davidov Siegel & Stern Llp Et Al 153969/22 Fair Housing Justice Center, Inc. v. E. J. Mgt. Co. Et Al 654504/24 Fc Collections v. Union Theological Seminary 805078/21 Feng v. Lennox Brown 160964/22 Flint Hills Diversified Strategies L.P. Et Al v. Infinity Q Capital Mgt. LLC Et Al 157195/23 Frederic v. Uovo Art LLC Et Al 161485/24 Garda Capital Partners Sarl Et Al v. Schonfeld Strategic Advisors LLC 158705/22 Gordon v. NYC Et Al 158781/24 Gottlieb v. Newman 159424/24 Govt. Employees Ins. Co. v. All City Family Healthcare, Inc. Et Al 161408/24 Govt. Employees Ins. Co. v. Amg Impact Rehab Pt 653144/25 Heineken Beverages Int'l (pty) Ltd. v. Soleil Chartered Bank 653945/25 Heinowitz v. Quint 850314/24 Hny Club Suites Owners Assoc. Inc. v. Bid Through Its Board of Directors v. Peterson As Executor of The Estate of Michael Ray Peterson 160948/25 In The Matter of The Application of Delicia Holloway v. NYC 651444/25 Insured Advocacy Group v. Crisis Response Group, Inc. Et Al 652713/24 Intersection Media v. Findlay Galleries 652314/25 Itria Ventures LLC v. R1 Solutions, Inc. Et Al 652513/25 Jacobs v. Nbtv Channels 655204/25 Jc Contracting Mgmt Llc v. The 666 B'way, Condominium Assoc., Inc. Adjmi 158320/25 Jones v. Jing Fong Restaurant, Inc. 155100/24 Joy v. NYC Et Al 950008/20 K. v. Archdiocese of NY 651261/21 Kapitus Servicing, Inc. v. Altanidia Beauty Supplies, Inc. Et Al 160958/23 Kars v. Akam Associates, Inc. Et Al

152079/23 Kim v. The New School Univ. 651241/25 King Contracting Group Ny Inc. v. Bober 650345/25 Lamar Central Outdoor v. Wood 654753/24 Liberty Mutual Ins. Co. Et Al v. Estrella 952140/23 Lk Jane Doe 1 v. Mount Sinai Bth Israel Et Al 952141/23 Lk Jane Doe 2 v. Mount Sinai Bth Israel Et Al 952179/23 Lk Jane Doe 3 v. Mount Sinai Bth Israel Et Al 653606/22 Lnm Capital Partners v. Mill Point Capital 654248/25 Makkiv v. Driveup Storage Llc Et Al 190038/24 Martin v. A.O. Smith Water Prods. Co Et Al 157903/19 Mastrobattista v. Churchill E 62nd Llc 154929/25 Mazzura v. 1345 Leasehold LLC Et Al 805397/21 Medina v. Licata M.D. 160871/23 Mendez v. NY Univ. Et Al 158905/18 Milankovic v. Ery Tenant LLC 157983/25 Miles Parker Owner LLC v. The NYS Office of Temporary And Disability Assistance Et Al 651146/25 Mir Hanson Associates v. Four M Food Service of Atlantic Terminal 158224/24 Miranda v. Jrr Contracting Inc. 154412/22 Montes Martinez v. Condominium Board of Mgrs. of Tribeca Summit 158289/19 Morgan v. Abanto 451088/18 Narang v. Chopra 156712/25 Nationwide Judgment Recovery, Inc. v. Zhang 653991/25 News Sky Satellites B.V. v. Kativik Regional Govt. 655089/23 NYU Langone Hosps. v. Complete Care 156692/18 Parker v. Skanska 154979/22 Pellot v. NYCSA USA Civil Northeast Inc. Et Al 150278/25 Perez v. Lyft, Inc. Et Al 160048/21 Pilon v. Mtglq Investors 654592/25 Quint Capital Corp. v. Heinowitz 157091/22 Ramdeen v. 50 Hymc Owner LLC Et Al 650097/21 Red Apple 86 Fleet Pl. v. Hudson Machine Works, Inc. 157984/22 Reyes v. 1650 Corp. Et Al 157984/25 River Crossing Owner LLC v. The NYS Office of Temporary And Disability Assistance Et Al 157985/25 Roosevelt Windings Owner LLC v. The NYS Office of Temporary And Disability Assistance Et Al 161600/23 Rosario v. The NY And Presbyterian Hosp. 153777/22 Rose v. Phaidon Int'l Et Al 157968/25 Roth & Roth v. NYCTA Et Al 158915/24 Santos v. 135 Orchard St. 850180/21 Sig Cre 2023 Venture LLC v. 1561-21 Jamaica Hldg. LLC. Et Al 190222/23 Simo v. A.O. Smith Water Prods. Co Et Al 155822/21 Skinner v. New Ig 79th LLC Et Al 151136/21 Smartmatic USA Corp. v. Fox Corp. 450615/19 Harouian v. Harouian 653795/15 Homapour v. 3m Properties 65462/25 Tsla Capitals v. Atl Funds

Motion

651498/24 Fortress Credit Corp. v. Cohen

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Adjudured for Working Copies Part

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Justice Adam Silvera 60 Centre Street Phone 646-386-3722 Room 300 THURSDAY, SEPT. 25 157809/20 Firstenberg v. La Rochelle 75 I LLC Et Al 160517/18 Pecoraro v. NYC 651595/19 Whealon v. Gramercy Park Residence Corp.

Part 2

Justice Lori S. Sattler 60 Centre Street Phone 646-386-3852 Room 212 THURSDAY, SEPT. 25 257168/20 1160 Third Gf Llc v. The Tax Commission of The City of New York 250341/21 124 Seventh Ave. 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 257264/17 175 East 79th Tenants Corp. v. The Tax Comm. of NYC 258157/24 306 West 48th Manhattan Lp v. The Tax Comm. of NYC 261891/18 423 West Dev. v. The Tax Comm. of NYC 264529/17 520 West 27th St. Condominium v. The Tax Comm. of NYC 240017/23 600 B'way. Partners LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC 240018/24 601 Resi Hldgs. LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC 260117/24 607 West 47th St. Owner Lp v. The Tax Comm. of NYC 258216/14 714 Lex Acquisition v. The Tax Comm. 263256/18 720 Lex Acquisition v. The Tax Comm. of NYC 657016/21 80-82 Bowery LLC v. Lin 257952/19 Bond St. Levy v. The Tax Comm. of NYC 255986/24 Div West 29th St. v. The Tax Comm. of NYC 258325/18 East 50th St. Investors LLC v. The Tax Comm. of NYC 254179/19 Fifty East Forty Second LLC v. The Tax Comm. of NYC 259920/20 Flagship 660 Owner LLC v. The Tax Comm. of NYC 162129/23 Ho v. Leung 250029/19 R. Rlty. Associates v. The Tax Comm. of NYC 153733/22 Lin Sing Assoc. v. Deng 265078/20 Lower Fifth Rlty. Corp. v. The Tax Comm. of NYC 264806/17 Manhattan Tower Condominium v. The Tax Comm. of NYC 240011/24 Ot Real Estate Owner LLC (successor in Interest To Olympic Tower LLC) v. The Tax Comm. of NYC Et Al 263022/21 Quik Park 61st St. LLC v. The Tax Comm. of NYC 25958/19 Shefa Land Corp. v. The Tax Comm. of NYC 253766/17ornado 40 East 66 St. LLC v. The Tax Comm. of NYC 263407/18 Wbsh Mt Tower LLC v. The Tax Comm. of NYC 265815/20 West 19 St Owners Corp. v. The Tax Comm. of NYC 259517/16 York Ave. Commons LLC v. The Tax Comm. of NYC

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Justice Joel M. Cohen 60 Centre Street Phone 646-386-3287 Room 208 WEDNESDAY, SEPT. 24 653917/24 Ader v. Ader 654579/25 Mutual of America Life Ins. Co. v. Bgs Financial Advisors 153934/19 S.A.R.L. Galerie Enrico v. Marlborough Gallery Inc.

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 162282/24 Beltre Gonzalez v. Amsterdam 1743 Rity. LLC
 151129/25 Caba v. Verizon NY Inc Et Al
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 654351/22 Friedkin v. Silverlining Interiors, Inc. Et Al
 652531/25 Jacobs v. Nbtv Channels 652410/21 Little Hearts Marks Family II L.P. v. Carter
 650719/22 Long Island Laser Center, Inc. D/b/a Satori Laser v. Noya
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 154308/24 Thomas v. Fifth-944 Corp. Et Al
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Part 9

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

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Part 11

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

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 157601/21 Ricci v. Discover Bank Et Al
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 159807/25 Sands v. The NYS Attorney General Et Al
 650692/24 Soybean Parking LLC v. Board of Mgrs. of The Amherst Condominium
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 655551/23 N47 Associates LLC v. Jemeco Rity. LLC
 160492/25 Rincon Series A LLC v. 72 Grand Partners LLC
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Part 12

Justice Leslie A. Stroth
 60 Centre Street
 Phone 646-386-3273
 Room 323

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 159960/23 Rangel Suarez v. NY Univ.

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 155289/23 Garcia v. 59 W. 10th St. Ltd. Liability Co.
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Part 14

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

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850180/2357th St. Vacation Owners Assoc., Inc. v. By And Through Its Board of Directors v. Kost
 850345/2357th St. Vacation Owners Assoc., Inc. v. By And Through Its Board of Directors v. Tauscher
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 654767/23 Garfinkel v. Gans
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Part 15

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

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 350118/09 Derossi v. Derossi
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365471/24 Chan v. Fraley
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 365870/23 Quinnett v. Rist
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Part 17

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

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158805/19 Philadelphia Indemnity v. Mulvey Const., Inc.

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150088/22 Carlisi v. Plaza Const. LLC Et Al

Part 19

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

THURSDAY, SEPT. 25

158805/19 Philadelphia Indemnity v. Mulvey Const., Inc.

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150088/22 Carlisi v. Plaza Const. LLC Et Al

Part 20

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

Part 24

Justice Michael L. Katz
 60 Centre Street
 Phone 646

Court Calendars

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

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654666/24 Kin Chung Wong v. C
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655615/23 Metro. Partners Group
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659274/24 Mn8 Energy Llc v. Axis
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653598/23 Mw Gestion v. Cellenkos
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655615/23 Metro. Partners Group
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650392/25 On The Move Hldgs. v.
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654432/24 White Rock Ins. (sac)
Ltd v. China Const. Bank Corp. Et Al

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655341/23 Altamira Investments
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650010/22 Bacopoulou Dds P.C. v.
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655987/23 Clear Blue Ins. Co. Et Al
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651347/22 Gnhc 1703-518 v. Venari
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159024/25 Kalampoukas v. Kroll
653340/24 Newmark & Co. Real
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Part 49 Commercial Div.
Justice Margaret A. Chan
60 Centre Street
Phone 646-386-4033
Room 252

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

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651237/25 Rocketstar, Inc. v. Miles
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654908/22 Sres Rity. Group Llc Et Al
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651237/25 Rocketstar, Inc. v. Miles
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653491/25 176 West 87th Leasehold
Llc Et Al v. Rudd
652892/25 Ash Group of Florida Inc.
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Part 54 Commercial Div.
Justice Jennifer G. Schecter
60 Centre Street
Phone 646-386-3362
Room 228

WEDNESDAY, SEPT. 24
650973/17 Talking Capital Windup
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650118/24 Change Lending v. 777
Partners Llc Et Al
656225/23 Daher Aerospace Inc. v.
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654304/23 Empros Technologies
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654518/23 Eurotech Const. Corp. v.
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651689/24 Higround Co., Ltd. Et Al
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651241/25 King Contracting Group
NY Inc. v. Bober
652044/24 Korean American
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Medical Group, Inc. Et Al
653577/22 L.E.S. Dwellers,
Inc. P/k/a Diem, Inc. Et Al v.
Auerbach

653055/24 Rose Group Park Ave.
Llc v. Third Church of Christ
651145/24 Scarola Zubatov
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653058/25 Solomon Partners
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655271/24 Hvc Manco v. Arc Capital
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452378/19 People of The State of v.
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654741/25 T-Mobile USA, Inc. v.
Broadcom Inc. Et Al
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652467/22 Welkin Mechanical v.
NYC

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Llc v. Omanoff

Part 57
Justice Sabrina Kraus
60 Centre Street
Phone 646-336-3195
Room 218

WEDNESDAY, SEPT. 24
950071/19 Ark83 v. Archdiocese of
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950080/19 Ark89 v. Archdiocese of
NY

950725/21 Doe v. Archdiocese of NY
950261/21 M. v. NYC
950864/21 Siemer v. Roman
Catholic Archdiocese of NY Et Al

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950307/21 C. v. NYC
950638/20 Doe Jp v. Archdiocese of
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950371/21 Doe v. Archdiocese of NY
950331/21 J.L. v. Archdiocese of NY
950054/20 Jas#1 Doe v. Brandeis
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950254/21 M. v. NYC
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950737/20 W. v. Archdiocese of NY
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950567/20 Bennett v. The Episcopal
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652417/21 Berrios v. Rose
Associates, Inc.

950839/21 Calandrino v. Manhattan
Bible Church, Inc. Et Al
951419/21 Doe v. Ward
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950209/20 Doweary v. St. Augustine
Our Lady of Et Al
950126/21 G. v. Archdiocese of NY
950008/20 K. v. Archdiocese of NY
950167/21 Landry v. Roman
Catholic Archdiocese of NY Et Al

950126/19 Perkins v. Cabrini
Mission Foundation
950876/21 Simmons v. Roman
Catholic Archdiocese of NY Et Al

Part 59
Justice Debra A. James
60 Centre Street
Phone 646-386-3351
Room 331

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150852/22 Eisenberg v. Amazon
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451666/18 Genetech Bldg. Systems
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153758/23 Hooks v. Azure Hldgs. II
152858/20 Noka v. Gashi
101748/19 Trent v. Cohen

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150852/22 Eisenberg v. Amazon
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152858/20 Noka v. Gashi
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153463/23 Bustamante Bueno v. 520
Foe Owner 2 Llc Et Al
150712/23 Dos Santos v. Isomedix
Operations Inc. Et Al
150168/23 Law v. Kee Mou Rity.
Corp.
159773/22 Thompson v. Bud South
Llc Et Al

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

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650792/25 In The Matter of An
Application of Dr. Henry Bellutta
v. Pilla

654957/22 Quartix Finance Inc. v.
Ksh Brands Llc Et Al
650604/24 Regulus Group v. Motir
Services, Inc. Et Al
650636/24 Woodcock Capital Llc v.
Schlird Inc. Et Al

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651398/25 Blue Sky Solar Energy v.
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659499/24 Kennedy III v.
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650855/19 Lis v. Lancaster
650013/25 Metro. Partners Group
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654484/25 Metro. Partners Group
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651175/25 Sig Rcrs D Mf 2023
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654218/23 Brand Squared Llc v.
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650971/24 Carestream Health, Inc.
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160834/22 Carson Family 2013
Dynasty Trust Et Al v. Infinity Q
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160964/22 Flint Hills Diversified
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655304/25 Penn Hotel Junior Llc v.
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650971/24 Carestream Health, Inc.
v. Sino Promise, Inc. Et Al
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Capital Mgt. Llc Et Al
160964/22 Flint Hills Diversified
Strategies L.P. Et Al v. Infinity Q
Capital Mgt. Llc Et Al
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Cannetti

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

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650050/19 Bullen v. Sterling
Valuation Group, Inc.
654546/25 Cmtg Jm Term Funding
Llc Et Al v. Jm Term
654430/25 Parrish v. Marsh &
McLennan Companies, Inc. Et Al
651697/25 Workgenius Hldgs., Inc.
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654546/25 Cmtg Jm Term Funding
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651697/25 Workgenius Hldgs., Inc.
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653368/25 140 Schermerhorn St.
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659825/24 Alpine Ridge
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651446/23 Gvi Casellula v. Casellula
450374/21 Texas City Patrol Llc v.
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653368/25 140 Schermerhorn St.
Prop. Owner Llc Et Al v. The
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659825/24 Alpine Ridge
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161485/24 Garda Capital Partners
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653606/22 Lmm Capital Partners v.
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651670/23 Migdalor-Investment
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653461/25 Solopos Dev. Group v.
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653461/25 Solopos Development
Group v. Susquehanna Solar

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

80 CENTRE STREET

Part 4
Justice Judy H. Kim
80 Centre Street
Phone 646-386-3580
Room 308

WEDNESDAY, SEPT. 24
156990/25350 East 62nd St.
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151550/23 American Express Nat.
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650408/24 Belkin Burden Goldman
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1110 Park Ave. Condominium Et Al
453249/24 Comm'rs. of The State
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156698/25 Conway v. East 82 Owner
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652416/25 Crous v. Korengold
156220/25 Doe v. Hand Hospity Llc
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158539/25 Gpg 590 v. Portillo
152248/23 Hawkins v. Skin Spa Ny
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100697/25 In The Matter of The
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153209/24 Mendoza Bravo v. 27
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159141/25 Mept 757 Third Ave. Llc
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155804/24 Municipal Credit Union
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158542/25 Needham v. Igbokwe
Plc D/b/a Law Office of William
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161489/25 Pasricha v. Bpp Pcv
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157504/22 Quashawn Holt v. Rxr
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655106/24 Ranjawan v. Teachers
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654347/25 Royal Poinciana South
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10594/10 Spiegel v. 49 Grove Rity.
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154671/25 Sumba Lucero v. 1165
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452928/24 NYC Et Al v. 218 Covert
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451969/24 NYC Et Al v. The Board
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Condominium Et Al
153226/25 Yoffie v. Northern
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157697/20 Alveira v. 76 Eleventh
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656239/23 Atlantic Specialty Ins.
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151549/24 Bermo v. 40 Wall St.
Hdgs. Corp. Et Al
650991/25 Bertigo Usa Inc. v. Saks
Off 51 Llc Et Al
154885/19 Brisson v. Port Auth. of
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153654/22 Burgos v. Hp Promenade
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650462/24 Calman v. Jpmorgan
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160747/22 Carlos Lopez v. Vici
Lendco Llc Et Al
150747/22 Christensen v. Hunt
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162008/23 Chubb Nat. Ins. Co. Et Al
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159626/24 Con Ed Co. of New York,
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158022/24 Coporan v. The George
Units Llc
155011/23 Cruz v. 226 Lafayette Co.,
Inc. Et Al
160428/24 Demetriou v. 890 West
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151974/22 Doe v. Archdiocese of NY
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154678/22 Finney v. 144-150 Barrow
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158697/22 Furlow-Nesbitt v. 350
Manhattan Ave Lp Et Al
158902/20 Garcia v. Board of Mgrs.
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154342/23 Geraldine Herlihy v. The
Penn Central Corp. Et Al
150438/24 Guaman v. Carmel
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155693/22 Holmquist v. 3rd And
60th Associates Sub Llc Et Al
150179/25 Jean v. Horizon 80 Rsd
Llc Et Al
151711/23 King v. Ardeon Rity.
Corp. Et Al
654490/21 Mihalov v. Rane
159249/24 Montilla v. NYC Et Al
159251/24 Mejia Mejia v. Arden
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Mechanical, Inc. Et Al
159952/23 North Lite Ltd. Et Al v.
First Garden Corp. Et Al
160608/22 Ochoa-Quijije v.
Universal Protection Service
160428/23 Paris v. NYC Et Al
155477/24 Pastor Arriaza v.
Silverlinn Interiors, Inc.
157714/25 Redix v. Ezieme
160963/24 Rosario v. NYCHA Et Al
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Lawton
157488/20 Smith v. Park Ave. Hosp.
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161645/24 Thu v. Paradise
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NYC Neighborhoods, Inc.
156032/24 Valbuena v. Rxr 61
B'way. Owner Llc
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Newyork And Presbyterian Hosp.
Et Al
161285/24 Verdugo v. 716-720 West
180th St Heights Associates Llc
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157925/24 Sadhari v. Sultan
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151122/25 Johnson v. Ub
Distributors Llc Et Al
157925/24 Sadhari v. Sultan
161184/24 Vivas v. Fed. Express
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153081/23 Williams v. Diaz

Part 5 City Part
Justice Hasa A. Kingo
80 Centre Street
Phone 646-386-3374
Room 320

WEDNESDAY, SEPT. 24
161664/24 Koster v. NYC Et Al
160029/22 Stuart v. Con Ed Co. of
New York, Inc. Et Al

THURSDAY, SEPT. 25
154896/22 Allison v. NYC Et Al

450052/21 Bhatti v. NYC
154355/24 Jones v. NYC Et Al
160384/19 Moise v. NYC
155831/21 Pabon v. NYC Et Al
157088/24 Rajan v. NYC Et Al
452358/25 Robinson v. NYC Et Al
157652/24 Ross v. Bowery
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FRIDAY, SEPT. 26
150278/25 Perez v. Lyft, Inc. Et Al
159259/25 Vassell v. NYC Et Al

Part 8
Justice Lynn R. Kotler
80 Centre Street
Phone 646-386-3572
Room 278

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153568/19 Ahmad v. Jaffe Ross &
Light Lp
153777/22 Rose v. Phaidon Int'l Et Al

Part 21 City Part
Justice Richard A. Tsai
80 Centre Street
Phone 646-386-3738
Room 280

WEDNESDAY, SEPT. 24
450573/24 Quashe v. Metro.
Transportation Auth. Et Al
156959/14 Stevens v. NYCTA
158840/22 Whitehead v. Stewart

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150437/24 Alcantara Brea v. Green
157051/23 Alceia v. The NYCHA Et Al
157492/17 Amaya v. Manhattan And
Bronx Surface
153192/21 Antoine v. Murray
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161872/23 Arnold v. NYC Et Al
157826/24 B.R. v. Marcus
154392/23 Bacay v. Tousandt
154448/24 Bencivenga v. Go NY
Tours Inc. Et Al
452218/18 Benjamin v. NYCHA
157005/18 Berger v. NYCHA
157799/23 Briggs v. NYC Et Al
154865/21 Bynum v. Mta Bus Co. Et Al
154177/24 Caicedo v. Go NY Tours
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153561/20 Canata v. NYC
150329/24 Castillo v. James Ots
151628/18 Castillo v. NYCTA
152588/22 Childress v. China
Buddhist Assoc. Et Al
150403/23 Christian v. NYCHA Et Al
159175/19 Cohen v. Doe
150835/23 Collins v. NYCHA Et Al
160954/21 Cordero v. NYCHA Et Al
160794/24 Cuevas v. Metro.
Transportation Auth. Et Al
152139/24 D.B. v. Marcus
156974/22 Deleagal v. NYC Et Al
159448/21 Delgado v. NYCHA Et Al
153382/24 Diaz v. Hernandez
158825/24 Diyas v. NYCHA Et Al
159746/24 Dilone v. NYC Dept. of
Transportation Et Al
150262/24 Ernest Martin v. Mta Bus
Co. Et Al
157764/24 Floyd v. NYC Et Al
159111/19 Gibbs v. NYCTA
155684/22 Green v. NYC Et Al
154117/24 Hryn v. Metro.
Transportation Auth. Et Al
156550/24 Hernandez v. NYC Et Al
158296/24 Hung v. Harrison
157125/23 Islam v. Lozier
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156314/24 Kargman v. Mta Bus Co.
Et Al
159127/24 Kelley v. Metro.
Transportation Auth. Et Al
154362/25 Levy v. NYCHA Et Al
152041/20 Lucy Aguilar As v. NYCTA
161323/17 Llyall v. Long Island Rail
Road Co.
157735/23 Maldonado v. Con Ed Co.
of New York, Inc. Et Al
150400/22 Marulanda v. The NYCHA
Et Al
157616/24 Matias v. Medvedchikov
155565/22 McCoy v. NYC Et Al
153698/20 Medina v. Long Island
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152571/24 Medvedchikov v.
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NYCHA Et Al
151236/22 Miranda v. NYC Et Al
154433/24 Mitnick v. NYC Et Al
155473/23 Mugerla v. P.C. Festivus
153400/24 Ngai v. Harrison
151821/24 Padilla v. Medvedchikov
450999/25 Parsacandolo v. Mta Bus
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154431/17 Porter v. NYC
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152149/13 Radu v. NYCTA
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160991/20 Rodney v. NYC Et Al
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Pharmacy Corp. Et Al
158656/20 Seennath v. Illames
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155309/23 Simpson v. Hernandez
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158427/24 Smith v. NYC Et Al
159858/21 Stewart v. NYCHA Et Al
152871/21 Torhovoytska v. NYC
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150976/24 Valdatta v. NYCHA Et Al
153694/20 Vega v. NYC Et Al
158787/21 Ventura v. Metropolitan
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158233/18 Vybovoha v. Daytona
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FRIDAY, SEPT. 26
153568/19 Ahmad v. Jaffe Ross &
Light Lp
153777/22 Rose v. Phaidon Int'l Et Al

Part 22 Motor Vehicle
Justice Christopher Chin
80 Centre Street
Phone 646-386-3271
Room 136

WEDNESDAY, SEPT. 24
162495/23 Aldzhambaeva v. Romero
151122/25 Johnson v. Ub
Distributors Llc Et Al
157925/24 Sadhari v. Sultan
161184/24 Vivas v. Fed. Express
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153081/23 Williams v. Diaz

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152395/23 Mercedes Nunez v. Amp Prop. Owner L.P. et Al
 158215/24 Muniz v. Jpmorgan Chase & Co. Et Al
 157518/21 Nerges Jr. v. Nat. RR. Passenger Corp.
 158296/23 Pacific Indemnity Co. A/s/o Richard Milman And Stacey Milman v. Lawrence
 156727/24 Rivera v. NYCHA
 158075/23 Rodriguez Estrada v. Chatsworth Rlty. Corp. Et Al
 156954/24 Santos v. McDonald's Corp. Et Al
 158874/22 Scully v. Hfz W 75th St. Owner
 157993/24 Torrento v. Qb Housing Dev. Fund Corp. Et Al
 157207/24 Uribe v. Royal Charter Properties, Inc.
 158984/23 Winkler v. Debar Rlty. Corp. Et Al
 156919/24 Ynes Fajardo v. 177th Upper B'way. Hlgs. LLC

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160453/23 Aprea v. Abc Const. Contracting Inc. Et Al
 161465/24 Global Operations Security Services Inc. A/s/o Global Operations A/s/o Global Ops v. Benedetto De Albuquerque
 161327/24 Gomez v. 235 West 107th St. Housing Dev. Fund Corp. Et Al
 100901/25 Harge v. NYC

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160958/23 Kars v. Akam Associates, Inc. Et Al

Part 36

Justice Verna L. Saunders
 71 Thomas Street
 Phone 646-386-3733
 Room 205

WEDNESDAY, SEPT. 24

150750/19642 East 14th St. LLC v. 644 E 14th Rlty. LLC
 654761/25 Akf Inc. v. Terra Prop. Group LLC Et Al
 155012/16 Ali v. Bsrp Usa Miles 151087/18 Ambotti v. Gemini Residential

653078/25 American Transit Ins. Co. v. Englewood Orthopedics Group Pc
 653048/25 American Transit Ins. Co. v. Unicorn Acupuncture 400207/04 NYC v. Maul 157330/24 Cs Energy v. Rak 1 Solar 150102/18 Dyadechko v. Port Auth. of New

159988/18 Dziura v. Human Dev. 650290/21 Elk 33 East 33rd LLC v. Stickey's Corporal, LLC
 156722/25 Giometti v. Waterfall Apts Inc.

158616/20 Karastoyanova v. 175 East 74th Court.—11 A.M.
 160752/20 Murawski v. Bisso 150155/17 Ramirez v. H.Mckenzie Inc.

150012/24 Rodriguez v. 3795 Restaurant Corp. D/b/a Maraca NYC Et Al
 654991/21 T-Seventeen LLC v. Aa Jedsdon Co.
 453066/21 Thame v. NYCH&C Corp. Et Al

159052/21 Union Mutual Fire Ins. Co. A/s/o Eb 223 Rlty. Inc. v. Fisco Const. Inc.
 159176/24 Zavaglia v. Teacher's Retirement System of NYC Et Al

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654761/25 Akf Inc. v. Terra Prop. Group LLC Et Al
 653078/25 American Transit Ins. Co. v. Englewood Orthopedics Group Pc
 653048/25 American Transit Ins. Co. v. Unicorn Acupuncture
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159176/24 Zavaglia v. Teacher's Retirement System of NYC Et Al

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654432/25 Allstate Ins. Co. v. Mta Bus Co.
 654668/25 American Transit Ins. Co. v. Bklyn. Medical Practice
 655006/25 American Transit Ins. Co. v. Douglas A. Schwartz
 654614/25 American Transit Ins. Co. v. Groys Med Supply Corp.
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656884/22211-217 First Ave. LLC Et Al v. First E.V. Pizza Inc. D/b/a Luzzo's, Et Al
 652380/25 Trust Bank v. Fludd

Part 46

Justice Richard Latin
 71 Thomas Street
 Phone 646-386-3279
 Room 210

WEDNESDAY, SEPT. 24

151113/23 Larios v. Aspenly Co. LLC Et Al

THURSDAY, SEPT. 25

152576/23 Fair Housing Justice Center, Inc. v. Chestnut Hlgs. of New York, Inc. Et Al—10 A.M.
 153751/23 Mullman v. 3cd E78 LLC Et Al
 155195/22 Quimri Loor v. NYCHA
 150440/23 Rashidi v. Gid Dev. Group Et Al—11 A.M.

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153751/23 Mullman v. 3cd E78 LLC Et Al
 155195/22 Quimri Loor v. NYCHA

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153278/20 Byrd v. 888 Seventh Ave. Fee
 157796/23 Dunbar v. Platinum Services NY LLC Et Al—9:30 A.M.
 154858/21 Gomez v. Vornado Rlty. Trust Et Al—2:15 P.M.
 150092/23 Meril v. A—10 A.M.
 160048/21 Pilon v. Mitqj Investors

Part 55

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

WEDNESDAY, SEPT. 24

160942/25 Andmar Investors LLC v. Jovanovic
 151227/24 Ardon Bellorin v. Crosscity Const. Corp. Et Al
 153556/24 Ascencio v. El Mambi Steakhouse Corp. Et Al
 152018/24 Balcazar Jimbo v. Pyramid Restoration NY LLC Et Al
 160090/24 Bespoke Harlem West LLC v. Adams
 150619/23 Boerke v. Nucor Const. Corp. Et Al
 654962/24 Broadwalk Mgt. Co. LLC v. Sky
 654247/23 Chungly Dev. Corp. v. Liang
 160347/23 D. v. NYC Et Al
 160186/23 Darouar v. M.R.E. Hlgs. Corp.
 155333/21 Davidova v. Scher
 154691/24 Dieudonne v. 142-12 Rosedale Rlty. Corp. Et Al
 150238/24 Forestiero v. The Animal Medical Center Et Al
 653627/25 Galyanurov v. Galyanurov
 151793/24 Green v. Overwatch Services LLC
 155200/18 Guaman Guazcho v. 420 West 23rd St.
 156047/25 In The Matter of The Application of Sean Hirschhorn v. NYC Et Al
 160345/24 Kaczor v. L'industrie Pizza Ip Holcdo
 161188/24 Lewek Corp. Dba Cubbyhole Et Al v. Bompert
 952337/23 Lewis v. Rivers
 158857/24 Love v. Wayne Rad Et Al
 156018/23 Mousiades v. NY Prop. Ins. Underwriting Assoc.

158857/23 N.S. v. 504 W. 143rd Associates
 155049/20 Nardelli v. Zletz
 653671/23 Pasek v. 25 Charles Owners Corp. Et Al
 156040/19 Prince v. 163-170 East 81st St.
 158579/17 Qorrolli v. Metro. Dental
 159719/23 Ryan v. The Cora Hoffman Center Et Al
 157732/23 S&D Homes Inc. v. Zhou
 155413/24 Sadowski v. NYCHA Et Al
 154593/24 Sanchez v. 860 B'way.
 161877/23 Secaira v. NYC Et Al
 452084/25 NYC v. The Land And Bldg. Known As 443 East 78th St.
 162036/25 The N&E Bulcao Family Trust Dated December 13 v. Jre Hlgs. LLC
 152472/24 Toussaint v. Weinberg Properties L.P. Et Al
 154049/24 Zomongo, Tv USA, Inc. v. NYC Marshal Stephen W. Biegel

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160942/25 Andmar Investors LLC v. Jovanovic
 152018/24 Balcazar Jimbo v. Pyramid Restoration NY LLC Et Al
 160090/24 Bespoke Harlem West LLC v. Adams
 654247/23 Chungly Dev. Corp. v. Liang
 653627/25 Galyanurov v. Galyanurov
 156047/25 In The Matter of The Application of Sean Hirschhorn v. NYC Et Al
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 154049/24 Zomongo, Tv USA, Inc. v. NYC Marshal Stephen W. Biegel

654717/25 American Transit Insurance Company v. Altai Corp. Dba Get Ready Medical Supply
 655080/25 American Transit Ins. Co. v. Levron Inc
 655045/25 American Transit Ins. Co. v. Ritoh D.O. P.A.

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654850/25 Akf Inc. v. Wasson's Westside LLC. Et Al
 650685/25 Alpi U.S.A., Inc. v. Prosper & Pasion Inc.
 45271/24 Comm'r. of. State Ins. Fund v. Reliance Mechanical Solutions LLC
 652955/24 Eastern Funding LLC v. Ghost Auto & Towing Inc Et Al
 651444/25 Insured Advocacy Group v. Crisis Response Group, Inc. Et Al
 157916/17 Lloyd v. NYC
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157916/17 Lloyd v. NYC

Part 58

Justice David B. Cohen
 71 Thomas Street
 Phone 646-636-3347
 Room 305

WEDNESDAY, SEPT. 24

154726/19 Access Theater, Inc. v. Battery Dance Corp.
 654086/25 Akf Inc. v. Derwood's Automotive Repair LLC Et Al
 653949/24 Clark v. NYU Langone Health System
 159891/23 Clarke v. Fisher-Park Lane Owner LLC Et Al
 160370/21 Cruz v. Jgn Const. Corp. Et Al
 154379/20 Flores v. Mt. Sinai Hosp.

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155338/24 126 Lessee LLC v. Rjb Contracting Carling Corp.
 654610/25 American Transit Ins. Co. v. Glenmore Medical Pc
 654612/25 American Transit Ins. Co. v. Scott A Croce De
 157456/19 Cotto v. 685 First Rlty. Co.
 160500/18 E. v. Trustees of Columbia
 152468/22 Ferreras v. F.Homes Housing Dev. Fund Corp. Et Al
 160144/19 Gilberto Paez v. Carolina Manufacturing
 152411/25 Hereford Ins. Co. v. Gibson
 652541/20 James v. Harriet Tubman Gardens
 161170/25 Legal Aid Society v. NYC Comm. on Human Rights
 153667/21 Marks v. Nail & Spa 72, Inc. Et Al
 155268/20 Peralta v. 160/159 Rlty. LLC
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 156195/17 Pomatto v. Renaissance Housing
 155151/21 Purnavel v. 178 Bruckner Commissary
 157105/19 R.T.R. v. Acquisition America
 157624/18 Singh v. Thor-Go 120-125 Riverside LLC
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 100482/19 Taylor v. Gardner
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 156137/20 Villaverde v. La Ruleta Meats
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157456/19 Cotto v. 685 First Realty Company
 157456/19 Cotto v. 685 First Rlty. Co.

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157591/25 Alao v. Rhm-88
 659349/24 Clark v. NYU Langone Health System
 153452/25 Estate of Laura Stein v. Davidov Davidov Siegel & Stern Llp Et Al
 158320/25 Jones v. Jing Fong Restaurant, Inc.
 154979/22 Pellot v. Skanska USA Civil Northeast Inc. Et Al
 100743/25 Sanchez Cordero v. Traffic Enforcement Dist.
 151136/21 Smartmatic USA Corp. v. Fox Corp.
 65281/25 Square Funding Cai LLC v. Digital Video Enterprises, Inc. Et Al
 154120/21 Vasquez v. Sciame Const.

Part 56

Justice John J. Kelley
 71 Thomas Street
 Phone 646-386-5281
 Room 204

WEDNESDAY, SEPT. 24

805279/21 Bowman v. Andrews
 159026/23 Geoffrey Sanders v. Dewitt Rehabilitation And Nursing Center, Inc.
 805283/23 Mohtashami v. Rosenbaum M.D.
 805246/21 Porto v. Parsons M.D.
 452151/25 Santiago Mendez v. Ilana Thelzon

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805138/21 Harris v. Lymbrook Restorative Therapy & Nursing Et Al
 805484/23 Lazo v. Orfanelli
 805502/23 Mayberger v. Chou Mt
 805229/23 Moore v. Mount Sinai Hosp. Et Al
 805099/23 Mostyn Jr. v. NYU Langone Health Systems Et Al
 151392/16 Newman v. Mount Siani Medical
 805384/21 Rudansky v. City Md Et Al

Part 56

Justice John J. Kelley
 71 Thomas Street
 Phone 646-386-5281
 Room 204

WEDNESDAY, SEPT. 24

805279/21 Bowman v. Andrews
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 151392/16 Newman v. Mount Siani Medical
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653262/25 District Council 37 v. The City Univ. of NY Et Al

805082/21 Sheryl R. Menkes v. Mount Sinai Health System, Inc. Et Al
 805191/24 Sumi v. Parikh M.D.
 805166/22 Wanda Rodriguez And Yvette Kwak As Co-Administrators of The Estate of Petra Rodriguez v. All American Homecare Agency, Inc. Et Al

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805043/15 Anderson v. Fort Tyon Center For
 805128/22 Meagher v. Ntonos R.N.
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 805644/23 Morgenstern v. The Mount Sinai Hosp. Et Al
 805287/23 Sternquist v. Eliades M.D.
 805096/21 Suarez v. Mallin Et Al

111 CENTRE STREET

Part 25 Guardianship

Justice Ilana J. Marcus
 111 Centre Street
 Phone 646-386-5675
 Room 1254

Part 35

Justice Phaedra F. Perry
 111 Centre Street
 Phone 646-386-3016
 Room 684

WEDNESDAY, SEPT. 24

652505/25 Ellenoff Grossman & Schole Llp v. Marcali
 160911/24 Infinity Auto Ins. Co. v. Caldwell
 155864/23 V. Scan-Harbor, Inc. Et Al
 653007/25 The Funding Bull v. Moore Freight Lines, Inc. Et Al

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653355/25 161 W. 106th Street v. Tutolomondo
 654588/25 American Transit Ins. Co. v. Advanced Orthopaedics & Joint Preservation Pc
 654720/25 American Transit Ins. Co. v. Cross Bay Orthopedic Surgery Pc
 655052/25 American Transit Ins. Co. v. Orthopaedics
 159289/25 Aviation Hagglers Int'l Dwc-Llc v. Magnetic Group USA Corp.
 155960/25 In The Matter of The Application of Juan Niola v. NYC Et Al
 161477/25 Molina v. Sxb Restaurant Corp.
 100298/25 Smithson v. The Board of Directors of The 1270 Fifth Ave. Co-Op., Inc.
 155499/23 Terrazo & Marble Supply Co. of Illinois v. Wilkstone
 154214/23 Valencia Martinez v. 902 Associates Et Al

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652050/15 Audthan LLC v. Nick & Duke
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 654499/25 Berlinrosen LLC v. Unlucky Films, Inc.
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 152568/21 Desani v. Home Box Office, Inc.
 154929/25 Mazura v. 1345 Leasehold LLC Et Al
 156712/25 Nationwide Judgment Recovery, Inc. v. Zhang
 650202/25 The Huntington Nat. Bank v. Uscn Steel
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 152568/21 Desani v. Home Box Office, Inc.
 154929

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CITATIONS NY

File No. 1991-3892/A — SURROGATE'S COURT: NEW YORK COUNTY — CITATION — THE PEOPLE OF THE STATE OF NEW YORK — TO: The heirs at law, next of kin and distributees of Debora Szpiro a/k/a Debora Spyro a/k/a Debora Cytron, deceased, if living, and if any of them be dead to their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees, and successors in interest whose names are unknown and cannot be ascertained after due diligence; - The Public Administrator of the County of New York; Attorney General of the State of New York; Office of the State Comptroller - Division of Legal Services; General Consulate of the Republic of Argentina in NY; - A Petition having been filed by Gabriel M. Astorola, Attorney General of the Autonomous City of Buenos Aires, and an amended petition having been filed by Fernando Martin Ocampo, successor Attorney General of the Autonomous City of Buenos Aires on behalf of the Minister of Education of the Autonomous City of Buenos Aires, in the Estate of Debora Szpiro a/k/a Debora Cytron, deceased, late of the City of Buenos Aires, Argentina who is domiciled or in the case of a corporation, its principal office, at Uruguay Street No. 458 of the Autonomous City of Buenos Aires, Republic of Argentina. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, New York County at 31 Chambers Street, Room 509, New York, New York, on OCTOBER 31, 2025 at 10:00 o'clock in the forenoon of that day, why a decree / order should not be made in the estate of Debora Szpiro a/k/a Debora Cytron, deceased, lately domiciled at the City of Buenos Aires, Argentina Petitioner Fernando Martin Ocampo, Attorney General of the Autonomous City of Buenos Aires, on behalf of the Minister of Education of the Autonomous City of Buenos Aires, and as successor-in-interest to the Consul General of the Republic of Argentina, on behalf of the Minister of Culture and Education of the Republic of Argentina, a party to these proceedings, prays that a citation issue to the State Comptroller, the Attorney General and the New York County Public Administrator to show cause why an order should not be made as decreed that the State Comptroller pay to petitioner the sum held by him in this estate with accrued interest after deducting his fees and charges, and why this Court should not grant petitioner summary relief as may be just and proper. Dated, Attested and Sealed, August 20, 2025. HON. HILARY GINGOLD Surrogate DIANA SANABRIA, Chief Clerk Name of Attorney: Silvia A. Bevilacqua, PC Address of Attorney: 78-27 37th Avenue, Suite 3, Jackson Heights, NY 11372 Telephone No.: (718) 457-8044 Email Address: silvia@bevilacqua.com [Note: This citation is served upon you as required by law. You are not required to appear in court, but failure to appear will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.]

LIQUOR LICENSES

NOTICE IS HEREBY given that license# NA-0267-25-126630 for wine & beer has been applied for by the undersigned to sell wine & beer at retail in a tavern under the ABC law at 240 Mulberry St Northern Storefront Retail Unit B NY, NY 10012. NY County for on-premises consumption. GF 240 Mulberry St Northern Storefront Retail Unit B New York NY 10012 Sept24 w Oct1 14718

NOTICE IS HEREBY given that license# NA-0340-25-125483 for liquor has been applied for by the undersigned to sell liquor at retail in a restaurant under the ABC law at 78 RIVINGTON ST NY, NY 10002. NY County for on-premises consumption. DINNER MENU LLC 78 RIVINGTON ST NEW YORK NY 10002 14717 Sept24 w Oct1

NOTICE IS HEREBY given that license# NA-0370-25-123063 for liquor has been applied for by the undersigned to sell liquor at retail in a tavern under the ABC law at 153 BOWERY NY, NY 10002. NY County for on-premises consumption. CRYBABY HOSPITALITY LLC 153 BOWERY NEW YORK NY 10002 14716 Sept24 w Oct1

NOTICE IS HEREBY given that license# NA-0370-25-127412 for liquor has been applied for by the undersigned to sell liquor at retail in a tavern under the ABC law at 97 ATLANTIC AVE BROOKLYN NY 11201. NY County for on-premises consumption. BROOKLYN BULL LLC 97 ATLANTIC AVE BROOKLYN NY 11201 14715 Sept24 w Oct1

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Ordered Construct Architects PLLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 6/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 111 W 94th St Apt 1F, New York, NY 10025. Purpose: any lawful act. 13841 S03 W 008

NOTICE OF FORMATION of AMANDA ALFRED, MARRIAGE AND FAMILY THERAPY, PLLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 09/08/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 205 ELM DRIVE, ROSLYN, NY 11576. Any lawful purpose. 14614 Sept24 w Oct29

NOTICE OF FORMATION of Alleyne Law PLLC. Art. of Org. filed with Secy of State (SSNY) on 1/8/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 418 Broadway, Albany, NY 12207. Purpose: any lawful purpose. 13837 Sept3 w Oct8

NOTICE OF FORMATION of Liberation Psychiatry, PLLC. Art. of Org. filed with Secy of State (SSNY) on 8/11/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 477 Broadway, NY, NY 10013. Purpose: any lawful purpose. 13810 Sept3 w Oct8

NOTICE OF FORMATION of Lingsum Hsuehng PT PLLC. Art. of Org. filed with Secy of State (SSNY) on 12/9/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 61-28 183rd St, Fresh Meadows, NY 11365. Purpose: any lawful purpose. 13834 Sept3 w Oct8

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

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF NOTHINGBETTER HEALTH GROUP, PLLC. Application for authority filed with Secy of State of NY (SSNY) on 9/5/2025. Office loc: NY County. PLLC formed in VA on 5/4/2025. SSNY designated as agent upon whom process may be served & mailed to: 10304 Eaton Pl, Ste 100, Fairfax, VA 22030. Cert. of PLLC filed with Secy. of State of VA loc: 1300 E. Main St. Richmond, VA 23219. Purpose: Any lawful activity. 14701 S24 W 029

See Decisions of Interest only at NYLJ.COM

LIMITED LIABILITY ENTITIES

109 B NOTE HOLDER C LLC. Filed with SSNY on 08/12/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 419 LAFAYETTE ST, 5TH FLOOR, NEW YORK, NY 10003. Purpose: Any Lawful 13229 au20-W s24

109 B NOTE HOLDER L LLC. Filed with SSNY on 06/12/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 419 LAFAYETTE ST, 5TH FL, NEW YORK, NY 10003. Purpose: Any Lawful 13230 au20-W s24

CM3 TECHNOLOGY LLC. Arts of Org. filed with SSNY on 08/05/25. 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, 99 Cedar Drive West, Plainville, NY 11803. Purpose: Any lawful purpose. 13190 au20-W s24

RJD VACATION RENTALS LLC. Arts. of Org. filed with SSNY on 08/18/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: James Delury Jr., 600 Shore Road, Apt 2P, Long Beach, NY 11561. Purpose: Any Lawful Purpose. 13308 au20-W s24

SMJ FUND LLC. Filed with SSNY on 08/05/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 299 PARK AVE 16 FLR, NEW YORK, NY 10171. Purpose: Any Lawful 13231 au20-W s24

TIGER CLUB LLC Articles of Org. filed NY Sec. of State (SSNY) 3/7/25. Office in NY Co. SSNY design. agent of LLC upon whom process may be served. SSNY shall mail process to 852 9th Ave., NY, NY 10019, which is also the principal business location. Purpose: Any lawful purpose. 13303 au20-W s24

TS MANAGEMENT 8 LLC. Filed with SSNY on 06/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 910 FRANKLIN AVE, STE 220, GARDEN CITY, NY 11530. Purpose: Any Lawful 13605 au27-Th 01

THE FEMININE STANDARD LLC. Arts. of Org. filed with SSNY on 3/31/25. Office loc: NY County. SSNY design. as agent for service of process & shall mail to: 211 E 43rd St, 7th Fl, #537, NY, NY 10017. 13319 Au27 W 001

ALFIE CONSTRUCTION GROUP LLC. Arts. of Org. filed with the SSNY on 08/15/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Held & Hines LLP, 4815 Avenue N, Brooklyn, NY 11234. Purpose: Any lawful purpose. 13478 au27-W 01

AMSB HOLDINGS LLC. Arts. of Org. filed with the SSNY on 08/15/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 447 Ryder Road, Manhasset, NY, 11030. Purpose: Any lawful purpose. 13552 au27-W 01

BEAUCORT LLC. Filed with SSNY on 08/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 222 CLEET RD, MILL NECK, NY 11765. Purpose: Any Lawful 13604 au27-W 01

Formation of MOON LOOP LLC filed with the Secy. of State of NY (SSNY) on 8/18/2025. Office loc: NY County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail process to Drew Gregory Stadler, 34 Leonard Street, Apt 5B, New York, NY 10013. Purpose: Any lawful activity. 13512 au27-W 01

HUMANKIND VENTURES LLC. Filed with SSNY on 07/09/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6 BARRKERS POINT RD, PORT WASHINGTON, NY 11050. Purpose: Any Lawful 13601 au27-W 01

NOTICE OF FORMATION of Crotona Real Property Holdings LLC. Arts. of Org. filed with NY Dept. of State: 7/1/22. Name subsequently amended to Crotona VI Housing, LLC. 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 Cendeveco II Redevelopment Fund, Inc., 494 8th Ave., 19th Fl., NY, NY 10011, principal business address. Purpose: any lawful activity. 13182 Aug20 w Sept24

LIMITED LIABILITY ENTITIES

TAGLIO PIZZA LEVITTOWN LLC. Arts. of Org. filed with the SSNY on 08/18/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 394 Old Country Road, Garden City, NY 11530. Purpose: Any lawful purpose. 13554 au27-W 01

NOTICE OF FORMATION of BLACKHILL ABSTRACT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Po Box 1451, New York, NY 10017. Purpose: any lawful act. 13183 Au20 W S24

NOTICE OF FORMATION of DELVIE HOLDINGS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/26/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Po Box 1451, New York, NY 10017. Purpose: any lawful act. 13246 Au20 W S24

NOTICE OF FORMATION of GORDON REALTY PARTNERS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 622 3rd Ave Fl 35, New York, NY 10017. Purpose: any lawful act. 13189 Au20 W S24

NOTICE OF FORMATION of HAR PROPERTIES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #143719, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 13244 Au20 W S24

NOTICE OF FORMATION of SB TENNENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #594730, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 13236 Au20 W S24

NOTICE OF FORMATION of Eli Jack LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #594730, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 13201 Au27 W 001

NOTICE OF FORMATION of Etico Management LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to c/o Reed Smith LLP, 599 Lexington Ave, Fl. 22, New York, NY 10022. Purpose: any lawful act. 13201 Au27 W 001

NOTICE OF FORMATION of JCAT Enterprises LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 440 E 81st St, New York, NY 10028. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 13354 Au27 W 001

NOTICE OF FORMATION of SADIE & MIA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/5/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Shannon DeSilvia, 91 Michigan Street, Long Beach, NY 11561. Purpose: any lawful act. 13212 Au27 W 001

NOTICE OF FORMATION of Kamiya LLC. Art. of Org. filed with Secy of State (SSNY) on 7/3/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 40 Peter Bush Dr, Monroe, NY 10950. Purpose: any lawful purpose. 13813 Sept3 w Oct8

95-101 THAYER ST. NYC LLC. Filed with SSNY on 04/12/2016. Office: New York County. SSNY designated as agent for process & shall mail to: 1995 BROADWAY, 10TH FL, NEW YORK, NY 10023. Purpose: Any Lawful 14397 s17-W 022

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of BRITANNY ANNE CONSULTING, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 152 E 84th St, Apt 5I, New York, NY 10028. Purpose: any lawful act. 13948 S03 W 008

NOTICE OF FORMATION of KADIAN PRODUCTIONS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 320 E 93rd Street, Apt 1A, New York, NY 10128. Purpose: any lawful act. 13844 S03 W 008

NOTICE OF FORMATION of JOGAN SQUARE HOLDINGS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 156A East 83rd Street, New York, NY 10028. Purpose: any lawful act. 13867 S03 W 008

NOTICE OF FORMATION of MISTER SIMMONS EQUITIES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 156A East 83rd Street, New York, NY 10028. Purpose: any lawful act. 13864 S03 W 008

NOTICE OF FORMATION of Mother Camila NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #742767, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 11498 S03 W 008

NOTICE OF FORMATION of MugHug Store LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to PO Box 740103, Bronx, NY 10474. R/A: US Corp Agents, Inc. 7014 13th Ave #202, BK, NY 11228. Purpose: any lawful act. 13755 S03 W 008

NOTICE OF FORMATION of Something Colorful Productions LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 100 Morningside Dr, Apt 1J, New York, NY 10027. Purpose: any lawful act. 13809 S03 W 008

NOTICE OF FORMATION of ZEAL BEHAVIOR SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/26/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 22 Katherine Street, West Valley, NY 11560. Purpose: any lawful act. 13869 S03 W 008

NOTICE OF FORMATION of Floral and Gardens LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 120 W 28th St, 3X, New York, NY 10001. Purpose: any lawful act. 14093 S10 W 015

NOTICE OF FORMATION of ORACLUM CAPITAL MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Riveles Wahab LLP, 545 5th Ave, Ste 502, New York, NY 10017. P/B/A: 285 Fulton St, 85th Fl, New York, NY, 10007. Purpose: any lawful act. 14109 S10 W 015

NOTICE OF FORMATION of WOODLAKE ACQUISITION, LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 14629 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of CAMARA SHIPPING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/19/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2716 Sexton Place, Bronx, NY 10469. Purpose: any lawful act. 14408 S17 W 022

NOTICE OF FORMATION of CARA MIA LAB LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to c/o cResidentAgent, Inc., 1 Rockefeller Plz, #1204, New York, NY 10020. P/B/A: 500B Lake St, Ramsey, NJ 07446. Purpose: any lawful act. 14326 S17 W 022

NOTICE OF FORMATION of JMDL HOLDINGS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1 Rockefeller Plz, #1204, New York, NY 10020. P/B/A: 1407 Broadway 20th Fl, New York, NY 10018. Purpose: any lawful act. 14324 S17 W 022

NOTICE OF FORMATION of Park Content LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 35 Sutton Pl, New York, NY 10022. Purpose: any lawful act. 13930 S17 W 022

NOTICE OF FORMATION of RIVERSIDE ASSET ADVISORS, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 125 Riverside Dr, Apt 10A, New York, NY 10024. Purpose: any lawful act. 14315 S17 W 022

NOTICE OF FORMATION of ELLIE'S GRANOLA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 93 4th Ave, New York, NY 10003. Purpose: any lawful act. 14700 S24 W 029

NOTICE OF FORMATION of JAM333E81 HOLDCO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 477 Madison Ave, 6th Fl, New York, NY 10022. Purpose: any lawful act. 14704 S24 W 029

NOTICE OF FORMATION of JAM333E81 INVESTOR LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 477 Madison Ave, 6th Fl, New York, NY 10022. Purpose: any lawful act. 14703 S24 W 029

NOTICE OF FORMATION of JAM333E81 JV LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 477 Madison Ave, 6th Fl, New York, NY 10022. Purpose: any lawful act. 14702 S24 W 029

NOTICE OF FORMATION of NONOY CHILDRENSWEAR LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 371 W 123rd St, Apt 3A, New York, NY 10027. Purpose: any lawful act. 14682 S24 W 029

Notice of formation of ONE67 STUDIOS LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 07/11/2025. Office located in Bronx. SSNY is designated for service of process. SSNY shall mail a copy of any process served against the LLC to 1431 Nelson Ave, Bronx, NY 10452. Purpose: any lawful purpose. 12219 S24 W 029

29-45 SICKLES ST. NYC LLC. Filed with SSNY on 04/12/2016. Office: New York County. SSNY designated as agent for process & shall mail to: 1995 BROADWAY, 10TH FL, NEW YORK, NY 10023. Purpose: Any Lawful 14396 s17-W 022

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of VITRUVIAN MAN ENTERPRISES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 177 Duane Street, #6, New York, NY 10013. Purpose: any lawful act. 14082 S24 W 029

NOTICE OF FORMATION of 280 PAS 17D LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Barnett Rothenberg, 4 Wyckham Hill Ln., Greenwich, CT 06831. Purpose: Any lawful activity. 14618 Sept24 w Oct29

NOTICE OF FORMATION of ANNIE'S NEW YORK LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. 14636 Sept24 w Oct29

NOTICE OF FORMATION of GREAT FALLS ACQUISITION, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 14631 Sept24 w Oct29

NOTICE OF FORMATION of KAHLUA PROPERTIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/15/25. 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. 14632 Sept24 w Oct29

NOTICE OF FORMATION of LESLIE-LOHMAN HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. 14638 Sept24 w Oct29

NOTICE OF FORMATION of LIMA TOWERS DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 08/13/25. Office location: NY County. Princ. office of LLC: 6 Green St, Ste. 500, NY, NY 10013. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. 14637 Sept24 w Oct29

NOTICE OF FORMATION of ROSE TOWER PRESERVATION GP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/11/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, Fl. 72, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 14619 Sept24 w Oct29

NOTICE OF FORMATION of Veriflo.AI, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: NY County. Princ. office of LLC: 129 Bay 34th St., Brooklyn, NY 11214. 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. 14633 Sept24 w Oct29

NOTICE OF FORMATION of EILEEN REALTY PARTNERS, LLC. Arts. of Org. filed with the SSNY on 08/1

SALES

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on June 12, 2005 by Jillian Schlesinger...

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on January 28, 2009 by Raoul H. Dightshim...

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on August 30, 2006 by Sheri Ann Gorden...

LIMITED LIABILITY ENTITIES

QUAL of Hele Management, LLC, filed with Secy of State (SSNY) on 8/12/2025. Office location: NY County, Prnc. bus. addr.: 6371 Haven Ave...

APP FOR AUTH for AJNCL HOLDINGS LLC Appl. for Auth. filed with SSNY on 9/11/2025. Office location: Delaware on 8/12/2025. Off. Loc.: New York Co. SSNY designated as agent upon whom process may be served...

NOTICE OF QUAL. OF BO GLOBE PLEDGOR LLC. Auth. filed with SSNY on 09/10/2025. Office location: New York, LLC formed in DE on 09/09/2025. SSNY designated as agent of LLC upon whom process against it may be served...

SALES

PUBLIC AUCTION NOTICE OF SALE OF CO-OPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on October 05, 2006 by Marilyn Simon...

NOTICE OF SALE

SUPREME COURT COUNTY OF WESTCHESTER, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN TRS. INDIVIDUAL CAPACITY, BUT SOLICITING AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-13, Plaintiff, vs. TIMOTHY B. MCKNIGHT A/K/A TIMOTHY MCKNIGHT, IF HE BE LIVING AND IF HE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., Defendant(s). Pursuant to an Order Discharging the Guardian Ad Litem, Confirming Referee's Report and Judgment of Foreclosure and Sale dated August 12, 2025 and Amended Order Discharging the Guardian Ad Litem, Confirming Referee's Report and Judgment of Foreclosure and Sale dated September 18, 2025...

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, U.S. Bank National Association (successor to Bank of America, N.A., successor by merger to LaSalle Bank N.A.), as Indenture Trustee, on behalf of the holders of the Thornburg Mortgage Securities Trust 2007-2 Mortgage-Backed Notes, Series 2007-2, Plaintiff AGAINST Bobby H.J. Kim, et al., Defendant(s) Pursuant to a Judgment of the United States District Court entered June 22, 2018, amended September 10, 2024 and July 9, 2025, I, the undersigned Referee, will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on October 1, 2025, at 2:15PM, premises known as 130 Beekman Street 5b, New York, NY 10038. The Condominium Unit (hereinafter known as the "Unit") in the building known as the Beekman Landing Condominium (hereinafter known as the "Building") and by the street number 130 Beekman Street aka 227, 229 and 231 Water Street, New York, N.Y., Borough of Manhattan, County of New York, State of New York, Block 97 Lot 1118. Approximate amount of judgment \$2,223,564.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index# 6101442012. Elaine Shay, Esq. Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: August 5, 2025 For sale information, please visit www.uscourts.com or call (800) 280-2831 86593 13517 s3-W s24

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 845 THIRD OWNER LLC Appl. for Auth. filed with Secy of State of NY (SSNY) on 09/15/25. Office location: NY County. LLC formed in Delaware (DE) on 02/07/25. Prnc. office of LLC: c/o Rudin Management Co. Inc., 345 Park Ave., 32nd Fl., NY, NY 10154. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543, DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Dover St., #4, Dover, DE 19901. Purpose: Any lawful activity. 14626 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

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

STONEVALE DEVELOPERS 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: The LLC, 99 Michele Dr, Jericho, NY 11753. Reg Agent: Alain Paletta 135 Herzel Blvd., Lindenhurst, NY 11757. Purpose: Any Lawful Purpose. 14686 s24-W o29

HAN SOFTWARE LLC, Arts. of Org. filed with the SSNY on 07/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 537 E Broadway, Unit 1, Long Beach, NY 11561. Purpose: Any lawful purpose. 13648 s3-W o8

MDP 375 LLC, Arts. of Org. filed with the SSNY on 07/14/25. 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, 77 Jericho Turnpike, New Hyde Park, NY 11040. Purpose: Any lawful purpose. 13446 s3-W o8

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

AURA CLOUDMONTE LLC Articles of Org. filed NY Sec. of State (SSNY) 9/5/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC PO Box 120 Hewlett NY 11570. Purpose: Any lawful activity. 14646 Sept24 w Oct29

SAMBAR SOLUTIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 8/28/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 111 W 57th St Unit 58 NY, NY 10019. Purpose: Any lawful activity. 14650 Sept24 w Oct29

VERIDIA HOME CARE LLC Articles of Org. filed NY Sec. of State (SSNY) 9/27/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 70 E Sunrise Hwy Ste 606 Valley Stream NY 11581. Purpose: Any lawful activity. 14647 Sept24 w Oct29

Benjamin Tsadyk Qasir Ahmad As An Agent For BQA 1375 East 55th Street #1 LLC, Filed with Secy of State (SSNY) on 7/12/25. Cty: Nassau. SSNY design as agent upon whom process against it may be served. SSNY shall mail copy of process to 249-74 Jericho Tpke, Floral Park, NY 11001. Purpose: any lawful purpose. 13823 Sept3 w Oct8

Star Operations USA LLC filed w/ SSNY on 3/4/15 under name Gong Cha USA NY7, LLC Off. in Nassau Co. Process served to SSNY - design as agt. of LLC & mailed to the LLC, 206 Terminal Dr, Plainview, NY 11803. Any lawful purpose. 13765 Sept3 w Oct8

LIMITED LIABILITY ENTITIES

QUINCY DATA, LLC, Filed with SSNY on 08/08/2025. Formed in DE on 03/23/2012. Office: New York County. SSNY designated as agent for process & shall mail to: 99 WASHINGTON AVE STE 700 ALBANY, NY 12260. DE SOS: 401 Federal St, #4, Dover, DE 19901. Purpose: any lawful purpose. 13227 au20-W s24

REFOUND ELITE LLC, Filed with SSNY on 08/05/2025. Formed in DE on 07/24/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 157 WEST 57TH ST, UNIT 51C, NEW YORK, NY 10019. DE SOS: 401 Federal St, #4, Dover, DE 19901. Purpose: any lawful purpose. 13226 au20-W s24

LUCID STAFFING SOLUTIONS LLC, Filed with SSNY on 08/20/2025. Formed in NY on 01/03/2022. Office: New York County. SSNY designated as agent for process & shall mail to: 99 WASHINGTON AVE, STE 700, ALBANY, NY 12260. NV SOS: 101 North Carson Street, Suite 3, Carson City, NV 89701. Purpose: any lawful purpose. 13606 au27-W o1

NOTICE OF QUALIFICATION of PR Lane LLC, Authority filed with NY Dept. of State: 8/6/25. Office location: NY County. Prnc. bus. addr.: 73 E. Main St., Huntington, NY 11743. LLC formed in DE: 6/23/25. 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. 13187 Aug20 w Sept24

NOTICE OF QUALIFICATION of OLIVER STAMATOS LLC, Application for authority filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: NY County. LLC formed in WA on 12/8/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 4316 Eastern Ave. N., Seattle, WA 98103. Arts. of Org. filed with the Secy. of State of WA, Corps and Charities Div, 801 Capitol Way S, PO Box 40234, Olympia, WA 98504. Purpose: any lawful activity. 14084 s17 W o22

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF LLOUDD LLC, Arts of Org filed with Secy of State of NY (SSNY) on 5/28/25. Office location: NY County. SSNY designated as agent upon whom process against it may be served and shall mail copy of process against LLC to 443 E 78th St, Apt #3C, New York, NY 10075. Purpose: any lawful act. 14098 s10 W o15

NOTICE OF FORMATION of 118 Broadway LLC, Art. of Org. filed with Secy of State (SSNY) on 7/20/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 118 Broadway, Lynbrook, NY 11563. Purpose: any lawful purpose. 13824 Sept3 w Oct8

NOTICE OF FORMATION of 185 West Park Ave 414n, LLC, Art. of Org. filed with Secy of State (SSNY) on 7/24/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 2753 Elaine St, Bellmore, NY 11710. Purpose: any lawful purpose. 13832 Sept3 w Oct8

NOTICE OF FORMATION of 232 Herricks Road LLC, Art. of Org. filed with Secy of State (SSNY) on 8/11/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 232 Herricks Rd, Minoa, NY 11501. Purpose: any lawful purpose. 13846 Sept3 w Oct8

NOTICE OF FORMATION of 63-88 Woodhaven Holding LLC, Art. of Org. filed with Secy of State (SSNY) on 7/14/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 51 Wheatley Rd, Oyster Bay, NY 11566. Purpose: any lawful purpose. 13828 Sept3 w Oct8

NOTICE OF FORMATION of 641 West 42 Retail LLC, Art. of Org. filed with Secy of State (SSNY) on 8/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 6 Hilltop Dr, Great Neck, NY 11021. Purpose: any lawful purpose. 13835 Sept3 w Oct8

NOTICE OF FORMATION of 845 Plaza Holdings LLC, Art. of Org. filed with Secy of State (SSNY) on 6/30/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 845 United Nations Plz, NY, NY 10017. Purpose: any lawful purpose. 13814 Sept3 w Oct8

NOTICE OF FORMATION of Birch Town LLC, Art. of Org. filed with Secy of State (SSNY) on 7/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syosset, NY 11791. Purpose: any lawful purpose. 13831 Sept3 w Oct8

NOTICE OF FORMATION of BQ215 1351 Prospect Place LLC, Art. of Org. filed with Secy of State (SSNY) on 3/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 24974 Jericho Tpke, Floral Park, NY 11001. Purpose: any lawful purpose. 13833 Sept3 w Oct8

NOTICE OF FORMATION of Emerson LI Holdings LLC, Art. of Org. filed with Secy of State (SSNY) on 6/30/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 845 United Nations Plz, NY, NY 10017. Purpose: any lawful purpose. 13815 Sept3 w Oct8

NOTICE OF FORMATION of Future Timeline VR LLC, Arts of Org. filed with Secy of State (SSNY) on 8/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 33 21st St, Jericho, NY 11753. Purpose: any lawful purpose. 13827 Sept3 w Oct8

NOTICE OF FORMATION of IJSD Landscape Management LLC, Art. of Org. filed with Secy of State (SSNY) on 7/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1100 Little Whalenec Rd, Merrick, NY 11566. Purpose: any lawful purpose. 13840 Sept3 w Oct8

NOTICE OF FORMATION of IJSD Properties LLC, Art. of Org. filed with Secy of State (SSNY) on 7/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 2285 Bedford Ave, Bellmore, NY 11710. Purpose: any lawful purpose. 13839 Sept3 w Oct8

NOTICE OF FORMATION of Instant Deal Group LLC, Art. of Org. filed with Secy of State (SSNY) on 5/16/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 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: any lawful purpose. 13606 au27-W o1

NOTICE OF FORMATION of Lice Check Pros LLC, Art. of Org. filed with Secy of State (SSNY) on 9/28/24. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 767 Broadway, NY, NY 10003. Purpose: any lawful purpose. 13812 Sept3 w Oct8

COURT STREET TIC 1 LLC, filed with SSNY on 08/18/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 44 W. 28TH ST, 6TH FLR, NEW YORK, NY 10001. Purpose: Any Lawful Purpose. 14399 s17-W o22

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Mainstreet Properties LLC, Art. of Org. filed with Secy of State (SSNY) on 5/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 14841 Copperfield Pl, Wayzata, MN 55391. Purpose: any lawful purpose. 13825 Sept3 w Oct8

NOTICE OF FORMATION of MDM Strategic Consulting, LLC, Art. of Org. filed with Secy of State (SSNY) on 7/9/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 5 1st Ave, Merrick, NY 11566. Purpose: any lawful purpose. 13830 Sept3 w Oct8

NOTICE OF FORMATION of Novara Capital LLC, Art. of Org. filed with Secy of State (SSNY) on 8/7/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 57 W 38th St, NY, NY 10018. Purpose: any lawful purpose. 13811 Sept3 w Oct8

NOTICE OF FORMATION of PROJ 4 LLC, Art. of Org. filed with Secy of State (SSNY) on 7/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 290 Sassaunage Ln, Carle Place, NY 11514. Purpose: any lawful purpose. 13847 Sept3 w Oct8

NOTICE OF FORMATION of Randolph BT LLC, Art. of Org. filed with Secy of State (SSNY) on 10/5/18. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 55 Water Mill Ln, Great Neck, NY 11021. Purpose: any lawful purpose. 13842 Sept3 w Oct8

NOTICE OF FORMATION of Randolph MT LLC, Art. of Org. filed with Secy of State (SSNY) on 10/5/18. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 55 Water Mill Ln, Great Neck, NY 11021. Purpose: any lawful purpose. 13845 Sept3 w Oct8

NOTICE OF FORMATION of Randolph RR LLC, Art. of Org. filed with Secy of State (SSNY) on 10/5/18. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 55 Water Mill Ln, Great Neck, NY 11021. Purpose: any lawful purpose. 13843 Sept3 w Oct8

NOTICE OF FORMATION of SG & AG Holdings LLC, Art. of Org. filed with Secy of State (SSNY) on 8/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 185 Great Neck Rd, Great Neck, NY 11021. Purpose: any lawful purpose. 13838 Sept3 w Oct8

NOTICE OF FORMATION of Weibar AI LLC, Art. of Org. filed with Secy of State (SSNY) on 6/23/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1025 Old Country Rd, Westbury, NY 11590. Purpose: any lawful purpose. 13826 Sept3 w Oct8

NOTICE OF FORMATION of WYTWTY LLC, Art. of Org. filed with Secy of State (SSNY) on 7/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 281 Sassaunage Woodbury Rd, Woodbury, NY 11797. Purpose: any lawful purpose. 13836 Sept3 w Oct8

305 WILLIS AVE LLC, Arts. of Org. filed with the SSNY on 08/20/25. 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, 305 Willis Avenue, Mineola, NY 11501. Purpose: Any lawful purpose. 14071 s10-W o15

50 RANCH DR LLC, Arts. of Org. filed with the SSNY on 09/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 194 Roxton Road, Plainview, NY 11803. Purpose: Any Lawful Purpose. 14102 s10-W o15

63 CLIFF DR LLC, Arts. of Org. filed with the SSNY on 09/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 194 Roxton Road, Plainview, NY 11803. Purpose: Any Lawful Purpose. 14101 s10-W o15

AR REAL ESTATE CAPITAL LLC, Arts. of Org. filed with the SSNY on 08/21/25. Latest date to dissolve: 12/31/2080. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 42 West 39th Street, Floor 6, NY, NY 10018. Reg Agent: John Behette, 42 West 39th Street, Floor 6, NY, NY 10018. Purpose: Any Lawful Purpose. 14105 s10-W o15

INTELLITAX SOLUTIONS LLC, Arts. of Org. filed with the SSNY on 09/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Weijun Li, 1 Ipswich Ave Apt 108, Great Neck, NY 11021. Purpose: Any Lawful Purpose. 14125 s10-W o15

LIMITED LIABILITY ENTITIES

COURT STREET TIC 2 LLC, Filed with SSNY on 08/18/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 44 W. 28TH ST, 6TH FLR, NEW YORK, NY 10001. Purpose: Any Lawful Purpose. 14400 s17-W o22

COURT STREET TIC 3 LLC, Filed with SSNY on 08/18/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 44 W. 28TH ST, 6TH FLR, NEW YORK, NY 10001. Purpose: Any Lawful Purpose. 14402 s17-W o22

M&K HOSPITALITY LLC, Arts. of Org. filed with the SSNY on 08/27/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Andreas Koutsoudakis, Davidoff Hutcher & Citron LLP, 605 Third Avenue, 15th Floor, New York, NY 10158. Purpose: Any lawful purpose. 14334 s17-W o22

NS 40 MANAGEMENT LLC, Arts. of Org. filed with the SSNY on 09/16/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Sean Sedaghatpour, 350 Northern Blvd, Ste 310, Great Neck, NY 11021. Purpose: Any Lawful Purpose. 14373 s17-W o22

OAKMONT WRIGHT LLC, Filed with SSNY on 08/10/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 1965 BROADWAY APT 27D, NEW YORK, NY 10023. Purpose: Any Lawful Purpose. 14395 s17-W o22

OLDWOOD REALTY LLC, Arts. of Org. filed with the SSNY on 09/08/25. 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, 39-26 Bell Boulevard, Bayside, NY 11361. Purpose: Any Lawful Purpose. 14336 s17-W o22

PHILOSOPHY PRODUCTIONS LLC, Filed with SSNY on 09/04/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 230 E 15TH ST, APT 12 C, NEW YORK, NY 10003. Purpose: Any Lawful Purpose. 14405 s17-W o22

SN 67 LLC, Arts. of Org. filed with the SSNY on 09/09/25. 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, 39-26 Bell Boulevard, Bayside, NY 11361. Purpose: Any Lawful Purpose. 14337 s17-W o22

TOPSTAR HOLDINGS LLC, Arts. of Org. filed with the SSNY on 09/16/2025. 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, 474 Fulton Avenue, Ste 201, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 14374 s17-W o22

W. M. RICCI, LLC, Filed with SSNY on 09/10/2025. Office: New York County. SSNY designated as agent for process & shall mail to: BALBARA RICCI, 131 RIVERSIDE DR, APT. 12D, NEW YORK, NY 10024. Purpose: Any Lawful Purpose. 14394 s17-W o22

24 WINDWARD LLC, Arts. of Org. filed with the SSNY on 06/20/24. 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 Wilbur Place, Bellmore, NY 11710. Purpose: Any lawful purpose. 14653 s24-W o29

31 GARDEN LANE LLC, Arts. of Org. filed with the SSNY on 09/09/25. 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, 31 Garden Lane, Lawrence, NY 11559. Purpose: Any lawful purpose. 14654 s24-W o29

4 MANSION DRIVE LLC, Arts. of Org. filed with the SSNY on 09/14/23. 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, 550 Brush Avenue, Bronx, NY 10465. Purpose: Any lawful purpose. 14657 s24-W o29

AVA BAWA NEST LLC, Arts. of Org. filed with the SSNY on 09/19/2025. 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, 134 Cathedral Avenue, Hempstead, NY 11550. Purpose: Any Lawful Purpose. 14725 s24-W o29

BHULLA ENTERPRISES LLC, Arts. of Org. filed with the SSNY on 09/19/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: 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: Any lawful activity. 14627 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of AMALTHEA POWER MANAGEMENT LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/15/25. Office location: Bronx County. LLC formed in Delaware (DE) on 09/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Dover St., #4, Dover, DE 19901. Purpose: Any lawful activity. 14628 Sept24 w Oct29

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Buttery Garden 470 LLC, Authority filed with NY Dept. of State: 6/4/25. Office location: NY County. LLC formed in DE: 10/9/24. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 13504 Aug27 w Oct1

NOTICE OF QUALIFICATION of New Leaf Rights LLC, Authority filed with NY Dept. of State: 8/20/25. Office location: NY County. Prnc. bus. addr.: 1245 Broadway, 10th Fl., NY, NY 10001. LLC formed in DE: 7/24/25. 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. 13507 Aug27 w Oct1

NOTICE OF QUALIFICATION of September Search Partners LLC, Authority filed with NY Dept. of State: 8/14/25. Office location: NY County. Prnc. bus. addr.: 600 5th Ave., Fl 2, NY, NY 10020. LLC formed in DE: 8/12/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 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. 13509 Aug27 w Oct1

NOTICE OF QUALIFICATION of AVALOQ US, LLC, Authority filed with NY Dept. of State: 8/29/25. Office location: NY County. Prnc. bus. addr.: 31 Hudson Yards, 11th Fl., New York, NY 10001. LLC formed in DE: 8/4/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 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. 14072 Sept10 w Oct15

NOTICE OF QUALIFICATION of SolareIT2-A-III LLC, Authority filed with NY Dept. of State: 6/18/25. Office location: NY County. Prnc. bus. addr.: 8245 Boone Blvd., Ste. 700, Vienna, VA 22182. LLC formed in DE: 1/29/25. 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,

Court Calendars

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF ARBOR AB FUNDING, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: Nassau County, LLC formed in Delaware (DE) on 09/11/25. Prince office of LLC: 333 Earle Livingston Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Rownsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Finance commercial mortgage loans. 14639 Sept24 w Oct29

NOTICE OF QUALIFICATION OF Eight O'Clock Studios LLC. Authority filed with NY Dept. of State: 8/25/25. Office location: NY County. Prince bus. addr.: c/o Morrison Cohen LLP, 909 3rd Ave., 27th Fl., NY, NY 10022. Attn: Jeff Laska. LLC formed in DE: 6/25/21. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 14611 Sept24 w Oct29

NOTICE OF QUALIFICATION OF ESS-NY-SOUTHBRONX, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/16/25. Office location: Bronx County, LLC formed in Delaware (DE) on 09/15/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808-1674. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 14641 Sept24 w Oct29

NOTICE OF QUALIFICATION OF GO LIC ADVISORY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/09/25. Office location: NY County, LLC formed in Delaware (DE) on 05/07/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 14635 Sept24 w Oct29

NOTICE OF QUALIFICATION OF IUV PHASE 2B OWNER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/11/25. Office location: NY County, LLC formed in Delaware (DE) on 09/09/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 14617 Sept24 w Oct29

NOTICE OF QUALIFICATION OF GLOBE SELLER LLC. Auth. filed with SSNY on 09/10/2025. Office location: New York, LLC formed in DE on 09/09/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful purpose. 14612 Sept24 w Oct29

NOTICE OF QUALIFICATION OF INNOVATION CENTRE LENDER LLC Auth. filed with SSNY on 08/29/2025. Office location: New York, LLC formed in DE on 08/21/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful purpose. 14615 Sept24 w Oct29

NOTICE OF QUALIFICATION OF Carbon Direct Capital NBS GP II LLC. Authority filed with NY Dept. of State: 8/21/25. Office location: NY County. Prince bus. addr.: 17 State St., NY, NY 10004. LLC formed in DE: 8/21/25. 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. 13766 Sept3 w Oct8

NOTICE OF QUALIFICATION OF Eurofin Assurance Audit and Certification Services US, LLC. Authority filed with NY Dept. of State: 8/19/25. Office location: NY County. Prince bus. addr.: 343 W. Main St., Leola, PA 17540. LLC formed in DE: 12/8/20. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. 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: any lawful purpose. 13767 Sept3 w Oct8

QUALIFICATION OF HARDSERABLE S&K R DE LLC. Auth filed with NY Dept. of State on 8/8/25. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 401 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Purp: any lawful purpose. 13819 Sept3 w Oct8

LIMITED LIABILITY ENTITIES

JAIME BERNSTEIN MD, PLLC. Filed with SSNY on 06/02/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 309 5TH AVE, #32A, NEW YORK, NY 10016. Purpose: MEDICINE. s24-W o29 14737

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

LIMITED LIABILITY ENTITIES

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

4752 BARNES AVENUE LLC. Arts. of Org. filed with the SSNY on 09/19/2025. 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, 80 East St, Hicksville, NY 11801. Purpose: Any Lawful Purpose. 14732 s24-W o29

ANYWEAR STYLING LLC. Filed with SSNY on 06/16/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 253 ELIZABETH ST, APT 3F, NEW YORK CITY, NY 10012. Purpose: Any Lawful. 14738 s24-W o29

BLUESTONE DEV LLC. Arts. of Org. filed with the SSNY on 09/18/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 8 Depot Place, Searsdale, NY 10583. Purpose: Any Lawful Purpose. 14729 s24-W o29

MM&B PIZZA LLC. Arts. of Org. filed with the SSNY on 09/23/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 119 Grandview Avenue, White Plains, NY 10605. Purpose: Any Lawful Purpose. 14736 s24-W o29

NEW SOUTH REALTY LLC. Arts. of Org. filed with the SSNY on 09/18/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2 Prospect Cedarhurst, NY 11566. Purpose: Any Lawful Purpose. 14728 s24-W o29

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

LIMITED LIABILITY ENTITIES

TFRE LLC. Arts. of Org. filed with the SSNY on 09/18/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2 Prospect Cedarhurst, NY 11566. Purpose: Any Lawful Purpose. 14730 s24-W o29

NOTICE OF QUALIFICATION OF SPP CORE PLUS 1 GP LLC Auth. filed with SSNY on 08/19/2025. Office location: New York, LLC formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 401 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13822 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SPP CORE PLUS 1 GP LLC Auth. filed with SSNY on 08/19/2025. Office location: New York, LLC formed in DE on 08/06/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: The LLC, 2 Prospect Cedarhurst, NY 11566. Purpose: Any Lawful Purpose. 14730 s24-W o29

NOTICE OF QUALIFICATION OF SPP TO I EGP LLC Auth. filed with SSNY on 08/19/2025. Office location: New York, LLC formed in DE on 08/06/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 401 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13802 Sept3 w Oct8

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF SUMMERLAND HOLDINGS GP, LLC Auth. filed with SSNY on 08/19/2025. Office location: New York, LLC formed in DE on 07/14/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: SUITE 302, 4001 KENNETT PIKE, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13806 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SUMMERLAND XTIP AGGREGATOR, LLC Auth. filed with SSNY on 08/19/2025. Office location: New York, LLC formed in DE on 07/14/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13808 Sept3 w Oct8

QUALIFICATION OF HARDSERABLE LIVINGSTON URBAN, DE LLC. Auth filed 8/12/25. Cty: NY. LLC org in DE 8/8/25. SSNY desig. for process & shall mail 641 Lexington Ave, NY, NY 10022. DE off. addr: 1209 Orange St, Wilmington, DE 19801. Cert of Form on file: SSDE, Townsend Bldg, Dover, DE 19901. Purp: any lawful. 13818 Sept3 w Oct8

QUALIFICATION OF HARDSERABLE SOMERSET HOMES DE LLC. Auth filed 8/12/25. Cty: NY. LLC org in DE 8/8/25. SSNY desig. for process & shall mail 641 Lexington Ave, NY, NY 10022. DE off. addr: 1209 Orange St, Wilmington, DE 19801. Cert of Form on file: SSDE, Townsend Bldg, Dover, DE 19901. Purp: any lawful. 13817 Sept3 w Oct8

CLAUDINE WILLIAMS PHOTOGRAPHY LLC. Filed with SSNY on 12/24/2024. Formed in NJ on 11/26/2024. Office: New York County. SSNY designated as agent for process & shall mail to: 207 VAN VORST ST, 701, JERSEY CITY, NJ 07302. NJ SOS: P.O. Box 307, Trenton, NJ 08625-0307. Purpose: any lawful 14393 s17-W o22

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF David Kempner European Long Short Equity Fund LP. Authority filed with NY Dept. of State: 5/22/25. Name subsequently amended to David Kempner Talonite Fund LP with a NYS fictitious name of David Kempner Talonite Fund LP. Office location: NY County. LP formed in DE: 5/9/25. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: 9 W. 57th St., 29th Fl., NY, NY 10019. principal business address: 8 Depot Place, Searsdale, NY 10583. Purpose: Any lawful activity. Aug27 w Oct1

NOTICE OF QUALIFICATION OF SPP CORE PLUS 1 L.P. Auth. filed with SSNY on 08/18/2025. Office location: New York, L.P. formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13801 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SPP CORE PLUS 1 PRO-MOTECO L.P. Auth. filed with SSNY on 08/18/2025. Office location: New York, L.P. formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13800 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SPP TO I GP COINVESTCO LP. Auth. filed with SSNY on 08/18/2025. Office location: New York, L.P. formed in DE on 08/06/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: The LLC, 2 Prospect Cedarhurst, NY 11566. Purpose: Any Lawful Purpose. 14730 s24-W o29

NOTICE OF QUALIFICATION OF SPP TO I PROMOTECO L.P. Auth. filed with SSNY on 08/15/2025. Office location: New York, L.P. formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13804 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SPP TO I PROMOTECO L.P. Auth. filed with SSNY on 08/15/2025. Office location: New York, L.P. formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13805 Sept3 w Oct8

NOTICE OF QUALIFICATION OF SUMMERLAND HOLDINGS, L.P. Auth. filed with SSNY on 08/19/2025. Office location: New York, L.P. formed in DE on 07/14/2025. SSNY desig. as agent of L.P. upon whom process against it may be served. SSNY shall mail process to: 4001 KENNETT PIKE, SUITE 302, WILMINGTON, DE 19807. Arts. of Org. filed with DE SOS, Townsend Bldg., Dover, DE 19901. Any lawful purpose. 13807 Sept3 w Oct8

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Bronx County

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21055/19 Ponce v. Lartey 80136/12 Quatlebaum v. Providence Rest D/b/a Providence Rest Inc Et Al 805509/21 Rosa v. Ean Hdgs. 28028/16 Sarshar v. Vrex Const., Inc. 80619/423 Seus v. Granito 30576/12 Soriano v. Made Rty. Corp. 811367/21 Tillis v. Shafr 24672/18 Vega v. NYC 26032/02 Walker v. Slagg Group Et Al 80748/23 Weeks v. Qlr Nine, Inc Et Al 23255/18 Williams v. Cruz 80358/12 Zelaya v. Cordova

ADR Part
Phone 718-618-3081 Room 701A

Part 2
Justice Elizabeth A. Taylor Phone 718-618-1275 Room 710, 9:30 A.M.

WEDNESDAY, SEPT. 24
810167/24 Callender v. Con Ed Co. of New York, Inc. Et Al

THURSDAY, SEPT. 25
35817/20 Elliot v. Courtlandt Corners II

Part 3
Justice Mitchell J. Danziger Phone 718-618-1207 Room 707, 9:30 A.M.

WEDNESDAY, SEPT. 24
809001/23 Abreu v. NYC Et Al 23250/16 Aguiar v. Nycoe 816709/21 Alston v. NYC Et Al 809533/22 Aponte v. NYC Et Al 28669/19 Arzu v. Apostolic Church 812095/24 Berry v. NYC Et Al 816060/22 Boyd v. NYC Et Al 20739/12 Brown v. NYC 805839/22 Buchanan v. NYC Dept. of Education 817674/25 Charles v. NYC 800770/23 Clarkson v. NYC Et Al 816655/25 Colon v. The City of New York 28573/20 D. v. NYC 81326/12 Edwards v. NYC, Et Al 24669/17 Fernandez v. 1925 Williamsbridge Road 808929/21 Garcia v. NYCHA Et Al 81651/23 Gonzalez v. NYC Et Al 23762/19 Goode v. NYC 22726/12 Graham v. NYC 31600/20 Harris v. NYC 24851/20 Hart v. McDonald 800348/23 Henderson v. NYC 304748/15 Hernandez v. NYC 800218/25 Herz v. NYC 81652/22 Jacob v. NYC Et Al 808995/23 Jenkins v. NYC Et Al 800603/24 Jones v. The City of New York Et Al 801390/22 Lopez v. NYC Et Al 809340/25 Mattison v. NYC, Et Al 801028/22 Medina v. NYC Et Al 24600/20 Medina v. NYC 80433/25 Melendez v. NYC 22488/18 Miagros Liriano v. NYC 24257/16 Munoz Martinez v. NYC 805346/21 Nelson v. NYC Et Al 30125/14 Ortiz v. NYC 303760/12 Panzarino v. 349 Fifth Ave LLC 811293/21 Pena v. NYC Et Al 805334/25 Peterson v. NYC Et Al 802949/19 Porto v. NYC 818837/22 Praylow v. NYCHA 25731/18 Rodriguez v. NYC 23588/14 Rodriguez v. NYC 28878/18 Ruiz v. NYC Fire Dept. 29347/17 Sanchez v. Network Infrastructure, Inc. 26231/20 Simon v. NYC 804046/22 Skipper v. NYC Et Al 82095/24 Stanganello v. NYC 80712/21 Thomas v. NYC 31083/20 V. v. NYC Bd. of Ed. of Education Et Al 27963/19 Vega v. NYC 81737/21 Vizcarrodov. NYC 810264/25 Wallace v. NYC, Et Al 20869/20 Washington v. NYC 800465/24 Watson v. NYC Et Al 808265/22 Williams v. NYC Et Al 810673/22 Wilson v. NYC Et Al 806430/22 Wilson v. NYC Et Al

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804678/21 Branch v. Provenant Enterprise 3745/24 Casado v. Lemma 813706/22 Clarke v. Webb Ave. I LLC 807192/22 Grant v. Surrey Co-Op. Apts. Inc. Et Al 801626/24 Lopez-Ruperto v. New Day Housing Corp. 811707/21 Morales v. Hp Amanda's Cove Housing Dev. Fund Co., Inc. Et Al 1576/04 People of The S.O.N.Y. v. Rivera 815436/22 Syconca Jones v. 3030 Valentine Ave Owner LLC 805469/23 Thomas v. Parkash 4064 LLC Et Al 811633/22 Von Johanne Sanchez v. F&M Mgt. Co. of Ny, LLC 801723/22 Williams v. Riverbay Corp.

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