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IN BRIEF

Freshfields Recruits King & Spalding Partner for Risk Management Practice

Nema Milaninia, a regulatory and investigations partner at King & Spalding, has left to join Freshfields. Milaninia will practice in the firm's strategic risk management practice, working out of Washington, D.C., and San Francisco, Freshfields said Tuesday.

"With deep experience in the tech and policy worlds, Nema is uniquely positioned to advise technology companies that are navigating a rapidly evolving global regulatory landscape," Sarah Solum, Freshfield's U.S. managing partner, said in a statement. "His strong track record in this area bolsters our offering for clients on AI and enterprise risk."

Milaninia has worked on cross-border investigations and enforcement defense, crisis management, government oversight, and regulatory strategy for emerging technologies.

In an interview, he said the regulatory environment, especially with regard to AI, is "incredibly dynamic" right now, and that bodes well for his practice.

"There is an explosion of new regulatory frameworks both for tech and non-tech issues, such as AI or content moderation," he said. "There is also tension between regulators on how to do that. This puts clients in the middle of regulatory issues, but also geopolitical tensions. You must show clients how to navigate that structure."

He added that he was attracted to Freshfields' international presence and client base. "Freshfields has an incredible global platform," he said, "not just in terms of locations, but they were able to develop a global platform without diluting the product. That is important given the nature of our client's sophistication and the cross-border nature of those issues."

In a release, Freshfields detailed some recent hires that showcase the firm's focus on technology. In the past year, the firm added Anna Gressel to co-lead its global AI practice in New York and former Securities and Exchange Commission Associate Director Melissa Hodgman in Washington, D.C.

A spokesperson for King & Spalding could not immediately comment on the exit.

— Patrick Smith

Wachtell Corporate Partner Moves to Simpson

Wachtell, Lipton, Rosen & Katz corporate partner Allison Preiss, after close to two decades at the firm, has moved to Simpson, Thacher & Bartlett.

Simpson confirmed the lateral hire on Tuesday. A spokesperson for Wachtell said the firm wishes her well in her future endeavors.

Preiss is at least the fourth partner to leave Wachtell in a lateral move since the beginning of 2025. Others include Viktor Sapezhnikov (DLA Piper), Zach Podolsky (Latham & Watkins) and John Sobolewski (also to Latham). The firm also lost partner David Shapiro to the Commerce Department in March 2025.

Preiss advises public and private companies in mergers, acquisitions, divestitures, leveraged buyouts, complex restructuring deals, cross-border transactions, securities offerings and joint ventures. She also advises boards of directors and board committees with respect to proxy contests, takeover defense strategies and other corporate governance matters.

"Clients are navigating unprecedented complexity—transformative market forces, heightened activist pressure and evolving regulatory considerations, all of which require sharp, creative and pragmatic counsel," Alden Millard, Chair of Simpson Thacher's Executive Committee, said in a statement. "Alison is a star. She's dynamic, exceptionally commercial and known for delivering solutions that advance business objectives."

Eric Swedenburg, global head of Simpson's M&A practice, said in a statement that her addition "reflects our continued investment in our preeminent transactional team focused on strategic M&A, corporate governance and activism defense."

"In addition to » Page 4

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Willkie Litigators Collect $256 Million in Damages in Foreign Terrorism Cases

BY SULAIMAN ABDUR-RAHMAN

HUNDREDS of Gold Star military families and wounded-in-action servicemembers represented by Willkie Farr & Gallagher, Sparacino PLLC and Kellogg, Hansen, Todd, Figel & Frederick will receive more than $256 million from the U.S. Victims of State Sponsored Terrorism Fund's 2026 annual distribution.

Holding Iran liable under the terrorism exception to the Foreign Sovereign Immunities Act and securing final and enforceable judgments to collect damages is not quick or easy, according to Willkie litigation partner Michael J. Gottlieb.

"You have to go through the arduous process of serving Iran with papers," Gottlieb said Thursday in a telephone interview. "You have to have individual declarations from each individual plaintiff."



Nicholas Reddick, Willkie

"It is an enormous amount of work that goes into all of that in order to put your clients in position where they can actually receive compensation as Congress envisioned when they created this scheme," Gottlieb added.

Plaintiffs who sue Iran for damages in the U.S. District » Page 4

WSJ: Goldman Sachs Crafts Contingency Plan To Ease Out CLO Tied to Jeffrey Epstein

BY GREG ANDREWS

A TOP Goldman Sachs executive recently told a few close associates that he was working on a contingency plan under which Chief Legal Officer Kathryn Ruemmler would leave the elite investment bank later this year, The Wall Street Journal reported Sunday night, citing "people familiar with the matter."



COURTESY PHOTO

Kathryn Ruemmler

According to the story, unease within Goldman Sachs over Ruemmler continuing to serve as CLO has grown as more details of her years-long association with convicted sex offender Jeffrey Epstein have come to light in recent months.

Before Ruemmler joined Goldman Sachs in 2020, she told company leadership that she had business dealings with Epstein while serving as white collar defense attorney at Latham & Watkins. She was a Latham litigation partner from 2007 until 2009 and again from 2014 to 2020. In between, she worked for President Barack Obama's administration in various capacities, including as White House counsel.

But a succession of news stories published in recent months, based in part on documents released by the Epstein estate and the U.S. House Committee on Oversight and Government Reform, have brought to light new details on the depth of Ruemmler's interactions with Epstein.

For example, in the years after Epstein's 2008 conviction for soliciting prostitution from a minor, Ruemmler had more than 100 email exchanges with him, and, according to Epstein's calendar, was scheduled to meet with her more than 50 times.

In addition, a version of Epstein's will dated Jan. 18, 2019, listed Ruemmler as one of the executors of his estate, and in July of that year she was in the courtroom when Epstein was arraigned on sex trafficking charges.

Epstein died the next month in a New York City jail, in what authorities concluded » Page 4

New York Law Firms See 'Tectonic Shift' In Competition

BY CHRISTINE SIMMONS

PRESSURE is on in the New York legal market to compete in 2026. Already, observers are seeing more merger pressure and consolidation, larger compensation packages for laterals, earlier comp offers and new nonequity tiers.

Evidence of the heightened competition right now is the surge in Big Law laterals in 2025 and early 2026, as well as the string of law firm combinations announced late last year.

"There's a tectonic shift happening" in New York, said New York recruiter Alisa Levin, founder of Greene Levin Snyder. "The world is changing, and a lot of things we used to hold sacrosanct are evaporating. Everybody is trying to figure out their place. It's much more about the fight for talent."

Compensation packages for partners are getting bigger, while some firms are approaching laterals with pay figures right off the bat, without hearing about their proposals or business plans, Levin said. "In the top firms and practices, a lot of people know each other," Levin said. "They know what is going to be attractive."

Scott Yaccarino, recruiter and founder of Empire Search Partners, agreed that some pay offers are coming across sooner, but only for the very top partner candidates. Traditionally, compensation wasn't discussed until a lateral partner questionnaire was filled out at the end of the lateral recruitment process, Yaccarino said.



COURTESY PHOTO

Alisa Levin, founder of Greene Levin Snyder

Now, certain highly valuable partners who have a client base may say they are happy to have a conversation if they are approached, but they'd like to know about the economic picture in advance. And there are some firms that "can map out the economic picture at the front end," Yaccarino said.

Those situations are still the exception, but "it's happening more often than it used to be," he added.

Meanwhile, more New York law firms are adopting nonequity partnerships, including Sullivan & Cromwell. Law.com reported this week that the Wall Street firm's changes, including the nonequity tier, take effect this month. And there could be movement in the few holdouts of single-tier partnerships. » Page 4

New Year, More Space: Law Firms and New York AG Expand Office Footprints

BY RYAN HARROFF

AM LAW 200 firms continue to sign on for more office space as they grow their head count into 2026.

Haynes and Boone; Gibson, Dunn & Crutcher and Bond, Schoeneck & King have all recently expanded their New York offices, continuing the office growth trend from 2025.

Meanwhile, one of the largest law offices in New York—the New York Attorney General's office—is also expanding its Lower Manhattan office, adding just under 36,000 square feet to its location at 28 Liberty St., as part of its decision to extend its lease in the building, real estate broker JLL announced this month. In total, the state AG is now committing 378,438 square feet in the Lower Manhattan office tower.

JLL worked with the state AG's office to secure the additional space. John Wheeler, JLL's executive managing director, said in a statement that 28 Liberty's amenities, common spaces, integrated technology and support infrastructure were part of what made the AG's office decide to invest further in the building. » Page 6

Nielsen's 2nd Circuit Appeal Seeks To Revive Radio Ratings 'Tying Policy'

BY SULAIMAN ABDUR-RAHMAN

BROADCAST ratings giant The Nielsen Co. has filed an appeal to the U.S. Court of Appeals for the Second Circuit seeking to pause a district court's preliminary injunction order that temporarily blocks Nielsen from selling costly local radio ratings data tied to its dominant national radio ratings product.

"A stay pending appeal is warranted because Nielsen is likely to succeed on the merits—and at a minimum has raised serious questions," counsel for Nielsen wrote in a 34-page motion filed Friday in the Second Circuit. "First, the district court found Nielsen had likely violated the Sherman Act based on a nonexistent theory of antitrust liability."



RICK KOPSTEIN

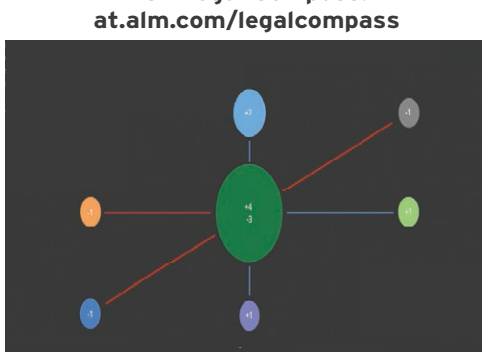
The Nielsen Co. headquarters are located at 85 Broad St. in Manhattan.

Defendant Nielsen, represented by Gibson, Dunn & Crutcher, seeks an administrative stay and stay pending appeal from the Second Circuit after U.S. District Judge Jeannette A. Vargas of the Southern District of New York granted a plaintiff's motion for a preliminary injunction.

Vargas ruled plaintiff Cumulus Media New Holdings Inc. demonstrated a "substantial likelihood of success on the merits of » Page 4

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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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At the Capital



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

As Sullivan & Cromwell and Skadden Move Toward Two-Tier Partnership, Competition and AI Could Boost the Trend

BY ANDREW MALONEY

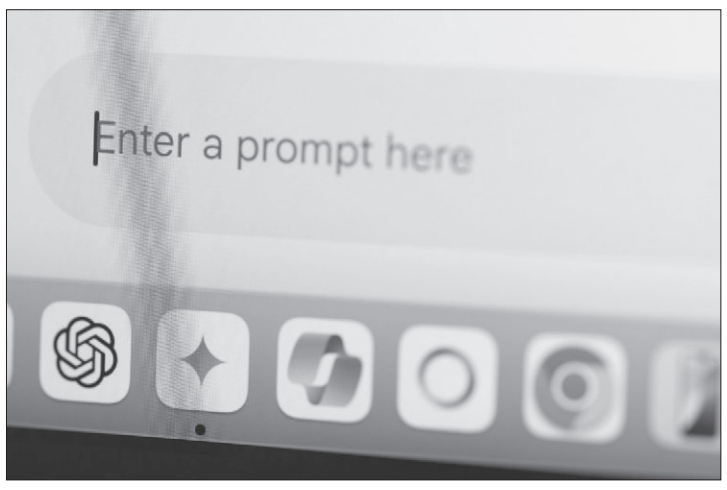
MORE law firms are jumping on the nonequity tier trend in 2026, seeing the opportunity to ramp up profitability and the ability to recruit and retain rising stars in the process. Firm leaders and analysts say increasing competition and even the rise of AI could continue to push firms that are still holding out to officially add an income partner level.

Sullivan & Cromwell confirmed last week its adoption of a two-tier partnership. Skadden, Arps, Slate, Meagher & Flom — which was considering a two-tier structure last year — is also now moving to create a non-equity partner tier, a source familiar with the firm said. A representative for Skadden didn't return a message seeking comment.

Across the Am Law 100, the total number of nonequity partners has already surpassed the number of equity partners, according to American Lawyer's 2024 data. Highly productive nonequity tiers are among the differentiators between top 50 law firms and the "elite" subset that's carrying their financials in the aggregate, analysts have said.

To be sure, elite profit heavyweights such as Ropes & Gray and Davis Polk & Wardwell remain single-tier partnerships.

But those firms are increasingly in the minority. In the last few years, other elite New York firms have also adopted two-tier partnerships, including Debevoise & Plimpton; Cleary Gottlieb Steen & Hamilton; Paul, Weiss, Rifkind, Wharton & Garrison; and Cravath, Swaine & Moore.



PIXIEME/ADOBE STOCK

Firm leaders and analysts say increasing competition and even the rise of AI could continue to push firms that are still holding out to officially add an income partner level.

The moves come amid a dizzying escalation in competition for talent, in New York and across the industry, as firms are looking for new ways to gain an edge, whether it's combinations or even private equity investment, and as they try to maximize what appears to be a windfall financial performance in 2025 moving forward.

Indeed, sources told The American Lawyer that Sullivan & Cromwell wanted to make the change from a "position of strength" coming off a strong financial year likely featuring "double-digit growth in revenue and profits."

And while firm leaders have signaled optimism about equity growth over the next two years, industry observers noted the trend has been "much more to focus on the nonequity tier."

Recruiters noted that firms that have remained single-tier partnerships have likely weighed the risks and rewards of doing so. Ropes leaders have, for instance, noted they wanted to retain a level of selectivity when it came to recruiting, as well as a level of teamwork across clients and the firm, not necessarily "a star system."

But firms with single tiers often have less flexibility in recruiting and retention, noted Dan Binstock, a partner and legal recruiter at Garrison in Washington, D.C.

"I think the biggest risks are, if there is a very high gate to entry, the potential partners are more susceptible to leaving if another firm is going to promise them either equity right away, or nonequity with a very strong compensation package," Binstock said in an interview. "So it's a risk of losing people, and also makes it harder to attract laterals."

Binstock noted, however, that "not all entry equity is equal." Some firms will start equity partners at $700,000; others will start them at $3 million. And a substantial number of Am Law firms have hybrid models, in which part of their income is fixed, while another percentage is treated as equity in the firm.

Binstock said that the hybrid model is a creative way to bridge the gap between equity and nonequity that many more firms are using.

Still, the trajectory in Big Law is moving in the same direction — away from single-tier partnerships.

"The nonequity tier has been an increasingly popular trend within law firms. There are fewer and fewer pure equity law firms out there," noted Bryce Engelland, senior data analyst at Thomson Reuters. "And that has allowed firms to become more profitable in terms of profits per equity partner."

He noted that the move can be "a bit of a double-edged sword" if and when the demand picture changes, however. "It does make your firm more profitable in those boom periods, but also creates a larger fixed expense space in those bust periods," he said.

Indeed, nonequity tiers come with plenty of risk, including the potential to "glut" partnership with lawyers who don't contribute as much as other lawyers in other ranks, Law.com has reported.

The AI Push

Engelland and other industry observers added that the rise of generative AI could actually bolster the push for nonequity partners, too. In fact, law firms have continued to grow headcount — at all levels — despite vastly increasing technology spend and AI adoption at the same time. "I think law firms are also starting to realize that having younger lawyers who were trained in an environment where GenAI already existed, that [helps]," he said.

It also theoretically gives income partners a way to distinguish themselves that didn't previously exist, added Lorie Almon, chair and managing partner at Seyfarth Shaw. The firm, which grew its nonequity tier by 3% in 2024, has held internal competitions among lawyers and personnel to drive innovation that has often focused on AI.

"I think AI provides lots of opportunities for the income partners who are on the trajectory of wanting to work toward equity partnership, because it opens the opportunity to be an expert in an area where no one has decades of experience," Almon said, adding that those lawyers "aren't doing routine and repetitive work" so their roles are being complemented, not subsumed, by the technology.

Polsinelli, which just crossed the $1 billion revenue mark in 2025, saw a modest increase in its nonequity partner ranks. But Chase Simmons, the firm's CEO, said that the firm will continue to hire and promote those kinds of lawyers, and said AI could make them more in-demand.

"I do think we just feel like income partners continue to just be a really great option for our clients. And as AI enables some of the lower-end work to be done by AI rather than a lawyer, I think those types of lawyers become more and more valuable to us and our clients," he said.

There are likely only a few firms that are premium enough that they'll be "largely immune" from the effects of AI, noted Binstock, of Garrison. Some clients will always want the top echelon of partners handling their most important matters, he said, even if it costs more.

"Firms are balancing how to protect the highest value work, leverage that which can be used by AI to save clients money and not have it walk out the door, and also protect against making a swath of their attorneys obsolete. And it's a delicate balance with lots of uncertainty and unknowns," he said.

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Verizon Wins Final OK for $20B Purchase After Walking Diversity Tightrope

BY MICHAEL GENNARO

IN A DELICATE regulatory balancing act, Verizon Communications has secured the final regulatory approval for its $20 billion acquisition of Frontier Communications—successfully navigating contradictory demands from federal and state regulators over diversity, equity and inclusion initiatives.

The California Public Utilities Commission unanimously approved the merger on Thursday, clearing the way for the deal to close Tuesday. New York City-based Verizon spent months threading a needle between the Federal Communications Commission's opposition to diversity, equity and inclusion programs and California's statutory requirements requiring them.

Verizon's regulatory headaches began when Brendan Carr, President Donald Trump's pick for FCC chair, made clear that the agency's approval of the Frontier purchase hinged on Verizon eliminating its diversity programs. Verizon caved on May 15 and has since shuttered its DEI department and jettisoned related policies.

That decision created immediate friction with California regulators, whose approval Verizon also needed. They accused Verizon and Dallas-based Frontier, a provider of internet, TV and phone service in 25 states.—of responding evasively to questions about how the federal commitments would align with diversity requirements the state imposes on utilities operating within its borders.

Rather than force Verizon to maintain traditional DEI programs, California regulators crafted an alternative approach focused on workforce development and community investment that they concluded satisfied state policy goals without directly contradicting the company's federal commitments.

Under the agreement, Verizon agreed to establish a $10 million partnership with the California State University system for workforce development programs. The company also must create recruiting pipelines through universities and educational institutions that serve underrepresented California communities, and hold regular meetings with state officials regarding procurement, employee retention and recruitment practices from underrepresented populations.

Additionally, Verizon committed to invest $500 million in California small businesses over five years, while also expanding its network infrastructure and providing discounted voice and internet service to eligible state residents.

While diversity issues dominated much of the regulatory debate, the California Public Utilities Commission also secured substantial network deployment and service commitments that will significantly expand broadband access across California.

Specifically, Verizon committed to deploy fiber broadband to 75,000 new locations in the state within five years, prioritizing census blocks with households at or below 90% of county median income. The company will also build more than 250 new wireless transmission sites.



RMNOA357/SHUTTERSTOCK

The wireless carrier dismantled its DEI programs to gain Federal Communications Commission approval for its $20 billion acquisition of Frontier Communications. It then pledged millions of dollars in diversity investments to win over the California Public Utilities Commission, which approved the deal Thursday.

Within seven years, Verizon must provide broadband service of at least 100 Mbps download speed and 20 Mbps upload speed to 88 wire centers serving rural and lower-income customers. To ensure affordability, the company agreed to offer $20-per-month broadband service to low-income consumers for 10 years.

Recognizing California's vulnerability to wildfires and power outages, Verizon will provide 72-hour battery backup at no charge to customers in high fire-threat areas and 24-hour backup elsewhere. The company also pledged to invest $40 million in digital inclusion efforts and $500 million in California small businesses over five years.

On the labor front, the Communications Workers of America secured commitments that Verizon will hire at least 600 new union-represented employees over six years, with existing unionized workers receiving 48 months of layoff protection.

The approval also establishes comprehensive tribal engagement requirements, including dedicated contacts for Native American communities, infrastructure maps for ancestral territories, annual communications to review obligations and priority rights when Frontier disposes of real property in tribal territories.

John Reynolds, the CPUC commissioner overseeing the proceedings, said in a statement, "California isn't just approving a merger, we're securing real commitments that will connect communities, lower costs for families who need it most, and strengthen workforce and supplier diversity protections.

"With robust conditions and independent oversight, we're ensuring these commitments translate into real improvements for California families and standing up for California values to support our diverse communities."

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Supreme Court Will Review Police 'Geofence Warrants' That Collect Location Data

BY JIMMY HOOVER
WASHINGTON, D.C.

THE U.S. Supreme Court on Friday agreed to review a cutting-edge Fourth Amendment case over "geofence warrants," which enable police to collect the location data from all devices within a particular area.

The justices are set to decide whether this powerful new investigative tool, which has become increasingly popular with law enforcement in recent years, violates the Constitution's prohibition on unreasonable searches.

Okello Chatrie pleaded guilty to robbing a bank in Midlothian, Virginia, in 2019 after the lead detective served a signed geofence warrant on Google, requesting the location data of the site's users within a 150-meter radius of the bank around the time of the robbery. Google initially supplied anonymized data for about 19 users inside the geofence, then provided the detective with additional information about a smaller subset within that group, and, finally, unmasked three individual users—one of whom was Chatrie.



ADOBE STOCK

According to the petition for review, geofence warrants have skyrocketed in recent years, with Google fielding a 1,500% increase in requests for such data from law enforcement.

Chatrie, in pleading guilty, reserved the right to appeal the constitutionality of the warrant and thus his conviction. He has been sentenced to 11 years and nine months in prison.

Chatrie's lawyers have argued that the geofence warrant violated his Fourth Amendment protection against unreasonable searches and have sought to suppress evidence collected from the search.

In a petition to the Supreme Court filed in July, Chatrie's legal team, led by Adam Unikowsky of Jenner & Block, wrote that geofencing requires Google and other tech companies to search through hundreds of millions of users to furnish information about them without probable cause or particularized suspicion of a crime.

Below, the U.S. Court of Appeals for the Fourth Circuit fractured 7-7 over whether the geofence warrant should actually be considered a "search" under the Fourth Amendment. Sitting en banc, the appeals court issued a one-sentence opinion affirming a panel's decision denying Chatrie's attempt to suppress evidence. The judges instead registered their views in a flurry of concurring and dissenting opinions.

In taking up Chatrie's appeal, the Supreme Court made the notable decision to limit its review to whether the execution of the geofence warrant violated the Fourth Amendment. The court declined to take up a separate question over whether the evidence from the warrant should be excluded if a Fourth Amendment violation is found.

The district court denied Chatrie's motion to suppress the evidence in light of the "good-faith exception" to the exclusionary rule. Only one member of the en banc Fourth Circuit found that the exclusionary rule should apply and the evidence should be suppressed.

For that reason, Chatrie had urged the Supreme Court to grant review over both qugestions "to ensure that petitioner obtains meaningful relief from a decision in his favor."

"[I]f the good-faith exception applies, any opinion issued by this Court would be advisory," Chatrie wrote.

The U.S. Department of Justice had urged the high court to deny review for exactly that reason, saying the Fourth Amendment question would have no "practical effect on the outcome."

The DOJ also denied the warrant was a "search," adding that—even if it were—the warrant satisfied the Constitution because it "specified with precision the items to be seized: two hours of location information associated with electronic devices that were within 150 meters of a specified point near the bank during the hour in which the bank was robbed."

According to the petition for review, geofence warrants have skyrocketed in recent years, with Google fielding a 1,500% increase in requests for such data from law enforcement.

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Expert Analysis

NEW YORK COURT OF APPEALS ROUNDUP

Off-Duty Blogging, §201-d And the Ministerial Exception





By **Joshua Polster** And **Linton Mann III**

In *Sander v. Westchester* Reform Temple, the New York Court of Appeals considered a teacher's claim that she was terminated for co-authoring a blog post critical of Israel and Zionism, allegedly in violation of Labor Law §201-d (2) (c), which bars employers from taking adverse action based on an employee's lawful "recreational activities" outside of work. A five-judge majority acknowledged that the court had not previously interpreted the scope of §201-d's protection for "recreational activities," and that the Legislature in 1992 did not anticipate modern online platforms that enable rapid, widespread dissemination of personal expression. Nevertheless, the majority declined to decide whether blogging or the expression communicated through blogging fall within the statute.

Instead, the majority affirmed dismissal of the complaint on an alternative, constitutional ground: the ministerial exception, which precludes application of statutory employment discrimination laws to claims implicating the employment relationship between a religious institution and its "ministers." Because the plaintiff's core responsibilities were religious in nature, the majority held that the ministerial exception barred her §201-d claim as a matter of law. Judge Jenny Rivera concurred in the result but would have affirmed on statutory grounds, reasoning that even if blogging can be a recreational activity, the blog post created a "material conflict of interest" with the defendant's religious business interests under §201-d (3) (a), rendering the activity unprotected.

The case arose from an employment offer extended to Plaintiff Jessie Sander in May 2021 for the position of "Full Time Jewish Educator" at Defendant Westchester Reform Temple. The offer letter described the plaintiff's teaching responsibilities in "Jewish Learning Lab" classrooms for fifteen hours per week and additional duties including family and parent education, social justice programming, field trips and off-site programs, communications, administrative support, and writing articles for synagogue publications.

The letter also situated the role within the defendant's mission, including "support[ing] the development of a strong Jewish identity" and "bringing Torah to life and inspiring Jewish dreams." Shortly after the plaintiff began working, a Rabbi met with her about a blog post she had co-written shortly before starting the job. The post criticized Israel's "most recent attack on Gaza" and stated that the authors "reject[ed] the notion that Zionism is a value of Judaism." The plaintiff alleged that she and the Rabbi discussed the meaning of Zionism, that she assured him she respected the defendant's position and would not share her views at work, and that he later expressed confidence in her teaching abilities. However, she was fired less than a week later.

> The legislative history, however, offered little guidance on what qualifies as a recreational activity and no clear indication on whether §201-d protects expression generated through protected activity.

The plaintiff sued the Temple and its leadership, alleging she was discharged because of lawful recreational activity in violation of Labor Law §201-d (2) (c). The defendants moved to dismiss, contending that the complaint failed to state a claim because the plaintiff was terminated for the content of her speech rather than the act of blogging and because the conduct fell outside the statute's protection, including under the statute's exception for activities creating a "material conflict of interest" with an employer's trade secrets, proprietary information, or other proprietary or business interests (§201-d [3] [a]). The defendants also argued the ministerial exception barred the claim and sought dismissal on documentary evidence. The Supreme Court for Westchester County dismissed, holding that the complaint alleged termination for the content of the blog post rather than the "act" of blogging, and did not reach the conflict-of-interest or ministerial exception defenses. The Appellate Division, Second Department affirmed on the same ground and likewise did not address the alternative defenses. The Court of Appeals granted leave to appeal.

In an opinion written by Judge Caitlin Halligan and joined by Chief Judge Rowan D. Wilson and Judges Michael Garcia, Madeline Singas and Anthony Cannataro, the majority explained that Section 201-d, enacted in 1992, protects employees from adverse action based on four categories of off-duty conduct: political activities, lawful consumable product use, lawful recreational activities, and union activities. The provision invoked by the plaintiff protects "legal recreational activities... outside work hours, off the employer's premises and without use of the employer's equipment or other property" (§201-d [2] [c]). "Recreational activities" are defined as "any lawful, leisure-time activity for which the employee receives no compensation and which is generally engaged in for recreational purposes," with examples including "sports, games, hobbies, exercise, reading and the viewing of television, movies, and similar material" (§201-d [1] [b]). The plaintiff argued that "hobbies" can include expressive pursuits and that reading or » Page 8

JOSHUA POLSTER *and* LINTON MANN III *are partners at Simpson Thacher & Bartlett.*

TAX LITIGATION ISSUES

IRS Seeks To Revive Its Voluntary Disclosure Practice



By **Jeremy H. Temkin**

Since 1952, the Internal Revenue Service has offered a Voluntary Disclosure Practice (VDP) through which taxpayers who are concerned that they may have criminal exposure can come into compliance with the law and reduce their risk of criminal prosecution. In recent years, tax practitioners have used the VDP to help tens of thousands of taxpayers resolve offshore non-compliance issues. Between 2009 and 2018, approximately 56,000 taxpayers participated in one of a series of Offshore Voluntary Disclosure Programs or Initiatives (OVDPs), paying over $11 billion while "getting right" with the IRS.

A major contributor to the success of the OVDPs was active civil and criminal enforcement of offshore tax evasion by the IRS and the Department of Justice. These highly publicized efforts heighted the fear of discovery among noncompliant taxpayers. But, in addition to offering protection from criminal prosecution, the OVDPs were successful because they provided a clear and efficient framework for resolving civil liabilities.

More recently, the VDP has lost much of its appeal to noncompliant taxpayers, and on Dec. 12, 2025, Guy Ficco, Chief of IRS Criminal Investigation (IRS-CI), announced that the IRS is planning to update the VDP with input from the tax community. Following up on Chief Ficco's announcement, on Dec. 22, the IRS issued a news release outlining "key proposed changes" to the VDP and formally announcing the 90-day public comment period. See "IRS seeks public comment on Voluntary Disclosure Practice proposal," (Dec. 22, 2025). This column outlines the background of the VDP, describes some of the current challenges faced by taxpayers and practitioners, and discusses the value of a reinvigorated VDP as a viable option for bringing taxpayers into compliance.

A Brief History of Voluntary Disclosure Practice

The VDP is an administrative program that allows taxpayers to cure past violations and mitigate the risk of criminal prosecution. It reflects the IRS's policy judgment to encourage compliance by promising to consider a taxpayer's voluntary disclosure in deciding whether to recommend criminal prosecution. The Internal Revenue Manual sets forth specific criteria for determining what qualifies as a voluntary disclosure, providing that it must be truthful, timely (*i.e.,* received prior to the initiation of an audit, a criminal investigation, or a third party coming forward with information concerning the taxpayer's noncompliance), and complete. It also requires participating taxpayers to cooperate with the IRS in determining their correct tax liability. Additionally, the IRM makes clear that the VDP is not available to taxpayers disclosing unreported illegal source income. See IRM 9.5.11.9(5).

> It also requires participating taxpayers to cooperate with the IRS in determining their correct tax liability.

Over the years, the IRS has combined the protection from criminal prosecution associated with the VDP with civil settlement initiatives that provided clarity to taxpayers regarding the financial penalties that would be associated with a successful voluntary disclosure. For example, in 2009, in the wake of publicity surrounding the IRS's investigation of UBS, the IRS announced the first of four OVDPs. Each of the OVDPs incorporated specific procedures and requirements, provided detailed guidance in the form of Frequently Asked Questions (FAQs), and included a defined civil penalty structure. Each successive program imposed more severe financial penalties and participation waned (from a peak in 2011, when approximately 18,000 individuals came forward, to only 600 disclosures in 2017).

Current Voluntary Disclosure Practice

On Nov. 20, 2018, approximately two months after closing the 2014 OVDP, the IRS announced new VDP guidelines that would apply to *all* voluntary disclosures (domestic and offshore). See LB&I-09-1118-014, Memorandum For Division Commissioners Chief, Criminal Investigation, Updated Voluntary Disclosure Practice (Nov. 20, 2018). As outlined in the IRM, taxpayers seeking to make a voluntary disclosure must submit Form 14457, the "Voluntary Disclosure Practice Preclearance Request and Application" in two phases. IRM 9.5.11.9.1(2). First, to obtain "preclearance," the taxpayer must submit Form 14457, Part I to IRS-CI, which evaluates whether the taxpayer is eligible to participate in the VDP. That submission requires applicants to disclose their identity, any related entities, details regarding their financial accounts and digital assets, and information relating to the timeliness of the disclosure.

If preclearance is granted, taxpayers have 45 days to submit Part II of Form 14457, which requires disclosure of the nature of the funds underlying the disclosure, an estimate of the amount of unreported income and highest aggregate value of offshore holdings, the identity of any professional advisors who aided in the noncompliance, and a "non-compliance narrative" that identifies other parties involved and the "specific acts of noncompliance and how they were willful." » Page 7

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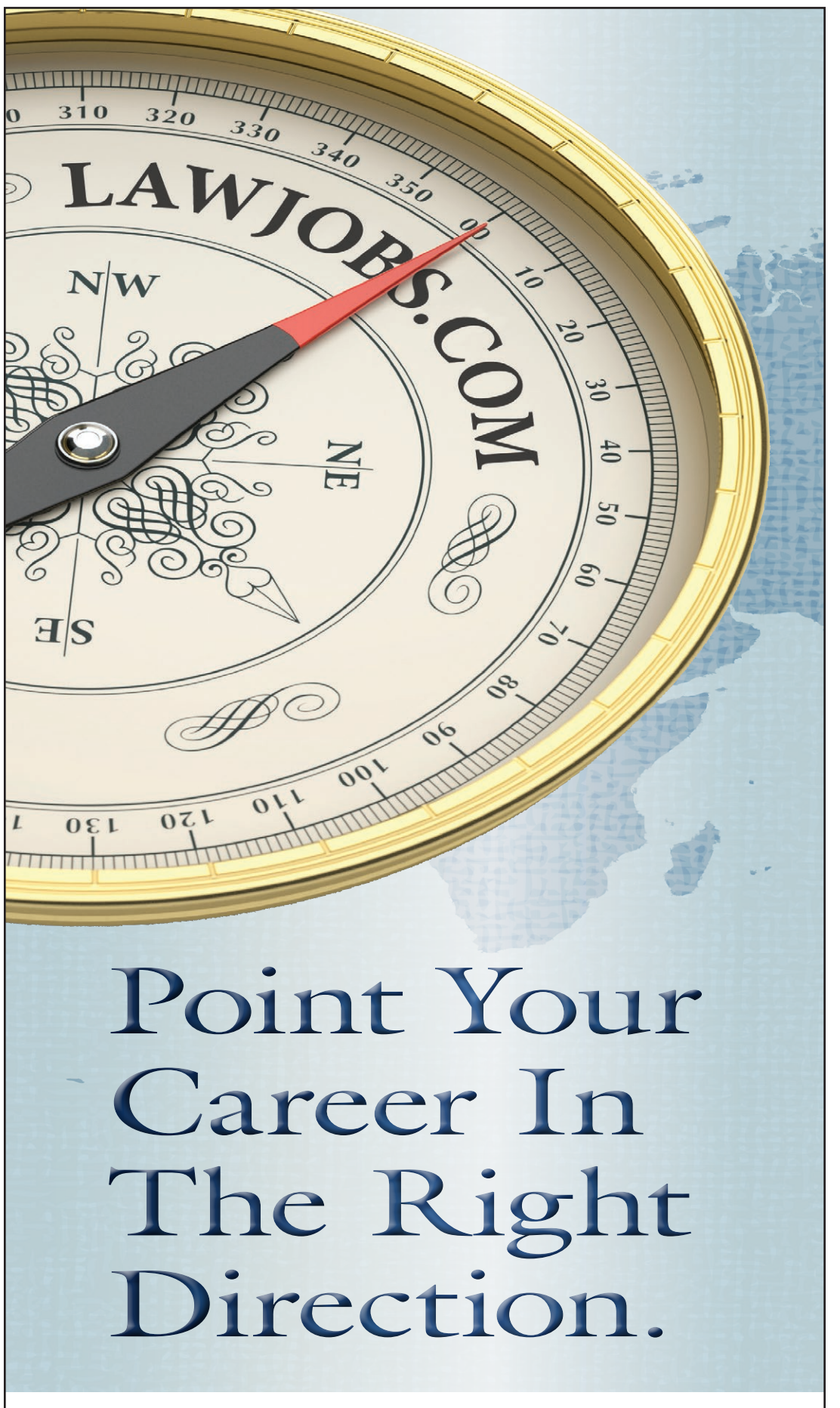


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Off the Front

Tectonic Shift

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Two-tiers are helpful not only to attract and retain rising star lawyers, but also senior partners who would like to keep their team members with them."The leverage model is so critical to building a business that if you lose your seventh, eighth, and ninth-year attorney, that is messing up your business," Yaccarino said about partners in single-tier partnerships.

Some observers said the competition trends in New York are a result of Kirkland & Ellis, Latham & Watkins and a possibly a few others that have enormous compensation leverage. Their moves and flexibility in partner comp are prompting other firms to be more aggressive in lateral moves and consider more options for growth.

"There's a handful of firms that have really pulled away and are in a position to continue aggregating the top talent, and behind them, you have firms trying to keep up or trying to find their lane. So I would expect there to be no shortage of notable moves" in 2026, noted Yaccarino.

The surge in lateral movement is a result of firms "really opening their eyes to the fact that the growth of the business in large part is going to hinge on lateral acquisition," he added. "The natural byproduct is a sense that there's more instability because there's more movement happening."

The market changes are also a result of clients often moving with partners, who themselves have less loyalty to a specific firm.

Some firms have developed a good job of developing culture, but "it seems it's almost secondary. It's all about now scale and revenue, with some exceptions," Levin said.

Now partner departures are becoming more common at Wall Street firms, including Cravath Swaine & Moore, which has seen four partner exits this year. "Almost no firm is sacrosanct these days in lateral movement, and the more lateral movement you see, the more it bleeds. It's like a domino effect," Levin said.

Jon Henes, CEO of consulting firm C Street Advisory Group, also predicted that lateral hiring will rise in 2026, including team hires. "Law firms will need to be intentional to do this correctly. Successfully bringing in a team requires careful attention to culture fit and the right expertise," he said.

Still, observers expect there to be some consequences as a result of the shake-up in the market.

"Every firm I know is constantly struggling with partner compensation—it's an unending battle to pay the stars while keeping the rest of the partnership happy," said Matthew Bersani, founding partner of the Cliff Group recruiting firm.

Some firms are holding back pay or pay raises for rank-and-file partners in order to offer larger pay packages to private equity partners, he added. "At many firms, the pendulum has swung very far in the direction of the Kirkland model in order to make room at the top for the $20 million a year private equity partner," he said.

As a result, it's not improbable that "there will be some kind of snap back," he said. Some private equity partners are inevitably getting overpaid, he added.

A $20-million partner should be generating three or four times that much, Bersani said, but partners quite commonly only bring half their business in a lateral move and can end up being overcompensated on the new platform.

As a result, Bersani said he predicted some shakeout in the top compensation tiers of many partnerships. "The rank and file are unhappy that this is being done at their expense," he said. "That makes partners resentful and creates other serious management issues." Some firms may increasingly say, enough is enough, "'I'm not paying you $20 million to bring in $30 million.'"

Meanwhile, while some firms are scoping out mergers to increase scale, not all mergers will result in more profitable firms. Some firms may want to bulk up in New York, but chasing mergers for scale alone is risky. "Not only are mergers not necessarily driving profitability, but they also come with inherent and very significant risk factors that have not diminished," Bersani said, including culture clashes and exits of productive partners.

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Willkie

« Continued from page 1

Court for the District of Columbia generally rely on the USVSST Fund for compensation because Iran is a highly sanctioned judgment debtor nation that refuses to acknowledge its liability as a designated state sponsor of terrorism.

"We started these Iran-related actions back in 2019, and I think we knew when we started this that it was going to be a long road," Gottlieb said. "We still have a long way to go to get our clients fully compensated, but this is a great start."

Willkie has secured final and enforceable judgments against Iran exceeding $4.1 billion in damages awarded to more than 1,250 plaintiffs impacted by terrorist attacks in Iraq or Afghanistan.

Nearly 22,000 victims will collectively receive $2.825 billion from the USVSST Fund's authorized 2026 distribution, the U.S. Department of Justice announced Jan. 7.

A small share of that funding—more than $256 million—will soon arrive in the bank accounts for victims represented by Willkie, according to the firm.

"There is a chronic shortage of funding necessary to really provide these victims [with the full amount of compensation] the courts determined they are entitled to," Gottlieb said, "so we think it is incumbent upon Congress to ensure the fund continues to be replenished."

On average, each Willkie client was allocated over $200,000 from the USVSST Fund's 2026 distribution, representing about 5.2% of each of their compensatory damages awards, according to the firm.

Willkie litigation partner Nicholas "Nick" Reddick said it is "pretty amazing" to see more than 1,250 of the firm's clients collect compensation from the terrorism victims' fund.

"Mike and I have been working with these clients over six years now," Reddick said Thursday in a telephone interview with Law.com and the National Law Journal. "A lot of them were skeptical they would ever see a penny from these lawsuits."

"We have folks who are deep in debt, so it is meaningful," Reddick added. "It doesn't fix the wrong that happened to their loved ones; it won't take away their pain; but it is meaningful."

Willkie works closely with Sparacino in all of its FSIA litigation against Iran and serves as co-counsel with Kellogg Hansen in some cases holding Iran liable for acts of terrorism impacting American victims, including family members of U.S. servicemembers killed overseas.

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Ruemmler

« Continued from page 1

was a suicide by hanging. Ruemmler was not an executor on the final version of Epstein's will.

The Wall Street Journal said some Goldman insiders view it as incongruous for Ruemmler to remain CLO, especially considering that one of her roles is serving as vice chair of its Reputational Risk Committee.

According to Sunday's Wall Street Journal story, the executive crafting a plan for Ruemmler's departure was John Rogers, who serves as executive vice president and corporate secretary.

However, in a statement provided to The Wall Street Journal, Rogers said: "That is completely untrue."

Ruemmler told The Wall Street Journal in a statement that during her time at Latham & Watkins "it was my job to engage with people and companies that had serious legal and public relations problems. Many were under criminal investigation, and many had been convicted of crimes."

In the statement, Ruemmler said she hadn't represented Epstein or advocated for him. She said he "informally reached out to me for advice from time to time just as he did with numerous other prominent lawyers throughout the country. ... As I have said, I regret ever knowing him, and I have enormous sympathy for the victims of Epstein's crimes."

In a statement provided to The Wall Street Journal, Goldman CEO David Solomon showered Ruemmler with praise.

"Kathy is an excellent general counsel and we benefit from her advice every day," Solomon said. "Kathy has always had the support of the entire leadership team and the Board and is widely respected and admired at the firm."

Ruemmler and a Goldman Sachs spokesperson did not immediately respond to requests for comment from Law.com.

Ruemmler is the highest-ranking female executive at Goldman Sachs, which has 46,500 employees and operates in more than 30 countries.

She regularly appears near the top of Corporate Counsel and ALM Intelligence's ranking of highest-paid legal chiefs. In 2024, the most recent year available, Ruemmler earned $17.6 million, ranking her sixth.

The only female ranked higher was Apple's Kate Adams, who earned $27.2 million, placing her third.

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Outside Counsel

Can COPA Pass Constitutional Muster?





By **Massimo F. D'Angelo** And **William M. Pekarsky**

New York City's Community Opportunity to Purchase Act (COPA), recently passed by the City Council (31-10), creates a real property disposition process whereby owners of certain multifamily buildings are mandated to first notify the New York City Department of Housing Preservation and Development (HPD), and then offer a Right of First Refusal (ROFR), to a an HPD "qualified entity," before selling their property.

Per the legislation, a "qualified entity," is defined as "a not-for-profit entity…or any joint venture that includes at least 1 not-for-profit entity certified by [HPD]." Owners who run afoul of COPA's sale procedures may be assessed substantial penalties.

COPA's purpose is to preserve affordability, prevent displacement, and stabilize distressed assets by granting these "qualified entities" an early and preferential opportunity to buy covered properties before they are sold to ready, willing, and able buyers on the open market.

As with similar tenant-driven community opportunity-to-purchase regimes elsewhere in the country, COPA has already sparked considerable debate over its constitutional soundness. This article analyzes COPA's key provisions and analyzes its principal constitutional legal challenges.

Key COPA Provisions

First, the scope of covered COPA properties is specifically targeted. The enacted measure applies to residential buildings with four or more units that meet the defined criteria for physical distress (i.e., significant hazardous violations, participation in designated enforcement programs, or unpaid municipal charges above specified thresholds). Smaller properties—one- to three-unit buildings and owner-occupied buildings with five or fewer units—are exempt.

Second, the law creates a structured transfer mechanism. Owners intending to sell a covered building must notify HPD and a list of "qualified entities" established by HPD. Qualified entities include nonprofit affordable-housing developers and community land trusts ("CLTs") with demonstrated financial and operational capacity to acquire and preserve affordability, as well as joint ventures in which a certified nonprofit partner retains a leading role.

Third, following notice, qualified entities are given time-limited purchase preferences. A qualified entity must express interest within 25 days and then have a fixed window of 80 days to make a *bona fide* market offer. If the owner rejects the offer and later receives an acceptable third-party offer, the first qualified entity that made an offer has a limited ROFR to match the third-party offer on identical price and terms within 15 days.

> New York City's COPA represents a targeted, procedural intervention at the point of sale for a specified class of distressed or covenant-expiring multifamily buildings.

The statute does not require acceptance of below-market bids, nor does it set any price controls. There are also civil penalties baked into COPA for noncompliance. COPA creates a specific private right of action for qualified entities to sue noncompliant owners and provides for the recovery of fees and costs to boot.

Lastly, the law vests exclusively with HPD full rulemaking authority to define qualifying criteria, administer the registry of qualified entities, delineate covered-property distress triggers, and enforce compliance. This structure is similar to HPD-administered acquisition and enforcement initiatives, such as the City's Third Party Transfer (TPT) Program, a program long mired in extensive fraud involving high ranking HPD officials engaging in pay-for-play kickbacks with developers.

Procedurally, COPA was approved by the City Council at its Dec. 18, 2025, stated meeting (31–10, with three absent councilmembers and seven abstentions). On Dec. 31, 2025, outgoing Mayor Adams vetoed COPA. Under the City Charter, once the veto message is formally received at the Council's next stated meeting, the council has 30 days to vote on an override which requires a twothirds vote of all council members (i.e., 34 votes out of 51 total councilmembers in favor).

Given that COPA did not initially secure a vetoproof majority and that the expected incoming Speaker, Julie Menin, abstained on the original vote, the outlook for an override is uncertain. If an override is unsuccessful, the Council will invariably pursue repassage or a revised measure in the new session given the initial majority vote coupled with Mayor Mamdani's explicit support for COPA, a key part of his affordability campaign.

Ultimately, COPA's constitutionality turns on whether its ROFR transfer mechanisms delay the transfer of real property without just compensation, amounts to a taking, violates due process or equal protection, and impermissibly impairs contracts or exceeds municipal home-rule authority.

Regulatory Takings Verses Per Se Takings

Any takings analysis must begin with *Yee v. City of Escondido*, 503 U.S. 519, 112 S.Ct. 1522, 118 L.Ed.2d 153 (1992), where the Supreme Court of the United States (SCOTUS) held that "[w]hen a landowner decides to rent his land to tenants, the government may place ceilings on the rents the landowner can charge, or require the landowner to accept tenants he does not like, without automatically having to pay compensation." *Id.* at 529, 112 S.Ct. 1522 (citations omitted).

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MASSIMO F. D'ANGELO *is a partner at Blank Rome and co-chair of its real estate industry group.* WILLIAM M. PEKARSKY *is an associate at the firm.*

IN BRIEF

« Continued from page 1

Alison, we've made several other impactful moves in this space, both through lateral hires and internal elevations, across our global platform."

Some of her transactional highlights include representing Pfizer Inc. in its $5.2 billion acquisition of Anacor Pharmaceuticals and in its $160 billion terminated transaction with Allergan plc. She also represented Alexion in its $8.4 billion acquisition of Synageva BioPharma Corp.

Preiss began her late career as a summer associate at Calfee, Halter & Griswold in 2004 before summering at Wachtell in May 2005. She joined the firm the following year and became a partner in 2016.

— Patrick Smith

FTC Raises Premerger Filing Threshold

The Federal Trade Commission this week announced its annual adjustment to the Hart-Scott-Rodino Act threshold for pre-merger notifications and increased the filing fees for merging parties.

The FTC changes the thresholds each year under the HSR Act based on the U.S. gross national product. Under the amended threshold, any deal valued at least $133.9 million must be reported—a $7.5 million increase from last year.

The fees paid by the merging parties depend on the size of the deal. A deal valued less than $190 million now requires a $35,000 fee, ranging up to a $2.46 million fee for a deal worth more than $5.9 billion.

The thresholds apply to deals filed after the effective date of Feb. 15.

HSR filing thresholds typically increase each year, and this year's adjustments are no big surprise, said Reed Smith partner Michelle Mantine.

She added it will be more interesting to see if the commission changes the strict HSR filing rules championed by former FTC Chair Lina Khan.

Those rules require more information and are more onerous and costly for clients, Mantine said. But with the FTC and the U.S. Department of Justice's Antitrust Division being more amenable to structured remedies, the agencies could change guidance to the HSR filing rules to align with the agencies' openness to settlements, she added.

"There's been some guidance issued by the agencies about the rules and how they're to be interpreted," Mantine said. "But I'll be interested to see if there's more of it and what that looks like and if there's any efforts to streamline stuff that's more burdensome."

Over the first year of the Trump administration antitrust lawyers have generally been more upfront and willing to explain deals to the agencies and engage with them to resolve any competitive issues that may result from a transaction, Mantine said.

"More than the thresholds in and of themselves I'm more curious to see now after a year with the amended HSR rules under our belt … will there be any changes?" she said. "Particularly given that the agencies do seem more apt to remedy competition concerns in transactions."

—Dan Novak

Nielsen

« Continued from page 1

its Section 2 [Sherman Act] claims alleging the anticompetitiveness of Nielsen's conduct as a monopolist in the local and national radio ratings data markets."

Hogan Lovells, on behalf of Atlanta-based Cumulus, has filed an antitrust lawsuit alleging New York-based Nielsen uses an anticompetitive and unlawful "tying policy" to maintain a monopoly over U.S. local radio ratings.

"Nielsen will suffer irreparable harm absent a stay," counsel for Nielsen wrote in their motion seeking emergency relief from the Second Circuit. "The district court expressly determined that Nielsen would suffer irreparable harm if this Court denied a stay pending appeal."

Rich Tunkel, managing director of Nielsen's audio division, previously filed a declaration claiming, "Nielsen would suffer significant irreparable harm if required to comply with the Court's ruling during the pendency of Nielsen's appeal."

"If Nielsen is unable to apply the Network Policy, then it will be hindered in its ability to ensure that it can recover the costs of collecting the local radio-ratings data that make up the Nationwide report and spread those costs appropriately across the customers that use the products generated from those joint costs," Tunkel wrote in a sworn statement filed Jan. 9.

Vargas rejected Nielsen's arguments but temporarily paused her preliminary injunction order with a brief administrative stay.

"Because of the timing concerns expressed by Plaintiff, and specifically the potential irreparable harm it will suffer in the absence of immediate relief, the administrative stay will be in effect only until January 16, 2026, to allow Respondents time to file a motion for a stay in the Second Circuit Court of Appeals," Vargas wrote in an order filed Monday.

"Nielsen maintains that its policies and practices are legally compliant, and looks forward to fully vindicating its position as the case proceeds," a Nielsen spokesperson said Friday in a statement via email.

Counsel for plaintiff Cumulus and defendant Nielsen did not immediately respond to requests for comment.

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Real Estate Trends

REALTY LAW DIGEST



By **Scott E. Mollen**

Landlord-Tenant—Rent Control—Failure To Maintain Premises as Primary Residence—Record Did Not Demonstrate "The Level of Emotional and Financial Interdependence That Characterizes a Family Relationship Between Respondent And co-respondent's "—A Younger Person Attempted To Be Deemed a Family Member of an Older Person Who "Tolerate[d] It at Best But (Was) Not On Board"—When a Rent Control Tenant Is In a Facility Without a Discharge Plan, a Landlord May Show That the Tenant "No Longer Maintains the Tenant's Apartment as the Tenant's Primary Residence"—Criteria For Non-Traditional Family Relationship

A landlord commenced a holdover proceeding against a respondent and a co-respondent, seeking possession of an apartment on the grounds that the "co-respondent is a rent-control tenant who did not maintain the… premises as his primary residence and that respondent's occupancy was derivative of co-respondent's tenancy." The court held a trial.

The landlord cited the co-respondent's living will which appointed the co-respondent's son as a proxy; "a durable power of attorney appointing the co-respondent's 's son as an attorney-in-fact; the co-respondent's 's health care proxy; and the co-respondent's 's hospice care form." It also submitted *inter alia*, a "visitor log for a nursing facility where co-respondent's had been living." The log showed that the respondent had visited the co-respondent on three occasions.

A property manager (manager) testified that the co-respondent was a rent-controlled tenant who had died and that the respondent is in possession of the subject apartment. He acknowledged that the respondent is living in the apartment and that he saw the respondent in the apartment at the time when the landlord acquired the building. He described the co-respondent was an "elderly gentleman" who had "aides living with him." He believed that the respondent was the co-respondent's "roommate."

He also recalled that the respondent had stated that the respondent is the "co-respondent's 's roommate." The respondent had called the manager about repairs, but the manager did not remember the co-respondent calling for » Page 7

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

CONSTRUCTION LAW

Streamlining Construction Access Rights





By **Melissa T. Billig** And **Stuart B. Rosen**

The New York City real estate community is abuzz about the recent amendment to Section 881 of the Real Property Actions and Proceedings Law (RPAPL §881). Real estate owners and developers are required to protect properties adjacent to their project sites under Section 3309 of the New York City Building Code and RPAPL §881 enables them to obtain court-ordered access when neighboring property owners deny the access needed for these safety measures.

Under the RPAPL §881 amendment enacted last month, project owners now have expanded rights to enter neighboring properties but must first fulfill new requirements before seeking court intervention.

The amendment also provides compensation to neighbors for certain professional and license fees. These updates formalize established practices from negotiations of access agreements and case law and are expected to enhance property access discussions.

Broadened Scope of Access, including Permanent Encroachments. The amended statute permits courts to grant access to project owners for a wider range of access on or above neighboring properties, including temporary airspace intrusions, certain permanent encroachments (wall ties, tiebacks, anchors, straps and underpinning) required by code, regulation, or local law, and permanent relocation of chimneys, vents, flues, exhausts or rooftop equipment.

Before the enactment of the amended law, New York courts almost unilaterally held that they had limited authority to grant temporary access and could not grant certain access, including permanent encroachments (e.g., underpinning). If a neighbor refused to allow underpinning under the old law, a developer was left with two choices: either pay an exorbitant underpinning fee or redesign the project to forego underpinning. New York courts are now empowered to grant broader access, including permanent encroachments (e.g., the right to underpin), removing leverage that neighboring property owners have long held over project owners.

Lowered Threshold to Obtain Access. Prior to the amendment, project owners had a strict burden to demonstrate that their project work could not be completed without the requested access. The amendment lightens this burden, requiring project owners to demonstrate that their improvements cannot be made in a commercially reasonable manner without access, which presumably will allow them to more easily justify access for permanent or more disruptive construction work.

Project Owners' Disclosure Obligations. Project owners seeking access must give advance notice of planned work and protections and detailed documents including plans, engineering reports, surveys, and proof of insurance for work on the adjacent properties. By explicitly defining these requirements, the amendment essentially codifies what project owners typically furnish to neighbors and the case law that has long required the furnishing of this information.

Good-Faith Schedule Projections. The amended statute now requires that the duration of any license be based on a "good-faith projection of the anticipated dates and estimated duration of access," coupled with an obligation on the project owner to make commercially reasonable efforts to adhere to those estimates. Importantly, the statute recognizes the practical reality that access to adjoining properties is often sought early and provides a mechanism for seeking court approval of extensions where good faith estimates later prove inaccurate. This change may reduce disputes over alleged schedule deviations and anticipated license terms, providing more flexibility when negotiating access terms.

The Inclusion of Tenants/Occupants. Neighbors to construction projects are now obligated to identify tenants and occupants who may be impacted by the project work and protections so that they can be included in the proceedings. This obligation aims to: (i) reduce delays due to the absence of necessary parties in these proceedings, and (ii) reduce future disputes over the access granted and whether court orders apply to the impacted tenants who may not be part of the proceedings.

> New York courts are now empowered to grant broader access, including permanent encroachments, removing leverage that neighboring property owners have long held over project owners.

Neighbor Silence is Now Deemed Refusal to Grant Access. Under the old law, project owners were required to demonstrate their good-faith efforts to secure access without judicial intervention and that the neighbor had refused. The amended law clarifies that an adjoining property owner's failure to respond to written notices will be deemed refusal and removes the uncertainty of whether non-responsiveness triggers a project owner's right to commence an RPAPL §881 proceeding. Specifically, refusal is now deemed to include instances where more than one written notice has been served, by certified mail, on the neighbor and has not been responded to within sixty days.

License Fees Required. While license fees were awarded by courts "upon such terms as justice requires" under the old law (at varying scales), the revised statute codifies that the access and construction protections sought require the payment of a reasonable license fee for "loss of use and enjoyment of the adjoining premises, including diminution in value." We submit that the mere construction of the project should not entitle the neighbor to a fee for project impacts.

One reading of the amendment suggests that a burden of proof is placed on neighbors to establish their loss of use and enjoyment and diminution in value to support their license fee claims. However, a different reading suggests that neighbors may be entitled to additional compensation as compared to compensation granted under the prior law (given the possible liberal meaning of "diminution in value"). We anticipate new case law on what is considered fair license fees for permanent encroachments, including tiebacks, underpinning and relocation of chimneys, vents and flues.

Limitations on Professional Fees. Courts may require reimbursement of reasonable professional fees incurred "in connection with the review of relevant » Page 7

MELISSA T. BILLIG *and* STUART B. ROSEN *are partners of Tannenbaum Helpern Syracuse & Hirschtritt Construction & Design Practice. Melissa is co-chair of the practice.*

Pa. Superior Court Rules Notarized Deed Not Enough to Grant Quiet-Title

BY TRISTIN HOFFMAN

AN ALLEGEDLY forged deed from the 1970s, which set off a family's legal battle for several years, was ruled by Pennsylvania Superior Court judges to be invalid, affirming a trial court's decision to grant a quiet title in favor of the appellees.

Last week's ruling opined that the forged deed could not be used to transfer ownership of the Philadelphia property in question.

Judge Judith Ference Olson, writing for the panel, contended that the evidence presented at trial—including testimony that key family members never signed or authorized the deed and inconsistencies in the document itself—supported the conclusion that the deed was not authentic and was void under Pennsylvania law.

"Although the evidence is thin, based upon our standard of review, we conclude that the evidence presented was sufficient to find that the 1978 deed was forged…" the opinion read. "It has long been the law of this Commonwealth that the mere fact that a document has been notarized » Page 6

Greenberg Traurig Continues To Grow In Florida, Adding Two More Attorneys To Miami Office

BY VIVIENNE SERRET

GREENBERG TRAURIG on Wednesday announced a pair of new additions to its Miami office, bringing back shareholder Jay Yagoda from the Miami U.S. attorney's office and hiring of counsel Melissa Groisman from Greenspoon Marder.

Yagoda rejoins Greenberg Traurig as a shareholder in the Miami appeals and legal issues and litigation practices, and Groisman joins as of counsel in the firm's Miami real estate practice.

Yagoda is beginning his third stint at the firm. Following a judicial clerkship at the Florida Supreme Court, he worked as an appellate associate in the Miami office from 2012 to 2016. He then rejoined Greenberg Traurig in 2018 as of counsel, becoming a shareholder in 2020. In 2023, he left to work in the Appellate Division of the U.S. Attorney's Office in Miami, initially as a line assistant U.S. attorney and later in a leadership role as an acting deputy chief, according to a news release. » Page 8





COURTESY PHOTOS

Wallace Schwartz, **Christy Mazzola** and **Adam Endick** joined Fried Frank from Vinson & Elkins last week.

Fried Frank Adds V&E Real Estate Trio Amid 'Gangbusters' Leasing Activity

BY RYAN HARROFF

AMID a pick-up in real estate transactional activity in the last year, Fried, Frank, Harris, Shriver & Jacobson is recruiting talent from rivals in its core real estate practice, adding three lawyers from Vinson & Elkins last week.

Partners Adam Endick and Christy Mazzola arrived at Fried Frank, along with colleague Wallace (Wally) Schwartz, who joined as senior counsel.

In an interview, the three pointed to a busy time in real estate leasing and transactions. "Class A office leasing picked up in early 2025, and it's just going gangbusters right now to the point where I'm getting new deals in every day," Endick said. "The main reason for coming [to Fried Frank] is the deep bench to help out with all those deals that have been coming in."

Transactional practices, including real estate, were among those that drove demand the strongest in 2025, according to Thomson Reuters' State of the Legal Market this month, which showed that real estate demand work was up 2.4% in demand last year. Even though headwinds are expected in 2026 real estate practices, including from interest rate uncertainties and commercial property distress, the report said, some lawyers remain optimistic about the practice this year.

Several real estate practice leaders in Big Law were reporting a surge in activity last fall, Law.com reported in October, as their clients committed to more acquisitions, leasing, development and finance deals related to AI data centers and office spaces. As a result, law firm leaders reported they were growing these practices with attorney hires.

Overall, Endick said the trio from Vinson & Elkins was attracted to Fried Frank's prominence in the real estate scene and the opportunity to expand their own practices with the help of the firm's existing talent and resources amid rising demand.

The three advise clients on commercial real estate transactions, including acquisi- » Page 8

New York Law Journal

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NY Office

« Continued from page 1

Haynes and Boone also just expanded its existing space by adding 32,000 additional square feet to its 30 Rock location, bringing its total footprint in the building up to 108,000 square feet across the 22, 23 and 25th floors.

In an email to Law.com, a representative for Haynes and Boone said the new lease has a 15-year term length. The 25th floor is still under construction and is expected to open up "late summer" this year, New York managing partner Craig Unterberg said in an interview.

According to the firm, Haynes and Boone grew its New York headcount by 35% in 2025 and now has 117 attorneys based at 30 Rock. Unterberg said that in redesigning and expanding Haynes and Boone's New York office, he wanted to focus on collaboration in every aspect of the build while leaving space for further growth in talent.

Part of that mission involved adding 65% more offices up to 155 total, at 160 square feet per individual attorney and more space for a select few shared offices along the exterior, which Unterberg said are used for junior associates who benefit most from collaboration. Even the individual offices have coworking in mind from a design standpoint, though.

"Offices are still a real central place for people to congregate in a very organic way, Unterberg said. "Like you don't have to pick up your papers and move to a Zoom room. I wanted to preserve offices that really can accommodate two or three people all collaborating."

He added that he "spent a lot of time with the designers" to make sure desks were set up so that almost every office can be a Zoom room. "An office is set up almost like a kitchen island, where the person who's office it is has plenty of space, but if you come into the office as a guest and you pull up to that desk, you also have a good amount of workspace and you can turn your screens," he said.

Gibson Dunn also expanded its New York office recently, signing in the last month a 15-year lease extension on its 200 Park Avenue office and expanding into the building's 34th floor. It's a 46,500 square foot expansion which the firm said is in line with a 40% growth of its now 600-attorney New York presence over the past five years.

For its part, Bond Schoeneck has one of the largest footprint percentage gains so far this year. The firm's new Saratoga Springs office is set to open in the Spring, according to the firm, and is more than four times the size of its prior location at 11,000 square feet. The 268 Broadway office is 2,200 square feet, a firm representative said in an email to Law.com.

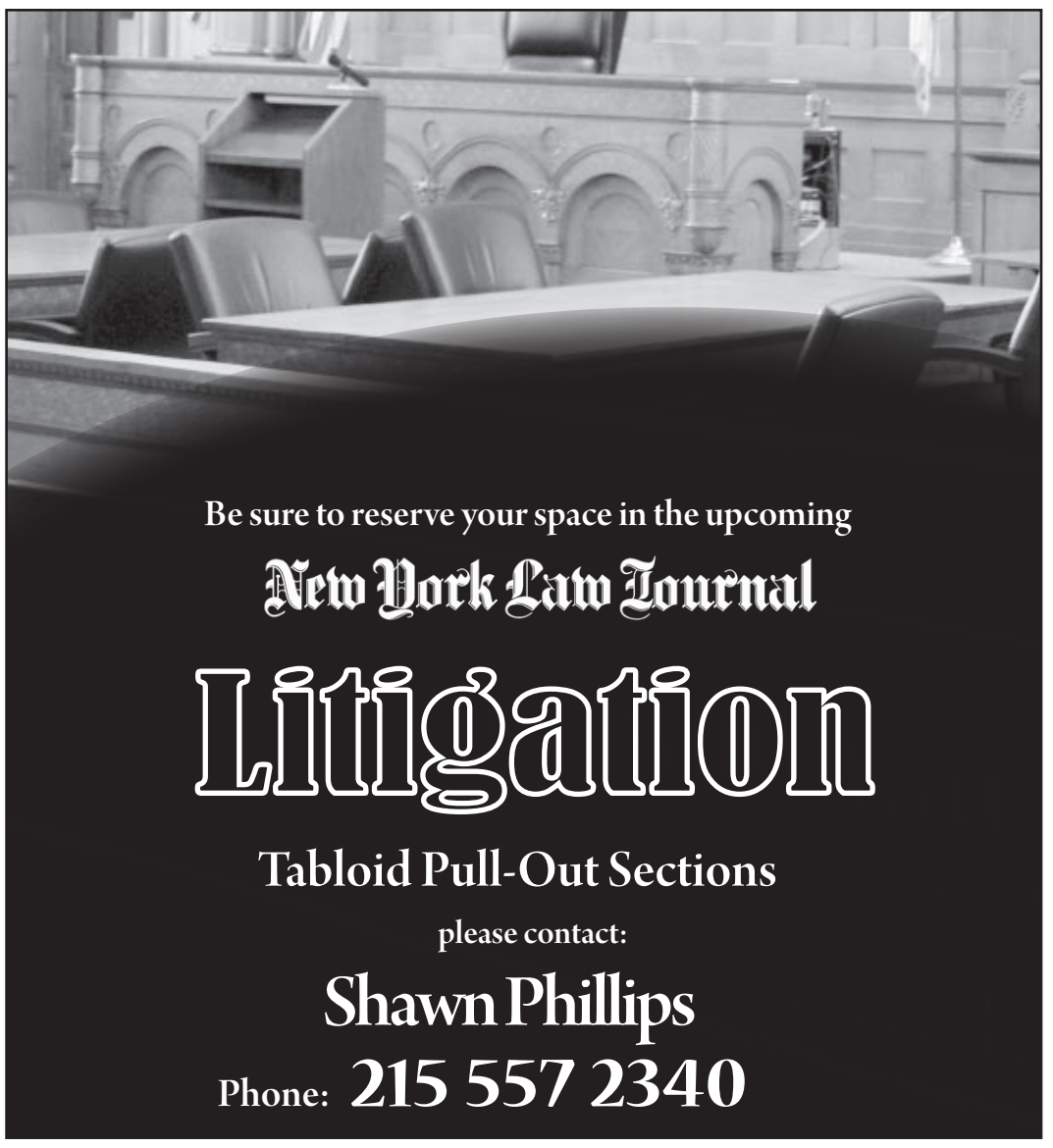
That new 11,000 square foot location, at One Congress Plaza on Broadway in Saratoga Springs, is just under half a mile away from its current office there. Bond Schoeneck also recently consolidated its two Long Island offices into a single space that is larger than the prior two locations put together.

Brian Butler, chair of Bond Schoeneck's management committee, said in a statement on the Saratoga Springs office that the firm sought the additional space in line with its broader commitment to its offerings around the state capital.

"Securing this expanded office allows us to invest in the next generation of legal talent, enhance collaboration across our practice areas and engage in strategic growth in an area of the state that continues to develop and advance," Butler said. "This is a forward step that aligns with our dedication to serving the Capital Region, including our clients in Saratoga, Warren and Washington Counties."

Not all firms have expanded, but even among those that are staying in the same footprint size there have been renovations to maximize space efficiency. Herrick Feinstein, for example, completed a renovation of its space at 2 Park Avenue, where the it has remained for more than 70 years according to a firm representative. By and large, though, the trend among New York firms continues to be growth and outgrowth.

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Calendar

WEDNESDAY, JAN. 21

NY City Bar (Non CLE)
Thinking of Going Solo: Lessons, Challenges, and Tips from Lawyers Who Went Solo
Program: 6 p.m. - 7:30 p.m.; Reception: 7:30 p.m. - 8:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLF012126&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

New York County Lawyers Assoc. (CLE)
Representing Mitchell-Lama Tenants, Shareholders and Housing Companies
12:30 p.m. - 2:10 p.m.
2 CLE credits

Practising Law Institute
Fundamentals of Broker-Dealer Regulation 2026
9 a.m. – 5 p.m.
https://www.pli.edu/programs/fundamentals-of-broker-dealer-regulation/
Ethics for Government Lawyers 2026
2:30 p.m. – 4:40 p.m.
https://www.pli.edu/programs/ethics-for-government-lawyers/

Nassau Community College
Abe Lincoln the Lawyer
How he got his legal training , what type of cases he handled and what it was like for him as a lawyer riding the circuit including some of his most famous cases and what we can learn from him
3 p.m.
whpc 90.3 FM radio
voice stream or podcast anytime
www.nccradio.org

THURSDAY, JAN. 22

New York County Lawyers Assoc. (CLE)
Bridge the Gap
9 a.m. - 5:15 p.m.
9 CLE credits
NOTE: First and Second year newly admitted attorneys MUST attend this program IN PERSON to receive NY Skills credits
The Everyday Practice of Law
9 a.m. - 10:40 AM
2 CLE credits
NOTE: First and Second year newly admitted attorneys MUST attend this program IN PERSON to receive NY Skills credits
Protecting Against Scams and Data Breaches: Ethical Considerations
10:40 a.m. - 12:20 p.m.
2 CLE credits
Winning Your Case with a Better Memory
12:55 p.m. - 5:15 p.m.
5 CLE credits
NOTE: First and Second year newly admitted attorneys MUST attend this program IN PERSON to receive NY Skills credits

NY City Bar (Non CLE)
Small Firm Chats – Stay Connected with Your Peers and Us!
12 p.m. - 12:45 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLFC012226&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org
Understanding Chronic Absenteeism and School Avoidance: Law, Policy & Practice in Public Schools
6 p.m. - 7:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=EDU012226&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org
Mental Health Reform at a Crossroads
6 p.m. - 7:30 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=MHL012226&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Nassau Community College
Sports Law Update
What are some of the new and important issues in high school and college recruitment including the rights of student athletes to earn money and make endorsements, and what are best practices for educational institutions and student athletes and their parents
whpc 90.3 FM Radio
Voice stream or Podcast anytime
www.nccradio.org

THURSDAY, JAN 22 FRIDAY, JAN. 23

Practising Law Institute
Artificial Intelligence Law 2026
8:30 a.m. – 5:15 p.m. (Day 1)
8:30 a.m. – 4:30 p.m. (Day 2)
https://www.pli.edu/programs/artificial-intelligence-law/

MONDAY, JAN. 26

Practising Law Institute
Recent Developments in Distressed Debt, Restructurings, and Workouts 2026
9 a.m. – 4:35 p.m.
https://www.pli.edu/programs/recent-developments-in-distressed-debt-restructurings-and-workouts/
Wage & Hour Litigation and Compliance 2026
9 a.m. – 5 p.m.
https://www.pli.edu/programs/wage--hour-litigation-and-compliance/

MONDAY, JAN. 26- TUESDAY, JAN. 27

NY City Bar (CLE)
16-Hour Bridge-the-Gap: Practical Skills, Ethics & More…
Time Day 1: 9:00 am – 5 p.m. (Virtual)
Time Day 2: 9:00 am – 5 p.m. (In-Person)
CLE credits both days: 16
Day 1 CLE credits: 8
Day 2 CLE credits: 8
Both Days Registration Link: https://services.nycbar.org/EventDetail?EventKey=BTG262725&mcode=NYLJ
Day 1 Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB012626&mcode=NYLJ
Day 2 In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=BTG012726&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAY, JAN. 27

New York County Lawyers Assoc. (CLE)
Leveling Up Your Family Law Firm
6 p.m. - 7:35 p.m.
1.5 CLE credits
NOTE: First and Second year newly admitted attorneys MUST attend this program IN PERSON to receive NY Skills credits

NY City Bar (Non CLE)
From Dred Scott, the 14th Amendment, to the Wong Kim Ark's Journey Toward Citizenship
Program: 6:30 p.m. - 8:30 p.m.; Reception: 5:30 p.m. - 6:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=EAFF012726&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

WEDNESDAY, JAN. 28

NY City Bar (Non CLE)
A Day in the Life of an In-House Counsel
12:30 p.m. - 2 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=NLI012826&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org
Coloring Outside the Law
The Full Spectrum of Tech Law—Pixels, Privacy and Progress
6 p.m. – 7 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=DEI012826&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
Bridge-the-Gap I: Ethics and Skills for Newly Admitted New York Attorneys 2026
8:45 a.m. – 5:45 p.m.
https://www.pli.edu/programs/bridge-the-gap-i-ethics-and-skills-for-newly-admitted-new-york-attorneys/

THURSDAY, JAN. 29

NY City Bar (CLE)
CLE Title: Artificial Intelligence and Federal Courts: What Lawyers Need to Know
11 a.m. – 2 p.m.
CLE Credits: TBD
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB012926&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
Private Fund Regulatory Developments and Compliance Challenges 2026
1 p.m. – 5 p.m.
https://www.pli.edu/programs/private-fund-regulatory-developments-and-compliance-challenges/

FRIDAY, JAN. 30

Practising Law Institute
Addressing Domestic Violence 2026: Representation in a Complex Custody Case
1:30 p.m. – 5 p.m.
https://www.pli.edu/programs/domestic-violence/

WEDNESDAY FEB. 4

Nassau Community College
Getting Started and Protecting Your Rights as an Entertainer or Artist
Discussion will include protecting your name, image and likeness, choosing and using an agent and navigating contract issues
3 p.m.; whpc 90.3 FM radio
voice stream or podcast anytime
www.nccradio.org

TUESDAY, FEB. 10

New York Women's Bar Association
NYWBA Elder Law and Disabilities Committee Lunch and Learn
1 p.m.; On Zoom
Bring your questions for City Council Member Crystal Hudson, who in February 2025 introduced a resolution to call upon the State Legislature to introduce and pass legislation to create a statewide public guardianship system.
RSVP to elderlawchairs@nywba.org

WEDNESDAY, MARCH 4

New York County Lawyers Association
2026 Annual Gala Honoring the Judiciary
Pierre Hotel
6 p.m.

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

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

Deed

« Continued from page 5

does not establish irrefutable proof that the document is genuine."

The case, *Imbrenda v. Imbrenda*, centers around a Kensington Avenue property and a deed recorded in 1978 that allegedly would change ownership among members of the extended Imbrenda family.

Philip and Donna Imbrenda, the appellees, filed a quiet-title action in 2022 after discovering that Dorothy Imbrenda, Philip's sister, was attempting to sell the property based on the old deed. They alleged that the 1978 deed, recorded more than four decades earlier, was fraudulently signed and recorded without their knowledge or consent, and that it incorrectly listed Donna, who did not then have any legal interest in the property.

At trial, the court heard testimony from family members about their understanding of the property's history, including Philip's claim that he never signed the deed and only learned of its existence when the sale was attempted in 2022.

The superior court agreed with the trial court that the testimony, coupled with oddities in the deed's notarization and inconsistencies, met the standard to conclude the deed was a forgery.

Richard Costigan of Costigan & Costigan, representing Dorothy Imbrenda, declined to comment. Vincent Melchiorre of DeFino Law Associates, P.C., representing Phillip and Donna Imbrenda, did not respond to email and phone inquiries for comment.

@ Tristin Hoffman can be reached at tristin.hoffman@alm.com.

Geofence

« Continued from page 2

Elon Musk's platform X filed an amicus brief urging the Supreme Court to take Chatrie's case and clarify the law surrounding such requests. Musk's company agreed with the petitioner that the warrant in Chatrie's case violated the Fourth Amendment.

The Supreme Court is likely to hold oral arguments in the case in April, with a decision expected by July.

The case is *Chatrie v. U.S.*, No. 25-112.

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

Real Estate Trends / Expert Analysis

Realty Law

« Continued from page 5

repairs. The manager had received a notice of the co-respondent's vacancy from the co-respondent's son. The manager never met the co- respondent's family members who acted as the co-respondent's attorney-in-fact.

The respondent testified, *inter alia*, that the co-respondent was "fragile", he believed that the co-respondent had been "abandoned" and that respondent testified further he "wanted to take care of co-respondent's ." He claimed that the apartment was "full of clutter" and that "he had to figure out what kind of relationship they had." The respondent characterized his relationship with the co-respondent as being similar to the "Odd Couple."

The respondent further explained that he is "gay", that he "did not want to live with himself; that he was exploring something new; that he could not let co-respondent's live like that….."

He further testified that the co-respondent's "life was in the computer; that their connection was strong; that co-respondent's had been in the army," had "saved people" and that the respondent believed that he himself "had to save someone."

The respondent asserted that he had a "strong relationship with the co-respondent's 's family." However, he claimed that the co-respondent's family did "not want to help." He further testified that the co-respondent did not "like other people and other people did not like him….." He stated that they spent holidays together, including Thanksgiving and Christmas and that the respondent celebrated birthdays with the co-respondent. He stated that because of his relationship with the co-respondent the co-respondent "changed from being isolated" when he had first moved in. He also testified that the co-respondent wanted to die at home and that they had lived as a family.

Additionally, respondent testified as to health care and other assistance that he had provided to the co-respondent.

The respondent asserted that the co-respondent's family declined to give the respondent contact information so that he could communicate with the co-respondent and visit the co-respondent's facility.

The respondent also cited a form that the co-respondent had sent to the petitioner, stating that the respondent lived in the premises. He also introduced a 2011 letter from the co-respondent, stating that he had a "familial relationship based upon emotional and financial commitment with respondent" and that they had relied on "each other for the payment of household costs and food and that the co-respondent's relied on the respondent's assistance during illness and hospitalization…."

Additionally, the respondent submitted a letter from the petitioner which stated that the "rights of respondent are inchoate and cannot be determined until co-respondent's permanently vacates."

A bank statement showed a joint account held by the respondent and the co-respondent which had been opened on Oct. 5, 2011 and closed on May 20, 2013. A document from the respondent's insurance company designated the co-respondent as a 10% beneficiary and the respondent's mother as a 90% beneficiary.

The respondent also submitted his health care proxy wherein he appointed the co-respondent as the proxy and the respondent's living will, dated May 14, 2013, which appointed the co-respondent as a "health care agent."

A plan of care for home attendance for the co-respondent did not list the respondent "as a contact but lists co-respondent's 's brother as an emergency contact." The respondent also submitted checks given to the petitioner. Those checks were rejected because they were not in the co-respondent's name.

The respondent introduced additional evidence of his interaction with co-respondent's family members. One e-mail thread indicated that the co-respondent's son had thanked the respondent for "being there so many times when he was not" and acknowledged that the co-respondent "was quite difficult."

The co-respondent's brother had sent emails to the respondent which acknowledged that the respondent had shown "patience and understanding of an 'ancient man facing the unknown,' and that respondent's 'Christian' response to co-respondent's 's 'paranoia' and 'outrageous accusations' was 'worthy of sainthood.'"

Another e-mail indicated that the respondent was the reason that the co-respondent was "still 'on this earth', that without respondent's caring guidance and attendance, the co-respondent's 's needs would have self- destructed years ago…." The co-respondent's brother had also said that the respondent "was an extremely kind roommate and that co-respondent's 's family would be forever in respondent's debt"

The co-respondent had accused the respondent of certain things and there were subsequent apologies for any "false accusations." The respondent allegedly told the co-respondent that his "words really hurt him this time and that co-respondent's was his family in New York."

The respondent also cited his life insurance policy which listed the co-respondent as a beneficiary and a Con Ed bill which had been sent to the co-respondent. A health care proxy that the co-respondent had signed in 2005, appointed "someone other than respondent to be a health care proxy." He contended "that he and the co-respondent's were like a father and son; that he did not want people to think they were a couple so they told people that it was like a parent-child relationship."

The respondent provided several details with respect to his life with the co-respondent and his interaction with the co-respondent's family.

A friend of the respondent testified that the co-respondent was like a father to the respondent. Other witnesses testified as to the relationship between the respondent and the co-respondent.

The court explained that "[w]hen a rent-regulated tenant is in a facility with no discharge plan, a landlord can make a showing that the tenant no longer maintains the tenant's apartment as to the tenant's primary residence."

Here, the co-respondent died during pendency of the proceeding. The respondent's "defense of succession rests upon the proposition that co-respondent's permanently vacated the subject premises. 9 N.Y.C.R.R. §2204.6(d)(1)."

The court noted that in the context of a succession claim, a "family member" includes "any person who can prove an emotional and financial commitment and interdependence between such person and the tenant." 9 N.Y.C.R.R. §2204.6(d)(3)(i). See *Braschi v. Stahl Assocs. Co*., 74 NY 2d 201 (1989).

> The court noted that in the context of a succession claim, a "family member" includes "any person who can prove an emotional and financial commitment and interdependence between such person and the tenant."

The Rent Stabilization Code specifies "criteria for finding a non-traditional family relationship: longevity of the relationship, mutual reliance for payment of expenses and necessities; intermingling of finances, shown as a matter of example by joint bank accounts; engaging in family-type activities like attending family functions together; formalizing of legal obligations by means such as naming one another as beneficiaries in wills and/or executions of powers of attorney; holding themselves out as family members to other family members, friends, community members, and religious institutions; reliance on each other for daily family services or function; and other manifestations of a long-term emotionally-committed relationship."

The respondent had made an "initial showing of some of the elements of a non- traditional family relationship, such as a joint bank account with respondent and co-respondent's for about twenty months and respondent's designation of co-respondent's as a beneficiary of respondent's insurance and a health care proxy."

However, the court noted that "evaluation of a non-traditional family succession claim is not an exercise of 'checking off which factors'… respondent has successfully proven…." Rather, "no single factor shall be solely determinative."

The court stated that the factors listed by the statute, "such as sharing expenses and intermingling finances are merely suggestions and not requirements." It is the "totality of the relationship as evidenced by the dedication, caring and self- sacrifice of the parties…should, in the final analysis control."

The respondent had designated the co-respondent as a beneficiary of the respondent's life insurance and the respondent authorized the co-respondent to make decisions about the respondent's health care. However, the co-respondent "did not reciprocate."

The court observed that "[a]ll else being equal, the designations of beneficiaries are proxies would be more consequential for an ostensible family member in his eighties than the family member in his thirties and forties." Moreover, the court stated that the co-respondent's "use of other family members on his will, living will, and durable power of attorney is of a piece with co-respondent's 's use of someone other than respondent as his emergency contact."

The court found that the e-mail evidence revealed "a similarly asymmetric dynamic." The respondent emailed the co-respondent stating that the respondent viewed the co-respondent like a father. The respondent called the co-respondent "Dad John" and signed off "hugs your son Francisco."

The court noted that "[w]ith the exception of one response from co-respondent's saying 'hello, son', co-respondent's 's emails to respondent did not respond in kind."

One e-mail from the co-respondent accused the respondent of stealing the co-respondent's "wife's picture and threatening to lock respondent out so that co-respondent's could charge respondent's room for what it is worth." Another e-mail accused the respondent of stealing the co-respondent's computer equipment and another e-mail involved a dispute over some money.

The court observed that "the tenor of the emails of co-respondent's 's family shifted over time, also, from offering the respondent thanks for watching out for co-respondent's to expressing suspicion that respondent's goal was to take over the subject premises, which is consistent with respondent's testimony that co-respondent's 's family eventually took action to restrict contact between respondent and co-respondent's when co-respondent's condition rendered him unable to continue to live in the subject premises."

The court acknowledged that "[f]amily members can certainly have disagreeable exchanges that did not implicate the viability of the family relationship." However, the court reasoned that the "totality of the actions of respondent and co-respondent's paint a picture of a younger person making attempts to be deemed a family member of an older person who tolerates it at best but is not on board. A one-sided relationship as such does not show the kind of interdependence in a familial sense that characterizes a non- traditional family relationship."

Thus, the court held that the record failed to demonstrate the "level of emotional and financial interdependence that characterizes a family relationship between respondent and co-respondent's."

The court awarded the petitioner a final judgment of possession.

Comment: Jonathan Mann, counsel for the petitioner, stated that the "facts of this case, combined with the overwhelming evidence of the conditions referenced in the decision, provided the court with ample support to rule in favor of the landlord."

The court had also noted that the definition of "family member" for succession purposes is "identical" in both the Rent Stabilization Code and the "Rent Control Code."

This decision is of interest because many elderly and/or sick people rely on roommates and/or live in home healthcare aides for assistance. As this decision illustrates, providing substantial assistance does not necessarily elevate such relationship to a familial relationship.

957 Park Avenue LLC v. Ordonez, Civil Court of the City of New York, County of New York, Housing Part R, Case No. 61283/2018. Decided Oct. 7, 2024. Stoller, J.

Landlord-Tenant—Holdover Proceeding—In New York, a Party's Attorney Is Permitted To Serve Process—"Virtually No Cases" In New York "Discuss Whether Counsel for a Party Can Serve Process"

Respondents had moved to dismiss a petition in a holdover proceeding on the grounds that "service was improper because service was effectuated by counsel for a petitioner."

The petition had been served by the petitioner's attorney. The respondents argued that "counsel for a petitioner cannot serve any commencement documents" and that "counsel should be disqualified since counsel cannot act as both an attorney and a process server in the same litigation."

The court explained that "[a]t common law a party to a lawsuit was not permitted to serve process. One overarching reason was offered for this prohibition, namely, that it could engender dishonesty in service." In New York, at one time, "it appears certain summonses were permitted to be served by a party…." The court noted that such practice "was later abrogated by statute…."

The court further noted that "at common law, some states prohibited counsel of a party to serve process on the grounds that 'the service of process in the suit should be made by an indifferent person, and not by a party or one interested in the suit, as attorney or otherwise….'" Even when "statutes only prohibited service by a party many cases still prohibited service by counsel."

The court explained that CPLR §2103 provides that "service of process can be made by 'any person' who is not a party to the lawsuit." The Federal Rules of Civil Procedure §4(c)(2) provides that service may be performed by "any person who is at least 18 years old and not a party…."

Thus, the federal statute "virtually mirrors the New York rule and cases interpreting the federal statute are instructive." After citing several federal court decisions, the court observed that the "modern trend which affords greater deference to the text of the statutory language has generally permitted service of process by counsel." Several federal court decisions held that a party's attorney may serve process. The court also noted that "other states that contain similar statutory language have reached the same conclusion…."

The court explained that "[i]n New York there are virtually no cases that discuss whether the counsel for a party can serve process." A Nassau County trial court decision held that "service by counsel did not violate the plain terms of CPLR §2103." However, the subject court stated that "no analysis was provided."

The court further also noted that "Opinion 894 of the Committee on Professional Ethics of the New York State Bar Association held that an attorney for a landlord was permitted to serve the tenant service of process even if the attorney knew the tenant was represented by counsel." That Opinion noted that the CPLR "authorization to serve process and other papers is very broad and does not exclude lawyers….."

Thus, the court stated that a "review of the plain statutory language reveals that only a 'party' may not serve process.."

The court reasoned that "[w]hile an attorney surely represents a party that is simply not enough to view the attorney as an actual 'party' prohibited to effect service. The plain reading of the statute compels this conclusion and the majority of jurisdictions that have considered the issue have reached the same conclusion."

Additionally, the court observed that the Practice Commentaries to CPLR §2103 "do state that 'service by a party is a very bad idea, not just because it might provide an opportunity for some less than harmonious discourse, or perhaps even a breach of the peace, but because the affidavit of service is an important safeguard for the integrity of the judicial process.'"

Moreover, the court stated that "[w]hen an interested person serves process it perhaps may help a possible accusation of 'sewer service' in a default case…."

The court explained that "[w]hile that advice may be prudent in appropriate cases it is surely not determinative of the issue and surely cannot bar an attorney from serving process in a particular case." The court stated that "[w]here a statute actually prohibits not just a party but any person who may benefit from the litigation then an attorney may be excluded from effectuating service…."

Accordingly, the court held that there was "no statutory basis to prohibit an attorney in a case from serving process" and the court denied the motion to dismiss.

Singh v. Dixie Import and Export Inc., Civil Court of New York, Queens County. Decided Dec. 1, 2025. Kagan, J.

Practice

« Continued from page 3

If IRS-CI grants "preliminary approval," the disclosure is forwarded to a revenue agent for civil processing. The taxpayer must submit six years of amended (or delinquent) returns and information reports. In addition to back taxes and interest, the examiner will assess a 75% civil fraud penalty on the year with the highest tax liability. For disclosures that include unreported offshore accounts, or other types of foreign non-compliance, the taxpayer will be subject to willful Foreign Bank Account Report (FBAR) penalties in accordance with existing penalty guidelines set forth in the IRM, as well as other penalties under limited (but undefined) circumstances.

While, consistent with prior policy, the IRS expects participating taxpayers either to pay their liabilities in full or to secure a full-pay installment agreement, in the past, the IRS allowed taxpayers who established a genuine inability to pay to reduce their financial liability through an Offer in Compromise. As of 2022, however, Part II of Form 14457 includes a checkbox asking if the applicant is unable to pay in full, and the IRS's website currently provides that participants in the VDP are required to "[p]ay in full or secure a full-pay installment agreement for the tax, interest and any applicable penalties."

Also consistent with prior policy, the 2018 guidelines make clear that the VDP does not create any substantive rights or guarantee non-prosecution (as opposed to providing assurance that the IRS would consider the taxpayer's voluntary disclosure in deciding whether to recommend prosecution), and the IRS-CI's decisions remain entirely discretionary. Participation can be revoked at any time for false statements or failing to cooperate.

Although the IRS has not released information on the amounts collected under the current VDP, in response to a request for information by the National Taxpayer Advocate, the IRS reported that from fiscal year 2019 through fiscal year 2024, only 1,626 taxpayers applied for the program and, as of Aug. 31, 2024, only 161 VDP cases had been completed.

Criticism of Current VDP

Since 2018, the tax community has criticized the VDP as largely ineffective and unattractive to noncompliant taxpayers. The most common criticisms have focused on (1) the procedures for applying; (2) the requirements for obtaining preliminary approval from IRS-CI; and (3) the civil processing of accepted disclosures. Following reports to Congress by the National Taxpayer Advocate and public outcry, the IRS addressed some, but by no means all, of these concerns.

The use of Form 14457 has been criticized as making the disclosure process too formal and burdensome. Specifically, the level of information required in Part I of the Form, especially the requirement that taxpayers disclose "ALL domestic and foreign digital asset transactions," has been objected to as overbroad and "incredibly burdensome," especially since the information is required before the taxpayer receives preclearance.

A second category of criticism was lodged with respect to the requirement, added to Form 14457 in June 2024, that applicants check a box attesting that they had been "willful in the actions that led to [their] tax noncompliance and understand that willfulness is a requirement to be considered for entry into the VDP." This checkbox, intended by the IRS to limit the program to those taxpayers who face criminal prosecution, raised concerns that the IRS could use the admission under penalty of perjury in a future criminal prosecution, especially if the taxpayer's disclosure is rejected. In July 2025, the IRS issued a revised Form 14457 that removed the willfulness checkbox.

> Over the years, the IRS has combined the protection from criminal prosecution associated with the VDP with civil settlement initiatives that provided clarity to taxpayers regarding the financial penalties that would be associated with a successful voluntary disclosure.

The IRS's current requirement of full payment has also been the source of substantial consternation. See Daniel N. Price, "Is the IRS Trying to Terminate the Voluntary Disclosure Practice," Tax Notes (Nov. 19, 2024). In addition to concerns that the IRS has been applying the full-pay requirement retroactively, the tax community has noted that an all or nothing approach unnecessarily limits the program to wealthy taxpayers and excludes those that may otherwise want to come into compliance.

Finally, practitioners have complained that, after receiving preliminary approval from IRS-CI, there are frequently lengthy delays (often several years) before a revenue agent starts the examination process. Moreover, once contacted the taxpayer is subject to a wide range of cooperation requirements, a "one-size-fits-all" civil penalty structure that fails to take into account their conduct or specific circumstances, and includes a 75-percent civil fraud penalty that is significantly harsher than the penalties imposed under the successful OVDPs.

Proposed Revisions

The IRS's Dec. 22 news release formally announcing the 90-day public comment period outlines the "key proposed changes" to the VDP. The IRS envisions that taxpayers who meet all disclosure and compliance requirements "*will not* be recommended for criminal prosecution," which provides slightly greater certainty than the IRS's current assurance that a voluntary disclosure "*may result* in prosecution not being recommended." The IRS is also proposing to continue the current six-year disclosure period and the requirement that participating taxpayers pay their liabilities in full (within three months of conditional approval).

The IRS has, however, proposed revising the penalty structure so that taxpayers who had not previously filed returns would be subject to failure-to-file penalties, while taxpayers filing amended returns would be subject to a 20-percent accuracy-related penalty for each year during the six-year disclosure period. Penalties will also still be applicable for delinquent or amended FBARs and other international information returns. The IRS release does not indicate whether the information requirements to obtain preclearance will be alleviated, whether taxpayers applying for the program will be required to acknowledge that they acted "willfully" or whether the applicant will still be subject to onerous disclosure requirements.

Conclusion

The VDP is most successful when noncompliant taxpayers have a genuine fear of getting caught. In recrafting the VDP, the IRS should recognize that without a robust civil and criminal enforcement regime, it will need to take steps to make the VDP an attractive alternative for tax professionals to present to their clients. To do so, it will be essential to make the application process less onerous, to provide clear and consistent guidance, efficient processing, and genuine economic incentives, including flexible payment options. Unless the IRS can strike an appropriate balance between the "carrot" of voluntary disclosure and the "stick" of enforcement, tax professionals will have difficulty persuading clients that the VDP is the best option for addressing past noncompliance.

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

Construction

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documents for the installation, maintenance, inspection, repair, replacement or removal of devices, structures, materials or equipment on the adjoining property." This may be interpreted as narrowing a neighbor's reimbursement for such professional fees. Whether this includes attorneys' fees for defending RPAPL §881 proceedings or negotiating failed license agreements remains to be decided in future case law.

No License to MTA Owned Property. Notably, where the adjoining property is owned, leased or occupied by the Metropolitan Transportation Authority or its affiliate or subsidiary agencies, courts cannot grant access under RPAPL §881. The effects of this new exclusion on developments next to such properties remain uncertain but are expected to present challenges.

As set forth above, the changes to RPAPL §881 are significant and will undoubtedly impact how project owners and their neighbors engage with one another. We anticipate that this law will continue to evolve through judicial decisions.

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COPA

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In *Yee*, SCOTUS rejected the owners' physical-invasion argument concerning the City of Escondido's rent-control ordinance (and a state statute) that prevented owners of mobile-home rental properties from selecting who their tenants would be.

Based upon *Yee* and its progeny, the bulk of New York's Housing Stability and Tenant Protection Act of 2019 ("HSTPA")—effectively rendering the City's remaining approximately 1 million rent regulated apartments in regulated status in perpetuity—was found to be constitutionally firm. (Note: Author Massimo F. D'Angelo foreshadowed that the main body of the HSTPA would be upheld on constitutional grounds in his NYJL article entitled Can New Rent Laws Pass Constitutional Muster? | Law.com. *See Community Housing Improvement Program v. City of New York,* 492 F. Supp. 3d 33 (E.D.N.Y. 2020), *aff'd*, 59 F. 4th 540 (2d Cir. 2023), *cert denied*, 144 S. Ct. 264 (2023)).

However, although the Legislature possesses great due deference in connection with the regulation of property within the confines of its state, particularly in the landlord tenant sphere, its regulatory powers over private property rights are not limitless.

The New York Court of Appeals ("COA") ruled that "the State may not, under the guise of regulation… deprive the owner of the reasonable income productive or other private use of [their] property," and that "such an exercise of the police power would be void as violative of the due process clauses of the State and Federal Constitutions. *Fred F. French Investing Co., Inc. v. City of New York*, 39 N.Y.2d 587 [1976]; *see also* N.Y.Const., art. I, s 6; U.S.Const., 14th Amdt., s 1).

In *Keystone Assoc. v. State of New York*, 19 N.Y.2d 78 [1966], the owner of an Opera House who intended to demolish its building and to erect an office tower was prohibited by the Legislature from demolishing the structure in order to give a private corporation time to gather funds to save the historic Opera House from demolition.

The COA in *Keystone Assoc.* concluded that the subject statute delaying the owner's use of the property amounted to a "condemnation statute" and thus the Legislature appropriated private property without just compensation.

Similarly, in *Charles v. Diamond*, 41 N.Y.2d 318 [1976], a case brought by an owner against village and state officials because the village had unreasonably delayed making improvements to its sewer system to permit the owner to connect his apartment development to the sewer system, the COA found the delay substantial, resulting in significant economic injury to owner.

Historically, *per se* takings have been found where the government mandates physical access or occupation by third parties, as in *Loretto v. Teleprompter Manhattan CATV Corp.,* 458 U.S. 419 (1982) (small cable boxes required by statute deemed a *per se* taking) and *Cedar Point Nursery v. Hassid*, 594 U.S. 139 (2021) (granting union organizers access to private property deemed a *per se* taking under the Fifth and Fourteenth Amendments by appropriating without compensation).

By contrast, land-use and housing regulations that impact how an owner may use or dispose of property are evaluated *ad hoc* under the multi-factor *Penn Central*, 438 U.S. 104 (1978) framework. That analysis considers the economic impact of the regulation, interference with reasonable investment-backed expectations, and the character of the governmental action. The salient holdings reinforce that regulatory conditioning of property uses or transactions—absent mandated access or permanent physical invasion—typically proceeds under the *Penn Central* balancing test.

While New York courts generally uphold reasonable ROFR in private contracts (by condominiums and cooperative boards), blanket government mandated ROFRs in connection with private-to-private transactions are strictly scrutinized and may be found to be an illegal restraint on the alienation of real property. Whether a restraint on the disposition of property is unreasonable is a question of fact depending upon its purpose, duration and, where applicable, the designated method for fixing the purchase price. *Symphony Space Inc. v. Pergola Properties, Inc.,* 88 N.Y.2d 466 [1996].

Utilizing the *Penn Central* test, courts weigh the severity and duration of economic burden, whether owners could reasonably have expected to operate free of targeted housing regulations, and whether the government action is "a public program adjusting the benefits and burdens of economic life to promote the common good."

Due Process

Economic and social welfare regulations are reviewed under rational-basis scrutiny. The question is whether COPA is reasonably related to legitimate goals such as preventing displacement, preserving affordable housing, and stabilizing distressed assets.

Recent case law illustrates both sides of the due process and Contracts Clause analysis. In *Melendez v. City of New York*, 16 F.4th 992 (2d Cir. 2021), the Second Circuit allowed Contracts Clause claims to proceed against a pandemic-era guaranty cancellation law where plaintiffs plausibly alleged severe impairment not justified by the legislative record. Author Massimo F. D'Angelo predicted that the NYC Guaranty Cancellation Law would be found to be unconstitutional in his NYLJ article entitled COVID-19 Relief Legislation Tests Constitutional Limits | Law.com.

As with similar tenant-driven community opportunity-to-purchase regimes elsewhere in the country, COPA has already sparked considerable debate over its constitutional soundness.

Equal Protection

Because COPA does not classify based on suspect or quasi-suspect traits, rational-basis review applies. New York courts and federal courts routinely uphold economic classifications drawn to advance legitimate objectives. COPA's preference for vetted nonprofits or nonprofit-led joint ventures aligns with its remedial objectives: such entities have missions and structures geared toward long-term affordability, and the law conditions eligibility on demonstrable capacity and compliance. That tailoring could provide a rational basis for the classification.

Contracts Clause

The Contracts Clause (*see* Article I, Section 10, Clause 1 of the U.S. Constitution) prohibits substantial impairments of existing contracts unless reasonable and necessary to serve an important public purpose. Since COPA operates prospectively, it does not invalidate executed purchase agreements. The procedural notice windows and matching rights attach to covered properties when owners decide to sell; they do not forbid sales, impose price regulation, or nullify existing bargains. While the COPA timing mechanics may be material, courts examining comparable housing laws have distinguished between incidental, prospective burdens and substantial impairments of existing, vested contractual expectations. Tailored, prospective procedural conditions designed to advance pressing public objectives ordinarily pass muster.

Home-Rule Authority and Pre-Emption

New York's Constitution and Municipal Home Rule Law authorize New York City to legislate for the protection of its citizenry's health, safety, and welfare, including housing, absent express state preemption or direct conflict. Courts assess preemption by asking whether the State has clearly evinced an intent to occupy the field or whether local law irreconcilably conflicts with state law. COPA neither intrudes upon a field comprehensively occupied by state statute nor conflicts with specific state provisions governing conveyances; rather, it adds a localized, procedural overlay to certain sales to advance municipal housing objectives.

Washington, D.C. has administered for decades a Tenant Opportunity to Purchase Act (TOPA), which affords tenants an early opportunity to acquire their buildings and has been upheld on constitutional grounds. San Francisco's COPA, enacted in 2019 – which also provides a ROFR—extends a similar priority to certified nonprofits and has, to date, not been legally tested. New York courts have long sustained robust municipal regulation of housing conditions, preservation, and tenant protection within the police power as we observed with HSTPA.

Opponents will argue COPA "commandeers" a stick in the owner's bundle of rights—the right to freely dispose of property—by unilaterally vesting a ROFR-like prerogative in third parties without compensation. They will characterize that ROFR as a valuable property interest and contend its imposition constitutes either a *per se* taking (as a compelled transfer of a discrete property interest), or, alternatively, a regulatory taking given the transactional delay, deal risk, and chilling effects.

They may analogize exaction cases such as *Nollan v. California Coastal Commission,* 483 U.S. 825 (1987), *Dolan v. City of Tigard,* 512 U.S. 374 (1994), and their extension to legislative conditions in *Sheetz v. County of Eldorado,* 601 U.S. 267 (2024), and argue that conditioning a sale on granting a ROFR is an unconstitutional condition untethered to any specific development impact.

Owners will argue, among other things, that COPA is an unlawful restraint on the alienation of their real property as it impedes their ability to effectuate a transfer on their desired timeline, causing them substantial economic harm, all while they must pay common carrying charges. (mortgage payments, title and general liability insurance, and loss of maximum profits due to fluctuations in market conditions, etc.).

On due process and equal protection, critics will urge that COPA's class-based preferences are arbitrary, privileging non-profits (and non-profit-led ventures) over for-profit purchasers and small owners without adequate justification, while burdening transaction timelines and depressing bid competition.

They may also argue that HPD's regulatory discretion—e.g., to define "distress" criteria or expand qualified entities—creates vagueness or invites arbitrary enforcement. Contracts Clause arguments will emphasize that even short windows can be outcome-determinative in tight markets, thereby imposing significant impairments on owners' preexisting autonomy to negotiate and consummate sales with buyers of their choice.

Finally, challengers will underscore policy experience in jurisdictions like D.C., arguing that right-of-first-refusal schemes can slow sales, deter investment, amplify holding costs, and reduce property values, thereby undermining the asserted public purposes. They will contend that, however laudable the objectives, coercively vesting ROFR rights in favored private parties is not a permissible means.

The most serious constitutional challenge is the Takings Clause theory that COPA appropriates, without compensation, a discrete property interest (ROFR) and thereby effects a *per se* taking. However, COPA imposes a temporary, procedural preference to receive and match *bona fide* market offers for certain covered properties designated based on distress or expiring affordability. Owners retain full title, can ultimately refuse nonprofit offers, and can consummate sales at market price to any purchaser if the statutory preference is not exercised.

The City will argue that investment-backed expectations in New York's heavily regulated housing market—especially for distressed, code-deficient, or covenant-expiring buildings—are not reasonably anchored in an expectation of wholly unencumbered alienation. Thus, due process and equal protection challenges face a steeper hill on rational-basis review, favoring the City's affordability mission.

Conclusion

New York City's COPA represents a targeted, procedural intervention at the point of sale for a specified class of distressed or covenant-expiring multifamily buildings. While it is carefully designed to advance concededly legitimate municipal interests—preserving affordability, preventing displacement, and stabilizing buildings at risk—through minimally invasive, time-limited transactional preferences, there is no provision in the legislation providing for compensation.

And although COPA does not compel physical occupation or dictate sub-market conveyances, with owners retaining the right to command market price and to consummate sales with private buyers if qualified entities cannot meet the terms, owners may be delayed in consummating their deals, resulting in substantial economic harm without any entitlement to receive just compensation.

Under established takings jurisprudence, COPA is best assessed under the *Penn Central* regulatory takings framework, where its limited economic impact, congruence with reasonable expectations in a heavily regulated housing sphere, and public-minded character weigh in favor of constitutionality. Substantive due process and equal protection challenges are unlikely to succeed under rational-basis review, and Contracts Clause claims are weakened by the law's prospective application.

In short, whether COPA can pass constitutional muster will be a much closer call in comparison to the HSTPA, the main body of which was found to be constitutionally sound.

Fried Frank

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tions and dispositions, development, leasing, joint ventures and financings, across all asset classes. The trio covers all types of real estate transactions, with Schwartz describing the group as "proud to be dirt lawyers," meaning that they have a hand in everything, including the dirt under the properties their clients are involved with.

Mazzola said that she and her colleagues are looking forward to helping Fried Frank grow its real estate practice and that they appreciate the "business-oriented" view that the firm takes for its real estate department. She also said she looks forward to continuing to work with Endick and Schwartz, whom she has worked with "since day one" of her legal career after beginning with them as a summer associate at Kasowitz Benson Torres.

The trio's move to Fried Frank is in line with continued activity in the lateral market so far this year, following a particularly active landscape in 2025. In particular, "known partners" have been a key focus of some major firms, Law.com has reported.

In terms of "known partners," Schwartz said in an interview that he and chairman Jonathan Mechanic were in the same law school class graduation year – though not the same school – and have worked together in varying contexts for 40 years. Endick and Mazzola said that moving to Fried Frank was a natural choice in part because of the closeness they had with people at the firm, including Mechanic.

"Adam, Christy and Wally are adept at guiding clients through every phase of their most critical projects, and their addition further strengthens our team's ability to deliver clients comprehensive, business-oriented and forward-thinking solutions," said Michael Werner, co-chair of Fried Frank's real estate department, in a statement.

A representative for Vinson & Elkins did not immediately reply to a request for comment.

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Greenberg

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"GT was the only place I looked—it's my home. I'm excited about the opportunity to continue to build my practice at GT, about the opportunity to help continue to grow GT Miami's stellar appellate practice and litigation support group," Yagoda said in an interview. "It's filled, alongside the litigation department, with incredibly talented attorneys I'm fortunate enough to call my good friends."

He was an acting deputy chief in the Appellate Division of the U.S. Attorney's Office for the Southern District of Florida, which afforded him numerous opportunities to develop appellate and litigation support skill sets, he said.

"Our trial team in Miami just finished an incredible year of notable wins on behalf of clients, and we are all thrilled to have Jay back with us as we head into what we believe will be another busy year. He also happens to be a terrific person who embodies our firm's culture of collaboration," said Miami Co-Managing Shareholder Yosbel A. Ibarra, in a statement.



COURTESY PHOTOS

Jay A. Yagoda and **Melissa Groisman** of Greenberg Traurig

Groisman, a Miami native, said she's been practicing for 18 years with experience in real estate acquisitions, dispositions, structuring deals and in financing. She said one big motivation for joining the firm was the opportunity to grow her practice and take things to a national level.

"Greenberg [Traurig] has one of the deepest real estate platforms in the country, in terms of the work it handles and [its global reach]. This really matters for my practice, because the deals I'm working on continue to get larger and more complicated," Groisman said. "Clients increasingly need support that goes beyond just a single office or market. GT's Real Estate Group is built to handle that scale, and this aligns with how I practice."

Groisman joined Greenberg Traurig the last week of December.

Formerly a partner at Greenspoon Marder, she represents institutional investors, real estate investment trusts, private investment groups, developers, and lenders in complex commercial real estate transactions.

Her notable representations include guiding a multifamily developer through the simultaneous acquisition of three multifamily communities in South Florida for $82 million, which involved complex coordination of financing, title, and closing logistics, and serving as local counsel for a New York-based private equity group in its $102 million acquisition of a 404-unit apartment complex located within a mixed-use development in Broward County, according to a news release.

"Our Miami Real Estate team is a leader throughout South Florida and nationally, and Melissa, whom our team has worked across from on deals, is widely respected for her command of complex deal mechanics and strategic approach to transactions. We are very excited that she has joined us in Miami," said Miami Co-Managing Shareholder and firm Senior Vice President Jaret L. Davis, in a statement.

A Greenspoon Marder representative did not immediately respond to a request for comment on her move.

Last week Greenberg Traurig announced it had hired of counsel Andrew Giles Fay in the firm's Tallahassee office, who arrived from the Florida Public Service Commission.

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Employment

« Continued from page 3

viewing media necessarily involves selecting content, suggesting the statute can protect activity intertwined with expression.

The majority reviewed the statute's history, noting that two earlier versions were vetoed as overly broad and insufficiently defined, and that the final law narrowed protection to the four specified categories and added exceptions, including the material-conflict-of-interest provision. The legislative history, however, offered little guidance on what qualifies as a recreational activity and no clear indication on whether §201-d protects expression generated through protected activity.

The majority left unresolved whether blogging is protected recreational conduct and whether the statute distinguishes between the act of blogging and the content expressed. Instead, the majority turned to the ministerial exception, which it treated as dispositive regardless of the statute's meaning. Citing the U.S. Supreme Court's opinions in *Hosanna-Tabor Evangelical Lutheran Church and School v. EEOC,* 565 U.S. 171 (2012), and *Our Lady of Guadalupe School v. Morrissey-Berru,* 591 U.S. 732 (2020), the majority emphasized that the ministerial exception bars application of statutory employment discrimination laws to disputes involving a religious institution and its ministers because compelling a religious institution to accept or retain an unwanted minister infringes the Free Exercise Clause and entangles the government in ecclesiastical decisions in violation of the Establishment Clause.

The U.S. Supreme Court has rejected a rigid test for who qualifies as a minister, instead focusing on the employee's title and the religious functions performed. For example, in *Our Lady of Guadalupe*, teachers without ministerial titles were still covered by the ministerial exception because they prayed with students, participated in worship, and taught religion—core responsibilities that made them instrumental in transmitting the faith. See 591 U.S. at 757.

The defendants invoked the ministerial exception in their CPLR 3211 (a) (1) motion, under which defendants must present documentary evidence that utterly refutes the plaintiff's allegations and conclusively establishes a defense as a matter of law. The defendants relied on the plaintiff's offer letter, which described responsibilities including guiding Shabbat, Havdalah, and other teen-led religious events; planning, supporting, and attending "Confirmation" experiences; and supporting the "Rabbi's Table initiative." In her weekly teaching hours, the plaintiff was responsible for religious study including, "Chevruta" (one-on-one study), "Pre-bimah tutoring," and "Parsha of the week" (Torah study), and she was charged with furthering the defendant's mission of developing Jewish identity and bringing the Torah to life. The majority concluded that these duties are sufficiently religious and resemble the "core responsibilities as teachers of religion" that triggered the ministerial exception in *Hosanna-Tabor* and *Our Lady of Guadalupe*. Although the plaintiff alleged her responsibilities were secular rather than religious, the majority treated that assertion in the complaint as conclusory and contradicted by the offer letter's detailed description of religious instruction and programming.

The majority acknowledged that the ministerial exception is often fact-intensive and not readily resolved on a motion to dismiss, but it emphasized that the plaintiff worked less than three weeks, making it unlikely that discovery would uncover materially different facts about her responsibilities. Under these circumstances, the offer letter alone conclusively established the exception's application and barred the plaintiff's claim.

Rivera concurred in the result but would have affirmed on statutory grounds avoiding the constitutional question. The concurrence reasoned that blogging can, depending on purpose, be a hobby-like recreational activity within §201-d's broad definition, but even assuming that the plaintiff's blogging qualified, the concurrence would apply §201-d (3) (a), which excludes from protection activity that creates a "material conflict of interest" related to an employer's proprietary or "business interest." Drawing on the veto history and the Legislature's effort to balance employee privacy with employers' need to protect mission and reputation, the concurrence read "business interest" broadly and emphasized that conflicts can exist without financial self-dealing by the employee.

In Rivera's view, the plaintiff's public "anti-Zionist" message materially conflicted with the defendant's interests because the complaint itself alleged the defendant was a "Zionist" institution and because such public expression by a Temple educator could undermine congregants' trust, provoke backlash among parents, and threaten membership and reputation—harms that qualify as conflicts with business interests even for a nonprofit religious institution. The concurrence also expressed skepticism about resolving the ministerial exception at the pleading stage, noting the U.S. Supreme Court's flexible standards and evolving, sometimes inconsistent lower-court applications, and invoked constitutional-avoidance principles as a reason to decide the case under §201-d instead.

Judge Shirley Troutman concurred in the result only and would have affirmed for the reasons stated in the Second Department's decision.

Sander largely sidesteps the increasingly important question of how Labor Law §201-d applies to modern off-duty online expression, reserving for a future case whether blogging and the content it conveys can be "recreational activity." The decision's practical impact lies in its robust application of the ministerial exception: where an employee's core responsibilities involve religious instruction, formation, and programming, a religious institution's decision to terminate that employee is insulated from statutory employment discrimination claims, and in appropriate circumstances that defense may be resolved on documentary evidence at the pleading stage. From a procedural aspect, the decision illustrates the reach of CPLR 3211 (a) (1), and the potential for defendants to secure dismissal at the pleading stage based on submissions of factual proof.

Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE JANUARY TERM

WEDNESDAY, JAN. 21

2 P.M.

24/4874 People v. Tranell Smalls
24/7241(3) People of State NY v. VDARE Foundation
25/1410 G., Neida v. Jonathan E.
25/2905 Perdomo v. 361 East Realty
25/1941 Rivera v. Masola
21/4670 People v. Juan Garcia
24/3398 People v. Gerard Hines
25/2464 Carnegie House v. NYS Division of Housing
25/2119 New Gold Equities v. AmGuard Insurance
25/5347 DKC Group Holdings v. Reece, Inc.
22/5097 People v. Elias Ramos
25/1228 W., Faith
24/2979(2) Jones Law Firm v. J Synergy
20/1212 People v. Paris Roberts
25/26 O'Hagan v. Robertson
22/3041(1) People v. Daevon Jones
24/6273 Georgia Malone & Co. v. E & M Associates
24/5316(5) Georgia Malone & Co. v. E & M Associates
24/3727 People v. Javien Mazyck
25/2242(2) State of NY v. JPMorgan Chase
24/5287 HSBC Mortgage Corporation v. Lau
23/5813 People v. Derek Johnson
25/4792N Chelsea v. Tekiner

THURSDAY, JAN. 22

2 P.M.

24/6240 People v. Louis McDonald
24/6046 Askins v. Santos
25/3050 H., Bianca v. Bobby H.
25/6839 Gulati v. Gulati
24/3592 Country-Wide Insurance v. National Idemnity
24/555 People v. Luz Hernandez
23/3631 People v. Michael Ortiz
24/6261 Scanlon v. South Street Seaport
24/7814 Reeves v. Foundation for the Child Victims
25/2496 Certain Underwriters at Lloyd's v. Southwest Marine
25/1223 W., Jeremiah
22/527 People v. Mustafa Barry
24/7660(2) Tender Touch v. Tnuzeg LLC
24/7716 Sanogo v. Giacomini
25/4506 415 East 12th Street v. Duran
23/5811 People v. Michael Cortes
24/6503 Anthem Healthchoice v. Campion
25/3450 Bren-el Realty v. Planetarium Travels
24/6360 Goldman v. Icaro Media
24/4665 People v. Steve Darbasie
24/6946(1) People v. Edwardo Rosario
23/303(1) People v. Edwardo Rosario
25/1482N Sekosan v. Bronx Women's Medical Pavilion

TUESDAY, JAN. 27

2 P.M.

24/6990 People v. Elvin Pacha (aka Elvin Fernandez)
23/6718 Stuyvesant Town v. NYS Division of Housing
24/6724(2) M.G., Children
24/4256(2) Carreno v. Chelsea Leaf
24/371 Cooke v. Jean-Baptiste
24/5489 People v. Jordan W. Hernandez
18/1757(1) People v. Anonymous
24/7412 Board of Managers v. 90 William St. Dev.
23/1039 People v. Joseph Garrett
24/6929 Kinsey v. Almazan
24/3198 T., Raudy v. Alejandro E.
24/3080 Paitchell v. Goldman
22/3528 People v. Mohamed Qatabi
25/5029(1) Sinckler v. Mohammed
25/4758(1) Sinckler v. Mohammed
25/174 Torres v. 40 East End Ave. Associates
21/444 People v. Angel Nieves
24/5434 Cummings v. City of NY
24/7221(2) AG1 Doe v. Morris
24/3842(1) People v. Naquon Brockington
24/419 People v. Kelvin Valdez
25/3586(1) Ma v. Wang
25/436(1)N Ma v. Wang

WEDNESDAY, JAN. 28

2 P.M.

18/1902 People v. Francisco De La Rosa
24/4467 Wah Win Group v. 979 Second Avenue
24/7845 V., Shelby v. Joshua K.
24/2969(2) People of State of NY v. Richmond Capital
25/685 Roque v. 240 Lincoln
24/5627 People v. Christopher Twilley
24/6436 Lyons v. Sigma Management
24/5035 People v. Manuel Vega
19/3571 People v. Ronny Rocha
25/1385(2) Pokoik v. Norsel Realties
25/919 B., Daryl v. Sophia P.
24/5932 People v. Jamal Brown
24/1643 Markman v. NY-Presbyterian
22/1505 People v. Antoine Gee
25/2827 Alvarado v. Local 1549 - N.Y.C.
25/3326 Frey v. Itzkowitz
25/3486(3) Menkes v. Beth Abraham Health
25/5014(3) Menkes v. Beth Abraham Health
25/1478(3) Menkes v. Mount Sinai Health System
24/6239 People v. Zion Holley
23/3068 People v. Derric McArn
25/2077N Penske v. National Holding Corp.
25/403N Santacruz v. 58 Gerry St.

THURSDAY, JAN. 29

2 P.M.

23/5807 People v. Marlon Cruz
24/6679 Cui v. City of NY
24/50 N., Naomi
24/5234 Peerenboom v. Marvel Entertainment
24/5719 Mosley v. RCPI Landmark Properties
25/840 Lava Media v. Hart
17/2061(1) People v. Lonzell Green
22/3048(1) People v. Lonzell Green
25/1400 Ellen's Stardust v. Sturm
25/1750 Thor 138 N. v. Goldberg Weprin Finkel
25/890 W., Macfadden
24/3107 Butler v. Marco Realty
25/4593 Rubin v. Kahlon
24/4192(3) Fernandez v. SUB 412
22/5744 People v. Gregory Darby
23/414 People v. William Bunce
25/5032 Day v. Plumber's Shop & Associates
24/7239(2) City of NY v. Way.com
18/366 People v. Rene Rodriguez
25/5804 NYCTL 2019-A Trust v. 196 East 7th Street
19/3548 People v. Clinton Benjamin
23/703 People v. Samuel Whatts
24/3494N S. M., an Infant v. City of NY

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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.

THURSDAY, JAN. 22

9 A.M.

816715/21 S & M Bronx Inc. v. Diversified Planning

MONDAY, JAN. 26

9 A.M.

32904/20 McFayden v. Mercado

11 A.M.

803390/22 Ahmed v. Colon

TUESDAY, JAN. 27

11 A.M.

817575/21 Ozuna v. RR Concourse Realty

1 P.M.

653144/22 New Chapter Capital v. Belmonte

WEDNESDAY, JAN. 28

10 A.M.

655517/18 Padia v. Toha
23842/20 Leonard v. 65 East Tremont Housing

2 P.M.

651086/24 Tsui v. Kaufman

THURSDAY, JAN. 29

10 A.M.

659317/24 Sotheby's International v. Waterbury

12 P.M.

804430/25 Estevez v. Morales

MONDAY, FEB. 2

10 A.M.

654519/24 Worldwide Credit Co. v. Kirk

TUESDAY, FEB. 3

9 A.M.

813660/21 Soto v. 1465 Jesup Realty

APPELLATE TERM

60 Centre Street Room 401

10 A.M.

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

MONDAY, FEB. 2

James, P.J., Brigantti, Alpert, J.J.,

18/072 People v. Joseph, Isaac
19/342 People v. Delrosario/ Martinez, Ronny
21/031 People v. Savvides, Maria
22/055 People v. Aragon, Oswaldo Cilia
22/099 People v. Zeigler, Nalik

22/122 People v. Adams, Selvin
23/100 People v. Mejia, Arnold
26/002 William Schweizer v. Anderson/Gomez, Kay
26/023 965 Fifth Ave Owners, Inc. v. Nestor, Marianne
26/028/030 80 Varick St Group, L.P. v. Lutz, Darlene

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

MONDAY, FEB. 2

James, P.J., Brigantti, Alpert, J.J.,

26/007 Delta Realty Group v. Jin, Lifeng & Shi, Shuang Long
26/020 Rivera, Edwin v. Western Beef/ Rosedale Inc.
26/021 New Century v. Rickenbacker, Vena
26/024 Cardenas, Jerel v. Bridges, Keith; Bridges, Brenda
26/025 Demianchuk, Fedor v. Nostrand Photo Lab
26/027 Campbell, Colin G v. Bharak, Eyal

New York County

SUPREME COURT

Ex-Parte Motion Part And Special Term Part

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

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

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

IAS PARTS

1 Silvera: 300 (60 Centre)
2 Sattler: 212 (60 Centre)
3 Cohen, J.: 208 (60 Centre)
4 Kim: 308 (80 Centre)
5 Kingo: 320 (80 Centre)
6 King: 351 (60 Centre)
7 Lebovits: 345 (60 Centre)
8 Kotler: 278 (80 Centre)
9 Capitti: 355 (60 Centre)
11 Frank: 412 (60 Centre)
12 Stroth: 328 (80 Centre)
13 Schumacher 304 (71 Thomas)
14 Bluth: 432 (60 Centre)
15 Johnson: 116 (60 Centre)
17 Hagler: 335 (60 Centre)
18 Tisch: 104 (71 Thomas)
19 Sokoloff: 540 (60 Centre)
20 Kaplan: 422 (60Centre)
21 Tsai: 280 (80 Centre)
22 Chin: 136 (80 Centre)
23 Schumacher 304 (71 Thomas)
24 Katz: 325 (60 Centre)
25 Marcus: 1254 (111 Centre)
26 James, T.: 438 (60 Centre)
27 Dominguez: 289 (80 Centre)
28 Tingling: 543 (60 Centre)
29 Ramirez: 311 (71 Thomas)
30 McMahon: Virtual (60 Centre)
32 Kahn: 1127B (111 Centre)
33 Rosado: 442 (60 Centre)
34 Ramseur: 341 (60 Centre)
35 Perry-Bond: 684 (111 Centre)
36 Saunders: 205 (71 Thomas)
37 Engoron: 418 (60 Centre)
38 Crawford: 1166 (111 Centre)
39 Clynes: 232 (60 Centre)
41 Moyne: 327 (80 Centre)
42 Morales-Minera: 574 (111 Centre)
43 Reed: 222 (60 Centre)
44 Pearlman: 321 (60 Centre)
45 Patel: 428 (60 Centre)
46 Latin: 210 (71 Thomas)
47 Goetz: 1021 (111 Centre)
48 Masley: 242 (60 Centre)
49 Chan: 252 (60 Centre)
50 Sweeting: 279 (80 Centre)
51 Headley: 122 (80 Centre)
52 Sharp: 1045 (111 Centre)
53 Borrok: 238 (60 Centre)
54 Schecter: 228 (60 Centre)
55 d'Auguste: 103 (71 Thomas)
56 Kelley: 204 (71 Thomas)
57 Kraus: 218 (60 Centre)
58 Cohen, D.: 305 (71 Thomas)
60 Crane: 248 (60 Centre)
61 Bannon: 232 (60 Centre)
59 James, D.: 331 (60 Centre)
62 Chesler: 1127A (111 Centre)
65 Reo: 307 (80 Centre)
MFPKahn: 1127B (111 Centre)
MMSP-1: 1127B (111 Centre)
IDV Dawson: 1604 (100 Centre)

PART 40TR

JUDICIAL MEDIATION

On Rotating Schedule:

13 Silvera: 300 (60 Centre)
13 Adams 300 (60 Centre)

EARLY SETTLEMENT

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

SPECIAL REFEREES 60 Centre Street

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

JHO/SPECIAL REFEREES 80 Centre Street

81R Hewitt: Room 321
87R Burke: Room 238
89R Hoahng: Room 236

SPECIAL REFEREE 71 Thomas Street

Judicial Hearing Officers

Part 91 Hon. C. Ramos
Part 93 Hon. Marin

Supreme Court Motion Calendars

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

Supreme Court Motion Dispositions from Room 130 60 Centre Street

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

Motion Calendar Key:

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

Supreme Court Motion Calendars

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

Supreme Court Motion Dispositions from Room 130 60 Centre Street

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C—Consent.
C MOTION—Adjourned to Commercial Motion Part Calendar.
FINAL—Adjournment date is final

SUPREME COURT

60 CENTRE STREET

Submissions Part

WEDNESDAY, JAN. 21

Submission

1 101109/25 Battistotti v. Brady
2 100528/25 Richards v. Rice

THURSDAY, JAN. 22

Submission

1 101009/25 Miller v. Saints Joachim & Anne Nursing & Rehabilitation Center
2 101332/25 Spiridis v. N.Y.C. Dept. of Health And Mental Hygiene

FRIDAY, JAN. 23

Submission

1 301334/20 Hall v. Aguirre
2 101214/25 Hamdan v. Chaffin Luhana Llp
3 101338/25 Kingery v. Solil Mgt. LLC

Paperless Judge Part

WEDNESDAY, JAN. 21

654105/25 1133 St. James LLC v. Gonzalez
653494/25 150 Sullivan Food, Inc. v. 349 Commercial L.P. Et Al
165945/25 2971 Shell Road Qoz LLC Et Al v. NYC Et Al
150280/16 350 E 82 Apt 3m Corp v. U.S. Bank Nat. Assoc.
158690/22 425x50 LLC Et Al v. Stella Tower Condominium F/k/a 435 West 50th St. Condominium Et Al
159113/25 501 Fifth Ave. Co. LLC v. Bello
654423/23 979 Second Ave. LLC v. Golden Billion Trust Et Al
655988/25 A.D. Winston Service, Inc. v. Brainreserve, Inc. D/b/a Faith Popcorn's Brain Reserve
155801/25 Abdella v. Koninklijke Luchtvaart Maatschappij N.V.
166153/25 Aidekman v. State of NY Div. of Housing And Community Renewals
159325/25 Alafnourian v. Guirney's Inn Spa Corp. Et Al
652809/25 Allred v. Motion in Time, Inc.
652637/23 Alt v. Peter Simon Restoration Corp. Et Al
159285/20 Amancha v. 720-730 Fort Washington
161444/25 Ambrister v. NYC Et Al
652101/24 Amerra Capital Mgt. v. Berkshire Hathaway Specialty Ins. Co. Et Al
653390/24 Art Lending, Inc. v. Rose
154244/25 Ashour v. Cipriani 637 LLC Et Al
452230/25 Barbosa v. Kingsbridge Associates Et Al
154579/18 Bartel v. Caballero
656574/25 Bautista Morales v. Mbg Taverns Inc Et Al
652384/25 Bill Me Later, Inc. v. Dalm
152564/21 Bland v. Sanchez
656115/25 Board of Mgrs. of Cassa NY Condominium v. Assa
162500/15 Board of Mgrs. of The 15 v. Bcre 15 Union Square West LLC
156709/24 Boswell v. NYCTA Et Al
650434/21 Broad St. Suites LLC v. Suri Law Immigration
450850/25 Cantave v. The Mta Bus Co. Et Al
114128/09 Canzolneri v. NYC
100928/24 Cardenas v. Walgreens
158791/22 Castillo v. NYCTA
654765/24 Catalina Marketing Corp. v. Bellway Ventures A/k/a Bellway, Inc.
161634/23 Cheng v. Cheng
850442/23 Citimortgage, Inc. v. Dweck
850150/21 Coaxum v. Granville
450180/24 Comm'rs. of The NYS Ins. Fund v. Rcpi Landmark Properties
450945/25 Comm'rs. of The State Ins. Fund v. Lco Const. Mgt. Group Inc
164339/25 Dan v. Yves Saint Laurent America Inc. Et Al
190271/25 De Couto v. Minerals Technologies, Inc. Et Al
659772/25 Doe v. Dimitri Roger P/k/a Rich The Kid
950194/19 Doe v. Roman Catholic Archdiocese
654014/24 Ellis Storage LLC v. Crum & Forster Specialty Ins. Co. Et Al
162187/25 Ellison v. Tisch
653234/22 Endurance American Ins. Co. Et Al v. Stonex Commodity Solutions
157721/19 Fields v. Srivisal
153901/22 Fofana v. 120 Lexington Ave. Corp.
451436/22 Francis v. Mta Bus Co. Et Al
158540/25 Gao v. Meng
161034/23 Gomez v. El Ad Us Hldg., Inc. Et Al
190358/25 Gregory v. Sumitomo Corp. of Americas Et Al
164772/25 Griffin v. NYC Et Al
654361/20 Halden v. Parker
161351/25 Hertz Vehicles, LLC, And All of Its Affiliates And Subsidiaries, Including But Not Ltd. To The Hertz Corp., And Hertz Co. v. Ave. S Np in Family Health
653531/24 Hub Int'l Northeast Ltd. v. O'Hara
151660/17 Johnson v. Geo Group Inc
652069/25 Kakzanov v. Pressure Biosciences, Inc. Et Al
153616/22 Kelly v. Halpern & Pintel, Inc. Et Al
155744/22 Kisch v. 17 East 89th St. Tenants, Inc. Et Al
101277/25 Knight v. NYC Et Al
163568/25 Lanzaro v. Simon Prop. Group, Inc. Et Al
156405/25 Lezama Jr. v. Mta Bridges And Tunnels Et Al
154037/24 Livingston v. NYCHA
150092/23 Meril v. A
655594/25 Meyers v. Certain Underwriters At Lloyds
160553/20 Murray Hill Cleaners v. Third And Thirty Four
158299/24 Naula Morocho v. Wsa Waterfront LLC
450812/25 NYCHA v. Dawkins
452782/25 NYCHA v. Hinton
453778/25 NYCTA v. Transport Workers Union
453441/25 NYS Ins. Fund v. Talenthub Worldwide, Inc. Et Al
150295/26 Nuna Harvest LLC Et Al v. Los Campos De Esperanza LLC
152267/23 O'Shaughnessy v. Stackpole
161870/24 Ortiz v. Segway Inc.
164511/25 Pace v. Youner
653856/25 Pahrand v. Durrani
154440/22 Paun v. 50 United Nations Plaza Condominium
157598/25 Peoples v. Meta Platforms, Inc.
656332/25 Pfvi LLC v. Skybell Technologies, Inc.
659874/25 Plumeria Accord Hldgs. LLC v. Brian Phifer & Co.
159980/24 Podhragy v. Stolz
450573/24 Quashie v. Metro. Transportation Auth. Et Al
161117/25 Ramirez v. Police Comm'r.
654398/25 Reem Bridals LLC v. 500-512 Seventh Ave. Ltd. Partnership
159882/25 Riley v. Juststeven
160001/21 Rizk v. 215 West 28th St. Prop. Owner LLC Et Al
155059/22 Rodriguez v. Ulysse
650244/24 Sanel Huskanovic, Individually And As Shareholder of Sp & Big Apple Inc. v. Armenti
159459/25 Scholastic Inc. v. Naqvi
652173/25 Sheeshtee v. Ev Transportation Services, Inc.
850255/24 Sig Cre 2023 Venture LLC v. Elizabeth Blue NYC
850419/24 Sig Cre 2023 Venture LLC v. Ref 46 St. LLC Et Al
850089/23 Signature Bank v. Newman
158055/23 Simpson v. Chassen
654079/24 Sirius Xm Radio Inc. v. Adeptus Partners
151737/19 Soares v. Parsons Brinckerhoff, Inc.
655465/25 Starr v. The Bmf Media Group LLC Et Al
160403/25 State Farm Fire And Casualty Co. v. Shortridge
101022/23 State of NY v. 33 West 89th St. Owners Corp
650859/23 Structure Tone, Inc. v. Scottsdale Ins. Co. Et Al
151228/24 Terry v. Lamia's Fish Market Et Al
452463/25 NYC Et Al v. 161-163 Rockaway Ave LLC
654977/25 The Law Office of Alexander Paykin P.C. v. Levant Capital North America, Inc. Et Al
161461/25 The Legal Aid Society v. NYC Police Dept. Et Al
161465/25 The Legal Aid Society v. NYC Police Dept. Et Al
161464/25 Tighe v. Jessica S. Tisch
154938/25 Timeless Funding LLC v. Rg Const. Solutions LLC Et Al
160182/21 Torres v. Centennial Elevator Industries Inc. Et Al
150862/23 Vasquez Jara v. Lettire Const. Corp. Et Al
150006/26 We Love To Drink LLC v. The NYS Liquor Auth.
153167/22 Williams v. NYC Et Al
155785/23 Yuquilema Balla v. Halletts Bldg. 3 Spe LLC Et Al

THURSDAY, JAN. 22

152027/25 64 Univ. Pl. LLC Et Al v. Ancora Engineering Pllc
659194/25 Adel Wine & Liquors v. Randy's 925 Corp. Et Al
158005/25 Alarcon v. 595 Rlty. LLC Et Al
651937/23 All-Ways Forwarding Int'l Inc. v. Freddy Hamadani
165451/25 American Express Nat. Bank v. Lobo
654152/25 American Express Travel Related Services Co., Inc. v. Uptown Pharmacy of Kingman, Inc.
651111/25 American Transit Ins. Co. v. Panton
656393/25 American Transit Ins. Co. v. Bklyn. Pain Mgt. Pc
656370/25 American Transit Ins. Co. v. Hempstead Chemist Inc.
656378/25 American Transit Ins. Co. v. Medoza Chiropractic Office Pc
656717/25 American Transit Ins. Co. v. North Shore Univ. Hosp. (nsuh)
656377/25 American Transit Ins. Co. v. Pars Medical Pc
656458/25 American Transit Ins. Co. v. Pars Medical Pc
656389/25 American Transit Ins. Co. v. Pda NY Chiropractic
656375/25 American Transit Ins. Co. v. Uptown Mgt. Inc
161332/25 Amica Mutual Ins. Co. v. Overton
651696/19 Amit Doshi v. Besen
158112/23 Baez v. Washington Heights Mutual Housing Assoc. Housing Dev. Fund Corp. Et Al
653236/25 Blue Torch Capital Lp Et Al v. Kpmg Llp Et Al
655119/23 Board of Mgrs. of Eleven East Sixty-Eighth St. Condominium v. 11 East 68th St. LLC Et Al
653120/25 Bowne Tech Const. Corp. v. Trave LLC Et Al
159702/20 Brophy v. Lendlease (us) Const.
151197/18 Brown v. Dupont Associates, Inc.
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160403/24 Morocho Chimbo v. Cjs Industries Inc. Et Al
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152737/21 Tobar v. NYCHA
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651955/22 U.S. Fire Ins. Co. v. Hudson Machine Works, Inc. Et Al
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653973/24 Board of Mgrs. of Galleria Condominium v. Sky Tower, Inc. Et Al
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157456/19 Cotto v. 685 First Rlty. Co.
655794/25 Czaja v. Colliers Int'l NY LLC Et Al
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161271/20 Donovan v. NYC
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165196/25 Duncan v. NYC Police Dept.
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655314/24 Essence Communications Inc. Et Al v. Group Black Inc.
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659347/25 Fora Financial Asset Securitization 2024 LLC v. Aph Enterprise LLC Et Al
655875/25 Forever Funding LLC. v. Vanport Escrow And Title Co., Inc. Et Al
656396/25 Fortis Lux Financial, Inc. v. Thomas
653948/25 Funding Futures LLC v. J Z Russell Industries Inc Et Al
156443/24 Galvez v. Metro. Transportation Auth. Et Al
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653338/19 Gleissner v. Seevens
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151086/22 Gluck v. Fantasy Diamonds LLC Et Al
155220/21 Gola v. Macy's Inc., D/b/a Macy's of
164068/25 Gonzalez v. The NYCTA Et Al
150855/25 Govt. Employees Ins. Co. v. 135 Jericho Pharmacy
161413/20 Grimes v. St. Marks Assets, Inc. Et Al
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655565/24 Itria Ventures LLC v. The Fat Radish Three LLC Et Al
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151808/21 Jimenez v. Fifty Broad St. Inc. Et Al
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157765/21 Jones v. Jimenez
156515/22 Kellar v. Mansion Rlty. LLC Et Al
153022/15 Lane v. NYC
150175/22 Leon v. Related Const.
656469/23 Liberty Mutual Ins. Co. Et Al v. West
163681/25 Lopez v. 228 Nagle Rlty. LLC Et Al
850256/24 M&T Bank v. Karp
651879/24 Map Health Hldgs. v. Espresso Capital
152651/22 Marcus v. NYC Et Al

COURT NOTES

APPELLATE TERM

First Department

Filing Dates for the March Term

The March 2026 Term of the Court will commence on March 2, 2026.

The last dates for filing for that term are as follows:

The Clerk's Return, Record on Appeal, Appendices, Notice of Argument and Appellant's Briefs must be filed on or before January 7, 2025.

Respondent's Briefs must filed on or before January 29, 2025.

Reply Briefs, if any, must be filed on or before February 6, 2026.

OFFICE OF COURT ADMINISTRATION

Division of E-Filing

OCA Invites Comments on E-Filing Program Deadline: Feb. 13

In preparation for its annual report on electronic filing (e-filing), which will be submitted to the Legislature, the Governor, and the Chief Judge, the New York State Office of Court Administration (OCA) invites public comments on the Unified Court System's e-filing program, (NYSCEF).

Attorneys, litigants, and other interested members of the public are encouraged to share observations and recommendations.

Comments may be submitted by:

Email: efilingcomments@nycourts.gov

or

Mail: Christopher Gibson, Director
OCA Division of E-Filing
Office of Court Administration
25 Beaver Street, Room 926
New York, NY 10004

All comments must be received by February 13, 2026. Submissions will be posted on the Court System's website.

NEW YORK STATE COURT OF APPEALS

Court To Hear Arguments in the Bronx in March

The Court will be hearing argument away from Court of Appeals Hall in Albany for its upcoming March 2026 Session.

On March 10, 11 and 12, the Court will hear argument at the Bronx Hall of Justice, 265 East 161 Street, Bronx, New York. Arguments will commence at 9:30AM. A live webcast of the argument may be accessed through the Court of Appeals website.

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Deadline for Amicus Curiae Motions: February 2026 and March 2026 Sessions

The Court has calendared the appeals in *People v. Gaffney* (Luke J.) (APL 2025-00077), *People v. Curry* (Eugene) (APL 2025-00076), and *People v. Billups* (Ricky) (APL 2025-00108) for argument during its February 2026 Session. The Court has set a special deadline for motions seeking to participate as amicus curiae in these appeals. Motions for permission to file a brief amicus curiae in these appeals must be served no later than December 22, 2025 and noticed for a return date no later than January 5, 2026.

The Court has calendared the appeal in *Matter of Bi-Coastal Properties v. Soliman* (APL 2025-00136) for argument during its March 2026 Session. The Court has set a special deadline for motions seeking to participate as amicus curiae in this appeal. Motions for permission to file a brief amicus curiae in the Matter of Bi-Coastal Properties appeal must be served no later than January 27, 2026 and noticed for a return date no later than February 9, 2026.

Questions may be directed to the Clerk's Office at (518) 455-7705.

Court Calendars

154460/22 Margalit v. Network of Patrols, Inc.
850122/25 Marissa M. Leighton v. Esquis Corp. Et Al
850116/25 Marissa M. Leighton v. Perkins
156908/25 Marksberry v. Tisch
161371/20 Martinez Toribio v. Walter Schik, Inc.
150228/24 Mastrogiovanni v. NYC Et Al
157863/23 Mayers v. Indoor Cannabis Et Al
159469/21 Mendoza Jimenez v. 445 Washington LLC Et Al
659532/25 Mercury Public Affairs v. Medrite Medical Care
165430/25 Milstein v. Grossman
161568/25 Morel v. NYC Et Al
452495/20 NYC Educational Const. Fund Et Al v. Planned Bldg. Services Inc.
157933/25 Nussbaum Lowinger Llp Et Al v. Abcmn LLC
158369/24 Ojeda Encalada v. Amc Schwarzman Animal Medical Center Et Al
805017/20 Olatunde v. NYCH&HC
157216/23 Osorio Daza v. 111 West 57th St. Condominium Et Al
659816/25 Pae Sterling 1 LLC v. Old Mutual Alternative Risk Transfer Insure Ltd.
158229/25 Pardo v. Point72 Asset Mgt.
159243/13 Perez v. Univ. Medical Practice
160252/19 Pina v. NYCHA
656111/21 Protetch v. Jocar Rlty. Co., Inc. Et Al
164350/25 Rappo v. 78 Co. L.L.C. Et Al
659672/25 Resolution Economics v. Carnegie Dental
101128/25 Richards v. NY Courts
161941/19 Roggemann v. NYC
153777/22 Rose v. Phaidon Int'l Et Al
652217/25 Safeco Ins. Co. Et Al v. Rustrian Alvarez
150927/23 Sanchez v. Branham
450411/18 Sanson v. NYCTA
158769/25 Scholnick v. 3rd Ave. Convenience & More Corp Et Al
655399/25 Sela Us v. Nowwith Ventures, Inc.
850061/25 Sig Cre 2023 Venture LLC v. Fdb Retail Investor LLC Et Al
158055/23 Simpson v. Chassen
160561/25 St. Surin v. Operation Equivalency Inc. Et Al
161194/25 State Farm Fire And Casualty Co. v. Anderson
151362/24 State Farm Fire And Casualty Co. v. McCalla
161661/25 State Farm Indemnity Co. v. Caba Adames
159635/24 State Farm Mutual Automobile Ins. Co. v. Bennett
161883/24 State Farm Mutual Automobile Ins. Co. v. St Cyr
161824/24 State Farm Mutual Automobile Ins. Co. v. Wheeler
164814/25 Stuyvesant Town-Peter Cooper Village Tenants Assoc. Et Al v. NYS Div. of Housing And Community Renewal Et Al
152530/18 Teshabaeva v. Life Quality Homecare
452036/25 NYC Et Al v. Bayridge Investors Corp.
654673/21 The Hedaya Capital Group, Inc. v. Park Falls Industrial Mgt. LLC Et Al
651925/22 The Trustees of Columbia Univ. in NYC v. Mayfair West At Chelsea Market LLC Et Al
160182/21 Torres v. Centennial Elevator Industries Inc. Et Al
160860/21 Turck v. Mta Bridges And Tunnels Et Al
652982/22 United Leasing, Inc. v. Charlotte Cab Corp Et Al
152106/22 Valdez v. NYC Et Al
157625/23 Vazquez v. American Girl Retail, Inc.
156082/25 Veras v. 519-521 West 189th LLC Et Al
160322/19 Wabshinak v. Consol. Rail Corp.
190279/25 Whale v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. And Fabe
157428/22 Wiggins v. Site 13 Apt. Owners LLC Et Al
850291/25 Wilmington Trust v. 535-545 Fee LLC Et Al
654375/25 Winnresidential (NY) v. Utica Nat. Assurance Co. Et Al
157089/22 Yang v. Con Ed, Inc. Et Al
152809/23 Yedid v. Sorkin
161033/21 Yedid v. Yedid
150725/25 Younger v. NY - Presbyterian Columbia Univ. Irving Medical Center Et Al
653997/13 Zabari v. Zabari
158852/25 Zapco 1500 Investment v. Ahmuty

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1

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

WEDNESDAY, JAN. 21

151970/21 Aybar-Ventura v. Mehmood
152061/21 Bligen-Simon v. Yokum Transit LLC. Et Al
154532/22 Cedeno v. Herrera
151798/22 F. v. Mbaye
152561/21 Gonzalez v. Modgill
153822/21 Kolenovic v. Cheema
158864/21 Rios-Santoni v. Rahman
158155/19 Said v. Tocaciu
159216/22 Salvatore v. Antequera
155083/20 Sena v. Rim
152197/21 Shteyman v. Rodriguez
152148/23 Vuljaj v. McNeil
156678/22 Young v. One Stop Car Service Inc. Et Al

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952136/23 Doe v. Brand
952256/23 Dwyer v. Wasser
157809/20 Firstenberg v. La Rochelle 75 I LLC Et Al
952318/23 Forman v. English
152439/22 Hargraves v. NYC Et Al
153696/19 James v. Smith
951213/21 Kleiman v. Kleiman
952139/23 Lk Jane Doe 1 Et Al v. Northwell Health Et Al
952229/23 Taylor v. Rzaeva

Part 2

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

WEDNESDAY, JAN. 21

653974/22 368 Amsterdam Ave. LLC v. The Morgan Condominium Et Al
155389/22 Asal Hldg. Co. v. Servpro Restoration of Upper Westside
157689/21 Bondarenko v. Eagle Team NYC Cr LLC Et Al
650434/21 Broad St. Suites LLC v. Suri Law Immigration
159832/23 Rational Surgical Solutions v. Hishmeh
651381/23 Sanft v. St.trend LLC Et Al
155038/25 The Board of Mgr. of The Morgan Condominium v. 368 Amsterdam Ave. LLC Et Al
159542/24 The Residential Board of Mgrs. of The 438 East 12th St. Condominium v. 181 Ave. A
655131/21 Varyence v. Rational Surgical Solutions

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155389/22 Asal Holding Company v. Servpro Restoration of Upper Westside
155389/22 Asal Hldg. Co. v. Servpro Restoration of Upper Westside
159832/23 Rational Surgical Solutions v. Hishmeh
155038/25 The Board of Mgr. of The Morgan Condominium v. 368 Amsterdam Ave. LLC Et Al

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250533/17 1053 Lexington Ave. LLC v. The Tax Commission of The City of New York
256813/16 1115 Fifth Ave. Corp. v. Tax Comm. of The
252082/17 1120 Park Corp. v. The Tax Comm. of NYC
252857/18 124 East 57th St. LLC v. The Tax Comm. of NYC
240067/23 129 Macdougal St. Associates Inc. v. The Tax Comm. of NYC Et Al
257224/20 135 West 50th St. Investors LLC v. The Tax Comm. of NYC
259777/17 150 Charles St. Condominium Board of Mgrs. v. The Tax Comm. of NYC
251013/13 156-08 Rlty. Co., LLC v. The Finance Admin.
256078/13 18 Murray St. v. The Tax Comm.
254461/22 201 West 17t St. Commercial Condominium LLC v. The Tax Comm. of NYC
258157/24 306 West 48th Manhattan Lp v. The Tax Comm. of NYC
255094/15 310 East 23 Retail v. Tax Comm. of The
260078/20 312 East 23 LLC v. The Tax Comm. of NYC
253951/22 340 East 34 LLC v. The Tax Comm. of NYC
262141/15 3rd Ave. Pavillion LLC v. The Tax Comm.
253274/14 402 Sixth Ave. LLC v. Tax Comm. of The
254958/20 404 West LLC v. The Tax Comm. of NYC
260117/24 607 West 47th St. Owner Lp v. The Tax Comm. of NYC
250540/23 650 Sixth Ave. Trevi LLC v. The Tax Comm. of NYC
262047/17 716 Lexington Ave. LLC v. Tax Comm. of The
251012/13 775 Rlty. Co., LLC v. The Finance Admin.
256516/22 799 Madison Ave. v. The Tax Comm. of NYC
651937/23 All-Ways Forwarding Int'l Inc. v. Freddy Hamadani
253343/14 Beaux Arts II v. Tax Comm. of The
260361/12 Beaux Arts Rlty. v. The Finance Admin.
259461/15 Blair House Condominium v. Tax Comm. of The
251618/17 Century Condominium v. Tax Comm. of The
255986/24 Div West 29th St. v. The Tax Comm. of NYC
254179/19 Fifty East Forty Second LLC v. The Tax Comm. of NYC
652532/14 Harriet Tubman Gardens v. H.T. Dev. Corp.
240108/24 in The Matter of The Application For The Review of An Assessment Under Article 7 of The Real Prop. Tax Law Cpc Headquarters, Inc. v. The Tax Comm. of NYC Et Al
250858/16 Lexin Nassau Partners v. The Tax Comm. of NYC
240061/23 Madfern LLC v. The Tax Comm. of NYC Et Al
257164/19 Midtown Stage Corp. v. The Tax Comm. of NYC
251590/10 Museum Bldg. v. Tax Comm.
250727/22 Partita Partners LLC v. The Tax Comm. of NYC
258958/19 Shefa Land Corp. v. The Tax Comm. of NYC
250033/19 Tamgold Garage Corp. v. The Tax Comm. of NYC
266586/22 Tawil Wooster LLC v. The Tax Comm. of NYC
256868/21 Village East Commercial LLC v. The Tax Comm. of NYC
262900/12 Westerly Condominium v. The Tax Comm.
260551/14 Wolf 137 Corp. v. Tax Comm. of The

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240067/23 129 Macdougal St. Associates Inc. v. The Tax Comm. of NYC Et Al
652532/14 Harriet Tubman Gardens v. H.T. Dev. Corp.
240108/24 in The Matter of The Application For The Review of An Assessment Under Article 7 of The Real Prop. Tax Law Cpc Headquarters, Inc. v. The Tax Comm. of NYC Et Al
240061/23 Madfern LLC v. The Tax Comm. of NYC Et Al

FRIDAY, JAN. 23

652825/23 Century Indemnity Co., As Successor To Cci Ins. Co., As Successor To Ins. Co. of North America And As Successor To Indemnity Ins. Co. of North America Et Al v. The Archdiocese of NY Et Al

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652825/23 Century Indemnity Co., As Successor To Cci Ins. Co., As Successor To Ins. Co. of North America And As Successor To Indemnity Ins. Co. of North America Et Al v. The Archdiocese of NY Et Al

Part 3

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

WEDNESDAY, JAN. 21

158540/25 Gao v. Meng
653983/25 Meyerson v. Ozer
650244/24 Sanel Huskanovic, Individually And As Shareholder of Sp & Big Apple Inc. v. Armenti
158055/23 Simpson v. Chassen
654079/24 Sirius Xm Radio Inc. v. Adeptus Partners

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653983/25 Meyerson v. Ozer

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654131/22 Aircastle Ltd. Et Al v. Chubb European Group S.E. Et Al

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654131/22 Aircastle Ltd. Et Al v. Chubb European Group S.E. Et Al

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654784/23 Greylag Goose Leasing 1410 Designated Activity Co. Et Al v. Chubb European Group Se Et Al
158055/23 Simpson v. Chassen
655110/20 Zuckerbrot Ms Rd v. Gellis Lande

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654784/23 Greylag Goose Leasing 1410 Designated Activity Co. Et Al v. Chubb European Group Se Et Al

Part 6

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

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805116/24 Anderson Spencer v. Rodeo Md
451671/25 Batish v. Gandhi Md
805036/25 Bertisch v. Abusamra
805461/16 Betman v. Mount Sinai Hosp. Groups
805174/25 Chang v. Nyein M.D.
805221/24 Curley v. Kaplan M.D.
805233/25 Davis v. St. Luke's-Roosevelt Hosp. Center
805091/25 E. v. Breslin M.D.
805061/22 Engel v. Stieg Md
805122/22 Falchiere v. Vasyukevich M.D.
805357/22 Feliciano v. Zeligs M.D.
805046/24 Ferenczi v. Grayson
805459/17 Fernandez v. Harvey
805035/25 Friedman v. Deland
805312/23 Friedman v. Berman Md
805025/22 Gabourel v. The NY And Presbyterian Hosp. Et Al
805161/19 Gagliotto v. Dronsky
805206/25 Geron v. Ode
452867/22 Glover v. Delacure M.D.
805195/18 Gruenspecht v. Upper East Side Pain
805047/22 Guadamud v. Kini Md
805488/23 Harris Scarangella v. Kao M.D.
805229/22 Hermy Orduna As Attorney in Fact For Clorinda Arrascue v. The Mount Sinai Hosp.
805259/24 Hwang v. Albert
805278/24 Ibadlit v. Rotte Md
805228/25 Jankowski v. Widhalm Rdcs
805380/22 Johnson Santiago v. Terence Cardinal Cooke Health Care Center Et Al
805110/19 Judson v. NY Univ.
157506/22 Kellner v. NYU Langone Health System Et Al
805119/24 Leban v. Gupta D.O
805342/20 Ledbetter v. Macaulay M.D.
805353/23 Libertella v. Yoon Dr.
805293/23 McCallion v. NY Presbyterian Hosp.
805294/18 McGowan v. Korban
805238/24 McMullen v. Porder Md
805378/17 Monninger v. Levey M.D.
805211/25 Mutolo v. Blank M.D.
805233/24 Nocella v. Khormaee M.D.
805080/20 O'Kicki v. Joyce Gerdis-Karp
805260/23 O'Toole v. Gorenstein Md
805010/25 Okigbo v. Brisman D.M.D.
805117/22 Oxenhorn v. Robert Zarabi
805180/25 Plastrik v. Chan Md
805164/21 Quan v. Rubman Md
805255/22 Regan v. Kim M.D.
805282/24 Rizos v. Hetzler M.D.
100969/22 Rvalov v. Kuo
805277/23 Saad v. Memorial Hosp. For Allied And Cancer Diseases Et Al
805107/17 Salonga Guico v. Midtown Dental Services
805093/21 Sonia Pizarro v. Mount Sinai Medical Center
805127/24 Soto De Colon v. Metro. Hosp. Center Et Al
805355/24 Spadafora v. Rebagay M.D.
805122/25 Starlett Tillman As Administrator of The Estate of John Tillman v. Anthony Ventimiglia Et Al
805382/22 Torbati v. Bauer Dmd
805072/24 Uyan v. Fruchter Md
805231/19 Victoria Shiraz And Michael v. Minior
805328/21 Vonshats v. Greenfield M.D.
805104/24 Wagner v. Ouyang M.D.
805289/23 Watson v. Unis M.D.
805241/20 Wilson v. Frempong-Boadu
805032/25 Zhao v. Jin M.D.

Part 7

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

WEDNESDAY, JAN. 21

452230/25 Barbosa v. Kingsbridge Associates Et Al
652737/17 Colonial Funding Network, Inc. v. Rincon Macorisano
155533/25 Khoperiia v. La Pecora Bianca - Midtown Et Al
157598/25 Peoples v. Meta Platforms, Inc.
104289/10 Sutton Apts. Corp. v. Bradhurst 100 Dev. LLC
153613/24 Villanueva v. NYCHA
150006/26 We Love To Drink LLC v. The NYS Liquor Auth.
152972/25 Woychowski v. U.S. of Aritzia Inc.

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650868/20 379 Park Avenue South v. 373-381 Pas Associates
656378/25 American Transit Ins. Co. v. Medoza Chiropractic Office Pc
656458/25 American Transit Ins. Co. v. Pars Medical Pc
655119/23 Board of Mgrs. of Eleven East Sixty-Eighth St. Condominium v. 11 East 68th St. LLC Et Al
453187/23 NYC v. Joseph M Kaaied
659299/25 Export Dev. Canada v. Olive Branch Enterprises, Inc.
153953/24 Flatow v. 7 of 8 Rlty. Co. LLC
155494/23 K. v. Macy's of NY Et Al
166010/25 Midtown South Community Council Et Al v. NYC
161774/24 Misevis v. Int'l House of NY Et Al
150315/19 Norma Knopf v. Esposito
151047/24 Sindab v. McLeod
656673/22 Stamler v. East Side Associates Et Al
161203/20 Sustiel Varon v. NYC NYCH&HC/gotham Health
160857/24 Vasquez v. 40 Ocean View Drive LLC Et Al
165891/25 Yevgeny Levin v.

FRIDAY, JAN. 23

155156/23 Ace American Ins. Co. Et Al v. Benchmark Builders Inc. Et Al
156471/24 Alves v. 401 West 207th Rlty. LLC Et Al
652211/24 Ascend Hire Inc. v. Jajan & Associates
652505/19 Benson-Armer v. Schuchmann
453057/22 NYC v. Rodriguez
152056/24 Daly v. Archstone Camargue LLC Et Al
160908/23 Diaz v. Halstead Mgt. Co.
157533/25 Dj Condo LLC v. Mohapatra
656648/21 Doka USA v. Benedetto Cupo A/k/a Yenedetto Cupo
653948/25 Funding Futures LLC v. J Z Russell Industries Inc Et Al
161359/21 Iorio v. The Board of Mgrs. of 225-227 East 24th St. Condominium Et Al
160446/22 Ira Rosenblum v. Wheeler
101338/25 Kingery v. Solil Mgt. LLC
161188/25 Lorey v. Wts Int'l
157310/22 Nat. General Ins. Co. A/s/o Benjamin Shubitz v. Whirlpool Corp.
158547/21 Nesterenko v. Angel's Touch Home Care
157933/25 Nussbaum Lowinger Llp Et Al v. Abcmn LLC
161777/24 Reyes v. NYCTA Et Al
652217/25 Safeco Ins. Co. Et Al v. Rustrian Alvarez
654807/23 Schuchmann v. Benson-Armer
654673/21 The Hedaya Capital Group, Inc. v. Park Falls Industrial Mgt. LLC Et Al
152840/17 Torres v. Lenscrafters, Inc.
159003/24 Zelenka v. NYCHA (NYCHA)
651243/24 Zepsa Industries, Inc. v. 401 West Prop. Owners

Motion

161359/21 Iorio v. The Board of Mgrs. of 225-227 East 24th St. Condominium Et Al

Part 9

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

WEDNESDAY, JAN. 21

321326/24 Guerrero v. Hernandez
365590/23 Immordino Borner v. Borner
158901/24 Sherman v. Buell
365467/24 Tainiter v. Lomont
365480/20 Taplitzky v. Taplitzky

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365480/20 Taplitzky v. Taplitzky

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365181/24 Anonymous v. Anonymous
321569/23 Carp v. Carp
300512/08 Connor v. Gould
321606/25 Crimmins v. Crimmins
151854/24 Vega v. 55 Broad Gc LLC Et Al
321921/24 Zhang v. Liu

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300512/08 Connor v. Gould

Part 11

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

WEDNESDAY, JAN. 21

159113/25 501 Fifth Ave. Co. LLC v. Bello
656075/25 American Transit Ins. Co. v. Bay Pharmacy 19 Inc Dba Healthfirst Pharmacy
154432/21 Ayala v. Trans World Equities Co., L.P. Et Al
162500/15 Board of Mgrs. of The 15 v. Bcre 15 Union Square West LLC
653874/22 Cohen v. Moskovitz
450945/25 Comm'rs. of The State Ins. Fund v. Lco Const. Mgt. Group Inc
164293/25 Dbd Partners LLC Et Al v. Steelhead Acquisition Ee, Inc.
952333/23 Delgado v. Donald J. Trump For President, Inc. Et Al
659772/25 Doe v. Dimitri Roger P/k/a Rich The Kid
653234/22 Endurance American Ins. Co. Et Al v. Stonex Commodity Solutions
653737/22 Itria Ventures LLC v. Bingh Oil Cherry Hill, Inc. Et Al
154023/22 Laughlin v. Ian Schrager Hotels
659874/25 Plumeria Accord Hldgs. LLC v. Brian Phifer & Co.
654398/25 Reem Bridals LLC v. 500-512 Seventh Ave. Ltd. Partnership
652821/23 Rk Capital LLC Et Al v. Eocine Mgt. Advisors Inc., Et Al
453679/24 Santiago v. Monadnock Const., Inc. Et Al
655956/25 Wang v. Pei

Motion

656075/25 American Transit Insurance Company v. Bay Pharmacy 19 Inc Dba Healthfirst Pharmacy
154432/21 Ayala v. Trans World Equities Co., L.P. Et Al
653874/22 Cohen v. Moskovitz
164293/25 Dbd Partners LLC Et Al v. Steelhead Acquisition Ee, Inc.
952333/23 Delgado v. Donald J. Trump For President, Inc. Et Al
652821/23 Rk Capital LLC Et Al v. Eocine Mgt. Advisors Inc., Et Al
453679/24 Santiago v. Monadnock Const., Inc. Et Al
655956/25 Wang v. Pei

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659194/25 Adel Wine & Liquors v. Randy's 925 Corp. Et Al
656717/25 American Transit Ins. Co. v. North Shore Univ. Hosp. (nsuh)
166148/25 Bukhari v. 235 West 107th St. LLC Et Al
805188/17 Khaimov v. Washington Heights Imaging
656252/21 Savinis v. Aaron Bollman And Co. Inc.
151406/24 Sun v. Son
162558/25 Td Bank USA v. Fredricks
164675/25 Tobacco 'n Vape Inc. v. NYC Office of Administrative Trials And Hearings Et Al
651955/22 U.S. Fire Ins. Co. v. Hudson Machine Works, Inc. Et Al
650282/22 Wagner v. Wagner

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166148/25 Bukhari v. 235 West 107th St. LLC Et Al
151406/24 Sun v. Son

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652935/25 Ash II LLC v. Gramercy Park House LLC
653038/23 Elecnor v. Petroleos De Venezuela
151086/22 Gluck v. Fantasy Diamonds LLC Et Al
101214/25 Hamdan v. Chaffin Luhana Llp
159550/24 Hereford Ins. Co. v. Carter
166055/25 in The Matter of The Application of B.R. Fries & Associates v. Rose Mechanical Corp.
101128/25 Richards v. NY Courts
652350/23 Sharon Rlty. Corp. Et Al v. Kookmin Best Ins. Co., Ltd
651925/22 The Trustees of Columbia Univ. in NYC v. Mayfair West At Chelsea Market LLC Et Al

Motion

652350/23 Sharon Rlty. Corp. Et Al v. Kookmin Best Ins. Co., Ltd

Part 12

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

WEDNESDAY, JAN. 21

654669/24 Abg-Nine West v. D.N.A.M. Apparel Industries
152404/20 Allen v. 1 West 124th St. Corp.
152192/21 Carey v. Carey
154220/23 Corales Aguilar v. Colgate Restoration Corp. Et Al
152457/24 Daly v. Biltmore Owner
152197/19 Donnelly v. NYC And
160362/23 Fasano v. Lewis North White Plains L.P Et Al
158159/21 Fischer v. B'way. Apple
952265/23 Grace v. Sabal
161413/20 Grimes v. St. Marks Assets, Inc. Et Al
100078/03 Highland Ins v. Pozo
160412/20 Howard Pooler v. 550 Madison Fifth LLC Et Al
156956/24 Kenner v. Double B Rlty. Corp. Et Al
152827/24 Laguerra v. 225 5th Ave. (NY) LLC Et Al
152468/24 Lopez v. NYC Dist. Council of Carpenters Apprenticeship
150857/24 Martin v. Otis Elevator Co. Et Al
155094/23 McCole v. Con Ed Co. of NY
159781/24 Mendez Caraballo v. The Board of Mgrs. of Manhattan Tower Condo. Et Al
154605/23 Mendez Mendez v. Jt Magen & Co. Inc Et Al
151844/23 Moran v. Muller
154334/23 Newman v. 77 E. 12th Owners Inc. Et Al
156122/22 Ozturk v. Clear Air Group Trucking Corp.
158180/22 Pacheco Tenezaca v. East 27 Hotel LLC Et Al
161049/23 Peselli v. 90 Church St. Ltd. Partnership Et Al
157745/23 Powell v. Martins
451470/20 Pseudonym Joan Doe v. Bloomberg
153889/24 Pupo v. Go Broome LLC Et Al
151948/23 Reynoso v. Mhp Land Associates
153076/24 Ross v. 139 East 56th St. Landlord LLC. Et Al
160847/19 Segura v. Verizon NY Inc.
153948/20 Shanikwa Coleman v. NYCHA Dept. Et Al
156655/18 Tabor v. 148 Duane LLC
151945/22 Tabor v. Swig
154175/24 The Law Offices of Brent H. Blakely Dba Blakely Law Group v. By Humankind, Inc., A Delaware Corp.; And Does 1-10, Inclusive;
154349/23 Thomas v. 225 B'way. Co.
154604/23 Thomas v. NYC Et Al
952103/23 Watling v. Cosby Jr.
153167/22 Williams v. NYC Et Al
153310/23 Winston v. Mf Associates of NY LLC.
162502/23 Young-Thompson v. Jpmorgan Chase & Co. Et Al
651543/23 Zurich American Ins. Co. v. Accident Fund Ins. Co. of America Et Al

THURSDAY, JAN. 22

158365/23 Messina v. Seadyck Rlty. Co., LLC Et Al
157549/24 Parra v. Bvjh Int'l Corp. D/b/a Cinico Coffee Et Al
152737/21 Tobar v. NYCHA

FRIDAY, JAN. 23

161413/20 Grimes v. St. Marks Assets, Inc. Et Al

Part 14

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

WEDNESDAY, JAN. 21

652121/24 201 West 14 Rlty. LLC A/a/o Mardan Rlty. LLC v. The Princeton Excess And Surplus Lines Ins. Co.
850230/23 57th St. Vacation Owners Assoc., Inc., By And Through Its Board of Directors v. Brownell
810068/10 Bank of America v. Sands
850068/11 Bank of NY Mellon v. Dasig
157655/22 Benfield Partners, Inc. v. Home Record LLC Et Al
157656/22 Benfield Partners, Inc. v. Home Record
651712/24 Br 10th St. Partners LLC v. Seneca Specialty Ins. Co.
657110/21 Cirillo v. Green Crown LLC A/k/a Green Crown 669
654150/23 Cobb v. Setzer
850681/23 Emigrant Bank v. Sommer
850006/25 Hilton Resorts Corp. v. Harrison
850008/25 Hilton Resorts Corp. v. Johnson
850086/19 Hny Club Suites Owners v. Vassos
850464/23 Jpmorgan Chase Bank v. Khawly
656245/23 Mongiove Associates v. NYC
159352/22 NYCTL 2021-A Trust v. 187 St. Mazal LLC Et Al
154863/18 Rodriguez v. Villagefh
153589/22 Rosa Rios v. Addams
155599/18 Skat v. Aventus Capital LLC Solo
651600/23 State Artist Mgt. v. Alquist
650859/23 Structure Tone, Inc. v. Scottsdale Ins. Co. Et Al
850117/24 Tuebor Reit Sub LLC v. 2338 Second Ave. Mazal LLC Et Al
652439/24 U.S. Bank Trust Co. v. Int'l Plaza Assocates L.P. Et Al
107158/10 Wells Fargo Bank v. Muhammad

Motion

154863/18 Rodriguez v. Villagefh

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652162/24 Certain Underwriters At Lloyd's v. Southwest Marine And General Ins. Co.
153861/23 Gambino v. 27 Hldgs. I LLC Et Al
157521/22 Hannant v. Abt
650166/23 Neelam Const. Corp. v. Vela Ins. Services
152208/23 Quinzo Tenesaca v. Structure Tone
158663/22 Saad v. Planet Fitness Gym Et Al
150206/20 Slg Graybar Mesne Lease LLC v. Munawar
153399/23 Smith v. 121 Chambers St. LLC Et Al
159773/22 Thompson v. Bud South LLC Et Al

Motion

150206/20 Slg Graybar Mesne Lease LLC v. Munawar
153399/23 Smith v. 121 Chambers St. LLC Et Al

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153543/17 Elizabeth Canal v. Structure Tone Global
156515/22 Kellar v. Mansion Rlty. LLC Et Al
159243/13 Perez v. Univ. Medical Practice

Motion

153543/17 Elizabeth Canal v. Structure Tone Global

Part 15

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

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301011/25 Brown v. Brown
304678/21 Diggs v. Vasquez
302344/19 Elizabeth Sechrest v. Jeffrey Sechrest
365034/23 Kriegstein v. Kriegstein
301273/24 Lorient v. Lorient
301210/23 Rogers v. Johnson
303080/22 Satchell v. James
311141/14 Yentis v. Yentis

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365414/21 Belgarde v. Belgarde Sr
350062/16 Davis v. Davis
301734/24 Fiore v. Fiore
365271/20 Frank v. Fleitas
322226/24 Patan v. Xiao

Part 17

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

Part 19

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

Part 20 ADR

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

WEDNESDAY, JAN. 21

158673/17 Rodriguez v. Urtate

Part 24 Matrimonial Part

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

WEDNESDAY, JAN. 21

365579/22 Aventuro v. Paige—10:30 A.M.
360261/25 Castel Baixauli v. Williams—10 A.M.
360261/25 Castel Baixauli v. Williams
365381/24 Jean v. James—10:30 A.M.
365455/22 Lam v. Cohen—9:30 A.M.
365178/24 Lepoittevin Dit Montagne v. Kampouris—10:30 A.M.
365766/23 Loshak v. Loshak—10:30 A.M.
321538/25 McAfee v. McAfee
321619/25 Portes v. Caceres—2 P.M.
321619/25 Portes v. Caceres
365239/25 Reich v. Newman—9:30 A.M.
320074/25 Seth v. Nemeth—9:30 A.M.
320971/22 Szafranski v. Szafranski
365100/20 Van Bakergem v. Van Bakergem
365091/25 Young v. Young—9:30 A.M.

Motion

360261/25 Castel Baixauli v. Williams
321538/25 McAfee v. McAfee
321619/25 Portes v. Caceres
320971/22 Szafranski v. Szafranski
365100/20 Van Bakergem v. Van Bakergem
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THURSDAY, JAN. 22

320780/23 Cohen Gustavus v. Gustavus—9:30 A.M.
301822/18 Ungaro v. Zampolli

Motion

301822/18 Ungaro v. Zampolli

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301261/12 Molner v. Molner
322334/20 Wallach v. Wallach—9:30 A.M.

Motion

301261/12 Molner v. Molner

Part 26

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

Part 28

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

WEDNESDAY, JAN. 21

165935/25 Bonfitto Drory v. NY County Family Court Et Al
320256/24 King v. Kessler

Motion

165935/25 Bonfitto Drory v. NY County Family Court Et Al

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320381/22 Dacy v. Dacy
365735/23 Dore-Almonor v. Almonor
320593/23 Malerba v. Malerba
308115/13 Rush v. Quarles-Rush
321967/24 Tsuari v. Miller

Motion

320593/23 Malerba v. Malerba
308115/13 Rush v. Quarles-Rush

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365718/25 Dastidar v. Wu

Part 30V

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

Part 33

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

WEDNESDAY, JAN. 21

153616/22 Kelly v. Halpern & Pintel, Inc. Et Al

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655593/24 Kang Irrevocable Trust Ex Rel. Yong Kang v. Dolgopolova

FRIDAY, JAN. 23

153828/21 Alexander v. 4469 B'way. LLC
159966/22 Cabrera v. Food Universe Et Al
157863/23 Mayers v. Indoor Cannabis Et Al

Part 34

Justice Dakota D. Ramseur
60 Centre Street
Phone 646-386-4370
Room 341

WEDNESDAY, JAN. 21

154791/18 Abreu v. Brutus Associates
101109/25 Battistotti v. Brady
161034/23 Gomez v. El Ad Us Hldg., Inc. Et Al

THURSDAY, JAN. 22

155967/22 Dixon v. Pact Renaissance Collaborative LLC Et Al
152625/22 Granelli v. Apt. Mgt. Inc. Et Al

FRIDAY, JAN. 23

159240/22 Eliett Rodriguez v. Archstone Builders LLC Et Al
150175/22 Leon v. Related Const.

Part 37 IAS Part

Justice Arthur F. Engoron
60 Centre Street
646-386-3222
Room 418

THURSDAY, JAN. 22

Motion

156045/20 Braganca-Ferreira v. Srep 10th Ave. Venture LLC

FRIDAY, JAN. 23

805017/20 Olatunde v. NYCH&HC

Part 39

Justice James G. Clynes
60 Centre Street
Phone 646-386-3619

WEDNESDAY, JAN. 21

654105/25 1133 St. James LLC v. Gonzalez
655988/25 A.D. Winston Service, Inc. v. Brainreserve, Inc. D/b/a Faith Popcorn's Brain Reserve
159285/20 Amancha v. 720-730 Fort Washington
650353/25 Amtrust North America, Inc. v. Remi Hldgs.
152576/24 Backiel v. Bp Prods. North America Inc Et Al
159106/24 Bartlett v. Tvt Freight Mgt. LLC Et Al
656574/25 Bautista Morales v. Mbg Taverns Inc Et Al
157961/24 Betances v. 195 Rlty. LLC
650730/25 Cerco Bridge Loans 6 LLC v. Menachem Meisner Et Al
164339/25 Dan v. Yves Saint Laurent America Inc. Et Al
155541/24 Demarco v. Staten Island Univ. Hosp. Et Al
156114/24 Devito v. Ivanovic
158751/18 Fontana v. 3601 Turnpike Associates LLC
154684/22 Grant v. Centerlight Certified Home Health Agency Et Al
154170/25 Guevara v. Jacin Investors Corp.
161351/25 Hertz Vehicles, LLC, And All of Its Affiliates And Subsidiaries, Including But Not Ltd. To The Hertz Corp., And Hertz Co. v. Ave. S Np in Family Health
151660/17 Johnson v. Geo Group Inc
153539/24 King v. Jme Environmental Corp
157258/22 Marelli v. Durst Organization Et Al
154313/25 McGinty v. Jrm Const. Mgt. LLC Et Al
158495/20 O'Donnell v. J.T. Magen & Co., Inc.
157421/20 O'Neil v. Park Hotels & Resorts Inc.
151090/23 Ortiz Quishpe v. Congress Builders LLC Et Al
650331/24 Pop Int'l Galleries, Inc. v. Ce Renwick LLC
151360/18 Regalado v. Qps 23-10 Dev. LLC
159521/23 Reyes-Flores v. 77 Jane
100528/25 Richards v. Rice
150946/21 Rodriguez v. Jewish Home Lifecare
158559/24 Santos Lemus v. Archstone Builders LLC Et Al
151162/24 Santos v. Hussan
151756/22 Saunders v. The NYCHA
151737/19 Soares v. Parsons Brinckerhoff, Inc.
158797/23 Spantidakis v. Doughnut Plant Mgt.
160403/25 State Farm Fire And Casualty Co. v. Shortridge
152572/18 Teshabaeva v. Continental Home Care, Inc.
150073/23 The Board of Mgrs. of Del Este Village IV Condominium v. Ben E. Epps
151710/25 Trebus v. Xgen Properties LLC
150194/22 Trent v. 646 11th Owner
653937/20 Williams v. Bodhimotion Physical Therapy And Wellness Pllc Et Al
158716/23 Yelverton v. Spectrum NY Metro
154700/24 Youngkin v. Jpmorgan Chase Bank

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153453/19 Admiral Indemnity Co. v. Klein
654152/25 American Express Travel Related Services Co., Inc. v. Uptown Pharmacy of Kingman, Inc.
659418/25 Board of Mgrs. of 88 Franklin St. Condominium v. Little Hearts Marks Family
653120/25 Bowne Tech Const. Corp. v. Trave LLC Et Al
652664/25 Centri Business Consulting v. Volterra Global Technologies Inc.
452294/25 NYC v. 1235 LLC
452295/25 NYC v. 123rd St. Investor LLC
452297/25 NYC v. Bh 413 Ki LLC
452292/25 NYC v. Corji Contracting LLC
654989/25 Hines v. Copeland
155276/24 Kavasutra 6th St. Inc. v. NYC Bd. of Ed. of Health Et Al
659396/25 Markov v. The Fresh Market Inc. Et Al
158707/17 McCord v. Broadwall Mgt. Corp.
654723/25 NY Princess Cruises 2 LLC Et Al v. Billybey Marina Services LLC Et Al
153597/24 Pacific Indemnity Co. A/s/o Jonathan Krause Janine Krause v. Gerstenhaber
654876/25 Pagnoni v. Taylor
154976/21 Regulator Const. Corp. v. E&T Skyline Const. LLC
158059/22 Sellick v. York Hill Housing, Inc. Et Al
159936/18 Spano Partners Hldgs. v. Effisolar America Corp.

FRIDAY, JAN. 23

160572/24 American Express Nat. Bank v. Borlakova
651110/25 American Transit Ins. Co. v. Ruiz Jaramillo
653973/24 Board of Mgrs. of Galleria Condominium v. Sky Tower, Inc. Et Al
154928/21 Clemente v. 746 Rlty. Corp.
652164/25 Hawke Media v. Noyack Capital
152118/20 Hicks v. Sl Green Rlty. Corp.
159469/21 Mendoza Jimenez v. 445 Washington LLC Et Al
659532/25 Mercury Public Affairs v. Medrite Medical Care
659672/25 Resolution Economics v. Carnegie Dental
160122/19 Sporer v. NY Univ. Hosps. Center Et Al
161824/24 State Farm Mutual Automobile Ins. Co. v. Wheeler
158146/21 Woupes v. Tf Cornerstone, Inc. Et Al

Part 43

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

WEDNESDAY, JAN. 21

654361/20 Halden v. Parker
659901/25 Tacora Nantucket Financing LLC Et Al v. Nantucket Capital Corp. Et Al

Motion

659901/25 Tacora Nantucket Financing LLC Et Al v. Nantucket Capital Corp. Et Al

THURSDAY, JAN. 22

850223/21 Ankura Trust Company Llc v. A & L 44 LLC Et Al
654152/21 Apf 60 Charlton Owner v. Domani Technical And Design Services, Inc. Et Al
651161/25 Bourbiaux v. Probst
656283/25 Descartes Systems (USA) LLC v. Domino's Pizza LLC
650293/22 Doit Hosp.ity Delaware LLC v. Reuben Brothers Ltd. Et Al
659430/24 Frydman v. Arbor-Myrtle Beach Pe LLC Et Al
657563/19 Greenwich Advisory & Co. v. Kranos Corp.
656811/20 Jardine v. Landmark Health
654747/21 Lw Holdco V LLC v. Kelly Puls
652367/12 Sfr Hldgs. Ltd. v. Rice
655002/25 Switzer v. McKenzie
158095/22 Uki Freedom LLC D/b/a Brasserie Saint Marc v. Organization For The Defense of Four Freedoms For Ukraine, Inc.

Motion

651161/25 Bourbiaux v. Probst

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655794/25 Czaja v. Colliers Int'l NY LLC Et Al
651304/16 Georgetown Co. v. Iac/ interactivecorp.

Motion

651304/16 Georgetown Company v. Iac/interactivecorp.

Part 40TR Judicial Mediation

Justice Suzanne J. Adams
60 Centre Street
Phone 646-386-3722
Room 300

WEDNESDAY, JAN. 21

152796/22 45 John NY LLC v. Voutsina
160454/19 Azizian v. Madison Entertainment Associates LLC Et Al
151064/16 Benitez v. NYCHA
160304/17 Cabral v. NYC
155675/21 Capuano v. Sl Green Rlty. Corp Et Al
153125/22 Cuello v. Vargasrua
157354/19 De Souza v. Hudson Yards Const. II
151875/24 Diallo v. The Motor Vehicle Accident Indemnification Corp.
450512/16 Edwards v. Collective, Inc.
157256/22 Faivush v. The Warren House Condominium, Walgreen Co., The Board of Mgrs. of The Warren House Condominium, 155 East 34th St. LLC, And Maxwel-Kates, Inc.
160097/23 Fortuna v. Motor Vehicle Accident Indemnification Corp.
160806/18 Frank Lagrippo v. 95th And Third LLC.
156200/16 Healy v. Dunwell Elevator Electrical
151063/19 Jimenez v. Lf Greenwich
152722/19 Jones v. Bsrep Ua Parker LLC
805110/22 Keeping v. Kumra
158012/20 Levy Energy LLC v. Frazer
155881/19 Lopez Padilla v. 54-62 West 56 Rlty. Corp.
155637/20 Lopez v. Dr. Russell F. Trahan
154509/21 Macauley v. New Line Structures & Dev. LLC Et Al
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150512/19 Ortiz v. James E. Fitzgerald, Inc.
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161570/19 Belai v. Doe
160733/19 Carneiro Barbosa v. Avalon Yonkers Ati Site
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Part 44

Justice Jeffrey H. Pearlman
60 Centre Street
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Part 45 Commercial Div.

Justice Anar Rathod Patel
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Part 48 Commercial Div.

Justice Andrea Masley
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652411/22 Grupo Salinas Telecom v. At&T Mobility Hldgs. B.V. Et Al
653936/25 Jabil Inc. v. Mavenir Systems, Inc.
650731/25 Psalms Creative v. Safra Nat. Bank Et Al
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653364/25 Udc Assets v. Schwartzstein

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659755/24 Forethought Life Ins. Co. (as Agent For Lenders Forethought Life Ins. Co. And East 54th St. LLC) v. 3 East 54th NY LLC Et Al
655759/25 Highgate Hotels v. 157 West 47th St. Hotel Owner Lp Et Al
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Part 49 Commercial Div.

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Part 53 Commercial Div.

Justice Andrew S. Borrok
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Part 54 Commercial Div.

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652743/24 P.J. Restaurant Inc. D/b/a John's of 12th St. v. Judith Ellen Dauber
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653519/23 Amf Trust Ventures LLC Et Al v. I80 Group LLC Et Al
650194/26 Ativos Especiais II - Fundo De Investimento Em Direitos Creditorios - Np Et Al v. Pope
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656350/23 Spartan Capital Securities v. Cedar Hldgs. Mgmt
659282/25 Tang v. Tang
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653519/23 Amf Trust Ventures LLC Et Al v. I80 Group LLC Et Al
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152840/25 T-C 2 Herald Square Owner LLC v. Herald Square Owner LLC Et Al
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Part 57

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950346/20 Doe v. Archdiocese of NY Et Al
950366/21 Doe v. Archdiocese of NY
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950658/20 Kennedy Smith v. Roman Catholic Diocese
100753/16 Koutellos-Marcia Machado v. Lefrak Organization
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950642/20 Moore v. NYC Et Al
150527/21 Mormando v. NY Arena Partners
950261/20 N. v. NYC
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450275/24 Olmo v. Archdiocese of NY Et Al
950138/21 Soto v. Roman Catholic Archdiocese
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Part 59

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Part 60 Commercial Div.

Justice Melissa A. Crane
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Room 248

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160834/22 Carson Family 2013 Dynasty Trust Et Al v. Infinity Q Capital Mgt. LLC Et Al
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655549/23 Steven Gurney-Goldman v. Solil Mgt.

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Part 61 Commercial Div.

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659802/24 22nw Fund v. Lifecore Biomedical, Inc. Et Al
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655656/25 Bond I.T. Ltd. Et Al v. Jpmorgan Chase Bank
656616/25 E2 Companies v. Focus Corporate Finance Ltd. D/b/a Focus Capital Partners Et Al
651879/24 Map Health Hldgs. v. Espresso Capital

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655656/25 Bond I.T. Ltd. Et Al v. Jpmorgan Chase Bank
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80 CENTRE STREET

Part 4

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654765/24 Catalina Marketing Corp. v. Bellway Ventures A/k/a Bellway, Inc.
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452782/25 NYCHA v. Hinton
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654909/24 157 Lombardy St. v. Golden Bus Service Center, Inc. Et Al
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163681/25 Lopez v. 228 Nagle Rlty. LLC Et Al
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Part 5 City Part

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Part 8

Justice Lynn R. Kotler
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WEDNESDAY, JAN. 21

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Part 21 City Part

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450850/25 Cantave v. The Mta Bus Co. Et Al
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155413/20 Fernandez v. Planetary Movers Inc.
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152536/24 Garcia Dutan v. 601 Eight Ave. L.L.C. Et Al
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153972/22 Gonzalez v. NYC Et Al
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158103/22 Harris v. NYCTA Et Al
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152842/23 Holland v. Metro. Transportation Auth. Et Al
156310/22 Hughes v. NYC Et Al
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152755/24 Iemola v. NYC Et Al
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155237/22 Jenkins v. NYC Et Al
150008/25 Khan v. Hugh O'Kane Electrico Co., Inc. Et Al
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150411/21 Panzer v. NYC
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164350/25 Rappo v. 78 Co. L.L.C. Et Al
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Part 22 Motor Vehicle

Justice Christopher Chin
80 Centre Street
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158406/23 Hook v. Coronel
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160758/24 Boone III v. Motivate LLC Et Al
154546/23 Bowman v. Singh
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161704/24 De Leon v. Pascual
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155325/23 Ferriera v. Morales
157915/22 Frazier v. Malhi
151487/23 Freddie Godfrey Et Al v. Uber Technologies, Inc. Et Al
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150261/23 Hairston v. Lyft, Inc. Et Al
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153595/24 Israel v. Williams
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160430/24 Milea v. Close
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154838/24 Seck v. Bustamante
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157175/24 Wassam v. Camara
161374/24 Weng Keong v. NYC Et Al
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157374/21 Wiafe v. Doward
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Part MED-2

Justice Samuel E. Wilkenfeld
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Room 106

Early Settlement Part 1

Justice Miles J. Vigilante
80 Centre Street
Room 106

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158461/18 Cunas v. E&T Skyline Const. LLC
154238/21 Guzman v. Apex Housing Dev.
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154484/21 McInerney v. Hudson Yards Const.
156387/16 Morocho v. 450 Partners LLC
156184/19 Norris v. Msg Networks Inc
157421/20 O'Neil v. Park Hotels & Resorts Inc.
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153453/19 Admiral Indemnity Co. v. Klein
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155482/22 Coladonato v. 111 West 16th St. Owners, Inc. Et Al
157430/18 Gallardo v. Related Companies
158885/20 Garces v. Barr & Barr, Inc.
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452625/22 Newson v. Vivaldi Real Estate Ltd. Et Al
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156735/22 Pisani v. NYC Et Al
160349/21 Rhymer v. Costco Wholesale Corp.
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154726/19 Access Theater, Inc. v. Battery Dance Corp.
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157112/18 De La Cruz v. Pr 247 Wadsworth
652219/18 Gilbane Bldg. Co. v. Forthill Const. Corp.
159867/15 Martinez v. Forty Seventh Fifth Co.
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Early Settlement Part 2

Justice Samuel E. Wilkenfeld
80 Centre Street
Room 106

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159825/20 Antoine v. NYC
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156981/19 Latchman v. NYC

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160898/22 Adler v. NYC
160589/23 Betances v. NYC Et Al
158775/23 Cracchiolo v. NYC Et Al
158113/23 Dufresne v. NYC Et Al
150118/23 Gregory v. NYC Et Al
150358/19 L. v. NYC Et Al
153458/22 Reese v. NYC Et Al
155991/19 Rogers v. NYCHA
151675/24 Vernon v. NYC Et Al

Part 27

Justice Denise M Dominguez
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Courtroom 289

Part 41

Justice Nicholas W. Moyne
80 Centre Street
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Room 327

WEDNESDAY, JAN. 21

158690/22 425x50 LLC Et Al v. Stella Tower Condominium F/k/a 435 West 50th St. Condominium Et Al
166153/25 Aidekman v. State of NY Div. of Housing And Community Renewals
453363/25 Asrow v.
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162187/25 Ellison v. Tisch
450035/17 Gomez v. NYCTA
654977/25 The Law Office of Alexander Paykin P.C. v. Levant Capital North America, Inc. Et Al
655531/24 Three Sixty 117 E 15th v. Djh Architecture

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656146/23 Country-Wide Ins. Co. v. Community Medical Imaging P.C.
655531/24 Three Sixty 117 E 15th v. Djh Architecture

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161686/23 Almonte v. Verizon NY Inc.
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158112/23 Baez v. Washington Heights Mutual Housing Assoc. Housing Dev. Fund Corp. Et Al
156015/24 Board of Mgrs. of The Royal Stuyvesant Condominium v. Zafrin
160627/23 Chubb Ins. Co. of New Jersey v. Arrow Fine Art Services LLC
653594/22 Croonquist v. Zabeli
157504/23 Diaz v. The Trustees of Columbia Univ. in NYC Et Al
153048/23 Genovese v. Lawrence
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160412/25 Hogan v. Board of Education of The City School Dist. of NYC Et Al
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160469/23 Joyce v. Manhattan Chelsea Market LLC.
651355/23 Julien v. Lowe II
656396/22 Kaye v. Guardsman Tenants Corp. Et Al
655526/21 Keap The Hope v. Arch Ins. Co. Et Al
155525/23 Lopez v. Pj Wine & Liquor
155034/24 Pepi Partners LLC v. The Copley Condominium And Club Et Al
159384/23 Perez Campos v. Bldg Orchard LLC Et Al
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655659/25 Melissa Yang Pllc v. Shah

Part 50

Justice J. Machelle Sweeting
80 Centre Street
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Part 51 Matrimonial Part

Justice Lisa S. Headley
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Phone 646-386-3846
Room 122

Part 65

Justice Denis M. Reo
80 Centre Street
Phone 646-386-3887
Room 307

THURSDAY, JAN. 22

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150016/22 Feroze v. 57 Irving Th (NY) LLC Et Al
156005/21 Forza Rlty. v. Byron House Owners Corp.
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450089/22 Ghanem v. Aca Industries, Inc., D/b/a American Maint., Inc. Et Al
158023/20 Greco v. Stahl York Ave. Co. L.L.C.
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150609/22 Maldonado v. Dunkin Brands Inc Et Al
157333/20 Nunez v. Universal Contracting of New
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157529/17 Pacheco v. Georgetown Eleventh Ave.
150036/21 Philadelphia Indemnity Ins. Co. v. Abco Peerless Corp.
151630/20 Romo v. B.C.R.E.-90 West St. LLC
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151936/22 The Pignatelli Trust v. Dalio
158013/21 Tiburcio v. 551-565 West 190 Prop. LLC Et Al
156189/20 Us Concrete, Inc.-Nyc v. Rinaldi Group
159080/20 Wesco Ins. Co. As Subrogee of Eastside 46 LLC And 312 East 106th St. LLC v. 308-310 Rlty. LLC Et Al
156098/20 Xhemalallari v. 1114 6th Ave. Owner LLC

Part 73R Special Referee

Justice Diego Santiago
60 Centre Street
Room 354

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365706/23 Tabouret v. Tabouret

Part 75R Special Referee

Justice Stephen S. Burzio
60 Centre Street
Room 240

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365855/23 Speaker v. Elliott

Part 81R Special Referee

Justice Lancelot B. Hewitt
80 Centre Street
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Room 321

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156864/18 Miranda Velasquez v. Rinaldi Group

Part 84R Special Referee

Justice Jeremy R. Feinberg
60 Centre Street
Phone 646-386-3207
Room 641

Part 87R Special Referee

Justice Joseph P. Burke
80 Centre Street
Phone 646-386-5541
Room 238

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350059/19 Theofanous v. Theofanous

Part 88R Special Referee

Justice Deborah E. Edelman
60 Centre Street
Room 158

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150676/20 Rohlfing v. 75 St Nicholas Place

Part 89R Special Referee

Justice Sue Ann Hoahng
80 Centre Street
Phone 646-386-3676
Room 236

71 THOMAS STREET

Part 13

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

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190271/25 De Couto v. Minerals Technologies, Inc. Et Al
190358/25 Gregory v. Sumitomo Corp. of Americas Et Al
190235/22 Henry v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al
190004/24 Kraut v. Duane Reade Inc. Et Al
190191/23 Limor V Ziarno v. Abb, Inc. Individually And As Successor in Interest To Ite Circuit Breakers, Inc., Et Al
190262/23 Ragiel v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190264/21 Robertson v. Pfizer, Inc. Et Al

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190262/23 Ragiel v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al

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654901/18 Hudson Meridian Const. v. Bayport Const. Corp.
190223/22 Valenti v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al

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190287/24 Greene v. 3m Co. Et Al
190279/25 Whale v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. And Fabe

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190287/24 Greene v. 3m Co. Et Al

Part 18

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

WEDNESDAY, JAN. 21

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653084/25 American Transit Ins. Co. v. Js Chiropractic Diadnostic Services Pc.
950188/20 Doe v. Archdiocese of NY Et Al
950146/20 Doe v. Archdiocese of NY Et Al
950191/20 Doe v. Archdiocese of NY Et Al
950194/19 Doe v. Roman Catholic Archdiocese
950359/20 Doe v. Archdiocese of NY
157721/19 Fields v. Srivisal
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950413/21 Marrero v. Archdiocese of NY Et Al
653299/25 Qu v. J.P. Morgan Securities
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653084/25 American Transit Insurance Company v. Js Chiropractic Diadnostic Services Pc.
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950504/21 Cortez v. Maldonado
951003/21 Doe v. Archdiocese of NY
950167/20 Doe v. Archdiocese of NY Et Al
950175/20 Doe v. Archdiocese of NY Et Al
951056/21 Doe v. St. Agnes Hosp. And Children's Rehabilitation Center Et Al
950457/21 Doe v. Archdiocese of NY
950473/20 Doe v. Greater NY Councils
950503/20 Doe v. Greater NY Councils
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950526/20 Doe v. Greater NY Councils
950892/21 Doe v. Greater NY Councils
950955/21 Doe v. Greater NY Councils
951134/21 Doe v. Greater NY Councils
951214/21 Doe v. Greater NY Councils
951404/21 Doe v. St. Anns Church Et Al
950203/20 Doe v. Archdiocese of NY
950360/20 Flanagan v. NYC Et Al
950272/21 Marville v. Episcopal Diocese of NY Et Al
950625/20 McPhillips v. Our Lady of Mount Carmel
950091/20 Moore v. Archdiocese of NY
158410/21 Salem Elsayed v. Sunset U.S. Corp. Et Al
950870/21 Smith v. Roman Catholic Archdiocese of NY Et Al
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950368/20 Allen v. Archdiocese of NY Et Al
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950440/21 C. v. Archdiocese of NY
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950297/20 Doe v. Archdiocese of NY
950204/21 Doe v. Roman Catholic Archdiocese
950552/20 Morris v. Archdiocese of NY
951223/21 Saleh v. NYC Et Al

Part 23

Justice Eric Schumacher
71 Thomas Street
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Courtroom 304

WEDNESDAY, JAN. 21

190058/21 Alison Holtermann v. Walgreen Eastern Co., Inc Et Al
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190358/25 Gregory v. Sumitomo Corp. of Americas Et Al
190235/22 Henry v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al
190004/24 Kraut v. Duane Reade Inc. Et Al
190191/23 Limor V Ziarno v. Abb, Inc. Individually And As Successor in Interest To Ite Circuit Breakers, Inc., Et Al
190262/23 Ragiel v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190264/21 Robertson v. Pfizer, Inc. Et Al

THURSDAY, JAN. 22

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654901/18 Hudson Meridian Const. v. Bayport Const. Corp.
190223/22 Valenti v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al

FRIDAY, JAN. 23

190287/24 Greene v. 3m Co. Et Al
190279/25 Whale v. Conopco, Inc., A Subsidiary of Unilever U.S., Inc. And D/b/a Unilever Home & Personal Care USA, Sued Individually And As Successor-In-Interest To Chesebrough Manufacturing Co. A/k/a Chesebrough-Ponds A/k/a Chesebrough-Pond's USA Co. And Fabe

Part 29

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

WEDNESDAY, JAN. 21

155807/24 Del Villar v. Koko Seafood Salad & Grill Et Al
155785/23 Yuquilema Balla v. Halletts Bldg. 3 Spe LLC Et Al

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151736/24 Regalado Delgado v. Sherman Creek Owner

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157625/23 Vazquez v. American Girl Retail, Inc.

Part 36

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

WEDNESDAY, JAN. 21

150101/19 Dicarlo v. Jamestown 450 West 15th
153784/22 Kim v. Regeneron Pharmaceuticals, Inc.
453441/25 NYS Ins. Fund v. Talenthub Worldwide, Inc. Et Al
150295/26 Nuna Harvest LLC Et Al v. Los Campos De Esperanza LLC
152667/22 Orlitsky v. 33 Greenwich Owners Corp. Et Al
150551/24 Virgen v. NYC Et Al

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656393/25 American Transit Insurance Company v. Bklyn. Pain Mgt. Pc
656389/25 American Transit Ins. Co. v. Pda NY Chiropractic
656375/25 American Transit Ins. Co. v. Uptown Mgt. Inc
155482/22 Coladonato v. 111 West 16th St. Owners, Inc. Et Al

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163646/25 Feliz v. Tisch
158299/18 Lane v. 880 Fifth Ave. Corp.
158693/25 Lin Sing Assoc. Inc. v. Cai
656111/21 Protetch v. Jocar Rlty. Co., Inc. Et Al
653997/13 Zabari v. Zabari

Part 46

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

WEDNESDAY, JAN. 21

656115/25 Board of Mgrs. of Cassa NY Condominium v. Assa
150092/23 Meril v. A
154440/22 Paun v. 50 United Nations Plaza Condominium

THURSDAY, JAN. 22

155310/22 Dalin v. 136 Ninth Ave. Corp. Et Al

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157428/22 Wiggins v. Site 13 Apt. Owners LLC Et Al

Part 55

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

WEDNESDAY, JAN. 21

155346/25 124 LLC v. Hartnett
152938/23 466-26 Soho LLC v. Dwm Dance Studio Soho
155285/24 Abreau v. Mrs Rlty. LLC
161529/25 Aguirre v. 1020 Fifth Ave. Corp. Et Al
159325/25 Alafnourian v. Guirney's Inn Spa Corp. Et Al
153475/24 Amaning v. The Domestic And Foreign Missionary Society of The Protestant Episcopal Church of The U.S. of America
154244/25 Ashour v. Cipriani 637 LLC Et Al
158987/24 Bar Belle v. Bompart
652384/25 Bill Me Later, Inc. v. Dalm
154708/23 Brown v. Neighborhood Housing Associates
154920/24 Carvajal v. Metro. Transportation Auth. Et Al
152619/24 Cedeno v. Cantor Fitzgerald
160340/23 Collins v. Mlm Cuisine
450180/24 Comm'rs. of The NYS Ins. Fund v. Rcpi Landmark Properties
150856/23 Cooper v. Lift Tech
453440/24 Cortez Jr v. The NYCTA Et Al
155257/25 Doe v. Li
161307/24 Dunkley v. NYCHA
655642/25 Finkelstein v. Dc Cap Hotelier
159696/24 Gager v. Mount Sinai Hosp. Groups
152281/24 Garcia v. Kiamie NY Corp Et Al
651673/25 Good-Will Mechanical Corp. v. Omnibuild Const. Inc.
160122/24 Haslam v. 25 Water Owner
155587/23 Henderson v. Mta NYCTA
155205/24 Hidalgo v. Rhm Empire Conracting Inc. Et Al
151590/25 Hudson View Gardens, Inc. v. Spencer
100829/23 Jackson v. Board of Mgrs. of St. Nicholas Court Condominium
659252/24 Jbl Services of NY Corp. v. Nagori Contracting Corp. Et Al
101314/18 Kraemer v. Avi Shalem Aka Salem of
653270/25 Kruglov v. McGivney
166392/25 Language Line Services, Inc. v. NYC Dept. of Social Services
155971/22 Lara v. Tutor Perini Corp. Et Al
155004/24 Martinez v. 1091 St. Nicholas Ave Owner LLC Et Al
158831/25 Merrimack Mutual Fire Ins. Co. A/s/o 432 Rjg Rlty. LLC v. NYC
655594/25 Meyers v. Certain Underwriters At Lloyds
166197/25 Nueva Maison v. 22 Little West 12th St. Partners LLC
157811/24 Oliver v. Jewish Home Lifecare D/b/a The New Jewish Home
653856/25 Pahrand v. Durrani
160689/15 Pearl Beta Funding v. Express Loading Service Inc. Et Al
161117/25 Ramirez v. Police Comm'r.
155214/24 Rufano v. Fedex Corp.
158120/24 Sattaur v. Long Island Rail Road Et Al
100449/25 Seifelnasr v. Tlc Et Al
651766/24 Sellup, Inc. Dba Alchemy Worx v. Acoustic L.P.
159158/24 Smith v. 386 Park South LLC Et Al
161890/24 Stackpoole v. Raber Enterprises
101022/23 State of NY v. 33 West 89th St. Owners Corp
158840/24 Taylor v. Macy's of NY Et Al
151228/24 Terry v. Lamia's Fish Market Et Al
452364/25 NYC v. The Land And Bldg. Known As 100 Madison St.
452389/25 NYC v. The Land And Bldg. Known As 119 Chambers St.
452614/25 NYC v. The Land And Bldg. Known As 226 West 4th St.
451616/25 NYC v. The Land And Bldg. Known As 408 West 56th St.
452084/25 NYC v. The Land And Bldg. Known As 443 East 78th St.
161972/24 The Manhattan Club Timeshare Assoc. Inc. v. Lloyd
162258/23 Vazquez Jara v. Omnibuild Const. Inc Et Al
650256/24 Waverly Real Estate v. Peretz
152051/24 Wochna v. J.B.E. Corp. Et Al
101012/24 Yohannon v. George Sopasakis
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452364/25 NYC v. The Land And Bldg. Known As 100 Madison St.
452389/25 NYC v. The Land And Bldg. Known As 119 Chambers St.
452614/25 NYC v. The Land And Bldg. Known As 226 West 4th St.
451616/25 NYC v. The Land And Bldg. Known As 408 West 56th St.
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656331/25 Becketts Hm-Aa v. Automotive Alliance
151197/18 Brown v. Dupont Associates, Inc.
450180/24 Comm'rs. of The NYS Ins. Fund v. Rcpi Landmark Properties
154691/24 Dieudonne v. 142-12 Rosedale Rlty. Corp. Et Al
154345/17 Gonzalez v. Mati
158004/23 Jemrock Rlty. Co. v. Loney
157864/24 Todd Haiman Landscape Design v. Bossard
151113/24 Tomkiel & Tomkiel v. Main St. American Assurance Co. Et Al
162115/24 Tomkiel & Tomkiel v. Main St. American Assurance Co. Et Al
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656331/25 Becketts Hm-Aa v. Automotive Alliance

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157851/24 Ahmed v. Treasure Technologies, Inc. Et Al
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162447/25 Gibson v. Atlantic Recording Corp. Et Al
165430/25 Milstein v. Grossman

Part 58

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

WEDNESDAY, JAN. 21

163568/25 Lanzaro v. Simon Prop. Group, Inc. Et Al
152267/23 O'Shaughnessy v. Stackpole
159882/25 Riley v. Juststeven
161465/25 The Legal Aid Society v. NYC Police Dept. Et Al

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656370/25 American Transit Insurance Company v. Hempstead Chemist Inc.
656377/25 American Transit Ins. Co. v. Pars Medical Pc
154197/19 Cabrera v. Qsb Northern LLC
151347/22 Gomez Nunez v. Nex Hldgs. LLC. Et Al
659196/25 Govt. Employees Ins. Co. v. Fields

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158309/18 Buonocore v. NYC
157456/19 Cotto v. 685 First Rlty. Co.
654525/16 Gelwan v. Deratafia
161371/20 Martinez Toribio v. Walter Schik, Inc.
156082/25 Veras v. 519-521 West 189th LLC Et Al
158852/25 Zapco 1500 Investment v. Ahmuty

Part 56

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

WEDNESDAY, JAN. 21

654423/23 979 Second Ave. LLC v. Golden Billion Trust Et Al
805480/23 Davis v. Quinn Rn
805197/24 Kettenmann v. D'Angelica M.D.
805197/19 Lopez Maymi v. Zakashansky
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805271/23 W. v. NY Columbia Presbyterian Hosp.

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805387/20 Bigwood v. Lenox Hill Hosp.
152808/24 Cassell As The Guardian Of v. Mount Sinai Hosp. Et Al
150754/19 Greene v. Lendlease (us) Const.
805459/23 Huang v. Hudson Specialty Surgery Center Et Al
805433/23 Jones v. Mann M.D.
805242/18 Pankevich v. Lichtiger
156894/24 The Estate of Florine Wilson v. Northern Manhattan Nursing Home, Inc. Et Al

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805242/18 Pankevich v. Lichtiger
805163/24 Simonson v. Memorial Hosp. For Cancer And Allied Diseases Et Al

111 CENTRE STREET

Part 25 Guardianship

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

WEDNESDAY, JAN. 21

158077/21 Alston v. NYC Et Al
159825/20 Antoine v. NYC
153695/19 Contizano v. NYC
158535/22 Girouard v. NYC Et Al
164772/25 Griffin v. NYC Et Al
157773/21 Hadwan v. The City of NY
453356/17 Hasenfeld v. Officer
158575/20 Ramsay v. NYC
157761/21 Robinson v. NYC Et Al

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151163/21 Worg v. NYC

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158775/23 Cracchiolo v. NYC Et Al
161271/20 Donovan v. NYC
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152651/22 Marcus v. NYC Et Al
153458/22 Reese v. NYC Et Al
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Part 35

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

WEDNESDAY, JAN. 21

650579/25 Bailey v. Vaknin
166204/25 Cam Industrial Solutions LLC Et v. One Equity Partners LLC
652069/25 Kakzanov v. Pressure Biosciences, Inc. Et Al
159459/25 Scholastic Inc. v. Naqvi
161461/25 The Legal Aid Society v. NYC Police Dept. Et Al
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158005/25 Alarcon v. 595 Rlty. LLC Et Al
165851/25 De La Cruz v. Wells Fargo Bank
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651331/25 Doran v. Liberty Mutual Ins. Co. Et Al
659351/25 Levin-Epstein & Associates v. Accounteks.Net, Inc. (d/b/a Nj Teks)
160403/24 Morocho Chimbo v. Cjs Industries Inc. Et Al
155687/25 Ray III v. Hunter Roberts Const. Group
160084/23 Sanchez v. Billiard Balls Mgt. LLC D/b/a Slate Et Al
101332/25 Spiridis v. N.Y.C. Dept. of Health And Mental Hygiene

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164432/25 1847 Holdings v. Miller
164432/25 1847 Hldgs. v. Miller
159345/23 Bosco v. The Trustees of Columbia Univ. in NYC Et Al
159191/24 Cohen v. 458 Grand B'way. Owners Corp.
656652/25 Highland Hill Capital LLC v. Fisher Werick Solutions LLC Et Al
158134/22 in The Matter of The Application Of; Bayport Const. Corp. v. None
156908/25 Marksberry v. Tisch
156209/20 Mercado-Jimenez v. Dufrene
154844/25 Molina Arrayago v. Interactive Brokers LLC
655399/25 Sela Us v. Nowwith Ventures, Inc.
165478/25 Singh v. West Square Corp. Et Al
150725/25 Younger v. NY - Presbyterian Columbia Univ. Irving Medical Center Et Al

Part 31

Justice Kathleen C. Waterman-Marshall
111 Centre Street
Phone 646-386-4296
Room 623

WEDNESDAY, JAN. 21

654706/24 142 Emmut Properties v. Gi Gi Group
659422/24 61 West 54th LLC v. Peaker
652637/23 Alt v. Peter Simon Restoration Corp. Et Al
653164/22 American Transit Ins. Co. v. Avila
656019/23 American Transit Ins. Co. v. Harris
655805/23 American Transit Ins. Co. v. Robinson
152759/24 Bichsel v. Robin Zendell LLC Et Al
151083/25 Board of Mgrs. of The 302 West 12th St. Condominium v. Ille
160532/24 Brice v. NYCHA
155472/23 Caballero v. Charlton Dev. Group LLC Et Al
654324/22 Clarity 47 LLC Et Al v. Merchants Preferred Insurane Co. Et Al
452881/23 Comm'rs. of The NYS Ins. Fund v. 477 Madison LLC
151379/23 Drax Wellness Plus v. 16e77
654014/24 Ellis Storage LLC v. Crum & Forster Specialty Ins. Co. Et Al
653079/24 Fendi North America v. Madame Paulette Lic
155972/24 Gelber Oblitas Araujo v. Triton Const. Co.
152845/24 Gonzales v. 291 B'way. Rlty. Associates
154419/24 Guaraca Saquisilli v. 164 4 LLC Et Al
155874/23 Hertz Vehicles v. American Medical Initiatives
151219/24 Holliday v. 770 St. Nicholas
154285/24 Kulpa v. 5432-50 Myrtle Ave.
650446/25 Mir Hanson Associates v. Urban Life Inc. Et Al
655723/19 Montague v. Mother African Methodist Episcopal Zion Church, Inc.
158299/24 Naula Morocho v. Wsa Waterfront LLC
155749/23 Naula v. Rybak Dev. And Const. Corp. Et Al
154166/22 O'Hearn v. Franco Rlty. LLC
161870/24 Ortiz v. Segway Inc.
158070/23 Pena v. Go Convenant LLC Et Al
159980/24 Podhragy v. Stolz
160653/24 Rengel v. Cm And Associates Const. Mgt. Ltd. Liability Co. Et Al
655080/24 Spch Multifamily Credit Ops 1 LLC v. Const. Mgt. & Dev. - California
157814/24 Wade v. Dynasty Mgt. Inc. D/b/a Lam Group
158763/24 Wilkins v. NYC Alternative Massage Therapy P.C. Et Al

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FRIDAY, JAN. 23

655859/24 128th St. Properties Ltd. Liability Co. v. McDonald
656469/23 Liberty Mutual Ins. Co. Et Al v. West
151362/24 State Farm Fire And Casualty Co. v. McCalla

32 Mortgage Foreclosure Part

Justice Francis A. Kahn, III
111 Centre Street
Phone 646-386-5607
Room 1127B

WEDNESDAY, JAN. 21

150280/16 350 E 82 Apt 3m Corp v. U.S. Bank Nat. Assoc.
155941/25 Board of Mgrs. of The Peregrine Tower Condominium v. Webb
850442/23 Citimortgage, Inc. v. Dweck
850033/25 Citizens Bank v. Muhammad
850150/21 Coaxum v. Granville
850482/25 First Central Savings Bank v. Raghunath
850351/24 First Horizon Bank v. Jankelovits
850683/23 Loan Funder LLC v. 236 West One Enterprises Inc. Et Al
850188/25 Maspeth Fed. Savings And Loan Assoc. v. Friedman
153444/23 McCready & Rice Plumbing Inc. v. Hart Future Co. Et Al
850212/25 Sig Cre 2023 Venture LLC v. Bowery At Spring Partners
850255/24 Sig Cre 2023 Venture LLC v. Elizabeth Blue NYC
850419/24 Sig Cre 2023 Venture LLC v. Ref 46 St. LLC Et Al
850089/23 Signature Bank v. Newman
850242/24 Td Bank v. 205 West 107th St. LLC Et Al
850409/24 U.S. Bank Trust Nat. Assoc. Not in Its Individual Capacity But Solely As Owner Trustee For Rcf 2 Acquisition Trust v. Vanterpool
850226/24 U.S. Bank Trust Nat. Assoc. v. Choe

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113197/09 NYCTL 1998-2 Trust v. Bethelite Community Baptist
651674/25 Sig Rcrs C Mf 2023 Venture LLC v. Mj Group Hldgs. LLC Et Al

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113197/09 NYCTL 1998-2 Trust v. Bethelite Community Baptist

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850007/19 Bil-Man Asset Mgt. LLC v. M & T 99 Lafayette Inc.
152314/25 Board of Mgrs. of 70 Vestry Condominium v. Sw Vestry
154625/24 Board of Mgrs. of The 195 Condominium v. Gordon
850256/24 M&T Bank v. Karp
850122/25 Marissa M. Leighton v. Esquis Corp. Et Al
850116/25 Marissa M. Leighton v. Perkins
850061/25 Sig Cre 2023 Venture LLC v. Fdb Retail Investor LLC Et Al
850291/25 Wilmington Trust v. 535-545 Fee LLC Et Al

Part 38

Justice Ashlee Crawford
111 Centre Street
Phone 646-386-3235
Room 1166

WEDNESDAY, JAN. 21

157062/23 Aig Prop. Casualty Co. v. Kiam
160181/23 Brockhoeft v. Toms Real Estate
100928/24 Cardenas v. Walgreens
161810/24 Chubb Nat. Ins. Co. As Subrogee of Simon Brown v. Kiam
157877/24 Costello v. Starr
655377/21 Kapitus Servicing, Inc. v. Midwest Motoplex
160837/21 Kings Capital LLC v. Ocasio Rlty. LLC
154227/18 Lagumdzija v. Birchwood Properties LLC
156414/24 Lopez v. St. Luke's-Roosevelt Hosp. Center
158558/23 Tierney v. Kiam III
657165/17 Zurich American Ins. v. Port Auth. of NY

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154227/18 Lagumdzija v. Birchwood Properties LLC

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651232/20 Bond St. Servicing LLC v. Soda Entertainment, Inc.
654071/20 Hanover Ins. Group v. Scottsdale Ins. Co.

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654071/20 Hanover Ins. Group v. Scottsdale Ins. Co.

Part 42

Justice Emily Morales-Minerva
111 Centre Street
Phone 646-386-3237
Room 574

WEDNESDAY, JAN. 21

652809/25 Allred v. Motion in Time, Inc.
651890/20 Board of Mgrs. of Honto v. Red Apple Child Dev.
652356/23 Carelli v. East 88th St. Associates
161634/23 Cheng v. Cheng
452314/23 NYC v. Murray
150707/25 Community Mutual Ins. Co. A/s/o Muhamet Liharevic v. Etgc Services Inc D/b/a Et General Const.
159276/20 Judge v. Houston Editorial
650422/23 Luna v. Gomero
652826/22 Pro Camps v. Public Services Mutual Ins. Co. Et Al
652202/23 Yawand-Wossen v. Ah Associates, Inc. Et Al
153648/24 Zayas v. J&O Meat Corp. Et Al

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155637/20 Lopez v. Dr. Russell F. Trahan
654605/25 Sidhu v. Iris Acquisition Corp

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651397/25 3 Times Square Leasehold LLC v. Kos USA 1 LLC
160996/24 American Express Nat. Bank v. Gombacci
161207/25 Cm & Associates Const. Mgt. LLC v. 1562/1564 Second Rlty. LLC Et Al
150855/25 Govt. Employees Ins. Co. v. 135 Jericho Pharmacy
655565/24 Itria Ventures LLC v. The Fat Radish Three LLC Et Al
159635/24 State Farm Mutual Automobile Ins. Co. v. Bennett

Part 47

Justice Paul A. Goetz
111 Centre Street
Phone 646-386-3743
Room 1021

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653494/25 150 Sullivan Food, Inc. v. 349 Commercial L.P. Et Al
652173/25 Sheeshtee v. Ev Transportation Services, Inc.
160182/21 Torres v. Centennial Elevator Industries Inc. Et Al

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161138/23 1 Bk St. Corp. v. Blackfoot Consulting
653308/25 11thfloorconsulting v. Venus Et Fleur LLC
151754/24 268 West 77th St. LLC v. 266 West 77th St. Housing Corp.
152027/25 64 Univ. Pl. LLC Et Al v. Ancora Engineering Pllc
151925/22 85 Tenth Ave. Associates v. L'atelier NYC LLC Et Al
154342/22 Afp 111 Corp Et Al v. Pwa South Bend
157146/24 Alburg v. New Wtc Retail Owner LLC Et Al
156437/25 Aldas v. Broadside Rlty. Corp.
158341/23 Alvarez Alfaro v. Selig Sacks Et Al
154128/24 Antoniou v. The Tjx Companies, Inc. Et Al
154690/24 Arce v. Applejack Diner Et Al
150027/24 Berisha v. 150 E 42 Rlty. LLC Et Al
161110/23 Betts v. American Dream Coaches, Inc. Et Al
154665/24 Bevan v. Msg Arena
652765/22 Brinks Global Services USA, Inc. v. S. Georgios Inc. Et Al
154380/24 Brown v. Nme Housing Dev. Fund Co., Inc. Et Al
659623/24 Bsprt 2021-Fl7 Issuer v. Snyder
160676/23 Burnett v. NYC Et Al
161392/23 Cabrera v. 529 West 152 St. Housing Dev. Fund Corp Et Al
156252/25 Cacanando-Zimmet v. Zimmet Law Group P.C Et Al
161602/24 Cardona Parra v. Titan Golden Prop. Investor LLC Et Al
153434/20 Cuentas Downer v. 11825 Owners Corp.
154396/25 Dalbagni v. 62nd St. East, Inc.
654428/25 Davis v. Brandon J. Broderick
155314/24 Dehoyos-Mincey v. Deena Rlty. Corp.
150260/23 Devito v. Boston Properties, Inc. Et Al
155260/20 Diaz v. Park Elite Group LLC
161037/23 Espinal v. Brosna Const. Corp.
161133/23 Estevez De Martinez v. Man 371 LLC Et Al
160065/24 Fentress v. Nbcuniversal Media
152304/24 Fifth And B'way. LLC v. Britton
159352/23 Finelli v. H&M Hennes & Mauritz Co
154385/25 Gonzalez v. Monpat Const., Inc.
158575/19 Graham v. Laporte
152105/20 Grant v. NY Convention Center
155130/25 Griggs-Kliger v. NYC Et Al
152771/24 H. v. Zeta Charter Schools, Inc. Et Al
154632/23 Hatkoff v. NY Presbyterian Hosp. Et Al
158076/23 Hoffman v. Garage Mgt. Co.
654383/25 Hoppe v. Gibson & Dehn LLC Et Al
152922/25 Hurtado Mendoza v. Donnelly Mechanical Corp. Et Al
155362/25 Johnson v. NYC Educational Const. Fund Et Al
155763/21 Johnson v. 781 Metro. Ave Jv LLC
151453/24 Kale v. Belair Corp. Et Al
161525/24 Kaskel v. Loeffler Randall, Inc. Et Al
156969/24 Kassemi v. Martin
150175/25 Kim v. Ave A Pilates Inc. Et Al
159336/23 Kwarta v. Delta Air Lines, Inc. Et Al
160741/24 Lancaster v. Marposs Corp. Et Al
157638/23 Lopez v. Champion Parking 230 LLC Et Al
155187/24 Lopez v. Thermo Tech Mechanical, Inc. Et Al
155702/21 Luzzicone v. Hudson River Park Trust Et Al
153337/24 Maloney v. Kel-Tech Const. Inc. Et Al
160943/23 Mann v. 120 Wall Co. L.L.C. Et Al
161670/24 Mariton-Gamble v. Madcadi, Inc. D/b/a Jacadi Paris
155199/21 Mastranzo Cano v. Hotel Des Artistes, Inc. Et Al
151565/25 Mendez v. Kone Inc Et Al
155619/23 Merino v. Pavarini McGovern
152699/24 Molina Sotelo v. 301 East 45th St. Condominium Et Al
151540/24 Nazario v. Bytedance Ltd. Et Al
150088/24 Novas Reinoso v. Phillips & Huyler Associates
155939/25 O'Connor v. Jopal Gsb
155066/24 Orozco v. Board of Mgrs. of The 432 Park Condominium
160368/24 P. v. Uptown 6 LLC Et Al
151255/23 Perrelli v. 202 Ave. A Owner LLC Et Al
160892/24 Popovitz v. Nasser
161719/23 Quizhpi Tapia v. The Board of Mgrs. of The Royal Elizabeth Condominium Et Al
161111/24 Ramos v. Balloon Story USA Ltd.
156634/24 Rapone v. 485 Seventh Ave. Associates LLC Et Al
151065/24 Rembert v. 6-8 St. Nicholas Rlty. Corp Et Al
150096/24 Rivera v. Prospect Mgt. Et Al
160064/24 Rosh v. Amari Hldgs.
151538/23 Ruiz Moreno v. Forsyth
160743/23 Serrano v. Ninety Fourth St. LLC Et Al
159642/24 Shackleford v. Target Corp. Et Al
151480/24 Shaver v. Metro. NYCTA Et Al
652173/25 Sheeshtee v. Ev Transportation Services, Inc.
153863/23 Smith v. Grab & Go Gourmet Deli, Inc. Et Al
157411/24 State Farm Fire And Casualty Co. v. Moore
151648/24 State Farm Fire And Casualty Co. v. Major Air Service Corp.
159983/23 Taylor v. NYCHA
151947/25 Ward Iv v. Sohohvac LLC Et Al
157738/23 Watson v. Mary Manning Walsh Nursing Home Co., Inc.
650754/24 Welsbach Electric Corp. v. Northe Group, Inc. Et Al
653985/24 Wesco Ins. Co. v. Db Ins. Co., Ltd. (us Branch) F/k/a Dongbu Ins. Co., Ltd. (us Branch)
100913/24 Wright v. Henry
160321/23 Zumba-Yunga v. Liebhaber Co. Inc. Et Al

Motion

154342/22 Afp 111 Corp Et Al v. Pwa South Bend
160676/23 Burnett v. NYC Et Al
654428/25 Davis v. Brandon J. Broderick
158575/19 Graham v. Laporte
654383/25 Hoppe v. Gibson & Dehn LLC Et Al
152922/25 Hurtado Mendoza v. Donnelly Mechanical Corp. Et Al

FRIDAY, JAN. 23

653779/25 Fora Financial Asset Securitization 2021 LLC v. 9 Block Const. LLC Et Al
151653/24 NYC 6400 Hldgs. LLC v. Motashaw
158369/24 Ojeda Encalada v. Amc Schwarzman Animal Medical Center Et Al
158229/25 Pardo v. Point72 Asset Mgt.
160252/19 Pina v. NYCHA
161263/23 Tejedor Toloza v. Artesano Cafe Corp. Et Al
160182/21 Torres v. Centennial Elevator Industries Inc. Et Al

Part 52 City Part

Justice Carol Sharpe
111 Centre Street
Phone 646-386-3742
Room 1045

WEDNESDAY, JAN. 21

150524/21 Abaya v. Con Ed Co. of NY Et Al
152438/22 Abdullah v. NYC Et Al
161444/25 Ambrister v. NYC Et Al
151388/21 Ana Mercedes Felipe v. NYC
151035/25 Battistotti v. NYC Et Al
152946/22 Boudet v. NYC
160039/21 Brown v. NYC Et Al
157078/21 Clottin v. NYC
153447/21 Comito v. NYC Et Al
151425/23 D'Alessio v. NYC Et Al
152482/22 De Ruggiero v. NYC Et Al
153323/23 Demkiv v. NYC
150926/21 Diaz Elias v. Riverside Park Conservancy, Inc. Et Al
157511/22 Dixon v. Mai
156199/21 Edwards v. NYC
160272/22 Edwards v. NYC Et Al
159286/22 Estrella Nunez German v. NYC Et Al
152387/22 Farina v. Buckley
155793/22 Fitzgerald v. NYC Et Al
153478/20 Fontanez v. NYC
156446/21 Fowlkes v. NYC Et Al
157682/22 Geffner v. NYC Et Al
157173/23 Gilces v. NYC
160758/23 Gonzalez v. NYC
155667/20 Griffiths v. NYC
154703/23 Handin v. Lexington One LLC Et Al
151886/22 Harris v. NYC
154154/21 Harris v. NYC
160886/23 Holleman v. NYC Dept. of Environmental Protection Et Al
151364/18 Jackson v. NYC
451524/21 James v. NYC
153588/23 Jones v. Gladden Properties
152898/22 Joyce v. NYC Et Al
452975/24 Kanellakis v. NYC Et Al
159886/17 Kelly v. Con Ed Co.
101277/25 Knight v. NYC Et Al
153456/24 Leger v. NYC Et Al
156615/21 Liebowitz v. NYC Et Al
152438/24 Lliguicota Jerez v. NYC Et Al
157501/18 Lugo v. NYC
157180/23 Lundell v. NYC Et Al
152963/20 Martin v. NYC
156078/22 Martinez v. NYC Et Al
152008/20 McClary v. NYC
652781/20 Miller v. NYC NYCH&HC
452205/21 Mohammed v. Chauca
151472/20 O'Connor v. NYC
100724/25 Omokha v. City of New York
160621/17 P v. NYC
160497/24 Parks v. NYC Et Al
156374/21 Passanante v. NYC
153981/23 Poole v. NYC
150385/26 Pri-Paz v. NYC Et Al
158357/21 Ramdial v. NYC Et Al
156712/24 Reyes v. NYCHA Et Al
156837/21 Reyes v. NYC
154953/19 Rodriguez v. NYC
158395/22 Rodriquez v. NYC
150709/21 Rokisky v. NYC
161765/23 Russell v. NYC Et Al
156822/21 Schlueter v. NYC Et Al
154776/22 Snipes v. NYC Et Al
152615/21 Supangkat v. The City of NY Et Al
153016/23 Sylla v. NYC Et Al
159956/20 Tajian v. NYC Et Al
161671/19 Then v. NYC
154829/19 Thoene v. NYC
160381/20 Webster v. NYC Et Al
151758/22 Weissberg v. NYC
151132/22 Williams v. NYC Et Al
150932/22 Williams v. NYC Et Al
161417/17 Williams v. NYC

THURSDAY, JAN. 22

159546/20 Norman v. City of New York
161173/23 Ramirez v. NYC Et Al

FRIDAY, JAN. 23

161568/25 Morel v. NYC Et Al

Part 62 City Part

Justice Ariel D. Chesler
111 Centre Street
Phone 646-386-3274
Room 1127A

WEDNESDAY, JAN. 21

157985/21 Bernard v. NYC

THURSDAY, JAN. 22

161516/23 Aykac v. NYC
100513/24 Battistotti v. NYC Et Al
152451/21 Bisht v. NYC
451326/22 Boerke v. NYC Et Al
160357/20 Bornschein v. Recca
160742/23 Brody v. NYC Et Al
452125/16 Burgos v. NYCTA
160680/22 Callahan v. NYC Et Al
153443/20 Camargo v. NYC Et Al
151138/21 Carpio v. 30w26 Land
150251/22 Cato v. NYC Dept. of Education Et Al
151829/25 Cervini v. NYC Et Al
157006/22 Crowell v. NYC Et Al
156774/21 Cummings v. NYC Police Dept. Et Al
156978/22 Dalmida v. NYC Et Al
152085/23 Delnevo-Petry v. NYC Et Al
158684/19 Elliott v. 69 West 9 Owners Corp.
162162/14 Garcia-Caba v. NYC
155977/20 Gomez v. NYC
159464/18 Graham v. NYC
158122/22 Grenion v. Hermitt
150890/23 Guadalupe v. NYC
158133/22 Hermitt v. NYC Fire Dept. Health Centers Et Al
160715/23 Hiller v. NYC Et Al
151370/22 Hodge v. NYC Et Al
158354/22 Hossain v. NYC Et Al
162377/23 Jackson v. NYC Et Al
159362/20 James v. Salas
153577/21 Jessani v. NYC Et Al
158764/22 Kim v. NYC Et Al
158064/20 Kirkland v. NYC Et Al
452261/22 Kojima v. NYC Et Al
158997/21 Kunkel v. New York City Dept. of Bldgs. Et Al
152794/23 Levine v. 190 Riverside Condominium Et Al
154494/18 Martin v. St. John Court Owners Corp.
160534/22 Morse v. NYC Et Al
153533/22 Munoz v. NYC Et Al
153779/24 Nappi v. Nico Equipment Corp. Et Al
156185/22 Nappi v. NYC Et Al
159906/22 Ng v. NYC
165606/25 Nieves v. NYC Et Al
154509/20 Norman v. NYC Et Al
159128/19 Rasco v. NYC
151033/22 Robinson v. NYC Et Al
154365/22 Rodriguez v. NYC Et Al
158696/22 Singh v. NYC Et Al
160363/22 T v. NYC Dept. of Education Et Al
158291/19 Thomas v. NYC
154511/19 Vazquez v. Bsrep Ua Parker LLC
155113/17 Watson v. Con Ed Co. of New York, Inc. Et Al
150481/22 Zhao v. NYC

Motion

161516/23 Aykac v. NYC
100513/24 Battistotti v. NYC Et Al

FRIDAY, JAN. 23

156755/20 Andruszkiewicz v. NYC
159964/13 Javaheri v. Dept. of Education
153022/15 Lane v. NYC
150228/24 Mastrogiovanni v. NYC Et Al
152106/22 Valdez v. NYC Et Al
157089/22 Yang v. Con Ed, Inc. Et Al

Integrated Domestic Violence Part

Justice Tandra L. Dawson
100 Centre Street
Phone 646-386-3868
Room 1604

WEDNESDAY, JAN. 21

365434/24 Blumberg v. Blumberg
365273/25 Burton v. Bianco

THURSDAY, JAN. 22

321435/25 Escobar v. Izumi

CRIMINAL TERM

Part Tap A

Justice Biben
Phone 646-386-4107
100 Centre St.
Room 1100, 9:30 A.M.

Part Tap B

Justice Statsinger
Phone 646-346-4044
100 Centre St.
Room 1130, 9:30 A.M.

Part 22

Justice Mennin
Phone 646-386-4022
Fax 212-295-4890
111 Centre Street
Room 928, 9:30 A.M.

Part 23

Justice N. Ross
Phone 646-386-4023
Fax 212-295-4891
100 Centre Street
Room 1307, 9:30 A.M.

Part 31

Justice D. Kiesel
Phone 646-386-4031
Fax 212-401-9260
100 Centre Street
Room 1333, 9:30 A.M.

Part 32

Justice Carro
Phone 646-386-4032
Fax 212-401-9261
100 Centre Street
Room 1300, 9:30 A.M.

Part JHO/Part 37

Justice Adlerberg
Phone 646-386-4037
100 Centre Street
Room 1600, 9:30 A.M.

Part 41

Justice Dwyer
Phone 646-386-4041
Fax 212-401-9262
100 Centre Street
Room 1116, 9:30 A.M.

Part 42

Justice Wiley
Phone 646-386-4042
Fax 212-401-9263
111 Centre Street
Room 733, 9:30 A.M.

Part 51

Justice Edwards
Phone 646-386-4051
Fax 212-401-9264
100 Centre Street
Room 1324, 9:30 A.M.

Part 52

Justice T. Farber
Phone 646-386-4052
Fax 212-401-9265
111 Centre Street
Room 763, 9:30 A.M.

Part 53

Justice Rodney
Phone 646-386-4053
100 Centre Street
Room 1247, 9:30 A.M.

Part 54

Justice Antignani
Phone 646-386-4054
111 Centre Street
Room 621, 9:30 A.M.

Part 56

Justice Drysdale
Phone 646-386-4056
111 Centre Street
Room 724, 9:30 A.M.

Part 59

Justice J. Merchan
Phone 646-386-4059
Fax 212-295-4932
100 Centre Street
Room 1602, 9:30 A.M.

Part 61

Justice Clott
Phone 646-386-4061
Fax 212-401-9266
100 Centre Street
Room 1130, 9:30 A.M.

Part 62

Justice M. Jackson
Phone 646-386-4062
Fax 212-401-9267
100 Centre Street
Room 1111, 9:30 A.M.

Part 63

Justice Hong
Phone 646-386-4063
111 Centre Street
Room 631, 9:30 A.M.

Part 66

Justice Pickholz
Phone 646-386-4066
Fax 212-401-9097
111 Centre Street
Room 1047, 9:30 A.M.

Part 71

Justice L. Ward
Phone 646-386-4071
Fax 212-401-9268
100 Centre Street
Room 1104, 9:30 A.M.

Part 72

Justice R. Stolz
Phone 646-386-4072
Fax 212-401-9269
100 Centre Street
Room 1123, 9:30 A.M.

Part 73

Justice Roberts
Phone 646-386-4073
Fax 212-401-9116
111 Centre Street
Room 763, 9:30 A.M.

Part 75

Justice Mandelbaum
Phone 646-386-4075
111 Centre Street
Room 583, 9:30 A.M.

Part 77

Justice Obus
Phone 646-386-4077
100 Centre Street
Room 1536, 9:30 A.M.

Part 81

Justice C. Farber
Phone 646-386-4081
Fax 212-401-9270
100 Centre Street
Room 1317, 9:30 A.M.

Part 85

Justice Hayes
Phone 646-386-4085
Fax 212-401-9113
111 Centre Street
Room 1523, 9:30 A.M.

Part 92

Justice Mitchell
Phone 646-386-4092
Fax 212-295-4914
111 Centre Street
Room 1234, 9:30 A.M.

Part

Justice E. Biben
Phone 646-386-4093
111 Centre Street
Room 1333, 9:30 A.M.

Part 93

Justice Scherzer
Phone 646-386-4093
100 Centre Street
Room 1333, 9:30 A.M.

Part 95

Justice D.Conviser
Phone 646-386-4095
Fax 212-401-9137
111 Centre Street
Room 687, 9:30 A.M.

Part 99

Justice Burke
Phone 646-386-4099
Fax 212-401-9270
100 Centre Street
Room 1530, 9:30 A.M.

Part N-SCT

Justice Peterson
Phone 646-386-4014
Fax 212-401-9272
100 Centre Street
Room 218, 9:30 A.M.

Part IDV

Justice Dawson
Phone 646-386-3579
Fax 212-884-8938
100 Centre Street
Room 1604, 9:30 A.M.

SURROGATE'S COURT

Surrogate Hilary Gingold
Surrogate Rita Mella
31 Chamber's Street
New York, NY`

See court's webpage for information about appearances: Visiting Surrogate's Court | NYCOURTS. GOVs

CIVIL COURT

Special Term Part 1 and 2

111 Centre Street

Effective Oct. 14, 2014, in New York County Civil Court, in the Special Term Part there will only be one calendar call at 10:00 a.m. and only one calendar call at 10:15 a.m. for Parts 11, 11c, 14, 34, 34c, 35 & 35c. The calendar calls will be heard in Room 325 for all scheduled cases in Parts 11, 11c, 14, 34, 34c, 35 & 35c and in Room 428 for Sspecial Term and name change cases. Special Term and name change cases will be heard in Room 428 (4th floor) and all cases scheduled for Parts 11, 11c, 14, 34, 34c, 35 & 35c will be heard in room 325 (3rd floor). There will also be a new Trial Part for ready cases that will be heard in Room 950.

Part 11 City

WEDNESDAY, JAN. 21

9:30 A.M.

1133/25 New York City Housing Authority v. Helen O. Enigbonjaye
8353/25 New York City Transit Authority v. Nusaiba Corporation

Part 11 SRL

WEDNESDAY, JAN. 21

9:30 A.M.

8920/22 Howard Wurzel Cpa PLLC v. Aviex Technologies, LLC
4522/25 The Port Authority of Ny & Nj v. Verlyn Cheese
9128/25 Barclay Street Realty LLC v. Ellin Anneke Pazzanese
15209/25 Savannah Moore v. Lm 338 Lexington Ave Lp

THURSDAY, JAN. 22

9:30 A.M.

30256/19 Merchants Advance LLC v. Justin Teke
23810/23 Michelle Figarella v. Hair Lounge Ny
23810/23 Michelle Figarella v. Hair Lounge Ny
3864/24 Michelle Figarella v. Lyubov Kayumova
21774/24 Rita Labrew v. Smile Lab
2897/25 Lal E233 Management Co, LLC v. Stefany Moreno
14326/25 Linda Irving v. Mark Mayronne
15043/25 New Jersey Manufacturers Insurance Company v. Jacinta Ramos
15095/25 Mantis Funding LLC v. Reuling Logistics LLC
15095/25 Mantis Funding LLC v. Reuling Logistics LLC
15883/25 David Cruz v. Janice Glenn-Slaughter
16258/25 Ofer Mizrahi Diamonds of Florida Inc v. Rockwell House Pbc
17207/25 60 Avenue B LLC v. Peyton Fecca
18197/25 Miisupply LLC v. Tara Fogle

FRIDAY, JAN. 23

9:30 A.M.

16842/25 Monique Thornton v. Velicia Lynn Labelle

Part 11C

WEDNESDAY, JAN. 21

9:30 A.M.

19888/24 Teachers Federal Credit Union v. Steven Thompson
6050/25 JP Morgan Chase Bank v. Jose L Valdez Jr
7277/25 JPMorgan Chase Bank, N.A. v. Jon R Dunnington
7625/25 JPMorgan Chase Bank, N.A. v. Jon R Dunnington
8951/25 JPMorgan Chase Bank, N.A. v. Ariel S Davis
10293/25 Velocity Investments, LLC v. Christian Kempf
101475/25 Wells Fargo Bank, N.A. v. Jacqueline U Holmes

2:15 P.M.

2509/06 Lvnv Funding LLC v. Juan S Valdez

THURSDAY, JAN. 22

9:30 A.M.

2597/25 Velocity Investments LLC v. Vladimir Denisov
9079/25 Capital One, N.A. v. Sharon Leary
9472/25 Velocity Investments, LLC v. Lenbert Hopkins
10113/25 Velocity Investments, LLC v. Lenbert Hopkins
11478/25 Jefferson Capital Systems LLC v. Orquidea Huerta
11518/25 Lvnv Funding LLC v. Pedro Morales
11519/25 Lvnv Funding LLC v. Catriona Lamerique
12350/25 Jefferson Capital Systems, LLC v. Jonathan Winns Jr
101671/25 JPMorgan Chase Bank N.A. v. Marisol Cuevas

Court Calendars Continued On Page 16

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CITATIONS NY

ACCOUNTING CITATION File No. 2018-2448/A SURROGATE'S COURT - BRONX COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent, TO: Denise Fowler; Angela Fowler; Gladys Fowler; Marion Fowler; Michael Fowler; Craig Fowler; Ronald Fowler; David Fowler; Estate of Walter C. Wood; Attorney General of the State of New York; and ILKFORD HARPER a/k/a RUDOLPH HARPER. whose whereabouts are unknown, if living or dead, to their respective heirs, legatees, creditors in interest whose names are unknown and cannot be ascertained after due diligence and The unknown distributees, next of kin and heirs at law of WALTER E. HARPER a/k/a WALTER EUGENE HARPER, deceased, if living, or if dead, to their respective distributees, next of kin, heirs at law, legatees, devisees, beneficiaries, fiduciaries, assignees, creditors or other successors in interest, whose names and post office addresses are unknown and cannot be ascertained after due diligence; A Petition having been duly filed by the Public Administrator of the County of Bronx, having offices at 851 Grand Concourse, Room 336, Bronx, New York 10451; YOU ARE HEREBY CITED TO SHOW CAUSE by making a virtual appearance before the Surrogate's Court of the State of New York, Bronx County, at 851 Grand Concourse, Room 406, Bronx, New York 10451 on February 24, 2026 at 9:30 o'clock in the forenoon of that day, why the Court should not grant the following relief: (1) that the account of the Public Administrator of the County of Bronx, a summary of which will be served therewith, as Administrator of the Estate of WALTER E. HARPER a/k/a WALTER EUGENE HARPER, deceased, who at the time of his death was a domiciliary 6585 Broadway, Bronx, NY, be judicially settled; (2) that legal fees of $134,184.01 as listed in Schedule C-1 of the account, of which $67,092.01 will be paid upon the completion of jurisdiction herein and the remaining $67,092.00 will be paid upon the entry of a Decree herein, to Rodman & Campbell, P.C. as attorneys for the Public Administrator be allowed; (3) that the Administrator be allowed its statutory charges calculated pursuant to SCPA 1106(3); (4) that the commissions calculated pursuant to SCPA 2307 and 1106 (1) & (2) be allowed; (5) that, in the absence of anyone appearing and filing objections hereto, the entire net estate be paid to NYC Commissioner of Finance for the benefit of the decedent's unknown heirs; (6) that, in the event objections are filed herein, the Court hold a hearing to establish the identity of the decedent's distributees and grant pursuant to SCPA 2225 if appropriate; (8) that such other and further relief as the Court may deem just and proper be granted. PLEASE CONTACT THE COURT AT (718) 618-2373 OR VIRTUALBRONXSURROGATESCOURT@NYCOURTS.GOV FOR INFORMATION ON HOW TO APPEAR ON THE COURT'S VIRTUAL PLATFORM. HON. NELIDA MALAVE-GONZALEZ Surrogate JOHANNA O'BRIEN, Acting Chief Clerk Dated, Attested and Sealed, December 24, 2025 (Seal) Attorney for Petitioner(s): RODMAN AND CAMPBELL, P.C. Tel. No. (718) 882-2681 Address of Attorney: 1428 East Gun Hill Road, Bronx, New York 10469 Email: info@rodmancampbelllaw.com or hwc@rodmancampbelllaw.com This Citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney-at-law appear for you, and you or your attorney may request a copy of the full account from the petitioner or petitioner's attorney.
19124 j7-W j28

LIQUOR LICENSES

NOTICE IS HEREBY given that a license, number NA -0267-25-138344 for wine & beer has been applied for by the undersigned* to sell wine, beer at retail in a flower cafe Sahola Coffee Inc under the Alcoholic Beverage Control Law at 108 E 31 St, Manhattan, NY, 10016 for on premises consumption. (Sahola Coffee Inc)
19121 j14-W j21

NOTICE IS HEREBY given that license# NA-0240-26-100689 for wine & beer has been applied for by the undersigned to sell wine & beer at retail in a restaurant under the ABC law at 461 5th Ave NY, NY 10017, NY County for on-premises consumption. Bondi-461 5th Ave, LLC 461 5th Ave New York NY 10017
20034 Jan21 w Jan28

LIQUOR LICENSES

NOTICE IS HEREBY given that an On-Premise Restaurant Full Liquor License, NYS Application ID: NA-0340-26-100422 has been applied for by Present Momentz LLC serving beer, wine, cider, mead and liquor to be sold at retail for on premises consumption in a restaurant, for the premises located at 96 Orchard St New York NY 10002.
19679 j14-W j21

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-128058 has been applied for by Galaxy Restaurants Catering Group LP serving beer, wine, liquor, mead, and cider to be sold at retail for on premises consumption in a Catering Establishment for the premises located at 390 Madison Ave FL 7 and 8 New York NY 10017-2507.
20001 j21-W j28

NOTICE IS HEREBY given that an On Premises Full Liquor License, Application ID NA-0370-25-131312 has been applied for by The Terrace @Baychester Inc d/b/a Highlights Restaurant & Lounge serving beer, wine, cider, mead and liquor to be sold at retail for on premises consumption in a Bar/Tavern for the premises located at 3447 Baychester Avenue Bronx NY 10469.
20066 j21-W j28

LIMITED LIABILITY ENTITIES

WELCOMED WEEKENDS VETERINARY PLLC. Arts. of Org. filed with the SSNY on 12/16/25. Office: Nassau County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 1-0 Girad Place, Merrick, NY 11566. Purpose: For the practice of the profession of Veterinary Medicine.
18907 d24-W j28

PLAY RIGHT THERAPEUTIC SERVICES, LCSW PLLC Articles of Org. filed NY Sec. of State (SSNY) 12/9/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 1111 Fulton St Woodmere NY 11598. Purpose: Any lawful activity.
19002 Dec24 w Jan28

JOY FLOW PSYCHOTHERAPY LCSW, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 11/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 911 Ascan St, Valley Stream, NY 11580. Purpose: To Practice The Profession Of Licensed Clinical Social Work.
19681 j14-W f18

JULIA N. BASSIN, LCSW, PLLC. Arts. of Org. filed with the SSNY on 01/06/26. Office: Nassau County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 58 Sunny Hill Drive, East Norwich, NY 11732. Purpose: For the practice of the profession of Licensed Clinical Social Work.
19657 j14-W f18

NOTICE OF FORMATION MINDFUL HORIZONS-NP IN PSYCHIATRY PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 12/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, P.O. Box 2074, New Hyde Park, NY 11040. Purpose: To Practice The Profession of Nurse Practitioner in Psychiatry.
18660 d17-W j21

NOTICE OF FORMATION of SM Lewis Mental Health Counseling, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/11/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 81 Dorset Avenue, Albertson, NY 11507. Purpose: any lawful act.
18653 D17 W J21

NOTICE OF FORMATION of The Traveling Orthodontist, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/10/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 440 South Marginal Road, Jericho, NY 11753. Purpose: any lawful act.
18661 D17 W J21

NOTICE OF FORMATION of POSITANO PODIATRY PLLC. Arts. of Org. filed with SSNY on 12/12/2025. Office location: New York SSNY desg. as agent of PLLC upon whom process against it may be served. SSNY mail process to 519 EAST 72ND ST., 203A, NEW YORK, NY 10021. Any lawful purpose.
19013 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of MATTHIAS ALTWICKER ARCHITECT PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/19/25. Office location: NY County. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: The PLLC, c/o Matthias Altwicker, 580 Main St., Ste 474, NY, NY 10044. Purpose: to practice the profession of Architecture.
19119 d31-W f4

NOTICE OF FORMATION of SUSAN S. PARK M.D., PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. Princ. office of PLLC: 511 E 20th St., Apt. 10G, NY, NY 10010. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to the LLC, 220 5th Ave., Fl. 11, Rm. 2, NY, NY 10001. Purpose: Medicine.
18959 Dec24 w Jan28

NOTICE OF FORMATION of WENDY HEILBUT PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. Princ. office of PLLC: 435 E. 52nd St., Apt. 4B, NY, NY 10022. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Legal services.
19044 Dec24 w Jan28

NOTICE OF FORMATION of ADM ENGINEERING, PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/23/25. Office location: NY County. Princ. office of PLLC: 1045 Park Ave., 10th Fl., NY, NY 10028. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the PLLC. Purpose: Professional Engineering.
19226 Dec31 w Feb4

NOTICE OF FORMATION of ON PURPOSE MARRIAGE AND FAMILY THERAPY PLLC. Arts. of Org. filed with SSNY on 12/15/2025. Office location: New York SSNY desg. as agent of PLLC upon whom process against it may be served. SSNY mail process to 870 WEST 181ST ST. APT 24, NEW YORK, NY 10033. Any lawful purpose.
19210 Dec31 w Feb4

NOTICE OF FORMATION of Elizabeth Gustafson Psychology, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/5/2026. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 1115 Broadway, Suite 1007, New York, NY 10010. Purpose: any lawful act.
19951 J21 W F25

M. MODABER NEUROLOGY PLLC Arts. of Org. filed with SSNY on 12/19/2025. Off. Loc.: NASSAU Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 83 Stratford N, Roslyn Heights, NY 11577. Purpose: Medicine.
19197 w.o

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Renaissance Physical Therapy Arts And Wellness Limited Liability Company. App. For Auth. filed with Secy of State of NY (SSNY) on 10/17/2025. Office location: NY County. LLC formed in New Jersey (NJ) on 09/14/2010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to P/B/A: 8 Hamilton Terrace, Montclair, NJ 07043-1606. Arts of Org filed with NJ Dept. of Treasury, 33 West State St, Trenton, NJ 08608-1214. Purpose: any lawful activity.
18635 D17 W J21

LIMITED LIABILITY ENTITIES

Formation of D'Annunzio – Servidone, JV, LLC filed with the Secy. of State of NY (SSNY) on 12/12/2025. 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 Michael A. D'Annunzio, 3730 Park Ave., S. Plainfield, NJ 07080. Purpose: Any lawful activity.
18574 d17-W j21

ROCKWELL 4H, LLC, Arts. of Org. filed with the SSNY on 12/15/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Elizabeth Favaro, 11 Fordal Road, Bronxville, NY 10708. Purpose: Any Lawful Purpose.
18644 d17-W j21

LIMITED LIABILITY ENTITIES

1428 APS REALTY LLC. Arts. of Org. filed with the SSNY on 12/16/25. 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, 505 Northern Boulevard, Suite 214, Great Neck, NY 11021. Purpose: Any lawful purpose.
18908 d24-W j28

41-07 CRESCENT ST JV LLC. App. for Auth. filed with the SSNY on 03/26/14. Originally filed with the Secretary of State of Delaware on 02/21/13. 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, 80 8th Ave, New York, NY 10011. Purpose: Any lawful purpose.
19026 d24-W j28

91 POWERHOUSE 26 LLC. Arts. of Org. filed with the SSNY on 03/18/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 330 E 75th St Apt 35B, New York, NY 10021. Purpose: Any lawful purpose.
18902 d24-W j28

A&C 2400 RYER AVENUE LLC. Arts. of Org. filed with the SSNY on 07/24/25. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2400 Ryer Avenue, Bronx, NY 10458. Purpose: Any lawful purpose.
18903 d24-W j28

TOSCANO TRAVEL LLC. Arts. of Org. filed with the SSNY on 02/08/25. 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, 115 Northgate Dr, Syosset, NY 11791. Purpose: Any lawful purpose.
18909 d24-W j28

1831 Wood Avenue Property LLC, Arts of Org filed with SSNY on 12/30/25. Off. Loc.: Bronx County, SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 1831 Wood Ave, Bronx NY 10460. Purpose: to engage in any lawful act.
19231 d31-W f4

BANLA LLC, Arts. of Org. filed with the SSNY on 12/29/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Brendan Banks, 66 Jerome Ave, Mineola, NY 11501. Purpose: Any Lawful Purpose.
19227 d31-W f4

BEDFORD 162 LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 11/18/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 135 Woodhill Ln, Manhasset, NY 11030. Purpose: any lawful act.
19236 d31-W f4

BEDFORD 164 LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 11/18/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 135 Woodhill Ln, Manhasset, NY 11030. Purpose: any lawful act.
19237 d31-W f4

FANCHON REALTY 3 LLC Arts. of Org. filed with SSNY on 11/3/2025. Off. Loc.: NEW YORK Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 225 West 23rd St, New York, NY 10011. General Purposes.
19196 d31-W f4

MESEROLE 73 LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 11/18/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 135 Woodhill Ln, Manhasset, NY 11030. Purpose: any lawful act.
19238 d31-W f4

2291 REO LLC Articles of Org. filed NY Sec. of State (SSNY) 12/8/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to C/O Harry Zubli Esq 175 Great Neck Rd Ste 403 Great Neck NY 11021. Purpose: Any lawful activity
19001 Dec24 w Jan28

28ADAR 2 LLC Articles of Org. filed NY Sec. of State (SSNY) 12/16/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 5 Crosswood Rd Great Neck NY 11023. Purpose: Any lawful activity.
19007 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

APPFABRIKAT LLC Arts of Org. filed SSNY 12/16/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
19054 Dec24 w Jan28

ARAGORN HOLDINGS LLC Arts of Org. filed SSNY 12/5/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18986 Dec24 w Jan28

BADDIE BREAKS LLC Arts of Org. filed SSNY 11/10/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
19055 Dec24 w Jan28

BELMONTX LLC Arts of Org. filed SSNY 12/3/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18976 Dec24 w Jan28

BRAY LUXURY STRATEGIES LLC Arts of Org. filed SSNY 12/8/2025 New York Co. SSNY design agent for process & shall mail to 275 GREENWICH ST, APT 2A, NEW YORK, NY, 10007 General Purpose
18990 Dec24 w Jan28

BRIGHTSPARK CONSULTING LLC Arts of Org. filed SSNY 12/10/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18997 Dec24 w Jan28

BT3 EQUITIES LLC Articles of Org. filed NY Sec. of State (SSNY) 12/16/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 5 Crosswood Rd Great Neck NY 11023. Purpose: Any lawful activity.
19006 Dec24 w Jan28

BUCH PHARMACEUTICAL GROUP LLC Arts of Org. filed SSNY 11/24/2025 New York Co. SSNY design agent for process & shall mail to 230 PARK AVE, NEW YORK, NY, 10169 General Purpose
18993 Dec24 w Jan28

CAROLINE HOSPITALITY LLC Arts of Org. filed SSNY 11/14/2025 New York Co. SSNY design agent for process & shall mail to 44 WEST 96TH ST, APT 2C, NEW YORK, NY, 10025 General Purpose
18988 Dec24 w Jan28

CNC INVESTORS LLC Arts of Org. filed SSNY 12/4/2025 New York Co. SSNY design agent for process & shall mail to 389 EAST 89TH ST, 10F, NEW YORK, NY, 10128 General Purpose
18992 Dec24 w Jan28

COVENARA MANAGEMENT LLC Arts of Org. filed SSNY 11/11/2025 Bronx Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18966 Dec24 w Jan28

HEILO, LLC Arts of Org. filed SSNY 12/8/2025 New York Co. SSNY design agent for process & shall mail to 161 WATER ST # #701, NEW YORK, NY, 10038 General Purpose
18985 Dec24 w Jan28

HIELO PRODUCTION, LLC Arts of Org. filed SSNY 12/17/2025 New York Co. SSNY design agent for process & shall mail to 161 WATER ST # #701, NEW YORK, NY, 10038 General Purpose
19057 Dec24 w Jan28

HOUSE OF LIONESA LLC Arts of Org. filed SSNY 11/13/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18973 Dec24 w Jan28

KALA'S RED ROVER LLC Arts of Org. filed SSNY 12/8/2025 New York Co. SSNY design agent for process & shall mail to 228 PARK AVE S PMB 406816, NEW YORK, NY, 10003 RA: PLATINUM AGENT SERVICES LLC 99 WEST HAWTHORNE AVE STE 408, VALLEY STREAM, NY, 11580 General Purpose
18983 Dec24 w Jan28

KATHY BROWN CONSULTING LLC Arts of Org. filed SSNY 12/5/2025 New York Co. SSNY design agent for process & shall mail to 190 WAVERLY PL, 3E, NEW YORK, NY, 10014 General Purpose
19051 Dec24 w Jan28

KAYMO CAPITAL LLC Arts of Org. filed SSNY 12/4/2025 New York Co. SSNY design agent for process & shall mail to 323 PARK AVE S, NEW YORK, NY, 10010 General Purpose
18977 Dec24 w Jan28

KITCHEN CABINET ADVISORY LLC Arts of Org. filed SSNY 11/18/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18969 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

LADY CHARLOTTE'S SPANIELS, LLC Articles of Org. filed NY Sec. of State (SSNY) 12/3/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Deborah Jannazzo 1246 George Rd Bellmore NY 11710. Purpose: Any lawful activity.
19003 Dec24 w Jan28

MANUEL PHOTO LLC Arts of Org. filed SSNY 11/7/2025 New York Co. SSNY design agent for process & shall mail to 135 DIVISION ST. 7B, NEW YORK, NY, 10002 General Purpose
18968 Dec24 w Jan28

MERCER EIGHTH LLC Arts of Org. filed SSNY 12/1/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18995 Dec24 w Jan28

MIKRAV HOLDINGS LLC Articles of Org. filed NY Sec. of State (SSNY) 12/10/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 12 Sutton Pl Lawrence NY 11559. Purpose: Any lawful activity.
19005 Dec24 w Jan28

ROLLING BITES LLC Arts of Org. filed SSNY 11/12/2025 Bronx Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
19047 Dec24 w Jan28

SAD GIRL NAILS LLC Arts of Org. filed SSNY 11/10/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18981 Dec24 w Jan28

SADO COLLECTIVE LLC Arts of Org. filed SSNY 12/2/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18979 Dec24 w Jan28

SHADOW CREATIVE MARKETING LLC Arts of Org. filed SSNY 12/8/2025 New York Co. SSNY design agent for process & shall mail to 99 WEST HAWTHORNE AVE, # 408, VALLEY STREAM, NY, 11580 General Purpose
18984 Dec24 w Jan28

SONCHINO LLC Arts of Org. filed SSNY 12/11/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
19050 Dec24 w Jan28

SYB LOGISTICS LLC Arts of Org. filed SSNY 10/20/2025 New York Co. SSNY design agent for process & shall mail to 282 11TH AVE 811, NEW YORK, NY, 10001 General Purpose
18972 Dec24 w Jan28

THE SEAGULL STUDIOS LLC Arts of Org. filed SSNY 12/12/2025 New York Co. SSNY design agent for process & shall mail to 300 E 64TH ST, 25C, NEW YORK, NY, 10065 General Purpose
19053 Dec24 w Jan28

TTA DELIVERY LLC Arts of Org. filed SSNY 11/7/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18971 Dec24 w Jan28

VAULTED NYC LLC Arts of Org. filed SSNY 12/3/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
18994 Dec24 w Jan28

WCW FOOD AMENITIES LLC Arts of Org. filed SSNY 12/9/2025 eff 12/11/2025 Bronx Co. SSNY design agent for process & shall mail to 2914 YATES AVE BRONX, NY, 10469 General Purpose
19048 Dec24 w Jan28

XALT MEDIA LLC Arts of Org. filed SSNY 11/25/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
19049 Dec24 w Jan28

Formation of DAHLIA NY LLC filed with the Secy. of State of NY (SSNY) on 12/16/2025. 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 David Kungl, 300 Rector Pl., Apt. 9F, New York, NY 10280. Purpose: Any lawful activity.
18922 d31-W f3

Formation of ELDER NY LLC filed with the Secy. of State of NY (SSNY) on 12/16/2025. 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 David Kungl, 300 Rector Pl., Apt. 9F, New York, NY 10280. Purpose: Any lawful activity.
18921 d31-W f4

LIMITED LIABILITY ENTITIES

264 MIDDLE COUNTRY RD, LLC, Arts. of Org. filed with the SSNY on 01/08/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Chris Catalano, 3563 Wadena St, Seaford, NY 11783. Purpose: Any Lawful Purpose.
19683 j14-W f18

77 TAYLOR AVENUE LLC, Arts. of Org. filed with the SSNY on 01/12/2026. 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, 250 Sara Court, Yorktown Heights, NY 10598. Purpose: Any Lawful Purpose.
19689 j14-W f18

900 PARTNERS LLC, Arts. of Org. filed with the SSNY on 01/09/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, C/O Valley East Building Management, LLC, 1400 Old Country Road, Westbury, NY 11590. Purpose: Any Lawful Purpose.
19682 j14-W f18

ACGRE HOLDINGS LLC, Arts. of Org. filed with the SSNY on 01/09/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 333 Jericho Turnpike, Suite 119 , Jericho, NY 11753. Purpose: Any Lawful Purpose.
19685 j14-W f18

AMARE JEWELRY LLC, Arts. of Org. filed with the SSNY on 01/12/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gor Zakaryan, 320 Northern Blvd., Suite 9, Great Neck, NY 11021. Purpose: Any Lawful Purpose.
19687 j14-W f18

DTV STUDIOS LLC, Arts. of Org. filed with the SSNY on 01/12/2026. 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, 20 Water Grant St, Ste 346, Yonkers, NY 10701. Reg Agent: Joseph A Camilo, 20 Water Grant St, Ste 346, Yonkers, NY 10701. Purpose: Any Lawful Purpose.
19688 j14-W f18

PUTNAM SERVICING LLC, Arts. of Org. filed with the SSNY on 01/12/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Jennifer Pirozzi, 2464 Putnam Drive, East Meadow, NY 11554. Purpose: Any Lawful Purpose.
19686 j14-W f18

1401 COMMERCE LLC. Arts. of Org. filed with the SSNY on 01/12/26. Office: Bronx County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2460 Rowe Street, Bronx, NY 10461. Purpose: Any lawful purpose.
19959 j20-Tu f24

SULLY'S PROPERTY CLEANOUTS, LLC. Arts. of Org. filed with the SSNY on01/14/26. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 130 Cherry Valley Avenue, Garden City, NY 11530. Purpose: Any lawful purpose.
19960 j20-Tu f24

1009ADEE LLC. Filed with SSNY on 12/02/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 1009 ADEE AVE, BRONX, NY 10469. Purpose: Any Lawful
20060 j21-W f25

150 BAYVIEW HOLDING COMPANY, LLC. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 14 VANDERVENTER AVE, STE 101, PORT WASHINGTON, NY 11050. Purpose: Any Lawful
20048 j21-W f25

162 EARLE LLC. Filed with SSNY on 01/09/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 712 LAKESIDE DR, BALDWIN, NY 11510. Purpose: Any Lawful
20055 j21-W f25

NOTICE OF FORMATION of BASS REAL ESTATE, L.L.C. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/15/25. 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.
19045 Dec24 w Jan28

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SALES

NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT BY VIRTUE OF DEFAULT in a security agreement filed on SEPTEMBER 10, 2008, with indebtedness due by NOVEMBER 01, 2038, by Ruben Azrak in accordance with its rights as holder of the security, HSBC Mortgage Corporation (USA), by Dovenmuehle Mortgage, Inc., as servicer for the loan, by its successors and/or assignees, by Kim Carrino, auctioneer(s), will conduct a public sale of the security consisting of 282 shares of stock issued by Finch Apartment Corp., and all right title and interest in and to a proprietary lease in a building known as and by the street address 52 East 78th Street, Unit 7C, New York, NY 10075, with an estimated value of $500,000.00, together with fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on FEBRUARY 4, 2026 at 11:30 AM, at the New York County Courthouse on the portico, located at 60 Centre Street, New York, NY 10007; in satisfaction of an indebtedness in the original principal amount of $291,200.00, on which there remains an unpaid principal balance of $211,105.46 plus interest from MARCH 01, 2025, subject to open maintenance charges. Notice is hereby being given to Ruben Azrak that payment of the debt is due in full by January 19, 2026. Further, that if Ruben Azrak or any person(s) has a dispute of validity of the lien or amount claimed herein, it may be brought to proceeding under Lien Law, Section 201-a, within 10 days of the service of this notice. You are entitled to an accounting of the unpaid indebtedness secured by the property that we intend to sell. You may request an accounting by calling us at (585) 232-7400 Ext. 312. The secured party reserves the right to bid on the security interest, to set the minimum sale amount and to reject any and all bids. The secured party makes no warranties or representations. Each bidder must make his/her own inquiry regarding the apartment and any liens or debts in connection therewith. The sale is subject to the Terms of Sale, including ten (10%) percent deposit by certified funds at the auction; balance due upon closing within thirty (30) days; the payment of all sums due to the cooperative corporation; and any existing tenancy. The apartment will be sold AS IS, possession is to be obtained by purchaser(s). Dated: January 9, 2026 FEIN, SUCH & CRANE, LLP ATTORNEYS FOR SECURED CREDITOR, HSBC Mortgage Corporation (USA) 28 East Main Street, Suite 1800 Rochester, NY 14614 (585) 232-7400 88519
19577 j14-W j28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of TALCOTT GARDENS PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
18958 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Key Star Capital Fund IV, L.P. Authority filed with NY Dept. of State: 12/5/25. Office location: NY County. Princ. bus. addr.: 4100 Greenbriar, Ste. 130, Stafford, TX 77477. LP formed in DE: 7/23/24. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LP: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Name/addr. of genl. ptr. available from NY Sec. of State. Cert. of LP filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
18581 Dec17 w Jan21

NOTICE OF QUALIFICATION of 400 CAPITAL ABTF IV ANNEX FUND I LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: NY County. LP formed in Delaware (DE) on 10/01/25. NYS fictitious name: 400 CAPITAL ABTF IV ANNEX FUND I L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to the Partnership, 660 Fifth Ave., 27th Fl., NY, NY 10103. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State of the State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19028 Dec24 w Jan28

NOTICE OF QUALIFICATION of ICNY TIMES SQUARE PROPCO FEE OWNER, LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LP formed in Delaware (DE) on 10/30/25. NYS fictitious name: ICNY TIMES SQUARE PROPCO FEE OWNER, L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18962 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

1794 MARMION LLC. Filed with SSNY on 12/05/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 710 9TH AVE APT 2B, NEW YORK, NY 10019. Purpose: Any Lawful
20063 j21-W f25

1815 MERRICK AVE. LLC. Filed with SSNY on 10/09/2023. Office: Nassau County. SSNY designated as agent for process & shall mail to: 37 WERMAN CT, PLAINVIEW, NY 11803. Purpose: Any Lawful
20036 j21-W f25

5 HML LLC. Filed with SSNY on 01/15/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 277 NORTHERN BLVD, GREAT NECK, NY 11021. Purpose: Any Lawful
20030 j21-W f25

614 WBD LLC. Filed with SSNY on 11/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 418 WEST BAY DR, LONG BEACH, NY 11561. Purpose: Any Lawful
20040 j21-W f25

724 CAULDWELL AVENUE LLC. Filed with SSNY on 11/13/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 724 CAULDWELL AVE, BRONX, NY 10455. Purpose: Any Lawful
20062 j21-W f25

73 SPAR LLC. Filed with SSNY on 11/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 7A RHODE ISLAND AVE, MASSAPEQUA, NY 11758. Purpose: Any Lawful
20045 j21-W f25

BPE REALTY LLC. Filed with SSNY on 10/10/2023. Office: Bronx County. SSNY designated as agent for process & shall mail to: 2032 PAULDING AVE, BRONX, NY 10462. Purpose: Any Lawful
20058 j21-W f25

BX BRGR 167TH LLC. Filed with SSNY on 01/08/2026. Office: Bronx County. SSNY designated as agent for process & shall mail to: 86 EAST 167TH ST, BRONX, NY 10452. Purpose: Any Lawful
20059 j21-W f25

BX BRGR 170TH LLC. Filed with SSNY on 01/08/2026. Office: Bronx County. SSNY designated as agent for process & shall mail to: 101 EAST 170TH ST, BRONX, NY 10452. Purpose: Any Lawful
20056 j21-W f25

CAPITAL CITY AUTO LLC. Filed with SSNY on 11/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 20 ANDOVER RD, ROSLYN HEIGHTS, NY 11577. Purpose: Any Lawful
20031 j21-W f25

DCGM WEALTH MANAGEMENT LLC. Filed with SSNY on 11/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 300 OLD COUNTRY RD STE 371, MINEOLA, NY 11501. Purpose: Any Lawful
20053 j21-W f25

DPS REAL ESTATE STRATEGIES LLC, Arts. of Org. filed with the SSNY on 01/16/2026. 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, 1 Scotts Lane, South Salem, NY 10590. Purpose: Any Lawful Purpose.
20024 j21-W f25

GC FANTASTIK 4, LLC. Filed with SSNY on 01/06/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 49 LOCUST ST, MANHASSET, NY 11030. Purpose: Any Lawful
20051 j21-W f25

JC GROUP AB LLC, Arts. of Org. filed with the SSNY on 01/19/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Christopher Glier, 3347 Elliott Blvd, Oceanside, NY 11572. Purpose: Any Lawful Purpose.
20025 j21-W f25

JDO LONG BEACH PROPERTIES, LLC. Filed with SSNY on 01/14/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 12 ST. MARKS PL, MASSAPEQUA, NY 11758. Purpose: Any Lawful
20043 j21-W f25

J & G MULTISERVICES NO. 1 LLC. Filed with SSNY on 12/11/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 59 W BURNSIDE AVE, BRONX, NY 10453. Purpose: Any Lawful
20057 j21-W f25

LONG ISLAND STRENGTH LABS LLC. Filed with SSNY on 11/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 90 BROAD ST 25TH FL, NEW YORK, NY 10004. Purpose: Any Lawful
20032 j21-W f25

OKK HOLDINGS LLC. Filed with SSNY on 12/01/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2834 ISLAND CHANNEL RD, SEAFORD, NY 11783. Purpose: Any Lawful
20047 j21-W f25

OLD WORLD PROPERTY MANAGEMENT LLC. Filed with SSNY on 01/06/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 136 CHERRY VALLEY AVE, WEST HEMPSTEAD, NY 11552. Purpose: Any Lawful
20049 j21-W f25

OMG VENTURES, LLC. Filed with SSNY on 09/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 CUTTER MILL RD, STE 305, GREAT NECK, NY 11021. Purpose: Any Lawful
20038 j21-W f25

PLAYPAVE LLC. Filed with SSNY on 12/05/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 418 BROADWAY STE R, ALBANY, NY 12207. Purpose: Any Lawful
20054 j21-W f25

LIMITED LIABILITY ENTITIES

PSSP TECHNOLOGIES LLC. Filed with SSNY on 11/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1542 LAUREL HOLLOW RD, SYOSSET, NY 11791. Purpose: Any Lawful
20046 j21-W f25

RESIDENT MUSIC GROUP LLC. Filed with SSNY on 01/12/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6 QUAIL RUN, OLD WESTBURY, NY 11568. Purpose: Any Lawful
20042 j21-W f25

SEVENMOON 7 LLC. Filed with SSNY on 01/13/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 70 COLONY LAND, SYOSSET, NY 11791. Purpose: Any Lawful
20041 j21-W f25

STEL CONSULTING LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1 HELEN ST, GREENVALE, NY 11548. Purpose: Any Lawful
20037 j21-W f25

TATTA/DECABIA FAMILY LLC. Filed with SSNY on 12/31/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 SHERWOOD GATE, OYSTER BAY, NY 11771. Purpose: Any Lawful
20050 j21-W f25

TAYCOL, LLC. Filed with SSNY on 01/12/2026. Office: Nassau County. SSNY designated as agent for process & shall mail to: 48 DAVIS AVE, PORT WASHINGTON, NY 11050. Purpose: Any Lawful
20033 j21-W f25

VERTEX RIDGE TRADING LLC, Arts. of Org. filed with the SSNY on 01/19/2026. 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, 11 West Prospect Ave., 3rd Flr, Ste 16 , Mount Vernon, NY 10550. Purpose: Any Lawful Purpose.
20023 j21-W f25

VIC PROPERTIES LLC. Filed with SSNY on 12/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 416 WILSON BLVD, MINEOLA, NY 11501. Purpose: Any Lawful
20039 j21-W f25

166WANSER LLC, Arts. of Org. filed with the SSNY on 01/05/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 540 Madison Ave, 26th Floor, NY, NY 10022. Purpose: Any Lawful Purpose.
19436 j7-W f11

GLOBAL FRONTIER GROUP, LLC. Arts. of Org. filed with the SSNY on 12/29/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 811 Center Drive, North Baldwin, NY 11510. Purpose: Any lawful purpose.
19432 j7-W f11

JAVI HOLDINGS LLC, a Arts. of Org. filed with the SSNY on 10/23/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 40 Queens Street, Suite 415, Syosset, NY 11791. Reg Agent: Chris Coiro, 330 Motor Parkway, Suite 300 Hauppauge, NY 11788. Purpose: Any Lawful Purpose.
19437 j7-W f11

MARSOL LLC. Arts. of Org. filed with the SSNY on 11/26/25 with an existence date of 01/01/26. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 158 West 29th Street, 10th Floor, New York, NY 10001. Purpose: Any lawful purpose.
19433 j7-W f11

STUYTOWN ONE LLC, Arts. of Org. filed with the SSNY on 01/05/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Wen Biao Li, 1 Great Neck Rd, Ste 8, Great Neck, NY 11021. Purpose: Any Lawful Purpose.
19438 j7-W f11

ACROPOLIS CONDO UNIT LLC. Filed 12/17/2025. Office: New York Co. SSNY designated as agent for process & shall mail to: MR BENJAMIN KAUFMAN ESQ C/O WOLF HALDENSTEIN ADLER FREEMAN & HERZ LLP 270 MADISON AVENUE, NEW YORK, NY 10016. Purpose: General.
19377 Jan14 w Feb18

Michael Falkove LLC filed w/ SSNY 10/31/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 105 Wynn Ct, Syosset, NY 11791. Any lawful purpose.
19672 Jan14 w Feb18

NOTICE OF FORMATION 383 CLINTON AVE LLC, Arts. of Org. filed with the SSNY on 09/22/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 885 W Broadway, Woodmere, NY 11598. Reg Agent: Segal Dov, 885 W Broadway, Woodmere, NY 11598. Purpose: Any Lawful Purpose.
18659 d17-W j21

NOTICE OF FORMATION Notice of Formation of LEGACY SANDWICH 14TH STREET LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/05/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 240 WEST 40TH ST., NEW YORK, NY 10018. Purpose: any lawful activities.
18657 d17-W j21

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Earnest Pursuit Coffee Roasting, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 525 W 52nd Street, 20AN, New York, NY 10019. Purpose: any lawful act.
18649 D17 W J21

NOTICE OF FORMATION of Greenfield FP Holdings LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, 444 Woodbury Rd., Plainview, NY 11803. Purpose: any lawful activities.
18658 d17-W j21

NOTICE OF FORMATION of LEGACY DONUT 14TH STREET LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 240 WEST 40TH ST., NEW YORK, NY 10018. Purpose: any lawful activities.
18656 d17-W j21

NOTICE OF FORMATION of Myzi LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/02/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 417 W 120th St Apt 2B, NY, NY 10027. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18577 D17 W J21

NOTICE OF FORMATION of One World Brands LLC. Articles of Organization filed with sec. of state of NY(SOS) on 3/21/23. Office location: New York County. SOS is designated as agent of LLC for service of process. SOS shall mail copy of process to 214 West 39th St, Ste 204, NY, NY 10018. Purpose: Any lawful act or activity.
18669 D17 W J21

NOTICE OF FORMATION of Revive Hair Co. LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 360 Briarwood Rd, Massapequa, NY 11758. Purpose: any lawful act.
18648 D17 W J21

NOTICE OF FORMATION of Schwartz Strategies 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 228 Park Ave S, PMB 271526, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18663 D17 W J21

NOTICE OF FORMATION of The Drop House NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 150 East 18th St, #1B, New York, NY 10003. Purpose: any lawful act.
18651 D17 W J21

NOTICE OF FORMATION of HIFIVE CREATIVE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/3/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 626 E 14th St, Apt 17, New York, NY 10009. Purpose: any lawful act.
19225 D31 W F04

NOTICE OF FORMATION of PROGRESS BOOKS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: eResidentAgent, Inc., 1 Rockefeller Plz, #1204, New York, NY 10020. Purpose: any lawful act.
18742 D31 W F04

NOTICE OF FORMATION of SPARK DIGITAL CONSULTANTS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 208 E Broadway, Apt J806, New York, NY 10002. Purpose: any lawful act.
15008 D31 W F04

NOTICE OF FORMATION of THE BAREFOOT BALLET LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 200 Spring Street, Unit 11, New York, NY 10012. Purpose: any lawful act.
16713 D31 W F04

NOTICE OF FORMATION of Magid Condo LLC. Arts. of Org. filed with NY Dept. of State: 12/3/25. Office location: NY County. Princ. bus. addr.: 8500 Normandale Lake Blvd., Ste. 630, Minneapolis, MN 55437. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: CT Corporation System, 28 Liberty St., NY, NY 10005. Purpose: all lawful purposes.
18580 Dec17 w Jan21

NOTICE OF FORMATION of 6 Gemstone LLC. Arts. of Org. filed with NY Dept. of State: 12/12/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to the principal business address: 56 Woodland Dr., Brightwaters, NY 11718, Attn: Carl Adams, regd. agent upon whom process may be served. Purpose: all lawful purposes.
19021 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of BCE FRANKLIN LLC. Arts. Of Org. filed with SSNY on 12/05/2025. Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 71 ROCKCREST ROAD, MANHASSET, NY 11030. Any lawful purpose.
19015 Dec24 w Jan28

NOTICE OF FORMATION of CAMILA HOLDING LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. Princ. office of LLC: 110 East 57th St., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Holding of real estate.
18964 Dec24 w Jan28

NOTICE OF FORMATION of CONEY REMICA PROPERTY HOLDING, LLC. Arts. of Org. filed with SSNY on 12/09/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 229 EAST 85TH STREET #1010, NEW YORK, NY 10028. Any lawful purpose.
19016 Dec24 w Jan28

NOTICE OF FORMATION of DRMEK, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to David Mekles, 67 Fairway Terrace, Norwood, NJ 07648. Purpose: Any lawful activity.
19034 Dec24 w Jan28

NOTICE OF FORMATION of FPA PRODUCTIONS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: NY County. Princ. office of LLC: 630 9th Ave., Ste. 1409, NY, NY 10036. 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.
19029 Dec24 w Jan28

NOTICE OF FORMATION of JE 2024 NO. 1 LLC. Arts. of Org. filed with SSNY on 12/11/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 110 RIVERSIDE DRIVE, APT. 3F, NEW YORK, NY 10024. Any lawful purpose.
19017 Dec24 w Jan28

NOTICE OF FORMATION of JWB 211 WEST 84TH LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Wendy Balter, 2711 S. Ocean Dr., Apt. 1405, Hollywood, FL 33019. Purpose: Any lawful activity.
19033 Dec24 w Jan28

NOTICE OF FORMATION of LANDR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18951 Dec24 w Jan28

NOTICE OF FORMATION of NEWMARK LIVELIHOOD LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19032 Dec24 w Jan28

NOTICE OF FORMATION of SUNNYSIDE IL DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/09/25. 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.
18953 Dec24 w Jan28

NOTICE OF FORMATION of TALCOTT GARDENS DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. 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.
18955 Dec24 w Jan28

NOTICE OF FORMATION of TALCOTT GARDENS PRESERVATION CLASS B, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. 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.
18957 Dec24 w Jan28

NOTICE OF FORMATION of TALCOTT GARDENS PRESERVATION GP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. 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.
18956 Dec24 w Jan28

NOTICE OF FORMATION of TR CREATIVE LAB LLC. Arts. Of Org. filed with SSNY on 12/10/2025. Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 1936 HEMPSTEAD TPKE SUITE 116, EAST MEADOW, NY 11554. Any lawful purpose.
19018 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of D&J GEISE HOLDINGS, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. Princ. office of LLC: 29 E. 10th St., Ste. 1, NY, NY 10003. 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.
19232 Dec31 w Feb4

NOTICE OF FORMATION of GREENSTONE FAMILY OFFICE LLC. Arts. of Org. filed with SSNY on 12/18/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 225 CHERRY STREET, APT 47L, NEW YORK, NY 10002. Any lawful purpose.
19208 Dec31 w Feb4

NOTICE OF FORMATION of PITKIN BC, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/24/25. 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.
19230 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI FIVE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19221 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI FOUR, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19219 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/10/25. 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. Purpose: Any lawful activity.
19214 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI ONE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19215 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI THREE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19218 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI TWO, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19217 Dec31 w Feb4

NOTICE OF FORMATION of AI Economics LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/02/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 90 Riverside Drive, New York, NY 10024. Purpose: any lawful act.
19423 J07 W F11

NOTICE OF FORMATION of EMBODIED BY ADIA LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Embodied By Adia LLC, 99 Wall Street #1598, New York, NY 10005. Purpose: any lawful act.
19056 J07 W F11

NOTICE OF FORMATION of ENDO EXO STUDIO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #108186, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18730 J07 W F11

NOTICE OF FORMATION of NOHAR BARNEA DEVELOPMENT DESIGN LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 220 Riverside Blvd, New York, NY 10069. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
19429 J07 W F11

NOTICE OF FORMATION of OPPROS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/10/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 21 Richard Ave, Merrick, NY 11566. Purpose: any lawful act.
19409 J07 W F11

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Luke Sample Golf, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 275 W 96th St, #8B, New York, NY 10025. Purpose: any lawful act.
19676 J14 W F18

NOTICE OF FORMATION of SOFTBALL LG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 115 Central Park W, Apt 6CE, New York, NY 10023. Purpose: any lawful act.
19568 J14 W F18

NOTICE OF FORMATION of 419 TAVO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: Northwest Registered Agent LLC, 418 Broadway, Ste N, Albany, NY 12207. Purpose: any lawful act.
20008 J21 W F25

NOTICE OF FORMATION of DUPLO REGENCY, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/09/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o 9 Dogwood Ln., Lawrence, New York 11559. Purpose: any lawful activities.
20013 j21-W f25

NOTICE OF FORMATION of LJJ BUSINESS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/07/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 419 Mineola Ave., Carle Place, NY 11514. Purpose: any lawful activities.
20014 j21-W f25

NOTICE OF FORMATION of Our Town 68, LLC. Arts of Org. filed with New York Secy of State (SSNY) on 1/8/26. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 155 W. 68th St, Unit 2006, NY, NY 10023. Purpose: any lawful activity.
20028 j21-W f25

NOTICE OF FORMATION of The Sonali Studio LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207. Purpose: any lawful activities.
20022 j21-W f25

NOTICE OF FORMATION of Tyfil Creative Media LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2061 St Raymonds Ave, Apt 1C, Bronx, NY 10462. Purpose: any lawful act.
19954 J21 W F25

NOTICE OF FORMATION of 171 STONY HOLLOW LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 01/07/26. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 400 ANCHOR AVE OCEANSIDE, NY, 11572. Purpose: Any lawful purpose
19664 Jan14 w Feb18

NOTICE OF FORMATION of 2000 BROADWAY 5E LLC. Arts. of Org. filed with SSNY on 10/29/2025.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 600 MAMARONECK AVENUE #400, HARRISON, NY, 10528. Any lawful purpose.
19677 Jan14 w Feb18

NOTICE OF FORMATION of CLOVEBROOK LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 10/27/25. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 28 CLOVEBROOK RD VALHALLA, NY, 10595. Purpose: Any lawful purpose
19663 Jan14 w Feb18

NOTICE OF FORMATION of FOUNDING GROUP LLC. Arts. of Org. filed with SSNY on 01/06/2026.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 31-33 2ND AVENUE, NEW YORK, NY, 10003. Any lawful purpose.
19675 Jan14 w Feb18

NOTICE OF FORMATION of LANYI HOLDINGS LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 09/19/25. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 289 ROUTE 100 SOMERS, NY, 10589. Purpose: Any lawful purpose
19665 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of EVERGREEN PEAK LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. NYS fictitious name: EVERGREEN PEAK (DE) LLC. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18961 Dec24 w Jan28

LIQUOR LICENSES

NOTICE IS HEREBY given that an On-Premise Restaurant Full Liquor License, NYS Application ID: NA-0340-25-127821 has been applied for by GEO Hospitality Corp serving beer, wine, cider, mead and liquor to be sold at retail for on premises consumption in a restaurant, for the premises located at 410 Amsterdam Ave New York NY 10024-6254.
20067 j21-W j28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of LOPEZ SLATER DESIGN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/23/25. Office location: NY County. Princ. office of LLC: c/o Altman, Greenfield & Selvaggi, 200 Park Ave. South, Fl. 8, NY, NY 10003. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity.
19667 Jan14 w Feb18

NOTICE OF FORMATION of MADISON ADMIN SERVICES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. Princ. office of LLC: 350 West 88th St., NY, NY 10024. 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.
19670 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

360 W 119 ST LLC. App. for Auth. filed with the SSNY on 12/12/25. Originally filed with the Secretary of State of New Jersey on 12/08/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 161 Western Drive, Short Hills, NJ 07078. Purpose: Any lawful purpose.
18905 d24-W j28

APOLLO LANDMARK, LLC. App. for Auth. filed with the SSNY on 12/12/25. Originally filed with the Secretary of State of New Jersey on 12/08/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 161 Western Drive, Short Hills, NJ 07078. Purpose: Any lawful purpose.
18904 d24-W j28

PUBITY GROUP LLC. App. for Auth. filed with the SSNY on 12/16/25. Originally filed with the Secretary of State of Delaware on 08/20/24. 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 EB Group CPAs LLP, 510 Broadhollow Road, Suite 300, Melville, NY 11747. Purpose: Any lawful purpose.
18906 d24-W j28

686 PORT LLC, Appl for Auth filed with SSNY 12/17/25. Office location: Nassau County. LLC formed in DE 7/9/2020. SSNY designated as agent for process & shall mail process to: c/o The LLC, 21 Vanderventer Ave., Port Washington, NY, 11050. DE address of LLC is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808 . A copy of the Cert. of Form. on file with State of DE, Div.of Corp., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful act or activity.
19233 d31-W f4

7614 4TH LENDER LLC Authority filed SSNY 12/11/2025 Office: New York Co. formed DE 12/18/2017 exists 1209 Orange St, Wilmington, DE 19801 SSNY design agent for process & shall mail to 424 MADISON AVE 16TH FL, NEW YORK, NY, 10017 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose
18999 Dec24 w Jan28

FARM HORSE, LLC Authority filed SSNY 12/1/2025 Office: New York Co. formed DE 11/15/2011 exists 555 E. LOOCKERMAN ST, #320, Dover, DE 19901 SSNY design agent for process & shall mail to 99 W. HAWTHORNE AVE, # 408, VALLEY STREAM, NY, 11580 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose
18998 Dec24 w Jan28

NOTICE OF QUALIFICATION of 535 Broadway CE LLC. Authority filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/03/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 525 7th Ave., 20th Fl., New York, NY 10018. Address required to be maintained in DE: 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the DE Secy of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
18655 d17-W j21

NOTICE OF QUALIFICATION of Green Day Solution LLC. Authority filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: New York County. LLC formed in Delaware (DE) on 10/08/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207. Address required to be maintained in DE: 16192 Coastal Hwy., Lewes, DE 19958. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
18654 d17-W j21

NOTICE OF QUAL. of AYA SERVICE 1 LLC. Auth. filed with SSNY on 12/04/2025. Office location: New York. LLC formed in DE on 01/03/2023. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 1220 BROADWAY, STE 801A, NEW YORK, NY 10001. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19014 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of BLUE SPARTAN LLC, fictitious name BLUE SPARTAN RESTAURANT NEW YORK LLC. Application for authority filed with Secretary of State of NY (SSNY) on 9/29/2025. Office location: NY County. LLC formed in DE on 10/31/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 100 SE 2nd St, Ste 2000, Miami, FL 33131. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
18482 D31 W F04

NOTICE OF QUALIFICATION of LINDBROOK PARTNERS, LLC. App. for Authority filed with SSNY on 10/10/2025. Office location: NY County. LLC formed in DE on 4/16/2025. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to 1 Rockefeller Plaza, Ste 1204, New York, NY 10020. P/B/A: 2049 Century Park East, 1400, Los Angeles, CA 90067. DE address: 1013 Centre Rd, Ste 403S, Wilmington, DE 19805. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act.
16604 D31 W F04

NOTICE OF QUALIFICATION OF SHOUT AND YELL LLC. Appl. for Auth. filed with the Secy. of State of NY (SSNY) on 10/27/2025. Office Location: New York County. LLC formed in Washington (WA) on 07/28/2025. Princ. office of LLC: 28 W 26th St #5C, New York, NY 10010. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to LLC, 10822 168th Ct NE, Redmond WA 98052. Cert. of Form. filed with WA Secy. of State, 416 Sid Snyder Ave SW, Olympia, WA 98501. Purpose: Any lawful act or activity.
19235 D31 W F04

NOTICE OF QUALIFICATION of WINDSOR DRIVE LLC. Application for authority filed with Secy. of State of NY (SSNY) on 12/18/2025. Office location: Nassau County. LLC formed in California (CA) on 4/10/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o the LLC, 1880 Century Park East, Ste 950, Los Angeles, CA 90067. R/A: EResident Agent, Inc., 1 Rockefeller Plz, #1204, New York, NY 10020. Arts of Org filed with Secy of State of CA, 1500 11th St, Sacramento, CA 95814. Purpose: any lawful activity.
19211 D31 W F04

NOTICE OF QUALIFICATION of Vineyard Point Holdings LLC. Authority filed with NY Dept. of State: 11/25/25. Office location: NY County. LLC formed in DE: 11/21/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 250 W. 55th St., 34th Fl., NY, NY 10019, principal business address. DE address of LLC: Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.
18579 DEC17 w Jan21

NOTICE OF QUALIFICATION of 4275 BOSTON SG LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/15/25. Office location: Nassau County. LLC formed in Delaware (DE) on 12/10/25. 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, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18965 Dec24 w Jan28

NOTICE OF QUALIFICATION of 88-90 LEXINGTON OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. LLC formed in Delaware (DE) on 12/10/24. Princ. office of LLC: Glacier Equities, 152 57th St., 10SE, NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: State of DE Corporate Service Bureau, 614 N Dupont Hwy., Ste. 210, Dover, DE 19901. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18952 Dec24 w Jan28

NOTICE OF QUALIFICATION of AT LAST SPORTSWEAR LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 10/29/25. 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 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19040 Dec24 w Jan28

NOTICE OF QUALIFICATION of BRIO REAL ESTATE L.L.C. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 10/01/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18963 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of DHABAWALE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. Princ. office of LLC: 1279 Rt. 46, Ste. C202, Parsippany, NJ 07054. 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, regd. agent upon whom and at which process may be served. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19042 Dec24 w Jan28

NOTICE OF QUALIFICATION of GREEN GATE CAPITAL LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/10/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18960 Dec24 w Jan28

NOTICE OF QUALIFICATION of LEGACY VALUATION & FORENSICS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. LLC formed in Delaware (DE) on 08/18/25. Princ. office of LLC: 4350 W Cypress St., Ste. 100, Tampa, FL 33607. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18950 Dec24 w Jan28

NOTICE OF QUALIFICATION of MF AMERICA LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: NY County. LLC formed in Delaware (DE) on 01/23/24. 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. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19030 Dec24 w Jan28

NOTICE OF QUALIFICATION of MJPH2 COMPANY, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/15/25. Office location: NY County. LLC formed in Delaware (DE) on 09/24/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19043 Dec24 w Jan28

NOTICE OF QUALIFICATION of NFMV SPV LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Cayman Islands (C.I.) on 10/02/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. C.I. addr. of LLC: 71 Fort St., PO Box 500, Grand Cayman, C.I. KY1-1106. Cert. of Form. filed with Assistant Registrar of Limited Liability Companies, Ground Fl., Government Administration Bldg., 133 Elgin Ave., Grand Cayman, C.I. KY1-9000. Purpose: Any lawful activity.
19039 Dec24 w Jan28

NOTICE OF QUALIFICATION of NORVIN THOMPSON LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. Princ. office of LLC: 845 Third Ave., 6th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity.
19037 Dec24 w Jan28

NOTICE OF QUALIFICATION of NWH HOTEL MANAGEMENT LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 10/08/25. Princ. office of LLC: 1819 Wazee St., Denver, CO 80202. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Management company.
19035 Dec24 w Jan28

NOTICE OF QUAL. of BO COCOA BEACH LENDER LLC Auth. filed with SSNY on 12/16/2025. Office location: New York. LLC formed in DE on 12/10/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19008 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of RAVE HEROES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/02/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18954 Dec24 w Jan28

NOTICE OF QUALIFICATION of RMC FUND B FN RES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/22/25. Office location: NY County. LLC formed in Delaware (DE) on 05/22/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Roosevelt Management Company LLC, 1540 Broadway, Ste. 1500, NY, NY 10036. DE addr. of LLC: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19046 Dec24 w Jan28

NOTICE OF QUALIFICATION of RTST THOMPSON LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. Princ. office of LLC: 500 5th Ave., 39th Fl., NY, NY 10110. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity.
19038 Dec24 w Jan28

NOTICE OF QUALIFICATION of Sunrise Greenhouse Construction LLC. Authority filed with NY Dept. of State: 12/17/25. Office location: NY County. LLC registered in PA: 6/18/20. 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. PA and principal business address: 1109 Simmontown Rd., Gap, PA 17527. Cert. of Reg. filed with PA Sec. of the Commonwealth, 302 N. Office Bldg., 401 North St., Harrisburg, PA 17120. Purpose: all lawful purposes.
19020 Dec24 w Jan28

NOTICE OF QUALIFICATION of THE MANGO PEOPLE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. Princ. office of LLC: 1279 Rt. 46, Ste. C202, Parsippany, NJ 07054. 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, regd. agent upon whom and at which process may be served. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19031 Dec24 w Jan28

NOTICE OF QUAL. of DH 9 CROSBY LLC Auth. filed with SSNY on 12/17/2025. Office location: New York. LLC formed in DE on 10/21/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 28 LIBERTY STREET, NEW YORK, NY, 10005. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19010 Dec24 w Jan28

NOTICE OF QUALIFICATION of 250 Water Street Owner LLC. Authority filed with NY Secy of State (SSNY) on 1/2/26. Office location: New York County. LLC formed in Delaware (DE) on 8/7/25. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 19 W. 24 St, Fl. 12, NY, NY 10010. DE address of LLC: 108 W. 13th St, Ste 100, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. Purpose: any lawful activity.
20027 j21-W f25

NOTICE OF QUALIFICATION of 50 Riverside 7A LLC. Authority filed with Secy. of State of NY (SSNY) on 10/21/2025. Office location: New York County. LLC formed in Delaware (DE) on 06/03/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Susanna Kim, Withers Bergman LLP, 430 Park Ave., 10th Fl., New York, NY 10022. Address required to be maintained in DE: 9 East Loockerman St., Ste. 311, Dover, DE 19901. Arts of Org. filed with the DE Secy of State, Division of Corporations, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities.
20020 j21-W f25

NOTICE OF QUALIFICATION of 1890 ADAMS HOUSE HOLDINGS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. LLC formed in Delaware (DE) on 12/18/24. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18949 Dec2 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of ARG ME19PCK-001, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 01/16/19. Princ. office of LLC: 38 Washington Sq., Newport, RI 02840. 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, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19223 Dec31 w Feb4

NOTICE OF QUALIFICATION of ARG WO19PCK-001, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 07/09/18. Princ. office of LLC: 38 Washington Sq., Newport, RI 02840. 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, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19224 Dec31 w Feb4

NOTICE OF QUALIFICATION of C&AI SoHo Holding LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. LLC formed in Delaware (DE) on 12/10/25. Princ. office of LLC: c/o 1384 Broadway, 7th Fl., NY, NY 10018. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19229 Dec31 w Feb4

NOTICE OF QUALIFICATION of Granite State Analytical Services, LLC. Authority filed with NY Dept. of State: 12/9/25. Office location: NY County. Princ. bus. addr.: 343 W. Main St., Leola, PA 17540. LLC formed in NH: 6/16/05. 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. NH addr. of LLC: 63 Pleasant St., Concord, NH 03301. Cert. of Form. filed with NH Sec. of State, 107 N Main St., Concord, NH 03301. Purpose: all lawful purposes.
19202 Dec31 w Feb4

LIMITED LIABILITY ENTITIES

NOTICE OF QUAL. of A LONGCHAMP PHOTOGRAPHY LLC. Auth. filed with SSNY on 12/18/2025. Office location: Nassau. LLC formed in NJ on 09/19/2023. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 528 EAST MEADOW AVE, EAST MEADOW, NY 11554. Arts. of Org. filed with NJ SOS. PO Box 450, Trenton, NJ 08646. Any lawful purpose.
19206 Dec31 w Feb4

NOTICE OF QUAL. of ARAD INVESTMENT HOLDINGS LLC. Auth. filed with SSNY on 12/19/2025. Office location: New York. LLC formed in DE on 06/17/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 343 E 30TH ST, NEW YORK, NY 10016. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19207 Dec31 w Feb4

NOTICE OF QUAL. of KESKIN INVESTMENT HOLDINGS LLC. Auth. filed with SSNY on 12/19/2025. Office location: New York. LLC formed in DE on 06/17/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 343 E 30TH ST, NEW YORK, NY 10016. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19209 Dec31 w Feb4

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of TWOSIX8 LLC. App. for auth. filed with Secy. of State of NY (SSNY) on 6/30/2025. Office location: NY County. LLC formed in Wyoming (WY) on 6/9/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Firstbase Registered Agent Inc., 447 Broadway, 2nd Fl #187, New York, NY 10013. Cert. of Formation filed with Secy. of State of WY, Herschler Building East, 122 West 25th St, Ste 101, Cheyenne, WY 82002. Purpose: any lawful activity.
19694 J14 W F18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 50 Riverside 7A LLC. Authority filed with Secy. of State of NY (SSNY) on 10/21/2025. Office location: New York County. LLC formed in Delaware (DE) on 06/03/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Susanna Kim, Withers Bergman LLP, 430 Park Ave., 10th Fl., New York, NY 10022. Address required to be maintained in DE: 9 East Loockerman St., Ste. 311, Dover, DE 19901. Arts of Org. filed with the DE Secy of State, Division of Corporations, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: any lawful activities.
20019 j21-W f25

NOTICE OF QUALIFICATION of JONATHAN PAINTING SERVICE, LLC. Application for authority filed with Secy. of State of NY (SSNY) on 12/19/2025. Office loc: New York County. LLC formed in Connecticut (CT) on 6/23/2014. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to 51 East Ave, Norwalk, CT 06851. Cert. of LLC filed with Secy. of State of CT loc: 165 Capitol Ave, Ste 1000, Hartford, CT 06106. Purpose: any lawful act or activity.
19673 J21 W F25

NOTICE OF QUALIFICATION of BLANTYRE CAPITAL US LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 12/21/18. Princ. office of LLC: 125 Park Ave., 25th Fl., Ste. 2507, NY, NY 10017. 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 the State of DE, Div. of Corps., John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
19637 Jan14 w Feb18

NOTICE OF QUALIFICATION of DGI HOLDCO LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. LLC formed in Delaware (DE) on 10/14/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
19671 Jan14 w Feb18

NOTICE OF QUALIFICATION of Havenly Communities LLC. Authority filed with NY Dept. of State: 1/6/26. Office location: NY County. LLC formed in DE: 4/6/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 99 University Pl., Ste. 204, NY, NY 10003, principal business address. DE address of LLC: 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19690 Jan14 w Feb18

NOTICE OF QUALIFICATION of JBGS Employee Company, L.L.C. Authority filed with NY Dept. of State: 12/11/25. Office location: NY County. LLC formed in DE: 2/23/17. 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: all lawful purposes.
19695 Jan14 w Feb18

NOTICE OF QUALIFICATION of JBG SMITH Management Services, L.L.C. Authority filed with NY Dept. of State: 12/11/25. Office location: NY County. LLC formed in DE: 2/5/18. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE 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: all lawful purposes.
19693 Jan14 w Feb18

NOTICE OF QUAL. of PFNY-T1014 CHEEKTOWAGA, LLC. Auth. filed with SSNY on 12/10/2025. Office location: New York. LLC formed in DE on 11/20/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207–2543. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19011 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of PS EP 25 LLC. Authority filed with NY Dept. of State: 1/7/26. Office location: NY County. Princ. bus. addr.: 902 Carnegie Center Blvd., Ste. 520, Princeton, NJ 08540. LLC formed in DE: 10/14/25. 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.
19691 Jan14 w Feb18

NOTICE OF QUALIFICATION of RESTORATION DOCTOR, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/17/25. Office location: NY County. LLC formed in Florida (FL) on 10/05/17. Princ. office of LLC: 10400 NW 55th St., Ste. 100, Sunrise, FL 33351. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Davidoff Hutcher & Citron LLP, 605 Third Ave., NY, NY 10158. Cert. of Form. filed with Secy. of State of the State of FL, FL Dept. of State, Div. of Corps., P.O. Box 6000, Tallahassee, FL 32314-0600. Purpose: Any lawful activity.
19639 Jan14 w Feb18

NOTICE OF QUALIFICATION of SoHo Retail Portfolio 113 Spring Street LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. LLC formed in Delaware (DE) on 12/31/25. Princ. office of LLC: 233 S. Wacker Dr., Ste. 4700, Chicago, IL 60606. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19669 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Penny Linn - Manhattan LLC. Authority filed with NY Dept. of State: 12/16/25. Office location: NY County. Princ. bus. addr.: 450 W. 14th St., NY, NY 10014. LLC formed in DE: 12/11/25. 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, regd. agent upon whom process may be served. 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.
19382 Jan7 w Feb11

NOTICE OF QUALIFICATION of NW 175 WEST JACKSON LENDER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/31/25. Office location: NY County. LLC formed in Delaware (DE) on 12/30/25. Princ. office of LLC: 1700 Broadway, NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with State of DE, Secy. of State, Div. of Corps., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
19666 Jan14 w Feb18

NOTICE OF QUAL. of PFNY-T2753-STATEN ISLAND, LLC. Auth. filed with SSNY on 12/10/2025. Office location: New York. LLC formed in DE on 11/20/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207–2543. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19012 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of NOMURA COMMERCIAL ASSET DEPOSITOR COMPANY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/29/25. Office location: NY County. LLC formed in Delaware (DE) on 12/29/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19638 Jan14 w Feb18



Court Calendars

New York County

Court Calendars Continued From Page 12

101933/25 Velocity Investments LLC v. Rosangela Rodriguez
102334/25 Fourleaf Federal Credit Union v. Raul Rivera

FRIDAY, JAN. 23

9:30 A.M.

2443/25 JPMorgan Chase Bank, N.A. v. Xavier Alvarez
10530/25 American Express National Bank. v. Robert Goldberg
11878/25 Capital One, N.A v. Yoanna Sanchez
102162/25 Portfolio Recovery Associates, LLC v. Yuko Fujita
102215/25 JPMorgan Chase Bank, N.A. v. Katrina K Masterson

Part 11T

WEDNESDAY, JAN. 21

9:30 A.M.

2561/23 Charles Lovett v. The Legal Aid Society

Part 12

WEDNESDAY, JAN. 21

9:30 A.M.

6334/25 91 Clinton Street LLC v. 146 Wilson LLC

THURSDAY, JAN. 22

9:30 A.M.

9350/25 United Services Automobile Association v. 518 Transportation, LLC

Part 13

WEDNESDAY, JAN. 21

9:30 A.M.

5403/25 Allstate Insurance Company v. Gogo Bus Tours, Inc.

Part 136

WEDNESDAY, JAN. 21

11:15 A.M.

701825/21 Custom Rx Pharmacy LLC v. MVAIC

Part 138

WEDNESDAY, JAN. 21

2:15 P.M.

20201/24 Kips Bay Anesthesia v. Zachary Kuperman

FRIDAY, JAN. 23

11 A.M.

4997/25 Nazira Fortes v. Decorating & Painting LLC
4998/25 Nazira Fortes v. Tony Dedivani

Part 14

FRIDAY, JAN. 23

9:30 A.M.

21478/24 Azael Vargas v. Estela Chauca
1063/25 Misael Rojas Castro v. Travelers Insurance
6567/25 Odina Uralova v. Davlyatov Isroil Miralievich
12761/25 Carmine Langone v. Nicholas Biondi
13945/25 Roset Moezinia v. Michael Dawkins Home
16235/25 Elizaveta Orlova v. Poplin Technologies, Inc.

Part 15

WEDNESDAY, JAN. 21

9:30 A.M.

24644/18 Maidstone Insurance Company v. Naixun Jiang
7043/22 160 East 55Th Street LLC v. Eric Lam
7326/23 Progressive Max Insurance Company v. Worldwide Plaza Garage LLC
1905/25 Nation Taxi Corp v. American United Transportation
1908/25 Pierre Ekens v. Baichans Inc.
7211/25 Allstate Insurance Company v. Willy Jasme
9354/25 Lm General Insurance Company v. American United Transportation, Inc.
11425/25 JPMorgan Chase Bank, N.A. v. Madinah S Mane

THURSDAY, JAN. 22

9:30 A.M.

15771/22 Gary Null v. Elyse Meshnick
5919/24 Katherine L Molinari v. James Pascale
14695/24 Progressive Casualty Insurance Company v. Monterey Garage LLC
19034/24 Erie Insurance Company v. City of New York
20303/24 American United Transportation Inc v. Nyc Transit Auth Div of Paratransit

FRIDAY, JAN. 23

9:30 A.M.

3015/21 180 7Th Avenue Associates LLC v. Larisa Shorina
913/23 American United Transportation Inc. v. The City of New York
19459/24 State Farm Mutual Automobile Insurance Company v. City of New York
2189/25 Prohressive Advanced Insurance Company v. City Car & Limousine Services Incorporated

Part 15 N

WEDNESDAY, JAN. 21

9:30 A.M.

710328/21 Get Well Rx Inc v. MVAIC
705553/22 Ez Relief Medical, Pc v. Progressive Casualty Ins. Co
706184/22 Ez Relief Medical, Pc v. Progressive Casualty Ins. Co
700589/23 Psychology 21, P.C v. Hereford Insurance Company
703762/23 American Medical Initiatives Pc v. MVAIC
703829/23 Orthocare Supplies, Inc v. MVAIC
703830/23 Hank Ross Medical, Pc v. GEICO
704164/23 Ocean Radiology, P.C v. MVAIC
704923/23 Anjani Sinha Medical, P.C v. MVAIC
709579/23 Greater Health Through Chiropractic, P.C. A/A/O Kyle Harrington v. Progressive Casualty Ins. Co.
700288/24 Ridgewood Diagnostic Laboratory v. Progressive Casualty Ins. Co.
700424/24 Ocean Radiology, P.C. v. MVAIC
700563/24 Blumenthal Chiropractic, P.C. v. Progressive Casualty Ins. Co.
700709/24 Third Avenue Imaging, L.L.C. v. MVAIC
700778/24 Blumenthal Chiropractic P.C. v. Government Employees Insurance Company
701044/24 Ez Relief Medical, Pc v. Government Employees Insurance Company
701045/24 Ez Relief Medical Pc v. Government Employees Insurance Company
703093/24 Grand Avenue Services Inc v. GEICO
703373/24 Ez Relief Medical P.C. v. Government Employees Insurance Company

THURSDAY, JAN. 22

9:30 A.M.

705432/22 Tremont Chemist (B) v. American Transit Insurance Company
706757/22 Sherrie Rawlins Medical, P.C v. Progressive Casualty Ins. Co
700093/23 Gb Physical Therapy, P.C. v. American Transit Insurance Company
700241/23 Kmr Medical Care, P.C v. American Transit Insurance Company
701614/23 American Medical Initiatives Pc v. American Transit Insurance Company
701701/23 Aventura Chiropractic, Pc v. American Transit Insurance Company
702476/23 Astoria Organix Pharmacy v. American Transit Insurance Company
702557/23 Shop-N-Save Pharmacy, Inc v. Government Employees Insurance Company
702686/23 Tim Canty, Md PLLC v. American Transit Insurance Company
707792/23 Render Supply Inc A/A/O Donovan Townsend v. Government Employees Insurance Company
708976/23 Ocean A & R Pharmacy, As Assignee of Reggie Orr v. Allstate Insurance Company
700037/24 Advanced Recovery Orthotics Inc v. American Transit Insurance Company
701676/24 Fastamed Supply Inc v. MVAIC

Part 27

WEDNESDAY, JAN. 21

9:30 A.M.

706327/21 Gaia Chiropractic P.C. v. MVAIC
706330/21 Sh Medical P.C. v. MVAIC
706340/21 Bayside Drugs Inc v. MVAIC
710281/21 Top Choice Pharmacy Corp. v. MVAIC
700220/22 Sh Medical P.C. v. MVAIC
702245/22 Town Rx, Inc v. MVAIC
702873/22 True Health Pharmacy Inc v. American Transit Insurance Company
702931/22 Sh Medical, P.C. v. MVAIC
703740/22 Gamal Physical Therapy Pc v. MVAIC
704611/22 Roosevelt Family Chiropractic, Pc (B) v. Liberty Mutual Insurance
707027/22 Jmr Chiropractic v. American Transit Insurance Company
707381/22 Franklin Rx Inc v. American Transit Insurance Company
702822/23 Advantage Radiology, P.C. v. MVAIC
702823/23 American Medical Initiatives Pc v. MVAIC
703546/23 Franklin Square Services, Inc v. Avis Budget Car Rental, LLC
703982/23 Franklin Rx, Inc v. American Transit Insurance Company
704035/23 Jasoda Dhupan v. Allstate Insurance Company
705384/23 Franklin Rx, Inc v. American Transit Insurance Company
705384/23 Franklin Rx, Inc v. American Transit Insurance Company
705896/23 Tremont Chemist v. Government Employees Insurance Company
706063/23 Trinity Medical Healthcare Services Pc v. Allstate Insurance Company
706592/23 Jamaica Health Pharmacy Assignee of Kilvio Ortiz v. Maya Assurance Company
707017/23 Franklin Rx, Inc., v. American Transit Insurance Company
707039/23 Tremont Chemist v. Liberty Mutual Insurance
708242/23 American Medical Initiatives Pc As Assignee of Korey Smith v. MVAIC
708367/23 Franklin Rx, Inc., As Assignee of Katherine Montes v. American Transit Insurance Company
708889/23 Bay Rx Pharmacy, Inc v. American Transit Insurance Company
709048/23 Borukhov Radiology PLLC As Assignee of Johnny J Cabrera Ramon v. Integon National Insurance Company
701285/24 Metro Scripts Pharmacy v. State Farm Insurance Company
703322/24 Professional Balance Physical Therapy v. USAA General Indemnity Company
703536/24 Borukhov Radiology PLLC v. MVAIC
704276/24 Atlantis Surgery Center, LLC v. New York Marine and General Insurance Company
705372/24 Queens Spine Chiropractic P.C. v. GEICO
705373/24 Queens Spine Chiropractic P.C. v. GEICO
705376/24 Nds Physical Therapy P.C. v. GEICO
705377/24 Dynamic Medical Imaging, P.C. v. GEICO
705953/24 Queens Spine Chiropractic P.C. v. GEICO
706691/24 Lomis Acupuncture, P.C. v. State Farm Insurance Company
707132/24 Live Better Pharmacy Corp v. MVAIC
707134/24 Remodel Net Services, Inc. v. MVAIC
707135/24 Grand Avenue Services Inc v. MVAIC
707137/24 Remodel Net Services, Inc. v. MVAIC
707139/24 Borisco Inc v. MVAIC
707142/24 Safer Pharmacy Inc v. MVAIC
707171/24 Live Better Pharmacy Corp v. MVAIC
707174/24 Queens Radiology Imaging Pc v. MVAIC
707515/24 Suk Moon Hwang v. MVAIC
703363/25 Citimed Complete Medical Care Pc v. American Transit Insurance Company
703364/25 Citimed Complete Medical Care Pc v. Progressive Casualty Ins. Co.
703365/25 Citimed Complete Medical Care Pc v. American Transit Insurance Company
703367/25 Optimum Health Acupuncture P.C. v. American Transit Insurance Company
703369/25 Citimedical Services P.C. v. American Transit Insurance Company

THURSDAY, JAN. 22

9:30 A.M.

700407/24 American Medical Initiatives Pc As Assignee of Ortiz Jorge v. Lancer Insurance Company
701908/24 Ocean Radiology, P.C. v. MVAIC
701910/24 Queens Radiology Imaging Pc v. MVAIC
702741/24 American Medical Initiatives Pc v. MVAIC
702744/24 Queens Radiology Imaging Pc v. MVAIC
702751/24 American Medical Initiatives Pc v. MVAIC
702890/24 Im Rehab Pt, Pc v. MVAIC

FRIDAY, JAN. 23

9:30 A.M.

706927/23 Citimed Complete Medical Care Pc A/A/O Kalilou Said Bakayoko v. Great Northern Insurance Company D/B/A Chubb Group of Insurance Companies
707647/23 Advanced Physical Therapy A/A/O Diamonique Johnson v. Kemper Independence Insurance Company
708725/23 Chiropractic Evaluation Service P.C. v. New York Marine and General Insurance Company
709640/23 Render Supply Inc A/A/O Khalil Russell v. Progressive Casualty Ins. Co
701148/24 Neighborhood Physical Therapy, P.C v. State Farm Insurance Company
701150/24 Borukhov Radiology PLLC v. Hereford Insurance Company
702557/24 Franklin Rx Inc v. Travelers Ins Co
702911/24 Astoria Organix Pharmacy v. Travelers Ins Co
702954/24 Global Health Pharmacy Corp. (B) v. Travelers Insurance Company
703345/24 Franklin Rx v. USAA General Indemnity Company
703415/24 Mosaic Diagnostic Imaging v. MVAIC
703434/24 Medline Plus Pharmacy Inc v. MVAIC
703441/24 Advance Health Rx Inc v. MVAIC
703446/24 Bright Custom Supply Inc v. MVAIC
703455/24 Franklin Rx Inc v. USAA General Indemnity Company
703664/24 Welta Inc v. Hereford Ins. Co.
703819/24 Astoria Organix Pharmacy v. Travelers Ins. Co.
703859/24 American Medical Initiatives Pc v. MVAIC
703863/24 Mosaic Diagnostic Imaging v. MVAIC
704285/24 Citimed Complete Medical Care Pc v. Progressive Casualty Ins. Co
704297/24 Citimed Complete Medical Care Pc v. Elrac, LLC
704755/24 Citimed Complete Medical Care P.C. v. Progressive Ins. Co.

Part 30

WEDNESDAY, JAN. 21

9:30 A.M.

19093/24 Rolex Watch U.S.A., Inc. v. Wing-Yin "Alvin" Chow
4612/25 First National Bank of Omaha, A Subsidiary of First National of Nebraska Inc. v. Carmen M Sanchez
19575/25 First Funds LLC v. Thomas-Watson Enterprises LLC

THURSDAY, JAN. 22

9:30 A.M.

3489/23 Pamela Richardson v. Astin Aesthetics LLC
3489/23 Pamela Richardson v. Astin Aesthetics LLC
809/25 Oxalis LLC v. Erika Camila Jimenez
7342/25 Allstate Indemnity Company v. Michael Weiss
7342/25 Allstate Indemnity Company v. Michael Weiss
15211/25 Columbia Heights 136 LLC v. Elijah Williams
17209/25 Ezekiel G. Pommelle v. Nicola Balfour

FRIDAY, JAN. 23

9:30 A.M.

28600/21 Nycta Division of Paratransit v. Rikla Breitstein
26506/23 Mads Limited Liability Company v. Fancy Juice Bar Inc
5585/25 Schindler Elevator Corporation v. Fifth Avenue Committee
11781/25 David A Kaminsky & Associates, P.C. v. Siyuan Ma
14122/25 Artemis Wealth Advisors, LLC v. The Vl Studios, LLC

Part 32

THURSDAY, JAN. 22

9:30 A.M.

6956/25 Salico Gem Corp. v. Chaim Gross
9945/25 New York City Housing Authority v. 312 West 142Nd Street LLC

FRIDAY, JAN. 23

9:30 A.M.

15439/22 Career Group Inc v. Yigal-Azrouel Inc
7279/24 Skuteam Inc v. Peter Manning LLC
7279/24 Skuteam Inc v. Peter Manning LLC
16793/24 Sills Cummis & Gross Pc v. David Sitt

Part 32C

WEDNESDAY, JAN. 21

9:30 A.M.

6246/25 Three Rivers Federal Credit Union, Services By Upgrade, Inc. v. Adam Blackman

THURSDAY, JAN. 22

9:30 A.M.

10334/25 American Express Travel Related Services Company Inc v. Dr Smood Group Inc
12165/25 American Express Travel Related Services Company, Inc. v. Crana Electric Inc.

FRIDAY, JAN. 23

9:30 A.M.

100018/25 American Express National Bank v. Anthony Emile-Wagler

Part 34

WEDNESDAY, JAN. 21

9:30 A.M.

2561/23 Charles Lovett v. The Legal Aid Society
2561/23 Charles Lovett v. The Legal Aid Society
14887/24 Carman Williams v. Carl Wilkins M.D.
20068/24 David Brown v. City of New York
1133/25 New York City Housing Authority v. Helen O. Enigbonjaye
1133/25 New York City Housing Authority v. Helen O. Enigbonjaye
8359/25 Arya F Vayghan v. Uber Technologies Inc
8359/25 Arya F Vayghan v. Uber Technologies Inc
9288/25 Jerel Cardenas v. Ua LLC

THURSDAY, JAN. 22

9:30 A.M.

6890/17 Port Authority of New York & New Jersey v. Orlando Rodriguez
23810/23 Michelle Figarella v. Hair Lounge Ny
23810/23 Michelle Figarella v. Hair Lounge Ny
23810/23 Michelle Figarella v. Hair Lounge Ny
23810/23 Michelle Figarella v. Hair Lounge Ny
14462/24 Michelle Figarella v. Alex Gavrielov
14462/24 Michelle Figarella v. Alex Gavrielov
14462/24 Michelle Figarella v. Alex Gavrielov
14462/24 Michelle Figarella v. Alex Gavrielov
15700/24 Michelle Figarella v. Kayumova Lyubov
15700/24 Michelle Figarella v. Kayumova Lyubov
15700/24 Michelle Figarella v. Kayumova Lyubov
15700/24 Michelle Figarella v. Kayumova Lyubov
13485/25 William Roberson v. Heather Dawn Benally
16253/25 Green & Cohen P.C. v. 2268 Bronx Equities LLC

FRIDAY, JAN. 23

9:30 A.M.

28515/19 Port Authority of New York & New Jersey v. Nisha Singh
405/26 Kamal Chekhaoui v. Extra Space Storage

Part 34C

WEDNESDAY, JAN. 21

9:30 A.M.

12546/24 JPMorgan Chase Bank, N.A. v. Alyanna S Camacho

THURSDAY, JAN. 22

9:30 A.M.

7422/14 Midland Funding LLC v. Jessica Camacho
12673/23 Cavalry Spv I, LLC, v. Jesus Nunez Ferreira

FRIDAY, JAN. 23

9:30 A.M.

56429/10 Midland Funding LLC v. Evelyn Montalvo
25213/13 Major Leroy Street, Corp. v. Sherry Bryant
28600/21 Nycta Division of Paratransit v. Rikla Breitstein
5864/22 Ascendus Inc v. Carlos D. Gonzalez
18504/24 American Express National Bank v. Sayeeda Mentor
18505/24 American Express National Bank v. Christopher Pena

Part 35

WEDNESDAY, JAN. 21

9:30 A.M.

21757/24 Mark Dye v. Public School Athletic League

THURSDAY, JAN. 22

9:30 A.M.

2897/25 Lal E233 Management Co, LLC v. Stefany Moreno

Part 35C

THURSDAY, JAN. 22

9:30 A.M.

103876/25 American Express National Bank v. Bobby Craft

FRIDAY, JAN. 23

9:30 A.M.

23771/24 American Express National Bank v. Christian Cerna

Part 40

WEDNESDAY, JAN. 21

9:30 A.M.

700337/21 Custom Rx Pharmacy LLC v. Broadspire
704891/24 Ai Ortho Inc v. Ace American Insurance Company

THURSDAY, JAN. 22

9:30 A.M.

701277/23 Greater Health Through Chiropractic, P.C. v. Government Employees Insurance Company
703883/24 Custom Rx Pharmacy, LLC. v. MVAIC

Part 41

WEDNESDAY, JAN. 21

9:30 A.M.

706766/21 Advantage Radiology P.C. v. MVAIC
700236/22 Sh Medical P.C. v. MVAIC
700759/22 Arch Phamacy Inc v. MVAIC
700788/22 American Medical Initiatives Pc v. MVAIC
701587/22 Ness Multi Services, Inc v. MVAIC
702956/22 American Medical Initiatives Pc v. MVAIC
703764/22 Skillman Chemists Corp v. MVAIC
704434/22 Nyc Care Pt, Pc v. MVAIC
704434/22 Nyc Care Pt, Pc v. MVAIC
704510/22 Basem Mansour Pt, Pc v. MVAIC
702057/23 Astoria Organix Pharmacy v. State Farm Mutual Automobile Insurance Company
703866/24 American Medical Initiatives Pc v. MVAIC
704898/24 Nikoros Supply Inc. v. MVAIC
705218/24 Trinity Medical Heltcare Services Pc v. USAA General Indemnity Company
705848/24 Meds and Beyond Inc v. Elrac Inc C/O Elco Administrative Services
706442/24 Grand Avenue Services Inc v. MVAIC
706873/24 Reactive Physical Therapy P.C. v. MVAIC
708017/24 Grand Avenue Services Inc As Assignee of Long Lee Oscar v. MVAIC
703072/25 Rio Medical Solutions Corp. v. State Farm Mutual Auto Ins. Co.

THURSDAY, JAN. 22

9:30 A.M.

702181/20 Custom Rx Pharmacy LLC v. Avis Buidget Car Rental LLC
702346/21 Metropolitan Surgical Services LLC v. MVAIC
700212/22 Citimed Services, Pa v. MVAIC
700213/22 Healthplus Surgery Center, LLC. v. MVAIC
702068/22 Englinton Medical, Pc v. MVAIC
702069/22 Lomis Acupuncture, Pc v. MVAIC
703131/22 Be Active Pt, Pc v. MVAIC
704215/23 John Street Pharmacy, LLC v. MVAIC
705738/23 Bay Rx Pharmacy, Inc. v. MVAIC
706224/23 John Street Pharmacy, LLC v. MVAIC
707136/23 Bay Rx Pharmacy Inc. Assignee of Asrick Hinds v. MVAIC
707715/23 Nyc Discount Pharmacy Inc As Assignee of Daniel Kagan v. Travelers Property Casualty Insurance Company
707985/23 Kings Highway Physicians Group, PLLC As Assignee of Caleb Saint-Brice v. State Farm Insurance Company
704640/24 American Medical Initiatives Pc v. MVAIC
705065/24 Kmr Medical Care, P.C. v. State Farm Insurance Company
705154/24 Colin Clarke , M.D. v. State Farm Insurance Company
705886/24 Petrychenko Physician Pc v. MVAIC
707078/24 Remodel Net Services, Inc v. MVAIC
707090/24 Mosaic Diagnostic Imaging v. MVAIC
707551/24 Live Better Pharmacy Corp v. MVAIC
707804/24 United Care Medical PLLC. v. State Farm Insurance Company
708021/24 Mosaic Diagnostic Imaging As Assignee of Brian Miller Smith v. MVAIC
708034/24 Linden Orthopaedics, P.C. As Assignee of Adan Villegas Ibarra v. MVAIC
708145/24 J Sports Medicine P.C. v. State Farm Insurance Company
700096/25 Anjani Sinha Medical, P.C. v. State Farm Insurance Company
700940/25 Citimed Complete Medical Care Pc v. Permanent General Assurance Corporation
701371/25 Anjani Sinha Medical Pc v. State Farm Insurance Company
703041/25 Foot & Ankle Orthopedic P.C. v. State Farm Insurance Company
703281/25 Shenouda Safwat Rgheb v. State Farm Insurance Company

FRIDAY, JAN. 23

9:30 A.M.

700949/21 Healthwise Medical Associates P.C. v. MVAIC
707138/21 Jean-Pierre Georges Barakat v. State Farm Insurance Company Csc Services
700835/22 American Medical Initiatives Pc v. MVAIC
702387/22 American Medical Initiatives Pc v. MVAIC
702748/22 Hasanuzzaman Medical Care P.C v. MVAIC
702959/22 Apogee Multi Services, Inc. v. MVAIC
703446/22 Paragas Multi Services, Inc v. MVAIC
706712/22 Sky Radiology, P.C. v. MVAIC
702277/23 Metropolitan Medical & Surgical, P.C. v. MVAIC
706013/23 Comfort Care Np In Family Health Pc As Assignee of Harry Bermudez v. State Farm Insurance Company
708040/23 Orthocare Supplies, Inc. As Assignee of Manuel Chocho Villa v. MVAIC
702138/24 Mala Rx, Inc. v. New York Central Mutual Fire Insurance
706311/24 Bayside Drugs Inc v. MVAIC
708002/24 Third Avenue Imaging, L.L.C. As Assignee of Israel Velasquez v. MVAIC
700578/25 Leader Rx Pharmacy LLC v. MVAIC
702096/25 American Transit Insurance Company v. Sally Konate
702775/25 Agasaky Multi Services, Inc. v. MVAIC

HOUSING COURT

Part B Resolution Part

Judge Kraus
Phone 646-386-5529
Room 1166, 9:30 A.M.

Part C Resolution Part

Judge Arlene H. Hahn
Phone 646-386-5537
Room 844, 9:30 A.M.

Part D Resolution Part

Judge Gonzalez
Phone 646-386-5527
Room 524, 9:30 A.M.

Part E Resolution Part

Judge Schreiber
Phone 646-386-5523
Room 526, 9:30 A.M.

Part F Resolution Part

Judge Anne Katz
Phone 646-386-5535
Room 830, 9:30 A.M.

Part G Resolution Part

Judge Kaplan
Phone 646-386-5533
Room 823, 9:30 A.M.

Part H Resolution Part

Judge Spears
Phone 646-386-5526
Room 523, 9:30 A.M.

Part N Trial Part

Judge Saxe
Phone 646-386-5531
Room 819, 9:30 A.M.

Part O Trial Part

Judge Wendt
Phone 646-386-5539
Room 855, 9:30 A.M.

Part P Trial Part

Judge Wendt
Phone 646-386-5539
Room 855, 9:30 A.M.

Part Q Resolution Part

Judge Kaplan
Phone 646-386-5533
Room 823, 9:30 A.M.

Part R Trial Part

Judge Stoller
Phone 646-386-5543
Room 851, 9:30 A.M.

Part S Trial Part

Judge Klein
Phone 646-386-5532
Room 820, 9:30 A.M.

Part T Trial Part

Judge Saxe
Phone 646-386-5531
Room 819, 9:30 A.M.

Part U

Judge Martino
Phone 212-360-4123
Room (Harlem),

Part

Judge T.B.A.

Bronx County

SUPREME COURT

EX PARTE AND URGENT MOTIONS PART

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

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TRIAL TERM
718-618-1248

SUPREME COURT

Individual Assignment Parts

Day Calendar

Court Notices Key to Submission Motion Calendar

FS = Fully submitted.

FSN = Fully Submitted, No Opposition

ADJ=adjourned to the marked date for oral argument in the above calendar part. Answering papers are to be submitted on the original return date in Room 217.

* * *

MENTAL HYGIENE PART

Justice TBA

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted virtually at Bronx Supreme Court-Civil Term, 851 Grand Concourse, Bronx, NY 10451, Room TBA, every Wednesday, commencing at a time TBA.

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted in person at Bronx Supreme Court-Civil Term, 851 Grand Concourse, Bronx NY 10451, Room TBA, every Thursday, commencing at a time TBA.

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted virtually for the Community Assisted Outpatient Treatment Calendar at Bronx Supreme Court- Civil Term, 851 Grand Concourse, Bronx, NY 10451, Room TBA, every 2nd and 4th Friday of each month, commencing at a time TBA.

SUPREME COURT

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

Trial Assignment Part

Justice Joseph E. Capella
Phone 718-618-1201
Room 711, 9:30 A.M.

WEDNESDAY, JAN. 21

803351/24 A.S. An Infant By His Father And Natural Guardian v. Mount Sinai West
814757/21 Abreu Monegro v. L & R & G Contractors Corp.
25571/17 Acevedo v. Holland
816233/25 Aybar v. Sampath M.D.
803716/22 Ball v. Torres Apts. Housing Dev. Fund Corp. Et Al
26905/19 Bathgate 1 LLC v. Ledesma Angeles
30042/20 Batista v. Langsam Prop. Services
810293/21 Bencosme v. 1683 Unico
803752/22 Biney-Amissah v. Pimentel-Mejia
809773/22 Black v. 1394 B.P.R. Rlty. Corp.
811025/22 Blake v. Kingdom Royale Hair N Body, Inc. Et Al
28502/17 Burris v. Balbuena
811527/22 Caldwell v. Elevation Equities Inc. Et Al
807067/21 Camps v. NYCHA
21723/15 Colon v. Sabo
30342/17 De Leon v. NYCTA
812621/22 Delts v. NYCTA Et Al
27232/18 Diaz v. Vivar-Martinez
31087/18 Famula v. Kiewit-Weeks-Massman
802708/24 Foster v. NYCH&HC Corp.
21576/16 Gonzalez v. Montefiore Medical Center
810456/21 Guevara v. Harlem Park Associates LLC. Et Al
808371/22 H. v. NYCTA Et Al
801511/25 Harrison v. Townhouse Center For Rehabilitation And Nursing Et Al
25903/20 Hickman v. Jj Matthews Inc.
300832/17 Kouame v. Alvarenga
31394/19 Larosa v. Diaz
26301/20 Maradiaga v. Baez
25308/20 Maslov v. Nathan Hale Gardens LLC
309605/11 McCoy v. Lvovsky
23383/19 Medina v. Delta Air Lines, Inc.
809140/21 Mercado v. Coyt
802048/21 Morales Mena v. M.H.J. Motel Corp.
300658/17 Morales v. Moreno
304309/13 Ortiz v. Boamah
803663/22 Padmore v. Guity
34939/19 Parrott v. Martinez-Ramirez
815464/22 Payamps v. Msga V111 LLC
816507/21 Perlleshi v. Berrios
23419/20 Quiles v. NYCTA
21504/16 Ramirez v. Oladetimi
800428/25 Ransom v. Hudson Pointe Acquisition
804949/21 Rhoden v. Kingsbridge Optometric Eye Care
35830/20 Rojas v. Miami Wireless LLC
813142/21 Rondon v. East 202 St. LLC
34904/19 Roque v. Vibes of One LLC
21769/18 Saduzy v. Mazumder
812761/23 Salej v. Figueroa
23227/20 Santiago v. Duncan
29068/20 Sealey v. Caceres
810573/22 Seise v. Tirado
34658/20 Smith v. Phipps Houses Services, Inc.
800973/25 The Estate of Ismael Mejias Deceased v. Concourse Rehabilitation And Nursing Inc.
804946/21 Thompson v. McCartney
28633/20 Torres Corona v. 500 W25th Owner LLC
816346/23 Underdue v. Wfha Park Ave. LLC Et Al
805058/22 Urbaez v. Parkash
21404/20 V. v. Hoyt N.P.
29067/18 Ventura v. Marte
806566/21 Volquez v. Bronx 2120 Crotona Ave. L.P.
801216/21 Wheeler v. NYCHA
34619/18 Yardon v. Alam

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, JAN. 21

816662/24 Burgos v. A. Duie Pyle, Inc. Et Al
29491/18 Bynes v. NYCH&HC And
826687/25 in The Matter of The Application of Ana Martinez-Castillo v. NY Stock Exch., Inc. C/o Intercontinental Exch.., For An Order For Pre-Action Discovery, Pursuant To Cplr 3102(c)
816329/24 Valdez v. Monegro De La Rosa

THURSDAY, JAN. 22

300992/13 Jorge v. Mercedes

Part 3

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

WEDNESDAY, JAN. 21

33072/20 Ajaero v. NYC
33076/19 Anderson v. NYC Police
308585/11 Cruz v. NYC
28573/20 D. v. NYC
817174/22 Escalera v. NYC Et Al
803029/23 Galvez v. NYC Et Al
817328/23 Harster v. Martino
24729/19 Hazelton v. NYC
23885/17 Lopez v. NYC
805139/22 Martinez v. NYC Et Al
26405/19 Michael v. NYC
300797/15 Miranda v. NYC
300328/16 Morales-Ortiz v. NYC
808555/21 Naccari v. NYC
22540/17 Nunez v. NYC
303760/12 Panzarino v. 349 Fifthe Ave LLC
20755/15 Pena v. NYC
20991/19 Petrie v. Split Rock Rehabilitation
304081/15 Rodriguez v. NYC
800102/23 Santos v. Jiminez Rodriguez
22013/19 Timmons v. Praylow
31383/18 V. v. NYC
809454/22 Washington v. NYC Et Al

THURSDAY, JAN. 22

22489/18 Alonso v. Con Ed Co.
808554/21 Carty v. NYC Et Al
826674/25 Cush v. NYC
810244/24 Espanol v. NYC Et Al
821856/25 in The Matter of The Application of Bernard Turner v. NY Police Dept.
819561/23 Lewis v. NYC Et Al
819565/23 Lewis v. NYC Et Al
825653/25 Ruiz Rojas v. Woodstock Terrace Mutual Housing Corp. Et Al

Part 4

Justice Andrew J. Cohen
Phone 718-618-1212
Room 413, 9:30 A.M.

WEDNESDAY, JAN. 21

24225/19 A. v. Nathan Littauer Hosp.
813771/24 Amoani v. Garcia Collado
806377/25 Aulet v. 2010 Powell LLC
808010/23 Baron v. Pmc Bx
816503/24 Bermeo v. Hylton
808122/25 Bhatti v. Masih
810201/24 Brown v. Cortez
810015/23 Bustamante-Garcia v. Wasaf 164 LLC Et Al
808185/25 Canela v. Stossel
808634/23 Castillo v. 2607 Equities LLC Et Al
803827/25 Chokheli v. Allister
801446/25 Clark v. Duran
806467/23 Cruz v. Riverbay Corp.
807804/24 Cruz v. Neighborhood Renewal Housing Dev. Fund Corp. Et Al
28207/20 Davis v. Merchant Funding Services Corp. Et Al
801566/24 Davis v. Porter
805255/24 De Los Santos v. Almar Supplies Inc., Et Al
811749/24 De Los Santos v. Almar Supplies, Inc. Et Al
804962/24 Duran v. 1225 Sheridan Tic 1226 LLC Et Al
810124/25 Flores v. Shoshana
801640/23 Garrido v. Aquinas Housing Corp. Et Al
813507/22 Gonzalez v. 1 Madison Office Fee LLC Et Al
808569/25 Griffin v. Williams
816946/23 Grullon v. Archdiocese of NY Et Al
803828/25 Harrison v. Nacia Housing Dev. Fund Co. Inc.
803249/25 Kennedy v. Green Earth Captal LLC Et Al
812805/24 Liriano v. North State Rlty. Associates LLC D
816144/24 Lora v. Ventura
32030/18 Mestre v. Parkchester South
806807/25 Miranda v. 401 Park Ave. South Associates LLC.
808810/24 Nelson v. Al-Gabri
807189/23 Ortiz v. Reliant Rlty. Services
815315/24 Phillips v. Polanco
818651/22 Pinckney v. C&N Liquor Corp. D/b/a C&N Wine And Liquor Et Al
819291/23 Ponce v. Foohing Kitchen Et Al
807957/24 Raba v. Jehad Y Ibrahim LLC Et Al
808709/24 Rogers v. Workmens Circle Multicare Center Et Al
25995/20 Samuel v. De La Nuez Hernandez
800323/24 Samura v. Carmel Const. East
807455/21 Seward Housing LLC A/a/o Steward 2025 LLC v. Dominiquez
806211/25 Silveira-Freeman v. Lopez
807264/25 Taylor v. The Institutes of Applied Human Dynamics Inc Et Al
805746/25 Vega v. Global Const. & Contracting Et Al
816319/24 Vera Vaidal v. Island Acoustics LLC. Et Al
807917/23 Worth v. Trevcon Const. Co.

THURSDAY, JAN. 22

811972/25 in The Matter of The Application of The Progressive Advanced Ins. Co. v. To Stay The Arbitration Sought To Be Had By Lloyd Lindo Et Al
1395/25 Jackson v. Mopntefiore Medical Center North Div. Adult Mental Health Clinic
30039/19 L v. Cap 1786 Topping LLC.
25357/18 Novaj v. Nysandy3 Nbp1 LLC
814953/22 Pacariz v. Home Depot U.S.A., Inc. Et Al
809917/23 Pittman v. E & G (NY) Rlty. LLC Et Al
813160/22 Santana De Vandepool v. Bragreis Rlty. Corp Et Al
807641/24 Ugwunali v. NYCHA

Part 5

Justice Alison Y. Tuitt
Phone 718-618-1224
Room 415, 9:30 A.M.

WEDNESDAY, JAN. 21

800871/24 Abreu Feliz v. 119 Sutphin Rlty. Corp. Et Al
812958/24 Acquah v. Flores III
30666/18 Arias v. Lafayette Ave. LLC
2907/25 Barthelemy v. Cepeda
812866/24 Bass v. NYCHA
805123/24 Black v. Penske Truck Leasing Corp Et Al
30225/20 Caceres v. Mgx Phase 1 F Housing
808649/24 Charpoca Cardenas v. Mjh Const. Corp Et Al
815113/21 Cordero Soto v. Cortelyou Tower LLC Et Al
810566/24 Cruz v. 85 East 158th St. LLC
801727/25 Diaz Ramirez v. Union Community Health Center Inc. Et Al
801057/25 Disla Clase v. Adm Trucking Inc. Et Al
813617/24 Edmond v. Lora
32069/20 Ferreira v. Yankee 167 Rlty. Estates LLC
23379/17 Garay v. NYC
810395/23 Garcia v. Daybreak Independent Services, Inc.
807097/24 George v. 1100 Wyatt LLC
809893/22 Gomez v. Third And Thirty-Four LLC Et Al
819822/23 Gonzalez v. C&W Facility Services Inc.
811331/22 Gordon v. Flair Beverages Corp. Et Al
811678/25 Grady v. Toure
810812/21 Gran v. Diamantis
27270/20 Gunsaulus v. Barrie
808579/24 Hernandez v. Crompton
6853/24 Hodge v. Parkchester Preservation Mgt.
806400/24 Hyatt v. College Ave. Rlty.
825713/25 in The Matter of The Application of 425 Westchester Fee Owner v. Gotham Equipment & Rigging LLC
822527/25 in The Matter of The Petition of J.G. Wentworth Originations v. Pacific Life And Annuity Co. Et Al
26776/19 Jansen v. Montas
809318/25 Jenkins v. Core Erectors
821118/24 King v. Toure
820662/24 Labour-Novas v. Martinez
810705/24 Lara v. Gc 192 LLC Et Al
809836/24 Lopez Reyes v. United Parcel Service, Inc. Et Al
818368/24 Lopez v. Fl Transportation, Inc. Et Al
805213/23 Lukomski v. Ogden Ave. Ltd. Partnership Et Al
33527/19 M. v. Morales
809745/24 Maestre v. Rosa Fernandez Restaurant Corp
814804/23 Martinez v. 1565 Gc LLC Et Al
814303/24 Medina v. Lamura Rlty. LLC Et Al
814855/24 Morales-Gonzalez v. Smith
801806/25 Morel Santana v. Arcenio Ramirez
802519/25 Mota v. Pipco Transportation Inc Et Al
811837/21 Neil v. Emil Mosbacher Real Estate
34294/20 Oliver v. Yonkers Racing Corp. Et Al
27119/15 Pagan v. Aldo
816982/24 Peralta Pena v. Woolridge
810571/25 Perez Rosario v. Greater NY Corp. of Seventh-Day Adventists Et Al
808251/25 Perez v. Balde
804085/22 Pickett v. Corner View Residence LLC Et Al
803847/24 Pickett v. Highbridge Hotel Inc.
817766/24 Quintana v. Mateos Logistics LLC Et Al
1107/24 Quintana v. Parkchester Apts. LLC
803484/25 Recio v. Lk Comstock & Co. LLC Et Al
800539/25 Richards-Binns v. Portmore Delivery Service Corp. Et Al
809933/24 Rivera v. West
808308/21 Roble Gonzalez v. Villanueva
812357/24 Rodriguez De Mejia v. Bx 1090 LLC And Et Al
809244/22 Rodriguez v. Schindler Elevator Corp. Et Al
804742/25 Roman v. Amazing Logistics, Inc. D/b/a Prime Et Al
805968/22 Rosado v. Overing Properties Inc. Et Al
808073/24 Saha v. Borchick
817679/23 Santana v. The Puerto Rican Organization To Motivate
807962/23 Saunders v. Nordstrom, Inc. Et Al
810067/22 Smith v. True Care Solutions
814318/24 Taveras v. Amazon Logistics, Inc. Et Al
802348/24 Thompson v. Hudson 46 Inc D/b/a Harbor NYC Et Al
807560/24 V. v. 2009 Cruger LLC. Et Al
810900/24 Wise v. Leemilt's Petroleum, Inc. Et Al
800599/25 Wright v. Bartow Hldgs. LLC. Et Al
814116/25 Yuli v. Mr Logistics LLC Et Al
811571/21 Zaldivar v. 1049 Fox St. Housing Dev. Fund Corp. Et Al

THURSDAY, JAN. 22

24505/19 A & S Waterproofing v. C. P. Restoration, Inc.
802330/21 Beltre De Los Santos v. Urban Horizons II Housing Dev. Fund Corp. Et Al
33756/20 Dejesus v. McDonald's USA
300554/15 Everett v. Pinnock
302289/16 Guzman v. 116 Westco
300070/14 Johnson v. Parkchester North Condominium
811737/24 Lopez v. Island Transportation Corp. Et Al
802303/22 Mosquea De Cruz v. The George Units
814382/23 Rojas v. Hp Sherman Creek Housing Dev. Fund Co., Inc. Et Al
21629/19 Shim v. Project Renewal Inc.
817439/22 Vincent v. Husain
28594/20 Werts v. King Fook Rlty. Corp.

Part 6

Justice Laura G. Douglas
Phone 718-618-1246
Room 811, 9:30 A.M.

WEDNESDAY, JAN. 21

808558/25 Diaz Valdez v. Eagle Express Transport LLC Et Al
817661/25 Diaz v. Dicicco
260257/14 Gutierez v. Rybak Firm
821129/25 Izquierdo Macias v. Alam
801325/25 Lvnv Funding LLC v. Ambrose
816309/25 Romero Alvarez v. Velez

THURSDAY, JAN. 22

30809/19 C. v. 48 St. Nick LLC
24534/16 Small v. Deutsche Bank Nat. Trust

Part 7

Justice Wilma Guzman
Phone 718-618-1288
Room 624, 9:30 A.M.

WEDNESDAY, JAN. 21

807624/21 Difo v. Bronx Park Phase II Preservation
820318/23 Hidalgo v. Prospect Ave Estates LLC Et Al

Part 8

Justice Bianka Perez
Phone 718-618-1205
Room 704, 9:30 A.M.

WEDNESDAY, JAN. 21

42028/24 American Transit Ins. Co. v. Miranda
816804/24 Chia v. Smajlaj
820214/25 Garcia v. Garcia
29015/18 Ginebra v. Lacker Jr.
803502/24 Henderson v. Riverdale Equities Ltd Et Al
4600/24 Hines v. Doccs
801626/24 Lopez-Ruperto v. New Day Housing Corp.
29240/20 Olsen v. Figueroa
800735/22 Perez v. Parkset Allendale St.
802768/24 Poma Otero v. Whitmore
42013/25 Rivera-Moris v. Pinicon Logistics Inc. Et Al
815436/22 Sycona Jones v. 3030 Valentine Ave Owner LLC

Court Calendars Continued On Page 18