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IN BRIEF

Leaner SEC Workforce Won't Weaken Market Oversight, Atkins Says

The U.S. Securities and Exchange Commission will need to fill openings left by hundreds of recent staff departures, SEC Chair Paul Atkins told Congress on Tuesday while insisting the agency can continue to be a strong regulator of financial markets with fewer workers.

"There are 600 and some odd people who left," Atkins said during an oversight hearing before the House Appropriations Subcommittee on Financial Services and General Government. "So I think we miss obviously their expertise but I think that we have plenty of good expertise there at the commission and I intend to tap into that."

Atkins said SEC staff is down 15% since Oct. 1 due to voluntary separations, early retirements and the administration's Fork in the Road deferred resignation program. One year ago, the commission had 5,000 employees and 2,000 contractors, he testified. Today the agency is down to about 4,200 employees and 1,700 contractors.

"These departures leave vacancies that in many cases need to be filled," Atkins said in his opening statement.

The subcommittee's ranking Democrat doubted that the departures were truly voluntary, saying they were led by Elon Musk's Department of Government Efficiency rather than internally at the commission. Rep. Steny Hoyer of Maryland added that the staff reductions weaken the SEC's ability to be a strong enforcer at a time of high market volatility.

But Atkins said, "We're getting the job done."

"I definitely share your concern to make sure that we fill the spots that are needed," Atkins added. "But I think it's good to every once in a while have a house cleaning and to have a reorganization."

Rep. Mark Alford, R-Missouri, asked about a provision in the Republicans' large spending bill that would eliminate the Public Company Accounting Oversight Board and transfer its duties to the SEC.

Atkins said the commission is "fully capable" of taking on the PCAOB's work.

The SEC currently has rulemaking and budget authority over the PCAOB, which oversees auditors of publicly traded companies and was created by the 2002 Sarbanes-Oxley Act. The House Financial Services Committee voted this month to advance the proposal as part of President Donald Trump's "One Big Beautiful Bill."

The SEC will "accommodate whatever you decide," Atkins said. "And obviously we would need resources to do that."

—Dan Novak

Shell Nigeria Convinces NY Federal Court to Nix Contractor's $58M Breach Suit

Shell Nigeria won the dismissal of a $58 million lawsuit alleging it used money intended for a Nigerian government contractor to bribe officials into accepting an oil and gas processing facility.

Represented by Am Law 100 firm Haynes Boone, the Shell Petroleum Development Company of Nigeria Ltd. successfully argued that the U.S. District Court for the Southern District of New York lacked the jurisdiction to hear a case brought in October by Forstech Technical Nigeria Ltd.

U.S. District Judge Paul Engelmayer agreed, noting that Shell Nigeria is incorporated in Nigeria, which is also the site of the oil and gas processing facility at the heart of the case.

Forstech had argued that Shell Nigeria's export activities to the U.S. were enough for a U.S. court to hear the case. But Engelmayer refuted the argument, saying Forstech needed to show that Shell Nigeria has specific contacts to » Page 4

DECISIONS OF INTEREST

First Department

PERSONAL INJURY: **Summary judgments denied in Child Victims Act case.** *R.G. v. Archdiocese of N.Y., Supreme Court, New York.*

CONTRACTS LAW: **Default judgment denied; plaintiff failed to give excuse for delay.** *Kapitus Servicing, Inc. v. Temple Bldrs., LLC, Supreme Court, New York.*

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PRODUCTS LIABILITY: **Suit over undergarment offers unsupported legal conclusions, is dismissed.** *Guarracino v. Kimberly-Clark Corp., SDNY.*

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CIVIL PROCEDURE: **TILA, EFTA claims time-barred; supplemental jurisdiction's exercise declined.** *Griffith v. Citi Bank/Cecking Plus, EDNY.*

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INSIDE LAW JOURNAL

First Friends, Now Partners: 'All-Collar' Defense Firm Sarafa Zellan Opens for Business

BY EMILY SAUL

THE DEFENSE bar knows Melinda Sarafa and Andrea Zellan as trial-seasoned lawyers and devoted advocates. But they share another, less-well-known experience: as preteens, they both worked in their families' True Value Hardware franchises in the late 1970s.

COURTESY PHOTOS

Melinda Sarafa and **Andrea Zellan**, founding partners of Sarafa Zellan

While neither of them attributes that exposure to their interest in the law, they say it did teach them to be self-sufficient, resilient and detail-oriented.

All of which are important qualities when deciding to open a law firm, as they did last month when Sarafa Zellan joined the New York legal scene.

"I think you can always ask the question, 'What's the right time?'" Zellan said. "We've been friends for a long time, we were thinking about how to evolve our careers, and she and I were talking and all of a sudden it was like, 'Wait a » Page 8

ROLLAND SMITH PHOTOGRAPHY

Wendy Zeng, **Anica Johnson**, and **Anya Patterson** with **Judge Judy Sheindlin**

Judge Judy Sheindlin Makes Surprise Visit at NYLS Commencement Ceremony

BY CHRISTINE CHARNOSKY

JUDGE Judy Sheindlin surprised the graduates of New York Law School's commencement on Monday, exactly 60 years to the day after her own graduation from the law school.

Sheindlin was joined by her daughter, Nicole, who graduated from NYLS in 1993, and her granddaughter, Sarah Rose, who graduated from NYLS in 2022, to surprise the 2025 graduates.

Among the 2025 graduates were three inaugural recipients of the Judge Judy Sheindlin Honors Scholars Program, which Sheindlin established three years ago at her alma mater to benefit women in law, primarily those who have financial needs.

The inaugural scholars include Anya Patterson, of the Bronx, who was selected to receive the New York State Government Excelsior Fellowship after graduation; Anica Johnson, of Queens, who will be a Clerk for a Family Court Judge in Maryland; and California-native Wendy Zeng, who graduated cum laude, will be a Judicial Clerk to the Honorable Melissa Crane in the New York County Supreme Court, Commercial Division.

"Always seek to do the right thing and be guided by your legal and moral principles," she told the honorees during NYLS's 133rd commencement ceremony Monday. » Page 8

Lawmakers, Bar Advocates Lobby For Ending Constitutional Cap on Supreme Court Judges

BY BRIAN LEE

ALBANY lawmakers and the New York City bar lobbied on Tuesday for a proposed constitutional amendment that would ask statewide voters in 2026 to eliminate an archaic 1846 population-based cap that allocates one state Supreme Court justice per 50,000 inhabitants in judicial districts.

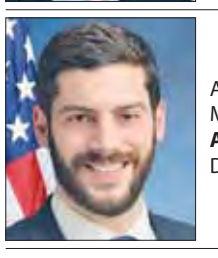
Advocates of the bipartisan-supported bill, the Uncap Justice Act, which also has the backing of Gov. Kathy Hochul and others, say it would increase the number of trial court judges, enabling litigants to get their days in court more quickly.

Backers say the current limit on state Supreme Court judgeships is to blame for an untenable backlog in the New York court system, leaving judges with overwhelming caseloads and forcing New Yorkers to wait longer than they should have to for justice.

During the lobbying effort in Albany, Muhammad U. Faridi, president of the 20,000-member New York City Bar Association, said:

"For far too long, New York has struggled with an insufficient and inadequate number of judges in

State Sen. **Brad Hoylman-Sigal,** D-Manhattan



Assembly Member **Alex Bores**, D-Manhattan

Supreme Court, relying on temporary and inadequate stopgap measures" that fail to meet the state's growing and complex judicial needs.

The constitutional cap is partly to blame, he said, and the outdated formula doesn't account for the actual volume or nature of cases, and it's "created a systematic and systemic shortfall that undermines justice across the state."

Faridi noted the state resorts to assigning judges from other courts to serve as acting state Supreme Court justices, a "rob- » Page 8

Firms Suing Trump Administration Lately Skew Away From M&A-Heavy Practices, Court Records Show

BY DAN ROE AND SAMSON AMORE

BY the time the Trump administration began targeting law firms through executive orders and presidential actions, at least 14 Am Law 200 firms of varying sizes and specialties had already filed suits on behalf of clients against the administration.

But after the executive orders began to drop, the balance of Big Law firms suing the administration skewed away from Am Law 50 firms with corporate-heavy practices, according to an American Lawyer review of cases compiled by the Civil Rights Litigation Clearinghouse and Just Security.

Mirroring the M&A-heavy cohort of firms that made deals with the administration after learning they'd been targeted, firms that are more renowned for their transactional practices than litigation have been almost absent in litigation against the administration since early March, the analysis found.

Litigating against the current Trump administration has looked increasingly risky for large law firms after the Trump administration began targeting law firms, starting with a presidential memo against Covington & Burling on Feb. 25 and then a March 6 executive order against Perkins Coie. Trump then hit Jenner & Block on March 25, Wilmer Cutler Pickering Hale and Dorr on March 27, and Susman Godfrey on April 9 with executive orders, all referencing » Page 4

How Law Firms Are Planning for Some 'Rocky' Times Ahead

BY ANDREW MALONEY

LAW firms and businesses in general could be in for a "rocky" next few quarters, industry analysts say. How should they prepare for an economically shaky period ahead? Law firm leaders and industry observers say it's a matter of understanding and tracking their business, as well as being clear about their aspirations. Some are already shifting attorneys from slower practices to busier ones, or easing up on hiring.

Just because there's some softness or uncertainty in the near-term doesn't mean a firm should nix its long-term plans to do that merger, add that group, or open that office. At the same time, a firm that's still overcapacity in certain practices or certain rungs of experience may revisit its hiring, or redeploy lawyers to areas that are bound to be busier, such as litigation, employment and restructuring.

And some firms this year will be more disciplined in billing and collection efforts, consultants say, even if it means penalizing more attorneys for not entering their time.

To be clear, the legal industry made some real demand and billing rate gains in Q1, after the U.S. shifted trade policy, which led to

Kent Zimmermann, Zeughauser Group

law firms being "flooded" with client demand at the end of Q1.

However, economic forecasters still think the likelihood of a recession in the U.S. in the next 12 months is roughly a coin flip, according to this month's Blue Chip Economic Indicators Report, which also noted that tariffs and federal employment cuts have ratcheted up uncertainty.

For firms, it "makes sense to stick with the plan if doing so accelerates the partnership's progress getting to where it was already planning to go," said Kent Zimmermann, a law firm consultant with Zeughauser Group. "So if there's an acquisition or merger, for example, on the table, if that accelerates progress toward achieving what the partnership was trying to achieve…it makes sense to continue."

He added in an interview that's not always the case. His consultancy counsels firms to comb through their performance rela- » Page 4

New York Law Journal Inside

Q & A

Hogan Lovells Partner Takes On Broadway With Producing Debut

BY ABIGAIL ADCOX

HOGAN Lovells partner Doug Fellman has lately taken on a new position: Broadway producer.

Fellman, who by day represents public and private companies, board committees and individual officers in government and internal investigations, is also a producer for the new Broadway musical "Buena Vista Social Club."

The musical earned 10 Tony Award nominations this year, including for best musical.

Fellman got involved in the behind-the-scenes work on Broadway in recent years, making his producing debut at the beginning of this month.

Despite working as a producer on Broadway, Fellman, who is based in Hogan Lovells' D.C. office, also maintains his full-time white-collar defense practice.

Fellman talked about becoming a producer on Broadway while maintaining his legal practice.

The following interview has been lightly edited for clarity and length.

Q: How do you get involved with producing?

Fellman: I've been with Hogan Lovells and its predecessor, Hogan & Hartson, for about 37 years, so it's been a long run, and I have a very interesting white-collar practice at the firm. I grew up in Rockville, Maryland, and there was a local dinner theater there that would put on musicals. I can remember my parents taking me for dinner and shows when I was just a little boy, and I definitely formed a love of musical theater back then. But about 10 years or so ago, I started getting a little bit more involved with New York theater.

Initially, I got involved by just going to shows and enjoying what New York theater had to offer. And then began to get involved with some of the charities in the Broadway community, and then began to think a little bit about what else I could do on Broadway. I certainly don't have any performing talent, but I have a good head for business, and I've got good judgment about what is commercial and what types of shows might have commercial appeal. I began to think about getting involved on the business side, and so that led to an education process and a lot of networking and talking to people.

And ultimately, it became clear that becoming a Broadway producer was within reach.

AJAY KUNTAMUKKALA

From left, **Miguel Zaldivar**, CEO of Hogan Lovells; **Doug Fellman**, a partner at Hogan Lovells; and **Ajay Kuntamukkala**, Hogan Lovells' D.C. office managing partner

Q: Can you talk about your schedule as a producer, and how you manage that while still being a partner at a large law firm?

A: When I started getting serious about becoming a Broadway producer, I spoke with my firm and made it clear to them that this would not take away from my full-time practice of law, which it hasn't. And the firm was very supportive from the very beginning. I'm a very efficient person, so I'm able to juggle a lot, and a lot of what I do is in my off hours, in my personal time.

With the Tony Award nominations coming out, the pace and the activity have picked up a little bit, but not in a way that detracts from my practice. And we've done some things in conjunction with the show, with the law firm, and I've been able to bring a number of my colleagues to see the show. We've had a lot of clients come to see the show, and so I think there are a lot of synergies, actually, with my producing the show and with the private practice of law.

Q: What synergies do you see between practicing law and producing?

A: Having been at the law firm as long as I've been there, practicing law, it's kind of rare at that stage of your life to get an opportunity to do something brand new. And that is so exciting and personally stimulating that it really puts a lot of energy in your step, and it's a very rejuvenating thing to do in parallel with practicing law, which I've been doing for decades at that point.

So I find that is something that I hadn't necessarily expected to see, but that's been a happy sort of after-product of getting involved with producing. And Hogan Lovells has a very big and dynamic New York office, and a practice with a lot of great clients in New York City. And so there have been some real synergies between our goals in New York and my participa-

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Despite Outrage Over Trump Settlements, In-House Not Expected To Go on Law Firm Firing Spree

BY TRUDY KNOCKLESS

SOME general counsel are so furious with law firms that settled with the Trump administration that they'd like to fire them, but in most cases they're keeping the firms aboard because replacing outside counsel mid-matter is too disruptive and costly.

Law.com's interviews with nearly a dozen legal chiefs reveal a tension between principle and pragmatism: While in-house legal leaders say they want to take a stand, their need to bring pending matters to a successful and timely conclusion takes precedence.

"You can't just fire a Skadden and say, 'I'm just bringing in a new company.' It will cost tons of money and time," said a technology industry GC, who spoke on the condition of anonymity to preserve relationships. "If you're doing corporate work with someone who's been doing your Ps and your Qs for your public company for a really long time, it's very difficult to just turn them off overnight."

Skadden, Arps, Slate, Meagher & Flom, which ranks fourth in the Am Law 100, is among nine law firms that have responded to President Donald Trump's campaign of retribution against Big Law by striking settlements. Under the deals, the firms collectively have pledged $940 million in pro bono services to causes supported by the administration.

Trump in March began unleashing executive orders on Big Law, targeting firms that have represented clients the president considers enemies. The orders suspended security clearances for firm personnel, restricted their access to government buildings, and threatened to revoke government contracts held by the firm's clients.

Just one of the settling firms—Paul, Weiss, Rifkind, Wharton & Garrison (No. 15 in the Am Law 100)—was the target of a Trump executive order. The others—ranging from Kirkland & Ellis (No. 1) and Latham & Watkins (No. 2) to Willkie Farr & Gallagher (No. 30) and Cadwalader, Wickersham & Taft (No. 85)—apparently settled to avoid becoming a target.

That such formidable firms capitulated has outraged many general counsel, who believe they should use their might to stand up for the rule of law.

Among the critics is Sandra Leung, who retired this month as general counsel of Bristol Myers Squibb, wrapping up a 33-year career with the drug company. On last week's "Original Jurisdiction" podcast with David Lat, she said, "We all know—we all learn early on—that when a bully confronts you, you have to punch the bully in the nose. You have to fight back and let them know that this is not going to be tolerated—or else it just goes on, and there's no end in sight."

THE WHITE HOUSE VIA WIKIMEDIA COMMONS

President **Donald Trump** in March began unleashing executive orders on Big Law, targeting firms that have represented clients the president considers enemies.

She added: "Someone who cowered and agreed to something they know is ridiculous, not right, is frankly not the type of law firm or type of lawyer that I would want on a case."

But a general counsel who does work with one of the settling firms told Law.com that her company decided to stick with it.

The GC, who works with federal contracts, said the reality is that her company would have had to part ways with the firm if it had opted to fight, since Trump's restrictions would have hamstrung its ability to fully represent her business.

"If my firm had chosen to fight, I would have had to find another firm who could help me interact with this administration," she said.

Scott Chaplin, who's been a GC or chief legal officer at seven companies and now runs the consultancy BreakPoint Strategy, said many legal chiefs share her ambivalence.

"I haven't seen a ton of movement with GCs that are going to break or fracture an existing relationship they have with a lawyer," he said. "They'll say, 'I'm not happy about what's going on with that firm, but I've used that lawyer for years.' What I'm hearing is, 'I won't terminate my relationship with you specifically, but I'm not going to expand it either.'"

That's the stance of many GCs interviewed by Law.com: They're not going to levy the ultimate punishment—pulling

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The Fate of Nationwide Injunctions Lies With Barrett, Kavanaugh, Say Court Watchers

BY JIMMY HOOVER
WASHINGTON, D.C.

AFTER more than two hours of oral arguments in the U.S. Supreme Court on Thursday, it seems that the fate of nationwide injunctions could come down to the votes of two of President Donald Trump's own appointees.

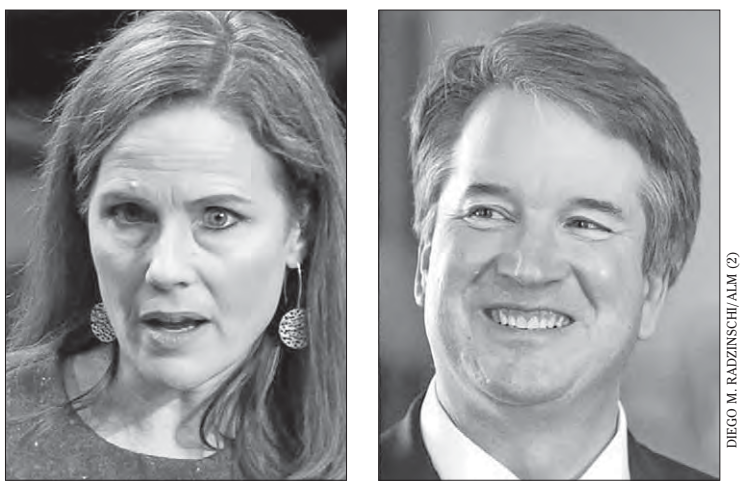
Justices Brett Kavanaugh and Amy Coney Barrett emerged from the hearing as the apparent key votes in determining whether district courts hold the power to block presidential actions nationwide—a question with profound consequences for the nation's political and legal systems.

Trump has been hit with dozens of injunctions by federal judges around the country amid his aggressive campaign to crack down on immigration, cut funding for federal programs and fire thousands of workers, among other controversial priorities.

The Trump administration urged the Supreme Court to put a stop to nationwide injunctions and, in this case, reinstate Trump's executive order denying birthright citizenship to babies born in the U.S. to undocumented immigrant parents.

With the dust now settled on the hearing, experts say it's hard to predict which way the court will go.

Kavanaugh's questions were "essentially down the middle," said Jesse Panuccio, a former U.S. Justice Department lawyer who has followed the case closely. Meanwhile, Barrett's comments during the hearing could be read as either hostile to the Trump administration's position or exploring the consequences of ending nationwide injunctions.



DIEGO M. RADZINSCHI/ALM (2)

Justices **Amy Coney Barrett** and **Brett Kavanaugh** appeared to be key votes on whether district courts can block presidential actions nationwide.

"I think those are the two [justices] to watch," said Elora Mukherjee, a Columbia Law School professor.

In contrast to Kavanaugh and Barrett, the remaining members of the court's conservative bloc appeared more overtly sympathetic to the Trump administration that nationwide injunctions exceed the authority of federal judges.

Justice Samuel Alito Jr. said federal judges are "vulnerable to an occupational disease, which is the disease of thinking that I am right and I can do whatever I want."

Justice Clarence Thomas noted that the United States "survived until the 1960s without universal injunctions," articulating a view of the history of such orders that is contested by some scholars.

And though he was somewhat reserved during Thursday's hearing, Justice Neil Gorsuch has long been the court's foremost critic of universal, or which he sometimes sarcastically refers to as "cosmic," injunctions.

"I think that the more conservative members on the court repeated on Thursday concerns that they've been expressing for years about nationwide injunctions," said Mukherjee.

But even Chief Justice John Roberts Jr.—often seen as the most moderate Republican appointee—appeared open to ending the practice, pointing out that the Supreme Court will still be able to act quickly to decide pressing legal questions in the absence of nationwide injunctions.

"I think we did the TikTok case in a month," he said.

"Chief Justice Roberts seemed somewhat more sympathetic to the Trump administration's position," said Berkeley Law Dean Erwin Chemerinsky.

As expected, the three liberal justices came out in defense of nationwide injunctions, at least in some contexts.

Justice Sonia Sotomayor ruefully said the Trump administration is claiming "there is absolutely no constitutional way ... to stop a president from an unconstitutional act, a clearly, indisputably unconstitutional act."

The Supreme Court is expected to rule on the case by July, leaving six weeks for the court to coalesce around a majority opinion resolving, perhaps once and for all, a fundamental question about the inherent powers of the federal judiciary.

Of course, the court could chart a different path by ducking the question about nationwide injunctions altogether and proceeding straight to the question of whether Trump's restrictions on birthright citizenship are unconstitutional.

Sotomayor, for instance, floated the idea of using a mechanism known as "cert before judgment" to have the Supreme Court examine the merits before the circuit courts have had a chance to decide them for themselves.

The challengers said they were "very eager" for the court to look at the underlying constitutionality of Trump's birthright citizenship restrictions. And even a lawyer for the Trump administration allowed that granting cert before judgment was "one possible tool" to quickly resolve the merits.

Here, the National Law Journal breaks down some of the most significant moments during the hearing, and what they may tell us about where the justices are leaning.

'Really?' Barrett Presses Solicitor General on Circuit Precedent, Expedited Appeals

Instead of seeking nationwide injunctions, the Trump administration says that litigants seeking broad relief from federal courts should file traditional class actions, which are governed by Rule 23 of the Federal Rules of Civil Procedure.

U.S. Solicitor General D. John Sauer argued that Rule 23's "rigorous criteria" for litigants seeking to bring class actions protects the rights of defendants, and ensures that the government has the opportunity to "have our day in court" to oppose classwide relief.

At the same time, however, Sauer would not concede that the challengers of Trump's birthright citizenship policy meet that criteria.

"That suggests to me," Justice Elena Kagan said, "you're going to be standing up here in the next case saying that Rule 23 is inapt for this circumstance with this number of people."

Sauer, Kagan suggested, was leading the court into a dead end.

"How else are we going to get to the right result here, which is on my assumption that the [executive order] is illegal?" Kagan asked.

Sauer answered that the proper procedure is to have "multiple lower courts considering it," creating the "appropriate percolation that goes through the lower courts, and then, ultimately, this court decides the merits in a nationwide binding precedent."

To Barrett, the answer was unsatisfactory.

"Are you really going to answer Justice Kagan by saying there's no way to do this expeditiously?" Barrett asked.

Barrett came to Kagan's side again at another point in the argument, seemingly taken aback by Sauer's suggestion that—in the absence of nationwide injunctions—the U.S. Department of Justice would not always follow circuit precedent of the federal courts of appeals in that circuit.

"Did I understand you correctly to tell Justice Kagan that the government wanted to reserve its right to maybe not follow a Second Circuit precedent, say, in New York because you might disagree with the opinion?" Barrett said.

"Our general practice is to respect those precedents, but there are circumstances when it is not a categorical practice," Sauer answered.

"This administration's practice or the longstanding practice of the federal government?" Barrett responded.

"As I understand it, longstanding..." Sauer said.

"—Really?" Barrett asked, incredulous.

Panuccio, the former Justice Department lawyer, said Barrett's remarks could be read

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Expert Analysis

FAMILY LAW

Custody Litigation Labels and Love: Healing Divided Families

BY ELISA REITER, DANIEL POLLACK AND JEFFREY SIEGEL

Few topics in family law generate more heated debate than parental alienation (PA). For decades, mental health and legal professionals have clashed over whether PA is a legitimate psychological phenomenon that harms children or a debunked pseudo-scientific theory that endangers abuse survivors.

This battle continues to rage in courtrooms, academic journals, and professional conferences across the country.

There is little debate that the actions of parent "A" attempting to estrange a child from parent "B" are emotionally damaging for the child and for the child's long-term relationship with parent "B."

Whether or not the actions of parent "A" are based solely on the circumstances of the case, with the array of angry and hurt feelings that accompany a major life disruption, or if the actions of parent "A" are indicative of more significant underlying emotional pathology, becomes the focus of our attention.

The Proponents' Position

Attorney Ashish Joshi argues that decades of case law and peer-reviewed literature support PA's validity. In a recent article, Joshi notes:

> Manipulating a child to turn against the other parent is a major problem that should be addressed as soon as possible. Family lawyers should be able to help their clients recognize when alienation is occurring, and then take the necessary steps to deal with it immediately.

ELISA REITER, *a senior attorney with Calabrese Budner.* DANIEL POLLACK, *MSW, JD is a professor at Yeshiva University's School of Social Work in New York City.* JEFFREY C. SIEGEL, *Ph.D., ABPP is a forensic and clinical psychologist in Dallas, Texas.*

Parental alienation can take a significant amount of time to undo, so it is crucial to be cognizant of when and how it might be taking place. Seeking experienced guidance is critical to prevent the damage it can do and seek a workable outcome for everyone involved – especially the child.

Child psychiatrist Dr. William Bernet, founder of the Parental Alienation Study Group, maintains that PA causes demonstrable psychological harm to children. Despite the fact that PA is not specifically recognized in the DSM-V, in responding to critics of PA, Dr. Bernet explains:

> …parental alienation was defined as the child's rejection of a parent without good cause. Typically, in cases of PA, the child's parents are engaged in high-conflict separation or divorce. In that context, and at the instigation of the alienating parent, the child is encouraged to favor the alienating parent and to refuse to have a relationship with the alienated parent.

> Manipulating a child to turn against the other parent is a major problem that should be addressed as soon as possible.

Moreover, in Parental Alienation DSM-5, and ICD-11, Dr. Bernet argues that: "…American courts are paralyzed by the DSM's silence regarding parental alienation . . . In light of the overwhelming evidence, DSM-5 should recognize parental alienation as a diagnosis."

Despite Dr. Bernet and others' repeated attempts to have PA specifically recognized in the Diagnostic Statistical Manuela (DSM), the DSM-5 does not list PA as a diagnosis. Does the mere fact that study groups exist substantiate what is being studied? The DSM-V does list several codes and diagnoses related to parent-child relationship issues:

1. Parent-Child Relational Problem (V61.20) - Used when the focus of clinical attention is on patterns of interaction between parent and child that are associated with significant impairment in functioning or symptoms in one or more individuals.
2. Child Affected by Parental Relationship Distress (V61.29) - Used when the focus is on the negative effects of parental conflict, divorce, or separation on a child.
3. Child Psychological Abuse (995.51) - Includes non-accidental verbal or symbolic acts by a child's parent or caregiver that result in significant psychological harm to the child.
4. Problems Related to Family Upbringing (V61.8) - Includes various issues related to inadequate parenting, family discord, and high expressed emotion within family.
5. Disruption of Family by Separation or Divorce (V61.03) - Used when the primary focus is disruption of the family due to separation or divorce.

Clearly, each of these descriptions can be used to describe the mechanisms and impacts of one parent's attempt to estrange a child from the other parent and create a resist-refuse dynamic.

Whatever we may call the process, it is highly destructive to children and their relationships with their parents. These processes need to be the focus of attention.

While parental alienation is not listed as a diagnosis in the DSM, the experienced child custody evaluator and attorney should explore themes related to the foregoing codes and the specific behaviors being demonstrated when presenting information to the court and when working with families that may be experiencing parent-child contact problems.

The Critics' Perspective

Professor Joan Meier of George Washington University Law School is a leader in the charge » Page 6

ASK THE FORMER REGULATOR

What Exactly is New York's Affordable Housing Retention Act?

Question: I see the New York Budget includes a bill on condominium conversions called the Affordable Housing Retention Act. Can you give me an overview?

Answer: In 2019, New York amended General Business Law (GBL) Section 352-eeee to require that 51% of existing tenants support any conversion of a rental building to condominium ownership and that every tenant be given an opportunity to purchase the apartment they live in.

This change, paired with the robust tenant protections of the Housing Stability and Tenant Protection Act (HSTPA), were designed to protect rental tenants and, for those that are in a building converting to cooperative or condominium, give them a majority vote on whether to become homeowners. However, it had one unintended consequence: it rendered obsolete a 2014 Attorney General policy, "Exemption for Partial Building Sales in Residential Rental Buildings."

That policy, known as the Partial Sales Program, allowed for the conversion of market-rate units in mixed-income buildings if such conversion would result in extending the affordability term of the expiring affordable rental housing, relying on the fact that the right to purchase for tenants was not in the statute, but merely the Department of Law regulations, and therefore such requirement could be exempted.

However, the 2019 amendment to GBL Section 352-eeee required every tenant to be offered a right to purchase and raised the threshold for plan effectiveness from 15% of tenants and bona fide purchasers to 51% of tenants only. As a result, it became nearly impossible to use the Partial Sales Program to promote the preservation of expiring affordable rental housing as intended under the Partial Sales Program.

By **Erica F. Buckley**

Overview of the Affordable Housing Retention Act (AHRA)—Part GG

The Affordable Housing Retention Act (AHRA), enacted as Part GG of the New York State Budget, is a legislative response to resurrecting the Partial Sales Program.

It creates an entirely new section of the GBL to carry out the original intent of the Partial Sales Program while leaving every other aspect of the hard-fought changes to GBL Section 352-eeee fully intact. AHRA created a new legal framework for converting certain mixed-income rental buildings in New York City to condominium ownership in exchange for the permanent preservation of expiring affordable rental housing.

> This mechanism allows tenants in income-restricted rental units to become homeowners while preserving long-term affordability, which explains why AHRA received widespread support from affordable housing advocates.

Even more, AHRA includes many additional protections for tenants and homeowners that go above and beyond the requirements of the Partial Sales Program.

Scope of the Law and Eligible Projects

AHRA applies to "eligible projects," defined as buildings or developments in New York City with 100 or more dwelling units, built after 1996, that are subject to expiring affordability restrictions. These projects must meet specific criteria, such as having received tax exemptions (e.g., 421-a), low-income housing tax credits, or bond financing, and must contain expiring affordable rental housing (referred to as income-restricted rental units).

The law does not apply to most other buildings, including pre-1974 rent-regulated buildings, Mitchell-Lamas, Housing Development Fund Companies, or Redevelopment Companies. Again, the purpose of AHRA is very limited, and is only meant to resurrect the Partial Sales Program for buildings with expiring affordable rental housing that would otherwise be lost or benefit from additional subsidy because such income-restricted rental units are already permanently affordable.

To proceed with a preservation plan, the building owner must obtain a letter of support with its current supervising agency (referred to throughout as the relevant housing finance agency) and such letter of support must be submitted with the preservation plan to the Department of Law. The letter of support will confirm that the property is an eligible project for purposes of complying with AHRA, and the terms of the regulatory agreement that will go into effect once the condominium conversion is consummated.

Types of Income-Restricted Units

The law recognizes several types of income-restricted rental units, including:

- Units that meet the federal definition of "low-income unit" under the Internal Revenue Code and are subject to regulatory agreements with a relevant housing finance agency
- Units previously subject to such agreements but continuously operated as income-restricted rentals
- Units required to be affordable under Real Property Tax Law Section 421-a » Page 10

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Off the Front

M&A-Centric

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prior work for clients that undercut the administration's priorities.

Jenner & Block has filed six lawsuits against the Trump administration, including three suits that came after the firm was targeted with its own executive order. Munger, Tolles & Olson has sued the administration five times, with three suits coming after the executive orders began.

Other firms with well-known litigation practices have also stepped up for plaintiffs adverse to the administration since then, including Crowell & Moring, Saul Ewing, Venable, and Williams & Connolly.

While some Am Law 50 firms have remained involved in litigation against the administration since law firms began being targeted, more of the suits filed by large firms have come from outside the Am Law 50. At least six Second Hundred firms have sued the administration since the Covington memo, and litigation boutiques such as Kaplan Martin, Keker, Van Nest & Peters and Selendy & Gay have also filed suits either before or after the memo.

Big Law firms with large M&A practices have sued prior presidential administrations. For instance, Sidley Austin, Willkie Farr & Gallagher, Latham & Watkins, and Paul, Weiss, Rifkind, Wharton & Garrison each sued the first Trump administration over immigration issues.

Firms with a more transactional practice mix might be recalcitrant in suing the Trump administration because their transactions and deals, especially those of higher value, are still subject to U.S. regulatory approval.

The reticence to litigate against the administration represents a departure from several decades of pro bono work done by whiteshoe firms and other transactional powerhouses, said University of California, Los Angeles School of Law professor Scott Cummings. "This is something the M&A firms have routinely done and done with a lot of support and resources behind it. It's something they promoted as part of their commitment to the public good and part of their responsibility to engage in public service."

The ultimate result of the shift is fewer options for pro bono plaintiffs, Cummings added. "This is a lever for the administration to stop them from doing these litigation cases and other cases that are really essential," he said.

A law firm leader familiar with the issue noted that some firms have former federal prosecutors, which could influence the dynamic between the firm and the government. "Some [firms] may have people who are dealing with certain security clearance issues," the source added.

"This is a clear case of where you stand depends on where you sit," said NYU School of Law professor Stephen Gillers. "If you're a regulatory lawyer, if your work is before government agencies, you're going to be much more amenable to the administration's demands. Even firms that are more litigation firms have to worry about harming that part of their practice, but it seems that it's a less important part than the settling firms have."

While less transactional in focus, the list of Am Law 200 firms that have filed lawsuits since the Feb. 25 presidential memo against Covington is hardly limited to litigation boutiques. In fact, six Am Law 50 firms have sued the administration since the March 6 Perkins executive order.

On March 18, Covington sued the United States Agency for Global Media and its acting CEOs on behalf of Radio Free Europe/Radio Liberty after the agency withheld congressionally approved funds.

In April, Quinn Emanuel Urquhart & Sullivan, King & Spalding, and Ropes & Gray represented Harvard College in a lawsuit against the U.S. Department of Health and Human Services and other federal agencies responsible for freezing funding allocated to the university over the university's noncompliance with the administration's demands.

To be sure, some of the firms that have lately taken up litigation against the Trump administration have large private equity and corporate practices, including Ropes. Also, Akin, Gump, Strauss, Hauer & Feld, which grossed nearly $1.5 billion last year and maintains sizable corporate practices, took on an April lawsuit on behalf of two family-owned businesses that sued the Trump administration over the impact of tariffs.

Cooley stands out as a transactional-heavy firm that sued the administration after the law firm executive orders began. While Cooley didn't receive an executive order, the firm was included in an EEOC probe in mid-March that questioned whether firms' DEI policies were unlawful. By the end of the month, Cooley sued the administration on behalf of Jenner & Block, which sought a temporary restraining order against an executive order against the firm.

Other law firms suing the Trump administration are known for their litigation and regulatory prowess, including Arnold & Porter Kaye Scholer.

Arnold & Porter has taken up two cases against the administration since the executive orders began. In Maryland, the firm is representing seven transgender or nonbinary people who sued the administration over an executive order limiting passport sex designations to "male" and "female." The firm is also representing multiple Planned Parenthood locations in a Washington, D.C., lawsuit against the HHS regarding withheld funding.

Despite the pullback from transactional firms, the Am Law 200 has continued to litigate against the administration. While the pace of filings from top 200 firms slowed down in April and May, large firms have still filed more lawsuits against the administration since the executive orders began than they did before firms were targeted. Recent complaints from Big Law firms have included the same issues—DEI, gender identity and immigration among them—that Trump cited in executive orders as part of his justification for sanctioning law firms.

The pressure against Big Law ratcheted up this month when Deputy Attorney General Todd Blanche released a memo barring Justice Department employees from hiring law firms with litigation against the administration, citing the ABA model rules on conflicts of interest.

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'Rocky' Times

« Continued from page 1

tive to expectations and figure out, for example, whether they should shift attorneys from slower areas to busier ones, or ease up on hiring. He said that's happening now at some firms. Indeed, multiple analysts said times like these are especially crucial for firms to understand who they are and how they operate.

"It depends on your client mix and what industries you're aligned with," said Isaac Brooks, manager of industry data analytics for Thomson Reuters. He said in an interview earlier this month that while some firms are arguably "recession-proof" and are often going to be able to diversify enough to mitigate macroeconomic trouble, broad slowdowns aren't great for the average firm, and setbacks can stem from both over- and under-investment. "So, it comes down to understanding your business," Brooks added.

For instance, adding an office in Sacramento was part of a long-term play for leaders at Lathrop GPM, said managing partner R. Cameron Garrison. He also said it was one aspect of a strong start to 2025 for the firm. "On the other hand, we already are seeing the same things on the economy in general and where we may be headed, so it's a matter of just tracking client demands, productivity levels, and just trying to make sure we're on top of that and ahead of that," he said.

American Lawyer reported last month that some firms are considering or already in the process of making "micro adjustments" to their budget or modeling a reasonable worst-case scenario.

'A Steady Pair of Hands'

Another way to stay ahead of the economy is to balance out transactional practices with countercyclical, and what Zimmermann called "acyclical" practices. He said some firms are working hard to build depth in sophisticated litigation work right now, which he described as having the potential to be profitable whether the economy is strong or softer.

Restructuring is a more countercyclical practice, while transactional work related to distressed assets could also fit the bill, he said. "I think within Big Law, most firms have a transactional component that powers the firm through strong cycles. But some overdid it in 2021," Zimmermann said, referring to the boom in deal work after the initial wave of Covid-19. "So their mix got thrown off, and as a result, they have been working to balance it out a bit more."

Dorsey & Whitney has prepared for a possible economic downturn by structuring the firm's practice mix to include countercyclical practices such as litigation and bankruptcy and restructuring, and by providing market analysis to clients, said partner Peter Nelson, who will become managing partner on July 1.

"Having the countercyclical practices ensures we can maintain our own productivity, build our own strengths, and make sure clients have their trusted advisers," Nelson said.

Brian Meegan, an M&A partner and founder at Kupfer, a small firm based out of New York City, also said employment and compliance work can be steady during down times. He said in general, firms should be ready to lean into practices where the billing rates and profitability may be lower, but the work is more voluminous. He likened it to a wide receiver in football with "a steady pair of hands."

"In a former firm of mine, we did a lot of representation of special districts. Those are lower, they tend to be negotiated rates, which are not higher billable rates, but they're doing it day in and day out, and there's a lot of volume there that can be dependable revenue when you need it," Meegan said.

Adjusting Partner Draws

Meegan, who has founded multiple firms in his nearly 30-year legal career, also said partnerships may not want to be as aggressive with quarterly draws and distributions, especially after business expectations changed from the end of 2024 into 2025.

"That's where the rubber meets the road on these sorts of changed expectations," he said, providing a hypothetical in which a firm assumed 10% growth for the year. "We thought we were going to grow by 10%, so draws and distributions were correlated with those expectations," he said. "Then you're like, 'Whoa, maybe we want to bring those down a bit.'"

Firms may want to keep retiring partners around a little longer too, he said, to make things less complicated for clients, with leaders essentially telling them, "We need you to stick around a little longer so we can see ourselves through this uncertain period," Meegan added.

Ed Estrada, managing partner at Gradient Legal Consulting, said that with uncertainty on the horizon, firms will want to control more cash. One way to do that is to tighten policies on billing and collections, or just hammer the importance of it in firmwide messaging. He said most firms usually have a few more percentage points of revenue they can squeeze out of being a little more disciplined.

"There are a number of firms that provide some level of penalty to their partners and attorneys that don't enter time. Some have the equivalent of a small fine, for some, it can impact their bonus. And some, it can even impact compensation," he said, noting that if such policies generate even a 1% improvement in revenue, that equates to $10 million at a $1 billion firm. "The boring things keep firms together, and keep the revenue cycle moving, and that's the process of entering time, billing time, collecting on your time and speaking to your people and your clients," Estrada added.

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Outside Counsel

Federal Action Halts New York Offshore Project

By **Jeffrey Talbert**

And **Stanley Kaminsky**

Credit: engel.ac/Adobe StockOn April 16, 2025, Secretary of the Interior Doug Burgum issued an order ("Order") to the Bureau of Ocean Energy Management (BOEM) directing BOEM to halt construction of the Empire Wind Project ("Project"), an offshore wind project near Long Island, New York. BOEM thereafter issued a "director's order" to the project's developer to halt construction.Below, we summarize the order, the director's order, and the asserted legal bases for the orders, as well as the orders' likely impacts on New York's energy supply going forward.

The Empire Wind Project

The Project was expected to span 80,000 acres 15 to 30 miles southeast of Long Island. Its construction is divided into two phases, Empire Wind 1 and Empire Wind 2, with Empire Wind 1 to include 54 wind turbines that will deliver 810 megawatts of energy and power 500,000 New York homes.

By the time that Secretary Burgum issued the Order halting construction, the Project's developer had reportedly commenced construction of the Project's onshore South Brooklyn Marine Terminal and subsea rock installation.

Empire Offshore Wind LLC, the entity developing the Project, halted construction in compliance with the orders, stating in an April 17, 2025 press release that, "[u]pon receipt of the order, immediate steps were taken by Empire and its contractors to initiate suspension of relevant marine activities." *See* Equinor Suspends Offshore Construction Activities for the Empire Wind Project (April 17, 2025)

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Legal Bases for Secretary Burgum and BOEM's Orders

The Order cites as its sole authority the January 2025 Memorandum issued by President Trump shortly after taking office, *Temporary Withdrawal of All Areas on the Outer Continental Shelf from Offshore Wind Leasing and Review of the Federal Government's Leasing and Permitting Practices for Wind Projects*. 90 Fed. Reg. 8363 (Jan. 20, 2025). The Memorandum directed the Secretary of the Interior to lead an "assessment" regarding "Federal wind leasing and permitting practices."

> The orders not only halt the Project, they also impede New York's ability to [reach] its ambitious goals under the State's Climate Leadership and Community Protection Act.

Pursuant to that assessment, the Department of the Interior allegedly "obtained information that raises serious issues" regarding "approvals for the Empire Wind Project." The Project's approval purportedly "was rushed through by the prior [Biden] Administration." Accordingly, Secretary Burgum instructed BOEM to halt the Project's construction.

On the same day, BOEM issued its April 16th Director's Order to the Project's developer to halt the Project. The Director's Order cites as authority a statute and its implementing regulations that have not previously been used as independent grants of agency discretion. In particular, it cites the Outer Continental Shelf Lands Act, 43 U.S.C. §§1331 *et seq.*, and its implementing regulations at 30 C.F.R. Part 585 as giving BOEM the authority to halt the project and "ensure that all [Project] activities…are carried out in a manner that provides for protection of the environment, among other requirements."

The cited authority does not refer to BOEM's legal capacity to issue such directives. Instead, 30 C.F.R. Part 585 provides that the Bureau of Safety and Environmental Enforcement (not BOEM) can "issu[e] [] a cessation order" under 30 C.F.R. §285.401 when a regulated entity "fail[s] to comply" with 30 C.F.R. Part 585. *See* 30 C.F.R. §585.106. Notably, BOEM's Order does not allege that the Project was noncompliant.

Similarly, although 30 C.F.R. §585.417 provides that BOEM may issue a suspension order, BOEM may do so only "(a) [w]hen necessary to comply with judicial decrees prohibiting some or all activities under [an entity's] lease; or (b) [w]hen the suspension is necessary for reasons of national security or defense." 30 C.F.R. §585.417. Neither BOEM's Director's Order nor Secretary Burgum's Order allude to a judicial decree affecting the Project or concerns about national security or defense.

State Response To Interference

The orders not only halt the Project, they also impede New York's ability to reach its ambitious goals under the State's Climate Leadership and Community Protection Act, which—among other things—envisions 9,000 megawatts of energy from offshore wind by 2035. *See* 2019 N.Y. Sess. Laws Ch. 106 (McKinney).

To reach that goal, New York has aggressively pursued offshore wind projects, including the now-operational South Fork Wind project 35 miles east of New York's Montauk Point. South Fork Wind is already delivering energy to New York homes.

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IN BRIEF

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New York, not the country as a whole, for a New York court to maintain jurisdiction.

"[Forstech] does not plead that SPDC is registered to do business in New York, that it holds property or bank accounts in New York, or that there it has employees based in New York," Engelmayer said in a Monday order dismissing the case. "And it does not show that, of SPDC's oil exports to the United States, New York receives a majority—or any—of those shipments or profits."

"We're proud to have secured a clean dismissal for our client," said Rebecca Schwarz, who led Shell Nigeria's litigation team. "The court's analysis reinforces important jurisdictional boundaries that prevent U.S. courts from becoming a forum for every international business dispute."

Forstech had been represented by Da'Tekena Barango-Tariah, a solo practitioner in New York City. Barango-Tariah didn't respond to Tuesday's requests for comment.

In the complaint, Forstech alleged that it held a contract with the Bayelsa State to process permit applications, including an application submitted by Shell Nigeria in 2009 to build an oil and gas processing facility in Bayelsa. The contract mandated, Forstech alleged, that Shell Nigeria pay the processing fees directly to Forstech. But Forstech claimed that Shell Nigeria only paid $1.2 million, and left unpaid the remaining $58.2 million.

Forstech further alleged that Shell Nigeria had paid $21 million directly to government officials, causing the state to breach its contract with Forstech. The company brought the case under the Alien Tort Claims Act, alleging that the $21 million was a bribe connected to the oil and gas facility.

The case, captioned Forstech Technical Nigeria Limited v. The Shell Petroleum Development Company of Nigeria Ltd. and assigned the case number 1:24-cv-07629, was short on details. After an amendment in December, the complaint clocked in at 6 pages.

Shell Nigeria moved to dismiss the case on various grounds, arguing, among others, that Forstech hadn't alleged any international law violation that could support a lawsuit under the Alien Tort Claims Act. The law allows U.S. district courts to hear suits from foreign citizens over torts committed in violation of international law.

But Engelmayer ruled that Shell Nigeria's arguments on jurisdiction were enough to dismiss the case.

—Alyssa Aquino

Delaware Supreme Court Allows Law Professors' Briefs Arguing Musk Compensation Decision Should Be Upheld

The Delaware Supreme Court has agreed to consider two amicus briefs from law professors who argue the court shouldn't overturn the Court of Chancery decision that rescinded Elon Musk's compensation package at Tesla.

The briefs, which the court on Monday entered orders granting leave to file, are two of eight amicus briefs that have been entered in the appeal, which was filed in January and has not yet been scheduled for argument. The other six, approved last month, all support Tesla and Musk, who are asking the Supreme Court to reverse the decision to avoid infringing on shareholders' rights.

In one brief, six corporate law professors argue that reversing the Chancery decision would reopen a door the Supreme Court closed last year in its In re Match Group decision, which set a precedent on "cleansing" mechanisms required in conflicted controller transactions.

"Repeating many of the same arguments that this court already rejected in Match, Tesla and its amici say that this case falls in a double-secret exception to Match because this case involves executive compensation and the second stockholder vote took place after the Court of Chancery found a fiduciary breach," the brief stated. "These arguments find no support in Delaware law and ignore the central policy at the heart of Match and (Kahn v. M&F Worldwide Corp.)"

A separate brief from law professor Charles Elson said the appeal represents an attempt by Musk to sow uncertainty about the reliability of the Delaware corporate franchise and the state's judiciary.

"Threatening the franchise is not a new strategy," Elson's brief stated. "Disappointed litigants have long used this tactic in hopes of influencing Delaware courts. But what has made Delaware great is the predictability of its law and the expertise and courage of its courts. Accepting Musk's amici's arguments and discarding core precedents to save Musk's pay package would harm that reputation."

Days before the court approved the two most recently filed amicus briefs, the Tesla directors who are appellants in the case filed a reply brief addressing what makes a party a controller under Delaware law and arguing that the Supreme Court should find the business judgment rule applies in the compensation case, allowing the pay package to go forward.

"The control definition adopted by the General Assembly in Senate Bill ('SB') 21 codifies principles that were well-established in Delaware law but misapplied by the Court of Chancery in some cases, including this one," the directors' brief stated. "Under a proper application of Delaware law, Musk was not a controlling stockholder because he did not exercise control over Tesla's corporate affairs—or the specific transaction at issue, even though that would not suffice in any event."

The brief claims the court could instead reverse the case in any of several other ways: finding that the transaction was entirely fair, determining that rescission of Musk's compensation was a remedy that went beyond restoring the parties to where they stood when negotiating the pay package in 2018, or ruling that Tesla shareholders adequately ratified the compensation plan with a vote last summer.

— Ellen Bardash

Letters Welcome

The Law Journal welcomes letters from its readers for publication. They must contain the names and addresses of correspondents. Letters should be of reasonable length and submitted with the understanding that all correspondence is subject to the editorial judgment of the newspaper in considering duplication, length, relevancy, taste and other criteria. Letters may be e-mailed to:

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Real Estate Trends

REALTY LAW DIGEST

By **Scott E. Mollen**

Commercial Landlord-Tenant—Court Denied Restaurant's Motion for Preliminary Injunction Enjoining Defendants From Evicting and Replacing Plaintiffs—Bryant Park Grill, Café and Porch—Plaintiffs Argued That RFP Process Was Tainted By Bias and Designed To Displace Plaintiffs In Favor of Jean-Georges/Seaport Group—Right of First Lease Not Triggered When Multiple Parcels Are Offered Together Rather Than Individually—Plaintiffs Lack Standing To Enforce Agreements Since Plaintiffs Were "Neither a Signatory Nor an Intended Third-Party Beneficiary"—Bryant Park Corporation (BPC) Is Not a Public Authority Within the Meaning of Public Authorities Law §2897—Court Found Plaintiffs' Allegations Were Not Supported By the Record—The Process Was "Structured, Substantive, Fair and Compliant With the 1991 Procedures"—"Mere Dissatisfaction With a Competitive Outcome Does Not Constitute Bad Faith or Arbitrary Conduct Sufficient To Warrant Injunctive Relief"—Claims as to "Reputational Harm, Employee Layoffs and Disruption to Event Planning, While Unfortunate...Do Not Independently Justify Equitable Relief"

The court decided "an application for a preliminary injunction seeking to oust, eject Plaintiffs and/or transferring possession of the Bryant Park Grill, Café or Porch to any other party pending resolution of this action." The plaintiffs argued that such relief "is necessary to preserve the status quo and prevent irreparable harm."

The court acknowledged the "gravity" of its decision and the "impact it is likely to have upon the (plaintiffs) in that it has been occupying this property since at least 1991 and has certainly been a fixture in Bryant Park in New York City." The court understood that this action could have significant adverse consequences for the plaintiffs and had granted "in part, [at a TRO hearing,] the relief that was being sought."

The plaintiffs argued that the defendant Bryant Park Corporation (BPC) violated §23.01 of the "Grill lease (lease) by failing to honor [plaintiffs'] right of first lease with respect to the Café." They contended that the BPC RFP process was "tainted by bias and designed to displace (plain- » Page 9

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

FINANCING

Receiverships Are A Powerful Remedy for Lenders

BY JEFFREY B. STEINER, SCOTT A. WEINBERG AND JOEL C. HAIMS

If a mortgage loan goes into default, and lender determines to pursue a foreclosure (maybe after attempts to restructure the loan have failed), one of the first steps many lenders will take (especially if they have lost trust in their borrower) is to seek appointment of a receiver to preserve and protect the value of the mortgaged property during the litigation.

The receiver is an officer of the court and is a fiduciary that represents the interests of all parties claiming an interest in the mortgaged property, but is not chosen by, and does not report to, represent, or take direction from any of the litigants, including the lender, contrary to common belief.

A receiver's authority is set forth in the court's order of appointment, which generally includes managing and maintaining regular operations, making necessary repairs and expenditures, and collecting revenue from the property, all to the exclusion of the property owner/borrower. New York State court receivership appointments are governed by Title 22, Part 36 of the New York Codes, Rules and Regulations ("NYCRR").

These rules are "intended to ensure that appointees are selected on the basis of merit…[and] the qualifications of the appointee or the requirements of the case." 22 NYCRR 36.0. "Therefore, the appointment of trained and competent persons, and the avoidance of factors unrelated to the merit of the appointments or the value of the work performed, are fundamental objectives that should guide all appointments made, and orders issued, pursuant to this Part." *Id.*

Section 36.2 provides further guidance on the appointment process, requiring that "[a]ll appointments pursuant to this Part shall be made by the appointing judge from the appropriate list of applicants established by the Chief Administrator of the Courts pursuant to section 36.3 of this Part."

Section 36.2(d) of the NYCRR limits eligibility to appointments based on compensation, disqualifying those who already received an appointment in the calendar year in which anticipated compensation is greater than $15,000, or have received an aggregate of more than $125,000 in compensation awarded from all appointments in the preceding calendar year.

Receivers are generally paid on the basis of a percentage of income collected from the property, with such compensation limited by statute (CPLR. §8004(a)) to a maximum of five percent (5%) of such sums—but cases have made clear that "the statutory commission of 5% represents the maximum amount which may be paid to a receiver for his services[.] A receiver is not entitled to the statutory maximum as of right; the court has discretion to award a lower percentage[.]" *Key Bank of New York v. Anton*, 241 AD2d 482, 483 (2d Dept. 1997).

In situations where the mortgaged property is operated as a specific business operation, such as a hotel, restaurant, or other business that requires specialized expertise, lenders frequently will request appointment of a particular receiver with such expertise.

While there have been cases where courts granted lenders' requests and appointed the proposed receiver (*See Wilmington Trust, National Association et al., v. Elmwood NYT Owner, LLC, et al.*, Index No. 850176/2020 (Sup. Ct., N.Y. Cnty) (NYSCEF Doc. No. 65)), there is no guarantee that the court will appoint the proffered candidate, and ultimately, the decision of who to appoint lies solely within the discretion of the court.

Most commercial mortgage loan documents contain a clause that provides for the appointment of a receiver in the event of default. A typical receivership clause provides as follows:

> After the happening of any Event of Default and during its continuance, and upon the commencement of any subsequent proceedings to foreclose this Mortgage or to enforce the specific performance hereof, or in aid thereof, or upon the commencement of any other subsequent judicial proceeding to enforce any right of this Mortgage, Mortgagor will if required by Mortgagee, consent to the appointment of a receiver or receivers of the Mortgaged Property and of all the earnings, revenues, Rents, issues, profits and income thereof. […] Mortgagee shall be entitled, as a matter of right, if it shall so elect, without the giving of notice to any other party and without regard to the adequacy or inadequacy of any security for the indebtedness secured hereby, forthwith either before or after declaring the unpaid principal of the Note to be due and payable, to the appointment of such a receiver or receivers.

If the loan documents contain such a provision, then, pursuant to N.Y. Real Prop. Law §254(10), "the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver… without notice and without regard to adequacy of any security of the debt[.]" Likewise, New York Real Property Actions and Proceedings Law §1325 specifically provides that "[w]here the action is for the foreclosure of a mortgage providing that a receiver may be appointed without notice, notice of a motion for such appointment shall not be required." *See HSBC Bank USA, N.A. v. Rubin,* 210 AD3d 73, 81 (2d Dept. 2022).

Further, the mortgagee need not allege nor prove the necessity for the appointment of a receiver. *See GECMC 2007-C1 Ditmars Lodging, LLC v. Mohola, LLC,* 84 AD3d 1311, 1312 (2d Dept. 2011) (holding that "the plaintiff was entitled to the appointment of a temporary receiver [] regardless of proving the necessity for the appointment.").

If a foreclosure action is brought in New York State court but there is no contractual provision for the appointment of a receiver, a lender may still request the court appoint a receiver pursuant to CPLR §6401. However, unlike N.Y. Real Prop. Law §254, CPLR §6401 requires the movant seeking such appoint- » Page 10

Appointment of a receiver is a powerful, but potentially expensive, remedy for a mortgage lender, which removes the borrower from control of the property, but does not transfer control to the lender.

JEFFREY B. STEINER, SCOTT A. WEINBERG *and* JOEL C. HAIMS *are partners at McDermott Will & Emery.* CHENJIA ZHU, *an associate at the firm, assisted in the preparation of this article.*

Wall Street Bets Big On Rental Homes as Mortgage Costs Soar

BY KRISTEN SMITHBERG

As rising home prices continue to make homeownership unaffordable for many, demand is increasing for rental homes, creating investment opportunities in the single-family rental build-to-rent (SFR BTR) sector.

The BTR segment produced $2.2 billion in transactions last year, despite a decrease in acquisitions of BTR communities with 50 or more units over the past two years, according to a Yardi Matrix report. The sector continues to gain traction within multifamily and has drawn interest from institutional players and private equity firms. AvalonBay Communities acquired 126 BTR homes in Bee Cave, Texas, for $49 million, and plans to invest $1 billion in the sector going forward, the report said. Blackstone, Invitation Homes and Pretium Partners are among several big Wall Street firms expanding their BTR portfolios. In addition, JP Morgan partnered with Georgia Capital and Paran Homes to launch a vertically integrated BTR development firm focused on new construction in the Southeast.

There are 20 million single-family rentals across the United States, about 4% of » Page 9

Tariffs Weigh on New Home Construction

BY KRISTEN SMITHBERG

TARIFFS appear to have impacted new residential home construction as permits fell by 4.7% month-over-month and 3.2% year-over-year during April. Starts were up 1.6% from March but were 1.7% below April 2024 levels, according to a new home construction report from Realtor.com.

Completions took the biggest hit in April, dropping 5.9% month-over-month and 12.3% year-over-year. However, Realtor.com attributed this less to tariffs, which typically would affect forward-looking metrics, and more to a longer-term trend of completions trailing permits and starts that has left fewer homes in the final stages of construction than usual.

Like many retailers, home builders have been stockpiling materials in advance of tariffs being implemented, which may explain why housing starts were less affected than permits, said Realtor.com.

The report suggested that current trade policies could worsen a four-million-home supply gap that has emerged over decades of underbuilding. In all, there were 1.4 million starts in April, including 420,000 multifamily starts and 927,000 single-family starts. » Page 6

Could Another Silicon Valley Bank Collapse Happen Today?

BY ERIK SHERMAN

A RECENT article from The New York Times highlighted the ongoing debate over a possible collapse of Silicon Valley Bank (SVB) in 2023 and its subsequent takeover by the Federal Deposit Insurance Corporation. Many observers argue that the failure was due to insufficient regulation, raising valid questions about why authorities did not intervene sooner with SVB, as well as with Signature Bank and First Republic Bank. Concerns were also voiced about those financial institutions' heavy concentration in specific investments and » Page 8

MARK ABRAMSON/BLOOMBERG

The portfolio includes a portfolio of 121 properties.

Blackstone JV Sells $395M in NY Commercial Real Estate Loans

BY ANTHONY RUSSO

BAYVIEW Asset Management has agreed to take about $395 million worth of commercial real estate loans off the hands of a joint venture led by Blackstone.

The portfolio of 121 properties was purchased at a discount and is affiliated with the New York area, according to a report from Bloomberg, citing sources familiar with the matter. The loans apply to a mix of CRE assets, including retail, industrial, multifamily and office.

Along with Blackstone, the JV included Canada Pension Plan Investment Board and Rialto Capital, with Newmark marketing the deal. The debt was from was inherited from Signature Bank (now in receivership), when the trio bought a 20 percent stake in the financial institution's $17 billion CRE loan portfolio in 2023, according to Bloomberg. The news outlet said that » Page 10

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Perspective

JIMMY HOOVER/ALM

Protestors demonstrate outside the U.S. Supreme Court prior to oral arguments in a case about President Trump's executive order restricting birthright citizenship on May 15.

But What About the Birthright Babies?

BY BENNETT L. GERSHMAN

Despite the hype, last week's argument in the United States Supreme Court in Trump v. CASA, Inc., was not about whether President Donald Trump has the power to eliminate from the U.S. Constitution the Fourteenth Amendment's grant of citizenship to persons born in the United States. Rather, for over two hours, the court heard arguments about the power of federal judges to halt Trump's executive order and apply their rulings throughout the country, so-called nationwide injunctions.

The justices asked intelligent questions, and the lawyers effectively defended their positions. But notwithstanding the familiar tension, the proceeding had a dispassionate, antiseptic, almost surreal quality. Observers could wonder why the court was considering the seemingly peripheral procedural question while the merits of Trump's profoundly unconstitutional order were not front and center.

I suspect there was an acute awareness by some of those sitting in black robes on the bench that while the abstract legal question over the authority of federal judges to issue nationwide injunctions was the question presented for review, the justices knew full well that at that moment a mother, perhaps an undocumented immigrant, somewhere in the country, possibly in a hospital but more likely in an undisclosed location, was giving birth to a baby boy or girl while immigration police were lurking nearby poised to arrest the mother and deport her and her baby, assuming the mother and baby did not die from complications, or lack of prenatal care, or other unsafe conditions.

To be sure, the constitutionality of Trump's cruel and inhumane order hovered over the chamber, yet the court's inability, or refusal, to address the question was frustrating and perplexing. One might reasonably ask why the rules of the Supreme Court are so restrictive, artificial, or discretionary that the overarching question of whether a president has the power to unilaterally alter the constitution is not answered.

Interestingly, the government brushed aside the lawfulness of Trump's order, which every federal district judge hearing the matter found unlawful. Why did the government not support the lawfulness of Trump's order? Why did the government not ask the Supreme Court to review the merits of Trump's order? Most likely the government believed it would lose on the merits. And if the court decided that lower federal courts lack the power to issue national injunctions, the government could keep forcing immigrants and their lawyers to litigate in every jurisdiction in America, with Immigration and Customs Enforcement agents standing nearby ready to pounce.

Thus, to the government, the overriding concern was not the welfare of immigrant mothers and their babies but whether the federal district courts, in the words of Solicitor General D. John Sauer, were acting as "a roving commission to correct every legal wrong that they can consider and to exercise general legal oversight over the executive branch."

> When the solicitor general was asked several times by Justice Amy Coney Barrett whether the Trump administration would accept judicial directives he responded, "it is not a categorical practice," and that Trump reserved the right not to follow precedents with which he disagreed. Barrett responded incredulously, "Really?"

One wondered why one of the justices didn't ask Sauer: "Wasn't Federal District Judge Matthew Kacsmaryk, who presides in a small one-judge federal district in Amarillo, Texas, behaving like a 'roving commission' when he enjoined the sale of the abortion drug mifepristone, and made his injunction apply nationwide?" What would the solicitor general have responded to the suggestion that Kacsmaryk is the "go to" judge for conservative lawyers who shop in his courtroom for legal bargains?

But as the give and take progressed, there were some clues that perhaps birthright babies were not forgotten. Although a few of the justices, likely Clarence Thomas and Samuel Alito, bought the argument that some federal judges—except Kacsmaryk, of course—wield too much power, it appeared that most of the justices rejected the insinuation. Most of the Justices appear to have little patience with the Trump administration's gamesmanship and defiance of the Constitution, whether by flouting directives from federal judges to respect an immigrant's right to due process before being thrown out of the country; defying a federal judge's order to have an immigrant returned to the U.S. from a prison in El Salvador where he was mistakenly sent; and the blatant intimidation of federal judges by Trump and his ilk with catcalls for impeachment of judges and even threats to their lives.

In fact, the day after last Thursday's argument, the Supreme Court, despite Trump's inflammatory rhetoric, kept in place its block on Trump's attempted deportation of Venezuelan migrants under a 1798 law historically used only in wartime, faulting his administration for seeking to remove them without adequate legal process. The court intervened after the migrant's lawyers reported that the Trump administration was set to immediately remove the migrants without the required notice or opportunity to contest their removals. "Under these circumstances," the court ruled, "notice roughly 24 hours before removal, devoid of information about how to exercise due process rights to contest that removal, surely does not pass muster."

And despite the day's focus on judicial procedure rather than constitutional rights, some of the justices were clearly sensitive to the rights of the newborn and that sometimes nationwide injunctions are necessary. These justices, liberals and conservatives, know that without a broad multi-district injunction, thousands of babies and potential babies would have to get lawyers and litigate their claims to citizenship in every jurisdiction in America where they are born. "Catch me if you can" was how Justice Ketanji Brown Jackson described the government's perverse, legally unsound, and morally repugnant position.

Also, as even some of the conservative justices noted, without a nationwide injunction, administrative chaos would ensue if a baby travels from one state that doesn't recognize his or her citizenship to another state that does. What documentation would be required? "What do hospitals do with a newborn?", Justice Brett Kavanaugh asked.

And just as alarmingly, when the solicitor general was asked several times by Justice Amy Coney Barrett whether the Trump administration would accept judicial directives he responded, "it is not a categorical practice," and that Trump reserved the right not to follow precedents with which he disagreed. Barrett responded incredulously, "Really?"

Although the rights of babies born in America was not the issue on which the court granted certiorari, from signs and suggestions during the argument it appears that the claims of the babies to citizenship were heard.

BENNETT L. GERSHMAN *is a distinguished professor at the Elisabeth Haub School of Law at Pace University and author of "Prosecutorial Misconduct" (Thomson Reuters, 2d ed., 2019).*

Custody

« *Continued from page 3*

against PA theory. Her research suggests courts frequently misuse PA claims to discount legitimate abuse allegations. Prof. Meier argues in regard to parental alienation syndrome:PAS theory recasts abuse claims as false tools for alienation, thereby inherently dissuading evaluators and courts from serious consideration of whether abuse has actually occurred.

Relationship Dynamics

Some experts advocate for a more nuanced approach. Clinical psychologist Dr. Lyn Greenberg emphasizes early intervention focused on children's developmental needs rather than alienation labels. Dr. Greenberg explains:

> Children at the center of conflict exhibit dysfunctional patterns early, failing to master essential developmental skills or demonstrating regressive or inappropriate behavior. . .

With early intervention, many children can have a respite from dysfunctional family dynamics, develop or maintain healthy social and relationship-building skills, learn healthy coping abilities, and benefit from safer venues for resolving conflict.

Similarly, psychologist Dr. Benjamin D. Garber warns against oversimplifying complex family dynamics into alienation versus abuse. He opines as to parent child contact problems (PCCP):At issue is not the existence of alienation as some have suggested, although the phenomenon must be understood as a relationship dynamic that can arise between people rather than as a syndrome or illness that can be diagnosed within a child.

At issue instead is our ability and willingness to look beyond simple and appealing either/or, black/white arguments to wrestle with the full complexity of human relationships.

All of these arguments are compelling and as Garber suggests, attorneys and mental health professionals need to take a deeper dive into the "why" behind the "what" of these types of behaviors. Those answers are complicated and we hope to explore those in future articles.

In her 2025 book Someone Said Parental Alienation, Dr. Jean Mercer notes that:

> Defining parental alienation is the first step in this discussion, but it would be a mistake to think that it's the last step. . . Alienationists use the term *parental alienating behaviors* to describe the actions they believe preferred parents use to persuade children to avoid or reject the other parents . . .

(Until these actions have been demonstrated to cause child avoidance, it might be preferable simply to call them parenting behaviors). Anti-alienationists sometimes use the phrase *protective parent* to describe a child's preferred parent, whom alienationists consider to be an *alienator*.

Emphasis is in the original text.

Drs. Jonathan Gould and David Martindale note in The Art and Science of Child Custody Evaluations, "[m]any, if not most, children in nonabusive families have equal relationships with their parents – relationships that are not identical but relatively equal."

Dr. Gould and Dr. Martindale draw distinctions between affinity (being closer to one parent to the other) in nonabusive families, alignment in nonabusive families, and protective parenting in abusive families as a springboard to discussing and identifying signs of pathological relationships.

The Impact on Family Courts

This theoretical battle has profound practical implications. Simply put, parent child contact problems can escalate, exacerbated by divorce and/or other custody battles, to the point that if a child is aligned with one parent, and for a variety of reasons, rejects contact with the other parent, lawyers, mental health professionals, and judges find themselves in the midst of battling parents, charged with sorting things out.

Parents may view the actions of those professionals as seeking to capitalize on the dysfunction within the family, while those professionals likely perceive themselves as well-intentioned, seeking to protect the best interests of children made the subject of litigation.

Estrangement can fester and reach the point of a difficult and lengthy return to a healthy relationship, often involving counseling. Courts must evaluate competing expert testimony, weigh abuse allegations, and make high-stakes custody decisions while navigating contradictory claims and inconsistent research.

Many jurisdictions now require specialized training for custody evaluators and careful screening of alienation claims.

Attorney Ashish Joshi counsels attorneys to thoroughly understand the scientific literature and properly frame alienation evidence:

> For any type of abuse, there is always a risk of abusers pretending to be victims. This risk creates the need for clear standards and reliable screening and assessment tools to prevent misuse.

Conclusion

The parental alienation debate reflects deeper questions about how we protect children caught in family conflict. Moving forward requires more than simply taking sides in an ideological battle.

Instead of fixating on labels, legal and mental health professionals should focus on observable behaviors, relationship dynamics, and evidence-based interventions tailored to each family's unique circumstances.

By prioritizing children's developmental needs and establishing rigorous, balanced assessment protocols, courts can make more informed decisions that truly serve the best interests of children while ensuring abuse allegations receive proper investigation.

The path to better outcomes lies not in winning the terminology war, but in developing more sophisticated, nuanced approaches to helping families navigate these extraordinarily complex situations.

Broadway

« *Continued from page 2*

tion with the Broadway show, and so we've done a number of client-focused events, and that has been another synergy that I think has worked out well for everybody.

Q: Can you talk about what being a producer means?

A: There is the creative side of a Broadway show, and then there's the business side of the Broadway show, to sort of help bring the creative side to reality. And being a producer is really part of helping to bring that vision and the creative elements of a show to actual fruition, and so it is involved with the capitalization of a show, the marketing of a show, the sale of tickets and all those kinds of aspects to help make it successful.

Q: What type of support have you received from the firm?

A: By coincidence, this first show of mine is about a band that was formed in Cuba and ultimately an album that was created in Cuba, and our CEO Miguel Zaldivar is of Cuban descent, and his family is from Cuba, and he has deep roots there, as do a number of our other partners in the Miami office and in the D.C. office.

The firm has been so supportive and enthusiastic about not only my participation in "Buena Vista," but about the show itself. We recently did an event where we invited a number of clients and friends of the firm based primarily in New York and working with our New York office to dinner at a Cuban restaurant within walking distance of the theater. And then we all went and saw the show. Afterwards, I arranged a private audience talk-back with some of the performers, so we stayed behind after the show and had a Q&A session that I moderated with a number of the performers. Our group totaled about 80 people, so it was a very large group and I think it was a successful event that, more than anything, everybody just really enjoyed a lot.

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Construction

« *Continued from page 5*

"Single-family home construction was hit harder than multifamily, likely because rising costs of construction due to tariffs compressing profit margins, and bigger projects have more room for error," said Realtor.com. "This could also be in response to market conditions."

Rents have been falling year-over-year for 21 months nationwide, which might be causing builders to anticipate being able to pass along tariff costs more easily to renters than single-family home buyers. Multifamily permits grew by 2.6% year-over-year, and starts grew by 28.8% while completions fell by just 1.7%. Meanwhile, single-family permits fell by 6.2%, starts plunged by 28% and completions tumbled by 16.6%.

The South seems to be the region experiencing the most significant pullback on permits directly related to tariffs. Permitting there fell by 9.6% month-over-month and 9.8% year-over-year. Realtor.com said the percentage difference in price between newly built and existing homes is lower in the South, which suggests builders are responding to increased costs by deprioritizing lower-margin projects.

Duplexes and townhomes housing between two and four families were a bright spot for permitting. The category was up 1.7% month-over-month and 5.4% year-over-year. "We know that builders are trying to build smaller and more affordable inventory to supply some missing price ranges of inventory, and though they're starting to eschew some lower-priced single-family homes, they are at least able to continue prioritizing this important segment," said the report.

Realtor.com noted that tariffs also impact the housing market by deterring buyers who are anxious about job loss and personal financial situations. "What we're seeing now are the more concrete supply-side effects: fewer and less affordable newly built homes under construction," said the report. "The cost of owning a home and the income required to do so have skyrocketed since the COVID-19 pandemic, and tariffs will continue to put this part of the American dream even further out of reach for millions."

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.

Perspective

Fully Removing State Constitution's Metric For Assigning Judges Would Undercut Separation of Powers

BY FRANK CARUSO

It is a given that the current shortage of state Supreme Court justices across New York has resulted in unacceptable delays for litigants resolving cases, whether they be matrimonial, commercial, malpractice, personal injuries or any of the myriad of other issues needing judicial resolution.

How to fix that problem, however, is a matter of current dispute before the legislature. We think a proposed constitutional amendment to remove any population-based metric for assigning additional Supreme Court judicial seats threatens to undercut the separation of powers by subsuming that process in the usual horse-trading and give and take that is business as usual in Albany.

COURTESY PHOTO

Justice **Frank Caruso**

The Association of Justices for the Supreme Court of the State of New York and other judges' groups are calling on lawmakers to reconsider a proposal that would lower the State Constitution's population metric for assigning judges to 30,000 per judicial district for an additional seat.

Unlike other judicial seats in the state, Supreme Court justices are constitutional officers under the New York State Constitution, which allocates seats for each 50,000 residents of each of the state's 13 judicial districts.

The legislature passed an amendment last session, sponsored by State Sen. Brad Hoylman-Sigal and Assembly Member Alex Bores, both of Manhattan, to simply remove that population metric from the constitution. It is up for a second reading in the current session, and if passed, would go to the voters for their approval.

The Association of Justices for the Supreme Court of the State of New York, which I head, along with the Supreme Court Justices Association of the City of New York, the Latino Judges Association and the Judicial Friends Association have joined together to urge legislators to take a second look at an alternative proposal by Assembly Member Jeffrey Dinowitz of the Bronx and State Sen. Leroy Comrie of Queens that instead would lower that population metric to 30,000 per district for an additional seat.

That would authorize an additional 266 Supreme Court Justice positions across the state, and they would be assigned based on the population and need of each district, not as part of that horse-trading and give and take.

By the nature of our position, we are properly constrained from entering the political debate. But this is not an overtly political issue, but one that goes to the core of the separation of powers and the judiciary's status as the so-called "third branch" of government.

Nor is it a partisan issue, but a geographic one, affecting counties across the state whether they are dominated by Democrats or Republicans.

The "easy fix" of simply removing any population metric is not always the best solution if it creates politicization by putting the assignment of seats into the overtly political legislative and executive branches of our government.

Lowering the Constitutional mandate to 30,000 would create hundreds of new judicial seats while avoiding the politicization of the selection process. That is the best way to ensure an adequate number of justices, and an assurance that litigants will not be left waiting endlessly to resolve their cases.

Hon. FRANK CARUSO *is a Supreme Court Justice from Niagara Falls and President of the Association of Justices of the Supreme Court of the State of New York.*

Judicial Ethics

Opinions From the Advisory Committee on Judicial Ethics

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

Opinion: 25-04(C)

Facts/Issue: A judge asks if he/she may preside in matters involving an attorney whose wedding the judge attended before assuming the bench.

Discussion: We have said a judge may attend the wedding of an attorney who regularly appears in the judge's court, provided the attorney is not on trial before the judge at time of the wedding. Assuming the nature of the judge's relationship with an attorney does not itself require disqualification,[1] the judge must nonetheless disclose his/her attendance as a wedding guest when the attorney appears in the judge's court for two years after the wedding. In our view, the two-year period runs from the date of the wedding, even where the judge attended the attorney's wedding before assuming the bench.

Conclusion: For two years after attending the wedding of an attorney as a social guest, a judge must make appropriate disclosure when the attorney appears before him/her.

Authorities: Opinions 22-138; 11-125.

1. Opinion 11-125 lays out guidelines for evaluating social relationships and determining the judge's ethical obligations.

Opinion: 25-06(A)

Digest: A judge may send a letter to a law school admissions office to provide additional support for an applicant who has been waitlisted, if the letter reflects the judge's personal knowledge and observations of the applicant. Although such contact should be made in writing rather than by telephone, the judge may nonetheless invite the admissions office to call the judge for further discussion.

Rules: 22 NYCRR 100.2; 100.2(A), (C); 100.3(A); 100.4(A)(1)-(3); Opinions 24-109; 10-07; 88-10.

Opinion: A full-time judge asks if he/she may make a telephone call to a law school admissions office on behalf of an applicant who has been waitlisted, to lend support to the application. The judge notes that the law school is the judge's alma mater, and he/she was previously a member of the law school's alumni committee.

A judge must always avoid even the appearance of impropriety and act to promote public confidence in the judiciary's integrity and impartiality (see 22 NYCRR 100.2; 100.2[A]). A judge's judicial duties "take precedence over all the judge's other activities" (22 NYCRR 100.3[A]) and thus his/her extra-judicial activities are subject to limitations (see generally 22 NYCRR 100.4[A][1]-[3]). In addition, a judge must not lend the prestige of judicial office to advance private interests (see 22 NYCRR 100.2[C]).

In general, a judge with relevant personal knowledge of a job applicant or of an individual seeking admission to an educational institution may write a reference letter to the prospective employer or the institution at the applicant's request (see e.g. Opinions 24-109; 88-10). Such letters ordinarily focus on the judge's "personal knowledge of the applicant's professional performance[;] observations of the applicant's qualities and abilities that are relevant to the position[; or] the judge's opinion of a person's character based on the judge's observations" (Opinion 10-07). They may also address "the applicant's work history if the judge has worked with the person or otherwise has reliable personal knowledge of the person's expertise" (id.). If the judge uses judicial stationery, he/she must clearly mark it "Personal and Unofficial" (see Opinion 24-109).

Thus, the inquiring judge may write a letter in support of a law school applicant, provided the judge knows the applicant and the letter speaks to that personal knowledge and the judge's observations of the qualities and abilities of the prospective student. The letter need not be solicited by the law school, but may be sent by the judge either sua sponte or at the request of the applicant, even after the applicant has been waitlisted.

The present inquiry raises one novel issue, as the inquiring judge specifically asks about placing a telephone call to the law school admissions office to lend support to a waitlisted applicant. To avoid even the possible appearance of undue pressure, we advise that any recommendation be in writing pursuant to the guidance above. The judge's letter may, however, invite the admissions office to call the judge for further discussion, thus leaving it to the admission office's discretion as to whether it wishes to speak directly with the judge concerning the applicant.

Perspective

ALFREDO GARCIA SAZ/ADOBE STOCK

New York courts have usually been unreceptive to arguments that a heter iska—a legal device Orthodox Jewish rabbis developed to facilitate lending and commerce—should be treated as an enforceable contract to render ambiguous, or potentially displace, concurrent civil law agreements

Lenders: Beware of the Heter Iska When Loaning Money

BY ALLEN SCHWARTZ AND JOHN M. LEVENTHAL

One area where Jewish religious law and New York civil law have intersected is the lending business. In loans involving Orthodox Jewish lenders and borrowers, the parties often execute a document designed to address the Biblical prohibition on the lending of money with interest by one Jewish person to another. Beginning in the Middle Ages, to facilitate lending and commerce, Orthodox rabbis developed a legal device to overcome this Biblical prohibition, the device variously known as a "heter iska" or "shtar iska."

In its current form, the parties typically execute an agreement which structures the transaction as a joint venture or partnership agreement instead of a loan, while ensuring a fixed rate of interest by imposing onerous accounting requirements. Specifically, to ensure that the investor receives the fixed interest that it would expect from a loan, the heter iska typically states that the joint venture will be automatically deemed profitable unless the nominal managing partner complies with onerous verification and religious oath requirements. If the investment is automatically deemed profitable, the heter iska requires a fixed profit share repayment that equates to fixed interest. Since the verification requirement is unlikely to ever be fulfilled, the nominal investor is *ex ante* assured that the joint venture will automatically be deemed profitable—and the repayment requirement triggered—no matter how the investment performs.

Nowadays, religious borrowers and lenders typically execute conventional loan documents, such as notes and mortgages, along with a heter iska. The heter iska often contains an arbitration provision requiring that any disputes regarding the heter iska be adjudicated in a Bais Din, a religious tribunal applying Jewish law. Courts must be wary of delving to deeply into heter iskas because "[t]he First Amendment prohibits a civil court from conducting an inquiry into religious law . . ." *Matter of Congregation Yetev Lev D'Satmar, Inc. v Kahana*, 31 A.D.3d 541, 542 (2d Dep't 2006). The enforcment of a heter iska could "necessarily involve impermissible inquiries into religious doctrine." *Id.* at 543.

New York courts have usually been unreceptive to arguments that a heter iska should be treated as an enforceable contract to render ambiguous, or potentially displace, concurrent civil law agreements. Sixty-five years ago, the Appellate Division, First Department considered the defendants' attempt to use a heter iska to defeat a summary judgment motion seeking to enforce a factoring agreement and associated guaranties. The First Department rejected defendants' argument. *Barclay Commerce Corp. v Finkelstein*, 11 A.D.2d 327 (1st Dep't 1960). In that case, the plaintiff alleged that the account receivables they had received under the factoring agreement were fraudulent and below the amount that was owed. In opposing summary judgment, the defendants argued that a heter iska they had entered with plaintiff created a disputed issue of material fact as to whether they had entered a joint venture agreement, not a factoring agreement. The First Department ruled that the trial court should have granted summary judgment to the plaintiff because "[t]he plaintiff explained the purpose of the 'Heter Iska' as being merely a compliance in form with Hebraic law" which "did not create a partnership or intend to create one." *Id.* at 328. This purpose was "not contradicted by the defendants . . ." *Id.* The First Department described a heter iska as "[a]n Hebraic document which, on its face, seems to create a partnership arrangement." *Id.* at n *.

Over 30 years later, the First Department again addressed the heter iska in *Arnav Indus., Inc. v. Westside Realty Assoc.*, 180 A.D.2d 463 (1st Dep't 1992), a foreclosure action. In that case, there was no executed heter iska, but the phrase "Al pi heter iska" or "in accordance with heter iska," had been inserted above the signature line on the mortgage note. *Id.* at 463. The issue on appeal was "whether the insertion of [][this] phrase...create[d] an ambiguity in the instrument so as to warrant denial of summary judgment for foreclosure and sale." *Id.* The First Department rejected the argument that there was any ambiguity, highlighting both that the note contained a provision stating that "nothing herein is intended to create a joint venture" or "partnership," and that there was no executed separate heter iska agreement. *Id.* at 463-464.

More recently, the First Department rejected a borrower's use of a heter iska to oppose a CPLR 3213 motion for judgment in lieu of complaint. The court held that the borrowers' "payment obligations under the promissory note are not affected by the Heter Iska," without providing a specific factual or legal rationale. *8430985 Can. Inc. v. United Realty Advisors LP*, 148 A.D.3d 428, 428 (1st Dep't 2017). Some recent trial court cases have cited to this latter decision to hold that where "the notes clearly evidence loans," the "obligations pursuant to the notes are not affected by a Heter Iska." *See, e.g.*, *Citilink Motors, LLC v. Joel K. Holding Co, LLC*, 2024 NY Slip Op 32560[U], *7 (Sup. Ct. Kings Co. 2024); *Junik v. 61 N. 11 LLC*, 2022 NY Slip Op 34793[U], *2 (Sup. Ct. Kings Co. 2022) (same). Trial courts have also given significant weight to provisions in loan documents stating the parties' intent is to be governed by New York law. *WOC Debt LLC v. Drillman*, 2024 NY Slip Op 34602[U], *4 (Sup. Ct. Kings Co. 2024) (emphasizing choice of law provisions in loan documents in rejecting argument that heter iska is sufficient to defeat summary judgment); *Kirzner v. Plasticware, LLC*, 47 Misc 3d 1209[A], 1209A, 2015 NY Slip Op 50533[U], *6 (Sup. Ct. Kings Co. 2015) (same); *VNB NY Corp. v. 47 Lynbrook LLC*, 2012 NY Slip Op 30207[U], *5 (Sup. Ct. Nassau Co. 2012) (same).

Just this month, in *Arnav Industries, Inc. Profit Sharing Trust v. 3449-3461 Hamilton Ft, LLC*, a foreclosure action, the Appellate Division, Second Department affirmed the trial court's denial of a CPLR 3211(a) motion to dismiss where the defendant argued that "the iska agreement converted the loan into an investment." 2025 N.Y. Slip Op. 02052, *3 (2d Dep't Apr. 9, 2025). The Second Department rejected this argument because the heter iska in that case was unsigned by the plaintiff and there was "no evidence that the plaintiff agreed to be bound by the iska agreement." *Id.* Further, the Second Department found that the heter iska was "merely a compliance in form with Hebraic law," highlighting that the mortgage note contained a choice of law provision that expressly provided for the application of civil law. *Id.* (quoting *Westside*, 180 A.D.2d at 464). Arguably, the Second Department left undecided whether a heter iska agreement might be enforceable where the lender also executes it, and the civil loan documents do not contain a choice of law provision.

While courts have been skeptical of arguments that the heter iska displaces civil agreements, courts have affirmatively enforced heter iskas as promissory notes under CPLR 3213.

Some recent trial courts have given more weight to the heter iska on summary judgment motions. In *1018 E. Parkway LLC v. Rikud Realty Inc.*, No. 515306/22, 2024 N.Y. Misc. LEXIS 45190 (Sup. Ct. Kings Co. Oct. 22, 2024), the Court denied a plaintiff summary judgment because there were disputed issues of material fact as to "the circumstances surrounding the *Heter Iska*," which the defendants "affirm[ed] was incorporated by reference into the [Stock Purchase Agreement], and purportedly established a purchase money loan for the balance of the purchase price in favor of Defendants." *Id.* at *31. In *Cfa Broad. Lender LLC v 520 Broad. St. Propco LLC*, No. 507525/23, 2024 N.Y. Misc. LEXIS 37409 (Sup. Ct. Kings Co. 2024), the trial court ruled that where *only the borrower* signed the Heter Iska, the document "cannot—*absent Plaintiff's counterparty signature thereto as the lender*—alter, modify, or change the [c]lear and unambiguous terms of the Loan Agreement and Promissory Note." *Id.* at *2-3 (emphasis in original). The trial court left open and did not reach whether the existence of the heter iska might otherwise be sufficient to defeat summary judgment had the lender signed the document.

Heter iskas often contain arbitration provisions which may be separately enforceable. *See LZG Realty, LLC v H.D.W. 2005 Forest, LLC*, 71 A.D.3d 642, 643 (2d Dep't 2010) (affirming denial of a motion to compel arbitration of foreclosure action because the defendant waived the arbitration provision in the Heter Iska by extensively participating in litigation). Indeed, "courts treat an arbitration clause as severable from the contract in which it appears and enforce it according to its terms unless the party resisting arbitration specifically challenges the enforceability of the arbitration clause itself." *Matter of Monarch Consulting, Inc. v. Natl. Union Fire Ins. Co. of Pittsburgh, PA*, 26 N.Y.3d 659, 675 (2016). However, where the heter iska is unsigned by the plaintiff, the Second Department this month declined to enforce a defendant's motion to compel arbitration. *See Hamilton*, 2025 N.Y. Slip Op 02052, *3 (affirming denial of motion to compel arbitration because the heter iska was unsigned by the plaintiff and, in any event, the defendant waived any right to arbitrate by failing to make a timely motion to compel). And even with a mutually executed heter iska, where the loan documents contain an "entire agreement" provision and a New York choice of law and venue provision, at least one court has denied a motion to compel arbitration based on the arbitration provision » Page 10

ALLEN SCHWARTZ *is the principal of Schwartz Law PLLC.* JOHN M. LEVENTHAL *is a partner at Aidala, Bertuna & Kamins, P.C. and a former Justice of the Appellate Division, Second Department.*

Off the Front

'All-Collar'

« Continued from page 1

minute, we could do some great things together.'"

There's no one thing that sparked the change, they said, but there had been a conversation occurring with varying levels of seriousness for years.

"Given all of the uncertainty and chaos out there, I'm very happy to be starting my own firm and have a degree of autonomy about how I, and we, respond to those events," said Sarafa, citing the ability to sign onto briefs in support of other law firms. "Being able to engage in the public discourse on our terms is something that I'm happy to be able to do."

The women met more than 25 years ago when they began working for Ben Brafman at what is now Brafman & Associates. They joined the firm, then known as Brafman & Ross, in 1999.

Sarafa departed in 2004 to become a partner at Zuckerman Spaeder while Zellan remained at Brafman & Associates until last month.

Sarafa Zellan will be an "all collar" criminal defense firm doing both state and federal matters, the duo said, as well as related civil litigation or post-conviction work. Both have extensive experience in the white collar space in and out of the courtroom—Sarafa spent the last ten years working in-house at a multi-billion dollar hedge fund.

Both women began their careers in non-legal spaces. An East Asian Studies major fluent in Mandarin, Sarafa worked at a community-based agency in Boston's Chinatown. She said she was drawn to law school after she realized she could fight back on behalf of clients more effectively if she had a law degree.

Zellan was a case worker at a foster care agency and began appearing in family court, where she could see the impact of a legal education in real time.

After law school, clerkships and internships, both entered public defense. Sarafa was an Assistant Federal Public Defender in Houston, while Zellan worked at The Legal Aid Society in Brooklyn.

And then to Brafman & Associates, where they met.

"It was a really exciting place to be at that time," Sarafa said of the firm. "We got tremendous experience working with one of the truly legendary lawyers in this city, in this profession, really."

Brafman, they said, gave associates opportunities he didn't have to give.

For example, throwing a brand-new associate on hip-hop mogul Sean "Diddy" Combs' 1999 arrest following a nightclub shooting.

It was a Saturday and Zellan was on pager duty while Brafman observed the Sabbath. She was in the middle of a fitting for a bridesmaid's dress when Johnnie Cochran called for Brafman.

Zellan doesn't remember getting out of the long, taupe dress, but knows she spoke with Brafman after sundown.

Combs was charged with criminal possession of a weapon, a count Zellan was intimately familiar with due to her time at Legal Aid. So Brafman put her on the case alongside himself and Cochran. Combs was acquitted.

"There I was, you know, arguably, some nobody," she said. "I look back on that, and I think that's pretty great that he trusted me and allowed me to take that on. That's an opportunity that some lawyers of his stature and talent would have either held for themselves or found somebody else equally famous and important to do that work."

There were a fair share of high-profile matters they each worked on while at the firm, including Sarafa's representation alongside Brafman of World Sports Exchange Founder Jay Cohen at his federal offshore gambling trial.

Both described numerous meaningful cases they've worked on. Zellan cited multiple cases that ended in acquittals and dismissed charges. Sarafa mentioned an espionage case in the country of Georgia that ended in her client's exoneration.

As for their vision for their own firm, the women say they want to maintain a nimble practice that collaborates with other firms or attorneys when a case calls for it.

Zellan highlighted Brafman & Associates' handling of Martin Shkreli's securities fraud trial as a case in point.

"I think it's an excellent example of a small firm being able to staff a pretty massive case in an effective way," she said of Shkreli, who was acquitted of five counts.

They said they envisioned their new firm as a place where young attorneys can come and develop their skills.

"One of the things we hope to be able to do is to build a firm where young lawyers can come and really learn and enjoy the practice of law," Sarafa said. "Where young lawyers have an opportunity to get out there in court, stand up, examine witnesses, make arguments in addition to the usual, doing your research and writing briefs. We want our firm to be a place where young attorneys can come and grow professionally."

Zellan noted that sometimes younger attorneys can end up being "pigeon-holed" into doing specific tasks, but that there's a lot of gratification in representing and supporting your client through a whole case.

"The work that we do can be extremely stressful," Zellan said of lawyering. "So to have someone like Melinda, who is steady, who you trust, is invaluable. To know that your colleague is going to understand either your extreme distress or your elation, or somewhere in between, that makes a workplace."

While Sarafa departed Brafman & Associates more than two decades ago, Zellan's final day was April 11.

Zellan is the fifth associate to depart Brafman's firm over the last year. Marc Agnifilo, Zach Intrater and Teny Geragos opened their own firm, Agnifilo Intrater, in March 2024. Jacob Kaplan later followed, joining Agnifilo Intrater as a partner.

Both Sarafa and Zellan thanked Brafman for many lessons learned. A legendary cross-examiner, they say he showed them to find their own styles and remain committed to telling the client's stories.

Zellan said he taught her to slow down and take stock.

"I think that that quality of slowing down for a minute when something's happening in a case and not letting a judge or a prosecutor's sense of urgency push you, is something he's very good at," Zellan said. "Sometimes you hear something, or a ruling comes down, and you think, 'That's really good,' or 'That's really bad,' but it's never just one or the other."

"One thing that became very clear to me working with Ben is that your reputation and your relationships really matter in this business," Sarafa said. "Sometimes your ability to get results really depends on that."

Brafman wished the women the best of luck.

"They're wonderful lawyers and they're probably the two smartest and most capable people who've ever worked for me," he said.

Brafman noted that, while he'll miss Zellan, he has two newly-hired associates: his grandson, Ezra Lent, and a former federal defender from Alaska, Andrew Stebbins.

"I wish them the best of luck," Brafman added of Zellan and Sarafa. "I think Andrea and Melinda will do very well."

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Sheindlin

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The Honors Scholars Program was established to benefit women in law because, as Sheindlin told Law.com in January 2022, she wanted to use the "wonderful things" that have happened to her in her own career to help nurture female law students.

During her speech, Sheindlin noted that when she graduated from NYLS 60 years ago, she was the only woman in her first year of law school.

NYLS Dean and President Anthony Crowell said today's graduating class consists of 67% women.

Graduate Lachanee Scott, a student speaker at the ceremony from the law school's Evening Division, noted Sheindlin's role in inspiring her to become a lawyer.

"I remember the moment I fell in love with the Law," Scott said in her speech during the ceremony. "I was 10 years old, watching Judge Judy, a fellow New York Law School alumna."

"Inspired by her, I started to research judges, their role in society and how I might achieve that honor," said Scott, who became an American citizen while attending law school after immigrating from Mandeville, Jamaica, and is the first in her family to attend college.

Following graduation, she will work in the real estate group at Simpson Thacher & Bartlett.

Sheindlin referred to Scott as an "exquisite woman and a warrior," adding that "very few things bring tears to these old eyes, but her address to you today did just that. She is a spectacular woman, and she will do spectacular things. I know that in my heart."

"The law is a powerful profession. It can change the course of lives. It can destroy or make reputation, create havoc or restore order," Sheindlin said. "It can right wrongs or dash dreams. So being a lawyer is a heavy responsibility for you are the gatekeepers of justice."

She encouraged the graduates to "be fearless. Be fair, but always be honorable." But she also worked in some of her classic humor.

Referring to 60 years, Sheindlin said, "Some of you and some of your parents are at this moment, looking at each other, sort of nudging each other and saying, 'Oh, my God, 60 years she looks terrific.'"

"Some may be asking, 'Did she have work done?'" and "Some may be inquiring, 'Does she still work?'"

"The answer to all three questions," Sheindlin said whimsically, "is yes."

In September 2021, Sheindlin wrapped a 25-year run of the Emmy Award-winning "Judge Judy," one of the most successful programs in the history of television. Currently, she is the presiding judge on "Judy Justice," which is available on Prime Video. Sarah Rose serves as her law clerk on the series.

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Judges

« Continued from page 1

bing Peter to pay Paul" approach stretching judicial resources thin.

The head of the state's Acting Supreme Court Justices Association spoke in favor of the bill.

State Sen. Brad Hoylman-Sigal and Assembly Member Alex Bores, both D-Manhattan, co-sponsor the legislation, which has wide support and was approved by both chambers of the Legislature in 2024. It requires passage in this year's legislative session, for inclusion as a statewide ballot question in November 2026.

New York County Defenders and the Fund for Modern Courts lobbied on behalf of the bill, among other groups and lawmakers.

However, four large judicial organizations—the Association of Justices of the Supreme Court, the Supreme Court Justices Association of the City of New York, the Latino Judges Association, and the Judicial Friends Association are all opposed to the proposed constitutional amendment.

President of the statewide association, state Supreme Court Justice Frank Caruso of Niagara, said he believes lawmakers' "heart is in the right place" in wanting to increase the number of judges. But Caruso, in an interview with the Law Journal, said the association is concerned that removing the cap entirely would result in central and western New York suffering in the long run, because there would be no population minimum to apportion judges. He said it's possible that lawmakers would prioritize new judgeships for New York City, where backlogs are most severe.

"I'm not criticizing New York City; they absolutely need judges, no question about it," Caruso said. "But western New York and central New York have taken a backseat when it comes to creation of judgeships and dealing with those situations as opposed to the city. We just want the entire state to be treated equally."

He noted that in his 43 years of practicing law in western New York, county and Family Courts have always had five judgeships, despite no population cap, and even as crime has gone up exponentially over that time," Caruso said.

Caruso and state Supreme Court Justice Carmen Velasquez, president of the city association, said they prefer another bill that would reduce the population-based formula to one justice per 30,000 residents. They said this bill would add 266 judges to state courts, in an even-handed distribution.

Velasquez, a judge in Queens, said the bill doesn't guarantee that lawmakers will add judges. She said it also "destroys" a formula that "allows for a more geographic representation."

"This bill is going to allow for taking away some of our judicial independence because now judges are going to be bound by whatever the Legislature says, and the amount of judges they can have," said Velasquez, who said judges will begin a lobbying effort in hopes of convincing lawmakers of their argument.

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

Calendar

WEDNESDAY, MAY 21

NY State Bar (CLE)

Strategic Growth and Succession for Small Law Firms
https://nysba.org/events/strategic-growth-succession-for-small-law-firms/
1 MCLE Credit
Virtual

NYC Bar (CLE)

Marketing and Advertising Law 2025
9 a.m. –1 p.m.
CLE credits: 4
Webinar Registration Link: https://services.nycbar.org/Members/Event_Display.aspx?4&EventKey=_WEB052125&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)

Small Firm Chats – Stay Connected With Your Peers and Us!
12 p.m. - 12:45 pm
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLFC052125&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Bar@theBar
6 p.m. - 8 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=BAR052125&mcode=NYLJ
Location: 42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, MAY 22

NY State Bar (CLE)

Estate Planning for Loved Ones with Mental Health and/or Substance Abuse Disorders
https://nysba.org/events/estate-planning-for-loved-ones-with-mental-health-and-or-substance-abuse-disorders/
1 MCLE Credit
Virtual

Evolving Discrimination Laws for Owners and Managing Agents
https://nysba.org/events/evolving-discrimination-laws-for-owners-and-managing-agents/
1.5 CLE credits
Virtual

Starting a Solo Practice in NY 2025
https://nysba.org/events/starting-a-solo-practice-in-new-york-2025-part-i/
4.5 CLE credits
Virtual

NYC Bar (CLE)

Litigating Land Use Article 78 Proceedings in NYC
12 p.m. - 2 p.m.
CLE credits: 2
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB042425&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NYC Bar (Non CLE)

Withholding of Federal Funding Under the Trump Administration
6 p.m. – 7:30 pm
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=WFF052225&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAY MAY 27

NY State Bar (CLE)

Resurgence of Rhetoric? Criminal Antitrust Enforcement During the Biden Era and Beyond
https://nysba.org/events/resurgence-or-rhetoric-criminal-antitrust-enforcement-during-the-biden-era-and-beyond/
1 CLE credits, virtual

WEDNESDAY, MAY 28

NY State Bar (CLE)

An Introduction to Suicide Prevention – For Lawyers
https://nysba.org/events/an-introduction-to-suicide-prevention-for-lawyers/
1 MCLE Credit
Virtual

Handling Prevailing Wage Matters in New York
https://nysba.org/events/handling-prevailing-wage-matters-in-new-york-nyll-art-8/
1.5 CLE credits
Virtual

Litigating High Stakes Trademark Infringement Cases: Insights from the PODS vs. U-Haul Verdict
https://nysba.org/events/litigating-high-stakes-trademark-infringement-cases-insights-from-the-pods-vs-u-haul-verdict-and-spring-networking-reception/
1 MCLE credit
New York City

NYC Bar (Non CLE)

The Afterlives of Books: A Discussion of Rare Books, Collection Histories, and International Cultural Heritage Law
6 p.m. – 7:30 pm
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=HIST052825&mcode=NYLJ
Location: 42 West 44th Street, New York
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, MAY 29

Federal Bar Council (CLE)

Environmental Justice 101: Past, Present, and Future?
6:15pm – 7:30pm
Location: Hunton Andrews Kurth, LLP
CLE Credit TBD
https://fbc.users.membersuite.com/events/a5720928-0078-c2d9-c5f3-0b4824802ee4/details

NYC Bar (Non CLE)

Yoga for Lawyers
7 p.m. - 7:45 pm
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=YOGA052925&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

FRIDAY, MAY 30

NY State Bar (CLE)

New York Appellate Practice in the Third Judicial Department and the Court of Appeals
https://nysba.org/events/new-york-appellate-practice-in-the-third-judicial-department-and-the-court-of-appeals/
4 CLE credits. Albany

NYC Bar (Non CLE)

Senior Lawyers Chatroom
12 p.m. - 1 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=SEN053025&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Collapse

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customer bases. SVB, for example, held a significant portfolio of Treasurys and mortgage-backed securities and was closely linked to tech companies, which not only maintained large cash balances but also could withdraw those funds rapidly if needed.

An analysis by the Federal Reserve Bank of New York in the fall of 2024 pointed out that marked-to-market losses increased the likelihood that banks would attract heightened scrutiny from regulators and credit agencies. This, in turn, could alarm investors and make banks more susceptible to runs by uninsured depositors. The risk posed by marked-to-market losses remains a concern. According to the FDIC's latest quarterly report of unrealized losses—the gap between market value and book value of non-equity securities reached $482.4 billion in the fourth quarter of 2024. This represented a 32.5% increase, or $118.4 billion, from the previous quarter, and a 1% rise, or $4.8 billion, compared to the same period in 2023. The report attributed this to significant increases in longer-term interest rates, such as the 30-year mortgage and 10-year Treasury rates, which drove down the value of securities held by banks.

It is important, however, to keep the events of 2023 in perspective. FDIC data shows that the total assets involved in bank failures that year amounted to $548.7 billion—much higher than during any single year of the Global Financial Crisis. Yet, the number of failed banks was relatively small at just five, a figure not unusual in any given year. According to Rehan Hasan, partner and chair of the corporate practice at Omnus Law, Silicon Valley Bank's downfall was due to its reckless approach, acting more like a venture fund than a traditional bank. "They took on excessive risk backing ventures, and their portfolio lacked the balance and discipline you'd expect from a traditional commercial bank," Hasan told GlobeSt.com, adding that the failure was ultimately a matter of poor judgment rather than regulatory oversight.

Javier Palomarez, chief executive of the United States Hispanic Business Council, notes that even with regulations designed to curb risky strategies, banks often find alternative ways to generate revenue. He points out that regulations such as the Dodd-Frank Act have sometimes been rolled back when deemed unnecessary. Palomarez argues that another SVB-style collapse would likely result from malpractice and irresponsible strategy, rather than from inadequate regulation.

Daniel Ahn, chief executive of Delfi Labs, believes that the real safeguard for banks like SVB, especially given the rise in unrealized losses, is a sound hedging strategy. He asked: "Why didn't regulators tell them to hedge against it?" Ahn further noted that recent research suggests many banks simply opt not to do this for various reasons. Delfi Labs' analysis of the SVB situation found that a proper hedging strategy could have turned a multi-billion-dollar loss into a multi-billion-dollar profit. Ahn emphasizes the importance of considering the current context, with markets pricing in historically high volatility in interest rates. "I think everyone should be really thinking about interest rate risk right now," he said.

Settlements

« Continued from page 2

law firms that settled off existing assignments—but they are scratching them off lists of firms competing for new work.

"I had Skadden on one, and I had Willkie on another, and I pulled them off because of their settlements," an energy industry GC said. "I'm literally in a thread with other GCs, and those two firms have been pulled from other people's panels as well."

Another GC, who works in tech, said he works with a firm that settled on a matter that is so sensitive that changing out law firms is not an option at this point.

"But I will move it when I can," he said, "and for any new work, I absolutely will not send it to any of the firms that capitulated."

Chaplin said few firms that threaten to oust a law firm working on a major matter pull the trigger—unless they can reap an economic benefit from doing so.

"I don't see a ton of follow-through," he said. "The only time where I think I've seen that happen is when a firm makes a pretty significant move by lowering rates in exchange for consolidating work. Give us more, and we'll make it worth your while."

GCs said they have good reason for exercising caution.

"You have to balance the need of your client, which is the company, so you're not messing up some sensitive work that's already happening," one tech GC said.

Chaplin said litigation can be particularly tricky to move.

"A company has a philosophy about litigation—either we fight to the end or settle quickly—and having litigators that understand that drives both cost and outcome. If you bring in a new firm that doesn't know your style, that can be very expensive," he said.

In contrast, transactional work—such as filing patents or managing IP portfolios—is generally easier to reassign, he said.

Some GCs doubt that law firms that settled have much to fear, either from the loss of pending work or by missing out on new work.

"There's a lot of noise, and the angry mob is loud," said an IT GC who works with a firm that settled. "But I don't believe it's translating to lost clients in a material way. I've received zero pressure from my CEO or board to move firms."

Another GC said laterals—partners jumping from one law firm to another—will continue to be a much more prevalent reason for companies to part ways with law firms.

"I don't research a firm's philosophy, mission, and history and then choose to hire the firm. I hire a partner. I develop a relationship with a specific individual. ... If that person decides to move firms, I am going with him," the GC said.

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Real Estate Trends / Outside Counsel

Realty Law

« Continued from page 5

tiffs) in favor of Jean-Georges/Seaport Group (Jean-Georges)."

The plaintiffs asserted that BPC "violated applicable procurement protocols, including Public Authorities Law (PAL) Section 2897, the 2018 license, Terrace Agreement and other concession-related procedures."

The defendants denied that "any right of first lease was triggered contending that the Café was not offered independently but is part of a combined RFP including the Grill and the Porch." They also asserted that the plaintiffs lack standing to enforce the 2018 license or Terrace Agreement and that the PAL is inapplicable to the BPC, which is a private nonprofit corporation.

They further claimed that the RFP process was "extensive, fair and compliant with long-standing procedures dated from 1991 and that no imminent harm will result from the denial of injunctive relief."

The court denied the plaintiffs' motion for a preliminary injunction. The court found that the plaintiffs had not "established a likelihood of success on the merits."

The defendants "proffered credible evidence...that the RFP process was conducted in accordance with BPC's long-standing 1991 written procedures, which the City accepted."

The parties had been "engaged in this RFP process for nearly two years and raised no contemporaneous objections which undercuts the claim of procedural unfairness." The court also found that the "right of first lease, Section 23.01 of the Grill lease applies only if BPC seeks to lease the Café premises separately."

BPC had "solicited proposals...(for the) combined Grill, Café and Porch premises as a package." The court cited appellate authority which held that "a right of first refusal is not triggered when multiple parcels are all offered together rather than individually."

Additionally, since no final lease had been executed with Jean-Georges and required city approvals are still pending, the court held that there is no breach of the right of first lease.

Defendant witnesses testified that it had always been their "intention to lease all three parcels of property as a whole." Moreover, the plaintiffs had been on notice since 2023 and had "participated fully and transparently in the RFP process for two years." During such time, they had "raised no objections" and they had "only exercised their reported right under Article 23.01 after the fact, after they lost the bidding process as recently as March of 2025." Plaintiffs' witness testified that he was under the "impression that they could exercise that right at any time."

The court stated that "with respect to the terms that are meant to be provided under the landlord notice, there are no terms to provide, no lease has been executed as of today's date and as of - and during the term of the actual lease."

The court also held that the plaintiffs lacked standing to enforce either the 2018 license or the Terrace Agreement, since they are not a "signatory nor an intended third-party beneficiary."

The court explained that "incidental benefits under public agreements do not give rise to enforceable rights absent express language indicating an intent to permit third-party enforcement. Language that is not present here." The court further noted that those agreements "delegate compliance and enforcement responsibility solely to the City of New York."

Additionally, the court stated that BPC was not a public authority within the meaning of PAL §2897. The court explained that the PAL §2897 "applies only to public corporations created by special legislative act. BPC, a private nonprofit was not formed by statute, does not fall within this scope."

The court also noted that the "Franchise Concession Review Committee rules and the CEQR...regulations apply only to agencies receiving City funds or acting under the City authority—criteria BPC does not meet."

The plaintiffs had also argued that the RFP process was "biased or retaliatory." The court found that such allegations were not supported by the record. The court stated that based on affirmations and materials submitted by the defendants, "BPC's selection process was structured, substantive, fair and compliant with the 1991 procedures."

The court stated that all finalists, including the plaintiffs, "were subject to the same procedural standards and were afforded opportunities to present and refine their proposals."

The court further noted that "mere dissatisfaction with a competitive outcome does not constitute bad faith or arbitrary conduct sufficient to warrant injunctive relief."

BPC's president had "credibly testified" that the RFP process had been conducted in accordance with BPC's 1991 procedures, and was "transparent, competitive and fair." BPC had considered "not only economic terms, but also factors such as brand quality, reputation and succession planning." He also emphasized that the plaintiffs were "afforded a full opportunity to compete and that any concerns of favoritism are unfounded."

The plaintiffs argued that certain terms have been offered to Jean-George, such as free rent in the first year and a $2 million investment, had not been similarly extended to the plaintiffs. BPC responded that the plaintiffs were "not one of those two finalists and thus discussions did not proceed to that stage of negotiations." Testimony indicated that "it was not until negotiations with Jean-George that these additional terms were being negotiated."

BPC's president explained that the plaintiffs had not been one of the two finalists and that the $2 million landlord contribution had been part of an "advanced-stage negotiation," a stage that the plaintiffs never reached. Therefore, the allegations of "disparate treatment are without merit."

BPC's president had also testified that BPC must act in the "best interest of the corporation" and "the highest financial offer is not always the most suitable choice."

The court found that plaintiffs were not "unfairly excluded" and "plaintiffs' claims of bias or bad faith in the selection process" were unfounded. Thus, the court held that the plaintiffs failed to demonstrate a likelihood of success on the merits.

The court also stated that the plaintiffs failed to demonstrate irreparable harm "sufficient to warrant preliminary injunctive relief." The court acknowledged the "impact of its decision on plaintiff...given its long-standing lease and occupation of the Bryant Park Grill." However, the court explained that "danger of impending judicial proceedings is not an injury justifying an injunction."

The court acknowledged the "long-standing and distinctive nature of Bryant Park Grill and Café." However, the court noted that the relief sought is "prospective and no eviction proceeding has been initiated." The "underlying Café and Grill leases remain in effect until April 30th, of 2025 and the Porch lease has already expired." The court stated that the "absence of any pending legal action to dispossess plaintiffs render the alleged harm premature and speculative at best."

The court further explained that "New York courts have consistently held that financial losses arising from the nonrenewal or expiration of commercial tenancies do not constitute irreparable injury."

The court also stated that "[c]laims involving reputational harm, employee layoffs and disruption to event planning, while unfortunate, fall squarely within this rule and do not independently justify equitable relief."

Thus, the court held that the record, testimony and evidence proffered during the preliminary injunction hearing, disproved plaintiffs' allegations that they have been "deprived... of a fair opportunity to compete for the premises."

With respect to the balancing of the equities, the plaintiffs cited their "long-standing operation of the Grill and Café, their investment in the property and the reliance interest of patrons and event clients." They argued that "preserving the status quo will protect public continuity and avoid upheaval."

The defendants countered that the plaintiffs were seeking to "rewrite the clear terms of time-limited leases through litigation" and granting an injunction "would undermine a competitive bidding process lawfully administered and jeopardize a forthcoming agreement with Jean-George that promises long-term public benefits." They also argued that "forcing continued tenancy could cause irreparable disruption to its park planning and contractual obligations."

The court further held that the balance of equities did not favor injunctive relief. It emphasized that removing the plaintiffs from the location they occupied since 1991 is "significant," but the outcome "arises from the expiration of a fixed-term commercial agreement and pursuant to a lawful RFP process." They noted that the leases expire April 30th of 2025, and the Porch lease already expired, and the plaintiffs knew of these "deadlines and again participated in the RFP process from its inception."

The court also reasoned that "[f]urther disrupting the outcome of the RFP process at this late stage, after BPC has selected Jean-Georges and entered those final negotiations would cause financial disruption to the property, BPC and Jean-Georges at a minimum."

The court opined that under these circumstances "judicially extending" the plaintiffs' tenancy would undermine "the integrity of a competitive and lawfully conducted RFP process."

Additionally, the court explained that the plaintiffs' "disappointment with the outcome is not a sufficient basis to enjoin result of a lawful competitive process." It also reasoned that "from a public policy perspective,...it would set a dangerous precedent whereby participants in an RFP process who are unhappy with the outcome are allowed to enjoin otherwise lawful agreements and negotiations."

Accordingly, the court denied the plaintiffs' motion for a preliminary injunction.

Comment: Gil Feder of Loeb & Loeb, counsel for Bryant Park Corporation, stated that "after a 2-day preliminary injunction hearing the court appropriately concluded that Bryant Park Grill had not shown that the bidding process in which it participated was unfair nor did it show that it had exercised a right of first refusal."

Anthony Genovesi of Abrams & Fensterman stated: "Under the lease, the landlord BPC's 'desire' to lease the Café triggered Ark Restaurant's right of first lease. The court construed the right of first lease to require BPC to first enter a lease with a third party before the right is triggered. It does not. In fact, the lease prohibits the landlord from entering a new lease for the Café space without offering the tenant an option of matching 90% of a proposed (not final) lease offered to a third party."

Ark Restaurants Corp. v. Bryant Park Corporation, Supreme Court, New York County, Case No. 652009/2025. Decided April 24, 2025. Patel, J.

Real Estate Taxation—Assessment Overturned—SCAR Hearing Officers "Have An Obligation To Provide the Basis for Their Determinations" So Their Decisions Can Be Reviewed To Determine If the Decisions Were Arbitrary, Capricious or Otherwise Unsupported by Substantial Evidence—Real Property Taxation Requires "Rough Equality, Not Complete Uniformity"—Hearing Officer Decisions Were "Nearly Identical, Though Each Individual Taxpayer's Application Should Have Been Treated Individually, and Not With Complete Uniformity"—"Petitioners' Unequal Assessment Claims" Were "Not Addressed At All"—Court Directed That the Matters "Be Reconsidered On an Individual Basis" Before a Different Hearing Officer and That Each Party Commence an Individual Proceeding

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> The court acknowledged the "gravity" of its decision and the "impact it is likely to have upon the (plaintiffs) in that it has been occupying this property since at least 1991 and has certainly been a fixture in Bryant Park in New York City."

Petitioners had moved for an order pursuant to CPLR §7803(3), "reversing, annulling and setting aside the forty-one (41) identical SCAR Hearing Officer decisions on the ground that the...Decisions were made in violation of lawful procedure, were affected by an error of law, and were arbitrary and capricious and/or an abuse of discretion."

The petitioners, through authorized representatives, had appeared at Small Claims Assessment Review (SCAR) Hearings relating to their respective properties located in the Village of Freeport (Village).

Each petitioner appeared before the subject hearing officer and presented arguments and evidence "for a reduction in their 2023/24 final assessed value." They claimed that their assessments were "excessive" and overvalued their property and the assessments also were unequal assessments, citing RPTL §730(1). The subject petition only addressed the petitioners' "claims of unequal assessment."

The petitioners submitted to the hearing officer, *inter alia*, "a ratio study demonstrating that the actual level of assessment was less than that indicated by the [NYS] Office of Real Property Tax Services (ORPTS) Residential Assessment Ratio (RAR)."

They argued that the hearing officer had "(1) performed no independent evaluation of the unequal assessment evidence presented, but instead relied upon a misunderstanding of a federal doctrine of 'presumption of regularity' afforded to government actions, despite the fact that the Second Department has held that under New York Law, in the tax case, this presumption 'disappears from the case' as soon as the petitioner comes forward with evidence..".."; (2) having mistakenly relied upon an interpretation of federal doctrine, the hearing officer did not view it necessary to, and so did not, provide findings of fact on the unequal assessment claims, or a specification of the evidence upon which any findings would have been based; and (3) the hearing officer rejected controlling precedent from this court and misinterpreted holding by the Appellate Division in determining that the petitioners lack standing to challenge the RAR established by ORPTS."

The petitioners argued that the hearing officer had issued "identical determinations on each of the subject matters" and that "the unequal assessment claims were denied based upon the hearing officer's legal interpretation of a federal doctrine entitled 'presumption of regularity.'" They argued that the hearing officer had stated that under that doctrine, "the government—whether in civil or criminal venues—always wins, and a private citizen/taxpayer always loses." They asserted that by "failing to consider any New York State authority on the 'presumption of regularity' and instead utilizing only two federal cases, one from 1926, the hearing officer acted contrary to governing New York Law."

The petitioners cited an appellate decision which held that "this presumption of validity does not take the place of evidence but serves solely to shift the burden of going forward; it disappears from the case as soon as credible evidence to the contrary is received."

The petitioners contended that the "ratio study presented was performed in a statistically sound manner, in accordance with ORPTS' own methodologies for such studies, conducted using SPSS statistical software, which is the same software used by ORPTS when it performs ratio studies based upon actual sales."

They argued that "their ratio study was more than sufficient to satisfy their minimal burden of proof to overcome any presumption that the level of assessment allegedly utilized by the Village...was accurate or reflected the true level of assessment of residential property within the Village...."

The petitioners also argued that the hearing officer decisions lack any "finding of fact with respect to any of the unequal assessment issues raised by petitioners, and the decisions merely announced that the hearing officer was relying on ORPTS RAR." They argued that this is a direct violation of RPTL §733(4), which specifies that "'the decision of the hearing officer shall state the findings of fact and the evidence upon which it is based.'"

Thus, they asked that the decisions be vacated, and the petitioners be granted hearings de novo before new hearing officers.

Additionally, the hearing officer had stated that the petitioners lack standing to "challenge an RAR in a SCAR proceeding pursuant to RPTL §1218." The petitioners contended that pursuant to RPTL §1218, "a recalculation of the RAR by the ORPTS can only be compelled via an Article 78 proceeding: (a) brought directly in the Appellate Division; (b) under the Appellate Division's original jurisdiction; and (c) by one of the assessing entities which use RAR."

The petitioners asserted that the hearing officer "misinterpreted RPTL §1218," since the petitioners had not been seeking to "compel a recalculation of the RAR by ORPTS, and Article 7 of the RPTL provides homeowners with the opportunity to challenge their own individual assessments in SCAR proceedings...."

The respondents countered that the hearing officer's decisions were "neither arbitrary nor capricious and were all supported by findings of law and fact." They argued that the hearing officer "properly ruled that standing to challenge the RAR is limited by RPTL §1218 and that applying a different RAR to petitioners' properties is prohibited as it would create unequal assessments within the Village...."

They also asserted that the court lacked subject matter jurisdiction since RPTL §1218 "is the exclusive avenue for judicial review of the state board's determination of the ratio at issue and requires challenges to ORPTS determinations to be reviewed solely by the Appellate Division."

The respondents further argued that the hearing officer had properly determined that the petitioners failed to establish "that each individual petitioner was assessed unequally."

They asserted that "caselaw suggests that taxpayers don't have to be treated the same as everyone else, but similarly treated taxpayers must be treated uniformly...." The respondents also contended that even if the petitioners had standing to challenge the RAR, they failed to show that "they have been denied an opportunity to show inequality of their tax assessments."

The petitioners argued that the respondents' position was "contrary to established law in five categories of constitutional, statutory and caselaw, without providing proper support to any of these requested deviations, and therefore respondents' opposition lacks merit."

They also asserted that pursuant to CPLR §7804, the respondents had to submit either a "Verified Answer to the Verified Petition, or make a pre-answer motion to dismiss, neither of which has been done," that the petitioners argued that the respondents "simply submitted an affirmation and memorandum of law in opposition to the Petition and are technically in default for noncompliance with CPLR §7804."

The court explained that "SCAR hearing officers have an obligation to provide the basis of their determinations so that there is opportunity for their decision to be reviewed to determine if the decision was arbitrary, capricious, or otherwise unsupported by substantial evidence (see RPTL §733(4))." It also noted that it is "well settled that in the area of real property taxation, rough equality, not complete uniformity, is all that is required."

The court observed that the hearing officer decisions were "nearly identical, though each individual taxpayer's application should have been treated individually, and not with complete uniformity." The hearing officer failed to "provide the basis for her determinations regarding Petitioners' unequal assessment claims; in fact, said claims are not addressed at all."

Accordingly, the court held that the "matters must be reconsidered on an individual basis" before a different hearing officer.

Finally, the court stated that "[u]pon completion of the new hearings, should any party be aggrieved by any future decision, that party must commence their own individual proceeding, with each individual proceeding having a separate index number."

Heredia v. The Assessor of The Incorporated Village of Freeport, Supreme Court, Nassau County, Case No. 611055/2024. Decided April 22, 2025. McGrath, J.

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

Offshore

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During the Biden Administration, 11 commercial-scale offshore wind projects were approved between 2021 and 2024.

President Trump's January 2025 Memorandum, the Order, the Director's Order, and other recent actions by the federal government represent a significant departure from Biden administration initiatives for offshore wind. For instance, on April 11, 2025, the U.S. Department of Energy's Advanced Research Projects Agency notified the University of Maine that the agency would be immediately suspending awarded funding for the university's research into floating offshore wind turbines. Similarly, the White House issued an Earth Day Statement that said, among other things, that, "[b]y pausing certain wind projects, President Trump is recognizing wind turbines' detrimental environmental impact, particularly on wildlife, which often outweighs their benefits."

The government's recent actions are taking their toll; on May 12, 2025, the Project's developer announced the possibility that it will cancel the Project if, in the coming days, the developer cannot reach a resolution with the Trump Administration. While the Project remains paused, its costs do not, amounting to $50 million per week to maintain 11 vessels waiting on standby and hundreds of furloughed employees.

Accordingly, New York will likely need a variety of renewable energy sources beyond offshore wind to reach its ambitious climate goals. The state is facing mounting pressures to meet its climate promises, such as the March 2025 lawsuit against the state's Department of Environmental Conservation ("DEC") alleging that the DEC has failed to timely issue regulations in pursuit of the state's climate agenda.

In the meantime, New York has been pursuing legal action against the federal government to challenge the government's interference with offshore wind projects. Governor Kathy Hochul said in an April 16, 2025 Statement that the government's interference with the Project constitutes "federal overreach" and promised to "fight this every step of the way to protect union jobs, affordable energy and New York's economic future." *See* Statement From Governor Kathy Hochul.

Staying true to that promise, New York State—along with several other states—sued the federal government in the United States District Court for the District of Massachusetts on May 5, 2025, alleging that the government's "halt on wind-energy approvals [is] unlawful and jeopardize[s] the continued development of a power source critical to the States' economic vitality, energy mix, public health, and climate goals." *State of New York v. Trump*, No. 1:25-cv-11221 (D. Mass. May 5, 2025) (Compl. ¶ 12).

Wall Street

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which are owned by institutions and 340,000 of which are in BTR communities. The sector is benefitting from remote work trends, causing increased space requirements in homes to accommodate remote work, as well as accelerated demand in suburbs and exurbs, said the report.

At the same time, homeownership costs, including monthly mortgage costs, insurance, taxes and maintenance, all continue to rise and outpace the cost of renting nationwide. The report said the average mortgage payment is nearly $2,600 compared with the average monthly rent of nearly $1,800. Renting is cheaper than purchasing a home in nearly half of Matrix's top metros.

In addition, the segment suits the rising population of Millennials who are creating households and moving out of apartments, renters by choice and empty nesters seeking flexibility and a low-maintenance lifestyle. According to the study, 31% of BTR tenants were previous homeowners and this ratio was much higher among older families with children and older singles and couples.

The most popular amenities for SFR BTR communities are on-site maintenance, better parking, storage, privacy and exclusive outdoor space. Communities with pools, green space, walking trails and dog parks are also desirable, the report found. Smart home technology, including keyless entries, Wi-Fi thermostats, leak detectors and smart doorbells, are also considered must must-have amenities.

Homes in this category are increasingly being designed with features that accommodate frequent moving and streamline maintenance, including durable building products, wider hallways, and standardized appliances and fixtures.

Midwest markets are experiencing strong SFR BTR rent growth, led by Detroit, Kansas City and Minneapolis/St. Paul. Harrisburg, Pennsylvania, is a top performer in the category with 4.1% rent growth year-over-year in April. Cleveland and Columbus, Ohio, both posted 3.7% rent growth and Kansas City experienced a rise of 3.5%.

SFR BTR occupancy is higher than multifamily in most of the markets Yardi Matrix tracks, including Raleigh, the Inland Empire, Las Vegas and Indianapolis. The firm noted SFR BTR supply peaked last year at 41,400 units delivered and has started to cool this year. About 35,000 units are expected to be delivered this year, 29,200 in 2026 and 19,500 in 2027. Units with three or more bedrooms are now more popular than those with two bedrooms or less, according to the report.

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

Housing

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- Units required to be affordable for inclusionary housing programs
- Units subject to affordability due to bond financing

These income-restricted units must remain affordable in perpetuity, and in two cases, units must be increased. First, for inclusionary housing projects, the affordable unit count must be increased to 30% of the total residential units in the project, and for moderate-income bond deals, the affordable unit count must be increased to at least 20% of the total residential units in the project.

Of importance to note is that once an eligible project converts to condominium, if an income-restricted rental unit becomes vacant, it must be rented to another income-restricted rental tenant with an income at or below 60% of the area median income.

Role of the Qualified Owner

A key innovation of AHRA is the requirement that all income-restricted rental units be owned, operated, and maintained by a "qualified owner." This must be either a housing development fund company or a nonprofit community land trust or charitable corporation with a primary purpose of providing affordable housing.

The qualified owner takes title to the income-restricted rental units and is subject to ongoing oversight by the relevant housing finance agency, ensuring that permanent affordability and tenant protections are maintained. This seeks to remove the speculative intent of property ownership for the income-restricted rental units and creates a landlord who is a dedicated steward of permanently affordable rental housing.

The qualified owner also can work with the tenants of the income-restricted rental units if they wish to explore a tenant opportunity to purchase (discussed in more detail below).

Limits on Who Can Be Used To Declare a Preservation Plan Effective

To declare a preservation plan effective (i.e., to allow the conversion to proceed), the law requires that at least 15% of the market-rate units be under contract to bona fide purchasers. These purchasers must be either tenants in occupancy or bona fide non-tenant purchasers who intend to occupy the unit. The law strictly limits who can be counted toward this threshold, excluding the sponsor, their agents, and related parties, to prevent manipulation of the process.

Protections for Seniors, Disabled Tenants, and Other Non-Purchasing Tenants

Other key aspects of AHRA are the strong protections for non-purchasing tenants (which includes tenants of the income-restricted rental units), especially seniors (62+) and disabled persons. These tenants can elect to remain as renters with continued protection, including:

- No eviction for failure to purchase or expiration of tenancy (eviction only for cause, such as nonpayment or illegal use).
- Rent increases for seniors and disabled tenants are capped and cannot exceed the limits set by the "good cause eviction" law.
- All non-purchasing tenants in regulated units continue to be protected by rent stabilization or other applicable regulations.
- Non-purchasing tenants in unregulated units are protected from unconscionable rent increases and if initial rents are within the threshold of the "good cause eviction" law, then increases would mirror those permitted under the law, despite the coop and condo exemption under the "good cause eviction" law.
- Finally, AHRA makes clear that non-purchasing tenants are those tenants in occupancy on the date the preservation plan was declared effective or who move in thereafter.

Ongoing Obligation to Update the Preservation Plan and Market Units

Another key aspect of a preservation plan is the obligation to market and sell all market-rate units that are offered for sale thereunder, which balances out the requirement of only needing to sell 15% of the market-rate units to declare the preservation plan effective.

Offerors (also referred to as sponsors) must exercise "commercially reasonable good faith efforts" to market and sell all market-rate units as they become vacant. Offerors are required to file annual update amendments with the Attorney General, disclosing the status of unsold units, occupancy, marketing efforts, and sales.

The law also requires that at least 51% of the offered units (excluding income-restricted rentals) be sold within five years, unless the Attorney General grants a waiver based on demonstrated good faith efforts. Again, this ensures that offerors create fully viable condominiums where all units are sold over time, resulting in an owner-controlled condominium.

> First, for inclusionary housing projects, the affordable unit count must be increased to 30% of the total residential units in the project, and for moderate-income bond deals, the affordable unit count must be increased to at least 20% of the total residential units in the project.

Ongoing Amendments and Reporting Requirements

After the first sale, an offeror must file a post-closing amendment, and then annual update amendments every year until all units are sold. These updates must include detailed information about sales, occupancy, marketing, and compliance with reserve fund requirements under the new section of the Real Property Law (discussed below). The Attorney General may refuse to accept amendments that do not meet the law's disclosure requirements.

Reserve Fund and Dedicated Capital Fund Requirements

Another key aspect of a preservation plan is the required reserves an offeror must establish. Based on Local Law 70, AHRA amends the Real Property Law to require the establishment of two separate funds upon conversion:

- **Reserve Fund:** Managed by the condominium board, this fund is used exclusively for building-wide capital repairs, replacements, and improvements necessary for the health and safety of all residents, including those in income-restricted rental units. The required contribution is generally 3% of the total price of all units (excluding income-restricted units), with supplemental contributions as additional units are sold. This law mirrors Local Law 70 and functions almost identically to the local law for conversions pursuant to GBL Section 352-eeee.
- **Dedicated Capital Fund:** Managed by the qualified owner and subject to oversight by the housing finance agency, this fund is used solely for repairs and improvements to the income-restricted rental units. The required contribution by offeror is 0.5% of the total price. The dedicated capital fund will assist with the maintenance and upkeep of the income-restricted rental units, ensuring the qualified owner has ready capital for in-unit upgrades and repairs.

Both funds are protected by law, and any attempt to waive these requirements is void as against public policy. Civil penalties apply for noncompliance.

TOPA for Income-Restricted Units: Pathway to Limited Equity Co-ops

Mirrored on the Partial Sales Program, a key aspect of AHRA is the preservation of existing affordable rental housing. However, AHRA also includes a new option to permit homeownership for the income-restricted rental units as well.

Given the momentum to increase affordable homeownership in New York City, coupled with efforts to pass statewide legislation such as the Tenant Opportunity to Purchase Act (NY S401[2025-26]), AHRA includes its own "Tenant Opportunity to Purchase Act" (TOPA)-like provision for income-restricted rental units.

The qualified owner, in cooperation with tenants, may convert income-restricted rental units to a limited equity housing cooperative, provided:

- The offering prices are affordable to existing tenants and qualified low-income purchasers.
- Tenants who do not purchase retain rent stabilization protections.
- The cooperative remains permanently affordable and subject to regulatory oversight.
- The housing finance agency retains authority to enforce compliance, including appointing a new board if necessary.

This mechanism allows tenants in income-restricted rental units to become homeowners while preserving long-term affordability, which explains why AHRA received widespread support from affordable housing advocates.

Rulemaking by the Attorney General and Consequences of Delay

AHRA becomes effective within 180 days from its passage and authorizes rulemaking to carry out the statute. The Attorney General has 365 days from the effective date to promulgate rules and regulations. However, the law explicitly states that the absence of such rules cannot be used as a reason to reject a preservation plan, provided an offeror otherwise complies with the statute.

This ensures that the law can be implemented without regulatory delay, which makes sense considering the detail AHRA includes directly within the statute.

Filing Fees Due to the Attorney General

In addition to the upfront work an offeror must complete preparing a preservation plan, filing fees are required as well. AHRA establishes a new fee structure for the submission of preservation plans and amendments:

- $750 for every offering not exceeding $250,000.
- For offerings over $250,000, a fee of 0.4% of the total offering amount, capped at $60,000 (with half due at submission and half upon acceptance).
- $750 for each price change amendment or other amendment.
- $750 for each application to solicit public interest prior to filing a preservation plan.

These fees are dedicated to supporting the Real Estate Finance Bureau's oversight and administration of its regulatory functions, as already required by Section 80 of the State Finance Law.

Summary

AHRA creates a new, carefully regulated pathway for the conversion of a small subset of mixed-income buildings to condominiums, but only if such condominium conversion benefits affordable housing. As a standalone section of the GBL, AHRA leaves fully intact the robust tenant protections for the vast majority of other rental to condominium conversions in New York City, making sure other types of buildings that go condominium do so under GBL Section 352-eeee.

Like any condominium conversion, the process is highly technical and requires careful planning to carry out in a meaningful manner.

Injunctions

« Continued from page 2

two ways: Either she is showing herself to be deeply "skeptical" of Sauer's position or "you could read it as someone who is trying to figure out the bounds of a position that she otherwise agrees with."

Kavanaugh Says Presidential Overreach May Be To Blame For Nationwide Injunctions

In one telling line of questioning, Kavanaugh tried to figure out why nationwide injunctions have exploded in recent years. A former staff secretary to President George W. Bush who had a front-row seat to the Oval Office, Kavanaugh offered his own theory to Sauer, one that was more political science than constitutional law.

"It seems 'why' might be it's harder to get legislation through Congress, particularly with the filibuster rule," Kavanaugh said.

"Presidents want to get things done with good intentions," he added. "The executive branches that work for those presidents push hard, when they can't get new authority, to stretch or use existing authority, and they've been pushing, understandably, all with good intentions. All the presidents, both parties, right, with good intentions, pushing ... I think that might be the why, but I'm curious what you think."

Sauer seemed to reject the premise, instead suggesting that district judges had become essentially intoxicated by the "extraordinary power" of issuing nationwide injunctions.

Kavanaugh wasn't buying it.

"Let me just pause you right there," he said.

"These district judges are not just doing universal injunctions; they're finding these actions illegal because they're exceeding existing authority, and oftentimes we are too when it gets to us, finding the actions of presidents of both parties unlawful because they exceeded existing authority," Kavanaugh said.

Kavanaugh was careful, however, to point out he wasn't singling out Trump. When an attorney for the challengers, Kelsi Brown Corkran, noted that Trump had issued a record number of executive actions, Kavanaugh pushed back and called it a "bipartisan phenomenon ... presidents want to get things done."

In laying the blame at congressional dysfunction and presidential ambition, Kavanaugh seemed more receptive to the idea that injunctions are a result of presidential overreach, rather than "rogue" district court judges.

Barrett Suggests History Cuts Against Nationwide Injunctions

Sauer was not the only advocate to face tough questioning from Barrett on Thursday.

New Jersey Solicitor General Jeremy Feigenbaum also met skepticism in trying to convince Barrett that nationwide injunctions have a long history tracing back to the founding of the country. Feigenbaum was arguing on behalf of 22 Democratic states and the District of Columbia that have challenged Trump's executive order as unlawful.

The challengers have identified the English "bill of peace" from the 17th and 18th centuries as a historical example of a court order that applies to more than just the named parties to a case. Often used by the English Court of Chancery, the "bill of peace" would prevent multiple lawsuits over the same issue.

"Let's say that I think the bill of peace is more like a representational suit that is a forerunner to the class action," said Barrett. She then asked for Feigenbaum's "best example" that "would support something that looks like universal relief."

Feigenbaum said that the English "bill of peace" was, in fact, the "best example" of that.

Barrett ultimately seemed unpersuaded by the analogy.

"I think the problem is when we have such a party-centric history, if it has to be reasoning that fits within the confines, then I think we have a little bit of trouble," she said.

In the next breath, though, Barrett suggested that perhaps the states "do need something broader in order to have complete relief even if the universal injunction is too broad."

Feigenbaum argued, however, that, if the Supreme Court wants to narrow the injunction to the states that brought the challenges, it should send the case back to the district court to decide whether that is "practically or legally workable."

Kavanaugh Suggests Federal Rules Might Require Class Actions

Though he did not explicitly discuss the merits of whether Trump's executive order on birthright citizenship is lawful, there is reason to believe that he harbors doubts.

As discussed, Kavanaugh all but identified presidential overreach as the source of nationwide injunctions—not judicial activism.

And during another intense exchange, the Trump-appointed justice grilled Sauer about what would happen on the ground if the court were to rule in the government's favor on the nationwide injunction question.

Should the Trump administration win at the Supreme Court, Sauer agreed that the government would observe a 30-day delay to "ramp up" the implementation of the new policy.

That led to another Kavanaugh question.

"On the day after it goes into effect ... what do hospitals do with a newborn? What do states do with a newborn?"

Sauer said it will be up to federal officials to figure out how to best implement the policy, leaving the door open for new documentation requirements for all babies born in the United States.

If Kavanaugh expressed concerns about letting the policy take effect, later in the argument he suggested that perhaps Sauer is right about class actions being the proper mechanism for obtaining sweeping court orders.

"If that [class action] mechanism is available, whether one way or another, doesn't that solve a large part of the problem in a way that complies with the rules, the problem with universal injunctions that have been identified by administrations of both parties?" Kavanaugh asked an attorney for the challengers.

"We care about technicalities," Kavanaugh added. "And this may all be a technicality, but it seems to me the technicality of Rule 23 and the history of that ... provides a mechanism to do what's needed here in terms of getting relief to people."

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Heter Iska

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contained in a heter iska. *See 453 East 83rd Funding L.P. v. 453 East 83rd Street LLC*, et. al., Index No. 850183/2023 (Sup. Ct. N.Y. Co. 2023). In this latter case, the Appellate Division, First Department denied the defendants' motion for a stay pending appeal, but did not address the merits of whether an arbitration should have been compelled as the appeal was not perfected.

While courts have been skeptical of arguments that the heter iska displaces civil agreements, courts have affirmatively enforced heter iskas as promissory notes under CPLR 3213. *See e.g.*, *Khaimov v Fuzailov*, No. 717086/19, 2020 N.Y. Misc. LEXIS 7121, at *2 (Sup. Ct. Queens Co. 2020). But in *Heimbinder v. Berkovitz*, 175 Misc. 2d 808 (Sup. Ct. Kings Co. 1998), the court there explained that this is appropriate only where the heter iska is the sole written agreement, while noting that it is inappropriate where there are concurrent civil loan documents and the heter iska was clearly intended only to be a means of compliance with religious law. *Id.* at 817-818.

The case law therefore makes clear that New York courts are generally skeptical of arguments in which borrowers assert that a heter iska is a binding contract that renders civil law agreements ambiguous or unenforceable. However, lenders wishing to ensure that they will be able to enforce civil agreements in court without issue should not themselves execute the heter iska if it can be avoided and should ensure that the civil documents contain entire agreement and merger provisions, provisions disclaiming any intent to form a joint venture or partnership, and choice of law and venue provisions adopting civil law and civil courts as the venue for dispute resolution. Including these provisions should be sufficient to ensure that courts will find that the parties did not intend for the heter iska to be an enforceable agreement.

Receiverships

« Continued from page 5

ment to demonstrate a danger that the property will be removed, lost, materially injured, or destroyed. *See HSBC Bank USA, N.A.*, 210 AD3d at 82; *see also Natoli v. Milazzo*, 65 AD3d 1309, 1310 (2d Dept. 2009) (movants must submit "clear and convincing evidence of irreparable loss or waste to the subject property and that a temporary receiver is needed to protect their interests.")

Appointment of a receiver is a powerful, but potentially expensive, remedy for a mortgage lender, which removes the borrower from control of the property, but does not transfer control to the lender. Lenders should ensure their ability to access this remedy by including appropriate provisions in their loan documents, but if the situation arises, they should give careful consideration to its use.

Blackstone

« Continued from page 5

since then, the JV has continued to sell other pieces of the debt, with Morgan Stanley making a separate deal to acquire $700 million worth of the loans affiliated with the ones originated by Signature from the three investors.

The first quarter was mixed on the investment sale front for Manhattan, as highlighted in a report from Avison Young. For example, there were just 84 transactions, a 12 percent gain quarter-over-quarter. However, when you look at it from the $2.7 billion in dollar volume perspective, sales were down 17 percent over the same period. Avison Young forecasts that transactions in the city will surge by 26 percent in, while dollar volume will drop by five percent in all of 2025.

Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE JUNE TERM

WEDNESDAY, MAY 21

2 P.M.

23/3142 People v. Anthony Stokes
24/1121 Tucker v. All Metro Home Care
24/6625 B., Kevin v. Tanisha H.
25/666 HSBC Bank v. Amponsah
24/3461 Yang v. Knights Genesis
19/5317 People v. Pierre Maycock
24/3971 Berrones v. 130 E. 18 Owners
24/5695 People v. Jonathan Hernandez
25/830 Ceratosaurus Investors v. B2C Alternative Equity
24/5643 Perez v. Norman's Cay Group
22/2018 People v. Jonathan Cedeno
23/1003 People v. Marianella Diaz
24/4777N Roberts v. City of NY
23/4703N PanWest NCA2 v. Rockland NCA2

THURSDAY, MAY 22

2 P.M.

24/449 People v. Devin Webbert
23/1164 Stuyvesant Town v. NYS Division Housing
24/6655 M., Damineh v. Bedouin J.
24/4926 Weatherspoon v. Mazal Ubracha 101
19/3413 People v. Hector Hernandez
24/4837 Board of Managers v. Miller
24/5100 Daniello v. J.T. Magen & Company
23/4282 People v. Sergio Celleri
19/2012 People v. Damien Bell
24/6572(2) One River Run v. Milde
25/744 Olympic Galleria Co. v. Sitt
24/1069 People v. Adam Rivera
25/682N Rosario v. Hallen Construction
24/6500N Prospect Capital v. Morgan Lewis

TUESDAY, MAY 27

2 P.M.

23/1713 People v. Kamal Dockery
24/3382 Szymczyk v. Hudson 36
22/5411 M., Children
24/2742N avarro v. Joy Construction
21/633 People v. Sophia Fearing
24/4463 Rubin v. Sabharwal
24/3348(2) Spin Capital v. Golden Foothill Insurance
23/2079 People v. Sean Bryan
20/2147 People v. Pedro Vega
24/3450 Felton v. St. Joseph Hospital
24/4168 Providence Construction v. Silverite Construction
23/629 People v. Dominick Tarazona
24/5204(3)N Slabakis v. Poyiadjis
24/3721N Associated Industries v. Farahnik

WEDNESDAY, MAY 28

2 P.M.

23/5635 People v. Joyquin McCall
24/3476 Toomer v. NYC Housing Authority
24/5095 J., Jeselle v. Alexis J.
22/4211 People v. Dante Thomas
24/3092 Chatham Capital v. Platinum Asset
24/1510 People v. Shanasier Frasier
24/4099 Wollman v. Seven Seas Union
19/2853 People v. Josue Maldonado
24/1955 People v. Jawaun Sims
24/4524N ational Community v. Midtown Coalition
24/2297 Palmer v. City of NY
24/4520(2)N Arena Limited v. Chalets LLC
24/5964N Wyse v. Amtrust North America
24/3801N Idahosa v. MFM Contracting

THURSDAY, MAY 29

2 P.M.

22/5759 People v. Lisandro Cabrera
23/6379 Abrams v. Abrams
24/6705 M., J'Quan v. Zhonvel B.
24/2301 Hasan v. Macerich Company
23/5980 People v. Rockeem M.
24/6749 Cooper v. Arbor Realty Trust
23/6001 Goon v. Grand Central Partnership
19/2033 People v. Akram Joudeh
23/4355 McCoy v. Lvovsky
24/5780 American Infertility of NY v. Kushnir
23/3936 People v. Kareem Lowndes
24/5061N Spay, Inc. v. ASMF Holdings
24/7800(3)N AT&T Mobility v. Grupo Salinas

TUESDAY, JUNE 3

2 P.M.

23/3918 People v. Daniel Citalan
23/4993(2) 600 Associates v. Illinois Union Insurance
24/589 P., Juan v. Wendy R.
24/2304(1) Engley v. 639 Jefferson Place
24/6083(1) Engley v. City of NY
24/1734 People v. Jaiden Dechabert
24/7029(6) Ametek, Inc. v. Goldfarb
25/1066 Board of Managers v. 45 East 22nd St.
24/7033 L./S., Children
22/3375 People v. Charles Kenyatta
22/2774 People v. Anthony Messina
24/1568 Tavarez v. 920 E 173rd St.
24/5424N Passantino v. City of NY

WEDNESDAY, JUNE 4

2 P.M.

22/2808 People v. Kayjon Yizar
24/5395 Badesch v. Fort 710 Associates
24/4865 S., Jodeci v. Sheila M.
24/3927(1) Zhang v. Chu
24/3273(1) Zhang v. Chu
24/514 People v. Sterling Stewart
24/1108 Pereira v. 509 W 34th
24/7534 Kohler v. West End 84 Units
24/2207 Cedeno v. Bollyky
24/741(1) People v. Jefter Dominguez
23/6133(1) People v. Jefter Dominguez
24/3196 Robles-Lopez v. E.S.H. Family Corp.
25/1321N Stafford v. A&E Real Estate
24/3247(2)N Board of Managers v. World-Wide Holdings

THURSDAY, JUNE 5

2 P.M.

20/2149 People v. Nicholas Wallace
17/2821 Etrade Bank v. DelValle
23/2411 U., Cheryl v. Ehigie U.
18/3965 People v. Eric Keaton
20/569 People v. Jevon Eddy
24/5315 State Division Human Rights v. C & A Central
23/5737(6) J Carey Smith v. 11 West 12 Realty
24/7901 Board of Managers v. Park Park Associates
23/1348 People v. Rigoberto Deleon
23/4914(2) Alcan Harbor v. Assurant Group
22/2458 People v. Sonia Taylor
25/569N Ghatak v. McKinsey & Company
25/1060N 1240 El Grant Highway v. 1240 Edward Grant

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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.

WEDNESDAY, MAY 21

10 A.M.

650314/24 Exceptional Media v. Chainalysis, Inc.

10:30 A.M.

812748/21 Martinez v. Perez

THURSDAY, MAY 22

10 A.M.

653409/23 Davidoff Hutcher & Citron LLP v. McLendon

2:30 P.M.

20181/20 Harris v. NY University
808821/22 Brevard v. NYSANDY4 NBP15

WEDNESDAY, MAY 28

10 A.M.

654176/22 BankUnited v. Gray-Line

THURSDAY, MAY 29

11:45 A.M.

29755/20 Santana v. Concordia Pharmacy

FRIDAY, MAY 30

1 P.M.

652880/23 Abramson Law Group v. Rosenberg

TUESDAY, JUNE 3

10 A.M.

9153/19 Anderson v. Anderson

WEDNESDAY, JUNE 4

10 A.M.

652901/24 Rego Park Lender v. Golyan

FRIDAY, JUNE 20

10 A.M.

813946/21 Liu v. Consolidated Scaffolding Inc.

TUESDAY, JUNE 24

10 A.M.

952142/23 Bowman v. Cosby

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, J.: 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 Waterman-Marshall: 355 (60 Centre)
11 Frank: 412 (60 Centre)
12 Stroth: 328 (80 Centre)
13 Silvera: 300 (60 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 Clynes: 136 (80 Centre)
23 Schumacher 304 (71 Thomas)
24 Katz: 325 (60 Centre)
25 Tingling: 1254 (111 Centre)
26 Perry, P.: 684 (111 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 Nock: 1166 (111 Centre)
39 Clynes: 307 (80 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 Chesler: 543 (60 Centre)
52 Johnson: 307 (80 Centre)
53 Borrok: 238 (60 Centre)
54 Schecter: 228 (60 Centre)
55 d'Auguste: 103 (71 Thomas)
56 Kelly: 204 (71 Thomas)
57 Kraus: 218 (60 Centre)
58 Cohen, D.: 305 (71 Thomas)
60 Crane: 248 (60 Centre)
61 Bannon: 232 (60 Centre)
59 James, D.: 331 (60 Centre)
62 Sweeting: 279 (80 Centre)

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

PART 40TR

JUDICIAL MEDIATION

On Rotating Schedule

Adams 300 (60 Centre)

EARLY SETTLEMENT

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

SPECIAL REFEREES
60 Centre Street

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

JHO/SPECIAL REFEREES
80 Centre Street

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

SPECIAL REFEREE
71 Thomas Street

Judicial Hearing Officers

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

COURT NOTES

NEW YORK STATE COURT OF APPEALS

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

The Court has calendared appeals in 'Onondaga County v. State of New York '(APL 2025-00088) for argument on September 8, 2025. Appellants' briefs are due by June 12, 2025. Respondents' briefs are due by July 10, 2025. Appellants' reply briefs are due by July 24, 2025.

Motions for permission to file a brief amicus curiae must be served no later than August 5, 2025 and noticed for a return date no later than August 18, 2025.

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

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

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

PART 24. TIME AND LEAVE

Section 24.6. Other Leaves With Pay

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

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

PART 25. CAREER SERVICE

Section 25.18. Establishment of a Continuing Eligible List

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

Chief Judge of the State of New York

Dated: May 14, 2025

U.S DISTRICT COURT

Southern District

Court Seeks Candidates for Criminal Justice Act Panel

The United States District Court for the Southern District of New York is seeking applicants for the SDNY Criminal Justice Act (CJA) Panel. Applications are available on the court's website at https://www.nysd.uscourts.gov/forms/cja-panel-membership-application.

The CJA Panel is comprised of private attorneys who are authorized to serve as appointed defense counsel pursuant to 18 U.S.C. § 3006A. To qualify for a position on the CJA Panel, attorneys must be members in good standing of the bar of the Southern District and have proven experience and competency in the field of federal criminal defense work.

Applications will be reviewed by a committee of attorneys that will forward its recommendations to the Southern District Board of Judges' Defender Services Committee. The Court is committed to increasing the diversity of the applicant pool and encourages qualified female and minority lawyers to apply for positions.

Candidates can apply to be a member of the Foley Square Panel or the White Plains Panel or both. CJA Panel attorneys commit to being "on duty" one day every four to six months if a member of the Foley Square panel and approximately one day every month if on the White Plains panel. On that "duty day," CJA attorneys represent clients when the Federal Defender has a conflict; the hours of duty are from 9:00 a.m. until the closing of the Magistrate Judge's Office, which is sometimes after 5:00 p.m. CJA Panel members serve a three-year term and are reimbursed at the rate of $175/hour for in-court and out-of-court time.

"We are fortunate to have such talented and skilled attorneys dedicated to providing indigent defendants with the representation to which they are constitutionally entitled," said United States District Judge Vernon Broderick who is Chair of the Southern District's Defender Services Committee.

Southern District Chief Judge Laura Taylor Swain said, "Our exemplary panel of CJA lawyers provides representation that is both excellent and essential. Panel attorneys ensure the protection of defendants' constitutional rights and uphold the Rule of Law. We look forward to being able to invite additional outstanding practitioners to join them in this important work."

Attorneys can also apply for membership on panels that represent defendants in capital cases and in non-trial work, primarily habeas corpus proceedings. In addition, the Southern District also sponsors a mentoring program that helps identify and prepare experienced state court practitioners for appointment to the Panel. While the mentorship program is aimed at increasing the diversity of the Panel, the program is open to all. Contact Peter Quijano at 212-686-0666 or Anthony Ricco at 212-791-3919 for more information on the mentorship program.

U.S. DISTRICT COURT EASTERN DISTRICT

Pro Se Electronic Filing of Documents

Parties who are not represented by an attorney (known as self-represented or pro se individuals) are not permitted to electronically file documents in CM/ECF without a court order. The preferred methods of delivery of court filings are United States Mail and hand delivery to the Clerk's Office of either courthouse.

The Eastern District of New York does provide a method of electronic delivery for self-represented parties who cannot mail or hand deliver documents to the courthouse via this link: https://prose.nyed.uscourts.gov/. This delivery method replaces any earlier versions and cannot be used to file initial complaints in a new case. All pro se parties who use the electronic delivery method must provide a valid email address and must follow all document filing guidelines which are available on the court's web site: www.nyed.uscourts.gov.

Pro se parties may contact the Clerk's Office at either courthouse for assistance:

United States District Court
Eastern District of New York
225 Cadman Plaza East
Brooklyn, NY 11201
718-613-2665

United States District Court
Eastern District of New York
100 Federal Plaza
Central Islip, NY 11722
631-712-6060

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

SUPREME COURT Motion Dispositions from Room 130 60 Centre Street

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

Motion Calendar Key:

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

60 CENTRE STREET

Submissions Part

WEDNESDAY, MAY 21

Submission

1 100353/25 Marino v. Board of Education of The Ciy School Dist. of NYC
2 100444/25 Pinder v. NYC Dept. of Health And Mental Hygiene

THURSDAY, MAY 22

Submission

1 101364/24 Brooks v. Privelife LLC
2 100388/24 Pita v. NYC Dept. of Health And Mental Hygiene

Paperless Judge Part

WEDNESDAY, MAY 21

651350/24 11 W 116th St. LLC v. Second Providence Baptist Church, Inc.
651238/253-5 Hamilton Rlty. Corp. v. Guzman
152971/25 543 North Deli Grocery Inc v. James
651301/21 945 Fifth Ave. LLC v. Branca
650397/25 Aftisse v. Chu
151599/20 Aguilar v. Tmp Wireless, Inc.
655764/24 Akf Inc v. Panoramic Security Et Al
659394/24 Akf Inc v. Total Renovation & Const., Inc. Et Al
652385/25 Akf Inc. v. B&T Nail Supply LLC / Bt Nail Supply LLC Et Al
659291/24 Akf Inc. v. Yoko Acquisitions Int'l Corp Et Al
153312/23 Amani v. Ps Marcato Elevator Inc.
190121/22 Anderson v. Avon Prod.s, Inc. Et Al
190133/22 Andrew Lucano v. Abb, Inc, Individually And As Successor in Interest To Bailey Controls And Ite Circuit Breakers, Inc. Et Al
152085/14 Ardi v. Miller
154988/24 Arriaga Alaniz v. West View Rlty. LLC, Inc. Et Al
158461/23 Banyai v. Sheard
152808/23 Barish v. Aeg Presents Prod.ions
158831/24 Bergen Marble & Granite, Inc. v. Udr 10 Hanover LLC Et Al
160725/22 Borkin v. B&H Restaurant LLC D/b/a Leyla
655808/24 Brause 59 Co. v. Gary
158245/18 Bregoli v. Fsf Soho
654986/24 Broadwalk Mgt. Co. LLC v. Sky
155172/25 Brown Rudnick Llp v. Xri Investment Hldgs.
158926/24 Cavalry Spv I v. Booker
652162/24 Certain Underwriters At Lloyd's v. Southwest Marine And General Ins. Co.
651519/24 Cfg Merchant Solutions v. Ryan Alford LLC D/b/a Altonys Italian Cafe Et Al
452622/23 NYC v. Grullon
653103/22 Clarion Lion Properties Fund v. U.S. Specialty Ins. Co.
157354/23 Colon v. NYC Et Al
158938/24 Colon v. Triple A's Lawn Service LLC Et Al
451835/24 Comm'rs. of The State Ins. Fund v. Welkin Windows Inc
652634/23 Correll-Quinn v. The Danes Nyc, Inc. Et Al
654010/24 Davidoff Hutcher & Citron Llp v. Galvano Rosenfeld
950843/21 Davis v. Ymca of The USA Et Al
155096/17 Devane v. Garg
159556/24 Dong v. Kabaya LLC D/b/a Kebaya
651130/25 Epstein v. S&O Const. Enterprises Corp.
451255/23 Erg Capital Advisors LLC v. 106-108 Hempstead Rlty. LLC Et Al
155700/25 Gammon Enterprises v. NYC Office of Administrative Trials And Hearings Et Al
450862/25 George Trabolse v. NYC Et Al
158810/23 Grullon v. Maggio Rlty. LLC
152248/25 Guerra v. R&R Universal Solutions
160901/24 Hernandez-Castellanos v. Maldonado
651573/20 Hna Hldgs. 422 Fulton (gp) v. Tsce 2007 422 Fulton Gp
653654/23 Hudson View Gardens, Inc. v. Architectural Preservation Studio
152922/25 Hurtado Mendoza v. Donnelly Mechanical Corp. Et Al
781000/16 in Re 121 Second Ave. Gas v. Xxx
151665/24 Jagessar v. Well Done Rlty. LLC Et Al
156122/19 James Buck v. 40-56 Tenth Owner LLC
150554/22 Jimenez v. NYC Et Al
653122/19 Julien Farel v. Stove Properties USA, Inc.
652220/22 K.M.A.G Rlty. Corp. Et Al v. Seneca Specialty Ins. Co.
155544/25 Kesselman v. NYC Et Al
159630/24 Khan v. Ahsani
156899/23 Koprivica v. Perfect Moving And Storage
154285/24 Kulpa v. 5432-50 Myrtle Ave.
153855/23 Leaf Capital Funding v. Reach Out And Read of Greater New York, Inc. Dba Reach Out And Read of Greater NY
161727/18 Levy v. Roosevelt Island Operating
650747/23 Liberty Mutual Ins. Co. Et Al v. Varela Meza
651023/24 Lipari v. Zigman
850395/24 Loancore Capital Credit Reit LLC v. The Suspenders Bldg. LLC Et Al
655880/24 Low Income Housing Corp. Et Al v. Pine Ridge Const. Mgt.
654448/24 Lower East Side Associates LLC v. Site 3 Dsa Owner LLC Et Al
190131/22 Lucano v. Abb, Inc, Individually And As Successor in Interest To Ite Circuit Breakers, Inc. Et Al
155211/19 Manhattan Telecommunications v. Coburn & Meredith, Inc.
159720/24 Marc Adler v. Dewitt Rehabilitation And Nursing Center D/b/a Upper East Side Rehabilitation And Nursing Center
153718/24 Mateo v. Benevento One LLC Et Al
151533/23 May v. Park Lane Hotel Et Al
101394/24 Meirowitz v. Alperin
652285/24 Mercury Public Affairs v. Global Media Federation, Inc.
151264/25 Moghavem v. 156 East 2nd St. LLC
158337/20 Moore v. Dmd Contracting NY LLC A/k/a
651643/25 Mora v. Superblue Hldgs.
654079/22 Myriad Const. Services, Inc. v. State Farm Fire And Casualty Co.
650793/25 Nat. Fire Adjustment Co., Inc. v. Jds Const. Group LLC Et Al
651558/25 New West Harlem Owner LLC v. Sig Rcrs A/b Mf 2023 Venture LLC
152978/25 Nicastro v. Champion Parking Et Al
156851/24 Padilla v. Marriott Int'l, Inc. Et Al
155563/25 Pinnacle Electric v. J.O. Energreen LLC
805271/24 Pizarro v. Mount Sinai Hosp. Et Al
451200/25 Port Auth. of NY & New Jersey v. Tansey
652515/25 Prime Ins. Co. v. Seagate Freight
162308/14 Reyes v. Graham
154398/21 Rice v. 50 Hymc Owner LLC Et Al
650193/25 Roc Debt Strategies II Bond Investments LLC v. Cwcapital Asset Mgt. LLC
650469/25 Rockaway Crossing LLC v. Bhakti 343 Inc Et Al
154660/24 Roth & Roth v. NYCTA Et Al
652484/25 Ryder Truck Rental v. Petro-Msapeth
650212/24 Safety And Quality Plus, Inc. v. Battery Associates LLC Et Al
654588/24 Schwartz Sladkus Reich Greenberg Atlas Llp v. Board of Mgrs. of The 19th Ave. Condominium
154692/25 Sharan v. NYC Et Al
805405/22 Sheridan v. Memorial Sloan-Kettering Cancer Center Et Al
159114/22 Siama v. NYCTA Et Al
159986/24 Smith v. Springbuck Hldgs.
153399/23 Smith v. 121 Chambers St. LLC Et Al
659317/24 Sotheby's Int'l Rlty., Inc. v. Waterbury
650582/22 Spin Capital v. Golden Foothill Ins. Services
156963/24 Spindell v. 401 East 58th St. LLC Et Al
161549/23 State Farm Fire And Casualty Co. v. Rich
158736/24 State Farm Mutual Automobile Ins. Co. v. 3rd Ave. Chemists, Inc. Et Al
153449/24 State Farm Mutual Automobile Ins. Co. v. Green
158156/22 The Board of Mgrs. of The Sutton Condominium v. Toll First Ave. LLC Et Al
453015/24 NYC Et Al v. Clerge
453378/24 NYC Et Al v. Jemal
452850/24 NYC Et Al v. Sitaras
453734/24 NYC Et Al v. Snyder
190091/23 Walker v. Carlisle Industrial Brake & Friction, Inc., Formerly Known As Motion Control Industries, Inc. Et Al
850285/24 Wells Fargo Bank v. Namor Rlty. Co. L.L.C. Et Al
651479/24 Wesco Ins. Co. v. Nat. Fire Ins. Co. of Hartford Et Al
850173/24 Wilmington Savings Fund Society v. Mehling
150363/24 Woods v. 1978 First Ave. News Stand Corp.
653398/22 Yes I Can Services, Inc. v. NYC Dept. of Education Et Al
652483/25 Zurich American Ins. Co. v. Progressive Casualty Ins. Co.

THURSDAY, MAY 22

650693/25 165 Ludlow Owner LLC Et Al v. Cleland
161119/20220 5th Rlty. LLC v. Ram Dev., Inc.
659235/24243 East 7th St. Owner LLC v. Ancora Engineering Pllc Et Al
653577/23 353 W48 Partners v. Turn Key Office Suites
153967/24 91 Central Park West Corp. Et Al v. Terenzio
162339/23 Adams v. Tung
157093/24 Alshimary v. NYC Et Al
190036/23 Aronson v. Aerco Int'l
656059/23 Avi-Spl LLC v. Adco Electrical Corp. Et Al
153686/22 Barth-Bendaoud v. NYC Et Al
155358/25 Berzak v. NYCTA Et Al
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659495/24 Fuentes v. Rev Worldwide, Inc.
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160748/21 Plascencia v. B'way. 176th LLC Et Al
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650845/24 Rpr Hosp.ity v. Swiss Re Corporate Solutions America Ins. Corp.
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650399/25 Safeco Ins. Co. Et Al v. Josef
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160508/24 Walker v. P.S. 002 Meyer London School Et Al
161929/23 Wang v. Hu
650671/25 Weems v. Kim
850106/24 Wells Fargo Bank v. 11 West 34th St. Owner LLC
659041/24 Wesco Ins. Co. v. The Apostolic Church of New York, Inc. Et Al
651697/25 Workgenius Hldgs., Inc. v. Zaslow
650495/25 Zumedia, Inc. v. Fuchs

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1

Justice Adam Silvera
60 Centre Street
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Room 300

THURSDAY, MAY 22

157437/15 Silva-Fajardo v. Garcia

Part 2

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

WEDNESDAY, MAY 21

251278/16 125 West 31st Street Associates v. The Tax Commission of The City of New York
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
653210/19 Friedlander v. Jack's Hldgs. Inc.
156775/22 Grm Information Mgt. Services, Inc. v. Phillips 35, Inc.
158156/22 The Board of Mgrs. of The Sutton Condominium v. Toll First Ave. LLC Et Al

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156775/22 Grm Information Mgt. Services, Inc. v. Phillips 35, Inc.

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252857/18 124 East 57th St. LLC v. The Tax Comm. of NYC
261537/23 144 Bleecker St. v. The Tax Comm. of NYC
266738/21 151 William Rlty. LLC v. The Tax Comm. of NYC Et Al
251013/13 156-08 Rlty. Co., LLC v. The Finance Admin.
266723/21 234 East 46th St. Prop. Owner LLC v. The Tax Comm. of NYC Et Al
240114/24 245 West 55th St. LLC v. Tax Comm. of NYC Et Al
264937/20 660 Columbus Retail Owner LLC v. The Tax Comm. of NYC
266066/21 667 Madison Ave. De LLC C/o Hartz Mountain Industries v. Tax Comm. of NYC Et Al
251012/13 775 Rlty. Co., LLC v. The Finance Admin.
251998/12 89th & Madison Owners Cor v. The Tax Comm. of NYC
240076/23 Avamer 57 Fee LLC v. Tax Comm. of NYC Et Al
261207/17 Ben'ous Rlty. Inc. v. Tax Comm. of The
252820/21 Bsrep III 653 Hotel LLC v. The Tax Comm. of NYC
255217/14 Colorado Associates v. The Finance Admin.
654296/21 David & Suzanne Kuperhand, Inc. v. Dickson
240033/23 Egleston v. Tax Comm. of NYC Et Al
240006/24 Egleston v. Tax Comm. of NYC Et Al
264180/20 Equity One (west 16) LLC v. The Tax Comm. of NYC
260886/14 Fg Associates v. Tax Comm. of The
258963/15 Gc 55 Ballroom LLC v. The Finance Admin.
652532/14 Harriet Tubman Gardens v. H.T. Dev. Corp.
250146/16 Hilton Resorts Corp. v. The Tax Comm. of NYC
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250005/22 Kombarakaran v. Tax Comm. of NYC Et Al

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266722/21 Metro. Sutton Associates v. The Tax Comm. of NYC Et Al
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240036/22 Michael T. Cohen v. Tax Comm. of NYC Et Al
240115/24 Michael T. Cohen v. Tax Comm. of NYC Et Al
240089/23 Michael T. Cohen v. The Tax Comm. of NYC Et Al
252638/18 Nine Orchard Partners v. Tax Comm. of The
251921/15 Osborne Tenants Corp. v. Tax Comm. of The
252826/21 Palmetto Hosp.ity of Manhattan III v. The Tax Comm. of NYC
253245/18 Park Gramercy Owners Corp. v. The Tax Comm. of NYC
252214/15 Rockaway Kb Co. LLC v. The Tax Comm.
262145/16 The 498 West End Ave. Condominium v. The Tax Comm. of NYC
653646/23 The Board of Mgrs. of 25 Prince St. Condominium v. NYC Prince Hldgs. LLC Et Al
251603/16 The John James Condominium v. The Finance Admin.
266061/21 Tribeca Acquisition Rlty Corp v. Tax Comm. of NYC Et Al
260551/14 Wolf 137 Corp. v. Tax Comm. of The

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266738/21 151 William Rlty. LLC v. The Tax Comm. of NYC Et Al
266723/21 234 East 46th St. Prop. Owner LLC v. The Tax Comm. of NYC Et Al
266066/21 667 Madison Ave. De LLC C/o Hartz Mountain Industries v. Tax Comm. of NYC Et Al
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240006/24 Egleston v. Tax Comm. of NYC Et Al
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652543/20 Awe Inc. v. Anjac Enterprises Inc. Et Al
653924/21 Srs Enterprises, Inc. v. Rosemex, Inc. Et Al

Part 3

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

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652301/16 Ambase Corp. v. 111 West 57th Sponsor LLC
651498/24 Fortress Credit Corp. v. Cohen
651573/20 Hna Hldgs. 422 Fulton (gp) v. Tsce 2007 422 Fulton Gp
850395/24 Loancore Capital Credit Reit LLC v. The Suspenders Bldg. LLC Et Al
653544/21 Tender Touch Health Care v. Tnuzeg LLC
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652301/16 Ambase Corp. v. 111 West 57th Sponsor LLC
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653544/21 Tender Touch Health Care v. Tnuzeg LLC
651864/24 Zeng v. Hh Fairchild Hldgs.

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652191/25 Jefferies LLC v. Blaize Hldgs., Inc., Formerly Known As Burtech Acquisition Corp.
651265/24 Veolia Energy North America Hldgs., Inc. v. Enwave West Coast Hldgs.
656715/22 Vida Longevity Fund v. Suttonpark Capital LLC Et Al

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653917/24 Ader v. Ader
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656934/21 Board of Mgrs. of The 443 Greenwich St. Condominium v. Sgn 443 Greenwich St. Owner LLC Et Al
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Part 6

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

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805183/16 Antonia Rivas As v. 181st St. Medical
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800002/23 Bei Yang v. Mark D. Epstein
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805165/24 Evans v. Robbins M.D.
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805323/23 Golovenzitz v. Rizvi M.D.
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805142/21 J. F. v. NY Presbyterian Hosp.
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805229/21 Martinez v. Lau M.D.
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805238/24 McMullen v. Porder Md
805489/23 Medina Jr. v. Northern Manhattan Nursing Home, Inc. D/b/a Northern Manhattan Rehabilitation And Nursing Center Et Al
805344/23 Moore v. Gabbur M.D.
805271/24 Pizarro v. Mount Sinai Hosp. Et Al
805206/22 Prina v. Hosp. For Special Surgery Et Al
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805256/20 Larry Pearson v. Yakubov

Part 7

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

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656500/23 Georges Deeton v. Ruckus 85 Corp. Et Al
653122/19 Julien Farel v. Stove Properties USA, Inc.
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654764/23 Maffeis Engineering Inc. v. Island Exterior Fabricators
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161003/22 Makarewicz Design Ltd. D/b/a Mdl Solutions v. Jdp Mechanical, Inc. Et Al
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653287/24 American Transit Ins. Co. v. Kaitlyn Caraballo Et Al
151454/23 American Transit Ins. Co. v. Mollah
159899/23 Amica Prop. And Casualty Ins. Co. v. Winter
154506/25 Doe v. Schrader
651010/24 E. Lawrence Design v. Studio Van Den Akker LLC
159985/19 Giordano v. Duffy
652999/23 Glenwood Mason Supply Co., Inc. v. Mdb Dev. Corp. Et Al
100181/25 Hutchinson v. NYS Dept. of Motor Vehicles
656129/18 Itria Ventures LLC v. Beaver St. Pizza LLC
151286/25 Kirchgaessner v. Ouray LLC D/b/a Saint Art Et Al
155709/17 Manhattan Mr Imaging v. 1865 Amsterdam A
653547/22 Mn Urban 207 v. Indian Masala House 2 Inc. Et Al
655730/21 Mohegan Tribal Gaming Auth. D/b/a Mohegan Sun D/b/a Mtga v. Race Rally Media LLC D/b/a Race Rally Media
653253/22 Msme Mgt. v. Blue Planet Funding
656510/23 Rosenwald v. 1120 Fifth Ave. Corp.
656498/22 Round Hill Music v. Simmons Jr.
159207/16 Sarmordi v. Pgref I 1633 B'way. Land
656673/22 Stamler v. East Side Associates Et Al
154147/22 The Board of Mgrs. of 215 East 80 Condominium on Behalf of The Unit Owners of 215 East 80 Condominium v. Goodman
655682/23 Thomian Hldgs. LLC v. Cydonia W71 LLC
653255/23 Venture Navigator v. Kannact, Inc.
160508/24 Walker v. P.S. 002 Meyer London School Et Al
650671/25 Weems v. Kim

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100181/25 Hutchinson v. NYS Dept. of Motor Vehicles

Part 9

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

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365016/24 Barker v. Gruszczynski
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Part 11

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

WEDNESDAY, MAY 21

651350/24 11 W 116th St. LLC v. Second Providence Baptist Church, Inc.
152736/22 3rd And 60th Associates Sub LLC v. Zavolunov
650370/24 592-598 Ninth Ave LLC v. Four Seasons Palace Spa Inc. D/b/a All Seasons Body Work
659291/24 Akf Inc. v. Yoko Acquisitions Int'l Corp Et Al
651706/23 American States Ins. Co. Et Al v. Equinox Physical Therapy
152626/23 Aps Electric Inc. v. Gustam Chawla Et Al
650794/23 Asp Watch Guard & Patrol Inc. v. 17th St. Entertainment II LLC Et Al
153289/19 Board of Mgrs. of The v. 141 East 88th St.
654377/23 Cfg Merchant Solutions v. Nottingham Homes LLC D/b/a The Short Sales Group Et Al
451318/20 NYC v. 114 West 86th St. Rlty.
652634/23 Correll-Quinn v. The Danes Nyc, Inc. Et Al
653312/24 Desai v. Ninety Five Wall St. LLC Et Al
451255/23 Erg Capital Advisors LLC v. 106-108 Hempstead Rlty. LLC Et Al
652477/23 Gusrae Kaplan Nusbaum Pllc v. Livewire Ergogenics Inc. Et Al
650724/24 Hawthorne Finance Hldgs. LLC v. Jds Dev. LLC
160494/18 Healthcorps., Inc. v. Urban Ft, Inc.
152979/21 Hope v. 222-228 Seaman Ave.
655880/24 Low Income Housing Corp. Et Al v. Pine Ridge Const. Mgt.
655292/23 Mangiardi v. Mangiardi
651078/24 My Goals Solutions, Inc. Et Al v. Ansari Md
150870/24 Republic Scaffold & Hoist Corp. v. Flintlock Const. LLC Et Al
655193/24 Richard Kallman As Co-Trustee of The Kallman Family Irrevocable Trust Et Al v. Kineret Kallman As Co-Trustee of The Kallman Family Irrevocable Trust Et Al
654588/24 Schwartz Sladkus Reich Greenberg Atlas Llp v. Board of Mgrs. of The 19th Ave. Condominium
453015/24 NYC Et Al v. Clerge
452850/24 NYC Et Al v. Sitaras
453734/24 NYC Et Al v. Snyder

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651078/24 My Goals Solutions, Inc. Et Al v. Ansari Md
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655193/24 Richard Kallman As Co-Trustee of The Kallman Family Irrevocable Trust Et Al v. Kineret Kallman As Co-Trustee of The Kallman Family Irrevocable Trust Et Al

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653874/22 Cohen v. Moskovitz
151516/20 Doherty v. Ic Real Estate Hldg. Corp.
655717/23 Filingeri Electrical Contracting Corp. v. NYC
156843/24 Goodman v. Shvo
151192/24 Peter H Paretsky Attorney At Law Pllc v. Jennielena Rubino
651597/25 Yang v. Apt. Inprovement Corp. Et Al

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655717/23 Filingeri Electrical Contracting Corp. v. NYC

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159765/21 Charlotte Anderson v. Akam Associates, Inc., Et Al
452437/22 Emerald Services Corp. v. Empire Core Group LLC Et Al
652260/25 Fora Financial Advance v. Paul-Marie Brisson
156843/24 Goodman v. Shvo
653529/22 Kapitus Servicing, Inc. v. Ragtime Gourmet Corp./joe-Le Hldg. Corp. Et Al
650782/24 Kaplan, Inc. v. Webmd Health Corp.
159075/24 Kwan v. Bryant Park Funding
157299/16 Marryshow v. 2400 Amsterdam Ave. Rlty.
152497/20 Orellana v. 5541-1274 Fifth Ave.
653455/24 Pet Turtle Branding LLC v. Iwanyk
159412/24 William Grey Law Office Pllc v. NYC S/h/a NYC Dept. of Probation
650495/25 Zumedia, Inc. v. Fuchs

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159765/21 Charlotte Anderson v. Akam Associates, Inc., Et Al
653529/22 Kapitus Servicing, Inc. v. Ragtime Gourmet Corp./joe-Le Hldg. Corp. Et Al

Part 12

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

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151296/22 Quincy Mutual Fire Ins. Co. A/s/o Rth Rlty. Corp. v. Pve LLC Et Al
151232/24 Russell v. Seymour Schuman Rlty., Inc. Et Al
159227/21 Suconota v. 215 Majestic LLC Et Al

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155825/18 By Her Guardian Linda v. NYC Dept.
159020/20 Castillo De La Cruz v. 510 East 86th St. Owners
654564/23 Catlin Specialty Ins. Co. v. Elton Owner III LLC Et Al
655103/24 Darroweverett Llp v. Ash NYC Inc.
159914/24 Doe v. Combs
159915/24 Doe v. Combs
160103/23 Hampton v. Triton Const. And Dev. LLC Et Al
156814/24 Hart v. Upper East Side Rehabilitation And Nursing Center
159692/22 Lohman v. 69th Tenants Corp. Et Al
151471/24 Lopez v. Vp Capital Hldgs. LLC Et Al
161265/24 Moreno v. NYCHA
152742/24 Nunez v. Aecom Tishman Et Al
151948/23 Reynoso v. Mhp Land Associates
152737/21 Tobar v. NYCHA
160091/24 Urrego v. 11 11 Restaurant Lounge Et Al
157954/23 Vasquez Vargas v. Monadnock Const., Inc. Et Al
659041/24 Wesco Ins. Co. v. The Apostolic Church of New York, Inc. Et Al

Part 14

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

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153462/21 Bedford Joint Venture LLC v. Nett Project LLC
158313/17 Board of Mgrs. of Towers v. Morrow
652162/24 Certain Underwriters At Lloyd's v. Southwest Marine And General Ins. Co.
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153293/18 Jablon v. Bowman
652220/22 K.M.A.G Rlty. Corp. Et Al v. Seneca Specialty Ins. Co.
850027/12 Kats v. Agosto
850124/22 L&L Caital Partners LLC v. 194 Orchard Group
159652/21 Moore v. Hash
650335/23 NY Tower Capital LLC v. Freund
656357/23 Popdust, Inc. v. Inkmango Inc.
650212/24 Safety And Quality Plus, Inc. v. Battery Associates LLC Et Al
850363/23 U.S. Bank Trust Nat. Assoc. v. Shadia
652958/23 Vbgo Penn Plaza LLC v. Real Estate Arts Inc. D/b/a Real Estate Arts
650170/20 Venture Leasing LLC v. Ibrahim
850001/10 Wells Fargo Bank v. Douglas E. Sewer
651404/22 Westport Ins. Corp. Et Al v. Gator Coastal Shopping Centre
850251/21 Wilmington Savings Fund Society v. Majestic Hldgs. (USA) LLC Et Al

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652759/21 Expressway Plaza I LLC v. Awi Premier Retail 3, Inc.
850403/24 Hilton Resorts Corp. v. Booker
850404/24 Hilton Resorts Corp. v. Ding
850420/24 Hilton Resorts Corp. v. Schwartz
153376/18 Merchant v. NYC

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156094/22 Haimovici v. Castle Village Owners Corp.

Part 15

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

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365331/22 Derosa v. Burke
365457/22 Dixon v. Dixon
321568/23 Freeman v. Johnson
320244/22 Halley v. Craven
365870/23 Quinnett v. Rist
365111/21 Severny v. Severny
302315/16 Turner-Serbin v. Serbin

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Part 17

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

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158849/21 Avila v. Verizon New York, Inc., Et Al
156122/19 James Buck v. 40-56 Tenth Owner LLC
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154272/17 Soames v. 2ls Consulting Engineering

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156089/20 Rosell v. Tishman Const.
651750/22 Union Mutual Fire Ins. Co. v. Badri II LLC Et Al

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

Part 24 Matrimonial Part

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

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365670/23 Luna v. Dergadillo De Luna—9:30 A.M.
313098/12 Rosenblum v. Andreeva
350023/17 Silverman v. Silverman

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365512/22 Badani v. Badani
365499/20 Fales-Jussel v. Maclennan
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365003/22 Ay v. Ay
365512/22 Badani v. Badani
365499/20 Fales-Jussel v. Maclennan
311776/17 Samuels v. Bar

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, MAY 21

365440/24 Bermond v. Bermond
365359/24 Maher v. Kateff
321647/24 Martin-Franklin v. Franklin
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320698/24 Brown v. Abdus-Salam Brown

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365538/23 Lee v. Verovic
320403/24 Sciortino v. Valenzuela

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

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156267/22 Alston v. 580 Lenox Associates
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151154/24 Arzeno v. Kennedy Const. Services Et Al
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153759/20 Donnelly v. Silverstein Properties, Inc. Et Al
453068/21 Dupree v. Abilene Motor Express, Inc. Et Al
654504/20 Fc Collections v. Union Theological Seminary
654823/22 Forever Funding LLC v. Botero
450862/25 George Trabolse v. NYC Et Al
155723/23 Great American Alliance Ins. Co. v. Fiorella
154784/24 Guaman Rodas v. Uob Rlty. (USA) Ltd. Partnership Et Al
151269/23 Gyure v. The Friars Nat. Assoc. Inc. Et Al
150108/24 Hernandez v. NYCHA Et Al
158335/23 Hurtado Tocache v. Mdg Design & Const. LLC Et Al
161288/23 Jimenez Soto v. Empire
659524/24 Liberty Mutual Ins. Co. Et Al v. Dennis
154361/24 Mendoza-Perez v. Hp Marcus Garvey Housing Dev. Fund Co., Inc. Et Al
158337/20 Moore v. Dmd Contracting NY LLC A/k/a
156924/22 Pinnock v. Mf Associates of NY LLC
155804/21 Quinones v. NYCHA
152401/21 Ross v. Td Invst Corp Et Al
155810/22 Salinas v. 424 West 33rd St. LLC Et Al
154692/25 Sharan v. NYC Et Al
151555/24 Starnet Ins. Co. v. Schik
161549/23 State Farm Fire And Casualty Co. v. Rich
158239/22 State Farm Mutual Automobile Ins. Co. v. Ahc Medical Services
153680/22 Suqui Penaloza v. Ab Capstone Builders Corp Et Al
153680/21 Valverde v. Archstone Builders LLC
159631/23 Vera v. Bh B'way. Owner LLC Et Al
153051/20 Waite v. Comity Rlty. Corp. Et Al
153453/24 Weinstein v. Solil Mgt. LLC Et Al
150884/24 Weintraub v. Segal
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650773/25 Ivi World LLC v. Rite Aid Hdqtrs. Corp.
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153141/25 The Correction Officers Benevolent Assoc. v. Rehman
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152046/25 Cobaugh v. NYS Board of Parole
158387/22 Cold Spring Advisory Group v. Nat. Securities Corp. Et Al
150417/21 Guarin-Cardona v. Helzen Associates LLC
152004/25 Islam v. Comm'r. of NYC
155554/24 Lechar 1441 LLC Et Al v. Wellbuilt Const. Enterprises
651411/25 Low Overrun LLC v. Remesch Media
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Part 34

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

WEDNESDAY, MAY 21

151533/23 May v. Park Lane Hotel Et Al

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160296/22 Soon-Osberger v. Wien

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152222/22 Gorman v. Lendlease (us) Const. Hldgs. Inc. Et Al
150916/23 Lee v. Lewendon

Part 37 IAS Part

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

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805359/22 Medina v. NYC Et Al
805219/20 Miles v. NYC NYCH&HC Corp. Et Al
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151845/19 801-803 v. 805 Ninth Ave. Rlty.
651482/16 Alliance Bldg. Services v. C. Stasky Associates
653441/19 American Express Travel v. Ke Gutridge
657431/19 American Transit Ins. v. Allbody Healing Supplies LLC
160671/18 American Transit Ins. v. Brown
161593/19 American Transit Ins. v. Polanco
157741/19 American Transit Ins. v. Spencer
652097/21 Brause 59 Co. v. Bilhuber, Inc. A/k/a
451031/23 Chamovski v. The NY And Presbyterian Hosp. Et Al
160546/22 Colon v. 558 W LLC Et Al
158673/19 Golbar LLC v. Natanov
650880/19 Goodman v. Q4 Designs
655702/19 Jewell Law v. Ruci
653234/16 Kensington Ins. Co. v. Ramales
651729/20 Krawciw v. Meyerson
805178/22 Occhigrossi v. Poon M.D.
158621/24 Peckslip Advocates For School Safety, Inc. v. NYC Et Al
657291/17 Rocklyn Venture Capital v. Bhrac-Ac
160841/14 Russ v. 140 W. 57th St. Bldg.
653393/18 T & S Buttons (USA) Co., Inc. v. Raab
160437/22 Thomas-Maguire v. 133 East 84th St. LLC Et Al
156484/19 Travelers Prop. v. Myrie
655535/19 United Derrickmen & Riggers v. Newport Ins. Co. Inc.
653605/20 Utilisave v. Hampshire House LLC
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Part 43

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

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650633/25 Greer v. Fam Networks
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654768/20 Subify LLC v. Ace Hat Collection Inc.
158095/22 Uki Freedom LLC D/b/a Brasserie Saint Marc v. Organization For The Defense of Four Freedoms For Ukraine, Inc.
850030/22 Wilmington Trust v. 9th Ave Hotel Prop. Hldg. LLC Et Al

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651523/25 Broadway Eb-5 Fund v. Ready Capital Corp. Et Al
650633/25 Greer v. Fam Networks

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652563/25 Livewire Film v. Marina Studios

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

WEDNESDAY, MAY 21

158849/17 Alba v. Port Auth. of New
151705/21 Amaghlobeli v. Linton
154367/22 Barrett v. Sacks & Sacks
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153547/21 Campusano v. Skanksa USA Civil Inc.
160926/18 Ching v. Dioum
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152077/20 Desimone Consulting v. Icon Rlty. Mgt. LLC
155096/17 Devane v. Garg
805367/16 Dolcine v. Agyare
805428/16 Dunn And v. Mount Sinai Hosp.
651379/18 Dx Int'l LLC v. Style-Lab Experiment Inc. Et Al
151291/21 Ehrlich v. Sanchez
161063/21 Gamble v. Carcamo
152151/18 Hairston v. Jewish Home Lifecare
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161262/17 Marilyn S. Garcia v. Soho Aoa Owner
654409/17 Mastiha Corp D/b/a Stage v. 30th St. & 9th Ave.
159414/21 McLaughlin v. NY Belmont Partners
652670/21 Nangia v. Flip Group Ltd.
156414/20 NY Marine And General v. New Amsterdam Restaurant
155023/18 Ng v. Figueroa
154167/18 Petalas v. Epic Agami Cab Corp
161645/19 Pickett v. Carval Bennett
155065/22 Porterfield Jr. v. Mejia
150180/20 Rapisarda v. Laboratory Institute of
160616/21 Rivin v. Metro. Transportation Auth. Et Al
155186/21 Rivoli v. Fofana
152438/20 Sadh & Associates v. Gross
158153/20 Saldana Hernandez v. NYC
150478/17 Satterfield v. Rivington F & B
150997/16 Schwanemann v. Centro Np Sunshine Square LLC
156180/21 Seneca Ins. Co., Inc. A/s/o One Hanover LLC D/b/a Harry's, Drt Group LLC D/b/a Dead Rabbit Tavern v. New Amsterdam Restaurant Equipment Sales & Service, Inc. Doing Business As Kitchen Works
159283/20 Simpson v. Beacon B'way. Co.
158782/17 Splaine v. New Gold Equities Corp.
157391/17 Sun v. Richbourg
159627/16 Vega v. 1407 B'way. LLC
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151429/19 Anderson v. NYCTA
152907/19 Anzalone v. Psa 190 Ave. B LLC
152676/20 Avignone v. Adventure Park on Long
155604/21 Borrelli v. NYCTA
450195/18 Bradley v. NYC
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805145/22 Chan v. NYCH&HC/ gotham Health Gouverneur Et Al
805359/21 Cooper v. John Calamia
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152957/16 Diaz v. NYCTA
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805232/23 Don v. Pamoukia
805282/21 Duran v. Isabella Geriatric Center, Inc.
154039/16 Estrella v. Pink Tulip Nail, Inc.
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151256/16 Gines v. Mendez
805242/17 Gomez v. NYCH&HC And
152499/12 Grayson v. NYCTA
160858/18 Hays v. NYCTA
805199/22 Hidalgo v. NYC NYCH&HC Corp. Et Al
657440/19 Hilton Wiener v. Zenk
156427/19 Holly v. NYCTA
655419/21 Hudson Valley Window Cleaning, Inc. v. Rotron Inc. D/b/a Ametek Rotron
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158155/18 Jackson v. 382 Rlty. Corp.
805329/20 Jose v. Dhar M.D.
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159551/17 Kanwar Enterprises Corp. v. V.I.V. Contracting Corp.
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653283/17 Millenium Century v. Flom
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159640/22 Rosario v. Hp 680 St. Nicholas Housing Dev. Fund Co., Inc., Et Al
805321/23 Santiago-Palacios v. Quintana Dds
153381/23 Schulhof v. NYCTA
805034/22 Sobrino v. Metro. Hosp. Et Al
159493/18 Sulaimanzada v. Grover
159170/18 Sutton v. 477 Lenox Housing
151346/20 Thomas v. NYC Tansit Auth.
805408/21 Torbati v. Lama Al-Aswad
805307/21 Updale v. Memorial Sloan Kettering Cancer Center Et Al
805361/22 Uvaydov v. Mauer M.D.
153279/18 Wu v. Torres
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Part 44

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

WEDNESDAY, MAY 21

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365252/20 De Jongh v. Dweck
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305932/19 Momtaj v. Haque
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300373/25 Avendano v. Lincoln
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365465/24 Kaboulova v. Kaufman
322254/24 Uhland v. Backo

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365811/23 Dalessandro v. Dalessandro
365568/23 Davis-Farage v. Farage
303336/17 Garfinkle v. Garfinkle
322254/24 Uhland v. Backo

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321654/21 Fabre-Mathieu v. Mathieu
154910/25 Haart v. Heinemann
303260/17 Hartmann-Ting v. Ting
156887/24 in The Matter of The Application of William Harvin v. The NY Police Dept.
365024/20 Livingston v. Livingston
322164/24 Reed v. Reed
365088/22 Scaglia v. Haart

Motion

154910/25 Haart v. Heinemann
365024/20 Livingston v. Livingston
365088/22 Scaglia v. Haart

Part 45 Commercial Div.

Justice Anar Rathod Patel
60 Centre Street
Phone 646-386-3632
Room 428

WEDNESDAY, MAY 21

659091/24 Cavalli Enterprises Inc. v. Maass
652334/24 Hilldun Corp. v. Styleline Studios
659013/24 Landsman Meat Co. LLC v. Farmhood Fields
654297/24 M. Hidary & Co., Inc. v. Waterfront Promotional Merchandising LLC Et Al
651643/25 Mora v. Superblue Hldgs.
655500/16 Stafford v. A&E Real Estate Hldgs.

THURSDAY, MAY 22

651370/25 Ft Global Capital, Inc. v. Color Star Tech. Co., Ltd.

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650567/25 City Nat. Bank v. Rightway Cleaning LLC Et Al
653020/24 Fox And Main v. Pyramid-Bmc Hldgs.
655935/23 Lash v. Modulaire Hldg. S.A.R.L Et Al

Part 48 Commercial Div.

Justice Andrea Masley
60 Centre Street
Phone 646-386-3265
Room 242

WEDNESDAY, MAY 21

156759/17 2138747 Ontario Inc. v. Lehman Brothers Hldgs., Inc.
651356/23 Abrahami v. Meir
652051/20 Bangladesh Bank v. Rizal Commercial Banking
650740/24 in The Matter of The Application of On The Move Hldgs. v. Singh
655753/23 Jrsk, Inc. v. Simon
653096/24 Philipson v. Fensterman
115336/10 Total Asset Recovery v. Metlife, Inc.
656187/23 Us Medical Glove Co. LLC v. Resurgent

Motion

156759/17 2138747 Ontario Inc. v. Lehman Brothers Hldgs., Inc.
650740/24 in The Matter of The Application of On The Move Hldgs. v. Singh

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651530/24 Clearway Energy Group LLC v. Power Electronics USA Inc.
651007/25 D'Angelo v. Devito
655528/20 General Electric Co. v. X
651460/24 Noh v. Yepez
650845/22 Taylor v. Zampella

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655528/20 General Electric Co. v. X

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652051/20 Bangladesh Bank v. Rizal Commercial Banking
654824/23 Bleriot Us Bidco Inc. Et Al v. Signature Aviation Ltd. F/k/a Signature Aviation Plc F/k/a Bba Aviation
656212/23 Drug Royalty L.P. 3 v. Shire-Nps Pharmaceuticals, Inc. Et Al
655445/24 Hyaxiom, Inc. v. Clearcell Power, Inc. Et Al

Motion

655445/24 Hyaxiom, Inc. v. Clearcell Power, Inc. Et Al

Part 49 Commercial Div.

Justice Margaret A. Chan
60 Centre Street
Phone 646-386-4033
Room 252

WEDNESDAY, MAY 21

850639/23 Aareal Capital Corp. Et Al v. 462bdwy Land
655352/24 Apple Bank v. Natf America LLC
659851/24 Freepoint Commodities LLC v. Monroe Energy
650013/24 Gsp Merrimack LLC v. Javelin Global Commodities (uk) Ltd.
654172/23 Saviano v. Rtx Hldgs., Inc. Et Al
152316/16 Truppin v. Cambridge Dev.

Part 53 Commercial Div.

Justice Andrew S. Borrok
60 Centre Street
Phone 646-386-3304
Room 238

WEDNESDAY, MAY 21

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

THURSDAY, MAY 22

601332/03 Abramova v. Napoli
655057/23 Houlihan Lokey Capital, Inc. v. Charah Solutions, Inc. Et Al
659787/24 Trachten v. Wolowitz

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652518/18 Mei v. Wang

Part 54 Commercial Div.

Justice Jennifer G. Schecter
60 Centre Street
Phone 646-386-3362
Room 228

WEDNESDAY, MAY 21

653222/23 Big Real Estate Capital I v. Abs Mgt. & Dev. Corp. Et Al
651689/24 Higround Co., Ltd. Et Al v. Lee
652015/20 Myron J. Berman v. Cohen
652864/23 Plymouth St. LLC v. Sitt
653654/24 Ratush M.D. v. Jospitre Jr. M.D.
653012/19 Taxi Tours Inc. v. Go NY Tours, Inc.

THURSDAY, MAY 22

652875/22 Board of Mgrs. of 145 Americas Condominium v. Sauret
652887/23 Claver Investor LLC Et Al v. Perl Weisz Et Al
652063/23 Clover Private Credit Opportunities Origination (levered) II v. Sanberg
656225/23 Daher Aerospace Inc. v. Triumph Aerostructures
654325/22 Institute Homecare Services, Inc. v. Ihcs (abc)
603295/07 John Galt Corp. v. Travelers Casualty & Surety
652615/22 Jpeg LLC v. Board of Mgrs. of 145 Americas Condominium Et Al
655076/16 Lembo v. Rosania
602297/09 Mariner Pacific v. Sterling Biotech Ltd.
850017/23 Meatpacking Retail LLC v. 446 West 14th St. Associates

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652887/23 Claver Investor LLC Et Al v. Perl Weisz Et Al
652063/23 Clover Private Credit Opportunities Origination (levered) II v. Sanberg
654325/22 Institute Homecare Services, Inc. v. Ihcs (abc)
603295/07 John Galt Corp. v. Travelers Casualty & Surety

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850412/24 Bank of America v. Queen Elizabeth Rlty. Corp. Et Al
655780/23 Chan v. Ho
653399/23 Nano Dimension Ltd. v. Murchinson Ltd. Et Al
656857/21 Shatz v. Chertok

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656857/21 Shatz v. Chertok

Part 57

Justice Sabrina Kraus
60 Centre Street
Phone 646-636-3195
Room 218

WEDNESDAY, MAY 21

450424/23 Arias v. NYC Et Al
951041/21 C. v. Archdiocese of NY
950337/21 Colavito v. Roman Catholic Archdiocese of NY Et Al
950843/21 Davis v. Ymca of The USA Et Al
950462/20 Kelley v. The Archdiocese of NY Et Al
159786/20 Lee v. Leifer
950325/21 Y. v. Archdiocese of NY

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950101/21 B. v. Archdiocese of NY
950159/19 Beals v. The Roman Catholic Archdiocese of NY Et Al
950756/21 Bonner v. Roman Catholic Archdiocese of NY Et Al
950275/20 Burkert v. Archdiocese of NY
156962/18 Clark v. Bj's Wholesale Club, Inc.
950231/19 D. v. Archdiocese of NY
950200/20 Doe v. Archdiocese of NY Et Al
950145/20 Doe v. Archdiocese of NY Et Al
950449/21 Doe v. Archdiocese of NY
950495/21 Doe v. Archdiocese of NY Et Al
950647/21 Gadomski v. Archdiocese of NY Et Al
152075/18 Lietavova v. 127 East 101 LLC Aka 127
160189/17 Marcondes v. Fort 710 Associates
950297/21 McReynolds v. Roman Catholic Archdiocese of NY Et Al
950156/19 N. v. Archdiocese of NY
653953/18 Rosenberg Feldman Smith v. Ninety Five Madison Co.
950284/20 Tracey v. Archdiocese of NY

FRIDAY, MAY 23

950596/20 Doe v. Syracuse Univ.
950714/20 F. v. NYC

Motion

950596/20 Doe v. Syracuse Univ.

Part 59

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

WEDNESDAY, MAY 21

653793/20 Country-Wide Ins. Co. v. Distinctive Medical P.C.
150206/20 Slg Graybar Mesne Lease LLC v. Munawar
153399/23 Smith v. 121 Chambers St. LLC Et Al
152919/23 Ziomber v. Metro. Transportation Auth. Et Al

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653793/20 Country-Wide Ins. Co. v. Distinctive Medical P.C.
150206/20 Slg Graybar Mesne Lease LLC v. Munawar

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651184/20 470 4th Avenue Fee Owner v. Wesco Ins. Co.
159127/22 Evans v. NYC NYCH&HC Corp.
656964/19 Gs Capital Partners v. Ameritek Ventures
653764/20 Law v. Kee Mou Rlty. Corp.
150264/23 Stanton v. Grad

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154146/23 Campbell v. Board of Mgrs. of The Chelsea 19 Condominium
159450/18 House v. Slow Food LLC
152858/20 Noka v. Gashi
154260/23 Wade v. Sheraton NY Times Square Hotel

Part 60 Commercial Div.

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

WEDNESDAY, MAY 21

650193/25 Roc Debt Strategies II Bond Investments LLC v. Cwcapital Asset Management Llc
650876/25 Solaia Capital Advisors LLC v. Rialto Trading Hldgs. LLC

Motion

650876/25 Solaia Capital Advisors LLC v. Rialto Trading Hldgs. LLC

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650762/25 Dti-Dsic v. 930-Dsic
650766/25 Indian Harbor Ins. Co. Et Al v. Momentive Performance Materials, Inc.
650056/24 Nayya Health, Inc. v. Workterra, Inc. Et Al
651443/25 Spring Estates Pm LLC v. Inman
655549/23 Steven Gurney-Goldman v. Solil Mgt.

FRIDAY, MAY 23

850041/22 Ready Capital Mortgage Financing 2019-Fl3 v. Pb 151 Grand LLC Et Al

Part 61 Commercial Div.

Justice Nancy M. Bannon
60 Centre Street
Phone 646-386-3169
Room 232

WEDNESDAY, MAY 21

651238/25 3-5 Hamilton Rlty. Corp. v. Guzman
650582/22 Spin Capital v. Golden Foothill Ins. Services
152320/25 Udompanit v. Super Rich NY Corp. Et Al

Motion

152320/25 Udompanit v. Super Rich NY Corp. Et Al

THURSDAY, MAY 22

650125/22 Evaate Llc v. Portfolio Bi, Inc.
654285/24 Gold Wynn Asset Mgt. v. Titanium Asset Mgt. LLC Et Al
651882/23 Kataman Metals v. Macquarie Futures USA
650043/19 Riverside Center Site 5 v. Lexington Ins. Co.

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656209/21 Livesey v. Raffaele
652609/24 Peng v. The Board of Mgrs. of Acmos on Chrystie LLC Et Al
651697/25 Workgenius Hldgs., Inc. v. Zaslow

Transit Authority Settlement Part

60 Centre Street
Phone 646-386-3281
Room 408

WEDNESDAY, MAY 21

150657/20 Ahmed v. NYCTA
157554/20 Bassarath v. NYCTA
150824/19 Dempsey v. Metro. Transportation
159386/20 Encarnacion v. NYCTA
156930/19 Gomez Mieles v. NYCTA
158789/18 Kim v. NYCTA
150424/19 Martinez-Demarty v. NYCTA
156845/21 Nieves v. Metro. Transportation Auth. Et Al
451612/16 Papadopoulos v. Metro. Transportation
151173/22 Photenas v. NYCTA Et Al
162442/15 Wilson v. NYCTA
450239/18 Wilson v. NYCTA

80 CENTRE STREET

Part 4

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

WEDNESDAY, MAY 21

652385/25 Akf Inc. v. B&T Nail Supply LLC / Bt Nail Supply LLC Et Al
652048/25 Arlene Freudenberger As Trustee of The Herbert J. Freudenberger Revocable Trust v. 25 East 86th St. Corp.
659084/24 Beaumont v. Nat. General Ins. Co.
650430/25 B'way. Storage v. Dhl Express (usa), Inc.
154457/25 Cameron Sky v. Solstice Residential Group
655052/21 Cap Call v. Cec Steel Ltd Liability Co Et Al
651130/25 Epstein v. S&O Const. Enterprises Corp.
154233/25 G. v. John And Jane Doe School
651479/25 Georgia Malone & Co., Inc. v. E&M Associates LLC Et Al
155108/24 Huaman v. Macy's, Inc. Et Al
651480/25 Johnson v. Uber Technologies, Inc. Et Al
651695/25 Jp 48 Mgt. LLC v. Gallivant Hotel Hldg. LLC
158345/22 Miszczyk v. McY Real Estate LLC Et Al
659317/24 Sotheby's Int'l Rlty., Inc. v. Waterbury
654748/24 Stavrakis v. Evenhar Dev. Corp.
156286/22 Urena v. Hk Hall Inc. Et Al

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154468/24 Adar v. Lgh Spe LLC Et Al
154907/21 Anderson v. Vark St. Houses, Inc.
156415/24 B & G Mech LLC v. Cohen Brothers Rlty. Corp.
153958/22 Batiz v. Ap Housekeeping Inc. Et Al
158938/23 Battle v. Ascendant Heritage LLC Et Al
152855/24 Beeks v. L&M Builders Group LLC
151549/24 Bermeo v. 40 Wall St. Hldgs. Corp. Et Al
154818/23 Bldg Mgt. Co., Inc. v. Hochsztein
153654/22 Burgos v. Hp Promenade Housing Dev. Fund Co., Inc. Et Al
154483/24 Campos v. 3694 B'way. Associates
158737/23 Carmona v. Fine Fair Supermarket Et Al
154469/24 Counts v. 150 5th Ave. Office LLC Et Al
150471/23 Domgjoni v. Lts Century Bldg.
159852/24 Drory v. Gold Esq.
152490/23 Evans v. Northern Manhattan Equities LLC Et Al
153842/20 Fitzsimons v. Rxr Garvies P1 Bldg. B
154654/23 Giordano v. 860 West Tower, Inc.
651567/24 Global Plastics LLC v. Spf Plastic Group LLC
152098/24 Granados v. 3055 Vernon LLC Et Al
159501/23 Hernandez v. Woodlands Owners, Inc. Et Al
656338/20 Hwang's Meat Delivery Corp. v. 100 Broad St. LLC A/k/a Essen Food Et Al
159420/21 Joson v. Boilery 1576 Inc. Et Al
160180/23 Juela v. Leeding Builders Group LLC Et Al
159373/22 Kennedy v. U.S. Tennis Assoc. Inc.
151711/23 King v. Ardeon Rlty. Corp. Et Al
152218/20 Li Qin Liu v. Knickerbocker Village, Inc.
653900/23 Lovell Safety Mgt. Co., L.L.C. v. 20 Contracting Corp Inc
160713/22 Manger v. 1100 Ave of Americas Leasehold LLC Et Al
151990/25 McCray v. Lawrence Dubin
153209/24 Mendoza Bravo v. 27 Park Pl.
161422/23 Mitchell v. 1657 Madison Ave. LLC Et Al
157747/23 Morningside Housing Associates v. Chan
152971/22 Mullins v. Turner Const. Co. Et Al
452495/20 NYC Educational Const. Fund Et Al v. Planned Bldg. Services Inc.
155477/24 Pastor Arriaza v. Silverlining Interiors, Inc.
151986/22 Pazereckas v. Panera
152575/24 Perez v. NYCHA
152605/22 Pierce v. Terence Cardinal Cooke Health Care Center
157640/20 Power McGiver v. NYC
157504/22 Quashawn Holt v. Rxr Const. Services
154143/22 Reyes Lara v. 191 Rlty. Associates
152355/22 Rodriguez v. 171 Calyer Mani Owner
152520/25 Rosewood Hldg. LLC v. Greenpoint Goldman Sm LLC Et Al
652191/23 Sage 12 Hldg. Ltd. v. Ia Const. Mgt., Inc.
151081/22 Sertesen v. Jds Dev. Et Al
155323/20 Stanley v. NY Allied Asphalt Paving Inc Et Al
154321/22 Suarez v. 40 Park Ave.
161365/23 Tancora v. Skanska USA Bldg. Inc.
652943/24 Trachtenberg & Arena v. Serene Investment Mgt.

FRIDAY, MAY 23

655762/23 Mardini v. J. Streicher Global Partners

Part 5 City Part

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

WEDNESDAY, MAY 21

160354/18 C An Infant By Her Fng v. NYC
158409/21 Hernandez v. NYC Et Al
156147/24 Konate v. NYC Police Dept. Et Al

THURSDAY, MAY 22

153971/23 Burgos-Dehernandez v. NYC
150762/25 Coronel v. NYC Et Al
158752/12 Dowell v. 3920 Bwy. Rest. Inc.
151302/24 Gomez v. Skyworx Contracting Inc. Et Al
152357/23 Haynes-Ward v. NYC Et Al
159809/17 O. v. NYC
152552/23 Rosado v. NYC

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158617/22 S. v. Success Academy Harlem School #4 Et Al

Part 8

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

WEDNESDAY, MAY 21

151599/20 Aguilar v. Tmp Wireless, Inc.
156215/21 Brian Bruno And Gina Bruno v. The Related Companies
157715/22 Carrasco Reyes v. The Trustees of Columbia Univ. of NYC Et Al
155096/17 Devane v. Garg
150480/16 Kurovskaya v. Project O.H.R., Inc.
154527/21 Rosado v. Cape Church Associates

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161119/20 220 5th Rlty. LLC v. Ram Dev., Inc.
158705/20 Cain v. Long Island RR.
152901/21 Fernandez v. 160/159 Rlty. LLC Et Al
160564/21 Guachiac v. 527 Greenwich
159443/20 Mayzone LLC v. Kramer

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655042/24 Jaffe v. Schwartz
656669/20 Kim v. Sae-A Trading America Corp.
41294/86 Midland Ins. v. X
158732/22 Pino Navia v. Unique Const. & Home Improvement Inc. Et Al
153142/21 Quinones v. 1491 Lexington Ave.

Part 21 City Part

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

WEDNESDAY, MAY 21

150657/20 Ahmed v. NYCTA
157554/20 Bassarath v. NYCTA
150824/19 Dempsey v. Metro. Transportation
159386/20 Encarnacion v. NYCTA
156930/19 Gomez Mieles v. NYCTA
158789/18 Kim v. NYCTA
150424/19 Martinez-Demarty v. NYCTA
156845/21 Nieves v. Metro. Transportation Auth. Et Al
451612/16 Papadopoulos v. Metro. Transportation
151173/22 Photenas v. NYCTA Et Al
159114/22 Siama v. NYCTA Et Al
162442/15 Wilson v. NYCTA
450239/18 Wilson v. NYCTA

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157371/22 A. v. NYC Et Al
155200/24 Ammarito v. Mta Const. And Dev. Et Al
157410/23 Ancona v. NYCTA Et Al
160756/22 Aurich v. NYC Et Al
153304/23 Beatha v. NYCTA Et Al
160572/22 Bisono v. Townsell
156657/24 Cabrera v. NYC Et Al
157996/24 Casado v. Gwb Acquisitions
158213/23 Charles v. NYC Et Al
152588/22 Childress v. China Buddhist Assoc. Et Al
158142/21 Coleman v. NYCTA
151106/22 Cruz v. Rcpi Holdco
155406/23 De Jesus Armenta v. Metro. Transportation Auth. Et Al
158208/20 De La Paz v. Metro.
451680/17 Deleon v. NYC
159448/21 Delgado v. NYCTA Et Al
153182/23 Di Amario v. NYCTA Et Al
158646/21 Diagne v. Harlem Center Condominium Assoc., Inc. Et Al
153382/24 Diaz Diaz v. Hernandez
159381/18 Estevez v. NYCTA
156305/22 Feliciano v. NYCTA Et Al
158087/23 Garcia v. Smith
151698/21 Gladman v. Nat. RR. Passenger
156109/24 Goberman v. 1020 Hotel Corp. Et Al
155684/22 Green v. NYC Et Al
162258/24 Guerra v. NYC Et Al
161408/19 Gutierrez v. NYCTA Et Al
161262/19 Gutierrez v. NYCTA
157213/24 He v. Mta Bus Co. Et Al
156550/24 Hernandez v. NYC Et Al
151331/23 Horn v. Townsell
452763/23 Iliovits v. One Hudson Yards Owner LLC. Et Al
155740/22 Islam v. Metro. Transportation Auth. Et Al
161424/23 Izrailova v. NYC Et Al
158791/23 James v. NYC Et Al
152948/23 Javed v. NYCTA Et Al
160072/19 Jenkins v. NYCTA
160196/24 Jennings v. NYCTA Et Al
153481/23 Jimenez v. NYCTA Et Al
160713/20 Jones v. Metro. Transportation Auth. Et Al
158162/23 Kendall v. NYCTA Et Al
153695/20 Kodua v. Hierro-Bello
154801/22 Kouadio v. NYCTA
159768/21 Lau v. Hyatt Corp. Et Al
159670/23 Leary v. Access-A-Ride Et Al
453043/22 Longfellow v. The NYCTA
157735/23 Maldonado v. Con Ed Co. of New York, Inc. Et Al
452379/18 Matthews v. NYCTA
154560/24 McIntosh v. NYCTA Et Al
150271/21 Mieses v. NYCTA
151236/22 Miranda v. NYC Et Al
160113/20 Mooney v. NYCTA
154280/17 Morency v. Con Ed Co.
159708/23 Morrone v. 49 E. 96 Rlty. Corp. Et Al
161315/23 Mosley v. NYC Et Al
152254/20 Munroe v. NYCTA
152941/23 Noel v. NYC Et Al
157918/23 Ortega v. NYCTA
154383/24 Pemberton v. NYCTA Et Al
156475/17 Peralta v. Con Ed Co.
158999/20 Pereira v. The NYCTA
157220/24 Ramirez v. Citnalta Const. Corp. Et Al
451766/23 Ramos v. NYCTA Et Al
155809/22 Renna v. NYC Et Al
154025/24 Rivero v. Jones
160676/22 Sanchez v. The NYCTA Et Al
153360/23 Smith v. Metro. Transportation Auth. Et Al
152483/24 Soto v. The NYCTA Et Al
161191/20 Spates v. NYC Et Al
159438/21 Sterling v. NYCTA Et Al
152797/22 Stone v. Metro. Transportation Auth. Et Al
151681/24 Tanico v. NYCTA Et Al
452012/23 Taveras v. Mta Bus Co. Et Al
159220/23 Townsell v. NYCTA D/b/a Mta NYCTA Et Al
157291/22 Trammell v. NYCTA Et Al
154448/23 Turner v. NYCTA Et Al
153694/20 Vega v. NYC Et Al
159659/22 Weiss v. The NYCTA Et Al
156751/20 West v. NYC
160153/23 William Callaway Nelson v. NYC Et Al
158822/18 Williams v. NYCTA
154236/21 Williams v. 2 B'way. LLC Et Al
156532/22 Yee v. Con Ed Co. of New York, Inc. Et Al

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158087/23 Garcia v. Smith
160196/24 Jennings v. NYCTA Et Al
452379/18 Matthews v. NYCTA
451766/23 Ramos v. NYCTA Et Al
154025/24 Rivero v. Jones
152483/24 Soto v. The NYCTA Et Al
452012/23 Taveras v. Mta Bus Co. Et Al

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154362/24 Adams v. NYC Et Al
152945/23 Cadavid v. Wwp Office
151947/24 Di Giulio v. NYCTA
154489/20 Littmann v. NYC

Motion

154362/24 Adams v. NYC Et Al

Part 22 Motor Vehicle

Justice Christopher Chin
80 Centre Street
Phone 646-386-3271
Room 136

WEDNESDAY, MAY 21

158461/23 Banyai v. Sheard
156254/20 Garcia v. Nunez
160901/24 Hernandez-Castellanos v. Maldonado
156899/23 Kopriyica v. Perfect Moving And Storage
162308/14 Reyes v. Graham

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156476/24 Camilo v. Saico
156976/18 Gonzalez v. Islam
155901/24 Huang v. Reyes
154651/20 Shaw v. Pena
154184/23 Torres v. Occhino

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154651/20 Shaw v. Pena
154184/23 Torres v. Occhino

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154043/24 Barnes v. Phoenix Trux Nj Corp. D/b/a Phoenix Truxx Et Al
151727/25 Bengcion v. Lopez
157472/20 Bijari v. Tchouza
155293/24 Dobbs v. Upadhyayula
155264/24 Durgut v. Edge Limo Inc Et Al
153882/24 Felsher v. Melendres
155409/22 Fernandez Nunez v. Johnson
161427/24 Gist v. Aliroberts
151407/23 Gobelek v. Sakardin
150162/19 Greaves v. A Va Service Corp.
155131/18 Guzman v. Kofod
154951/24 Hoving v. Get Cars Inc. Et Al
155311/24 Li v. Calleo
155095/24 Livan v. Hossain
155560/24 Maj v. Garel-Martorana
155387/22 Marta v. Amador
151808/19 Martin v. Alkaifee
155134/24 McLennon v. Group
155315/24 Morales v. Goncalves
161075/21 O'Connor v. Richter
150177/24 Oka v. Herrera Medina
155361/24 Peralta v. Nuride Transportation Group
155420/23 Petito v. Zozo Taxi
160187/22 Reyes v. Khadim
155231/24 Salem v. Justustrucklines Inc Et Al
155229/24 Santiago v. Oliveira
159948/23 Sharma v. Muller
155913/19 Ta v. Fiorella
161929/23 Wang v. Hu

Part MED-2

Justice Samuel E. Wilkenfeld
80 Centre Street
646-386-3689
Room 106

Early Settlement Part 1

Justice Miles J. Vigilante
80 Centre Street
Room 106

WEDNESDAY, MAY 21

656973/17 99 Wall Dev., Inc. v. T.G. Nickel & Associates
154791/18 Abreu v. Brutus Associates
152407/20 Aguirre v. 111 West 57th Prop. Owner
157472/21 Attanasio v. Ab Stable LLC Et Al
152938/20 Begnoja v. Hudson River Park Trust
453196/17 Carvajal Perez v. Kew Gardens Dev Corp.
158925/19 Castillo v. 185-189 Audubon Rlty. LLC
158043/16 Chamorro v. Cassena Care
160732/21 Corbell v. Project Renewal, Inc.
155879/19 Cruz Pucha v. W&Hm Rlty. Partners Co., LLC
157440/14 Dorset v. 285 Madison Owner LLC
151622/18 Fields v. NYCHA
150856/22 Graham v. B'way. Palace Theater Co. Et Al
151872/23 Hughey v. Brown Brothers Harriman & Co. Et Al
650900/20 Lantower Rlty. L.P. v. Rose Contractor Ny, Inc.
155098/22 Lara v. Eminent Associates LLC Et Al
154484/21 McInerney v. Hudson Yards Const.
152423/18 Merced v. NYC
160415/20 Moreno v. Nhpi
159110/18 Quinlan v. Circle Line World Yacht
650740/17 S&S Kings Corp. v. Westchester Fire Ins. Co.
150273/21 Soto v. Lot-Less of Fulton St., Inc. Dba Lot-Less Closeouts Et Al
161043/20 Trejo Talavera v. West 38 Res LLC
157288/18 Vivar v. Citigroup Tech., Inc.
151793/21 Wesco Ins. Co. on v. United Hood Cleaning

THURSDAY, MAY 22

156237/20 Alatorre v. Port Auth. of NY
158773/19 Armira v. Board of Mgrs. of The 45
151059/20 Arriaga Pablo v. Stagg Const., Inc.
158541/19 Batista v. NYCHA
153762/23 B'way. Sky v. Walia
154759/19 Cecilio Lopez v. Shared Cooper
151683/22 Cordero v. 3 Sheets Saloon Et Al
159958/21 Cruz v. Const. Tech. Group, Inc.
151917/22 Defex v. Manhattan Plaza, Inc. Et Al
157308/19 Diaz v. New Water St. Corp
157345/19 Dutan Rumpilla v. 11 Hoyt Prop. Owner
157240/17 Dworkin v. Amdar Co.
150463/20 Guaman-Soliz v. Demar Mechanical Inc. A/k/a
157505/18 Headley v. Jan-Pro of Greater NY
451934/22 Hess v. Pa Builders, Inc.
154517/19 Quinceno Pareja v. 60-74 Gansevoort
158481/20 Rodriguez v. Village View Housing Corp.
154720/21 Urbina Palma v. Kisban LLC Et Al
154788/19 Vera Hernandez v. 60-74 Gansevoort LLC
157590/18 Vivanco Jaramillo v. Vs 125 LLC
159746/18 Vivanco v. Halletts Astoria LLC

FRIDAY, MAY 23

450307/16 Wade v. NYC

Early Settlement Part 2

Justice Samuel E. Wilkenfeld
80 Centre Street
Room 106

WEDNESDAY, MAY 21

160354/18 C An Infant By Her Fng v. NYC
161130/19 Harutyunyan v. NYC
153756/20 McAleavey v. NYC
158554/22 Napper v. NYC Et Al
452354/21 Nicholson-Griffin v. NYC Et Al
156851/23 R. v. NYC Et Al

THURSDAY, MAY 22

158606/19 Cesar v. NYC
154740/21 Hatcher v. NYCHA Dev. Corp C/o Reliant Rlty. Services
153274/22 Lehner v. NYC Et Al
159809/17 O. v. NYC

Part 27

Justice Denise M Dominguez
80 Centre Street
Phone 646-386-5625
Courtroom 289

WEDNESDAY, MAY 21

659394/24 Akf Inc v. Total Renovation & Const., Inc. Et Al

Part 39

Justice James G. Clynes
80 Centre Street
Phone 646-386-3619
Room 307

WEDNESDAY, MAY 21

159652/23 Ariza v. Archstone Builders LLC Et Al
652099/24 Av Queens Associates v. Verrinoldi
152576/24 Backiel v. Bp Prods. North America Inc Et Al
650175/24 Bsprt Cre Finance v. Hubbard
152050/22 Calderoni v. 260 Park Ave. South Condominium Et Al
452622/23 NYC v. Grullon
450180/24 Comm'rs. of The NYS Ins. Fund v. Rcpi Landmark Properties
160732/21 Corbell v. Project Renewal, Inc.
651417/24 Dalbir Singh & Associates v. Kharb
654010/24 Davidoff Hutcher & Citron Llp v. Galvano Rosenfeld
151598/18 Foiles v. Eastman
156076/24 Fox v. Hph Chosen
155290/21 Garcia v. 550 Washington Owner (de) LLC Et Al
153591/24 Goldberg v. Port Imperial Ferry Co. D/b/a NY Waterway LLC
154239/24 Gomez Rodriguez v. Manhattan Constructors
101288/23 Harrison v. Tec Document Solutions Inc. Et Al
153376/24 Huilca v. Trustees of Columbia Univ. in NYC Et Al
159704/23 I B M Employee Payroll v. Daniel
151257/24 Inwood Ventura II LLC v. 30 Park Rlty. Co., LLC
157708/18 Isamar v. Hugh L. Carey Battery Park
651865/24 Kastenbaum v. Kelly
151602/24 Levin v. 1345 Leasehold LLC Et Al
653058/24 Lleshaj v. Lleshaj
654448/24 Lower East Side Associates LLC v. Site 3 Dsa Owner LLC Et Al
155699/24 Luza v. The Future Tenth Associates
156545/18 Mo v. Zhou
150393/23 Moncayo Molina v. Ruppert Housing Co., Inc.
159259/21 Morales Guaman v. Terris Rlty. LLC
159439/18 Paulino v. Shangri-La Astoria, Inc.
152298/22 Social Life Magazine, Inc. v. Hudson Valley Agency Alliance
150273/21 Soto v. Lot-Less of Fulton St., Inc. Dba Lot-Less Closeouts Et Al
150525/24 State Farm Fire & Casualty Co. As Subrogee of Teresa Lee v. New Line Structures, Inc.
154156/23 Taday Malan v. 62-64 Reade St. LLC Et Al
154960/21 Vasquez v. Esplanade Gardens, Inc. Et Al
651479/24 Wesco Ins. Co. v. Nat. Fire Ins. Co. of Hartford Et Al

THURSDAY, MAY 22

653577/23 353 W48 Partners v. Turn Key Office Suites
654605/23 Board of Mgrs. of Bradhurst Condominium v. Ha Gourmet Deli Inc. Et Al
650490/21 Broad Financial Center LLC v. 33 Universal, Inc.
151683/22 Cordero v. 3 Sheets Saloon Et Al
159958/21 Cruz v. Const. Tech. Group, Inc.
159848/24 Dixon v. Linhares
156511/21 Enright v. B'way. Palace Theater Co. Et Al
159073/21 Estate of Ingo Grezinger By Yvonne M. Murphy v. Maloney Esq.
162269/19 Hoppie v. 34 Downing Owners Corp.
655185/24 Pestana Cr7 Manhattan 39 v. Roomza Inc.
158481/20 Rodriguez v. Village View Housing Corp.
160467/21 Snook v. Hillside Housing Dev. Fund Corp. Et Al

FRIDAY, MAY 23

150151/21 Chica v. Permanent Mission of The
452284/20 Comm'rs. of The State Ins. Fund v. Twin Resources, Inc.
651421/25 Maryilyn Red Model Mgt. v. Opp
650049/25 Rapaport v. 140 Riverside Boulevard

Part 41

Justice Nicholas W. Moyne
80 Centre Street
Phone 646-386-3984
Room 327

WEDNESDAY, MAY 21

655764/24 Akf Inc v. Panoramic Security Et Al
152085/14 Ardi v. Miller
451058/24 Comm'rs. of The State Ins. Fund v. Nocicon LLC
158810/23 Grullon v. Maggio Rlty. LLC
653641/18 Heykal Properties v. 450 West 31st St. Owners
154660/24 Roth & Roth v. NYCTA Et Al
153449/24 State Farm Mutual Automobile Ins. Co. v. Green

Motion

152085/14 Ardi v. Miller
653641/18 Heykal Properties v. 450 West 31st St. Owners

THURSDAY, MAY 22

160546/21 155 McF v. B. Good Llc D/b/a B. Good Restaurant Group
153967/24 91 Central Park West Corp. Et Al v. Terenzio
654323/24 Alpine Advance 5 LLC v. Miracle Consulting Group LLC Et Al
653460/22 Board of Mgrs. of 176 East 82nd St. Condominium v. Drk Third Ave. LLC Et Al
650897/24 Bronx 413 E 141 v. Vara
651189/22 Bsd 370 Lexington v. Kimberly J. Caspare
157504/23 Diaz v. The Trustees of Columbia Univ. in NYC Et Al
651940/22 E D Electrical Inc. v. Cbcs 39 LLC Et Al
659495/24 Fuentes v. Rev Worldwide, Inc.
153582/23 Great Northern Ins. A/s/o Marianne Lake v. X-Act Contracting Corp.
656442/23 Greenberg v. All Entertainment Media Group Et Al
651762/24 Interaudi Bank v. Jalanbo Funding
655040/21 J. Pizzirusso Landscaping Corp. Dba Jpl Industries v. NYC
100569/24 Kelly v. NYC Dept. of Health And Mental Hygiene
654350/22 Klima v. Novitas Us, Inc.
654174/22 Liu v. Liu
150928/23 Nardello v. Lexington Gardens Owners LLC
650823/24 Omori v. Mjg Int'l, Inc. Et Al
161023/23 Ray Jr. v. Usta Nat. Tennis Center Inc. Et Al
650845/24 Rpr Hosp.ity v. Swiss Re Corporate Solutions America Ins. Corp.
155892/24 Scott v. Seventy-Eight Tenants Corp. Et Al
150560/24 Shimonis v. Gatsby Enterprises
154906/23 Shteiman v. Dunkin' Brands, Inc. Et Al
450476/22 NYC v. Triton Structural Concrete, Inc.
651086/24 Tsui v. Kaufman
161710/23 Umanskaya v. The NY And Presbyterian Hosp.

Motion

654323/24 Alpine Advance 5 LLC v. Miracle Consulting Group LLC Et Al
650897/24 Bronx 413 E 141 v. Vara
651762/24 Interaudi Bank v. Jalanbo Funding
100569/24 Kelly v. NYC Dept. of Health And Mental Hygiene
650823/24 Omori v. Mjg Int'l, Inc. Et Al
154906/23 Shteiman v. Dunkin' Brands, Inc. Et Al
651086/24 Tsui v. Kaufman

FRIDAY, MAY 23

653566/22 Connolly v. 18 East 18th St. Tenants Corp. Et Al
100367/22 Loftin v. 257 Partners LLC
650845/24 Rpr Hosp.ity v. Swiss Re Corporate Solutions America Ins. Corp.
158679/23 Shachat v. Bensoussan

Part 50

Justice J. Machelle Sweeting
80 Centre Street
Phone 646-386-5639
Room 279

Part 51 Matrimonial Part

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

WEDNESDAY, MAY 21

452951/22 Elsayed v. Hussein
100715/20 Gonzalez-Wallace v. Doroshenko
312630/08 Schneiderman v. Schneiderman
302164/20 Sekiguchi v. Esnaola

Motion

312630/08 Schneiderman v. Schneiderman
302164/20 Sekiguchi v. Esnaola

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365565/23 Cassir v. Maese
305218/19 Inglis v. Inglis
320467/23 Petersen v. Petersen
365150/24 Radulovic v. Grmusa

Motion

305218/19 Inglis v. Inglis
365150/24 Radulovic v. Grmusa

Part 73R Special Referee

Justice Diego Santiago
60 Centre Street
Room 354

Part 75R Special Referee

Justice Stephen S. Burzio
60 Centre Street
Room 240

Part 81R Special Referee

Justice Lancelot B. Hewitt
80 Centre Street
Phone 646-386-3680
Room 321

Part 84R Special Referee

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

WEDNESDAY, MAY 21

651880/18 Mlf3 Nwj LLC v. Jekogian Family Trust

Part 87R Special Referee

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

Part 88R Special Referee

Justice Deborah E. Edelman
60 Centre Street
Room 158

WEDNESDAY, MAY 21

655311/23 Arena Limited Spv v. The Chalets LLC Et Al
150463/21 Ll 505 East 88th St. LLC v. Milio

THURSDAY, MAY 22

159452/17 Cartagena v. NYC
154970/17 Latorre v. Rahman

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

WEDNESDAY, MAY 21

190121/22 Anderson v. Avon Prod.s, Inc. Et Al
190133/22 Andrew Lucano v. Abb, Inc, Individually And As Successor in Interest To Bailey Controls And Ite Circuit Breakers, Inc. Et Al
190016/18 Biederman v. Amchem Prod.s, Inc.
158226/23 Chubb Nat. Ins. Co. Et Al v. Strauss
190172/21 Fenzi v. Air & Liquid Systems Corp.
190404/18 Larocca v. A.O. Smith Water Prods. Co.
190131/22 Lucano v. Abb, Inc, Individually And As Successor in Interest To Ite Circuit Breakers, Inc. Et Al
190413/18 Morris v. A.O. Smith Water Prods.
190105/19 Poyfair v. A.O. Smith Water Prods. Co
190091/23 Walker v. Carlisle Industrial Brake & Friction, Inc., Formerly Known As Motion Control Industries, Inc. Et Al

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190036/23 Aronson v. Aerco International
190036/23 Aronson v. Aerco Int'l
190174/18 Carroll Jr. v. Amchem Prod.s, Inc.
190377/18 Eggimann v. Air & Liquid Systems
190042/18 Fleureton v. Amchem Prod.s, Inc.
190086/22 McCoy v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al
190052/19 Montwaid v. A.O. Smith Water Prods. Co
190066/23 Nasr v. Charles B. Chrystal Co.
190091/23 Walker v. Carlisle Industrial Brake & Friction, Inc., Formerly Known As Motion Control Industries, Inc. Et Al
190441/18 Widman v. A.O. Smith Water Prods. Co

FRIDAY, MAY 23

190058/21 Alison Holtermann v. Walgreen Eastern Co., Inc Et Al
190040/23 Ambers v. Avon Prod.s, Inc. Et Al
190005/25 Bowers v. Estee Lauder, Inc., Et Al
190064/25 Brescia 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
190028/22 Ketterer v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190204/24 Wahlstrom v. Avon Prod.s, Inc. Et Al

Part 18

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

WEDNESDAY, MAY 21

652149/25 Akf Inc v. Wil Fig LLC Et Al
152536/25 Anonymous v. Soros
655944/24 Gemological Institute of America, Inc. v. Optimum Diamonds
154710/22 Super Pc Systems, Inc. v. The Matador Restaurant Group, Inc. Et Al

Motion

652149/25 Akf Inc v. Wil Fig LLC Et Al
152536/25 Anonymous v. Soros
655944/24 Gemological Institute of America, Inc. v. Optimum Diamonds

THURSDAY, MAY 22

950465/21 C. v. Fordham Preparatory School
950169/20 Doe v. Archdiocese of NY Et Al
950453/21 Doe v. Archdiocese of NY
950463/21 Doe v. Archdiocese of NY
950005/20 Doe v. Roman Catholic Archdiocese
950077/20 Gadomski v. Archdiocese of NY
950271/21 Gomprecht v. Roman Catholic Archdiocese of NY Et Al
950170/19 John Stapleton v. Archdiocese of NY
950168/21 Persson v. Roman Catholic Archdiocese of NY Et Al
950835/21 Roe 1 v. Roman Catholic Archdiocese
950823/21 Roe v. Roman Catholic Archdiocese
950703/21 Sclafani v. Archdiocese of NY Et Al

FRIDAY, MAY 23

158109/24 Law Office of Andrew C. Laufer v. NYC Et Al
950268/20 Lopez v. NYC
451615/25 Tineo v. Towns

Part 23

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

WEDNESDAY, MAY 21

190121/22 Anderson v. Avon Prod.s, Inc. Et Al
190133/22 Andrew Lucano v. Abb, Inc, Individually And As Successor in Interest To Bailey Controls And Ite Circuit Breakers, Inc. Et Al
190016/18 Biederman v. Amchem Prod.s, Inc.
158226/23 Chubb Nat. Ins. Co. Et Al v. Strauss
190172/21 Fenzi v. Air & Liquid Systems Corp.
190404/18 Larocca v. A.O. Smith Water Prods. Co.
190131/22 Lucano v. Abb, Inc, Individually And As Successor in Interest To Ite Circuit Breakers, Inc. Et Al
190413/18 Morris v. A.O. Smith Water Prods.
190105/19 Poyfair v. A.O. Smith Water Prods. Co
190091/23 Walker v. Carlisle Industrial Brake & Friction, Inc., Formerly Known As Motion Control Industries, Inc. Et Al

THURSDAY, MAY 22

190036/23 Aronson v. Aerco International
190036/23 Aronson v. Aerco Int'l
190174/18 Carroll Jr. v. Amchem Prod.s, Inc.
190377/18 Eggimann v. Air & Liquid Systems
190042/18 Fleureton v. Amchem Prod.s, Inc.
190086/22 McCoy v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc Et Al
190052/19 Montwaid v. A.O. Smith Water Prods. Co
190066/23 Nasr v. Charles B. Chrystal Co.
190091/23 Walker v. Carlisle Industrial Brake & Friction, Inc., Formerly Known As Motion Control Industries, Inc. Et Al
190441/18 Widman v. A.O. Smith Water Prods. Co

FRIDAY, MAY 23

190058/21 Alison Holtermann v. Walgreen Eastern Co., Inc Et Al
190040/23 Ambers v. Avon Prod.s, Inc. Et Al
190005/25 Bowers v. Estee Lauder, Inc., Et Al
190064/25 Brescia 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
190028/22 Ketterer v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190204/24 Wahlstrom v. Avon Prod.s, Inc. Et Al

Part 29

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

WEDNESDAY, MAY 21

152697/23 Alvarez v. 355 Sj East 88th Street
160725/22 Borkin v. B&H Restaurant LLC D/b/a Leyla
161191/23 Cabrera v. Gvs Properties
157135/23 Castanos v. Duane Reade Inc. Et Al
150490/23 Duignan v. Life Time, Inc. Et Al
162585/19 Farber v. Ozedemir
150923/20 Figueroa v. Pavarini McGovern
152392/23 Gonzalez v. Elysium Const. Inc. Et Al
154799/23 Isakov v. Delta Air Lines, Inc. Et Al
155560/23 Jensen v. Rcpi Landmark Properties
157159/22 Kardoulias v. 1 Madison Office Fee LLC Et Al
158581/23 Karpuk v. Tresor-Immo Sa Et Al
157704/23 Moraes Freire v. Lendlease (us) Const. Lmb Et Al
158651/23 Murray v. 140 Bw LLC Et Al
159928/23 Pizarro v. True Refrigeration
155505/23 R.P.T. v. Andamio Scaffolding LLC Et Al
152387/23 Rajwani v. Jai-Ya NY Inc. Et Al

Court Calendars Continued On Page 16

CLASSIFIED ADVERTISING

CITATIONS NY

File No. 2025-113 — CITATION — The People of the State of New York by the Grace of God Free and Independent — To: RICHARD A. STEPHENS whose whereabouts are unknown and after due diligence cannot be ascertained, if he be living and if he be dead, to his heirs at law, distributees, executors, administrators, creditors, lienors, his wife or wives or successors in interest and to the unknown heirs at law and next of kin of RICHARD A. STEPHENS, deceased, if they be living, and if they be dead, to his Executors, Administrators, Creditors, and Lienors, their husbunds or wives or successors in interest. - A petition having been filed by DAVID S. FOSTER, who is domiciled at 100 DeKruif Place, No 8B, Bronx, New York 10475 THIS RETURN DATE IS A VIRTUAL COURT DATE. IN-PERSON COURT APPEARANCES WILL NOT BE PERMITTED ON THE RETURN DATE UNLESS A PARTY NOTIFIES THE COURT THAT IT WISHES TO APPEAR IN PERSON AT LEAST THREE (3) BUSINESS DAYS BEFORE THE SCHEDULED COURT DATE. YOU ARE HEREBY CITED TO SHOW CAUSE by making a virtual appearance before the Surrogate's Court, Bronx County, New York, located at 851 Grand Concourse, Bronx, New York 10451, on June 10, 2025, at 9:30 a.m., why the Court should not grant the following relief: A decree in the estate of Linda M. Pollock lately domiciled at 3585 Wilson Avenue, Bronx, N.Y. 10469 admitting to probate a Will dated August 2nd 2022 as the Will of Linda M. Pollock and directing that Letters Testamentary be issued to David S. Foster PLEASE CONTACT THE COURT AT (718) 618-2373-2373 OR VIRTUALBRONXSURROGATESCOURT@NYCOURTS.GOV FOR INFORMATION ON HOW TO APPEAR ON THE COURT'S VIRTUAL PLATFORM. Dated, Attested and Sealed April 18, 2025 Hon. Nelida Malave-Gonzalez, Surrogate Elix R. Madera-Fliegelman, Chief Clerk ATTORNEY Petitioner's Attorney: JEFFERYSON A. BARNES, SR. Address: 61 Marion Avenue. Mt. Vernon, N.Y. 10552 Telephone Number: 914-840-9008 E-Mail: jeffbarnessr@outlook.com [NOTE: 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 appear for you.]
8052 a30-W my21

FOUNDATIONS

THE ANNUAL RETURN OF CLIVE J. DAVIS FOUNDATION. For the calendar year ended December 31, 2024 is available at its principal office located at C/O SSynergy Group, LLC, 3 Columbus Circle, 15 Fl, New York, NY 10019 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Clive J. Davis.
9190 my21

THE ANNUAL RETURN OF MARC & JENNIFER LIPSCHULTZ FAMILY FOUNDATION. For the [calendar] year ended 2023 is available at its principal office located at 19 Railroad Place, Suite 301, Saratoga Springs, NY 12866 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Marc Lipschultz.
9107 my21

THE ANNUAL RETURN OF Myers Vitkin Foundation. For the fiscal year ended March 31,2025 is available at its principal office located at C/O Howard Sckolnik CPA 8203 E. Sierra Pinta Dr., Scottsdale, AZ 85255 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Angela Glosser President.
9112 my21

THE ANNUAL RETURN OF ROMULUS T. WEATHERMAN MEMORIAL FUND. For the [calendar] year ended 2023 is available at its principal office located at 19 Railroad Place, Suite 301, Saratoga Springs, NY 12866 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Elizabeth Weatherman.
9110 my21

THE ANNUAL RETURN OF TENSOR FOUNDATION. For the [calendar] year ended 2024 is available at its principal office located at 425 DAVIS STREET APT. 626 EVANSTON, IL 60201 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is MARIE T. MCKELLAR.
9103 my21

FOUNDATIONS

THE ANNUAL RETURN OF The Deeds Foundation For the calendar year ended 12/31/2024 is available at its principal office located at c/o Sheehan & Co., 165 Orinoco Dr., Brightwaters, NY 11718 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Laura Bennett.
9102 my21

THE ANNUAL RETURN OF THE DJR TRUST FOUNDATION For the calendar year ended DECEMBER 31, 2024 is available at its principal office located at 1271 AVE OF THE AMERICAS, 42 FL, NEW YORK, NY 10020 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is PETER J. MCGUINESS
9098 my21

THE ANNUAL RETURN OF THE DR CHARLES AND ANN KELMAN FAMILY FOUNDATION For the calendar year ended 2024 is available at its principal office located at COOPERSMITH, SIMON & VOGEL P.C. 50 CHARLES LINDERBERGH BLVD SUITE 605 UNIONDALE NY 11553 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is ANN G. KELMAN
9196 my21

THE ANNUAL RETURN OF THE MEG AND BENNETT GOODMAN FAMILY FOUNDATION. For the [calendar] year ended 2023 is available at its principal office located at 19 Railroad Place, Suite 301, Saratoga Springs, NY 12866 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Bennett J. Goodman.
9108 my21

THE ANNUAL RETURN OF THE WALLACE FOX FOUNDATION For the calendar year ended 2024 is available at its principal office located at Davidson, Dawson & Clark LLP 60 East 42nd Street, New York, NY 10165 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is GLORIA S. NEUWITH, TRUSTEE.
8854 my21

THE ANNUAL RETURN OF V & L Marx Foundation For the calendar year ended 12/31/2024 is available at its principal office located at 14 Brookline Road Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Jennifer Gruenberg.
9073 my21

LIQUOR LICENSES

DUNNE HOSPITALITY LLC D/B/A 5S Notice is hereby given that liquor license number application- NA- 0340-25-112629, for beer, Wine & liquor has been applied for by the undersigned to sell liquor at retail in a restaurant under the alcoholic beverage control law at address: 179 Avenue B, NY, NY 10009. New York County for on premises consumption. Name of company and trade name: DUNNE HOSPITALITY LLC D/B/A/ 5S 179 Avenue B, NY, NY 10009.
8755 my14-W my21

NOTICE IS HEREBY given that a license, number NA-0340-25-109476 for an On-Premises Liquor License has been applied for by BB43009BB LLC d/b/a Bareburger to sell beer, cider, liquor and/or wine at retail in a restaurant under the Alcoholic Beverage Control Law for premises located at 430 3rd Avenue, New York, New York 10016, County of New York for on premises consumption.
8757 my14-W my21

LIMITED LIABILITY ENTITIES

SAMANTHA FUSCO ACUPUNCTURE PLLC. Arts. of Org. filed with the SSNY on 04/22/25. 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, 8 Lewis Court, Massapequa, NY 11758. Purpose: For the practice of the profession of Acupuncture.
8097 a30-W ju4

NOTICE OF FORMATION of Bienstock Cosmetic Surgery PLLC.Arts. f Org. filed with Secy. of State of NY (SSNY) on 04/21/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 81 Johnson Place, Woodmere, NY 11598. Purpose: to practice the profession of medicine.
8513 my7-W ju11

LIMITED LIABILITY ENTITIES

LONIGRO LAW, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/12/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 350 Old Country Road, Ste 205, Garden City, NY 11530. Purpose: To Practice The Profession Of Law.
8841 my14-W ju18

Medical Signal Monitoring, PLLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/18/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o The PLLC, 337 Wheatley Rd, Old Westbury, NY 11568. Purpose: Medicine.
8829 my14-W ju18

ND NURSE PRACTITIONER IN FAMILY HEALTH, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 11 Curley Street, Long Beach, NY 11561. Purpose: To Practice The Profession Of Nurse Practitioner in Family Health.
9177 my21-W ju25

ND REGISTERED NURSING SERVICES, PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 05/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 11 Curley Street, Long Beach, NY 11561. Purpose: To Practice The Profession Of Registered Professional Nursing.
9179 my21-W ju25

NOTICE OF FORMATION of Brawerhaus Law, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 99 Wall Street, PBM #598, New York, NY 10005. Purpose: any lawful act.
7351 A16 W My21

NOTICE OF FORMATION of EMPIRE INJURY ADVOCATES, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/28/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 155 Alkier Street, Brentwood, NY 11717. Purpose: any lawful act.
8205 My21 W J25

NOTICE OF FORMATION of The Law Office of Iris Ramos PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/21/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 37 W. 26th Street, Suite 607, New York, NY 10010. Purpose: any lawful act.
8353 My21 W J25

NOTICE OF FORMATION of Nassau Street Dental, PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/21/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 122 Fulton St., 2nd Fl., New York, NY 10038. Purpose: to practice the profession of dentistry.
8509 my7-W ju11

243 WEST DENTAL PLLC. Filed 4/10/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 130 E. 63rd St, 1a, NY, NY 10065. Purpose: Dentistry.
8783 my14-W ju18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of JESSICA D'ANGELO, PLLC. Application for authority filed with Secy. of State of NY (SSNY) on 3/20/2025. Office location: NY County. PLLC formed in Illinois (IL) on 8/29/2024. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: 444 Elmington Ave, Apt 123, Nashville, TN 37205. Cert. of formation filed with Secy. of State of IL, 501 S Second St, Rm 351, Springfield, IL 62756. Purpose: any lawful activity.
8060 A30 W J04

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of KTB Advisory LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/21/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 252 7th Ave, Apt 15B, New York, NY 10001. Purpose: any lawful act.
8230 My07 W J11

LIMITED LIABILITY ENTITIES

EVERSTEAD LLC. Arts. of Org. filed with the SSNY on 04/07/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 31 Gainsboro Ln, Syosset, NY 11791. Purpose: Any lawful purpose.
7483 a16-W my21

PARK AVE ELECTRICAL LLC. Arts. of Org. filed with the SSNY on 04/02/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2 Park Avenue, 29th Floor, New York, NY 10016. Purpose: Any lawful purpose.
7485 a16-W my21

WEST DELANO, LLC, Arts. of Org. filed with the SSNY on 04/14/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 265 Cox Avenue, Yonkers, NY 10704. Purpose: Any Lawful Purpose.
7502 a16-W my21

KONYK LLC, Arts. of Org. filed with the SSNY on 04/15/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Ivan Konyk, 1005 Bellmore Ave, North Bellmore, NY 11710. Purpose: Any Lawful Purpose.
7564 a17-Th my22

23 WASHINGTON ST LLC. Arts. of Org. filed with the SSNY on 04/15/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, P.O. Box 1064, North Massapequa, NY 11758. Purpose: Any lawful purpose.
7790 a23-W my28

530 WEST END AVENUE, LLC. Arts. of Org. filed with the SSNY on 04/10/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 155 E. 38th Street, Suite 2D, New York, NY 10016. Purpose: Any lawful purpose.
7792 a23-W my28

95 NASSAU LLC. Arts. of Org. filed with the SSNY on 04/15/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, P.O. Box 1064, North Massapequa, NY 11758. Purpose: Any lawful purpose.
7791 a23-W my28

DORCHESTER 29D 155 WEST 68 LLC. Arts. of Org. filed with the SSNY on 04/03/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Francis B. Barker, 155 West 68th Street, Apartment 35E, New York, New York 10023. Purpose: Any lawful purpose.
7788 a23-W my28

JM 3359 LLC. Arts. of Org. filed with the SSNY on 04/15/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2776 Lincoln Boulevard, Merrick, NY 11566. Purpose: Any lawful purpose.
7789 a23-W my28

UNLIMITED REVELATIONS LLC. Arts. of Org. filed with the SSNY on 01/27/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 10 Main Street, East Rockaway, NY 11518. Purpose: Any lawful purpose.
7787 a23-W my28

AETHERIUM HOLDINGS LLC, Arts. of Org. filed with the SSNY on 03/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2826 Harding Ave, Bellmore, NY 11710. Purpose: Any Lawful Purpose.
8113 a30-Th ju4

124 LAWRENCE STREET LLC. Filed with SSNY on 04/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 41 DURHAM RD, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
8145 a30-W ju4

Notice of formation of Savanna Stevens LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on July 05, 2024. Office location: New York City County, NY. SSNY is designated for service of process. SSNY shall mail a copy of any process served against the LLC to 11 Stuyvesant Oval, 7F, New York, NY 10009. Purpose: any lawful purpose.
2606 My07 W J11

LIMITED LIABILITY ENTITIES

3500 WHITEPLAINS LLC. Filed with SSNY on 09/30/2024. Office: Bronx County. SSNY designated as agent for process & shall mail to: 1626 BRONXDALE AVE, BRONX, NY 10462. Purpose: Any Lawful
8125 a30-W ju4

9SV CAJUN LLC. Filed with SSNY on 04/22/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 9 S VILLAGE AVE, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful
8152 a30-W ju4

ASV PRIVATE DRIVER LLC. Filed with SSNY on 04/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1639 THORNE CT, MERRICK, NY 11566. Purpose: Any Lawful
8135 a30-W ju4

AVC & SONS LANDSCAPING SERVICES, LLC. Filed with SSNY on 01/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2583 BELLMORE AVE, BELLMORE, NY 11710. Purpose: Any Lawful
8132 a30-W ju4

BEST XI FANTASY LLC. Filed with SSNY on 04/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: PO BOX 37, 1001 2ND AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
8150 a30-W ju4

BRB ESTATES LLC. Filed with SSNY on 03/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 2ND AVE., EAST ROCKAWAY, NY 11516. Purpose: Any Lawful
8139 a30-W ju4

BROADWAY TENNIS VENTURE LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/10/2025. 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, 15 Haddington Dr, Old Westbury, NY 11568. Purpose: any lawful act.
8079 a30-W ju4

BROADWAY VENTURE GROUP LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/10/2025. 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, 20 Crabapple Dr, Roslyn, NY 11576. Purpose: any lawful act.
8080 a30-W ju4

CONDESA, LLC. Filed with SSNY on 11/07/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 72 DEBORA DR, PLAINVIEW, NY 11803. Purpose: Any Lawful
8131 a30-W ju4

CORILY BAYFRONT WEST LLC. Filed with SSNY on 03/20/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 206 ROXBURY RD, GARDEN CITY, NY 11530. Purpose: Any Lawful
8140 a30-W ju4

DREAMLAND DAY CARE NY LLC. Filed with SSNY on 12/17/2024. Office: Bronx County. SSNY designated as agent for process & shall mail to: 2132 EDENWALD AVE #1, BRONX, NY 10466. Purpose: Any Lawful
8122 a30-W ju4

EAST 57TH GROUP, LLC. Filed with SSNY on 03/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 11 BEECH DR, GREAT NECK, NY 11024. Purpose: Any Lawful
8143 a30-W ju4

FACADE DISTRIBUTION GROUP LLC. Filed with SSNY on 02/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 525 PENINSULA BLVD, HEMPSTEAD, NY 11550. Purpose: Any Lawful
8137 a30-W ju4

FRIENDS FOR LIFE ON THE GO TRANSPORTATION LLC. Filed with SSNY on 04/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5501 MERRICK RD, MASSAPEQUA, NY 11758. Purpose: Any Lawful
8156 a30-W ju4

HBM WV, LLC. Filed with SSNY on 03/11/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 534 BROADHOLLOW RD STE 302, MELVILLE, NY 11747. Purpose: Any Lawful
8134 a30-W ju4

JACK LIAM LLC, Arts. of Org. filed with the SSNY on 04/23/2025. 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, 62 Springdale Avenue, Massapequa, NY 11758. Purpose: Any Lawful Purpose.
8114 a30-W ju4

LIMITED LIABILITY ENTITIES

JAY HOUSE, LLC. Filed with SSNY on 04/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD STE 203, BELLMORE, NY 11710. Purpose: Any Lawful
8151 a30-W ju4

NM EXPERT CONSULTING, LLC. Filed with SSNY on 02/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2429 WALLEN LN, BELLMORE, NY 11710. Purpose: Any Lawful
8153 a30-W ju4

SIGNAGE SOLUTIONS LLC. Filed with SSNY on 04/11/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 86 PELL PL, BRONX, NY 10464. Purpose: Any Lawful
8124 a30-W ju4

STAR IRON AND STEEL, LLC. Filed with SSNY on 04/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1424 PLAZA AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
8136 a30-W ju4

SUP OLD COUNTRY RD LLC. Filed with SSNY on 04/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 926 CARMANS RD, MASSAPEQUA, NY 11758. Purpose: Any Lawful
8154 a30-W ju4

TEDDYLU, LLC. Filed with SSNY on 04/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 31 WILLOWDALE AVE, PORT WASHINGTON, NY 11050. Purpose: Any Lawful
8148 a30-W ju4

FIRST FOCUS SOLUTIONS LLC Articles of Org. filed NY Sec. of State (SSNY) 9/30/24. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 228 Park Ave S #462667 NY, NY 10003. Purpose: Any lawful activity.
8450 Mar7 w Apr11

2324 YOUNG LLC. Filed 4/23/25. Office: Bronx Co. SSNY desig. as agent for process & shall mail to: Timmy Nguyen & Vy Nguyen, 2251 Westervelt Ave, Bronx, NY 10469. Purpose: General.
8776 my14-W ju18

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

ADMA DESIGN LLC. Filed 4/1/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 34 W 17th St Fl 5, NY, NY 10011. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
8785 my14-W ju18

ALEX GARAY CONSULTING L.L.C.. Filed 4/15/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 8 Spruce St, Apt 73b, NY, NY 10038. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave , Ste 202, Bklyn, NY 11228. Purpose: General.
8778 my14-W ju18

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

BANGO GARDEN CITY LLC, Arts. of Org. filed with the SSNY on 05/13/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 919 Franklin Ave, Garden City, NY 11530. Purpose: Any Lawful Purpose.
8840 my14-W ju18

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

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

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

LIMITED LIABILITY ENTITIES

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

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

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

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

Sforza Realty Group LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 3/26/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 68 Sully Dr, Manhasset, NY 11030. Purpose: any lawful act.
8831 my14-W ju18

Small Corners LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 2/25/2025. Office: Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 460 Bayview Ave, Inwood, NY 11096. Purpose: any lawful act.
8835 my14-W ju18

STRONG BEACH HOLDINGS, LLC, Arts. of Org. filed with the SSNY on 05/05/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 72 Armour Street, Long Beach, NY 11561. Purpose: Any Lawful Purpose.
8838 my14-W ju18

W 44 Restaurant LLC. Filed 5/2/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: c/o Xhafer Sinanaj, 55 W 44th St, NY, NY 10036. Purpose: General.
8777 my14-W ju18

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

PECONIC ASSETS LLC. Arts. of Org. filed with the SSNY on 03/25/25. 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, 560 Lexington Avenue, Suite 16B, New York, NY 10022. Purpose: Any lawful purpose.
7484 my16-W my21

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

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

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

SALES

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, Plaintiff, vs. ANA T. FELIX, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale and Consolidation of Actions duly entered on September 18, 2017 and an Order Extending Sale Deadline and Amending Judgment of Foreclosure and Sale duly entered on February 19, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 2, 2025 at 2:15 p.m., premises known as 2012 Benedict Avenue, Bronx, NY 10462. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3932 and Lot 49. Approximate amount of judgment is $511,114.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #381821/2008E. Orlando Cavallo, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 212765-1
8047 a30-W my21

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff AGAINST STEPHANIE GREENE; ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 22, 2016, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on May 28, 2025 at 2:15PM, premises known as 159 West 136th Street, New York, NY 10030. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 1921 Lot: 9. Approximate amount of judgment $1,752,711.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850189/2014. Michael J. Good, Esq., Referee Fein, Such & Crane, LLP 28 East Main Street Rochester, NY 14614 CHJNC479 84387
7620 a30-W my21

SUPREME COURT - COUNTY OF BRONX. CITIMORTGAGE, INC., Plaintiff -against- JAMES WILLIAM BRUCE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated March 20, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on June 9, 2025 at 2:15 p.m. premises situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Findlay Avenue, distant 40 feet southerly from the corner formed by the intersection of the southerly side of East 168th Street with the Westerly side of Findlay Avenue; being a plot 100.00 feet by 20.02 feet by 100.00 feet by 20.00 feet. Said premises known as 1211 FINDLAY AVENUE, BRONX, NY 10456 Approximate amount of lien $470,364.89 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Index Number 381498/2010. DAVID LESCH, ESQ., Referee David A. Gallo & Associates LLP Attorney(s) for Plaintiff 47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030 File# 4722.1116
8176 my7-W my28

LIMITED LIABILITY ENTITIES

2023 COLONIAL LLC. Filed with SSNY on 12/19/2024. Office: Bronx County. SSNY designated as agent for process & shall mail to: 3331 WHITE PLAINS RD, STE 101, BRONX, NY 10467. Purpose: Any Lawful
8123 a30-W ju4

45 DURHAM LLC. Filed with SSNY on 04/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 41 DURHAM RD, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
8147 a30-W ju4

NOTICE OF FORMATION of Cohen Codner Group LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/17/2024. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 160 East Sunrise Highway #1076, Freeport, NY 11520. Purpose: any lawful act.
7773 A23 W My28

NOTICE OF FORMATION of RAJAB COLLECTION LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 172 W 127th Street, 705, New York, NY 10027. Purpose: any lawful act.
7777 A23 W My28

NOTICE OF FORMATION of The Sophia Liu LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/19/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 234 Boerum St, Apt 2, Brooklyn, NY 11206. Purpose: any lawful act.
7586 A23 W My28

SALES

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SUSAN PEREZ, ET AL., Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 8, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 218 Neptune Court, Unit 6218H, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3432 and Lot 1080 together with an undivided 0.358 percent interest in the Common Elements. Approximate amount of judgment is $42,845.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #808761/2023E. Mitchel May, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8043 m7-Th my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DAVID FALLOON, ET AL., Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 16, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451- 2937 on June 16, 2025 at 2:15 p.m., premises known as 119 Beacon Lane, Unit 200B4 a/k/a Unit 200, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1634 together with an undivided 1.08870 percent interest in the Common Elements. Approximate amount of judgment is $39,117.95 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #815998/2023E. Alexander Shiryak, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8383 my14-W ju4

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHERESE CAMPBELL, ET AL., Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 16, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451- 2937 on June 16, 2025 at 2:15 p.m., premises known as 53 Beacon Lane, Unit 141A, a/k/a Unit 141, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1601 together with an undivided 0.92593 percent interest in the Common Elements. Approximate amount of judgment is $40,484.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #815987/2023E. Frank J. Rio, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8385 my14-W ju4

SUPREME COURT - COUNTY OF NEW YORK NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- BETHELITE COMMUNITY BAPTIST CHURCH, A/K/A BETHELITE COMMUNITY CHURCH INC., et al Defendant(s). Pursuant to an Amended Judgment of Foreclosure and Sale entered herein on February 19, 2020, I, the undersigned Referee will sell at public auction in Room 116 of the New York County Courthouse located at 60 Centre Street, New York on June 18, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, known and designated as Block 1721 and Lot 31 on the New York County Tax Assessment Map. Said premises known as 36 WEST 123RD STREET A/K/A 36-38 WEST 123RD STREET, NEW YORK, NY Approximate amount of lien $2,199,623.88 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 113197/2009. ROBERTA E. ASHKIN, ESQ., Referee Phillips Lytle LLP Attorney(s) for Plaintiffs 28 East Main Street, Suite 1400, Rochester, NY 14614
8387 my14-W ju4

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 3 Dimensional Wealth Advisory LLC, amended to: JCD Forest Avenue Realty, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/05/2023. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: The Limited Liability Company, 168 Forest Ave., Unit 101, Locust Valley, NY 11560, also the address of Christopher Jon Natale, the registered agent upon whom process may be served. Purpose: any lawful activities.
8512 my7-W ju11

SALES

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. YVETTE PERKINS-LEON, ET AL., Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 30, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451- 2937 on June 9, 2025 at 2:15 p.m., premises known as 115 Beacon Lane, Unit 198B, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3432 and Lot 1632 together with an undivided 0.92592 percent interest in the Common Elements. Approximate amount of judgment is $42,616.26 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #808734/2023E. Mitchel May, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8044 my7-Th my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS FHA QUALIFIED TRUSTEE FOR RESCAP LIQUIDATING TRUST, Plaintiff, vs. KOKOU AGBODZI, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale duly entered on January 26, 2017 and an Order duly entered on December 10, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 1927 Barnes Avenue, Bronx, NY 10462. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 4261 and Lot 41. Approximate amount of judgment is $678,170.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #380936/2012E. Cash will not be accepted. Marion Ann Conde Da Silveira, Esq., Referee Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff
8045 my7-Th my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, BOARD OF MANAGERS OF THE SHOREHAVEN CONDOMINIUM, Plaintiff, vs. DAIMEAN SUBERO AND MICHELLA BARROW-SUBERO, Defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 17, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 214 Neptune Lane, Unit 7214H, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1096 together with an undivided 0.35804 percent interest in the Common Elements. Approximate amount of judgment is $14,979.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 805383/2024E. Timothy P. Violette, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8371 my7-W my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. LUIS TROCHE, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 26, 2025 and entered on February 28, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, City and State of New York, Block 2855 and Lot 28. Said premises may also be known as 1261 Jerome Avenue, Bronx, NY. Approximate amount of judgment is $53,457.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index 811489/2022E. Sofia Balile, Esq., Referee The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff
7590 my7-W my28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 2442 Ocean Ave DAF L.P. Certificate filed with NY Dept. of State: 4/1/2025. Office location: NY County. Princ. bus. addr.: 655 3rd Ave., 21st Fl., NY, NY 10017. 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. Name/addr. of genl. ptr. available from Sec. of State. Term: until 4/1/2125. Purpose: any lawful activity.
7571 Apr23 w May28

SALES

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHEENA CAMEAU, ET AL., defendant(s). Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 7, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 141 Sunset Boulevard, Unit 10141, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Yock 3432 and Lot 1151 together with an undivided 0.3987 percent interest in the Common Elements. Approximate amount of judgment is $49,446.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #806085/2023E. Heidi Broumand, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8366 my7-W my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. 3989 PAULDING LLC, Defendant. Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 16, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451- 2937 on June 9, 2025 at 2:15 p.m., premises known as 3 Starboard Court, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3443 and Lot 12. Approximate amount of judgment is $35,458.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #816000/2023E. Jeffrey Pittell, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8368 my7-W my28

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. KEVIN RYAN, ET AL., Defendant(s). Pursuant to an Amended Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 31, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 56 Heron Lane, Unit 393, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1869 together with an undivided 0.609756 percent interest in the Common Elements. Approximate amount of judgment is $37,649.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #816002/2023E. Steven B. Shapiro, Esq., Referee The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys for Plaintiff
8369 my7-W my28

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK JPMorgan Chase Bank, National Association, Plaintiff AGAINST Charles Jones, Gena Lovett, et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 20, 2019, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on June 4, 2025 at 2:15PM, premises known as 2084 5th Avenue, New York, NY 10027. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of New York, City, County and State of New York, Block: 1726 Lot: 35. Approximate amount of judgment $2,323,716.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850023/2013. Elaine Shay, Esq., Referee McCalla Raymer Leibert Pierce, LLC 420 Lexington Avenue-Suite 840 New York, NY 10170 21-04144NY 84618
8051 my7-W my28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 165 SHERMAN ASSOCIATES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/29/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 165 SHERMAN AVENUE ASSOCIATES LLC c/o Proto Property Services LLC, 3441 Kingsbridge Avenue, Bronx, NY 10463. Purpose: any lawful act.
9149 My21 W J25

NOTICE OF FORMATION of TTSE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/01/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Zenbusiness Inc., 41 State St, Ste 112, Albany, NY 12207. Purpose: any lawful act.
8483 My21 W J25

SUMMONS

SUPREME COURT THE STATE OF NEW YORK – COUNTY OF BRONX- Index No. 820528/2023E, Date Purchased: December 27, 2023 - SUMMONS WITH NOTICE- Plaintiff designates Bronx County as the place of trial. –Basis of venue is CPLR Sec. 509. –Valerie Kennebrew "Plaintiff" against Abdourahmane Cherif Diallo, Defendant –ACTION FOR DIVORCE–To the above-named Defendant: YOU ARE HEREBY SUMMONED to serve a notice of appearance on the Plaintiff's attorney within thirty (30) days after the service of this summons is complete and in the case of your failure to appear, judgment will be taken against you by default for the relief demanded in the notice set forth below. Dated: December 27, 2023 The Legal Wellness Institute, Inc. by Danielle Goodman-Levy, Esq. 493 Nostrand Avenue 3rd Floor, Brooklyn, NY 11216. NOTICE: The nature of this action is to dissolve the marriage between the parties, on the grounds of (i) Irretrievable Breakdown in Relationship for at Least Six Months pursuant to DRL Section 170 (7). The relief sought is a judgment of absolute divorce in favor of the plaintiff dissolving the marriage between the parties in this action. NOTICE OF AUTOMATIC ORDERS. Pursuant to domestic relations law section 236 part b, sec. 2, the parties are bound by certain automatic orders which shall remain in full force and effect during the pendency of this action. For further details you should contact the clerk of the matrimonial part, Supreme Court, 851 Grand Concourse, Bronx, NY 10451 Tel (718) 618-1340. DRL 255 Notice. Please be advised that once the judgment of divorce is signed in this action, both parties must be aware that he or she will no longer be covered by the other party's health insurance plan and that each party shall be responsible for his or her own health insurance coverage, and may be entitled to purchase health insurance on his or her own through COBRA option, if available. NOTICE OF GUIDELINE MAINTENANCE. Pursuant to DRL §236(B) 5-a, there is an obligation to award the guideline amount of maintenance (spousal support) on income up to $228,000 to be paid by the higher income spouse to the lower income spouse after the divorce is final according to a formula, unless the parties agree otherwise or waive this right. NOTICE OF CHILD SUPPORT STANDARDS. Pursuant to DRL §240 (1-b) the Court may award child support. The amount of basic child support may be found in The Child Support Standards Chart promulgated by Social Services Law §111-i. See https://www.childsupport.ny.gov/dcse/pdfs/CSSA.pdf NOTICE OF ELECTRONIC FILING. You have received this Notice because: 1) The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Courts E-filing system ("NYSCEF"), and 2) You are a defendant/Respondent (a party) in this case. If you are represented by an attorney: Give this Notice to your attorney. If you are not represented by an attorney: You will be served with all documents in paper and you must serve and file your documents in paper, unless you choose to participate in e-filing. If you choose to participate in e-filing, you must have access to a computer and a scanner or other device to convert documents into electronic format, a connection to the internet, and an e-mail address to receive service of documents. To register for e-filing or for more information about how e-filing works visit: http://www.nycourts.gov/efile-unrepresented or contact the Clerk's Office or Help Center at the court where the case was filed. Court contact information can be found at www.nycourts.gov
8773 MY21-w JU4

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of BAKE AND BODY KNEADS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/17/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S # 291838, NY, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. P/B/A: 222 Johnson Ave, Ste 10, BK, NY 11206. Purpose: any lawful act.
8465 My07 W J11

NOTICE OF FORMATION of CASTALIA MUSIC MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/31/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 350 W 51st St Apt 4D, New York, NY 10019. Purpose: any lawful act.
8109 My07 W J11

NOTICE OF FORMATION of ELEVATE AND IMPACT CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 333 W 39th St, Room 805, New York, NY 10018. Purpose: any lawful act.
8487 My07 W J11

NOTICE OF FORMATION of Island Fizz LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/24/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Katherine Pich, 24 Michel Avenue, Farmingdale, NY 11735. Purpose: any lawful act.
8404 My07 W J11

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

SUMMONS

SUPREME COURT THE STATE OF NEW YORK – COUNTY OF BRONX- Index No. 820528/2023E, Date Purchased: December 27, 2023 - SUMMONS WITH NOTICE- Plaintiff designates Bronx County as the place of trial. –Basis of venue is CPLR Sec. 509. –Valerie Kennebrew "Plaintiff" against Abdourahmane Cherif Diallo, Defendant –ACTION FOR DIVORCE–To the above-named Defendant: YOU ARE HEREBY SUMMONED to serve a notice of appearance on the Plaintiff's attorney within thirty (30) days after the service of this summons is complete and in the case of your failure to appear, judgment will be taken against you by default for the relief demanded in the notice set forth below. Dated: December 27, 2023 The Legal Wellness Institute, Inc. by Danielle Goodman-Levy, Esq. 493 Nostrand Avenue 3rd Floor, Brooklyn, NY 11216. NOTICE: The nature of this action is to dissolve the marriage between the parties, on the grounds of (i) Irretrievable Breakdown in Relationship for at Least Six Months pursuant to DRL Section 170 (7). The relief sought is a judgment of absolute divorce in favor of the plaintiff dissolving the marriage between the parties in this action. NOTICE OF AUTOMATIC ORDERS. Pursuant to domestic relations law section 236 part b, sec. 2, the parties are bound by certain automatic orders which shall remain in full force and effect during the pendency of this action. For further details you should contact the clerk of the matrimonial part, Supreme Court, 851 Grand Concourse, Bronx, NY 10451 Tel (718) 618-1340. DRL 255 Notice. Please be advised that once the judgment of divorce is signed in this action, both parties must be aware that he or she will no longer be covered by the other party's health insurance plan and that each party shall be responsible for his or her own health insurance coverage, and may be entitled to purchase health insurance on his or her own through COBRA option, if available. NOTICE OF GUIDELINE MAINTENANCE. Pursuant to DRL §236(B) 5-a, there is an obligation to award the guideline amount of maintenance (spousal support) on income up to $228,000 to be paid by the higher income spouse to the lower income spouse after the divorce is final according to a formula, unless the parties agree otherwise or waive this right. NOTICE OF CHILD SUPPORT STANDARDS. Pursuant to DRL §240 (1-b) the Court may award child support. The amount of basic child support may be found in The Child Support Standards Chart promulgated by Social Services Law §111-i. See https://www.childsupport.ny.gov/dcse/pdfs/CSSA.pdf NOTICE OF ELECTRONIC FILING. You have received this Notice because: 1) The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Courts E-filing system ("NYSCEF"), and 2) You are a defendant/Respondent (a party) in this case. If you are represented by an attorney: Give this Notice to your attorney. If you are not represented by an attorney: You will be served with all documents in paper and you must serve and file your documents in paper, unless you choose to participate in e-filing. If you choose to participate in e-filing, you must have access to a computer and a scanner or other device to convert documents into electronic format, a connection to the internet, and an e-mail address to receive service of documents. To register for e-filing or for more information about how e-filing works visit: http://www.nycourts.gov/efile-unrepresented or contact the Clerk's Office or Help Center at the court where the case was filed. Court contact information can be found at www.nycourts.gov
8773 my21-W ju4

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of LAERTES PUBLISHING SERVICES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/10/2024. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 604 West 138th Street, 3B, New York, NY 10031. Purpose: any lawful act.
8621 My14 W J18

NOTICE OF FORMATION of PICTURE STORY STUDIOS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/23/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 3001 Henry Hudson Pkwy, Apt 1E, Bronx, NY 10463. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
8834 My14 W J18

NOTICE OF FORMATION of Gansevoort Square Development Partners LLC. Arts. of Org. filed with NY Dept. of State: 4/24/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Jared Epstein, Aurora Capital Associates, 1407 Broadway, 41st Fl., NY, NY 10011, principal business address. Purpose: all lawful purposes.
8791 my14-W ju18

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

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

LIMITED LIABILITY ENTITIES

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

HAIR ARTISTRY BY JENN LLC. Arts. of Org. filed with the SSNY on 04/24/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 331 N. Albany Avenue, N. Massapequa, NY 11758. Purpose: Any lawful purpose.
8506 my7-W ju11

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

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

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

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

MMS VENTURES RE IX LLC. Filed with SSNY on 11/21/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 OCEAN AVE, MASSAPEQUA, NY 11725. Purpose: Any Lawful
8492 my7-W ju11

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

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

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

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

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

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

NOTICE OF FORMATION of GUARDIAN ANGEL MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 1/27/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2072 Creston Ave, #32, Bronx, NY 10453. Purpose: any lawful act.
7192 A16 W My21

NOTICE OF FORMATION of PEO23, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 220 W 13th St, Apt 1A, New York, NY 10011. Purpose: any lawful act.
7346 A16 W My21

NOTICE OF FORMATION of Service Berry LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/3/25. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 522 E 20th St, Apt 2C, New York, NY 10009. Purpose: any lawful act.
7348 A16 W My21

NOTICE OF FORMATION of 17 IRVING LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/03/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 10762 Wrightwood Lane,
7820 a23-W my28

NOTICE OF FORMATION of AFTERBURNER LLC. Arts. of Org. filed with Sec. of State of NY (SSNY) on 02/20/2024. Office Location: New York County (Manhattan). SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: AFTERBURNER LLC, PO Box 287292, New York, NY 10128. Purpose: any lawful activity.
7728 A23 W My28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of LE DEIA, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 450 Washington St, #210, New York, NY 10013. Purpose: any lawful act.
8111 A30 W J04

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

NOTICE OF FORMATION of DES CIEUX LLC. Arts of Org filed with Secy. of State of NY (SSNY) on12/10/24. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 205 3rd Ave, 7G, New York, NY 10003. Purpose: any lawful act.
5408 My21 W J25

NOTICE OF FORMATION of Aozora Development, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Aozora Development, LLC, 26 Broadway, Suite 1301, New York, NY 10004. Purpose: any lawful activities.
8508 my7-W ju11

NOTICE OF FORMATION of VALOR REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/14/2002. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Alter Mantel, LLP, 90 Park Avenue, New York, NY 10016. Purpose: any lawful activities.
8511 my7-W ju11

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgefield Park, NJ 07660. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.
8786 my14-W ju18

URBAN ANGLER TRAVEL LLC. Filed: 3/5/25 . Office: NY Co. Org. in DE: 02/18/2025. SSNY desig. as agent for process & shall mail to : 381 Fifth Ave, 5th Fl, NY, NY 10016. Foreign add: 611 S Dupont Hwy, Ste 102, Dover, DE 19901. Arts. of Org. filed with Secy Of State Of De, Div Of Corps, John G. Townsend Bldg., 401 Federal St., Ste 4, Dover, DE 19901. Purpose: General.
8782 my14-W ju18

NOTICE OF QUALIFICATION of A2 Collections Services LLC. Authority filed with NY Dept. of State: 4/14/25. Office location: NY County. Princ. bus. addr.: 142 Franklin St., NY, NY 10013. LLC formed in DE: 1/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Interamerican Corporate Services LLC, 2525 Ponce de Leon Blvd., PH 12th Fl., Coral Gables, FL 33134. DE addr. 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.
7762 Apr23 w May28

NOTICE OF QUALIFICATION of Gamla NY LLC. Authority filed with NY Dept. of State: 4/14/25. Office location: NY County. Princ. bus. addr.: 1110 NW 1st St., Miami, FL 33128. LLC formed in DE: 4/10/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
7763 Apr23 w May28

NOTICE OF QUALIFICATION of ISLAA Resources Management LLC. Authority filed with NY Dept. of State: 4/14/25. Office location: NY County. Princ. bus. addr.: 142 Franklin St., NY, NY 10013. LLC formed in DE: 1/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Interamerican Corporate Services LLC, 2525 Ponce de Leon Blvd., PH 12th Fl., Coral Gables, FL 33134. DE addr. 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.v
7764 Apr23 w May28

NOTICE OF QUALIFICATION of Bullrock-NxtGenREA, LLC. Authority filed with NY Dept. of State: 5/6/25. Office location: NY County. LLC organized in MO: 8/24/22. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. MO and principal business address: 720 W. Business Hwy. 60, Dexter, MO 63841. Cert. of Org. filed with MO Sec. of State, 600 W. Main St., Jefferson City, MO 65102. Purpose: all lawful purposes.
8793 my14-W ju18

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

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

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of YRM Prop LLC. Authority filed with NY Dept. of State: 3/24/25. Office location: NY County. Princ. bus. addr.: 85 Broad St., 17th Fl., NY, NY 10004. LLC formed in DE: 3/19/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8078 Apr30 w Jun4

NOTICE OF QUALIFICATION of YRM Trading LLC. Authority filed with NY Dept. of State: 3/24/25. Office location: NY County. Princ. bus. addr.: 85 Broad St., 17th Fl., NY, NY 10004. LLC formed in DE: 3/19/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8082 Apr30 w Jun4

NOTICE OF QUALIFICATION of Atsion Ventures LLC. Authority filed with NY Dept. of State: 4/23/25. Office location: NY County. Princ. bus. addr.: 35 Grove St., Apt. 6E, NY, NY 10014. LLC formed in DE: 3/11/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, Townsend Bldg., Dover, DE 19901. Purpose: any lawful activity.
9083 May21 w Jun25

NOTICE OF QUALIFICATION of Infra 2024, LLC. Authority filed with NY Dept. of State: 5/2/25. Office location: NY County. Princ. bus. addr.: 1800 Diagonal Rd., Ste. 600, Alexandria, VA 22314. LLC formed in DE: 3/6/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
9086 May21 w Jun25

NOTICE OF QUALIFICATION of Nadia Partners (WEA 01) LLC. Authority filed with NY Dept. of State: 4/30/25. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 11268, NY, NY 10016. LLC formed in DE: 4/30/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8459 May7 w Jun11

NOTICE OF QUALIFICATION of Nadia Partners (WEA 01) Manager LLC. Authority filed with NY Dept. of State: 4/30/25. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 11268, NY, NY 10016. LLC formed in DE: 4/30/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8461 May7 w Jun11

LIMITED LIABILITY ENTITIES

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

THE SQUEEGEE SQUAD LLC. Arts. of Org. filed with the SSNY on 05/13/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Peter Anselmo - Member, 352 Rivera Drive South, Massapequa, NY 11758. Purpose: Any lawful purpose.
9157 my21-W ju25

102 WEST 86 LLC Arts. of Org. filed with SSNY on 3/27/2023. Off. Loc.: NEW YORK Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 102 W 86th St, New York, NY 10024. General Purposes.
8516 my7-W ju11

173 HILLSIDE AVENUE, LLC. Filed with SSNY on 08/06/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 43 RIDGE RD, ALBERTSON, NY
8489 my7-W ju11

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

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

LIMITED LIABILITY ENTITIES

GLEN HARBOR PARTNERS, LLC. Filed with SSNY on 04/04/2025. Formed in DE on 04/26/2023. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 SHORE RD UNIT 405, GLENWOOD LANDING, NY 11547. DE SOS: 401 Federal St #4, Dover, DE 19901. Purpose: any lawful
8129 a30-W ju4

NOTICE OF QUALIFICATION of RONJARE, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 08/24/17. Office location: NY County. LLC formed in Delaware (DE) on 08/09/17. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 844 Alton Rd., Miami Beach, FL 33139. DE addr. of LLC: 3524 Silverside Rd., Ste. 35B, Wilmington, DE 19810. Cert. of Form. filed with DE Secy. of State, Div. of Corps., P.O. Box 898, Dover, DE 19903. Purpose: Any lawful activity.
8155 Apr30 w Jun4

NOTICE OF QUALIFICATION of Innovative Lab Services LLC. Authority filed with NY Dept. of State: 5/5/25. Office location: NY County. Princ. bus. addr.: 6909 Columbus Rd. SW, Granville, OH 43023. LLC formed in DE: 2/27/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
8792 my14-W ju18

NOTICE OF QUALIFICATION of Silk Factory US LLC. Authority filed with Secy. of State of NY (SSNY) on 04/22/2025. Office location: New York County. LLC formed in Delaware (DE) on 07/12/2022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 East 42nd Street, 18th Floor, New York, NY 10168. Address required to be maintained in DE: 108 Lakeland Ave., Dover, DE 19901. Arts of Org. filed with the Secy. of State, 108 Lakeland Avenue, Dover, Kent County, DE 19901. Purpose: any lawful activities.
8510 my7-W ju11

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

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

LJL LEGACY GROUP LLC. Arts. of Org. filed with the SSNY on 05/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o George Mamos, Esq., 104 11th Street, Garden City, NY 11530. Purpose: Any lawful purpose.
9160 my21-W ju25

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

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

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

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

CS Forena LLC Auth. filed 4/23/25. Cty: New York. LLC formed in DE on 9/6/24. SSNY desig. for process & shall mail to: 65 Challenger Rd., #250, Ridgefield Park, NJ 07660. DE addr. of LLC: 16192 Coastal Hwy, Lewes, DE 19958. Cert. of Form. filed w/ DE Sec of State, 401 Federal St, #4, Dover, DE 19901. Purp: any lawful.
8786 w.o.

NOTICE OF FORMATION of Tristate Healing Strategies LLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 1/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 380 Malcolm X Blvd, #7J, New York, NY 10027. Purpose: any lawful act.
7825 A23 W My28

NOTICE OF FORMATION of BLEEDING HEART PRODUCTIONS, LLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 1/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 334 West 86th St, Apt 11A, New York, NY 10024. Purpose: any lawful act.
8138 A30 W J04

Court Calendars

New York County

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158075/23 Rodriguez Estrada v. Chatsworth Rlty. Corp. Et Al
155823/23 Rodriguez v. Rector
152278/19 Romulus v. Lillian Goldman Family
154523/23 Ruiz Baca v. 16 East 96th Apt. Corp. Et Al
154177/23 Saglimbene v. East 92nd St. Owners Corp Et Al
150265/23 Sandino v. Udr Rivergate LLC Et Al
150615/19 Suarez v. Nat. Rlty. Systems Inc.
154299/23 Torres v. Robert E. Hill, Inc. Et Al
153951/23 Tung v. 160 East 91 Owners Corp. Et Al
159271/22 Wilk v. Tenth And 51st Housing Dev. Fund Co., Inc. Et Al

THURSDAY, MAY 22

159201/23 Dariel Realty v. 89 New Chinatown Restaurant Et Al

Part 36

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

WEDNESDAY, MAY 21

157975/21 513 West 26th Realty v. Northfield Ins. Co. Et Al
156345/22 Alfaro v. Wilks
154707/19 Berroa v. 270 Fort Washington Ave.
158245/18 Bregoli v. Fsf Soho
155727/19 Burgin v. 25-16 37 Ave Owners
160080/20 Castillo v. Cannon Point South
450358/18 Miller v. Riverside Center Parcel 2
653926/21 Schwartz v. El Ad Us Hldg., Inc.
160554/21 Slate Advance v. Dr Gregory S Cartmell Sole Prop Et Al
655969/20 Spring Bank v. Menexas
653448/20 Starkloffe v. Casella
157648/19 Vasconez v. Pav-Lak Contracting, Inc.

Motion

157975/21 513 West 26th Realty v. Northfield Ins. Co. Et Al
653448/20 Starkloffe v. Casella

THURSDAY, MAY 22

158622/24 324 East 14th St. LLC Et Al v. NYC Et Al
158245/18 Bregoli v. Fsf Soho
653316/18 Everest Bbn, Inc. v. Stamoulis
158040/24 in The Matter of The Application of Barbie J. Torres v. Caban
656925/21 Nichols v. Weinstein
160095/18 Schnur v. Balestriere
654472/18 Stamoulis v. Everest Bbn, Inc.

Motion

158622/24 324 East 14th St. LLC Et Al v. NYC Et Al
158245/18 Bregoli v. Fsf Soho
653316/18 Everest Bbn, Inc. v. Stamoulis
158040/24 in The Matter of The Application of Barbie J. Torres v. Caban
654472/18 Stamoulis v. Everest Bbn, Inc.

FRIDAY, MAY 23

153505/25 841-853 Fee Owner v. Total World Domination, Inc. Et Al
152645/25 Abramson v. Ymca of The USA Et Al
151667/25 Brown v. The Rockefeller Univ. Hosp.

Part 46

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

WEDNESDAY, MAY 21

153312/23 Amani v. Ps Marcato Elevator Inc.
154687/22 Bemcosme v. Wag Et Al—10:30 A.M.
150980/23 Cyntje v. 200 Varick St. Associates—2 P.M.
150092/23 Meril v. A—2:15 P.M.
151377/22 Zotis v. Penn South Co-Op West Chelsea Et Al—10 A.M.

THURSDAY, MAY 22

151434/23 Culbert v. Go NY Tours, Inc., A/k/a Topview Sight Seeing Et Al
150036/23 Garcia v. Blvd Bistro 116th St. LLC Et Al

FRIDAY, MAY 23

156913/21 Adams v. The Weave Lounge Hair Salon, Inc.
150400/15 Bacon v. Nygard
159989/22 Dr. Darian McDermott v. David Fanning
156319/22 Jacobus v. Hollister Co Et Al—10 A.M.
153751/23 Mullman v. 3cd E78 LLC Et Al

Part 55

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

WEDNESDAY, MAY 21

155878/25 5w13 Owner LLC v. The Board of Mgrs. of The 14 West 14th St. Condominium Et Al
653047/22 A & N Design Studio, Inc. D/b/a Door3 Business Applications v. Apptsetters LLC
153038/18 Aguas Hernandez v. 317 St. Marks Ave. LLC
652202/24 Angeli v. Perlbinder
654986/24 Broadwalk Mgt. Co. LLC v. Sky
155172/25 Brown Rudnick Llp v. Xri Investment Hldgs.
162429/19 Canal Rubber Supply Co. Inc. v. 6 Greene Rlty. Owner
158926/24 Cavalry Spv I v. Booker
450965/20 NYC v. Crisari Rlty. Inc.
155023/23 Hernandez v. P2 Investments
781000/16 in Re 121 Second Ave. Gas v. Xxx
151665/24 Jagessar v. Well Done Rlty. LLC Et Al
155544/25 Kesselman v. NYC Et Al
159630/24 Khan v. Ahsani
158591/23 Kobstad v. Wf Industrial IV LLC
151264/25 Moghavem v. 156 East 2nd St. LLC
152112/24 Murry v. The Metropolitian NYCTA Et Al
155434/17 Ndiaye v. Hp Plaza L.P.
651558/25 New West Harlem Owner LLC v. Sig Rcrs A/b Mf 2023 Venture LLC
160240/24 Palmer v. Metro. Transportation Auth. Et Al
653671/23 Pasek v. 25 Charles Owners Corp. Et Al
155563/25 Pinnacle Electric v. J.O. Energreen LLC
451200/25 Port Auth. of NY & New Jersey v. Tansey
652515/25 Prime Ins. Co. v. Seagate Freight
452762/23 R.R. v. NYCTA Et Al
652484/25 Ryder Truck Rental v. Petro-Msapeth
159248/23 Solis v. 7-Eleven Et Al
451346/25 NYC v. The Land And Bldg. Known As 45 Bayard St.
453378/24 NYC Et Al v. Jemal
151746/24 Woodbury v. John Doe Inc. D/b/a Thai Therapy Service Et Al

Motion

155878/25 5w13 Owner LLC v. The Board of Mgrs. of The 14 West 14th St. Condominium Et Al
450965/20 NYC v. Crisari Rlty. Inc.
451346/25 NYC v. The Land And Bldg. Known As 45 Bayard St.

THURSDAY, MAY 22

162339/23 Adams v. Tung
652384/25 Bill Me Later, Inc. v. Dalm
155610/23 Moreno v. Cavan Builders Corp. Et Al
100388/24 Pita v. NYC Dept. of Health And Mental Hygiene
157104/24 State Farm Mutual Automobile Ins. Co. v. Abdullajanov
652783/24 Wesco Ins. Co. v. Range Builders LLC Et Al

FRIDAY, MAY 23

153315/24 Almonte Heredia v. West 180th Street Management
651380/24 American Transit Ins. Co. v. Luke Lampkin Et Al
155172/25 Brown Rudnick Llp v. Xri Investment Hldgs.
155257/24 Fernandez v. Lakite Contracting, Inc. Et Al
451199/25 in The Matter of The Application of Mta Bus Co. As Subrogee of Dwayne Holley v. Verizon Communications Inc.
153761/25 Marotta v. Tucker
158501/24 Osborn v. Site 4 Dsa Residential LLC
150909/18 Quadrat Prop. Series v. Kanta

Part 58

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

WEDNESDAY, MAY 21

152971/25 543 North Deli Grocery Inc v. James
161727/18 Levy v. Roosevelt Island Operating
100353/25 Marino v. Board of Education of The Ciy School Dist. of NYC

THURSDAY, MAY 22

158980/21 Jimenez v. Moore Jr.

FRIDAY, MAY 23

101183/20 Anonymous v. Anonymous
160748/21 Plascencia v. B'way. 176th LLC Et Al

Part 56

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

WEDNESDAY, MAY 21

805228/23 Blair v. Sbitany M.D.
805208/18 Estate of Fannie Monetti v. Lenox Hill Hosp.
805289/19 Goldstein v. Hanspal
805301/20 Hawkins v. Khattar Md
159720/24 Marc Adler v. Dewitt Rehabilitation And Nursing Center D/b/a Upper East Side Rehabilitation And Nursing Center

Motion

805208/18 Estate of Fannie Monetti v. Lenox Hill Hosp.

THURSDAY, MAY 22

805407/23 Cowle v. Agarwala M.D.
805041/20 Hylton v. Ham
805473/23 Liotta v. Robert Zarabi
805468/23 Marzinke v. Staten Island Univ. Hosp. South Et Al
805169/20 Rex Chi Hyong Choe & Soon Yeon Choe v. Rocha
805136/21 Zain v. Ernest L. Isaacson Dpm P.C. Et Al

Motion

805041/20 Hylton v. Ham

FRIDAY, MAY 23

805034/23 Marshall v. Leitman

111 CENTRE STREET

Part 25 Guardianship

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

Part 35

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

WEDNESDAY, MAY 21

651519/24 Cfg Merchant Solutions v. Ryan Alford LLC D/b/a Altonys Italian Cafe Et Al
451835/24 Comm'rs. of The State Ins. Fund v. Welkin Windows Inc
159517/23 Cullum v. 122 Fifth Associates
155700/25 Gammon Enterprises v. NYC Office of Administrative Trials And Hearings Et Al
155216/25 Juice Press 28 v. Harrison Retail Associates
153855/23 Leaf Capital Funding v. Reach Out And Read of Greater New York, Inc. Dba Reach Out And Read of Greater NY
652285/24 Mercury Public Affairs v. Global Media Federation, Inc.
100444/25 Pinder v. NYC Dept. of Health And Mental Hygiene
152672/24 Priority Concepts Inc. v. Coc Consulting LLC
159986/24 Smith v. Springbuck Hldgs.
652483/25 Zurich American Ins. Co. v. Progressive Casualty Ins. Co.

THURSDAY, MAY 22

153567/24 Alvarez v. Suffolk Const. Co., Inc. Et Al
155358/25 Berzak v. NYCTA Et Al
154963/25 Cjj Cleaning Services Inc. v. East Harlem Tutorial Program, Inc.
451271/25 Dept. of Education of The City School Dist. of NYC v. Ismael
152825/24 King v. NYCHA
153367/24 Lancaster-Goguen v. Con Ed Co. of New York, Inc.
652002/23 Philadelphia Indemnity Insurance Co. Et Al v. Coaction Specialty Ins. Group
162255/23 Quishpe Pilatasig v. Rennon Const. Corp. Et Al
650239/24 V-Knitwear & Composite Ltd. v. Rj Vintage LLC Et Al

FRIDAY, MAY 23

155173/25 Application of Mynor Rodriguez v. NYS Dept. of Motor Vehicles Et Al
155286/25 Roth & Roth v. NYCTA Et Al
652565/25 Shtaynberger v. Laidlaw & Co. (uk) Ltd. Et Al

Part 31

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

WEDNESDAY, MAY 21

655808/24 Brause 59 Co. v. Gary
152248/25 Guerra v. R&R Universal Solutions
154285/24 Kulpa v. 5432-50 Myrtle Ave.
155211/19 Manhattan Telecommunications v. Coburn & Meredith, Inc.
650793/25 Nat. Fire Adjustment Co., Inc. v. Jds Const. Group LLC Et Al

THURSDAY, MAY 22

656059/23 Avi-Spl LLC v. Adco Electrical Corp. Et Al

FRIDAY, MAY 23

160731/24 Lai v. Aubee
156123/25 Magdalasov v. Bytedance Inc.
655938/24 T&T Electrical Corp. v. Borough Const. Group LLC Et Al

32 Mortgage Foreclosure Part

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

WEDNESDAY, MAY 21

158313/17 Board of Mgrs. of Towers v. Morrow
850177/24 Citizens Bank v. Satsky
850191/23 Hny Club Suites Owners Assoc. Inc., By And Through Its Board of Directors v. Allanah
850127/22 Hsbc Bank USA v. Holder
850027/12 Kats v. Agosto
850124/22 L&L Caital Partners LLC v. 194 Orchard Group
850287/23 Lakeview Loan Servicing v. Curtis
850252/24 Nationstar Mortgage v. Fiekowsky
850374/24 Rocket Mortgage, LLC F/k/a Quicken Loans, LLC F/k/a Quicken Loans Inc. v. Jones
850425/24 Sms Financial Strategic Investments III v. Mackall
850363/23 U.S. Bank Trust Nat. Assoc. v. Shadia
850226/24 U.S. Bank Trust Nat. Assoc. v. Choe
850301/24 U.S. Bank Trust Nat. Assoc. v. Zhang
850001/10 Wells Fargo Bank v. Douglas E. Sewer
850285/24 Wells Fargo Bank v. Namor Rlty. Co. L.L.C. Et Al
850251/21 Wilmington Savings Fund Society v. Majestic Hldgs. (USA) LLC Et Al
850173/24 Wilmington Savings Fund Society v. Mehling
850092/24 Wilmington Trust v. Vosters

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850050/21 Chang Hwa Commercial Bank v. Waterscape Resort II
850403/24 Hilton Resorts Corp. v. Booker
850404/24 Hilton Resorts Corp. v. Ding
850420/24 Hilton Resorts Corp. v. Schwartz
850621/23 Npl Fund LLC v. 75 Second Ave. LLC Et Al
156380/22 NYCTL 2021-A Trust And The Bank of NY Mellon As Collateral Agent And Custodian v. 187 St. Mazal LLC Et Al
151788/24 NYCTL 2021-A Trust And The Bank of NY Mellon v. Edwards
850419/24 Sig Cre 2023 Venture LLC v. Ref 46 St. LLC Et Al
850164/23 U.S. Bank Na v. Simpson
850240/14 U.S. Bank Nat. Assoc. v. Elizabeth Hazan
850307/24 Us Bank Trust Co. v. East Fork Capital Equities LLC Et Al
850285/24 Wells Fargo Bank v. Namor Rlty. Co. L.L.C. Et Al

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850233/18 938 St. Nicholas Ave. v. 936-938 Cliffcrest Housing
850009/21 Ev4 Associates LLC v. 219 Ave A NYC LLC A.K.A
850134/19 Flushing Bank v. Cabrera Rlty. Corp.
850012/25 Manhattan Lending Partners LLC v. Amsterdam Key Associates LLC Et Al
151105/25 The Board of Mgrs. of Maison East Condominium v. Cole
151104/25 The Board of Mgrs. of Maison East Condominium v. Cole
850298/23 U.S. Bank Trust Nat. Assoc. v. Lorch
850106/24 Wells Fargo Bank v. 11 West 34th St. Owner LLC

Part 38

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

WEDNESDAY, MAY 21

651301/21 945 Fifth Ave. LLC v. Branca
154791/18 Abreu v. Brutus Associates
653654/23 Hudson View Gardens, Inc. v. Architectural Preservation Studio
152047/18 Rodriguez v. Tri-Borough Certified Home
654591/22 Trump Plaza v. 167 East 61st St. Owners Corp. F/k/a Trump Plaza Owners, Inc.

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654591/22 Trump Plaza v. 167 East 61st St. Owners Corp. F/k/a Trump Plaza Owners, Inc.

THURSDAY, MAY 22

654035/21 Abroon Md v. Guardsman Tenants Corp.
154446/23 Philadelphia Indemnity Ins. Co. v. Wal-Rich Corp. Et Al

Motion

654035/21 Abroon Md v. Guardsman Tenants Corp.

FRIDAY, MAY 23

151096/25 213 Yorkville LLC v. Banafsh Rlty. Inc Corp
650195/20 70-31 84th St. LLC v. Hasa Const.
655091/21 Sidorov v. Malkov
651981/19 Strategic Funding Source, Inc. v. 1st Service Solutions, Inc.

Part 42

Justice Emily Morales-Minerva
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Phone 646-386-3237
Room 574

WEDNESDAY, MAY 21

650397/25 Aftisse v. Chu
651251/18 B&S Accounting Corp. v. Charm Tax Services LLC
159556/24 Dong v. Kabaya LLC D/b/a Kebaya
157039/21 Gateau v. Gemvie Medispa Et Al
151586/23 Hinds v. Hudson Square Rlty.
155098/22 Lara v. Eminent Associates LLC Et Al
153718/24 Mateo v. Benevento One LLC Et Al
652984/21 Mt. Hawley Ins. Co. v. Sullivan Heights
156851/24 Padilla v. Marriott Int'l, Inc. Et Al
158736/24 State Farm Mutual Automobile Ins. Co. v. 3rd Ave. Chemists, Inc. Et Al

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651251/18 B&S Accounting Corp. v. Charm Tax Services LLC

THURSDAY, MAY 22

650693/25 165 Ludlow Owner LLC Et Al v. Cleland
659235/24 243 East 7th St. Owner LLC v. Ancora Engineering Pllc Et Al
656200/23 Jianying Knitting Factory v. Louise Paris
151917/25 Morales v. Port Auth. of NY And New Jersey Et Al
653381/20 Rohan 573 W 161 St LLC v. Feldman
150855/22 Stoddart v. Dynamic Us Inc.

FRIDAY, MAY 23

652325/22 27 Ht LLC Et Al v. Hudson Excess Ins. Co.
653319/24 American Transit Ins. Co. v. Sazid Farhan Et Al
151391/22 Holguin v. 75 First Ave. Club of NY LLC Et Al
650794/22 Interstate Indemnity Co. v. East 77 Owners Co., LLC
651293/25 Palace Funding, Inc. v. Mustafa
650399/25 Safeco Ins. Co. Et Al v. Josef

Part 47

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

WEDNESDAY, MAY 21

158831/24 Bergen Marble & Granite, Inc. v. Udr 10 Hanover LLC Et Al
158938/24 Colon v. Triple A's Lawn Service LLC Et Al
152922/25 Hurtado Mendoza v. Donnelly Mechanical Corp. Et Al
101394/24 Meirowitz v. Alperin
152978/25 Nicastro v. Champion Parking Et Al
650469/25 Rockaway Crossing LLC v. Bhakti 343 Inc Et Al
150363/24 Woods v. 1978 First Ave. News Stand Corp.

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157341/23 135-43 126 St Hldgs. Corp v. Guzman
150912/25 55 East 87th St. Garage LLC v. 87th St. Owners Corp.
155980/23 B. v. 575-599 West 181 LLC Et Al
151240/23 Basdeo v. Metro. Transportation Auth. Et Al
152305/19 Beautiful Spaces v. 617 Apts. Corp.
650879/24 Blue Galaxy Inc. v. Just in Style, Inc. Et Al
654488/24 Bridge Metal Industries v. The Royal Promotion Group, Inc.
154612/25 Brittania 54th Hotel Corp. v. 1,000 6th Gifts & Luggage, Inc.
151838/22 Bykovtseva v. Dth Capital
160999/18 Cabrera v. Hlt NY Waldorf
153007/24 Cardenas v. Penquin Tenants Corp.
150868/22 Chor v. Chase
152885/17 Christie v. Dunbar Portfolio LLC
154424/25 Cohen v. Columbia Grammar And Preparatory School
150260/23 Devito v. Boston Properties, Inc. Et Al
159607/17 Elizabeth Kennedy v. New York City Health And
150500/24 Flores Naranjo v. 25 Water Owner
152618/22 Gilbert v. 24th St. Lic LLC
651693/25 Govt. Employees Ins. Co. v. Araujo
152105/20 Grant v. NY Convention Center
153297/25 Great Bay Bldg. Co. v. Xu
162330/23 Heyward v. Park-Serv
155855/24 Holliday v. Gvs Properties II
655651/24 Joseph v. State Farm Fire And Casualty Co.
154266/25 Kepley v. Loeb Jr.
151407/24 Koudinova v. Carnegie Park Condominium Et Al
159267/24 Laurent v. Birch Family Services, Inc. Et Al
155467/21 Lilly v. C&C Mangement
155702/21 Luzzicone v. Hudson River Park Trust Et Al
158365/17 Lynch v. Securitas Security Services
152753/23 Lynn v. The Trustees of Columbia Univ. in NYC Et Al
154888/24 Macias Zumba v. Jemzn Const. Inc Et Al
153337/24 Maloney v. Kel-Tech Const. Inc. Et Al
450521/24 Mancilla & Fantone v. Liu
153472/20 Martinez v. Hudson Yards North Tower
154062/20 Martinez v. Rite Aid of NYC Inc.
152699/24 Molina Sotelo v. 301 East 45th St. Condominium Et Al
154969/23 Molina v. Chelsea 23rd Rlty. LLC Et Al
152973/24 Morrison v. 483 B'way. Rlty. Corp. Et Al
158881/21 Ogbolu v. 125 Prop. Masters, Inc. Et Al
160716/23 Palaguachi v. Miklos Real Estate LLC Et Al
158388/23 Prieto Gonzalez v. Urban Atelier Group
652374/25 Rainbow Wholesale v. NY One
154735/25 Rohrbaugh v. 1120 Park Corp.
152530/24 Romero v. 23 W 129 LLC Et Al
161600/23 Rosario v. The NY And Presbyterian Hosp.
155656/19 Schiff v. Intersystem S&S Corp.
154622/24 Shang v. Metro. Transportation Auth. Et Al
156316/20 Smith v. Silverstein Properties, Inc.
158877/23 Stamatopoulos v. NYC
160441/23 Teixeira De Carvalho v. McB-Eagle Newpaltz LLC Et Al
154241/19 Valle v. Board of Mgrs. of 20-30
160535/22 Wright v. NYCHA Et Al

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150912/25 55 East 87th St. Garage LLC v. 87th St. Owners Corp.
155980/23 B. v. 575-599 West 181 LLC Et Al
154612/25 Brittania 54th Hotel Corp. v. 1,000 6th Gifts & Luggage, Inc.
154424/25 Cohen v. Columbia Grammar And Preparatory School
154266/25 Kepley v. Loeb Jr.
153472/20 Martinez v. Hudson Yards North Tower
158881/21 Ogbolu v. 125 Prop. Masters, Inc. Et Al
652374/25 Rainbow Wholesale v. NY One
154735/25 Rohrbaugh v. 1120 Park Corp.
152530/24 Romero v. 23 W 129 LLC Et Al

FRIDAY, MAY 23

157653/20 Bejar Cobian v. Trustees of Columbia
650572/25 City Nat. Bank v. Rightway Restoration LLC Et Al
162109/19 Levine v. Dormitory Auth. State
100032/25 Martinez v. Yeshiva Apts.
154559/22 Samco Rlty. Hldg. LLC v. Ivy League Apt. Corp.

Part 52 City Part

Justice Carol Sharpe
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WEDNESDAY, MAY 21

154671/23 Alvarez v. NYC
157736/22 Anil v. NYC Et Al
154516/19 Casiano v. NYC
152026/21 Cassels v. NYC Et Al
161504/23 Cogle v. NYC Et Al
157354/23 Colon v. NYC Et Al
154126/22 Croskey v. NYC Et Al
453026/22 Cullen v. NYC
157726/21 Dantzig v. NYC Et Al
155596/22 Davis v. NYC Et Al
154941/18 Echevarria v. NYC
155748/24 Exume v. Ponesse
450191/23 Gaither v. NYC Et Al
154855/21 Grahn v. NYC Et Al
162273/19 Grissom v. NYC
452683/22 Guerrero v. Bailey
151886/22 Harris v. NYC
161130/19 Harutyunyan v. NYC
154960/20 Hos v. NYC
157526/20 I.N.J. v. NYC Et Al
161193/21 Jackson v. NYC Et Al
155825/21 Jacob Auslander As Administrator of The Estate of Gary Auslander v. NYC Et Al
155445/21 Jadidi v. Liberty Helicopter, Inc. Et Al
158707/21 Jahan v. NYCH&HC Corp.
150554/22 Jimenez v. NYC Et Al
153456/24 Leger v. NYC Et Al
157882/19 Maxwell v. NYC
153756/20 McAleavey v. NYC
152008/20 McClary v. NYC
452299/14 Morales v. Alan E. Rosenberg, Inc.
152849/22 Pettway v. NYC
160789/20 Ramirez v. NYC Dept. of
154363/18 Rice v. NYC
158051/19 Rodriguez v. NYC
160820/20 S. v. NYC
157687/21 Sanchez v. NYC Et Al
159678/22 Santana v. NYC Et Al
151614/22 Saunders v. NYCHA Et Al
156963/24 Spindell v. 401 East 58th St. LLC Et Al
158301/23 Storelli v. NYC Et Al

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