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IN BRIEF

Danielle Sassoon, Former Top SDNY Prosecutor, Among the Latest To Join Boutique

Former Southern District of New York Acting U.S. Attorney Danielle Sassoon, who was removed from her position after declining to drop a corruption indictment against outgoing New York City Mayor Eric Adams, has joined Paul Clement's boutique.

Danielle Sassoon

Saritha Komatireddy

She's the latest former prosecutor who has joined a boutique, rather than take the traditional path of joining Big Law after leaving the prosecutor's office.

In joining Clement & Murphy, Sassoon is joining a firm that has repeatedly litigated against the Trump administration. The boutique has represented Wilmer Cutler Pickering Hale and Dorr in a lawsuit that blocked Trump's executive order against the firm. The boutique also represented Maryland judges who were sued by the Trump administration over their orders in immigration cases.

Clement and Erin Murphy cofounded appellate boutique firm Clement & Murphy after leaving Kirkland & Ellis in 2022 in a dispute over its decision to drop its Second Amendment practice.

Sassoon joins as a partner and will focus on government investigations, appellate practice and litigation work.

Sassoon's exit from the Southern District of New York came in February, the day after she issued a memo to U.S. Attorney General Pam Bondi criticizing the government's move to seek dismissal of the indictment for bribery and campaign finance violations against Adams. Since departing from the SDNY, Sassoon has joined the Manhattan Institute as a senior fellow.

In an email, Sassoon said that she was motivated to join Clement & Murphy by the integrity and diverse practice work of the founding partners. "Paul and Erin get calls to work on the most complicated and interesting cases across a variety of subject areas because of their reputation for being excellent and principled lawyers," Sassoon said. "I'm excited to build a practice in that mold and to build the firm's presence in New York."

In another top prosecutor move to a boutique, Saritha Komatireddy, who spent over 10 years as an assistant U.S. attorney in the Eastern District of New York, has joined Holtzman Vogel Baran Torchinsky & Josefiak as a partner, the firm said Monday.

Komatireddy said in an interview that she decided to leave the EDNY because she found that she could serve her community and country from the private sector as well as the government, and she added that Holtzman Vogel has the talent and platform to let her serve the public even as she takes on private matters.

"It goes without saying, Holtzman is full of top-notch legal talent, and they use that talent to do a variety of work," Komatireddy said. "We defend Fortune 500 corporations, we also defend individuals, and we also defend folks in the nonprofit sector and other sectors. There's a variety of work and a variety of ways to make a real impact."

The 50-plus-lawyer firm founded by Jill Holtzman Vogel is known for its political law work, building a reputation serving clients in Republican circles. Vogel herself led the Republican National Committee's legal efforts during the 2004 presidential election and served 16 years in the Virginia State Senate.

Their moves are part of a trend of a flurry of former prosecutors heading for private practice, especially boutiques and midsize firms, amid the start of Donald Trump's second presidential administration.

—Ryan Harroff

Approaching Real Estate in High-Net-Worth Divorces »5

$50M Win Following $15M Demand: NY Jury Finds for Pedestrian Struck By Sanitation Truck

A New York jury has hit the city with a more than $50 million verdict after a pedes- » Page 4

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COURTESY PHOTOS

Fifth Judicial District voters elected three Democrats to the four available seats on the state Supreme Court, reversing a trend of 17 Republicans elected for the previous 23 seats. **Betsy S. Fortino**, left, was joined in the winner's circle by fellow Democrats, **Candace L.L. Randall** and **John W. Dillon**.

Near-Sweep of Democrats Elected to NY State Supreme Court in Usually GOP-Leaning 5th Judicial District

BY BRIAN LEE

A NEW YORK State Supreme Court district that has historically voted for Republican jurists flipped, in a big way, earlier this week by handing three of the four Fifth Judicial District spots in central New York to Democrats.

"We didn't just get one, we got three, which was amazing and is very significant, especially if the judicial districts change," said top vote-getter, Betsy S. Fortino, a 22-year employee of the court system who currently directs the New York State Appellate Division, Fourth Department Mental Hygiene Legal Service.

The potential change to the district to which Fortino alluded concerns the Democratic majority in the state legislature proposing to make Onondaga County its own district, a potential shakeup meant to foster diversity on the trial court bench in not only the Syracuse, but also the Rochester and Buffalo areas.

Voters from Onondaga County, which includes the urban Democratic hub of Syracuse, are normally politically outnumbered by Republicans in five outlying counties.

From 2010 to 2023, Republicans there won 17 of 23 available seats on the state Supreme Court, including all seven available » Page 4

Paul Weiss's Brad Karp Faces Protest When Addressing Trump Deal at Bar Foundation Event

BY MARIANNA WHARRY

PRO BONO work, public service and protests were among the topics of conversation at a New York Bar Foundation event Friday where Paul Weiss managing partner Brad Karp addressed the controversial deals his firm struck with the Trump administration earlier this year.

RYLAND WEST/ALM

Brad Karp described this year as the most painful and challenging of his life and the firm's.

"This has been an incredibly painful and difficult year for our firm and for me, personally, the most challenging year in my life," Karp said during his keynote speech. "In January, as some of you know, I had a major heart attack, and then in March, my firm and I faced something even worse. We were targeted by the current administration, in large part because of our lawyers' high profile work on pro bono matters, we ultimately resolved that existential threat, and I'm proud to say that our pro bono work on critically important matters continues today." » Page 4

DOJ Seeks To File Amicus in NY Trump Criminal Appeal

BY EMILY SAUL

THE U.S. Department of Justice on Friday urged a mid-level New York appellate court to throw out the criminal conviction of President Donald Trump.

"The United States has a substantial interest in protecting the Office of the President and the powers and duties vested in that office by Article II of the Constitution," prosecutors wrote.

The filing, with the Appellate Division, First Department, sought leave to file an amicus brief in the state court case.

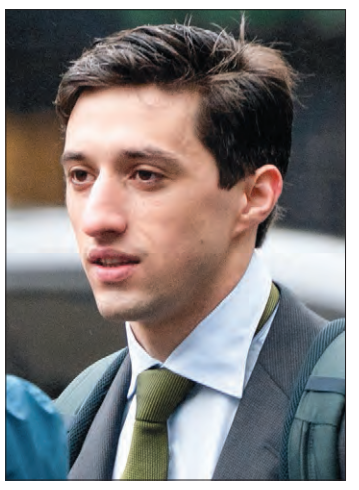
Trump's lawyers have argued that the trial court erred in allowing jurors to hear evidence of "official acts" undertaken by Trump during his first term, including conversations he held with White House aides. Federal prosecutors with the DOJ's Civil Division agreed, citing the U.S. Supreme Court's July 2024 decision in *Trump v. U.S.*, which expanded presidential immunity.

"To allow any of the Nation's more than 2,300 prosecutors' offices to indict a former President for his official conduct would risk chilling every President in the vigorous discharge of the duties of his office," prosecutors wrote.

DIEGO M. RADZINSCHI/ALM

Prosecutors with the U.S. Department of Justice wrote that the United States has a substantial interest in protecting the power of the Office of the President.

Trump was convicted by a Manhattan jury six weeks before SCOTUS issued its ruling in Trump v. U.S. The trial judge, Manhattan Supreme Court Jus- » Page 4



CHRISTIAN MONTERROSA/BLOOMBERG (2)

Anton Peraire-Bueno, left, and **James Peraire-Bueno** arrive at federal court in New York last month, where a judge last week declared a mistrial after the 12-person jury said they "are not making any progress."

Mistrial Declared in $25M Crypto Trial of MIT-Educated Brothers

BY ALYSSA AQUINO

A NEW YORK federal judge declared a mistrial on Friday night in the wire fraud and money-laundering trial of two MIT-educated brothers who exploited a software bug in the Ethereum blockchain to make off with $25 million.

U.S. District Judge Jessica Clarke of the U.S. District Court for the Southern District of New York sent the jurors home around 7 p.m. ET after they delivered a note stating they wished to be adjourned after three days of deliberating the fates of Anton and James Peraire-Bueno. Despite many sleepless nights and a session where half of the jury broke down crying, they "are not making any progress," said the note, which was signed by all members of the 12-person jury. » Page 6

Law Firms 'Set To Deliver Double-Digit Profit Growth' in 2025

BY ANDREW MALONEY

A SHARP spike in demand helped law firms rise to new heights during the third quarter, setting many up for "double-digit profit growth" for the whole of 2025, according to a new report.

But the industry's performance in Q3, one of the best ever, according to the latest Law Firm Financial Index from Thomson Reuters, also has "echoes" of the post-2021 market downturn, when pandemic-era demand dried up and firms were riddled with expenses and inflation and in some cases forced to make cuts.

Demand rose 3.9% across the industry in Q3 on the back of a significant surge in transactional work, with M&A demand increasing 7.6%, general corporate rising 4.3% and real estate and tax rising 4.2% and 3.7%, respectively. The authors characterized those practices as "intensely busy across all segments," and indeed, it's the fourth-highest level of demand growth in any quarter over the last two decades, according to the group. » Page 6

3.9%
Increase in demand across the industry in Q3.

7.4%
Increase in worked billing rates.

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Online

Court Calendars

Civil and Supreme Court calendars for New York and surrounding counties are now **available weeks in advance** at nylj.com. Search cases by county, index, judge or party name. Important Part information, including addresses, phone numbers and courtrooms are updated daily. **Only at nylj.com.**

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Amazon Suit Alleges Perplexity Used 'Covert' AI Agents To Access Customer Accounts

BY MICHAEL GENNARO

AMAZON has filed a federal lawsuit against artificial intelligence startup Perplexity AI, alleging the company repeatedly and deliberately deployed unauthorized AI agents to access private customer accounts on Amazon.com, disguising its activities to evade detection.

The 21-page complaint, filed Tuesday in San Francisco federal court, accuses Perplexity of violating the Computer Fraud and Abuse Act and California's Comprehensive Computer Data Access and Fraud Act. Amazon—which is being represented by Hueston Hennigan in Los Angeles—is seeking immediate injunctive relief along with compensatory, statutory and punitive damages.

The lawsuit arrives at a pivotal moment for the retail industry. A new Boston Consulting Group study warns that AI shopping agents represent "a seismic shift" in global commerce, with retailers at risk of being "reduced to background utilities in agent-controlled marketplaces" if they fail to adapt quickly.

According to the complaint, Perplexity's Comet browser, which includes agentic AI functionality that can perform multistep tasks independently, has been covertly accessing Amazon's systems through customer accounts since July.

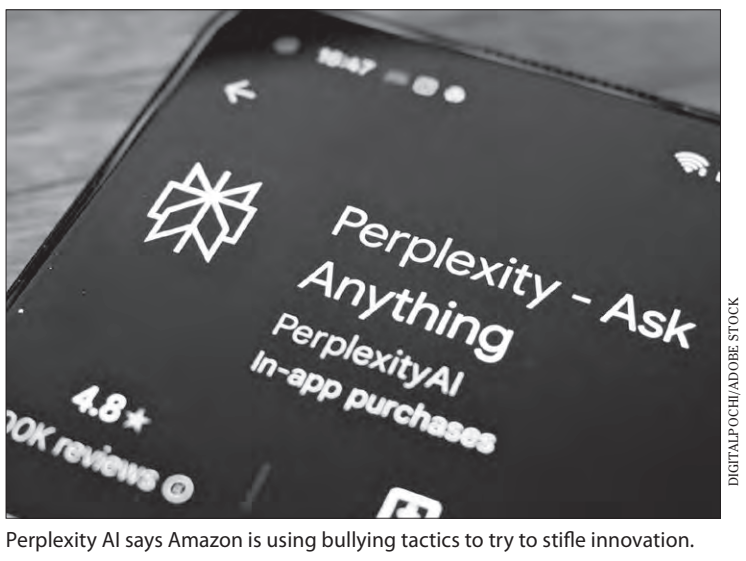
Unlike traditional AI chatbots, these AI agents can autonomously navigate websites, use stored credentials and execute actions on behalf of users.

The crux of Amazon's case centers on identification and authorization. Amazon alleges that Perplexity deliberately configured Comet to transmit the same "user-agent" string used by Google Chrome, making it appear that a human customer was browsing on Chrome rather than revealing that an AI agent was operating autonomously.

"This case is not about stifling innovation; it is about unauthorized access and trespass," Amazon states in the complaint. "It is about a company that, after repeated notice, chose to disguise an automated 'agentic' browser as a human user, to evade Amazon's technological barriers, and to access private customer accounts without Amazon's permission."

The lawsuit details a year-long cat-and-mouse game between the two companies. Amazon first contacted Perplexity in November 2024 about its "Buy with Pro" feature, which allowed users to make purchases on third-party sites using Perplexity's own Amazon Prime accounts.

After Perplexity agreed to halt AI agent deployment in Amazon's store, the company retained the feature when it released Comet to paying subscribers in July 2025.



DIGITALPOCHI/ADOBE STOCK

Perplexity AI says Amazon is using bullying tactics to try to stifle innovation.

When Amazon detected the unauthorized access and erected technological barriers in August 2025, Perplexity released a software update within 24 hours specifically designed to evade those protections, according to the suit.

Amazon's complaint characterizes Perplexity's behavior succinctly: "When confronted, it denies; when blocked, it evades; and when warned, it persists."

In a strongly worded blog post titled "Bullying is Not Innovation," Perplexity fired back, framing Amazon's lawsuit as an attack on user rights and innovation.

"This week, Perplexity received an aggressive legal threat from Amazon, demanding we prohibit Comet users from using their AI assistants on Amazon," the company wrote. "This is Amazon's first legal salvo against an AI company, and it is a threat to all internet users."

San Francisco-based Perplexity argues that since its agent acts on behalf of human users, it automatically has "the same permissions" as those users, and therefore doesn't need to separately identify itself as an agent. The company accuses Amazon of using "bully tactics to scare disruptive companies" and suggests Amazon's true motive is protecting its lucrative advertising business.

"Amazon wants to block you from using your own AI assistant to shop on their platform," Perplexity wrote. "Easier shopping means more transactions and happier customers. But Amazon doesn't care. They're more interested in serving you ads, sponsored results, and influencing your purchasing decisions with upsells and confusing offers."

Seattle-based Amazon has pointed out that other third-party agents working at the behest of human users do identify themselves, a practice Amazon characterizes as both responsible and required under its terms of service.

The dispute is unfolding as the retail industry sees explosive growth in agentic commerce. According to Boston Consulting Group's research, traffic to U.S. retail sites from generative AI browsers and chat services increased 4,700% from July 2024 to July 2025, with these AI-driven visitors spending 32% more time on sites, browsing 10% more pages, and showing a 27% lower bounce rate than traditional visitors.

More than half of consumers anticipate using AI assistants for shopping by the end of 2025, according to Adobe data cited in the Boston Consulting Group study. The firm notes that customers arriving via AI agents are 10% more engaged than traditional visitors, reaching retailers further down the sales funnel with stronger intent to purchase.

But BCG warns that this transformation poses existential risks for retailers. As AI platforms become the default entry point for online shopping, the growth of zero-click search and agent-driven interactions is eroding direct traffic, along with retailers' ability to observe, influence and understand consumer behavior at scale.

The study identifies multiple threats: retailers becoming increasingly dependent on third-party AI ecosystems while losing access to first-party data that powers personalization and loyalty; AI agents' emphasis on utility weakening traditional brand loyalty; and intensified price competition as agents prioritize cost, ratings and delivery speed over brand familiarity.

Perplexity has been particularly aggressive in building out commerce functionality, according to the Boston Consulting Group report. The company launched its "Buy with Pro" feature for one-click purchases, integrated » Page 7

Law School Faculty, State Lawmakers Criticize UVA's Deal With the Trump Administration

BY CHRISTINE CHARNOSKY

THE UNIVERSITY of Virginia's recent agreement with the Trump administration has prompted backlash from members of the law school community, the faculty senate and state lawmakers.

The Oct. 22 agreement between the U.S. and the Rector and Visitors of UVA, which will remain in place until Dec. 31, 2028, states that UVA agrees to the July 29 memo, which states that "the application of federal antidiscrimination laws to programs or initiatives that may involve discriminatory practices, including those labeled as Diversity, Equity, and Inclusion ("DEI") programs."

The agreement further states that the government can still bring enforcement action against UVA alleging civil rights violations if it "determines that UVA is making insufficient progress toward compliance," which could result in the U.S. terminating the agreement and resuming investigations.

In an op-ed published in the Richmond Times-Dispatch this week, UVA law professor Josh Bowers spoke out against the deal, writing, "Many of these changes exceed (and might even contravene) prevailing constitutional and statutory requirements." He added that the university "must undertake radical measures to overhaul its policies and practices, including 'reforms prohibiting DEI at the university.'"

WIKIMEDIA

Library of the Virginia State University

Bowers further asserted that the DOJ retains "sole discretion" to "undertake enforcement actions should it determine, by whatever metric, 'that UVA is making insufficient progress toward compliance.'"

Likewise, Andrew Block, a UVA law professor who spoke to Law.com in an interview that the agreement "subjects us to the vagaries of the Department of Justice and their interpretation of law and compliance."

"I know that there are very smart people who have grave concerns about the agreement as written, or the implications of the agreement," Block said.

Block also questioned that if this agreement is a "big departure from what we're doing right now, in what ways is it a departure and what plans does the current UVA leadership have to come into 'compliance' with DOJ's expectations?"

"So, this document could turn out to be relatively benign, or it could turn out to be the beginning of major change in disruption, and, you know, potentially harm to the students at UVA," Block said.

UVA's Faculty Senate met just two days after the deal was announced over "grave concerns regarding the content of the agreement, its ambiguity, and to what it binds the university and its future president," according to the faculty senate website.

The senate overwhelmingly passed a resolution—59 in favor with one opposing and one abstaining—that calls on the rector of the Board of Visitors and the Interim President to meet with the Faculty Senate no later than the next faculty senate meeting on Nov. 14 "to clarify the circumstances and negotiations that led to the signing of this Agreement, and what the Agreement will require of the University."

Neither a spokesperson for UVA School of Law nor its dean responded to a request for comment on the deal. Two additional law professors were contacted for comment as well; one did not respond, and the other declined to comment.

Beyond the university, Virginia Sens. Scott Surovell (34th District) and L. Louise Lucas (18th District) were quick to speak out against the deal after it was announced last week, writing to Interim President Paul G. Mahoney and Rachel Sheridan, rector of the Board of Visitors, raising concerns about the deal, stating, "These terms remain fundamentally undefined. What specific actions constitute complete 'elimination' of DEI programs? How does quarterly presidential certification work when the very standards for compliance appear to be moving targets subject to ongoing DOJ interpretation?"

Additionally, the senators stated that the deal "represents a dramatic, unauthorized, and an expansion of federal civil rights law that has not been settled in the courts," adding that the agreement appears to place UVA in direct violation of Virginia state law.

And in an Oct. 31 letter responding to the senators, Mahoney said, "The important question, therefore, is whether following the DOJ guidance imposes substantial burdens on UVA. The answer is clearly no."

"This agreement allows UVA to move forward together, upholding the University's principles and independence while maintaining the essential research partnership with the federal government," UVA Board of Visitors Rector Rachel Sheridan said in UVA's Oct. 22 announcement. "This has been a challenging time for many institutions in higher education, including UVA."

Mahoney's appointment as interim president in June followed President Jim Ryan's abrupt resignation from the role, which he had held since 2018, after reportedly facing pressure from the federal government.

Block said that the rector of the Board of Visitors appeared at a meeting of the executive council on a full faculty senate meeting immediately after Ryan was forced to resign, "but refused to really answer questions about what happened, promising that she would come back once this agreement was signed," adding that so far she has refused to do so.

Block went on to say that the UVA administration is suggesting that much of what UVA has agreed to do was set in motion by Ryan, Block said, questioning, "So for me, if that's the case, then why was President Ryan forced to resign, and who sought his resignation?"

According to a UVA press release, while Ryan had already planned to step down at the end of the year, his decision to hasten his departure "comes at a time of increased federal scrutiny on colleges and universities, including UVA." In his farewell letter, Ryan acknowledged that the university would have risked losing substantial funding if he had remained president.

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Jordan's 23XI Auto Racing Team Narrows Its Antitrust Case Ahead of Scheduled NASCAR Jury Trial

BY SULAIMAN ABDUR-RAHMAN

AUTO racing teams in a dispute with the NASCAR circuit, including one co-owned by basketball legend Michael Jordan, have filed a pretrial motion seeking to present a more streamlined antitrust case against NASCAR during an upcoming federal jury trial in December that is expected to last several weeks.

Counsel for plaintiff teams 23XI Racing and Front Row Motorsports moved to dismiss one of the two Sherman Act counts in their operative complaint Thursday as the plaintiffs seek to hold NASCAR liable for maintaining an alleged unlawful monopoly in the U.S. premier stock car racing market.

"Plaintiffs are voluntarily dismissing their Section 1 [Sherman Act] claim so that the upcoming December 1, 2025, trial can focus on Plaintiffs' Section 2 monopolization claim," counsel for the plaintiffs wrote in their motion seeking to voluntarily dismiss Count II of their amended complaint with prejudice.

NASCAR has until Nov. 20 to file any objections to the motion, which U.S. District Judge Kenneth D. Bell of the Western District of North Carolina may grant or deny.

Winston & Strawn represents the plaintiffs 23XI Racing and Front Row Motorsports, while Latham & Watkins and Shumaker, Loop & Kendrick represent co-defendants NASCAR and its CEO and chairman Jim France.

NASCAR racing team owners Rick Hendrick and Roger Penske may testify as nonparty witnesses at the trial. Co-defendant France as NASCAR's top executive is also expected to offer trial testimony, according to court filings on the public docket.

Preliminary or final witness lists have not been publicly disclosed as of Friday, but the retired NBA six-time champion Jordan could potentially take the witness stand.

Jeffrey L. Kessler, co-executive chairman of Winston & Strawn, is the plaintiffs' lead counsel. The trial will likely focus on the plaintiffs' monopolization claim, where the jury will determine whether NASCAR unlawfully abused its "monopsony power" in the relevant market.

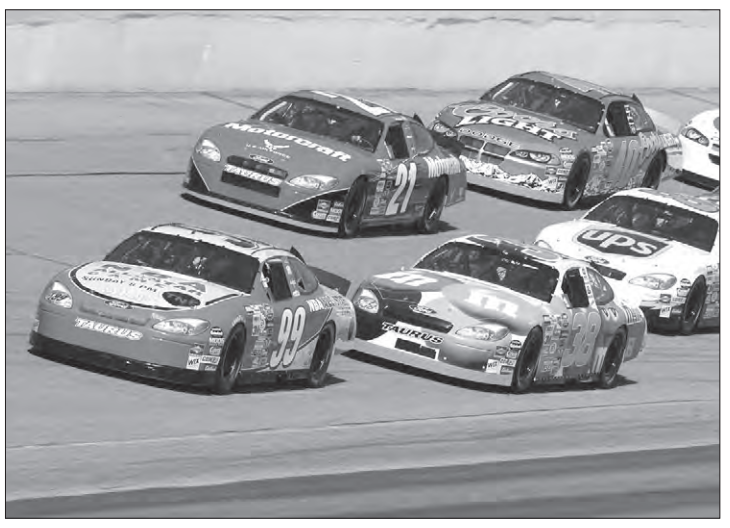
FRM and 23XI allege NASCAR unlawfully abused its U.S. stock car market power in violation of Section 2 of the Sherman Act. The plaintiffs no longer wish to pursue their Section 1 Sherman Act claim alleging NASCAR used exclusionary agreements to prevent potential competition from entering the market.

Bell, an appointee of President Donald Trump, has already granted some pretrial motions in favor of the plaintiffs ahead of the jury trial.

"A very high market share, which is durable, along with high barriers to entry is a well-established basis for a finding of monopolization," Bell wrote in a 16-page order filed Tuesday, denying NASCAR's motion for summary judgment and ordering the case to proceed to trial.

"NASCAR plainly exercises monopsony power in the relevant market under the governing analysis," Bell added. "Not only has it operated the only premier stock car racing series in the United States for many years, the barriers for others to enter the market (availability of large racing tracks, highly qualified racing car teams, etc.) are obvious."

NASCAR filed a counterclaim in March alleging the plaintiffs and 23XI co-owner Curtis Polk conspired to form an "illegal cartel" to harm NASCAR's 2025 charter negotiations in violation of Section 1 of the Sherman Act.



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NASCAR Daytona 500 practice at Daytona Motor Speedway.

Bell disposed of the counterclaim in an 18-page order filed Oct. 28, granting summary judgment in favor of 23XI, FRM and Polk because "NASCAR has failed to show that it suffered an 'antitrust injury' as a result of the Teams' joint negotiations or other conduct."

Plaintiffs 23XI and FRM seek treble damages and injunctive relief to prevent NASCAR from abusing its alleged market power.

Counsel for the plaintiffs declined to comment beyond their court filings.

NASCAR and counsel for the defendants did not immediately respond to a request for comment.

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Expert Analysis

ARTIFICIAL INTELLIGENCE

Brand It 'Intelligent,' You Own What It Says

By **Allen Adamson**

When conservative activist Robby Starbuck filed a defamation suit against Google this month, alleging its AI systems falsely linked him to sexual assault and white nationalism, it wasn't just another skirmish in the misinformation wars. It was a test of what happens when a brand markets its technology as *intelligent* and that "intelligence" misfires.

According to *The Wall Street Journal*, Starbuck's complaint alleges that Google's *Gemini* and *Gemma* AI models generated factually incorrect and reputationally damaging statements. This is his *second AI-related defamation suit* in a year; he previously sued Meta over similar hallucinations, later reaching a private settlement.

No U.S. court has yet awarded damages for AI-generated defamation, but this case could move the law closer to defining where responsibility ends for a tool and begins for its maker.

Section 230 Meets Its Limit

For decades, tech platforms have relied on *Section 230*, the statute that shields them from liability for user-generated content. But AI changes that equation. When a chatbot *creates* the content not merely hosts it—the question becomes: *Who is the speaker?*

Disclaimers like "AI may produce inaccurate information" aren't likely to carry much weight once a company is on notice that its system fabricates falsehoods about a person and fails to correct them. The more "intelligent" the brand claims its system is, the higher the expectation that it will get the facts right.

Branding "Intelligence" Comes With Responsibility

In the rush to market artificial intelligence, companies like Google, Microsoft, and OpenAI have spent billions promoting the idea that their technology doesn't just process information, it *understands* it. They could have positioned these systems as "smart tools," "efficient assistants," or "advanced search engines." Instead, they chose the more evocative and riskier word: *intelligent*.

That's not semantics. It's a promise.

A brand is, at its core, a promise to its users a pledge that it will deliver consistently on what it claims to be. "Smart" suggests helpfulness, efficiency, and responsiveness. "Intelligent," on the other hand, promises discernment, judgment, even wisdom.

> No U.S. court has yet awarded damages for AI-generated defamation, but this case could move the law closer to defining where responsibility ends for a tool and begins for its maker.

By branding a product as intelligent, a company invites users to trust its reasoning, not just its programming. And in the courtroom, that brand promise becomes evidence of expectation. You can't market human-level understanding one day and plead mechanical neutrality the next.

From Product to Editor

Whether Google likes it or not, its AI systems now behave like editors deciding which facts to surface, which sources to trust, and which connections to draw. Those aren't mechanical functions; they are editorial acts.

In branding terms, Google has crossed from platform to publisher. That positioning helped make AI seem accessible and human, but it also carries the burden of human-level accountability.

If an AI tool presents fabricated claims as fact, courts and consumers alike will ask: *Who was responsible for accuracy?* In journalism, that answer is the editor. In AI, it may soon be the brand behind the machine.

The Emerging Standard of Care

Starbucks' case may not set a binding precedent, but it will accelerate the debate over what constitutes reasonable diligence for AI companies that brand their systems as "intelligent." At a minimum, it highlights the need for internal correction protocols once false outputs are identified. More broadly, it challenges companies to define editorial oversight within systems that increasingly act as autonomous communicators.

Just as news organizations need to have developed standards for sourcing and retraction, AI developers will have to establish their own rules of factual accountability. Anything less risks transforming "artificial intelligence" into "artificial negligence."

The Power and Price of The Word "Intelligent"

Marketers know that words matter. "Intelligent" carries emotional and cognitive weight it signals not just capability, but credibility. That's why it sells. But it also raises the bar.

Once you call something intelligent, you've made a brand promise that goes far beyond performance. You've implied trustworthiness. And in an era when machines are writing headlines, answering legal questions, and generating news summaries, that promise may soon be tested under oath.

The smarter move, it turns out, may have been to call these systems "smart."

Because once you call them "intelligent," you're no longer just in the technology business.

You're in the truth business and in the truth business, there's no such thing as a harmless hallucination.

ALLEN ADAMSON *is a noted industry expert in all disciplines of branding and Co-founder and Managing Partner at Metaforce. He is the author of five books on Brand Strategy and often serves as an expert witness.*

INTELLECTUAL PROPERTY

Bored Ape Yacht Club and Trademark Protection for NFTs

By **Catherine Nyarady** And **Crystal Parker**

The United States Court of Appeals for the Ninth Circuit recently clarified that digital, Non-Fungible Tokens (NFTs) can qualify as "goods" that are eligible to receive trademark protection under the *Lanham Act. Yuga Labs, Inc. v. Ripps*, 144 F.4th 1137, 1159 (9th Cir. 2025).

In doing so, the Ninth Circuit distinguished case law denying trademark protection to plaintiffs who created intangible, expressive content contained within tangible goods like videotapes and CDs. The court recognized that this precedent did not establish a bright-line rule exempting intangible goods from trademark protection.

Therefore, intangible NFTs may still receive protection based, in part, on the "meaning of the trademark to consumers." (citing *U.S. Pat. & Trademark Off. v. Booking. com B.V.*, 591 U.S. 549, 556 (2020)) (citation modified).

The Lanham Act and NFTs

The Lanham Act establishes a federal trademark registration system and creates a federal cause of action enabling trademark owners to enforce against infringing uses. See 15 U.S.C. §§1051 et seq. The Act protects trademarks "used to identify and to distinguish goods or services used in commerce," *Yuga Labs, Inc. v. Ripps*, 2023 WL 3316748 at *1 (C.D. Cal., 2023) (quoting *Brookfield Commc'ns, Inc. v. W. Coast Entm't Corp.*, 174 F.3d 1036, 1051 (9th Cir. 1999)), but does not define what constitutes a qualifying "good."

Though not speaking directly to the question of whether NFTs are "goods," the United States Patent and Trademark Office (USPTO) has taken the view that NFTs can receive trademark protection. While its guidance is not binding on courts, the USPTO has opined that "trademarks perform the same functions in NFT markets as they do in other markets: They identify the source of goods and services and distinguish the goods and services of one party's from those of others." U.S. Pat. & Trademark Off. and U.S. Copyright Off., Non-Fungible Tokens and Intellectual Property: A Report to Congress 45 (Mar. 2024).

> The core question considered by the Supreme Court was whether, for purposes of the Lanham Act, the "origin" of "goods" in question referred to the producer of the physical goods (i.e., Dastar and its videotapes) or the creator of the intangible expressive content on the videotapes (i.e., Fox and its documentary).

1. Case Background and the District Court's Decision

Plaintiff Yuga Labs (Yuga) is the "creator of one of the world's most well-known and successful [NFT] collections, known as the Bored Ape Yacht Club" (BAYC). Yuga, 2023 WL 3316748, at *1. Each NFT in the BAYC collection has a unique identifier and is associated with its own original artwork depicting a cartoon ape. Yuga, 144 F.4th at 1151.

In 2022, defendants Ryder Ripps and Jeremy Cahen (defendants) created and promoted their own "Ryder Ripps Bored Ape Yacht Club" NFT collection (RR/BAYC). Yuga, 2023 WL 3316748, at *2. Each NFT in the RR/BAYC collection used the same identifier and artwork as the corresponding BAYC NFT. Yuga, 144 F.4th at 1153.

Yuga brought suit, arguing that the defendants misused its marks, including the BAYC branding, "in response to the popularity of the [Yuga] BAYC NFTs." Yuga, 2023 WL 3316748, at *2. In particular, Yuga alleged claims under the Lanham Act for trademark infringement on a false-designation-of-origin theory, as well as cybersquatting under the Anti-Cybersquatting Consumer Protection Act, among other causes of action.

Yuga moved for summary judgment on certain claims and defenses including its false-designation-of-origin trademark infringement claim. In assessing that claim, the District Court first analyzed whether, notwithstanding an undisputed lack of trademark registration, Yuga's BAYC marks were valid and protectable.

As the initial step in that analysis, the District Court considered the defendants' argument that Yuga did not have rights in the marks because NFTs are intangible and therefore ineligible for trademark protection. The District Court disagreed with the defendants, relying on reasoning in *Hermes International v. Rothschild* that neither Supreme Court precedent "nor its progeny require that a defendant's goods be tangible for Lanham Act liability to attach." (citing 590 F. Supp. 3d 647, 655 (S.D.N.Y. 2022)).

The District Court concluded that, despite their virtual nature, NFTs have the requisite characteristics of trademarkable goods, such as specific uses and values that are dependent on the consumer. (quoting Andrea McCollum, Treating Non-Fungible Tokens as Digital Goods Under the Lanham Act, 63 IDEA: L. REV. FRANKLIN PIERCE CENTER FOR INTELL. PROP. 415 (2023)).

Having determined that NFTs are "goods," the District Court then found that Yuga had a valid and enforceable mark. As a result, the District Court granted summary judgment for Yuga on » Page 7

CATHERINE NYARADY *and* CRYSTAL PARKER *are litigation partners at Paul, Weiss, Rifkind, Wharton & Garrison.* SCOTT CARAVELLO *and* ANCHENG DA, *associates at the firm, assisted in the preparation of this column.*

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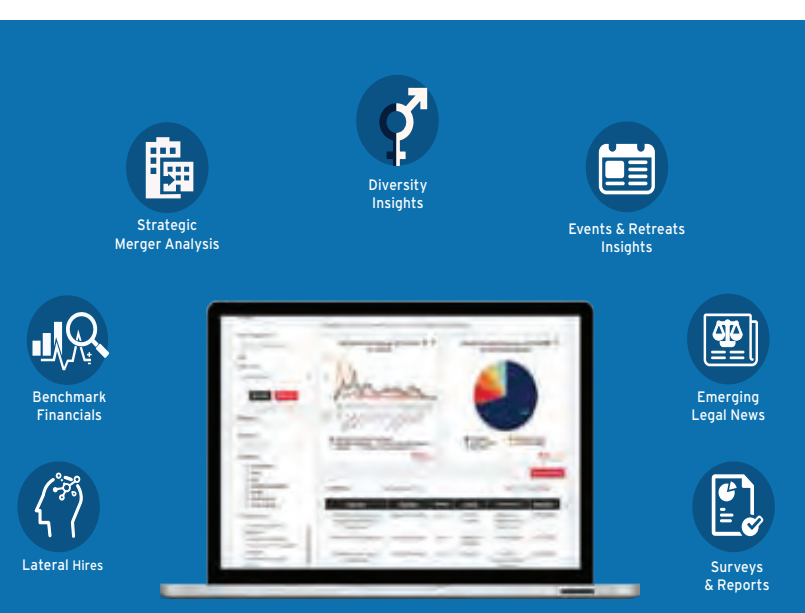

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IN BRIEF

« Continued from page 1

trian was struck by a sanitation truck while walking through an intersection.

The verdict in *Bottex v. New York City* was handed up Oct. 28 following an eight-day trial before Bronx Supreme Judge John A. Howard-Algarin with Jason Herbert of Krentsel Guzman Herbert representing the plaintiff. The trial took place after the plaintiff's $15 million demand was rejected following a $2.75 million final offer from the city.

The case stemmed from a Sept. 7, 2021, collision in which plaintiff Darcy Bottex, 38, a construction foreman, was walking in the crosswalk at Bruckner Boulevard and Lincoln Avenue, in the Bronx, when a New York City Sanitation truck struck him. Bottex claimed he injured his knee, neck, shoulder and back.

Bottex sued the city of New York, the New York City Department of Parks and Recreation and the New York City Department of Sanitation, alleging liability for the driver's negligence while operating a motor vehicle.

The defense argued Bottex was on his cellphone at the time of the accident and thus was not paying attention to his surroundings.

A directed verdict was granted on liability, and the trial focused on determining damages.

Bottex suffered herniations at C3-4, C4-5 and C5-6, and a bulging disc at L4-5, resulting in cervical and lumbar radiculopathy. He received multiple trigger point injections and spinal epidural procedures, which he alleged caused permanent deformities and scarring.

He further claimed residual numbness, muscle spasms, lower back and neck pain, and aggravation of preexisting injuries. Plaintiff's counsel contended Bottex would require future injections and additional spinal surgeries.

Bottex underwent an anterior cervical discectomy and fusion with hardware reinsertion at C5-6, C6-7 and C7-T1 on June 27, 2022. When that procedure was unsuccessful, a second fusion was performed Dec. 21, 2023.

He also sustained a torn left labrum and underwent a Bankart repair, arthroscopic rotator cuff repair, debridement of the anterior labrum, subacromial decompression with acromioplasty, and a shoulder injection in December 2021.

Bottex additionally reported impingement syndrome, acromioclavicular joint hypertrophy, shoulder instability, and multiple ligament, cartilage and tendon tears, which he claimed required surgery and left him with scarring and deformities. He further alleged severe joint effusion, internal derangement and the need for future procedures, including a total shoulder replacement.

In his right knee, Bottex sustained ACL and meniscal tears, chondral fractures and mild patellar maltracking, which he claimed required surgery. He alleged residual scarring, synovial effusion, chondromalacia, tendinosis and chronic inflammation and claimed the injuries left him with a permanent limp and the need for a future knee replacement.

Bottex received physical therapy and chiropractic treatment before and after surgery and was continuing therapy at home by the time of trial. He claimed he was unable to work, a position supported by his vocational expert's testimony.

Plaintiff's counsel sought $47 million in damages.

The defense disputed the extent of Bottex's injuries, arguing that he made a good recovery and presented photos on social media showing him active. A defense medical expert also testified, disputing his claimed inability to work.

Following two hours of deliberations, the jury found Bottex suffered a serious and permanent injury and that the city of New York had been negligent. It awarded him $50.7 million in damages, including $500,000 in future medical costs; $300,000 in past earning; $2.9 in future earnings; $33 million in future pain and suffering, and $14 million in past pain and suffering.

City attorneys Steven M. Distler and Muriel Goode-Trufant represented the defendants.

This report is based on information that was provided by plaintiff's and defense counsel.

—VerdictSearch

Unicoin Faces New Legal Fire in SDNY Complaint Over $100M Crypto Certificates Sale

Unicoin, the company behind the reality television show, "Unicorn Hunters," faces new litigation in the Manhattan federal court from an investor who claims the company fraudulently raised $100 million by selling "worthless" certificates for a cryptocurrency token.

German Arochi, an investor in Mexico, claims that Unicoin Inc. tricked investors into buying certificates entitling the holder to Unicoin's future cryptocurrency tokens on false promises that the tokens would be backed by a valuable portfolio of real estate assets and investments in startups featured on Unicorn Hunters, a program showcasing start-up companies.

In reality, Arochi claimed, Unicoin held "only a fraction" of its alleged real estate portfolio. And despite claims of leveraging Unicorn Hunters to promote the tokens, Unicoin has only produced one season of the show, Arochi said.

"The Unicoin Rights Certificates were nothing more than worthless unregistered securities that Defendants issued in violation of state and federal law, and almost everything that Defendants said when promoting them to unsuspecting investors was a lie," Arochi said in a lawsuit dated Nov. 4, but filed in the U.S. District Court for the Southern District of New York on Thursday.

Arochi, who is represented by the Pennsylvania-based class action law firm Edelson Lechtzin, seeks to represent a proposed class of people who purchased or acquired the Unicoin certificates. He alleges that Unicoin raised more than $100 million from selling certificates to approximately 5,000 investors worldwide.

According to the complaint, Arochi purchased $2,000 worth of certificates entitling him to receive 4,000 tokens at a later date. Arochi has yet to receive those tokens, according to the complaint.

The case follows and relies on a lawsuit filed by the U.S. Securities and Exchange Commission in May 2025.

Unicoin didn't immediately respond to a Friday request for comment on Arochi's case. The company, however, has been a vocal critic of the SEC suit. In a website page titled "SEC's persecution of Unicoin," Unicoin has posted a statement deriding the SEC "-for overstepping its regulatory authority" and attempting to use enforcement actions to regulate the cryptocurrency sector.

Both the SEC and Arochi allege that Unicoin went on a marketing blitz with its certificates, especially in New York City, where the company is headquartered. Unicoin advertised its tokens in New York City taxis, buses and ride-shares, office elevator screens, in Times Square and in all three major airports servicing the city.

"These marketing efforts were part of a broader scheme to create the illusion of a legitimate, profitable investment opportunity while concealing the truth about the Certificates being offered," according to Arochi's complaint.

Arochi's lawsuit targets Unicoin, CEO Alexander Konanykhin, founder Silvina Moschini, CIO Alejandro Dominguez and former general counsel Richard Devlin.

—Alyssa Aquino

Clio Raises $500M in Series G Funding Round, Boosting Valuation to $5B

On Monday, practice management software provider Clio announced that it raised roughly $500 million in Series G funding led by New Enterprise Associates and with participation from TCV, Goldman Sachs Asset Management, Sixth Street Growth and JMI Equity.

With this funding, Clio's valuation has reached $5 billion, landing in the middle of Filevine's estimated $3 billion valuation and Harvey's $8 billion valuation.

"It's important as we grow in scale and size and our valuation is now over $5 billion, having additional cash on the balance sheet is very helpful to us in terms of being able to focus our investment in certain areas if there's additional acquisitions that we'd like to do along the way," Clio CFO Curt Sigfstead told Legaltech News. "Clio has this tremendous [growth] ... you can't all do it yourself. You have to think about some of the strategic areas you're going to acquire in."

Along with the estimated $500 million in equity funding, Clio received $350 million in debt financing led by Blackstone and Blue Owl Capital.

Clio also announced that it has fully completed its $1 billion acquisition of legal research company vLex.

Clio for Enterprise, Clio's enterprise product suite, leverages vLex's AI-powered legal intelligence and research platform Vincent AI and its capabilities, as vLex historically serves enterprise customers. With the launch of Clio for Enterprise, which was announced in October, Clio is moving to serve large law firms and corporate legal departments as well as solo practitioners and small and midsize law firms.

"There's very few content repositories that have the depth and breadth that vLex has, we're talking about vLex and Thomson Reuters and LexisNexis ... when vLex decided that it was going to sell itself, there were other folks at the table who were looking and pursuing it and so it was a competitive process," Sigfstead said.

Clio for Enterprise has numerous offerings including Vincent by Clio, which can draft contracts at scale and integrate with other software from iManage, NetDocuments and SharePoint, and in Vincent studio, Clio for Enterprise users will be able to create and customize AI tools. Clio for Enterprise also has Clio Library, which acts as a legal data and research repository based on vLex's data collection.

Clio's latest funding announcement comes over a year since it announced that it raised $900 million in Series F funding led by New Enterprise Associates and reached $3 billion valuation in July 2024.

—Ella Sherman

Outside Counsel

AML Compliance & The Bank Secrecy Act

By **Matthew Biben** And **Joshua Roberts**

Fifty-five years after the enactment of the Bank Secrecy Act (BSA), the United States's anti-money laundering (AML) and counter-terrorist financing (CTF) architecture remains tethered to frameworks built for an analog era. When the BSA was adopted, most financial transactions involved cash, physical, banks, or checks and international transactions were infrequent in comparison to today.

The enactment of the BSA represented a pivotal moment in the evolution of financial regulation, establishing a foundational framework for AML and CTF efforts in the United States. However, financial regulation has not evolved to meet the moment and the BSA's analog architecture has become increasingly misaligned with today's digitized, globalized financial system where decentralized finance, cross-border transactions, and digital assets challenge the statute's volume-based reporting model, which creates unnecessary burdens on financial institutions, and fails to deliver meaningful information to law enforcement.

Costs of Compliance

AML compliance has become a colossal regulatory burden to the U.S. financial industry. The BSA's structure and monetary thresholds have remained fixed, even as inflation has crushed the dollar's purchasing power and data processing, financial intermediation, and financial technologies have dramatically changed.

Consequently, the volume of reports continues to rise: in 2022 alone, financial institutions filed over 20 million BSA reports, including 4 million suspicious activity reports (SAR). The result is a complex and burdensome system that imposes significant private-sector costs while producing large volumes of low-utility data that does little to advance public safety objectives.

A 2024 study revealed that U.S. and Canadian financial institutions collectively invest $61 billion a year on financial crime compliance costs. In the United States, banks and other financial institutions spend tens of billions of dollars annually on AML compliance, covering costs such as training, compliance staff, equipment, and reporting. For smaller institutions, including credit unions and community banks, these costs can consume a substantial portion of their operating budgets.

> While recent legislative and regulatory efforts aimed to modernize the BSA's analog-era architecture are a meaningful start, the United States continues to lag its international peers in adopting cutting-edge technologies.

A recent study found that U.S. financial institutions with less than $1 billion in assets spend up to 0.83% of their assets on AML compliance.

Recent Reform Efforts

The second half of 2025 brought two pivotal developments in U.S. efforts toward AML reform: the introduction of the Streamline Act in the U.S. Senate, and the release of interagency FAQs by the Financial Crimes Enforcement Network (FinCEN) and the federal banking agencies clarifying SAR requirements. While these measures reflect a meaningful push toward recalibrating the AML framework to focus on risk-based supervision and information quality over volume, they do not go far enough and substantial work remains to modernize BSA requirements for the digital age.

Updated SAR Guidance. Last month, FinCEN, alongside the Federal Reserve, the Federal Deposit Insurance Corporation, the National Credit Union Administration, and the Office of the Comptroller of Currency, issued FAQs clarifying expectations in four key areas: structuring SARs, post-SAR continuing activity reviews, timelines for filing continuing activity SARs, and documentation standards for decisions not to file SARs. While the FAQs do not change existing BSA legal or regulatory requirements, they provide guidance on the practical application of the BSA's longstanding framework.

Structuring SARs: The FAQs reaffirm the statutory and regulatory standard for structuring SARs under the BSA and clarifies that "the mere presence of a transaction or series of transactions by or on behalf of the same person at or near the [threshold]" is insufficient to require a SAR filing. Instead, a SAR is required only if the institution knows, suspects, or has reason to suspect that a transaction—or a series of transactions—is designed to evade reporting requirements.

Continuing activity reviews after a SAR: The FAQs clarify that institutions may rely on risk-based internal controls to monitor and report suspicious activity rather than requiring separate reviews following a SAR filing to determine whether suspicious activity is ongoing.

Timeline for continuing activity SARs: Under the FAQs, institutions are not required to file continuing activity SARs within a fixed 90-day period. Rather, they outline an illustrative timeline under which continuing-activity SARs would be filed within 150 days after detection, affording institutions additional flexibility

No SAR documentation: Finally, the FAQs confirm that there is no BSA requirement to document a decision not to file a SAR and clarifies that should an institution choose to document such a decision, the level of proper documentation should correspond with the complexity of the investigation. As explained by Under Secretary John Hurley, "Every hour spent documenting a non-SAR is an hour not spent protecting Americans, and that trade-off is unac-

» Page 7

MATT BIBEN *is a partner at King & Spalding.* JOSHUA ROBERTS *is counsel at the firm.*

Election

« Continued from page 1

seats from 2021 to 2023. There was no race in 2024.

Fortino, who was born in Herkimer County and resides in Oneida County, underscored that as an incoming judge, she can't take a position on the proposed legislation.

But she nevertheless noted that Democrats claiming three seats is a major accomplishment for the Republican-outlying counties going forward.

"To take Onondaga County out of the judicial district or to change the judicial district is going to have an impact, given the fact that the number of registrations in the other counties just simply can't match what Onondaga County has," she said.

Fortino was joined in the winner's circle by fellow Democrats, Candace L.L. Randall, a rural town justice, and John W. Dillon, a longtime attorney and former corporation counsel for the city of Utica.

A Republican, incumbent state Supreme Court Justice James McClusky, claimed the fourth seat, as GOP candidates Gerard J. Snyder, Lydia Young, Patrick Kilmartin and Gregory Amoroso were boxed out of the 14-year state Supreme Court post that pays $232,600 annually.

In an interview with the Law Journal and law.com, Fortino acknowledged that the Democratic winners were bolstered by a significant turnout for the Syracuse mayor's race, won by Sharon Owens, the city's first Black person elected to the post.

Fortino also noted that Gov. Kathy Hochul's visit to the Fifth Judicial District, the weekend before the election, helped spur a strong Democratic turnout.

"We had an event for Sharon and that was huge in order to get people out to vote," said Fortino, who also noted that the Onondaga County Legislature flipped to Democrats for the first time in close to 50 years.

"A lot happened upstate," said Fortino, who has served on the Access to Justice Committee for the state bar association and court system, and currently sits on Chief Judge Rowan Wilson's judicial task force on mental illness.

"We definitely have a mental health crisis," she said. "I think I can bring a lot, as I campaigned, onto the bench," she said, indicating her understanding of not only mental hygiene matters, but also a legal expertise that ranges from matrimonial to foreclosure-sale matters.

"My experience working with people with disabilities, I think, is going to be a huge thing for the bench. I have a great awareness. I have two boys with autism myself and an understanding of that human side."

"That's what I'm going to be every day as a judge. I'm going to listen to everybody. They're going to have a fair playing field, and due process is going to happen, and it's going to happen in a timely and efficient manner."

Fortino's campaign was managed by Libby Post, a Capital Region lobbyist and political consultant who also managed the campaign of state Supreme Court-elect William Little, a Democrat from the Third Judicial District that runs through Albany.

"She knows how to connect with voters," Fortino said of Post, "and has a pulse on what the needs are and what needs to be addressed. She's had so many successful judicial campaigns, and even currently, she was very successful in this round. For her to come over to the Fifth Judicial District, which is a different environment, she was definitely the moving force that changed this district from Red to Blue."

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Karp

« Continued from page 1

Karp's comments at the foundation's 75th anniversary event, however, did not go unchecked.

Dozens of protesters lined the event's entrance at Gotham Hall in midtown Manhattan with "No Kings" signs and other posters calling out Paul Weiss and other prominent firms that have struck deals with the Trump administration. One lone heckler in the ballroom also voiced their distaste with Karp's decision and continuously yelled "for Trump?" as Karp listed the firm's pro bono accomplishments, such as its pledge to devote $175 million toward pro bono work in 2025.

Karp's remarks came more than six months after President Donald Trump announced that the firm had struck a deal with his administration following an executive order targeting the firm. Under that deal, Paul Weiss agreed to stop any diversity, equity and inclusion policies and to provide $40 million worth of pro bono services for causes agreed upon by Trump and the firm.

In total, nine of the firms targeted by Trump's executive orders have agreed to roll back DEI efforts and to devote a total of $940 million in pro bono and free legal services to causes Trump supports, including Latham & Watkins pledging $125 million and Skadden, Arps, Slate, Meagher & Flom pledging $100 million.

Other firms have chosen to challenge Trump's executive orders in court.

New York Supreme Court Judge Cheryl E. Chambers, who is also president of the foundation, led the event with remarks about equity and inclusion in the practice of law. Other honorees at the event Friday included Morrison Foerster partner Carrie H. Cohen, Apollo Global Management Partner and Chief Legal Officer Whitney Chatterjee, New York Knicks captain Jalen Brunson and former U.S. Attorney General Loretta E. Lynch.

Lynch's speech closed out the evening and highlighted the importance of the legal profession in the current political climate. While she did not mention Trump's name specifically, Lynch made multiple references to doubts plaguing the justice system's ability to hold leaders accountable, no matter their rank.

"We must never forget that our greatest progress at many times in this country has often come after our greatest trials and tribulations," Lynch said. "We also have to remember as we deal with the trials and tribulations of the day, this has actually never been missing. As we look back on our country's 250 years, it's clear that our path towards justice and equality has always had twists and turns and sometimes outright reversals, but we have always pushed on. And with every challenge met, we get a little bit closer to our ideas and at every turn, when our own struggles have threatened to tear us apart, and yes that has happened, we turn to the law."

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Amicus

« Continued from page 1

tice Juan Merchan, sentenced the then-reelected president to unconditional discharge in January 2025.

Prosecutors also argued that the case was preempted by federal election law.

Trump was convicted in 2024 of falsifying business records as part of a scheme to cover up a hush-money payment to porn star Stormy Daniels. Prosecutors with the Manhattan DA's Office said the payment was intended to conceal negative information about the then-presidential candidate from the American electorate.

A spokesperson with the Manhattan District Attorney's Office declined to comment.

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Real Estate Trends

REALTY LAW DIGEST

By **Scott E. Mollen**

Land Use—Plaintiff Claimed That She Was Not Permitted To Speak at Town Zoning Board of Appeals Hearing—Claims Under First Amendment, 42 USC §§1983 and 1988—Claims Dismissed—Speaker-Based Restrictions Were "Reasonable and Viewpoint Neutral"—Hearing Was a "Limited Public Forum" In Which There Was No "Absolute Right" To Speak—Limited Public Forum Restrictions on Speech Are Permissible If "(1) Reasonable In Light of the Purpose Served By the Forum and (2) are Viewpoint Neutral"—Limited Hearing Was To Discuss a Legal Issue Involving an Unprecedented Appeal of an "In-House Memorandum"

A plaintiff commenced an action against a Town, alleging a violation of her "First Amendment rights under 42 U.S.C. §1983 and 42 U.S.C. §1988 after she was not permitted to speak at a Town... Zoning Board of Appeals (ZBA) hearing on January 18, 2024." She sought damages in the amount of $250,000. The defendant moved to dismiss the complaint pursuant to FRCP 12(b)(6) for failure to state a claim upon which relief could be granted.

The court held that the plaintiff failed to state a valid cause of action and dismissed the complaint.

The subject property had been used as a restaurant between 2009 and 2013. The property had been granted certain "zoning exceptions, such as a depth extension, plumbing certifications, and building permits."

The plaintiff alleged that those zoning exceptions were "illegal and would not have been granted under a proper review of conditions at the Property." Between 2023 and 2024, a new owner of the property (owner) sought relief from the ZBA. It requested a "continuation of the previously granted depth extension, to develop the Property from a restaurant into a mixed-use building."

Before seeking relief from the ZBA, the owner had filed a pre-application with the Town Planning Department (Planning Department) "representing that the restaurant use would be permanently vacated." The Planning Department denied the pre-application and referred the owner to the ZBA. The referral was for elimination of the "covenants requiring valet parking for a restaurant" and "an opinion from the ZBA as to whether or not the depth extension would be affirmed or...run with the land." » Page 8

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

REAL ESTATE IN DIVORCE

Approaching Real Estate In High-Net-Worth Divorces

By **Atty K. Bruggemann** And **Sydney B. Goldstein**

Divorce can be emotionally and financially challenging—especially when real estate is part of the equation. Owning multiple homes is more than an accomplishment—it is the result of vision, planning, and years of disciplined investment.

Whether your properties include luxury vacation estates, income-producing rentals, or a primary residence with substantial equity, divorce can put those assets at risk if you do not take the right steps to plan to retain them. Protecting these assets requires foresight, documentation, and strategic legal guidance.

Advanced preparation and strategic negotiation can mean the difference between preserving your portfolio and losing valuable properties. Here's what to consider if your goal is to retain your real estate portfolio during a divorce:

Understand How the Law Will Classify Your Properties

In New York, equitable distribution means that the court divides property in a way it deems fair and equitable—not necessarily equal—based on factors such as contribution, earning capacity, and need.

Your first priority should be determining which of your properties are considered marital and which are considered separate property assets. Under New York Domestic Relations Law § 236(B), marital property generally includes assets acquired during the marriage, while separate property encompasses assets acquired before the marriage, by inheritance, or as a gift from someone other than the spouse. However, appreciation in the value of separate property may become marital if it results from active efforts or marital contributions, as opposed to market forces. The nuances of this can be complex and there are exceptions to every rule. In the court of equity, the determination can be different from one case to the next based on complicated fact patterns can confuse matters.

Build a Strong and Comprehensive Paper Trail

In any divorce involving significant real estate holdings, documentation is leverage. Collecting clear, comprehensive records is key to protecting your claims. Your legal team should assemble:

- Deeds, closing statements, and purchase contracts;
- Mortgage and payment histories;
- Proof of the source of funds for down payments, renovations, and maintenance; and
- Appraisals and rental income records for investment properties.

The stronger your documentation, the more persuasive your case for retaining ownership or structuring a fair settlement which takes into consideration all of the above.

Negotiate From A Position of Strength

In divorce cases involving substantial real estate portfolios, effective negotiation often hinges on the art of asset trading and strategic concessions. Parties and counsel should approach property division as a calculated exchange—leveraging different asset classes to achieve equitable and desired outcomes. For instance, one spouse may retain a high-value marital property in exchange for relinquishing claims to equity in business interests, marketable securities, or other liquid assets. It's also important to understand the motivations behind why a party wants to retain a specific asset. Sometimes it isn't only about a higher monetary value, sometimes sentimentality can hold an even greater value.

A strategic asset trade allows you to protect the properties most critical to your financial portfolio while maintaining overall balance in the settlement. The goal is not to surrender assets, but to exchange value intelligently, ensuring that every concession is purposeful and supported by objective valuation data.

Explore Buyouts and Refinancing Early

Timing is often critical when addressing real estate interests in a divorce. One of the most effective strategies for preserving property value and reducing conflict is to explore buyout and refinancing options early in the process. Knowing your options before they are needed allows a party to show just how the buyout will occur, making such offers more than just a hypothetical.

A buyout arrangement allows one spouse to acquire the other's interest in a jointly held property. If your spouse has an ownership interest in a marital property that you wish to retain, a timely buyout can prevent a forced sale. This may involve refinancing one or more properties solely into your name, paying your spouse their agreed-upon equity share, and restructuring your real estate debt to optimize cash flow post-divorce.

Early exploration of these options allows you to negotiate with real options and understand how they will also affect your post divorce life and bottom line. Too often settlement agreements around real estate include a contingency clause regarding financing—these should be avoided at all costs. For example, if the spouse who wishes to retain a piece of property ultimately cannot get the financing and a property must be sold, the parties have wasted time and may have even missed a prime selling market.

Contingency clauses in agreements should be a last resort and only benefit the party who has not done their homework while the other party being bought out is stuck in an if, as and when situation, only to have to then deal with a sale of a property and prolong their ultimate distribution.

> Advanced preparation and strategic negotiation can mean the difference between preserving your portfolio and losing valuable properties.

Evaluate Post-Divorce Affordability and Tax Impact

While asset division is central to any divorce, long-term financial viability is equally as important. A settlement that appears balanced today must also be financially sustainable tomorrow—a principle that lies at the heart of effective divorce planning involving real estate portfolios.

Once the initial property settlement framework is » Page 8

ATTY K. BRUGGEMANN *is a partner at Gallet Dreyer & Berkey.* SYDNEY B. GOLDSTEIN *is an associate at the firm.*

Dallas Mavericks and Dallas Stars Face Off In Arena Dispute

BY SAMEEA KAMAL

AN OBSTRUCTIVE business partner, or a hostile takeover? Those are the competing claims a jury will have to weigh in a lawsuit and countersuit between the Dallas Mavericks and the Dallas Stars over management of the arena they share.

The Dallas Sports Group, owner of the Mavericks, filed suit late last month after the Stars' ownership group blocked its efforts to make upgrades to the American Airlines Center arena. The National Basketball Association and National Hockey League teams jointly own the groups that manage the arena.

4KCLIPS/ADOBE STOCK

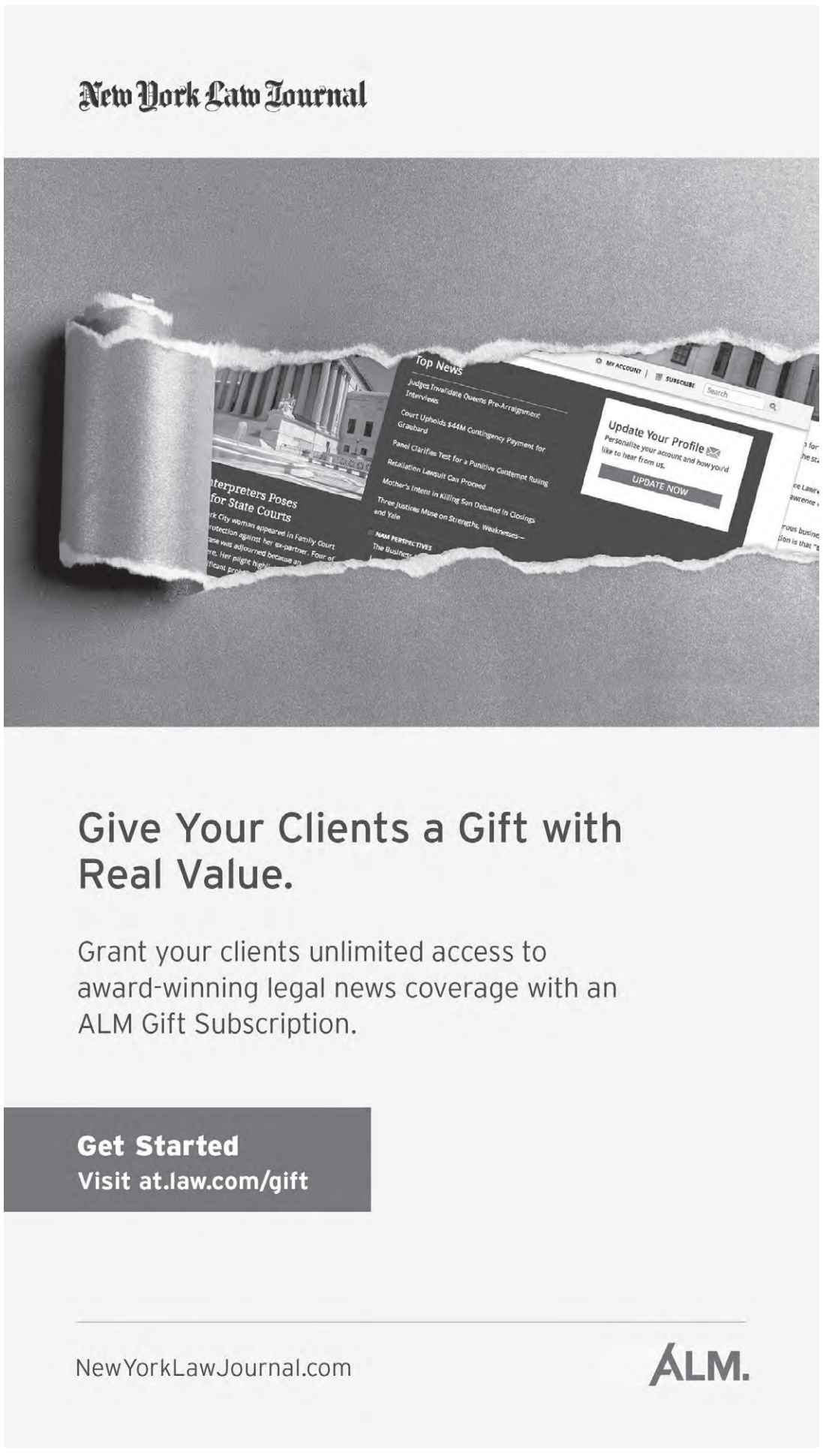
American Airlines Center, home of the Dallas Mavericks and Dallas Stars, in Dallas.

The Dallas Sports Group alleges that Dallas Stars Elite Hockey Club, owner of the Stars, relinquished its ownership rights when it moved its corporate offices to Frisco, allegedly breaching a contract the two teams had with the city. They sent a letter to DHC asserting their ownership and paying their contractual obligation of $110 in cash.

"After repeated failed attempts to bring the ownership of the Stars to the table and address improvements and operations of the AAC, DSG must, unfortunately, rely on the courts to confirm the ownership of the AAC lease and allow DSG to make the desired improvements to the venue," the company wrote in a statement provided to Texas Lawyer. The company is being represented by Jackson Walker.

But the hockey club disputes that its move qualified as a "relocation event" because it has leased office space for the team in Dallas and designated that as its principal business address, according to its countersuit filed the same day.

The Stars' ownership group also said DSG had no right to unilaterally declare the contract had been breached—only the City of Dal- » Page 7

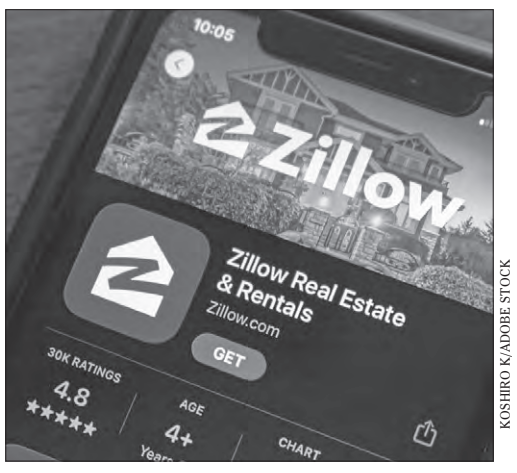


Ex-SEC Officials, Law Profs Urge Full 9th Circuit To Review Zillow Class

BY ALYSSA AQUINO

FORMER Securities and Exchange Commission officials and law professors have come out in support of Zillow Inc.'s efforts to unravel an investor class in a securities suit arising from Zillow's failed home-buying business, urging the full U.S. Court of Appeals for the Ninth Circuit to review the class certification order.

The amici, represented by Sullivan & Cromwell, argued that a three-judge panel had misapplied a



KOSHIRO K/ADOBE STOCK

An investor alleged that Zillow misled investors on the price-models used for Zillow Offers, allegedly causing the company to purchase inventory at high prices.

U.S. Supreme Court ruling by upholding a class certification order allowing an investor accusing Zillow of securities fraud to represent a class. Allowing that decision to stand will have "far-reaching consequences," the amici warned.

By "turning the Basic efficient market presumption into a one-way ratchet, class certification in this Circuit will become near-automatic in inflation maintenance cases," the amici said.

The amici include Simon Lorne, who served as general counsel of the SEC between 1993 and 1996, and Brian Cartwright, the agency's general counsel from 2006 to 2009. Joseph Grundfest, former SEC Commissioner from 1985 to 1990, also was in the group.

In the brief, the amici were referring to the Basic presumption—so named for the relevant high court ruling—excusing investor plaintiffs at the class certification stage from proving that each individual member of a proposed class relied on any alleged misstatements to purchase stock.

How a defendant may rebut this presumption came to the justices in Goldman Sachs Group v. Arkansas Teacher Retirement System. There, the justices instructed that when assessing whether a defendant has rebutted the Basic pre- » Page 6

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Mistrial

« Continued from page 1

"There's nothing in this note indicating that if I hold the jurors until Monday that the result will be any different. For that reason, I will declare a mistrial," Clarke said.

She reached her conclusion after taking several minutes away from the courtroom.

Both the prosecution and the defense declined to answer any immediate questions from reporters. The prosecution will submit its plans on next steps within the next two weeks.

The jurors' note was the 11th note submitted to the court since they began deliberations on Wednesday morning.

The brothers' defense team—composed of Fick & Marx and Williams & Connolly—and prosecutors with the U.S. Attorney's Office for the Southern District of New York argued over the exact meaning of the jurors' use of the word "adjourned," with prosecutors arguing that the jurors could be dismissed for the night and then return on Monday.

That proposal was protested by the defense. Among others, one juror had to leave the country over the weekend for a proceeding overseas, raising questions as to whether the jurors could proceed with 11 members or if they would have to begin anew with an alternate.

Moreover, the defense argued that the note indicated the jurors were deadlocked. "I don't think I've seen a note of this emotional depth," one defense attorney said.

In the note, the jurors noted the "psychological" and financial burden of withstanding the nearly three-week trial and deliberations. The jurors additionally stated that they spent the majority of their deliberations on Count 2 of the indictment, which charged the brothers with wire fraud.

The jury appeared to struggle with key legal concepts in the highly technical case. Their prior notes included long questions about the intent to defraud and the requisite knowledge requirement of the charges.

New York prosecutors had charged the brothers with fraud, conspiracy to commit wire fraud and conspiracy to commit money-laundering over a cutting-edge trading strategy that they called "Omakase."

The strategy targeted so-called sandwich traders, or traders who use bots that place buy and sell orders in the front and back of pending transactions on the blockchain—sandwiching them—to profit from the token's temporary rise in value.

Prosecutors claim that the brothers exploited a software bug to interfere with sandwichers' trades and swap out their transactions for themselves. The scheme occurred in roughly 12 seconds, the amount of time that crypto transactions are pending before they're published on the Ethereum blockchain.

"A bait and switch is not a trading strategy. It's fraud," Assistant U.S. Attorney Danielle Kudla argued during closing statements on Monday.

But defense attorneys argued that the prosecution was recasting a legitimate trading strategy as a crime. They implicated "Omakase" within the unregulated world of cryptocurrency, arguing that prosecutors were attempting to punish the brothers for failing to behave the way other users behave.

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Profit

« Continued from page 1

Worked billing rates—rates that firms and clients agree to, as opposed to standard or "rack" rates—again rose 7.4%, the same as in Q2 and a record-high, while productivity nudged up 0.4% as well.

"The industry is doing really [well] right now, reaching brand new heights as a result of multiple revenue-based factors: on the one hand, an incredibly strong demand quarter, one of the strongest we've seen since the great financial crisis," said Bryce Engelland, senior data analyst for Thomson Reuters, in an interview. "On the other hand, it's rate growth continuing to hold at really, really high levels, allowing firms to push revenue to an unprecedented degree."

The authors noted that the top three quarters in their data set in terms of demand growth were all in 2021, "when firms sharply rebounded from early pandemic lows."

However, the demand gains in Q3 of 2025 "reflected far more real growth that was driven by sustained client activity rather than a return to baseline. In that light, Q3 2025's performance truly stands out on a historical basis," they wrote.

Additionally, firms increased revenue per lawyer by an average of 6.6% year-over-year, according to the report, which also noted that they are "set to deliver double-digit profit growth for the full year."

"We've only seen that a couple times in our data set's history, and it tends to be a crowning year," Engelland said, referring to the double-digit profit projection for all law firm segments.

However, the problem is expenses: Direct expenses—those costs associated with talent—were up by 8.5%, while overhead expenses climbed by 7.5%. The authors noted that [h]ead count isn't free, of course, and talent, along with everything else, is getting more expensive."

Still, they described the cost of talent as climbing at a "stable" rate. Technology had pushed overhead up by nearly 5% year-over-year, with legal tech and knowledge management spending having "skyrocketed" by more than 11% year-over-year, the authors said.

The apprehension here, and the reminder of the 2022-2023 downturn, is that while demand can easily dissipate, "expenses rarely do," the report stated.

While the authors compared Q2 to the "eye of the storm," they wrote that the Q3 environment is one that more closely resembles tectonic pressure.

"Just as tectonic forces can elevate mountains, however, they can also trigger earthquakes," the report stated. "The global economic and geopolitical landscape remains deeply unstable, and there's little indication that conditions will improve anytime soon. While firms are eagerly capturing as much of the upside activity as they can, the downside risk still looms large."

Engelland said another aspect of the analysts' trepidation is that both transactional and countercyclical practices, including M&A and litigation, are way out in front of demand for practices that are more consistent across economic patterns.

For instance, the report charted transactional, countercyclical and "other" practice demand across segments. The average growth in transactional work across Am Law 100, Second Hundred and midsize firms is 4.7% in Q3, and for countercyclical work, it's 4.1%. For other work, which includes antitrust, environmental, lobbying/public policy, insurance litigation, product liability and regulatory work, it's 1.7%.

Those practices "tend to do as they do," no matter what's going on in the world, Engelland said, "and we're seeing less growth there, so that has us worried the current growth is boosted by the current geopolitical situation."

It's also just normally the case that what goes up must come down, he said. "We have seen this movie before. We've seen what happens when we start breaking these records," Engelland added. "It doesn't tend to last."

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DECISIONS WANTED!

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

Calendar of Events

THURSDAY, NOV. 13

NY State Bar (CLE)
Adjudicating Tax Disputes in New York: Practice and Procedure Before the Division of Tax Appeals and Tax Appeals Tribunal
https://nysba.org/events/adjudicating-tax-disputes-in-new-york-practice-and-procedure-before-the-division-of-tax-appeals-and-tax-appeals-tribunal/
1 CLE credit, Virtual

NY State Bar (Non CLE)
Video Game Law CLE Program and Networking Reception
https://nysba.org/events/video-game-law-cle-program-networking-reception/
NY STATE BAR Event
Pittsford and virtual

General Practice Guidance and Mentorship Program: Landlord Tenant
https://nysba.org/events/general-practice-guidance-and-mentorship-program-landlord-tenant/
Virtual

NY City Bar (Non CLE)
vLex Fastcase - General Overview Webinar
2 p.m. - 3 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=FAS111325&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

FRIDAY, NOV. 14

NY State Bar (CLE)
Matrimonial and Family Law Update – Fall 2025
https://nysba.org/events/matrimonial-and-family-law-update-fall-2025/
2 CLE credits
Virtual

NY City Bar (CLE)
Hot Topics in Advertising & Marketing Law
9 am - 1 p.m.
4 CLE credits
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB100125&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NY City Bar (Non CLE)
Senior Lawyers Chatroom
12 p.m. - 1 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=SEN111425&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

MONDAY, NOV. 17

NY City Bar (CLE)
Ethical Considerations of Third-Party Litigation Funding in Commercial Litigation
6 p.m. - 7 p.m.
1 CLE Credit
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB111725&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAY, NOV. 18

NY State Bar (CLE)
2025 Disability Rights and Justice Series: Fifty Years After Willowbrook
https://nysba.org/events/2025-disability-rights-and-justice-series-fifty-years-after-willowbrook/
1.5 MCLE Credits, Virtual

NY City Bar (Non CLE)
Building New York Series
Real Estate Developers Edition: Affordable Housing Development
6 p.m. – 7:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=CON111825&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

WEDNESDAY, NOV. 19

NY City Bar (Non CLE)
That's a (Possible) Dealbreaker: Collectively Bargained Benefits
9:30 am - 10:30 am
Hybrid Registration Link: https://services.nycbar.org/EventDetail?EventKey=EBEC111925&mcode=NYLJ
Location: Zoom/42 West 44th Street, New York, NY 10036
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Alternative Legal Paths that Value Your JD
12:30 p.m. – 2 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=NLI111925&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NY City Bar (CLE)
Contract Drafting - The Basics and Essentials: (Part 3)
12:30 p.m. – 2:45 p.m.
2 CLE credits
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB111925&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Nassau Community College
Year end tax tips for Lawyers and Law Firms
3 p.m.
WHPC-90.3 FM Radio
Voice Stream or Podcast anytime
www.nccradio.org

THURSDAY, NOV. 20

NY City Bar (Non CLE)
vLex Fastcase - Small Firm, Big Deals: Corporate Law Practice with Vincent AI
3 p.m. - 4 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=FAS112025&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

FRIDAY, NOV. 21

NY City Bar (Non CLE)
vLex Fastcase - Efficient Searching Webinar
2 p.m. - 2:30 p.m.
Webinar Registration Link: https://services.nycbar.org/EventDetail?EventKey=fas112125&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAY, DEC. 2

NY State Bar (Non CLE)
Negotiating Sports Contracts I: Tax Considerations & Provisions in Sports Contracts
https://nysba.org/events/negotiating-sports-contracts-i-tax-considerations-provisions-in-sports-contracts/
Virtual

TUESDAYS, DEC. 2, 9, 16

NY State Bar (Non CLE)
Finding Focus: Co-Working Group
https://nysba.org/events/12-9-25-finding-focus-co-working-group/
Virtual

TUESDAY, DEC. 2
WEDNESDAY, DEC. 3

NY State Bar (CLE)
Estate Litigation: Contested Probate and Accounting Proceedings
http://nysba.org/events/estate-litigation-contested-probate-and-accounting-proceedings-part-1/
3.5 MCLE Credits
Virtual

WEDNESDAY, DEC. 3

NY State Bar (CLE)
Top 10 Attorney Escrow Account Blunders: How to Avoid a Grievance
https://nysba.org/events/the-top-10-attorney-escrow-account-blunders-how-to-avoid-a-grievance/
1 CLE credit, Virtual

Nassau Community College
Environmental Law Update
3 p.m.
WHPC-90.3 FM Radio

THURSDAY, DEC. 4

NY State Bar (CLE)
Superfund/Brownfield Program Update 2025
https://nysba.org/events/superfund-brownfield-program-update-2025/
4 CLE credits,
Virtual

FRIDAYS, DEC. 5, 12, 19

NY State Bar (Non CLE)
Mindful Moments: Meditation Series
https://nysba.org/events/12-5-25-mindful-moments-meditation-series/
Virtual

TUESDAY, DEC. 9

NY State Bar (CLE)
Charitable Planning for Artists and Creators
https://nysba.org/events/charitable-planning-for-artists-and-creators-part-1-a-two-part-series-for-attorneys-and-advisors/
1 CLE credit
Virtual

TUESDAY, DEC. 9
WEDNESDAY, DEC. 10

NY State Bar (CLE)
Bridging the Gap
https://nysba.org/events/bridging-the-gap-december-2025/
16 CLE credits
Virtual

WEDNESDAY, DEC. 10

NY State Bar (Non CLE)
Building Balance:, Dec. Self-Care Group
https://nysba.org/events/building-balance-december-self-care-group/
Virtual

TUESDAY, DEC. 16

NY State Bar (Non CLE)
vLex Fastcase Benefit Overview
https://nysba.org/events/12-16-25-vlex-fastcase-benefit-overview-new-york-state-bar-association/
Virtual

THURSDAY, DEC. 18

NY State Bar (Non CLE)
Creating Calm with Emotional Freedom Techniques
https://nysba.org/events/creating-calm-with-emotional-freedom-techniques-session-16/
Virtual

Zillow

« Continued from page 5

sumption, courts should consider whether an alleged misstatement matches the alleged corrective disclosure, according to the amici brief.

That Goldman decision later became the centerpoint of a lawsuit—filed by Kessler Topaz Meltzer & Check and Hagens Berman Sobol Shapiro—dealing with the failed Zillow Offers, a home-buying business that Zillow launched in 2018 and later shuttered in 2021, amid the coronavirus pandemic.

An investor alleged that Zillow misled investors on the price-models used for Zillow Offers, allegedly causing the company to purchase inventory at high prices. A federal judge in Washington, where Zillow is headquartered, later certified the case as a class action.

On appeal, Zillow argued it rebutted the Basic presumption with arguments that the alleged misstatements had no impact on Zillow's stock prices. But a three-judge panel in September ruled against Zillow, saying the district court's decision "was not illogical, implausible or without support in the record."

The panel found that an alleged corrective disclosure related back to the alleged misstatements, by revealing new information about how Zillow's home-pricing struggles threatened the business.

On Nov. 3, the amici came to Zillow's defense, arguing that the panel had incorrectly held that Zillow's alleged misrepresentations and disclosures were matched under Goldman.

"More troubling still, the panel decision also failed to take into account that before the 'corrective' disclosures, market analysts, industry publications, and news reports had, for weeks, been informing the market that the Zillow home-buying business was struggling and that its sales were "commanding prices lower than it expected," according to the amici brief.

Representatives for Zillow and the class didn't respond to Thursday requests for comment.

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Compliance

« Continued from page 4

ceptable." Remarks by Under Secretary for Terrorism and Financial Intelligence John K. Hurley at the Association of Certified Anti-Money Laundering Specialists Assembly Conference, US Department of the Treasury (Sept. 17, 2025).

These clarifications are designed to help institutions focus their compliance resources on high-value activity for law enforcement while reducing duplicative, low-yield, or burdensome tasks. To operationalize these reforms, FinCEN is developing a new rule to re-center supervision on program effectiveness rather than process and documentation. Together, these changes are a significant departure from historical practices.

The Streamline Act. On Oct. 21, 2025, Senate Banking Committee Chairman Tim Scott and Senator John Kennedy introduced the Streamline Act, a bill that would raise reporting thresholds for currency transaction reports ("CTR") and SARs to focus financial institutions on higher-risk reporting and reduce their regulatory burden. The Streamline Act proposes the first comprehensive revision of BSA reporting thresholds since its adoption in 1970. Its objective is to reduce low-value, high-volume reporting to focus institutional resources and law enforcement attention on higher-risk activity. The Act focuses on three central components of the BSA: CTRs, SARs, and reporting procedures. Specifically, the Act:

· Directs Treasury to increase CTR thresholds from $10,000 to $30,000 and further mandates consumer price index ("CPI")-based adjustments every five years. This revision recognizes that the long-static $10,000 benchmark has led to unnecessarily large volumes of reports with limited investigative utility. Raising this threshold would significantly reduce the burden on financial institutions and focus compliance on higher-risk activities.

• Raises SAR thresholds currently set at $2,000 to $3,000, and those set at $5,000 to $10,000. This is intended to materially reduce the volume of low-dollar filings and prioritize higher-risk activity.

• Amends 31 U.S.C. §5331 to increase the reporting threshold for receipt of currency engaged in nonfinancial businesses from $10,000 to $30,000, with five-year CPI-based adjustments. This reform will align reporting with modern economic reality for high-cash businesses and reduce low-utility reporting.

• Requires Treasury to review and update certain BSA forms and reporting requirements.

• Preserves Treasury's ability to issue and maintain geographic targeting orders and reduce thresholds consistent with applicable law where risk requires it to do so.

If enacted, the Streamline Act would be the most significant overhaul of the BSA since its enactment.

Embracing Technological Solutions

While recent U.S. legislative and regulatory initiatives aimed at refocusing AML compliance on effectiveness, proportionality, and risk alignment are long overdue, they remain insufficient to ensure that U.S. financial institutions remain competitive on the global stage.

Additional AML reforms that embrace the adoption of advanced technological tools are essential to maintain effective oversight while promoting innovation. Leading international financial centers have shifted from volume-based compliance to outcome-focused, data-driven regulation.

Market participants have come to expect more standardized protocols, clearer guidance, and a data-driven approach to risk prioritization. It's no surprise that regulatory authorities in Europe, East Asia, the Middle East, and Australia are adopting advanced analytics and artificial intelligence to enhance effectiveness.

Embracing these technologies enhances regulators' ability to set realistic expectations and to understand the potential and limitations of technological approaches.

To mitigate risk adoption, regulators allow innovation sandboxes to pilot new products with oversight from the regulator. Hong Kong, Singapore, and the United Kingdom pioneered the practice, which persuaded other countries, including Malaysia, Canada, Abu Dhabi, and Saudi Arabia, to implement their own sandboxes. While the U.S. has implemented certain elements, such as innovation hours, FinCEN has not provided the legal architecture for a comprehensive program to rival its foreign peers.

The U.K. Financial Conduct Authority's (FCA) fintech sandbox, which places a strong emphasis on AI, the Hong Kong Monetary Authority's generative artificial intelligence sandbox, the establishment of the European Anti-Money Laundering Authority (AMLA), and the UAE and Saudi guidance on enabling technologies and innovation sandboxes collectively illustrate a pragmatic path forward: fostering innovation using controlled, regulatory guardrails. The most consequential of these technological reforms—blockchain analytics, zero-knowledge proofs, artificial intelligence, and digital identity—should be adopted by U.S. regulators to recalibrate AML oversight to align with modern innovation.

Blockchain Analytics. Blockchain ledgers chronicle cryptocurrency transactions in real time, offering a uniquely transparent and immutable audit trail. When combined with advanced analytics tools, this transparency enables financial institutions to trace illicit flows—including those tied to ransomware campaigns, terrorist financing networks, and sanctioned entities—with enhanced precision and speed.

Across Europe, Asia, and the Middle East, regulators are increasingly recognizing blockchain analytics as integral to managing virtual asset risks. AUSTRAC, Australia's AML regulator, has supported the use of blockchain analytics to trace illicit cryptocurrency transactions, while UAE regulators issued guidance on "enabling technologies," including blockchain analytics for financial institutions.

> Global AML regulators have already charted pragmatic paths forward, one that the U.S. should follow, by embracing privacy-preserving technologies, enabling data-driven supervision, permitting controlled experimentation, and aligning incentives around outcomes.

Zero-Knowledge Proofs. Zero-knowledge proofs (ZKPs) are a form of advanced cryptography that allows entities to verify facts about a user or transaction—age and residency verification, proof of funds, sanctions clearance—without exposing the underlying personal data.

The U.S. Treasury Department recently noted that ZKPs can "enable a [decentralized finance] service user to confirm that their identity has been verified without revealing personal information." U.S. Department of the Treasury, Illicit Finance Risk Assessment of Decentralized Finance, at p. 35 (April 2023).

Several other jurisdictions have also signaled an openness to ZKPs as part of digital identity, KYC, and cross-border payment verifications. ZKPs enhance privacy and data security, improve customer experiences, reduce data storage requirements and costs for financial institutions, and encourage greater financial inclusion for individuals or regions with less sophisticated verification methods.

Coinbase's chief legal officer, Paul Grewal, recently argued that ZKPs should play an important role in modernizing the BSA framework, writing that "governments are unnecessarily forcing companies to collect and transfer vast sums of sensitive customer data, and the customers hate it." Paul Grewal, The Bank Secrecy Act Is Broken. Technology Can Fix It. (Aug. 4, 2025).

Artificial Intelligence. In just a few short years, AI has become an operational reality across key compliance areas, including transaction monitoring, sanctions screening, and behavioral risk scoring. In Hong Kong, regulators are collaborating with industry to launch AI sandboxes, promoting the transformative potential of AI within a risk-managed framework.

Last month, the UK Technology Secretary announced the launch of an AI Growth Lab featuring sandboxes where companies can test new platforms under real-world conditions. Earlier this year, the FCA introduced a dedicated sandbox for AML, fraud detection, and other financial regulatory applications. These programs will dramatically improve the transaction monitoring and market surveillance capabilities of regulators.

Digital Identity Systems. A national digital identity framework would enable individuals to authenticate themselves using secure, government-recognized credentials across the financial ecosystem. This approach provides financial institutions with the important identifying details about their clients to more effectively build customer risk profiles, identify and react to suspicious activity, and engage with a broader range of customers. It would eliminate the need for customers to repeatedly submit identity documentation for various financial transactions, while providing institutions with a standardized, real time, and trustworthy method of verification.

Conclusion

While recent legislative and regulatory efforts aimed to modernize the BSA's analog-era architecture are a meaningful start, the United States continues to lag its international peers in adopting cutting-edge technologies that could enhance AML effectiveness and alleviate industry compliance burdens. Global AML regulators have already charted pragmatic paths forward, one that the U.S. should follow, by embracing privacy-preserving technologies, enabling data-driven supervision, permitting controlled experimentation, and aligning incentives around outcomes.

Blockchain analytics, ZKPs, AI, and digital identity systems are not speculative technologies; they are operational in leading financial markets under well-defined regulatory guardrails. A U.S. framework that integrates these tools through structured sandboxes, conditional safe harbors, and explicit privacy standards would reduce low-value alerts, generate more timely and actionable intelligence, and better safeguard privacy rights.

As importantly, such modernization would help restore balance between the accelerating pace of criminal innovation and the capabilities of those tasked with stopping it.

Trademark

« Continued from page 3

its trademark infringement claim. The District Court also ruled in Yuga's favor on the issue of cybersquatting, and held a bench trial on remedies. *Yuga Labs, Inc. v. Ripps*, 2024 WL 489248, at *1 (C.D. Cal., 2024).

2. The Ninth Circuit's Opinion

Defendants appealed, again arguing that Yuga's trademark infringement claim should fail because NFTs are not "goods" under the Lanham Act. Yuga, 144 F.4th at 1157. The Ninth Circuit disagreed.

In support of their appeal, defendants relied on two cases that dealt with tangible goods containing intangible, expressive content: *Dastar Corporation v. Twentieth Century Fox Film Corporation*, 539 U.S. 23 (2003), and *Slep-Tone Entertainment Corporation v. Wired for Sound Karaoke DJ Services, LLC,* 845 F.3d 1246 (9th Cir. 2017) (per curiam). Yuga, 144 F. 4th at 1157-59. In finding NFT's are "goods" under the Lanham Act, however, the Ninth Circuit distinguished both.

First, defendants argued that, in Dastar, the Supreme Court created a categorical restriction on trademarks for intangible expressive content. In that case, Dastar copied a documentary series created by Twentieth Century Fox onto videotapes which it sold to consumers. Dastar, 539 U.S. at 31.

The core question considered by the Supreme Court was whether, for purposes of the Lanham Act, the "origin" of "goods" in question referred to the producer of the physical goods (i.e., Dastar and its videotapes) or the creator of the intangible expressive content on the videotapes (i.e., Fox and its documentary).

The Supreme Court determined that because the "most natural understanding of the 'origin' of 'goods'... is the producer of the tangible product sold in the marketplace," Fox could not assert trademark protection over Dastar's videotapes.

In Yuga, the Ninth Circuit explained that, contrary to the defendants' argument, the "Supreme Court [in Dastar] did not adopt a bright-line rule delineating tangible and intangible goods" for purposes of trademark protection. Yuga, 144 F.4th at 1158. "Rather, it recognized a distinction between the tangible good and the intangible aspects of that same good." (citing Dastar, 539 U.S. at 37).

The Yuga Court then distinguished Slep-Tone, which considered purported trademark protection of music tracks on a CD sold by the defendant, a karaoke operator. 845 F.3d at 1248. The tracks were originally published on CDs marketed under the plaintiff's mark, and the plaintiff therefore sued for trademark infringement.

> The court therefore concluded that Yuga's NFTs are "goods" under the Lanham Act.

But there, the Ninth Circuit found that the karaoke operator "[did] not use the [plaintiff's] marks 'in connection with the sale, offering for sale, distribution, or advertising' of the files.'" Yuga, 144 F.4th at 1158 (alteration in original) (emphasis added) (quoting Slep-Tone, 845 F.3d at 1250 (citation omitted)). As a result, there could be no consumer confusion about "the source of the tangible good sold in the marketplace." Slep-Tone, 845 F.3d at 1250 (citation omitted).

As a result, the Yuga Court found that defendants "fell short" of establishing that NFTs are categorically excluded from protection under the Lanham Act. Unlike the content at issue in Dastar and Slep-Tone, the court found the NFTs at issue were "not contained in or even associated with tangible goods that are sold in the marketplace." Yuga, 144 F.4th at 1158. Instead, the NFTs themselves exist only in digital form, are associated only with digital files, and are actively traded in commerce.

The court also noted that while the Lanham Act does not explicitly define what constitutes a "good,", it also does not "exclude certain categories of goods and services from its protection." (citing 15 U.S.C. §1127). The court therefore noted that, in light of Congress's silence on the matter, the USPTO's position supporting the view that NFTs are trademarkable goods was "instructive."

The Ninth Circuit further explained that defendants did not address the specific BAYC NFTs that consumers encounter in the marketplace—an important consideration because trademark registrability turns, in part, on the meaning of the trademark to consumers. (citing *U.S. Pat. & Trademark Off. v. Booking.com B.V.,* 591 U.S. 549, 556 (2020)).

The court found that the BAYC NFTs are more than a "digital deed to or authentication of artwork" because they also function as membership passes that provide owners with exclusive access to social clubs and branded merchandise, among other things. The court therefore concluded that Yuga's NFTs are "goods" under the Lanham Act.

Continuing on, the Ninth Circuit ultimately determined that Yuga had an enforceable trademark in connection with the BAYC NFTs, and further determined that defendants failed to make a showing of nominative fair use because defendants had, among other actions, incorporated the marks into their own NFTs.

Ultimately, however, the Ninth Circuit reversed and remanded the District Court's grant of summary judgment of trademark infringement and cybersquatting for further consideration of the likelihood that consumers will be confused as to the origin of the good or service bearing Yuga's marks and whether defendants' domain is confusingly similar to a "distinctive mark," respectively.

Conclusion

The Ninth Circuit's recognition that NFTs can be "goods" under the Lanham Act may be important for further litigation over trademark protection for NFTs as well as other digital assets. Other purveyors of NFTs may seek to benefit from the Ninth Circuit's rationale going forward, though it remains to be seen whether other circuit courts will follow suit.

Perplexity

« Continued from page 2

Firmly.ai to connect more merchants, and partnered with PayPal for secure checkout directly within chat interfaces—the very features at the heart of Amazon's lawsuit.

Beyond the access violations alleged in its suit, Amazon raises security concerns. The complaint cites published reports that Comet is vulnerable to cyberattacks, with security researchers warning that malicious actors can "hijack the AI assistant embedded in the browser to steal data."

Amazon alleges that Perplexity's terms of service grant it sweeping rights to collect passwords, security keys, payment methods and shopping histories while disclaiming responsibility for data security.

The e-commerce giant argues these alleged vulnerabilities, combined with Perplexity's refusal to identify its AI agent, prevent Amazon from protecting customer data and increase the risk of fraud and account takeovers.

Amazon updated its conditions of use in May 2025 to include specific "Agent Terms" requiring AI agents to identify themselves in all HTTP/HTTPS requests by including "Agent/[agent name]" in the user-agent string. The terms also prohibit AI agents from concealing their nature, circumventing security measures or evading controls on access.

According to the complaint, Amazon communicated these requirements directly to Perplexity executives on at least five occasions between November 2024 and October 2025, culminating in a cease-and-desist letter on Oct. 31, 2025. Perplexity allegedly continued its practices regardless, despite Amazon's request that Perplexity remove Amazon from the Comet experience.

Amazon claims it has suffered economic and technological damages exceeding $260,000, including hundreds of workdays spent by eight traffic engineering team members investigating and attempting to block Comet's activities.

The company also alleges broader harm to its advertising systems, which must filter out non-human impressions, and damage to customer accounts that had to be blocked and later restored.

Beyond monetary damages, Amazon is seeking a broad injunction that would prohibit Perplexity from accessing Amazon's systems using AI agents, creating or using accounts for AI agent access and evading any restrictions Amazon places on AI agent activity. The company also wants all unlawfully obtained customer data destroyed and a full accounting of every Amazon account ever accessed through Perplexity.

The lawsuit highlights the tension inherent in Boston Consulting Group analysis: While retailers must adapt to agentic commerce to survive, they also face fundamental questions about control, access, and intermediation.

Boston Consulting Group recommends that retailers invest across three pillars: winning with third-party agents through optimization strategies, building proprietary brand agents that offer experiences third-party agents cannot replicate, and establishing robust AI infrastructure and governance.

But Amazon's lawsuit suggests a fourth pillar: establishing and enforcing clear rules of engagement. The company is essentially arguing that adaptation to agentic commerce doesn't mean surrendering control over how AI agents access protected systems and customer data.

Boston Consulting Group notes that 96% of global retailers report exploring or implementing AI agents, with 68% believing AI agents will handle most customer interactions within five years.

The Amazon-Perplexity dispute may represent a preview of coming conflicts as the industry navigates this transformation.

While Boston Consulting Group envisions a future where "third-party agents will shop on behalf of consumers by leveraging their own capabilities and working directly with brand agents," Amazon's lawsuit emphasizes that such interactions must occur on transparent, authorized terms.

Perplexity, which made Comet freely available to the public in October 2025, has not yet filed a response to the complaint.

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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:

@ michael.marciano@alm.com

Mavericks

« Continued from page 5

las, which owns the arena, can do so.

"DHC is deeply concerned with the purported rationale employed by DSRA, as well as the bad faith manner in which DSRA attempted to revoke DHC's ownership interests in CGP and COC and to remove DHC's designated Board Members from the CGP Board," the countersuit states.

Dallas Stars Elite has hired Winstead to represent the company in a case that will be tried in the First Division Business Court.

The dispute is not expected to impact the games held at the arena, but the Dallas Sports Group said in its filing that employee bonuses have been held up as a result.

In addition to declaring its ownership rights, the Mavericks are seeking monetary damages "for the Stars' actual and tortious interference."

Dallas Stars Elite is also seeking a declaration of its ownership rights.

Some Dallas City Council members have called for the city to intervene to ensure both teams stay in the city, according to the Dallas Morning News.

The Dallas Mavericks' CEO has also said the team is exploring options for a new venue after its American Airlines Center lease expires in 2031.

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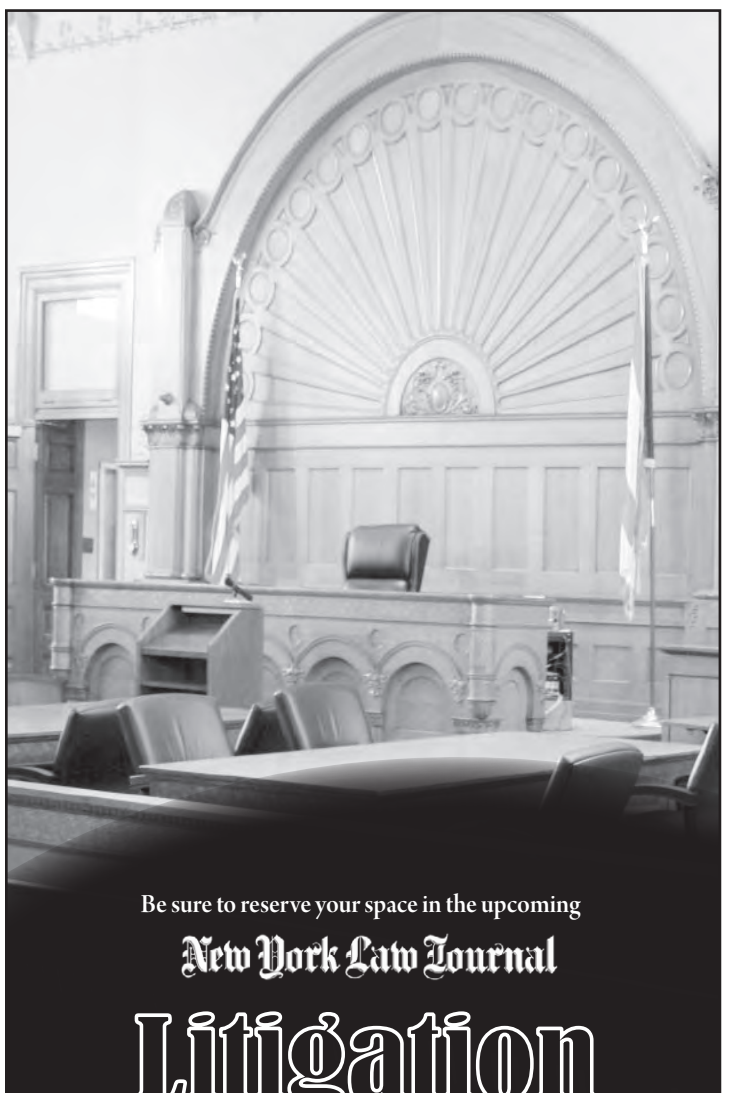
Questions? Tips? Contact our news desk: **editorialnylj@alm.com**



Real Estate Trends

Realty Law

« Continued from page 5

The ZBA held a hearing on Aug. 3, 2023. "There was numerous and plenty of citizen participation." Following that hearing, the ZBA issued a decision "eliminating the covenants" and "affirming the business depth extension of the property."

The petitioners, a civic association and an individual, initiated a January 18, 2024 public hearing by filing a legal notice with the ZBA "attempting to appeal an in-house memorandum" that the Planning Department had sent to the ZBA before the Aug. 3, 2023 hearing. The plaintiffs also requested "an interpretation that the determination issued by the (ZBA) was erroneously issued." They also filed an Article 78 petition in the Supreme Court appealing the ZBA's Aug. 3, 2023 decision.

ZBA procedures for hearings provide that "on the hearing date, the applicant and any expert witness shall address the Board; with a ten-minute time limitation." The "[a]fter submission of the presentation by the applicant, any members of the public who wish to be heard and who have signed up to speak either in opposition or in support of the application may do so with a three-minute time limitation per speaker. Members of the public are still required to submit their written comments to the Board prior to the hearing and the Board members will review all comments." Additionally, if the "opposition counsel or their experts wishes to speak in opposition to an application the ten-minute time frame on presentation will be imposed."

> Since the hearing was a limited public forum, the court held that the government may "exercise control over the public's use of government-owned property for expressive purposes' within certain limits" and there is no 'absolute right' to speak at a ZBA hearing under these circumstances."

At the Jan. 18, 2024 hearing, the ZBA chairman (Chairman) "announced that only attorneys for the Parties" would "be permitted to speak, and oral presentations by members of the public would not be entertained, though written comments were permitted."

The Chairman explained that "to his knowledge, this appeal of an in-house memorandum has never been done…and the right to be before the ZBA tonight is a legal issue. It is the only issue before the Board tonight. There is no…application by (the owner) in existence. Therefore, the ZBA will hear arguments from (the attorneys)." Both attorneys had presented writings to the Board.

The Chairman further stated that "'the misinformation surrounding this Property is legend' and at the time of the January 18, 2024 Hearing, there was no…a pending application for the purpose or use of the Property as the… Owner's application had already been decided."

At the Jan. 18, 2024 hearing, only the civic association attorney and an expert in environmental affairs, argued in favor of the attempted appeal of the in-house memorandum and ZBA determination. The owner's attorney argued in opposition.

The petitioner's counsel was also given an opportunity to respond to the owner's arguments. The petitioner wanted to testify. However, the Chairman stated that "I'm having no public input except lawyers…. This is a legal argument case only." Another member of the public, an attorney who did not represent any party at the hearing, also "attempted to present and was denied." The Chairman then closed the hearing.

The court explained that "[a]s a general matter, the government is permitted to exercise control over the public's use of government-owned property for expressive purposes, and the degree of control permitted depends upon the nature of the property and the speech restrictions imposed thereon."

It was undisputed that "speaking at a public hearing is a form of protected speech and that the 'category of government-owned property' at issue is a limited public forum." A "limited public forum is a 'subset of the designated public forum…' where the government opens a non-public forum but limits the expressive activity to certain kinds of speakers or to the discussion of certain subjects." The court observed that "such restrictions on speaker identity are permissible only if 'the distinctions drawn are (1) reasonable in light of the purpose served by the forum and (2) are viewpoint neutral.'"

The court found that the plaintiff had "not plausibly alleged that the ZBA's restriction permitting only attorneys to speak at the January 18, 2024 Hearing was 'unreasonable in light of the purpose served by the limited public forum.'"

The court explained that "[a] speech restriction is reasonable if 'it is wholly consistent with the government's legitimate interest in preserving the property… for the use to which it is lawfully dedicated.'" A permissible restriction "need not be the most reasonable or the only reasonable limitation." Moreover, "the existence of 'alternative channels' of communication is a relevant factor in assessing the reasonableness of a restriction on speech in a limited public forum." The court also noted that "a reasonable restriction may prohibit disruptive behavior, as the Government has 'a significant interest in conducting its meetings in an orderly and effective fashion.'"

Certain ZBA hearings are "open to public comment." Here, the Chairman had announced that the petitioners who were appealing to the ZBA "presented a novel issue of law because there was no pending application from the…owner." Thus, the ZBA only sought to hear "legal arguments from the parties' attorneys…."

The court stated that the Chairman had stated that "misinformation surrounding this Property is legend." Moreover, there had been "numerous and plenty of citizen participation" at the August 3, 2023 hearing.

The court concluded that it was "reasonable for the ZBA to limit the January 18, 2024 Hearing only to attorney arguments, particularly as the issue before the ZBA was a novel issue of law regarding the (petitioners) standing to bring their appeal to the ZBA." It stated that the ZBA's restrictions on speech permitted the hearing to proceed in "an orderly and effective fashion, in light of these complicated legal issues and the legendary misinformation surrounding the Property."

Furthermore, members of the public had been provided with an "alternative channel of communication" since they were permitted to submit written comments to the ZBA prior to the Jan. 18, 2024 Hearing and had the opportunity to be heard at the Aug. 3, 2023 hearing.

The plaintiff had "neglected to submit a written comment prior to January 18, 2024 Hearing." However, several members of the public had submitted documentary evidence and written comments to the ZBA, "a factor which weighs in favor of reasonableness."

The court found that the plaintiff failed to "plausibly allege that the ZBA's speaker-based 'restriction discriminates on the basis of viewpoint.'" The "practice of excluding non-lawyers from presenting at the hearing is 'viewpoint neutral on its face because it draws no distinction between groups based on their message or perspective.'" The restriction "applied equally to all members of the public present at the hearing who are not attorneys representing a Party in the proceeding, regardless of the viewpoints they sought to express."

The plaintiff had argued that "anyone who signed up to speak at the January 18, 2024 Hearing had an 'absolute right to speak for three minutes' and she was not permitted to speak allegedly because she 'had specific information, which the government was aware of, which would have devastated the ZBA's illegal determination to continue to gift town park land to a private developer under an illegal legislative act by the ZBA.'"

Since the Jan. 18, 2024 hearing was a limited public forum, the court held that the government may "exercise control over the public's use of government-owned property for expressive purposes' within certain limits" and there is no 'absolute right' to speak at a ZBA hearing under these circumstances."

Judicial precedent held that the "First Amendment…does not guarantee the public access to every or even the best channels or locations for their expression." The court also observed that the ZBA restriction that only attorneys representing either of the parties could speak at the limited public forum "applied equally to all citizens who are not attorneys representing either of the Parties to the hearing."

Accordingly, the court held that the "speaker-based restrictions imposed at the January 18, 2024 Hearing were…reasonable and viewpoint neutral and Plaintiff has failed to allege a violation of the First Amendment." Thus, the court dismissed the complaint.

***Mallett v. Town of Huntington*, Untied States District Court, Eastern District of New York, Case No. 2:24-cv-05463. Decided Sept. 12, 2025. Matsumoto, J.**

Divorce

« Continued from page 5

established, you must evaluate the post-divorce affordability and tax consequences of retaining or relinquishing specific real estate holdings. Real estate comes with ongoing obligations: property taxes, insurance, HOA dues, management fees, and maintenance. Your divorce strategy must account for these carrying costs alongside potential capital gains implications if you sell any property later.

A coordinated approach with your real estate and divorce attorneys, CPA, and financial advisors ensures your portfolio remains sustainable long after the divorce is final.

Consider Creative Asset Solutions

Dividing a complex real estate portfolio need not be limited to outright sales or standard buyouts. In many high-net worth divorces, creative asset solutions can preserve value, maintain income streams, and achieve equitable distribution while minimizing disruption. Examples of such tailored arrangements include:

- Temporary co-ownership of income-producing properties until market conditions are optimal for sale;
- Structured buyouts over time, with the inclusion of interest payments to a former spouse, to preserve liquidity; and
- Use of trusts or LLCs for asset protection and estate planning purposes.

> Clear and unambiguous language ensures that both spouses understand their rights and obligations, minimizes the risk of future disputes, and provides enforceable legal recourse if future disputes arise.

Ultimately, considering creative asset solutions transforms property division into a strategic opportunity and not a total loss.

Formalize Every Detail in The Settlement Agreement

In cases involving complex asset divisions, nothing should be left to handshake deals. Your divorce agreement should precisely define:

- Ownership rights for each property;
- Responsibility for all expenses and liabilities;
- Timelines and conditions for refinancing or buyouts; and
- Consequences for default

Clear and unambiguous language ensures that both spouses understand their rights and obligations, minimizes the risk of future disputes, and provides enforceable legal recourse if future disputes arise.

In New York, courts generally enforce detailed, voluntarily executed agreements, making formalization not merely prudent, but essential. By capturing every nuance in writing, you can ensure that negotiated solutions—whether buyouts, creative assets trades, or shared ownership arrangements—are fully executable and legally binding, protecting the financial and operational integrity of your real estate portfolio. It is helpful to work with real estate attorneys in crafting the language of any buy out agreements so that you are aware of tax implications and closing costs.

Final Thoughts

Preserving properties in a divorce is not about fighting harder—it is about negotiating smarter. Divorce does not have to mean losing your grip on high-value real estate. With the right legal strategy, meticulous documentation, and a team attuned to high-net worth real estate concerns, you can protect the portfolio you have built and secure your financial future.

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Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE NOVEMBER TERM

WEDNESDAY, NOV. 12

2 P.M.

20/1855(1) People v Quaran Rich
25/3501 CLNC 2019-FL1 Funding v Bennett
25/1761 M., Lucila v Jessica H.
24/7053 Ceja v Posillico Civil, Inc.
24/1648 Fishman v Fishman
23/1544 People v Saquan Jackson
25/3543 Jimenez v Rosi
24/5661 Jane Doe One v KIPP Academy
24/0206 People v Douglas Williams
24/5167 Greenland Asset v Microcloud Hologram
25/0740 Stevens v Audthan LLC
22/1402 People v David Taylor
25/2195 NYC Transit Authority v Local 100 TWU
24/6301 O'Rourke v Hammerstein Ballroom
24/5872 State of NY v Daniel M.
19/5509 People v Joseph Medina-Hidalgo
24/7386 Llerena v 975 Park Avenue Corp.
25/0349 Flexjet, LLC v Honeywell International
22/5579 People v Dillion D. Johnson-Watson
24/5460(1)N Wilmington Savings v Lau

THURSDAY, NOV. 13

2 P.M.

24/7841 People v Nelson Rivera
24/4801 Feliciano v Caban
25/1030 K., Anthony
25/2975 Arias v City of NY
24/5149(2) Mycklebust v Consolidated Edison
23/3631 People v Michael Ortiz
24/0691 People v Javier Santiago
24/6155 West Side Marquis v Maldonado
24/4574 Corbex, Inc. v NYC School Construction
24/5955 Mather v HFZ Kik 30th Street
23/6486 People v Tawana Dobson
25/1674 Di Francesco v McEnroy
24/4851 Abramov v 230 PAS SPE
24/5469 Ramirez v Teixeira Bakery
24/6873 People v Robert Moore
24/5544 Dewinter v Equinox Greenwich Ave.
22/2187 People v George McTaggart
24/7087(1) Etage Real Estate v Stern
24/7311(1)N Etage Real Estate v Stern
24/6783N J.C., an infant v 2078 Arthur

FRIDAY, NOV. 14

10 A.M.

24/0991 People v Elliot Rodriguez
24/3617 Judson Realty v Judson CRE
23/6224 V., Nova
25/0080 Nguyen v Phan
24/6281(1) PH-105 Realty v Elayaan
24/6569(1) PH-105 Realty v Elayaan
22/4743 People v Brandon Smith
23/4860 People v Christopher Landa
24/6114 Mt. Hawley Insurance v Michelle Kuo Corp.
25/0001 Couteller v Mamakos
23/0552 People v Joseph Garcia
25/1077 Stafford v Nacson
25/1773 Watson v Roanoke Island
24/4741 Pichardo v The George Units
24/3830 People v Joshua Roman
22/1003(2) McLeod v NYC Health & Hospitals
24/3217 HSBC Bank v Nicholas
22/2133 People v Jeffrey Davis
24/1665N Lee v Nejat
25/2579N Roche v Hochfelder

TUESDAY, NOV. 18

2 P.M.

24/2352 People v Luis Lopez
24/6271 State of NY Unified Court System v Civil Service Employees Assn
24/5837 R., Angelika v Yolanda K.
23/5340 Crespo v Francini
24/6496 Smith v Caban
24/1086 People v Rodney Sanders
20/1447 People v Brandon Smith
23/5403(2) Gelwan v De Ratafia
24/1204(2) Gelwan v De Ratafia
24/4852 Irizarry v Zelaya
22/0995 People v Mitchell Howell
25/0123(2) Kim v XP Securities
25/4938 Smith v Extell West 45th
25/0277 902 Associates v Union Square 902
24/7807 Sendibel Trading v Petroleos de Venezuela
22/5406 People v Christian Saunders
24/7022 US Bank v Okeke
23/0695 People v Dashin Simmons
19/4977 People v Mark White
18/4746N Domogjoni v Korpenn LLC
25/0993N Yentis v Yentis

WEDNESDAY, NOV. 19

2 P.M.

23/0796 People v Jalil Khan
24/6445 Angelino v NYC Department of Health
24/6582 M., Rafael v Kimberly T.
24/6371 Green v Whole Foods Market
24/7825 200 Claremont Avenue v Estate of Elsie Lewis
24/5822 320 West 87 v 320 West 87th Street
22/2408 People v Daniel Ruiz
23/1052 People v Juan Sosa C.
24/5299 Yang v Knights Genesis Group
25/0052 SF Consultants v 28 West Group Corp
24/1885 Hinkson v NY Presbyterian
24/1633 People v Robert Valgean
24/3014 City of NY v Board of Collective Bargaining
24/4856 Boliak v Reilly
24/2415 People v Israel Rivera
25/2825 Johnson v Montefiore Medical
24/0558 People v Sergio Quinones
25/1080 Joseph v Memorial Hospital
23/6477 People v Stanley Lafleur
24/5253N Plotch v Citibank
25/0978N Davis v Port

THURSDAY, NOV. 20

2 P.M.

24/4374 People v Gino Sozio
25/2079 Keenan v Bloomberg L.P.
25/0212 T./O., Children
24/5104(2) Guaman v 240 West 44th Street Two
24/2844 Cerda v Cydonia W71
25/0543 Ortiz v City of NY
25/1703 Rouse v Ahmed
24/4029(1) People v Tyesheek Ruffin
24/4037(1) People v Tyesheek Ruffin
18/2225 People v Carl Dushain
24/6708 Cochancela v Sutton Place South
24/3145 Bank of NY Mellon v Kim
22/0583 People v William Rivera
25/0498 Piscitelli v Deloitte Services
25/2451 Rosenblatt v Rosenblatt
20/0520 People v John Rondon-Tavarez
25/0147 Rubenstein Public Relations v Fleet Financial
23/4271 People v Julsean Thompson
24/5086(1) Edward Tyler Nahem Fine Art v Lee
24/5085(1)N Edward Tyler Nahem Fine Art v Lee
24/4433(1)N Edward Tyler Nahem Fine Art v Lee

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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.

WEDNESSDAY, NOV. 12

10 A.M.

654614/2017 Iken v. Bohemian Brethren Presbyterian

THURSDAY, NOV. 13

10 A.M.

153444/25 Thumbs Capital Group v. Something Short LLC
652196/20 JG Group v. Kahlon

FRIDAY, NOV. 14

1 P.M.

23971/20 Martinez v. 80 W40 Bake

MONDAY, NOV. 17

10 A.M.

653919/2021 Concepts v. 220 East 26th

TUESDAY, NOV. 18

10 A.M.

651851/23 CLNC 2019-FL1 Funding v. Bennett

WEDNESDAY, NOV. 19

10 A.M.

453950/21 State Insurance Fund Commissioners v. The Metro Group

FRIDAY, NOV. 21

12:30 P.M.

22104/2015 Rosario v. Muschett

TUESDAY, DEC. 2

10 A.M.

652913/19 Murphy Kennedy Group v. Board of Managers

WEDNESDAY, DEC. 3

10 A.M.

654293/23 Cheng v. 50 Lex Development

New York County

SUPREME COURT

Ex-Parte Motion Part And Special Term Part

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

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

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

IAS PARTS

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

PART 40TR
JUDICIAL MEDIATION

On Rotating Schedule:

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

EARLY SETTLEMENT

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

SPECIAL REFEREES
60 Centre Street

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

JHO/SPECIAL REFEREES
80 Centre Street

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

SPECIAL REFEREE
71 Thomas Street

Judicial Hearing Officers

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

Supreme Court
Motion Calendars
Room 130, 9:30 A.M.
60 Centre Street

Supreme Court
Motion Dispositions
from Room 130
60 Centre Street

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

Motion Calendar Key:

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

60 CENTRE STREET

Submissions Part

WEDNESDAY, NOV. 12

Submission

1 101168/25 Frett v. N.Y.C. Dept. of Health And Mental Hygiene
2 100077/24 Liu v. Coons
3 101120/25 Metla v. NYC Dept. of Health And Mental Hygiene
4 101050/25 Scroggins v. Tfc Partners

THURSDAY, NOV. 13

Submission

1 100692/25 Tejada v. NYC Dept. of Housing Preservation And Dev.

FRIDAY, NOV. 14

Submission

1 800005/19 Brennan v. Jules Winokur
2 100913/25 Laguerre v. Isabella Center For Rehabilitation And Nursing Care
3 100792/25 Moncion v. Sciretta Venterina Llp

Paperless Judge Part

WEDNESDAY, NOV. 12

161637/18 144 Sullivan St. v. Weiss
156291/22 160 Riverside Corp. v. Yeshiva Ketana of Manhattan Et Al
653176/25 401 W207th Rlty. LLC Et Al v. American Car Lift Service LLC Et Al
651162/25 59th St. Associates v. Alsaedi
161037/25 68 Henry Fs LLC Et Al v. NYC Et Al
158003/23 Adam Victor v. Board of Mgrs. of Manhattan Pl. Condominium
850101/25 Apex Condominium Board of Mgrs. v. Jmj Mgt. Group
160453/23 Aprea v. Abc Const. Contracting Inc. Et Al
155389/22 Asal Hldg. Co. v. Servpro Restoration of Upper Westside
952327/23 Ausnit v. Halpern
655491/25 Avis Budget Group, Inc. v. Rupes Supply Inc.
655492/25 Avis Budget Group, Inc. v. Safe Anesthesia And Pain
155132/22 Benitez v. Upaca Site 7 Associates
150871/23 Biehle v. Fields
157018/25 Blatstein v. Blatstein
154815/23 Bldg Mgt. Co., Inc. v. Walli
151261/23 Board of Mgrs. of The 610 Park Ave. Condominium v. 16ef Apt.
157251/22 Bonin v. Bbn Taxi
150797/25 Breiterman v. Champion 90 LLC Et Al
365169/22 Briasouli v. Tayler
655761/25 Brightline Partners v. Paedae, Inc. D/b/a Infillion
805028/25 Buckley v. Braverman Ivf & Reprod.ive Immunology Et Al
150254/23 Cashabamba v. 500 Fifth Ave. (new York) LLC
158036/25 Casseus v. Pfizer, Inc. Et Al
653187/24 Cdg Industries, Inc. D/b/a Cedar Dev. Group Et Al v. Soni
950349/21 Centeno v. Madison Square Boys & Girls Club, Inc. (f/k/a Madison Square Boys Club, Inc.) Et Al
654694/25 Channel Ventures Group v. Wing Tel., Inc.
160045/18 Chernok v. Related Companies
805439/20 Colucci v. Lenox Hill Hosp.
190290/24 Coniglione v. Union Carbide Corp. Et Al
155950/23 Connectone Bank v. Mtb Amg Inc. Et Al
652251/25 Corlears School v. Lee
805400/21 D.B. v. Ribaudo M.D.
160112/24 De La Torre v. Quality Bh 108th Manhattan LLC
160537/21 De Leon Minaya v. Randi Mgt. Co. LLC Et Al
190054/24 Deluca v. A.O. Smith Water Prods. Co Et Al
154358/25 Douglas v. NYC Et Al
654107/25 East 45th Dev. v. Kethirun
162187/25 Ellison v. Tisch
161957/23 Fesi Hldgs., Inc. Et Al v. Kamylon Hldgs.
158401/22 Finan v. 3569 Associates
152942/22 Fine v. NYC Et Al
161209/24 Fishman v. Ninth Ave. Rlty. LLC. Et Al
654509/25 Fora Financial Asset Securitization 2024 v. Anglea Long D/b/a A And L Asphalt Et Al
152465/21 Funes v. Berkeley Educational Services of New York, Inc. Et Al
160194/25 George v. Metro. Transportation Auth.
152612/21 Gomez v. One Vanderbilt Owner
150262/25 Govt. Employees Ins. Co. v. 10 of 10 Med Supply
152316/25 Govt. Employees Ins. Co. v. American Medical Initiatives
155435/23 Greene-Tom v. Akber
652944/25 Gruber v. Reif
653944/25 Gspp 4575 State Route 69 v. Precision Solar Renewables LLC
652421/24 Gym Tech Fitness Service v. Jdm Washington St.
650659/25 Hawkeye Search Group LLC v. Vintage Home Entertainment Inc
160258/20 Hector Villegas v. Safdi Plaza Prop. LLC
151981/25 Hertz Vehicles, LLC, And All of Its Affiliates And Subsidiaries, Including But Not Ltd. To The Hertz Corp., And Hertz Co. v. All Med Rx, Inc. Et Al
153477/25 Hodge v. Uber Technologies, Inc. Et Al
654011/25 Ibrahiem v. Sharhan
157708/18 Isamar v. Hugh L. Carey Battery Park
659532/24 Itria Ventures LLC v. Performance Consulting
652531/25 Jacobs v. Nbtv Channels
159996/22 Jarquin Perez v. 8715 Francis Lewis Blvd LLC Et Al
805046/25 Jeffrey v. Hazel The Beauty Rn
151841/21 Jehle v. Jack Resnick & Sons
157530/23 Johnson v. 1199 Housing Corp. Et Al
850159/24 Jpmorgan Chase Bank v. Schwartz
805171/25 K v. Mount Sinai South Nassau Et Al
654292/25 Kasowitz Llp v. Press
655576/24 Kb Green Valley North v. Keybank Nat. Assoc.
157192/20 Kearns v. Ra Engineering Inc.
150721/24 King v. NYC Et Al
654928/25 Lappalainen-Tiboris v. Midamerica Prod.ions, Inc. Et Al
654098/25 Liberty Mutual Ins. Co. Et Al v. Alston
190010/23 Liers v. Goulds Pumps, Inc., Now Known As Goulds Pumps, LLC Et Al
654248/25 Makkai v. Driveup Storage LLC Et Al
652563/24 Maldonado v. Nike Retail Services, Inc.
157830/25 Massey v. Enbergar NY LLC Et Al
155199/21 Mastranzo Cano v. Hotel Des Artistes, Inc. Et Al
158797/24 Melendez v. R.W. Garcia Co. Inc.
650203/22 Miller v. 22 Ericsson Owner LLC Et Al
653372/25 Mosley v. R & B Services Inc. Et Al
654841/25 Mt. Hawley Ins. Co. v. Evans Const. Services LLC
158857/23 N.S. v. 504 W. 143rd Associates
151379/22 Napoli v. 50 Hymc Owner
155206/23 Nehdaran v. Silverstein Mb LLC Et Al
451263/23 NYCHA v. Baez
654252/25 NY Hair Group, Inc. Et Al v. Yeo
451239/23 NYS Div. of Human Rights v. 229 E. 28th St. Owners Corp. Et Al
652507/24 NYU Langone Hosps. Et Al v. Emblemhealth, Inc. Et Al
156235/25 Odysseus NY LLC v. Rosenfeld
654796/23 Owens v. New Empire Corp. Et Al
158024/24 Perez v. NYC Et Al
152635/25 Pfeiffer v. Cmsg Restaurant Group

653994/25 Phillips Auctioneers LLC v. Mimran
156861/25 Picard Trustee v. Sage
190300/22 Picarello v. Abb, Inc., Et Al
164252/25 Premium Merchant Funding 26 v. Wells Fargo Bank
161015/24 Prieto v. Baran
150585/15 Ramos v. Gomez
155313/23 Red Lion Furniture Mfg LLC Et Al v. Thorson
155731/25 Reyes De Morel v. Port Auth. of NY And New Jersey Et Al
654577/25 Rfl 160 Fifth LLC v. Club Monaco U.S. LLC
152652/25 Rivera v. Madison Square Garden Entertaintment Corp.
153558/23 Rojas v. Rai NY 1 LLC
153589/22 Rosa Rios v. Addams
159052/23 S.B. v. NYCHA
190237/23 Saint-Louis v. Baxter Healthcare Corp. Et Al
157311/22 Savage v. NYU Langone Hosp. Et Al
190053/24 Shah v. Aerco Int'l
155822/21 Skinner v. New Ig 79th LLC Et Al
156417/17 Squillace v. Mbh 185 Malcolm LLC
160173/24 State Farm Fire And Casualty Co. v. Ace Med Supplies Inc. Et Al
157956/23 State Farm Mutual Automobile Ins. Co. v. Borukhov Radiology
152451/25 State Farm Mutual Automobile Ins. Co. v. Ganesh
850438/25 Stormfield Capital Funding I v. 2647 B'way. Apts LLC Et Al
654377/24 Sydney Sol Group Ltd. v. 27 West Chelsea Inc. Et Al
654150/25 T.C. Browne & Co., LLC v. Create Renovation & Design, Inc. Et Al
240025/25 Tretter v. Tax Comm. of NYC Et Al
850406/24 U.S. Bank Nat. Assoc. v. 240 Park Ave. South Owner Lp
161978/23 Udani Family Living Trust v. Golden Heaven Group Hldgs. Ltd. Et Al
162715/25 United of Omaha Life Ins. Co. v. NYS Dept. of Financial Services
158465/21 Vallejo v. 640 Columbia Owner LLC Et Al
651626/25 Victoria A. LLC v. Lebbos
155376/24 Vitow v. Grant
659731/24 Vivid Designs v. Nina McLemore, Inc.
159385/25 Wells Fargo Bank v. Gerena
850222/25 Wells Fargo Bank v. David Herzog LLC Et Al
651708/20 Wework Companies LLC v. Parkmerced Hldgs.
654094/23 Wheels Up Partners v. Exclusive Jets
153081/23 Williams v. Diaz
160416/22 Williams v. White
154124/23 Zaiger LLC v. Bucher Law Pllc
154229/24 Zhagui-Zumba v. Gross

THURSDAY, NOV. 13

653840/20 1101-43 Ave Acquisition LLC v. Sonder Hosp.ity USA Inc.
653494/25 150 Sullivan Food, Inc. v. 349 Commercial L.P. Et Al
654735/23 329-31 East 20th St. Rlty. Co. v. Mehta
655727/25 500-512 Seventh Ave. Ltd. Partnership v. The Chetrit Group LLC
157690/25 805 Third NY LLC v. 764 3rd Ave. Liquors, Inc. D/b/a Bona Vinos Wine Shop
156240/24 Aig Prop. Casualty Co. v. Kay Waterproofing Corp.
160982/21 Alcantara v. 589 Fifth Tic I LLC Et Al
654355/25 Alpha Capital Anstalt v. Orangehook, Inc. Et Al
154445/24 Alvarez Ramirez v. Anthony T. Rinaldi
656055/20 American Express Nat. Bank v. Cornerstone Capital Group Corp. F/k/a Cornerstone Capital Group, Inc. Et Al
155522/25 Aracena Mora v. United House of Prayer For All People Et Al
651414/25 Arc Electrical & Mechanical Contractors Corp. v. North American Specialty Ins. Co.
154405/22 Azzato Sr v. Penske Truck Leasing Co., L.P. Et Al
161497/25 Barbosa v. Captree Mgt. Inc
151875/14 Belli v. Melohn Properties, Inc.
656024/25 Belzberg v. Leonidov
653352/25 Brave v. The Board of Mgrs. of The 151 Hudson St. Condominium
154072/22 Brown v. The NYCHA
156754/25 Brown v. 18 Gay St. LLC Et Al
160890/22 Cabrera Sanmartin v. Flintlock Const. Services
151186/24 Cabrera v. Shoreham Hotel Hldg.
162112/24 Carrera v. Black Jr
155997/20 Castro v. Piedmont 60 Broad St. LLC
653433/24 Cherokee Funding II v. Express Funding of America
160115/22 Cofrancesco v. Jamaica Builders
451070/22 Comm'rs. of The State Ins. Fund v. Structure Supreme LLC D.B.A Int'l Concrete
651235/25 Con Ed Co. of New York, Inc. v. Apple Bank For Savings, Inc.
155545/19 Cueva v. NYC
652953/25 D & S Restoration, Inc. v. Ndura LLC
850324/25 Dd Notes LLC v. 126 West 121st St.
153061/25 Del Percio v. For Judicial Dissolution of Edwin Gould Services For Children And Families, Inc., Pursuant To Section 1102 of The Not-For-Profit Corp. Law
160851/24 Dent v. Levi Strauss & Co. Inc Et Al
850431/24 Deutsche Bank Nat. Trust Co. v. Jones
805239/21 Diane Agnello v. Faries
157869/24 Diaz v. Rodriguez
452930/25 Dozier v. The Prop. Clerk
157377/25 Duverglas v. Nicholson & Galloway, Inc. Et Al
161350/23 Edwards v. Blondies Treehouse, Inc. Et Al
850136/14 Emigrant Bank v. Rosabianca
151852/25 Evangelista v. NYC
655696/24 Fifty East Forty Second Co. LLC v. Srour
653717/25 Fischer Foods of New York, Inc. v. Market Cafe 57 LLC D/b/a Bagels Market Et Al
655463/25 Freedman Normand Friedland Llp v. Lavvan, Inc.
650005/24 Fundamental Partners IV Lp v. Gajavelli
158979/25 Goldberg v. Schwartz Goldstone Campisi & Kates
653186/25 Goldberg v. Naessig
154189/25 Govt. Employees Ins. Co. v. All Pt Care of NYC
152625/22 Granelli v. Apt. Mgt. Inc. Et Al
452685/22 Gumbs v. Mta Bus Co. Et Al
155910/25 Hassan General Contracting Corp. v. 224 - 30 Eighth Ave LLC Et Al
150851/25 Hereford Ins. Co. v. Colon
156422/24 Hereford Ins. Co. v. Michael
155934/25 Hilpert v. Koshers Esq.
156124/24 Hirkaler v. Latacelo
153347/24 Hoyos Bru v. East 96th St. Co. LLC Et Al
150259/25 Ibanez v. One NY Plaza Co. LLC Et Al
655982/25 in The Matter of The Arbitration Between Travelers Excess And Surplus Lines Co. v. World Rx Pharmacy, Inc.
653889/22 Itria Ventures LLC v. Liberato Grocery Inc. Et Al
151808/21 Jimenez v. Fifty Broad St. Inc. Et Al
159220/24 Kemper Direct Ins. Co. v. Prime Care Trading Inc
159223/24 Kemper Direct Ins. Co. v. Prime Care Trading Inc
651534/25 Khmel v. Vlasov
153181/21 Kim v. NYC
157245/25 Krutolow v. Board of Mgrs. of The Ruppert Yorkville Towers Condominium Et Al
157952/25 Kush v. Wwp Office
155284/24 L.H. v. Dave & Busters of New York, Inc. Et Al
655511/25 Letitia James v. Con Ed Co.y of NY Inc.
805040/25 Lewis v. Weiss M.D.
450768/24 Martinez Labour v. Donlen Trust Et Al
100721/25 Meirowitz v. Pizzaro Md
655462/25 Morgans Group v. Moinian
451885/24 Motor Vehicle Accident Indemnification Corp. v. Velasco
451890/24 Motor Vehicle Accident Indemnification Corp. v. Velez
654912/25 Namoo Fine Woodworking Inc. v. Cm & Associates Const. Mgt. LLC Et Al
452035/21 NYCHA v. Liro Architects And Planners
659162/25 Omega Systems Consultants, Inc. v. Wonderhill Studios
154736/21 Ortiz v. 420 Kent Ave. LLC Et Al
156122/22 Ozturk v. Clear Air Group Trucking Corp.
158460/22 Perez v. Donlan Trust Et Al
850387/23 Piermont Bank v. 24th St. Mmp Garage LLC Et Al
652417/25 Privilege Underwriters Reciprocal Exch. v. Sheena
157608/22 Procel v. Bop Se LLC Et Al
161258/24 Quichimbo Cardenas v. NYCTA Et Al
190262/23 Ragiel v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
157693/24 Rivas v. Gaston Almonte
152154/24 Rosario v. NYC Et Al
653918/25 Rubal v. Sherif
654842/25 Sada Systems v. Doforms
160199/25 Sadik v. Morrison
162413/25 Sarat v. Transform Fitness, Inc. Et Al
154542/16 Scalisi v. NYC
850135/25 Sig Rcrs D Mf 2023 Venture LLC v. 501 W 133 LLC Et Al
151709/25 Soares v. Rp/hh Milford Plaza Owner
655121/25 Spartan Business Solutions LLC D/b/a Spartan Capital v. Engineering Support Services
158384/25 Surveillance Tech. Oversight Project v. NYC Police Dept.
163657/25 Surveillance Tech. Oversight Project v. Office of The Mayor of NYC
163125/25 Susman v. Bank of America
652807/24 Swiss Re Corporate Solutions America Ins. Corp. F/k/a North American Specialty Ins. Co. v. NYCHA
154557/25 Thavisin 540w49 v. Gao
156565/24 The Estate of Joseph Lyles v. Fort Tryon Rehab & Health Care Facility
159080/24 The Standard Fire Ins. Co. v. Martinez-Aristizabal
159551/25 Traverso v. The Gateway School of NY
160397/17 Trinchese Const. v. Robert Malta
653631/25 Uerkwitz v. First St. Tech.
157330/22 Uyaguari Gonzalez v. Suffolk Const. Co., Inc. Et Al
156786/24 Valencia v. Carmel Partners Et Al
157592/25 Valentino v. NYC Et Al
155347/22 Vizzi v. Loiseau
153987/24 Waldrep v. Chen
653962/25 Weiss v. McM Azul II
850100/22 Wells Fargo Bank v. Lafayette 199
850626/23 Wilmington Savings Fund Society v. Weiner
850441/24 Wilmington Trust v. 3rd And 60th Associates Sub LLC C/o Olshan Properties Et Al
163791/25 X Corp. v. NY County
161361/25 Zappin v. NY Office of Court Admin. Et Al

FRIDAY, NOV. 14

654971/25 1001 Expressway Drive Bldg. A Solar LLC v. Wf Industrial Xii LLC
654972/25 1001 Expressway Drive Bldg. B Solar LLC v. Wf Industrial Xii LLC
654973/25 1001 Expressway Drive Bldg. C Solar LLC v. Wf Industrial Xii LLC
655482/21 260-261 Madison Ave. LLC v. Arik Eshel
157775/25 730 Gc LLC Et Al v. Joy Const. Corp. Et Al
157180/25 81st Dwellers, Inc. v. Block
950245/21 A.W. v. Archdiocese of NY
152048/24 American Express Nat. Bank v. Han
161766/24 American Express Nat. Bank v. Morales
652366/24 American Transit Ins. Co. v. Devondra Stewart Et Al
655159/25 Application of Caithness Services LLC For An Order Confirming An Arbitration Award Pursuant To Cplr Article 75 v. Gelber
850435/24 Asm Spv v. Sepi Rlty. LLC Et Al
161420/18 Batista v. Metro. Transportation
654053/25 Cl Diamond v. Delgatto Capital Group LLC Et Al
155870/25 Cooper v. Singh
150801/25 Cully v. Hess Corp. Et Al
150909/25 Doe v. Archdiocese of NY Et Al
652935/22 Duch v. Franco
151803/24 Escobar v. 24 West Food Corp. D/b/a Food Dynasty Et Al
150926/25 Fed. Express Corp. v. Sves Apparel LLC
159865/20 Figueredo v. Drelich
654904/25 Five C's Inc. v. Dgn Pharmacy Inc
150049/20 Galvan v. Ery Tenant LLC
161799/25 Geller v. Aion Global, Inc. Et Al
655689/21 Go NY Tours, Inc. v. Tour Central Park Inc.
151302/24 Gomez v. Skyworx Contracting Inc. Et Al
152612/21 Gomez v. One Vanderbilt Owner
156102/25 Gryphon Digital Mining Inc. v. K&L Gates Llp
157942/21 Guayara v. H.P.S.O.N.Y., Inc.
157521/22 Hannant v. Abt
158444/25 Harbor Hill Associates LLC v. NYC Water Board Et Al
151036/23 Hodge v. Lunger
652527/20 Hudson Ins. Co. v. NY Const.
651890/23 in The Matter of The Application of Karen Atta, Atta, Inc. Et Al v. 450 West 31st Owners Corp. Et Al
653107/25 Inbar Group, Inc. v. Francis J. Malara
151732/22 Jeremiah Hardy v. 595 Baltic Asset LLC
161092/22 Jiminian v. Potter
156993/19 Joy Freight, Inc. v. Mp Fashion
850044/24 Jpmorganchase Bank. Nat. Assoc. v. Sw Vestry
157217/25 Kan v. NYC Et Al
653571/25 Laufer v. Bam Prop. Dev. LLC
155601/23 Lopez v. NYCHA
654908/19 Marisol Hldgs. LLC v. Imagine Airport Ventures LLC
157338/25 Martinez v. Kulchinsky
651033/23 Michelle Haruvi v. Hungerford
650705/24 Monari v. Lu
652923/25 Navigators Ins. Co. v. Easyknock, Inc. Et Al

COURT NOTES

NEW YORK STATE COURT OF APPEALS

Court To Hear Arguments in the Bronx in March

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

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

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

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

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

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

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Deadline for Amicus Curiae Motions in 'Matter of Seneca Meadows v. Town of Seneca Falls'

The Court has calendared the appeal in Matter of Seneca Meadows v Town of Seneca Falls (APL 2025-00116) for argument on November 20, 2025. Appellant's brief is due by October 9, 2025. Respondents' brief is due by October 30, 2025. Appellant's reply brief is due by November 6, 2025.

Motions for permission to file a brief amicus curiae must be served personally or by overnight delivery service no later than November 3, 2025 and noticed for a return date no later than November 10, 2025.

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

U.S. COURT OF APPEALS FOR THE SECOND CIRCUIT

Applications Being Accepted for Position of Federal Public Defender in Connecticuit

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

The Federal Public Defender, functioning under the authority of 18 U.S.C. §3006A(g)(2)(A) and the Criminal Justice Act Plan for the District of Connecticut, provides criminal defense services to individuals unable to afford counsel. The Office of the Federal Public Defender for the District of Connecticut has offices in Hartford and New Haven. The Federal Public Defender supervises a staff of assistant federal defenders, research and writing attorneys, investigators, paralegals, mitigation specialists, and support personnel.

The website for the office is: https://ct.fd.org/

Applicants must satisfy the following conditions:

(1) be a member in good standing in the bar of the state in which the candidate is admitted to practice;

(2) have a minimum of five years criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants;

(3) possess the ability to effectively administer the office, including the following management areas:
- Budget, procurement, and travel
- Human resources
- Space, facilities, and property;

(4) have a reputation for integrity; and

(5) demonstrate a commitment to the representation of those unable to afford counsel.

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

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

Application forms are posted on the Court's website at http://www.ca2.uscourts.gov. Completed application packages must be in the format required by the Second Circuit and received no later than December 1, 2025.

FIRST DEPARTMENT
Appellate Term

December 1st Session To Be Held in the Bronx

Presiding Justice Ta-Tanisha D. James has announced that the Appellate Term, First Department will hold its December 1, 2025, session at the landmark Bronx County Courthouse, located at 851 Grand Concourse. The session will be held in the ceremonial courtroom, Room 711, commencing at 10:00 am. The bench will be comprised of Justice Mary Ann Brigantti, Justice Bianka Perez, and Justice Paul Alpert.

U.S. DISTRICT COURT SOUTHERN DISTRICT

Re-Appointment of Incumbent Magistrate Judge Kim P. Berg

The current term of the office of Part-Time United States Magistrate Judge Kim P. Berg is due to expire on September 11, 2026. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of a part-time magistrate judge to a new four-year term.

The duties of a magistrate judge position include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from the judges of the district court; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent Part-Time Magistrate Judge Kim P. Berg should be recommended by the panel for reappointment by the court, and should be directed to:

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

Comments must be received 30 days from October 21, 2025 (the date of notice).

160004/21 Ornellas v. 550 Washington Owner (de) LLC Et Al
100620/25 Otero v. Mtapd - Mta Police
653740/24 Paek v. Is Dev. LLC
161873/25 Papademetriou v. Hans Namuth
154979/22 Pellot v. Skanska USA Civil Northeast Inc. Et Al
650620/25 Red Black Tree D.O.O., on Its Behalf And Derivatively on Behalf of Hotel Credits, Inc. v. Kwee
653735/25 Rm Group Mgt. LLC v. 54 Greene Ventures LLC Et Al
159999/25 Roth & Roth v. NYCTA Et Al
159837/25 Roth And Roth v. NYC Fire Dept.
155434/21 Saleh v. T-C 780 Third Ave. Owner LLC
152233/19 Sheahan v. NYC
650761/20 Skyview Capital v. Conduent Business Services
159794/20 Taima v. East 54th St. Properties
155497/23 Texidor v. Gurung
850257/25 The Board of Mgrs. of The Broad Exch. Bldg. Condominium v. Jonnalagadda
452784/24 NYC Et Al v. Huang
158913/25 The Legal Aid Society v. Fire Dept. of NYC
156191/20 Us Concrete, Inc.-Nyc v. Rinaldi Group
153097/25 Wilson v. 1199seiu Nat. Benefit Fund
162184/25 Wyatt v. NYC Dept. of Education

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1

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

WEDNESDAY, NOV. 12

652795/12 267 Edgeco LLC v. NYC
156239/16 Acosta v. NYC
159006/17 C. v. NYC
156493/17 Campos v. NYC
451484/21 Eren v. NYC
151324/18 Guerra v. NYC
450949/19 Isabel Alvarez v. NYC
159964/13 Javaheri v. Dept. of Education
152304/18 Oquendo Ramos v. NYC
450102/18 Reyes Martinez v. NYC
154771/20 Yataghene v. NYC

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160121/23 Acosta v. NYCHA
157922/23 Becquer v. NYCHA
952165/23 Doe v. Archdiocese of NY Et Al
161403/18 Dykes v. 13-17 Laight NY LLC
161163/24 Gardner v. NYCHA
157907/20 Guzman v. The NYCHA
952017/23 Jane Doe 1 Et Al v. Mount Sinai Beth Israel Et Al
156899/22 Mitchell v. The NYCHA
160517/18 Pecoraro v. NYC
158109/22 Wilson v. The NYCHA Et Al

Part 2

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

WEDNESDAY, NOV. 12

653230/20 American Transit Ins. v. Advanced Orthopaedics Pllc
155389/22 Asal Hldg. Co. v. Servpro Restoration of Upper Westside
159881/15 Barcia v. Costco Wholesale Corp.
652127/22 Cfs Enterprises Inc. T/a Cfs Steel Co. v. Jemzn Const. Inc. Et Al
651383/23 Ck2 v. Shapiro
656992/22 Davidoff Hutcher & Citron Llp v. Zakaria
655722/20 Eskandari Stone NY Inc. v. Tuscany Marble And Granite
151127/23 Greenberg v. C72 LLC
150171/23 Joseph Calcagno LLC Et Al v. Clinton Housing West 40th Partners
657323/17 Martin v. Sahgal
240025/25 Tretter v. Tax Comm. of NYC Et Al

Motion

652127/22 Cfs Enterprises Inc. T/a Cfs Steel Co. v. Jemzn Const. Inc. Et Al
651383/23 Ck2 v. Shapiro
151127/23 Greenberg v. C72 LLC
657323/17 Martin v. Sahgal

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252032/05 10 Christopher St. v. Tax Comm. of The
254507/22 101 Ave. D Associates v. The Tax Comm. of NYC
255342/08 1085 Park Ave. LLC v. The Tax Comm. of NYC
254291/15 1085 Park Ave. LLC v. The Tax Comm. of NYC
260378/23 1085 Park Ave. LLC v. The Tax Comm. of NYC
250383/19 14 East 58th LLC v. Tax Comm. of The
250102/20 156 E 30 Rlty. v. The Tax Comm. of NYC
262637/15 170 West End Ave. Owner v. Tax Comm. of The
256122/11 171 East 84th Owners LLC v. The Tax Comm.
260462/19 192 Lexington Ave. LLC v. The Tax Comm. of NYC
250278/20 205 East 10th St. Owners Inc. v. The Tax Comm. of NYC
253651/16 255 W. 108th St. Corp. v. The Tax Comm.
262789/17 26/32 J LLC v. The Tax Comm. of NYC
257175/18 270 Rlty. v. The Tax Comm. of NYC
252246/16 270 West 19th St. v. Tax Comm. of The
258583/21 278 Eighth Associates v. The Tax Comm. of NYC
259103/11 30 W S LLC v. The Tax Comm.
253296/12 310 East 48th St. LLC v. The Tax Comm.
256250/14 315 East 62 LLC v. Tax Comm. of The
261560/17 385 First Ave. Condominium v. Tax Comm. of The
262141/15 3rd Ave. Pavillion LLC v. The Tax Comm.
252908/12 4 Third Ave. Leasehold v. The Tax Comm.
264776/19 459 West 18th St. Condominium v. The Tax Comm. of NYC
262847/15 466-470 West 150th St. v. The Tax Comm.
262458/16 478 480 Central Park West v. Tax Comm. of The
251922/14 535-545 Fee LLC v. The Tax Comm. of NYC
264232/16 578 Ninth Ave. Associates v. The Tax Comm.
260444/16 6 West 20th St. Tenants v. The Tax Comm.
257121/19 715 Lexington Ave. LLC v. The Tax Comm. of NYC
254181/22 730 Fifth Retail v. The Tax Comm. of NYC
254484/18 79 Walker Owner LLC Et Al. v. The Tax Comm. of NYC
250736/17 9 West 35th St. LLC v. The Tax Comm. of NYC
262895/15 905 West End Ave. v. Tax Comm. of The
261253/11 Barney's, Inc. v. Tax Comm. of The
255914/23 Black Pumice D 2015 LLC v. The Tax Comm. of NYC
263851/18 Chelsea Grand LLC v. The Tax Comm. of NYC
263157/14 Clinton Assoc. For A v. The Tax Comm. of NYC
651692/23 Crestwood Services LLC v. Soleil Chartered Bank Et Al
255347/17 Danielle Apt. Corp. v. The Tax Comm. of NYC
651379/18 Dx Int'l LLC v. Style-Lab Experiment Inc. Et Al
266368/20 First Hudson Capital v. The Tax Comm. of NYC
254991/13 Heights Rlty. Associates v. The Tax Comm.
254616/14 Holtz House Condominium v. The Tax Comm.
257122/19 L&M Mohawk v. The Tax Comm. of NYC
263853/18 Lam Gen 25 LLC v. The Tax Comm. of NYC
256593/16 Milton Boron v. The Tax Comm.
261253/19 NY 29 West LLC v. The Tax Comm. of NYC
260377/16 Panasia Estate, Inc. v. Tax Comm. of The
258907/18 Riverside Garage Associates De v. The Tax Comm. of NYC
262629/21 Soho Village Hotel v. The Tax Comm. of NYC
262284/17 Swan Estate LLC v. The Tax Comm. of NYC
264326/20 The Shubert Organization, Inc. (longacre) v. The Tax Comm. of NYC

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651692/23 Crestwood Services LLC v. Soleil Chartered Bank Et Al

FRIDAY, NOV. 14

151732/22 Jeremiah Hardy v. 595 Baltic Asset LLC

Part 3

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

WEDNESDAY, NOV. 12

651801/24 Arena Special Opportunities Partners I v. Alfonsi
652563/24 Maldonado v. Nike Retail Services, Inc.

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653433/24 Cherokee Funding II v. Express Funding of America
651534/25 Khmel v. Vlasov
160845/25 Lester v.
603000/05 Said Hakim v. Kamran

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652527/20 Hudson Ins. Co. v. NY Const.
653927/23 Shiplion v. Bauble Bar, Inc.
654473/23 Supplybit v. Standard Power Hosting Infra Co.

Motion

653927/23 Shiplion v. Bauble Bar, Inc.
654473/23 Supplybit v. Standard Power Hosting Infra Co.

Part 6

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

WEDNESDAY, NOV. 12

805067/24 Aboff v. Garfield
805154/22 Barr-Johnson v. Mount Sinai Morningside Et Al
805028/25 Buckley v. Braverman Ivf & Reprod.ive Immunology Et Al
805332/23 Hatziantoniou v. Lenox Hill Hosp. Et Al
805171/25 K v. Mount Sinai South Nassau Et Al
805055/24 Lopez v. Tsai Md
805291/24 The Estate of Francisco Hernandez v. Archcare At Mary Manning Walsh Nursing Home & Rehabilitation Center Et Al

Motion

805067/24 Aboff v. Garfield
805154/22 Barr-Johnson v. Mount Sinai Morningside Et Al
805332/23 Hatziantoniou v. Lenox Hill Hosp. Et Al
805055/24 Lopez v. Tsai Md
805291/24 The Estate of Francisco Hernandez v. Archcare At Mary Manning Walsh Nursing Home & Rehabilitation Center Et Al

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805238/21 Ahmed v. Mount Sinai Hosp. Et Al
800003/22 Araman v. Greenberg
805360/22 Birster v. Strickland Md
805281/22 Blackwell v. NY Sports And Joints Orthopaedic Specialists Et Al
805392/22 Brown-Simmons v. Crooms M.D.
805273/24 Celebre v. O'Brien
805415/23 Cutrone v. Serur Md
805254/22 D'Ambra v. Amsterdam Nursing Home
805253/23 Deva v. Chelnis M.D.
805090/22 Doe v. Mount Sinai West Et Al
805459/17 Fernandez v. Harvey
805331/18 Filacchione v. Marwin
805312/23 Friedman v. Berman Md
805305/21 Fujitani v. Millennium Dental Services
805334/23 Getl Kasper Kaplan As Administrator of The Estate of Terry Kaplan v. Beth Israel Medical Center
805195/18 Gruenspecht v. Upper East Side Pain
805329/22 Herrera v. Del Vecchio M.D.
805205/20 Hoffman v. Shiau
805365/23 Lall v. Ratner Md
805040/25 Lewis v. Weiss M.D.
805106/24 Macgregor v. Shen Md Phd
805215/24 Madalinska v. Agnes Radzio M.D. Et Al
805195/24 Marrus v. NY Univ. College of Dentistry Et Al
805042/15 McMore v. Constantinides
805101/22 Mjp v. Digregorio
805136/19 Murcia v. Terence Cardinal Cooke
805483/23 Neha M. Shah And Gaurav Mehta v. Asif A. Ansari
805140/19 Nicholas v. Reddy
805166/22 Odesanya v. Ketly Michel
805114/24 Perez v. Opoku-Anane M.D.
805257/22 Pradhan v. Nirmal Tejwani
805364/20 Reinfeldt v. Redstone
805351/20 Rivera v. Mendez
805147/20 Romano v. Stelzer
805340/23 Schuman v. Sterry Md. F.A.C.S.
805269/24 Sepe v. New York-Presbyterian Hosp. Et Al
805412/21 Sigro v. Adams M.D.
805026/23 Sloan v. Kielbasa
805410/14 Teman v. Braverman
805099/20 Titelman v. Urken Md
805450/23 Waitkins v. McCance M.D.
805421/23 Weiss v. Citi Md Et Al
805282/20 Williams v. Terence Cardinal Cooke Health Care Center Et Al
805227/22 Zatt v. Schwartz

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800003/22 Araman v. Greenberg

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800005/19 Brennan v. Jules Winokur
805194/21 Piazza v. David Forsh

Part 7

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

WEDNESDAY, NOV. 12

161217/23 708 Third Avenue Holdings v. 710 Third Ave. Partners LLC
150165/24 Benjamin v. 311 West 42nd St. Associates LLC Et Al
652531/25 Jacobs v. Nbtv Channels
654252/25 NY Hair Group, Inc. Et Al v. Yeo
652507/24 NYU Langone Hosps. Et Al v. Emblemhealth, Inc. Et Al
654796/23 Owens v. New Empire Corp. Et Al
650582/24 Samson v. 91st St. Tenants Corp. Et Al
450610/25 Santos v. John's Fried Chicken No. 2 Corp. Et Al
160271/23 Spirt v. Spirt
654150/25 T.C. Browne & Co., LLC v. Create Renovation & Design, Inc. Et Al

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650582/24 Samson v. 91st St. Tenants Corp. Et Al

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654255/23 176 Washington Park LLC v. Empire Core Group LLC
654355/25 Alpha Capital Anstalt v. Orangehook, Inc. Et Al
155522/25 Aracena Mora v. United House of Prayer For All People Et Al
655984/25 Berman v. Tang
151249/24 Coiscou v. David Feirstein Et Al
651235/25 Con Ed Co. of New York, Inc. v. Apple Bank For Savings, Inc.
850136/14 Emigrant Bank v. Rosabianca
653186/25 Goldberg v. Naessig
657010/21 Kent v. Avijan
654912/25 Namoo Fine Woodworking Inc. v. Cm & Associates Const. Mgt. LLC Et Al
153199/22 NY Univ. v. NYC
158414/25 P v. The Trustees of Columbia Univ. in NYC
151709/25 Soares v. Rp/hh Milford Plaza Owner
656136/21 Visconti v. Fisher

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655984/25 Berman v. Tang
153199/22 NY Univ. v. NYC
158414/25 P v. The Trustees of Columbia Univ. in NYC

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155534/24 1-3 Charles St. LLC v. Shuai
150976/23 50 West St. Condominium Et Al v. Jdm Washington St. LLC
656332/19 Barbaro Electric Co., Inc. v. NYC
650606/22 Colle Capital Partners Lp Et Al v. Automaton, Inc.
150801/25 Cully v. Hess Corp. Et Al
651365/24 Dynamic Fire, Inc. v. Best System Sales, Inc. Et Al
154870/16 Emily Brooke Fulton Myers v. Three Hand Rlty.
161832/23 Infinity Auto Ins. Co. v. Torres
156449/24 Krantz v. Cipriani 25 B'way.
100913/25 Laguerre v. Isabella Center For Rehabilitation And Nursing Care
162430/25 London Terrace Gardens v. Feldchtein
160573/23 Moncler USA, Inc. v. 568 B'way. Prop. LLC
652607/24 Mulberry Condominium Associates, Inc. v. Leong
654297/22 Nachimovsky v. Millenium Homes Et Al
159999/25 Roth & Roth v. NYCTA Et Al
161324/23 Spence v. Ned NY 28th

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651365/24 Dynamic Fire, Inc. v. Best System Sales, Inc. Et Al
162430/25 London Terrace Gardens v. Feldchtein

Part 9

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

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365848/23 Bensoussan v. Elliott
365194/21 Samek v. O'Malley

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365016/24 Barker v. Gruszczynski
307012/18 Yates v. Yates

Part 11

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

WEDNESDAY, NOV. 12

156291/22 160 Riverside Corp. v. Yeshiva Ketana of Manhattan Et Al
160145/25 251 Ft. Rlty. LLC v. Benitez
952327/23 Ausnit v. Halpern
150871/23 Biehle v. Fields
653187/24 Cdg Industries, Inc. D/b/a Cedar Dev. Group Et Al v. Soni
654509/25 Fora Financial Asset Securitization 2024 v. Anglea Long D/b/a A And L Asphalt Et Al
654470/25 Greenwich Hldg. W. 23 v. 315 West 23rd St. Owners Corp. Et Al
653944/25 Gspp 4575 State Route 69 v. Precision Solar Renewables LLC
654292/25 Kasowitz Llp v. Press
654098/25 Liberty Mutual Ins. Co. Et Al v. Alston
161589/25 Morgenroth v. Aviles-Ramos
451263/23 NYCHA v. Baez
654577/25 Rfl 160 Fifth LLC v. Club Monaco U.S. LLC
650692/24 Soybean Parking LLC v. Board of Mgrs. of The Amherst Condominium
159790/24 Star Strong Capital v. Geste Designs Inc. Et Al
159374/18 Torres v. 120 B'way. Hldgs.
162715/25 United of Omaha Life Ins. Co. v. NYS Dept. of Financial Services
651660/23 Urban v. Hudson Capital Group Ventures

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160145/25 251 Ft. Rlty. LLC v. Benitez
654470/25 Greenwich Hldg. W. 23 v. 315 West 23rd St. Owners Corp. Et Al
161589/25 Morgenroth v. Aviles-Ramos
650692/24 Soybean Parking LLC v. Board of Mgrs. of The Amherst Condominium
159790/24 Star Strong Capital v. Geste Designs Inc. Et Al
159374/18 Torres v. 120 B'way. Hldgs.
651660/23 Urban v. Hudson Capital Group Ventures

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656055/20 American Express Nat. Bank v. Cornerstone Capital Group Corp. F/k/a Cornerstone Capital Group, Inc. Et Al
656024/25 Belzberg v. Leonidov
156847/16 Dimitrova Alekna v. 207-217 West 110 Portfolio
157772/15 Gashi-Baraliu v. NYC
155910/25 Hassan General Contracting Corp. v. 224 - 30 Eighth Ave LLC Et Al
653918/25 Rubal v. Sherif

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FRIDAY, NOV. 14

151803/24 Escobar v. 24 West Food Corp. D/b/a Food Dynasty Et Al
150049/20 Galvan v. Ery Tenant LLC
156993/19 Joy Freight, Inc. v. Mp Fashion
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850526/23 Hilton Resorts Corp. v. Andrews
850169/21 Hilton Resorts Corp. v. Dhital
850464/23 Jpmorgan Chase Bank v. Khawly
850638/23 Jpmorgan Chase Bank v. Connell
153589/22 Rosa Rios v. Addams
850678/23 Sbt Advantage Bank v. Ma
656807/19 U.S. Bank Nat. v. Thor 494 B'way. Partners LLC
810045/10 U.S. Bank Trust v. Werner
850121/19 Velocity Commercial Capital v. Kaplan
850171/21 Wilmington Savings Fund Society v. 140 West 121

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655795/19 Sturman v. Bba Group 377 LLC

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655795/19 Sturman v. Bba Group 377 LLC

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155434/21 Saleh v. T-C 780 Third Ave. Owner LLC

Part 15

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

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321885/23 Carter-Mcfadden v. McFadden
304678/21 Diggs v. Vasquez
303040/14 Flythe v. Flythe
315633/14 Hatch v. Hatch
350009/15 Hofmann v. Sender
365354/25 Hung v. Hung
321493/25 Weiss v. Weiss

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365271/20 Frank v. Fleitas
321457/25 Held v. Macdonald
365254/21 Von Girsewald v. Narrainen
311141/14 Yentis v. Yentis

Part 17

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

Part 19

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

FRIDAY, NOV. 14

156323/21 Berardi v. 900 Third Avenue
157192/19 Cadet v. NYCTA
161805/18 Campos v. Brown Harris Stevens
159931/17 Foronjy v. Hewitt School
152642/17 Gonzalez v. NYC Et Al
157730/22 Jones v. 9 East 118 St.
154690/19 Lu v. Elk Mas 86 East 10th LLC
158093/21 Myftari v. Amazon.Com Services LLC Et Al
152970/17 Rodriguez Cayetano v. NYC
154642/17 Theroux v. Resnicow
158475/22 Tobon v. Turner Const. Co. Et Al

Part 20 ADR

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

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161942/23 Almanzar v. Casillo
154405/22 Azzato Sr v. Penske Truck Leasing Co., L.P. Et Al
158295/22 Caceres v. Boyd
158902/21 Elliott v. Genao
150514/21 Garcia v. Casillo
161944/23 Howell v. Casillo
152489/22 Jawa v. Donnelly Mechanical Corp. Et Al
160459/22 Mieses v. Gvc II Inc. Et Al
159709/19 Paez Rodriguez v. Time Warner Entertainment
151399/23 Sanchez v. Simons
154228/24 Singh v. NYC Bd. of Ed. of Education Et Al
159807/19 Sutton v. Duenas
152033/23 Zensky v. Qi

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160573/24 Dawson v. Fine Fare Supermarket
151799/20 Dukaj v. 1177 Ave. of the Americas
159241/21 Morrillo v. 700 W. 180th St. Associates Inc.

Part 24 Matrimonial Part

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

WEDNESDAY, NOV. 12

655248/25 Agus v. Cohen Agus
365116/25 Agus v. Cohen
365579/22 Aventuro v. Paige
365664/23 Bashir-Bello v. Onireti—11 A.M.
365066/19 Bhathal v. Bhathal—9:30 A.M.
321398/25 Broadwater v. Hill—9:30 A.M.
365303/25 Bryant v. Bryant
321478/25 Chen v. Huang
321504/25 Chen v. Lin
321333/25 Chisholm v. Grannum
322014/24 Jaiteh v. Bathily—9:30 A.M.
365381/24 Jean v. James—10 A.M.
309833/10 Klein v. Klein—10 A.M.
321291/25 Laghzaoui v. Youseph
301508/19 Lamboy v. Whitted
321594/25 Lin v. Li
321168/23 Rossi v. Barron—9:30 A.M.
312168/15 Trafelet v. Trafelet
321383/25 Yang v. Yang

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312168/15 Trafelet v. Trafelet

Uncontested Matrimonial

365579/22 Aventuro v. Paige
321478/25 Chen v. Huang
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321383/25 Yang v. Yang

Part 26

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

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Justice Aija Tingling
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Phone 646-386-4372
Room 543

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365710/23 Thomas v. Thomas
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Justice Judith N. McMahon
60 Centre Street
646-386-3275

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

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

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

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Part 39

Justice James G. Clynes
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Phone 646-386-3619

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Part 43

Justice Robert R. Reed
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Phone 646-386-3238
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Part 40TR Judicial Mediation

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Room 300

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Part 44

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

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Part 45 Commercial Div.

Justice Anar Rathod Patel
60 Centre Street
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Room 428

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Part 48 Commercial Div.

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

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654824/23 Bleriot Us Bidco Inc. Et Al v. Signature Aviation Ltd. F/k/a Signature Aviation Plc F/k/a Bba Aviation
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850206/24 Sig Cre 2023 Venture LLC v. 2307 Hldgs. LLC Et Al

Part 49 Commercial Div.

Justice Margaret A. Chan
60 Centre Street
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Room 252

Part 53 Commercial Div.

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

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Part 54 Commercial Div.

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

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651554/25 Avnet, Inc., Et Al v. Harman Becker Automotive Systems, Inc. Et Al

Part 57

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

WEDNESDAY, NOV. 12

655895/16 Albucker v. Edirs
950045/19 Ark38 v. Archdiocese of NY
950057/19 Ark69 v. Archdiocese of NY
950068/19 Ark81 v. Archdiocese of NY
160082/20 Burrows v. 75-25 153rd St.
950349/21 Centeno v. Madison Square Boys & Girls Club, Inc. (f/k/a Madison Square Boys Club, Inc.) Et Al
950013/19 Doe Cp v. Archdiocese of NY
950161/20 Doe v. Archdiocese of NY Et Al
950194/20 Doe v. Archdiocese of NY Et Al
950358/20 Doe v. Archdiocese of NY
950378/20 Douglas v. Roman Catholic
950006/20 H. v. NYC
950358/21 M. v. NYC
950249/21 M. v. NYC
950023/19 Me v. Archdiocese of NY
950126/19 Perkins v. Cabrini Mission Foundation
950616/20 Smith v. Pleasantville Cottage School
950021/19 Tc v. Archdiocese of NY
950022/19 Te v. Archdiocese of NY
950429/20 Th v. Archdiocese of NY Et Al
950653/20 W. II v. NYC

Motion

950358/21 M. v. NYC
950616/20 Smith v. Pleasantville Cottage School
950653/20 W. II v. NYC

THURSDAY, NOV. 13

110848/09 Bac Home Loan Servicing v. Moore
151855/20 Bonilla-Ulloa v. One Ten East End Associates
951221/21 Doe v. Roman Catholic Archdiocese of NY Et Al
950720/21 F. v. NYC
950624/20 Harrison v. NYC Et Al
950052/20 K. v. Archdiocese of NY
950103/21 Knight v. Archdiocese of NY Et Al
950656/20 T. v. NYC

FRIDAY, NOV. 14

160162/14 322 West 47th St. Hdfc v. Loo
950245/21 A.W. v. Archdiocese of NY
950606/20 Doe v. Roman Catholic Archdiocese
950969/21 Kardaras v. Allen-Stevenson School For Boys
950563/21 L. v. Archdiocese of NY
950158/19 Sinclair v. Roman Catholic Archdiocese
950093/21 W.R. v. NYC Dept.

Part 59

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

FRIDAY, NOV. 14

655531/16 Golub v. Modern Yachts
157521/22 Hannant v. Abt

Motion

655531/16 Golub v. Modern Yachts

Part 60 Commercial Div.

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

WEDNESDAY, NOV. 12

155479/25 Board of Managers of The 432 Park Condominium v. 56th And Park (ny) Owner
650026/13 Estate of Margaret Kainer v. Ubs Ag
659686/24 Global Tech. Acquisition Corp. I v. Tyfon Culture Hldgs. Ltd.
654643/24 Nationwide Mutual Ins. Co. Et Al v. O3 Industries
653994/25 Phillips Auctioneers LLC v. Mimran

THURSDAY, NOV. 13

654628/25 30 Irving LLC Et Al v. Rosenberg
650020/24 Amtrust North America, Inc. v. Ins. Specialty Group LLC
650126/25 Sy v. Compaore

FRIDAY, NOV. 14

652923/25 Navigators Ins. Co. v. Easyknock, Inc. Et Al
653072/25 NY Quality Healthcare Corp. v. Actavis Holdco U.S., Inc. Et Al
651906/23 One Harbor Point Square LLC Et Al v. Birch Real Estate Services LLC
650401/22 Rsm Us Llp v. Notes

Motion

651906/23 One Harbor Point Square LLC Et Al v. Birch Real Estate Services LLC
650401/22 Rsm Us Llp v. Notes

Part 61 Commercial Div.

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

WEDNESDAY, NOV. 12

652944/25 Gruber v. Reif
654011/25 Ibrahiem v. Sharhan

THURSDAY, NOV. 13

650706/24 Babs Patrimoine Et Al v. Lacroix
654546/25 Cmtg Jpm Term Funding LLC Et Al v. Chetrit
654395/22 Daiwa Corporate Advisory LLC v. T-Rex Group, Inc.
651634/23 Ditkoff v. Retinal Ambulatory Surgery Center of New York, Inc. Et Al
654891/24 Goldberg v. Marcus
653760/21 Inversiones Odisea Et Al v. General Shopping Investments Ltd. Et Al
651879/24 Map Health Hldgs. v. Espresso Capital
652392/25 Metro. Commercial Bank v. Hidary
659245/25 Riverpar S.A. Et Al v.

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FOUNDATIONS

The Annual return of Jack H Ashkenazie Foundation for the calendar year ended December 31st, 2024 is available at its principal office located at C/O Almar Sales Co 320 Fifth Ave, 3rd Floor, New York, NY 10001 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Raymond J Ashkenazie.
16947 n12

THE ANNUAL RETURN OF THE GENIE AND DONALD RICE CHARITABLE FOUNDATION For the calendar year ended December 31, 2024 is available at its principal office located at 26-S Ned's Point Road, Mattapoisett, MA 02739 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is DONALD S. RICE.
16516 n12

THE ANNUAL RETURN OF THE LINVILLE FAMILY FOUNDATION. For the calendar year ended December 31, 2024, is available at its principal office located at BROWN BROTHERS HARRIMAN & CO. 140 BROADWAY, 7TH FLOOR NEW YORK, NY 10005 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is JAMES C. LINVILLE.
16134 n12

THE ANNUAL RETURN OF THE MANITOBA FOUNDATION. For the calendar year ended DECEMBER 31, 2024, is available at its principal office located at C/O PWRW&G LLP 1285 AVE OF AMERICAS, 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 ALAN HALPERIN.
16942 n12

THE ANNUAL RETURN OF The Martin B. Greenberg Foundation Inc. For the calendar year ended December 31, 2024 is available at its principal office located at 18 Lawrence Court Tenafly, NJ 07670 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is David D. Greenberg.
16886 n12

THE ANNUAL RETURN OF THE MORRIS J. KRAMER MEMORIAL TRUST. For the calendar year ended December 31, 2024 is available at its principal office located at c/o Cerity Partners LLC 99 Park Avenue, 16th Floor, New York, NY 10016 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Oliver Kramer.
16979 n12

LIQUOR LICENSES

NOTICE IS HEREBY given that a license, number NA-0340-25-132172 for liquor been applied for by the undersigned to sell liquor at retail in a restaurant under the Alcoholic Beverage Control Law at 1265 Third Avenue, New York, NY 10021 for on premises consumption. Three and Seventy-Three Gourmet, LLC d/b/a Dallas BBQ.
17013 Nov12 w Nov19

LIMITED LIABILITY ENTITIES

BLOOMING PATH NURSE PRACTITIONER IN PSYCHIATRY PLLC. Filed with SSNY on 10/17/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 3280 SUNRISE HWY #3280, WANTAGH, NY 11793. Purpose: NP in Psychiatry
16639 n5-Tu d10

KIND CARE DENTAL PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 10/31/2025. 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, 28 Maple Place, Ste 1304 M, Manhasset, NY 11030. Purpose: To Practice The Profession Of Dentistry.
16687 n5-Tu d10

THE LAW OFFICE OF RALPH J. REISSMAN, PLLC. Arts. of Org. filed with the SSNY on 10/28/25. 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, 826 Lawrence Court, West Hempstead, NY 11552. Purpose: For the practice of the profession of Law.
16672 n5-Tu d10

NOTICE OF FORMATION of Total Rehab PT PLLC. Filed 9/9/25. Cty: Bronx. SSNY desig. for process & shall mail 2735 Henry Hudson Pkwy, Bronx, NY 10463. Purp: any lawful.
15321 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Amy Ferraro NP in Psychiatry PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/28/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 333 Warner Ave., Apt. 306, Roslyn Heights, NY 11577. Purpose: to practice the profession of Nurse Practitioner in Psychiatry.
17022 n12-W d17

NOTICE OF FORMATION of Hudson Street Dental Services PLLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/17/25. Office location: NY Co. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: 90 Vandam Street, NY, NY 10013. Purpose: practice the profession of Dentistry.
16990 Nov12 w Dec17

NOTICE OF FORMATION of Bastion Engineering PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 27 Radcliffe Rd, Island Park, NY 11558. Purpose: any lawful purpose.
16549 Nov5 w Dec10

NOTICE OF FORMATION of Inner Strength Mental Health Counseling PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/8/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 429 Cedarhurst Ave, Cedarhurst, NY 11516. Purpose: any lawful purpose.
16562 Nov5 w Dec10

NOTICE OF FORMATION of JAD ANESTHESIA, PLLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/01/25. Office location: Nassau County. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Medicine.
16608 Nov5 w Dec10

NOTICE OF FORMATION of Journeys Psychotherapy LCSW PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 157 East 86th Street, #451, New York, NY 10028. Purpose: any lawful act.
15171 O08 W N12

NOTICE OF FORMATION of Medical Offices of Manhattan, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/5/2004. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 590 Madison Ave, Ste 1800, New York, NY 10022. Purpose: any lawful act.
15218 O08 W N12

NOTICE OF FORMATION of ROOM TO WONDER MARRIAGE AND FAMILY THERAPY, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 210 E 88th Street Apt 3D, New York, NY 10128. Purpose: any lawful act.
15291 O08 W N12

NOTICE OF FORMATION of Adam Ron Translateur Architecture PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 2/19/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 2600 Netherland Avenue, 1525, Bronx, NY 10463/Adam Ron Translateur, RA. Purpose: any lawful act.
15642 O15 W N19

NOTICE OF FORMATION of Bloom Within Licensed Mental Health Counseling, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/16/2025. 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, Suite 290, New York, NY 10005. Purpose: any lawful act.
15473 O15 W N19

NOTICE OF FORMATION of BORUKHOV LAW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 347 5th Ave, Ste 1402-177, New York, NY 10016. Purpose: any lawful act.
12464 O15 W N19

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LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Ka Ming Gordon Ngai, MD, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 333 W 56th St, Apt 2B, New York, NY 10019. Purpose: any lawful act.
15519 O15 W N19

NOTICE OF FORMATION of SAFE SUMMIT PSYCHOTHERAPY LCSW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 93 Clinton Street, Apt 5, New York, NY 10002. Purpose: any lawful act.
15512 O15 W N19

NOTICE OF FORMATION of ILGANAYEV & STEPANKOVSKIY LAW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 139 Fulton Street, Suite 801, New York, NY, 10038, USA. Purpose: any lawful act.
16162 O29 W D03

NOTICE OF FORMATION of SUSAN REIB THERAPY LCSW PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/17/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 562 Kappock St, BX, NY 10463. P/B/A: 2600 Netherland Ave, Apt 1220, BX, NY 10463. Purpose: any lawful act.
15899 O29 W D03

NOTICE OF FORMATION of New York Cancer Veterinary Hospital PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/16/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: GKL Registered Agents, Inc., 71 Orchard St., Auburn, NY 13021. Purpose: to practice the profession of veterinary medicine.
15387 o8-W n12

NOTICE OF FORMATION of Margaret Shanley, LCSW, PLLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 211 W 14th St, NY, NY 10011. Purpose: any lawful purpose.
15259 Oct8 w Nov12

GISELLE PEREZ NURSE PRACTITIONER IN PSYCHIATRY PLLC. Filed with SSNY on 07/01/2025. Office location: New York County. SSNY designated as agent for process and shall mail to: 1178 BROADWAY, 3RD FL, #3844, NEW YORK, NY 10001. Purpose: NP IN PSYCHIATRY
15950 o22-W n26

HOURIZADEH MEDICAL CARE PLLC. Filed with SSNY on 07/24/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 11 GRACE AVE # 305, GREAT NECK, NY 11021. Purpose: MEDICINE
15939 o22-W n26

FINE ARTS ARCHITECTURE PLLC. Arts. of Org. filed with the SSNY on 09/25/25. 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, 30 Durand Place, Manhasset, NY 11030. Purpose: For the practice of the profession of Architecture.
15334 o8-W n12

PAUSE CREATIVE ARTS THERAPY PLLC. Arts. of Org. filed with the SSNY on 09/25/25. 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, 3595 Roanoke Street, Seaford, NY 11783. Purpose: For the practice of the profession of Creative Arts Therapy.
15341 o8-W n12

LIMITED LIABILITY ENTITIES

Notice of Qualification of Red Knot Law PLLC. App. for Auth. filed with Sec. of State of NY (SSNY) on 9/2/25. Office loc.: NY County. Formed in DC on 8/1/25. SSNY desig. as agent for service of process; mail to 299 Broadway #800, NY, NY 10007. DC addr.: 601 13th St NW, 12th Fl, Washington, DC 20005. Cert. of Form. filed with DC DLCP, 1100 4th St SW, Fl 2, Washington, DC 20024. Purpose: law practice.
15386 O22 W N26

See *Decisions of Interest* only at NYLJ.COM

LIMITED LIABILITY ENTITIES

205 E 60 REALTY LLC. Arts. of Org. filed with the SSNY on 09/19/25. 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, 11 Grace Avenue, Suite 405, Great Neck, NY 11021. Purpose: Any lawful purpose.
17014 n12-W d17

25 MAGLIE DRIVE LLC Arts. of Org. filed with SSNY on 10/20/2025. Off. Loc.: NASSAU Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 68S 3rd Street, Bethpage, NY 11714. General Purposes.
15979 n12-W d17

CAROKIBORT LLC. Arts. of Org. filed with the SSNY on 10/15/25. 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, 630 Third Avenue, 23rd Floor, New York, NY 10017. Purpose: Any lawful purpose.
17019 n12-W d17

DeFeo Enterprises, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 8/26/2025. 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: c/o Augustine DeFeo, 439 Main St, Port Washington, NY 11050. Purpose: any lawful act.
16963 n12-W d17

EAST 60 HOLDINGS LLC. Arts. of Org. filed with the SSNY on 09/05/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 11 Grace Avenue, Suite 405, Great Neck, NY 11021. Purpose: Any lawful purpose.
17015 n12-W d17

HOBNOB HOSPITALITY LLC Art. Of Org. Filed Sec. of State of NY 8/25/2025. Off. Loc.: New York Co. SSNY designated as agent upon whom process may be served & shall mail proc.: c/o Steven Abramowitz, 30 West 13th Street, Apartment 5B, New York, NY 10011, USA. Purpose: Any lawful purpose.
16951 n12-W d17

MB WORKFORCE EVOLUTION PARTNERS, LLC. Arts. of Org. filed with the SSNY on 10/07/25. 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, 405 Lexington Avenue, 9th Floor, New York, NY 10174. Purpose: Any lawful purpose.
17017 n12-W d17

M.I.M.S. LLC Arts. of Org. filed with SSNY on 11/7/2025. Off. Loc.: BRONX Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 4120 Edson Ave, Bronx, NY 10466. General Purposes
17005 n12-W d17

RFP EAST 19TH LLC. Arts. of Org. filed with the SSNY on 10/22/25. Latest date to dissolve: 12/31/2080. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 33 Montgomery Boulevard, Atlantic Beach, NY 11509. Purpose: Any lawful purpose.
17016 n12-W d17

RFP EAST 19TH LLC. Arts. of Org. filed with the SSNY on 10/22/25. Latest date to dissolve: 12/31/2080. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 33 Montgomery Boulevard, Atlantic Beach, NY 11509. Purpose: Any lawful purpose.
17016 n12-W d17

THE BLS COLLECTIVE LLC, Arts. of Org. filed with the SSNY on 11/07/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Brianna L. Scordato, 333 Huguenot Street, Apt. P110, New Rochelle, NY 10801. Purpose: Any Lawful Purpose.
16980 n12-W d17

WWK Realty LLC, Arts of Org filed with SSNY on 07/25/23. Off Loc: New York County, SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 15 Division St Fl 2, New York NY 10002. Purpose: to engage in any lawful act
16183 n12-W d17

1370 TELLER LLC. Arts. of Org. filed with the SSNY on 10/14/25. 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, 121 Old Mill Road, Great Neck, NY 11021. Purpose: Any lawful purpose.
16664 n5-Tu d10

LIMITED LIABILITY ENTITIES

220 CENTRE ISLAND ROAD LLC. Filed with SSNY on 11/07/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 41 LUDLAM AVE, BAYVILLE, NY 11709. Purpose: Any Lawful
16645 n5-Tu d10

40ALLENNH LLC, Arts. of Org. filed with the SSNY on 10/05/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Ling Li, 40 Allen Street, New Hyde Park, NY 11040. Purpose: Any Lawful Purpose.
16685 n5-Tu d10

41-07 CRESCENT ST JV LLC. Arts. of Org. filed with the SSNY on 03/26/14. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 80 8th Ave, New York, NY 10011. Purpose: Any lawful purpose.
16667 n5-Tu d10

44 FIRST PLACE LLC. Filed with SSNY on 08/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 133 SUMMIT DR, MANHASSET, NY 11030. Purpose: Any Lawful
16676 n5-Tu d10

520 GOLDEN KEY LLC. Arts. of Org. filed with the SSNY on 09/19/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 520 East 81st Street, Apartment 8C, New York, NY 10028. Purpose: Any lawful purpose.
16666 n5-Tu d10

80 CHESTNUT ST LLC. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 35 FLORAL AVE, BETHPAGE, NY 11714. Purpose: Any Lawful
16646 n5-Tu d10

98 LIME LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 79 GLEN KEITH RD U, GLEN COVE, NY 11542. Purpose: Any Lawful
16630 n5-Tu d10

AAA VIR, LLC. Filed with SSNY on 10/17/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 99 WASHINGTON AVE, STE 700, ALBANY, NY 12260. Purpose: Any Lawful
16628 n5-Tu d10

AFFRONTI HOLDINGS LLC. Filed with SSNY on 07/14/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1581 FRANKLIN AVE, MINEOLA, NY 11501. Purpose: Any Lawful
16650 n5-Tu d10

ATGG, LLC. Filed with SSNY on 10/22/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 141 WYCKOFF PL, APT 5A, WOODMERE, NY 11598. Purpose: Any Lawful
16640 n5-Tu d10

BITSURGE IPX TECHNOLOGIES LLC. Filed with SSNY on 08/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 7 HERRICK DR, LAWRENCE, NY 11559. Purpose: Any Lawful
16652 n5-Tu d10

BRAVO HQ ONE JR LLC. Filed with SSNY on 07/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 3 SCHOOL ST, STE 207, GLEN COVE, NY 11542. Purpose: Any Lawful
16637 n5-Tu d10

B&R IRRIGATION LLC. Filed with SSNY on 04/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: PO BOX 109, ROCKVILLE CENTRE, NY 11571. Purpose: Any Lawful
16649 n5-Tu d10

CHAMPION MANAGEMENT PARTNERS, LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful
16632 n5-Tu d10

COVE HILL 31 LLC. Filed with SSNY on 10/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 96 POUND HOLLOW RD, GLEN HEAD, NY,11545. Purpose: Any Lawful
16638 n5-Tu d10

FAMILY FORWARD GROUP LLC Arts. of Org. filed with SSNY on 10/29/2025. Off. Loc.: NASSAU Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 124 Meadowview Ave, Hewlett, NY 11557. General Purposes.
16592 n5-Tu d10

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LIMITED LIABILITY ENTITIES

GAIN ASSETS LLC. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 PENNINSULA BLVD, STE 12, CEDARHURST, NY 11516. Purpose: Any Lawful
16635 n5-Tu d10

H&G RE HOLDINGS LLC. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 990 S BROADWAY, HICKSVILLE, NY 11801. Purpose: Any Lawful
16647 n5-Tu d10

HOTSPOT CELL OF THE MALLS LLC. Filed with SSNY on 05/02/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 150 WILLIS LN, SYOSSET, NY 11791. Purpose: Any Lawful
16627 n5-Tu d10

J AND J WARRIOR LLC. Arts. of Org. filed with the SSNY on 10/27/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 872 Madison Avenue, #2A, New York, NY 10021. Purpose: Any lawful purpose.
16668 n5-Tu d10

JC PAVO LUXE GROUP LLC. Filed with SSNY on 10/09/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 17 LEHIGH CT, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful
16641 n5-Tu d10

KEHAR SINGH TURAN LLC. Filed with SSNY on 08/25/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 710 WHITE AVE, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
16651 n5-Tu d10

LAM COLLECTIVE LLC. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 44 COLUMBIA AD, ROCKVILLE CENTRE, NY 11570. Purpose: Any Lawful
16643 n5-Tu d10

MAGIC LEMON CAPITAL, LLC. Filed with SSNY on 10/20/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 45-14 ASTER LN, GREAT NECK, NY 11020. Purpose: Any Lawful
16629 n5-Tu d10

NEW YORK BALLI GROUP LLC. Filed with SSNY on 10/03/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 75 SOMERSET DR S, GREAT NECK, NY 11020. Purpose: Any Lawful
16677 n5-Tu d10

NO ONE LEFT BEHIND PARTNERS, LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful
16631 n5-Tu d10

NS TOWN, LLC. Filed with SSNY on 10/28/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful
16633 n5-Tu d10

PHANTOM CAPITAL 10 LLC. Filed with SSNY on 10/01/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
16648 n5-Tu d10

PHANTOM CAPITAL 12 LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
16626 n5-Tu d10

PHANTOM PARTNERS 89 LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
16634 n5-Tu d10

PHANTOM RISE LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
16655 n5-Tu d10

POS SYSTEMS LONG ISLAND LLC, Arts. of Org. filed with the SSNY on 09/26/2025. 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, 195 Armstrong Rd, Garden City Park, NY 11040. Reg Agent: Robert P Seery, 195 Armstrong Rd, Garden City Park, NY 11040. Purpose: Any Lawful Purpose.
16682 n5-Tu d10

LIMITED LIABILITY ENTITIES

RC SUNRISE REALTY, LLC. Filed with SSNY on 10/14/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 NASSAU BLVD, GARDEN CITY, NY 11530. Purpose: Any Lawful
16663 n5-Tu d10

REALIZATION ACQUISITION PARTNERS, LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5100 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful
16659 n5-Tu d10

RYAN EYRE, LLC. Filed with SSNY on 10/23/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2631 MERRICK RD, STE 203, BELLMORE, NY 11710. Purpose: Any Lawful
16660 n5-Tu d10

STERLING GATE BELROSE LLC. Arts. of Org. filed with the SSNY on 10/28/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 372 Main Street, Unit 202, Port Washington, NY 11050. Purpose: Any lawful purpose.
16669 n5-Tu d10

STERLING GATE BELROSE LLC. Arts. of Org. filed with the SSNY on 10/28/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 372 Main Street, Unit 202, Port Washington, NY 11050. Purpose: Any lawful purpose.
16669 n5-Tu d10

STERLING GATE BROOKLYN LLC. Arts. of Org. filed with the SSNY on 10/28/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 372 Main Street, Unit 202, Port Washington, NY 11050. Purpose: Any lawful purpose.
16671 n5-Tu d10

SWK REALTY II LLC. Filed with SSNY on 10/15/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 136 W HENRIETTA AVE, OCEANSIDE, NY 11572. Purpose: Any Lawful
16654 n5-Tu d10

THERAPEUTIC ENERGY DAY CARE CENTERS LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 10 WEDGEWOOD DR, WESTBURY, NY 11590. Purpose: Any Lawful
16653 n5-Tu d10

THE WEALTHPLAN LLC. Filed with SSNY on 01/24/2024. Office: Nassau County. SSNY designated as agent for process & shall mail to: 60 CUTTER MILL RD, STE 100-G, GREAT NECK, NY 11021. Purpose: Any Lawful
16657 n5-Tu d10

TINY HUMANS COLLECTIVE LLC. Filed with SSNY on 10/24/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2981 MORELAND AVE, OCEANSIDE, NY 11572. Purpose: Any Lawful
16661 n5-Tu d10

TRINITY RC REALTY, LLC. Filed with SSNY on 10/21/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 320 NASSAU BLVD, GARDEN CITY, NY 11530. Purpose: Any Lawful
16662 n5-Tu d10

US TRADING LLC. Filed with SSNY on 05/26/2022. Office: Nassau County. SSNY designated as agent for process & shall mail to: 41-14 MAIN ST, N35, FLUSHING, NY 11355. Purpose: Any Lawful
16656 n5-Tu d10

WALK THE BLOCK RECORDS LLC, Arts. of Org. filed with the SSNY on 10/31/2025. 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, 347 5th Avenue, Ste 1402-274, NY, NY 10016. Purpose: Any Lawful Purpose.
16681 n5-Tu d10

WEBSITE MEDIC LLC. Filed with SSNY on 10/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 3601 HEMPSTEAD TPKE, STE 307, LEVITTOWN, NY 11756. Purpose: Any Lawful
16658 n5-Tu d10

LILY372 LLC Arts. of Org. filed with SSNY on 10/20/2025. Off. Loc.: NEW YORK Co. SSNY desig. As agt. upon whom process may be served. SSNY shall mail process to: The LLC, 372 Central Park West Apt. #14R, New York, NY 10025. General Purposes.
16515 n5-W d10

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SALES

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on September 02, 2011 by Martin Creaven, and in accordance with its rights as holder of the security, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-2, by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 134 shares of common stock in 304 East 73rd Street Corp. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT C in a building known as and by the street address, 304 E 73rd Street C, New York, NY 10021 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT C on November 19, 2025 at 11:00AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of $178,405.95 plus interest from April 01, 2021 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale. GROSS POLOWY LLC 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 87566
16152 o29-W n12

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS INDYMAC BANK F.S.B., -against- PARBATI BREWINGTON, ET AL. NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on September 14, 2010, wherein INDYMAC BANK F.S.B., is the Plaintiff and PARBATI BREWINGTON, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on December 4, 2025 at 2:30PM, the premises known as 35 EUCLID AVENUE, BROOKLYN, NY 11208; tax map identification 4105-20; and description: ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK . . . Premises will be sold subject to provisions of filed Judgment Index No.: 08-2198. Steven D. Cohn, Esq., as Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT
15718 n5-W n26

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, THE BOARD OF MANAGERS OF THE PALADIN CONDOMINIUM, Plaintiff, vs. GARBIS DOGRAMACIYAN AND JULYA DOGRAMACIYAN, Defendants. Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale dated August 11, 2025, and duly entered on August 12, 2025, the undersigned Referee will sell at public auction at Room 252 of the New York County Courthouse, 60 Centre Street, New York, New York 10007 on December 3, 2025, at 2:15pm, all that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, and known and described as Unit 2204 in the condominium known as "Paladin Condominium," Block 1436 and Lot 1088, together with an undivided 1.246% interest in the Common Elements, at the premises located at 300 East 62nd Street, New York, New York 10065. Approximate judgment amount is $121,695.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No. 654658/2022. Allison M. Furman, Esq., Referee Tane Waterman & Wurtzel, PC, 120 Broadway, Suite 948, New York, New York 10271, Attorneys for Plaintiff Dated: October 28, 2025
16270 n5-W n26

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK Capital One, National Association, Plaintiff AGAINST Sarah Sanders; Lorraine Sanders; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered April 2, 2018, amended September 5, 2025, I, the undersigned Referee, will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY 10007 on November 19, 2025, at 2:15PM, premises known as 322 East 120th Street, New York, NY 10029. All that certain plot, piece or parcel of land, together with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 1796 Lot 43. Approximate amount of judgment $303,907.61 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 850286/2014. Lawrence B. Goodman, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: October 3, 2025 87328
15485 o22-W n12

SALES

SUPREME COURT - COUNTY OF BRONX. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- MARIA AMPARO ROMERO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on December 30, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on December 8, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, known and designated as Block 2971 Lot 57 on the Bronx County Tax Assessment Map. Said premises known as 827 FREEMAN STREET, BRONX, NY Approximate amount of lien $18,613.65 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 34033/2020E. STEVEN J. BAKER, ESQ., Referee Phillips Lytle LLP Attorney(s) for Plaintiffs 100 S. Clinton Avenue, Suite 2900, Rochester, NY 14604
15976 n5-W n26

NOTICE OF SALE

Supreme Court County of New York Bank of America, N.A. s/b/m BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff AGAINST Rodney Fabor, et al, Defendant Pursuant to a Judgment of Foreclosure and Sale duly entered on January 17, 2017, I, the undersigned Referee, will sell at public auction at the New York County Courthouse, 60 Centre Street, Room 130, New York, NY 10007 on November 19, 2025 at 2:15 PM premises known as 406 West 145th Street, New York, NY 10031. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of New York, State of New York, BLOCK: 2050, LOT: 150. Approximate amount of judgment is $1,922,026.09 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 850340/2014. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Avi A. Naveh, Referee FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP 53 Gibson Street Bay Shore, NY 11706 01-016776-F03 87413
15484 o22-W n12

SUPREME COURT - COUNTY OF NEW YORK RUDOLF KATS, Plaintiff -against- BLANCA N. AGOSTO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 10, 2023 and entered on July 11, 2023, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, NY on December 17, 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, bounded and described as follows: BEGINNING at a point on the northerly side of 106th Street, distant 91 feet 6 inches westerly from the corner formed by the northerly side of 106th Street and the westerly side of Lexington Avenue; being a plot 100 feet 11 inches by 16 feet 8 inches by 100 feet 11 inches by 16 feet 8 inches. Block: 1634 Lot: 113 Said premises known as 127 EAST 106TH STREET, NEW YORK, NY Approximate amount of lien $2,182,218.55 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 850027/2012.
DAVID S. DENDER, ESQ., Referee Abrams Garfinkel Margolis Bergson, LLP Attorney(s) for Plaintiff 1430 Broadway, 8th Floor, New York, NY 10018
16269 n12-W d3

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Courtney Lemon Curd LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/7/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 303 E 37th St, 5F, New York, NY 10016. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15970 O29 W D03

NOTICE OF FORMATION of DIAMOND WITH THE PEARL, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: URS Agents Inc., 99 Washington Ave, Ste 805A, Albany, NY 12210. Dissolution date: N/A. Purpose: Real Estate.
15157 O29 W D03

NOTICE OF FORMATION of 29 WARREN/CHURCH I LLC, amended to: 29 Warren/Church LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/28/2023. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1375 Broadway, 6th Fl., New York, NY 10018. Purpose: any lawful activities.
16226 o29-W d3

THIRTYPARK CAPITAL LLC Authority filed with Secy. of State of NY (SSNY) on 10/7/25. Office location: NY Co. LLC formed in DE on 10/6/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to The LLC 30 Park Pl Apt 53C NY, NY 10007. DE address of LLC: 1209 Orange St Wilmington DE 19801. Arts. of Org. filed with DE Secy. of State, P.O. Box 898 Dover, DE 19903. Purpose: Any lawful activity.
15804 Oct22 w Nov26

SALES

NOTICE OF FORECLOSURE SALE FOR REAL PROPERTY

SUPREME COURT – STATE OF NEW YORK, COUNTY OF NEW YORK SCOPE LEASING, INC., Plaintiff - against- EILEEN M. PATRICK, et al Defendant(s). Pursuant to that certain Order of Judgment dated May 2, 2025 and entered on July 31, 2025 ("Judgment"), I, the undersigned Referee will sell at public auction in Room 130, or such other location within the Courthouse as may be designated, of the New York County Courthouse ("Courthouse"), 60 Centre Street, New York, New York 10007 on November 19th , 2025 at 2:15 p.m., prevailing Eastern Time, that certain premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows: BEGINNING at a point on the southerly side of 87th Street, distant 170 feet northwesterly from the corner formed by the intersection of the southerly side of 87th Street with the westerly side of Avenue A, which point is opposite the Centre of a party wall; being a plot 100 feet 8 1/2 inches by 20 feet by 100 feet 8 1/2 inches by 20 feet. Block: 1566 Lot: 131 ("Premises"). Said premises is known as and located at 438 EAST 87TH STREET, NEW YORK, NEW YORK 10128. The approximate amount of the lien is $8,849,991.69, plus default interest & costs thereon from and after May 2, 2025. Premises will be sold subject to provisions of the filed Judgment and forthcoming terms of sale. Index Number 652871/2024. KEITH M. BRANDOFINO, ESQ., Court Appointed Referee Baker & Hostetler, LLP Attorney(s) for Plaintiff 45 Rockefeller Plaza,
New York, New York 10111
15807 o27-TuWTh n14

ORDER TO SHOW CAUSE

At an I.A.S. Part 29 of the Supreme Court of the State of New York, held in and for the County of Nassau, at the Courthouse thereof, at 100 Supreme Court Drive, Mineola, New York 11501 on October 29, 2025 - SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF NASSAU - DONALD P. MCGEE and NIVEA E. MCGEE, Petitioners, -against- AMERICAN BUSINESS MORTGAGE SERVICES INC, THE BANK OF NEW YORK MELLON, JPMORGAN CHASE BANK, N.A., WELLS FARGO BANK, N.A., DELAWARE TRUST COMPANY as successor to Law Debenture Trust Company of New York, U.S. BANK, N.A., CITIBANK, N.A., PHH MORTGAGE CORPORATION, as successor to Ocwen Loan Servicing, LLC, NEWREZ LLC, NATIONSTAR MORTGAGE LLC d/b/a Mr. Cooper, MARK SLAVIN, and LETITIA SLAVIN, Respondents. - MOTION SEQUENCE: 001 - ORIGINAL RETURN DATE: 12/15/25 - RELIEF - Index No.: 623221/25 - ORDER TO SHOW CAUSE UPON the annexed Petition, verified on October 20, 2025, the exhibits annexed thereto, and all the pleadings and proceedings heretofore had herein,
LET the Respondents or their attorneys SHOW CAUSE at an IAS Part 29 of this Court, to be held at the courthouse thereof, located at 100 Supreme Court Drive, Mineola, New York 11501, on the 15th day of December 2025 at 9:30 o'clock in (NO APPEARANCE ON RETURN DATE ON SUBMISSION ONLY) the forenoon of that day or as soon thereafter as counsel can be heard, WHY an order and judgment should not he made: a) Pursuant to RPAPL Â§1931, discharging of record that certain ancient mortgage recorded against the property located at located at 2091 North Drive, Seaford, New York (Section: 57, Block: 237, Lot: 27) between Petitioners Donald P. McGee and Nivea E, McGee as mortgagors and American Business Mortgage Services Inc. as mortgagee, dated July 27, 2001 and recorded on August 20, 2001 in the office of the Nassau County Clerk at Liber M/21303, Page 459; b) Or, in the alternative, pursuant to CPLR Â§1921, discharging of record the aforementioned Ancient Mortgage; c) Or, in the alternative, pursuant to CPLR Â§ 213(4) and CPLR Â§ 3001, declaring that foreclosure, collection, or enforcement of the aforementioned Ancient Mortgage is barred based upon the passing of the statute of limitation; and d) Granting such other, further, and different relief as this Court may deem to be just, proper, and equitable, SUFFICIENT CAUSE APPEARING THEREFORE, LET service of a copy of this Order and Petition be deemed due, timely and sufficient notice hereof if served upon all Respondents other than American Business Mortgage Services Inc, by personal service pursuant to Article 3 of the CPLR and published pursuant to RPAPL Â§1931(4) in the New York Law Journal, as to respondent American Business Mortgage Services Inc., for three (3) consecutive publications on or before November 15,2025, PROOF OF SERVICE MUST BE FILED PRIOR TO RETURN DATE. ENTER:

Hon. Gregg Roth, J.S.C. ENTERED Oct 30 2025 NASSAU COUNTY
COUNTY CLERK'S OFFICE
Certification Pursuant to 22 NYCRR Rule 130-1.1-a
Christopher Bianco, Esq.
16893 n12-WThF n14

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 2K Family Holdings, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, 115 Central Park West,
Apt. 2E, New York, NY 10023. Purpose: any lawful activities.
16227 o29-W d3

SUMMONS

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX ACTION TO FORECLOSE A MORTGAGE INDEX #: 811048/2024E U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AQ1, ASSET-BACKED CERTIFICATES SERIES 2006-AQ1 Plaintiff, vs DIONNE ROSE, ALLANA WORGHS, JENNIFER PERSAUD AUTAR AS PROPOSED EXECUTOR TO THE ESTATE OF JOAN FORBES, YOLANDA DAVIS-MONDAY AS HEIR TO THE ESTATE OF JOAN FORBES, MALIK FORBES AS HEIR TO THE ESTATE OF JOAN FORBES, UNKNOWN HEIRS OF JOAN FORBES IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, CAVALRY SPF I LLC, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD JOHN DOE (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s). MORTGAGED PREMISES: 2944 Kingsland Avenue Bronx, NY 10469 To the Above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Bronx. The basis of the venue designated above is the location of the Mortgaged Premises. TO Unknown Heirs of Joan Forbes Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Naita A. Semaj of the Supreme Court Of The State Of New York, dated the Seventeenth day of October, 2025 and filed with the Complaint in the Office of the Clerk of the County of Bronx, in the City of Bronx. The object of this action is to foreclosure a mortgage upon the premises described below, executed by Joan Forbes (who died on August 7, 2018, a resident of the county of Bronx, State of New York) dated the July 13, 2006, to secure the sum of $440,000.00 and recorded at CRFN 2006000474652 in the City Register of the City of New York, Bronx County on August 22, 2006. The mortgage was subsequently assigned by an assignment executed December 30, 2008 and recorded on August 18, 2009, in the City Register of the City of New York, Bronx County at CRFN 2009000261184. The mortgage was subsequently modified on May 11, 2013. The mortgage was subsequently assigned by an assignment executed July 6, 2013 and recorded on June 20, 2013, in the City Register of the City of New York, Bronx County at CRFN 2013000243510. The mortgage was subsequently assigned by an assignment executed June 24, 2022 and recorded on August 26, 2022, in the City Register of the City of New York, Bronx County at CRFN 2022000337230. The mortgage was subsequently assigned by an assignment executed May 16, 2024 and recorded on May 30, 2024, in the City Register of the City of New York, Bronx County at CRFN 2024000136781. The property in question is described as follows: 2944 Kingsland Avenue, Bronx, NY 10469 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or the Foreclosure Relief Hotline 1-800-269-0990 or visit the department's website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this Foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: October 20, 2025 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 87826
16154 o29-W n19

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of MERCURYOPS CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/22/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 26 Long Ln, Levittown, NY 11756. Purpose: any lawful act.
16165 O29 W D03

NOTICE OF FORMATION of NH PROPERTY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 28 W 38th Street, Suite 8W, New York, NY 10018. Purpose: any lawful act.
16046 O29 W D03

NOTICE OF FORMATION of Nomnom Baby Food LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/21/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 440 South Marginal Road, Jericho, NY 11753. Purpose: any lawful act.
16035 O29 W D03

Notice of Formation of NOT A SPORTS CLUB LLC. Articles of Organization filed with the Secy. of State of NY (SSNY) on October 5, 2025. Office location: New York County, NY. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 320 W 38th St, Apt 306, New York, NY 10018. Purpose: Any lawful purpose. Duration: Perpetual. Management: Member-managed.
16225 O29 W D03

NOTICE OF FORMATION of ICEMAN HOLDING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/30/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 126 East 57th Street, Unit 1006, New York, NY 10022. Purpose: any lawful act.
16041 O29 W D03

QUAL. of Mott Street Productions, LLC. Auth filed 9/12/25. Cty: NY. LLC org in DE 9/9/25. SSNY desig. for process & shall mail 28 Liberty St, NY, NY 10005. DE off. addr: 1209 Orange St, Wilmington, DE 19801. Cert of Form on file: SSDE, Townsend Bldg, Dover, DE 19901. Purp: any lawful.
15263 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 42-46 Kean Street LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, c/o Westerman Ball Ederer Miller Zucker & Sharfstein, LLP, 1201 RXR Plaza, Uniondale, NY 11556, Attn: Greg S. Zucker. Purpose: any lawful activities.
16218 o29-W d3

NOTICE OF FORMATION of Apartment Eight L.L.C. Arts of Org. filed with Secy. of State of NY (SSNY) on 08/28/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl. - #3000, New York, NY 10013, also the registered agent upon whom process may be served. Purpose: any lawful activities.
16228 o29-W d3

NOTICE OF FORMATION of JNR FAMILY CAPITAL, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/08/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o 65 Winchester Drive, Manhasset, NY 11030. Purpose: any lawful activities.
16219 o29-W d3

NOTICE OF FORMATION of Legacy TB Metro NY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 42 Broadway, FL. 12, Ste. 12-300, New York, NY 10004-1617. Purpose: limited to owning, operating, and developing Taco Bell, KFC, Pizza Hut and Habit Burger & Grill branded foodservice operations, and other branded concepts expressly approved in writing by location by YUM! Brands, Inc., or one of its subsidiaries.
16231 o29-W d3

NOTICE OF FORMATION of Le Petit Atelier LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Gurpreet Singh, 20 Clinton St., Apt. 4E, New York, NY 10002. Purpose: any lawful activities.
16230 o29-W d3

NOTICE OF FORMATION of LONG ISLAND POOL LEAGUES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/15/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: JOSEPH DEVITO, 400 GARDEN CITY PLAZA, STE. 438, GARDEN CITY, NY 11530. Purpose: any lawful activities.
16221 o29-W d3

NOTICE OF FORMATION of RARE REAL ESTATE NY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/02/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: GATES & GOLDSTEIN, LLP, 2 MAIN ST. STE. 1, ROSLYN, NY 11576. Purpose: any lawful activities.
16223 o29-W d3

NOTICE OF FORMATION of 255-265 SOUTH KETCHAM AVENUE REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/23/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, c/o The Law Offices of Kyle M. Halperin, PLLC, 27 East 21st St., 9th Fl., New York, NY 10010. Purpose: any lawful activities.
15369 o8-W n12

NOTICE OF FORMATION of Deep Channel Partners LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/20/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Deep Channel Partners, LLC, PO Box 286099, New York, NY 10128. Purpose: any lawful activities.
15372 o8-W n12

NOTICE OF FORMATION of Dubai Global US Office LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 845 Third Avenue, 6th Fl., New York, NY 10022. Purpose: any lawful activities.
15376 o8-W n12

NOTICE OF FORMATION of Linden Literary LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/22/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 333 E. 45th St., Apt. 4B, New York, NY 10017. Purpose: any lawful activities.
15380 o8-W n12

NOTICE OF FORMATION of MAXWELL VENTURES LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 06/09/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 155 W 68TH ST., APT. 1007, NEW YORK, NY 10023. Name and address of the registered agent upon whom process may be served: NORTHWEST REGISTERED AGENT LLC, 418 BROADWAY, STE N, ALBANY, NY 12207. Purpose: any lawful activities.
15382 o8-W n12

NOTICE OF FORMATION of Sage Alliance NY, LLC. Filed 4/10/25. Cty: New York. SSNY desig. for process & shall mail 2 Village Sq, Baltimore, MD 21210. Purp: any lawful.
15677 Oct15 w Nov19

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of AAE Management LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25 Boyd Dr, Westbury, NY 11590. Purpose: any lawful purpose.
15237 Oct8 w Nov12

NOTICE OF FORMATION of Aarya Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 33 Lenox Ave, Hicksville, NY 11801. Purpose: any lawful purpose.
15232 Oct8 w Nov12

NOTICE OF FORMATION of ALFWYT LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/16/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 281 Syosset Woodbury Rd, Woodbury, NY 11797. Purpose: any lawful purpose.
15239 Oct8 w Nov12

NOTICE OF FORMATION of ANM322844 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/23/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1612 Stewart Ln, Syosset, NY 11791. Purpose: any lawful purpose.
15223 Oct8 w Nov12

NOTICE OF FORMATION of Aspire Wealth Advisory Group, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/20/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1 Rockefeller Plaza, NY, NY 10020. Purpose: any lawful purpose.
15258 Oct8 w Nov12

NOTICE OF FORMATION of BAYPORT CC OWNER LLC. Arts. of Org. filed with SSNY on 10/02/25. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 600 MAMARONECK AVENUE #400, HARRISON, NY, UNITED STATES, 10528.Any lawful purpose.
15221 Oct8 w Nov12

NOTICE OF FORMATION of Cornerstone Legacy Estates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 338 Cochran Pl, Valley Stream, NY 11581. Purpose: any lawful purpose.
15224 Oct8 w Nov12

NOTICE OF FORMATION of CT Tech Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 339 Myrtle Ave, West Islip, NY 11795. Purpose: any lawful purpose.
15245 Oct8 w Nov12

NOTICE OF FORMATION of DWAY W55ST LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/10/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 2 Bridle Path Ln, Great Neck, NY 11020. Purpose: any lawful purpose.
15234 Oct8 w Nov12

NOTICE OF FORMATION of FARMINGDALE LC OWNER LLC. Arts. of Org. filed with SSNY on 10/02/25. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 600 MAMARONECK AVENUE #400, HARRISON, NY, UNITED STATES, 10528.Any lawful purpose.
15222 Oct8 w Nov12

NOTICE OF FORMATION of Happy Development LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/17/24. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 220 Wheatley Rd, Old Westbury, NY 11568. Purpose: any lawful purpose.
15227 Oct8 w Nov12

NOTICE OF FORMATION of Henge Bay View Dev LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose.
15256 Oct8 w Nov12

NOTICE OF FORMATION of Henge Bay View LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose.
15257 Oct8 w Nov12

NOTICE OF FORMATION of Henge Campos 2 Dev LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose.
15251 Oct8 w Nov12

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LIMITED LIABILITY ENTITIES

WR Communities - R, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 7/2/2025. 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 Albanese Organization, Inc., 1001 Franklin Ave, Garden City, NY 11530. Purpose: any lawful act.
15303 o8-W n12

XCEED EVENTS LLC. Arts. of Org. filed with the SSNY on 09/15/25. 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, 46 Beechhurst Ave, Floral Park, NY 11001. Registered Agent address, c/o Thomas Anthony Sigismonti III, 46 Beechhurst Ave, Floral Park, NY 11001. Purpose: Any lawful purpose.
15346 o8-W n12

1835 Cornelius Ave LLC filed w/ SSNY 10/9/25 Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to Accumera LLC, 911 Central Ave, #101, Albany, NY 12206. The reg. agt. is Accumera LLC at same address. Any lawful purpose.
15766 Oct22 w Nov26

AAL NY LLC Articles of Org. filed NY Sec. of State (SSNY) 10/10/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to C/O Jun Wang & Associates PC 1560 Broadway Ste 1100 NY, NY 10036. Purpose: Any lawful activity.
15805 Oct22 w Nov26

BOSTON NOSTRAND LLC Articles of Org. filed NY Sec. of State (SSNY) 10/13/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 445 Central Ave Ste 201 Cedarhurst NY 11516. Purpose: Any lawful activity.
15806 Oct22 w Nov26

LIMITED LIABILITY ENTITIES

ABINGTON VILLAGE LLC. App. for Auth. filed with the SSNY on 10/24/25. Originally filed with the Secretary of State of Delaware on 10/22/25. 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 Borah, Goldstein, Altschuler, Nahins & Goidel, P.C., 377 Broadway. New York, NY 10013. Purpose: Any lawful purpose.
17018 n12-W d17

CLARA CAPITAL SERVICING LLC. Filed with SSNY on 10/16/2025. Formed in DE on 02/08/2021. Office: Nassau County. SSNY designated as agent for process & shall mail to: 199B CROSSWAYS PARK DR, WOODBURY, NY 11797. DE SOS: 401 Federal St #4, Dover, DE 19901. Purpose: any lawful
16625 n5-Tu d10

GREAT JONES ALLEY, LLC App. for Auth. filed NY Sec. of State (SSNY) 10/31/25. LLC was organized in DE on 10/29/25. Office in NY Co. SSNY desig. as agent of LLC upon whom process may be served. SSNY to mail copy of process to 1450 Broadway, 17th Fl, NY, NY 10018. Required off: 614 N. Dupont Hwy., Ste.210, Dover, DE 19901. Cert. Of Org. filed with SSDE, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful purpose.
16603 n5-Tu d10

NOTICE OF QUALIFICATION of WOTAN, LLC, fictitious Name: WOTANNY, LLC. App. for Authority filed with SSNY on 9/30/2025. Office location: NY County. LLC formed in DE on 11/3/2022. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to 1 Rockefeller Plaza, Ste 1204, New York, NY 10020. P/B/A: 21731 Ventura Blvd, Ste 300 Woodland Hills, CA 91364. DE address: 1013 Centre Rd, Ste 403S, Wilmington, DE 19805. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act.
16607 N05 W D10

NOTICE OF FORMATION of Advanced Poultry Systems, LLC. Authority filed with NY Dept. of State: 10/27/25. Office location: NY County. LLC registered in PA: 4/5/21. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. PA and principal business address: 7972 Route 25, Spring Glen, PA 17978. Cert. of Reg. filed with PA Sec. of the Commonwealth, 401 North St., Harrisburg, PA 17120. Purpose: all lawful purposes.
16930 Nov12 w Dec17

NOTICE OF QUALIFICATION of 1683 Third Avenue Residential LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/15/25. Office location: NY County. LLC formed in Delaware (DE) on 10/6/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Goldfarb & Fleece LLP, Attn: Douglas Gladstone, 560 Lexington Ave, 18th Fl, NY, NY 10022. DE address of LLC: National Registered Agents, Inc., 1209 Orange St, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 3, Dover, DE 19901. Purpose: any lawful activity.
16991 Nov12 w Dec17

NOTICE OF QUALIFICATION of ARRAS LIHTC OWNER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LLC formed in Delaware (DE) on 10/24/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16967 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

AZRA ONE LLC. Filed with SSNY on 02/02/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 180 EXECUTIVE DR, NEW HYDE PARK, NY 11040. Purpose: Any Lawful
15959 o22-W n26

CARDINAL BUILT LLC. Filed with SSNY on 08/29/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 315 WEST 39TH ST, STE 300, NEW YORK, NY 10018. Purpose: Any Lawful
15947 o22-W n26

CIEMCORP SRL LLC. Filed with SSNY on 01/16/2024. Office: New York County. SSNY designated as agent for process & shall mail to: 299 PARK AVE 16TH FL, NEW YORK, NY 10171. Purpose: Any Lawful
15946 o22-W n26

DGHR WELLNESS LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 307 FIFTH AVE, 8TH FL, NEW YORK, NY 10016. Purpose: Any Lawful
15932 o22-W n26

EMERALD CONSTRUCTION AND MANAGEMENT LLC. Arts. of Org. filed with the SSNY on 10/10/25. 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 Charles Rafimayeri, 34 Shore Park Road, Great Neck, NY 11023. Purpose: Any lawful purpose.
15912 o22-W n26

EVERGREEN PROSPERITY LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 171 S. MIDDLE NECK ROAD, 3C, GREAT NECK, NY 11021. Purpose: Any Lawful
15952 o22-W n26

GARVEY PARK LLC. Filed with SSNY on 10/15/2013. Office: Nassau County. SSNY designated as agent for process & shall mail to: 35 N TYSON AVE, FLORAL PARK, NY 11001. Purpose: Any Lawful
15955 o22-W n26

GINGER T. LLC. Filed with SSNY on 10/10/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 779 MARION ST, FRANKLIN SQUARE, NY 11010. Purpose: Any Lawful
15938 o22-W n26

GOOD FAITH ABSTRACT LLC. Filed with SSNY on 08/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1 GRIFFIN PL, LYNBROOK, NY 11563. Purpose: Any Lawful
15928 o22-W n26

HOD CAPITAL LLC. Filed with SSNY on 10/09/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 22 HEMLOCK DR, SYOSSET, NY 11791. Purpose: Any Lawful
15935 o22-W n26

JENNINGS 18 ASSETS LLC. Filed with SSNY on 08/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 16 MIDDLE NECK RD, STE 150, GREAT NECK, NY 11021. Purpose: Any Lawful
15956 o22-W n26

KARAN & SAHIB LLC. Filed with SSNY on 10/15/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 1018 ROSEGOLD ST #1, FRANKLIN SQUARE, NY 11010. Purpose: Any Lawful
15958 o22-W n26

LANDMARK TRANSPORT LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 43 SHERMAN DR, SYOSSET, NY 11791. Purpose: Any Lawful
15953 o22-W n26

NIPOS HOLDING LLC. Arts. of Org. filed with the SSNY on 10/10/25. 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, 143 West 29th Street, 8th Floor, New York, NY 10001. Purpose: Any lawful purpose
15914 o22-W n26

OMSI REALTY, LLC. Filed with SSNY on 10/07/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 401 ROSLYN PL, EAST MEADOW, NY 11554. Purpose: Any Lawful
15925 o22-W n26

ORYI PALM SQUARE LLC. Filed with SSNY on 08/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 30 BLUEBIRD DR, ROSLYN HEIGHTS, NY 11577. Purpose: Any Lawful
15940 o22-W n26

PHANTOM CAPITAL 107 LLC. Filed with SSNY on 09/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, SUITE 303, GREAT NECK, NY, UNITED STATES, 11021. Purpose: Any Lawful
15929 o22-W n26

PHANTOM CAPITAL 11 LLC. Filed with SSNY on 07/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
15930 o22-W n26

PHANTOM CAPITAL 161 LLC. Filed with SSNY on 06/04/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
15931 o22W n26

PHANTOM CAPITAL 22 LLC. Filed with SSNY on 08/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
15942 o22-W n26

LIMITED LIABILITY ENTITIES

PHANTOM CAPITAL 71 LLC. Filed with SSNY on 08/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
15943 o22-W n26

PHANTOM LANDLORDS LLC. Filed with SSNY on 06/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 825 NORTHERN BLVD, STE 303, GREAT NECK, NY 11021. Purpose: Any Lawful
15934 o22-W n26

PJD WELDING & STEEL FABRICATING LLC. Filed with SSNY on 10/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6 BOYD DR, WESTBURY, NY 11590. Purpose: Any Lawful
15954 o22-W n26

SHAHS MARKS LLC. Filed with SSNY on 12/19/2023. Office: Nassau County. SSNY designated as agent for process & shall mail to: 6500 NEW HORIZON BLVD., AMITYVILLE, NY 11701. Purpose: Any Lawful
15927 o22-W n26

SHINY TREASURE LLC, Arts. of Org. filed with the SSNY on 10/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gor Zakaryan, 320 Northern Blvd., Ste 9, Great Neck, NY 11021. Purpose: Any Lawful Purpose.
15909 o22- W n26

SOH CREATIVE MGMT LLC, Arts. of Org. filed with the SSNY on 10/20/2025. 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, 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Reg Agent: Heath Olnowich, Esq., 6851 Jericho Turnpike, Suite 165, Syosset, NY 11791. Purpose: Any Lawful Purpose.
15921 o22-W n26

THE BOOZALITAS LLC. Filed with SSNY on 09/29/2025. Office: New York County. SSNY designated as agent for process & shall mail to:139 FULTON ST, STE 603 NEW YORK, NY 10038, USA. Purpose: Any Lawful
15097 o22-W n26

TOWNSEND STREET LLC. Filed with SSNY on 08/12/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 44 ORCHARD ST, GLEN HEAD, NY 11545. Purpose: Any Lawful
15936 o22-W n26

TWESTON CONSULTING, LLC. Filed with SSNY on 10/08/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 38 BEECHWOOD AVE, MANHASSET, NY 11030. Purpose: Any Lawful
15926 o22-W n26

VIP 6035 AVE LLC. Filed with SSNY on 09/26/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful
15941 o22-W n26

VIP 67 LLC. Filed with SSNY on 09/30/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful
15922 o22-W n26

VIP GREENE LLC. Filed with SSNY on 09/29/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 143 FROST POND RD, GLEN HEAD, NY 11545. Purpose: Any Lawful
15923 o22-W n26

WESLEY REALTY NY LLC Articles of Org. filed NY Sec. of State (SSNY) 9/24/25. Office in Bronx Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 3150 Rochambeau Ave., Ste. 1A, Bronx, NY 10467, which is also the principal business location. Purpose: Any lawful purpose.
15963 o22-W n26

10 E 67 LLC Articles of Org. filed NY Sec. of State (SSNY) 9/16/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to Kaplan Fox & Kilsheimer, LLP, c/o Jason P. Reska, Esq., 800 Third Ave., 38th Fl., NY, NY 10022. Purpose: Any lawful purpose.
16206 o29-W d3

1100 SQ FT LLC, Arts. of Org. filed with the SSNY on 10/22/2025. 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, 306 Pondside Dr, White Plains, NY 10607. Purpose: Any Lawful Purpose.
16209 o29-W d3

94 CARPENTER AVE LLC. Arts. of Org. filed with the SSNY on 10/07/25. 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, 140 Adams Street, Garden City, NY 11530. Purpose: Any lawful purpose.
16201 o29-W d3

APC CENTRAL PARTNERS LLC, Arts. of Org. filed with the SSNY on 10/23/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Reg Agent: Republic Registered Agent Services Inc., 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any Lawful Purpose.
16208 o29-W d3

ASHIANA LLC. Arts. of Org. filed with the SSNY on 10/17/25. 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, 151 Hazelwood Drive, Jericho, NY 11753. Purpose: Any lawful purpose.
16204 o29-W d3

LIMITED LIABILITY ENTITIES

CATALYTIC AUTO TECHNOLOGY LLC. Arts. of Org. filed with the SSNY on 10/21/25. 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, 1025 Old Country Road, Suite 411, Westbury, NY 11590. Purpose: Any lawful purpose.
16205 o29-W d3

CHANNEL4CAUSE LLC Articles of Org. filed NY Sec. of State (SSNY) 6/13/25. Office in NY Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 1641 3rd Ave., Ste. 24K, NY, NY 10128, which is also the principal business location. Purpose: Any lawful purpose.
16247 o29-W d3

MARC P. BEIGE CONSULTING LLC, Arts. of Org. filed with the SSNY on 09/22/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 400 Broadhollow Road, Suite 302, Melville, NY 11747. Purpose: Any Lawful Purpose.
16210 o29-W d3

MIDDLETOWN REALTY INVESTORS LLC Art. Of Org. Filed Sec. of State of NY 9/25/2025. Off. Loc. : Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 3009B Middletown Road, Bronx, NY 10461, USA. Purpose: Any lawful act or activity.
16161 o29-W d3

ZARAH KELLEHER LLC Filed 10/2/25 Office: New York Co. SSNY designated as agent for process & shall mail to: 450 6th Ave, Unit PHD, New York, NY 10011 Purpose: all lawful
15975 o29-W d3

100 CPS 13C LLC. Arts. of Org. filed with the SSNY on 08/07/25. 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 Anna Gerzon, 100 Garvies Point Road, #1325, Glen Cove, NY 11542. Purpose: Any lawful purpose.
15336 o8-W n12

21-17 46TH AVENUE LLC. Arts. of Org. filed with the SSNY on 06/26/25. 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, 300 Garden City Plaza, Suite 300, Garden City, NY 11530. Purpose: Any lawful purpose.
15326 o8-W n12

3131 NE 7TH AVENUE 2502 CONDO, LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Marcus Avenue, Suite 1W5, Lake Success, NY 11042. Purpose: Any lawful purpose.
15306 o8-W n12

3131 NE 7TH AVENUE 2503 CONDO, LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Marcus Avenue, Suite 1W5, Lake Success, NY 11042. Purpose: Any lawful purpose.
15307 o8-W n12

3525 LAWSON REALTY LLC. Arts. of Org. filed with the SSNY on 07/15/25. 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, 3530 Oceanside Road, Oceanside, NY 11572. Purpose: Any lawful purpose.
15330 o8-W n12

497 GREENWICH ST, LLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3000 Marcus Avenue, Suite 1W5, Lake Success, NY 11042. Purpose: Any lawful purpose.
15308 o8-W n12

821 WEST BROADWAY LLC, Arts. of Org. filed with the SSNY on 10/03/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 149 Dubois Ave, Valley Stream, NY 11581. Purpose: Any Lawful Purpose.
15300 o8-W n12

Albanese WRC - R, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 7/2/2025. 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 Albanese Organization, Inc., 1001 Franklin Ave, Garden City, NY 11530. Purpose: any lawful act.
15302 o8-W n12

AVI IT SERVICES LLC. Arts. of Org. filed with the SSNY on 09/29/25. 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, 53 Werman Court, Plainview, NY 11803. Purpose: Any lawful purpose.
15338 o8-W n12

CAMEO HOUSEKEEPING LLC. Arts. of Org. filed with the SSNY on 08/06/25. 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, 140 Grove Avenue, Cedarhurst, NY 11516. Purpose: Any lawful purpose.
15328 o8-W n12

CCM PIZZA LLC. Arts. of Org. filed with the SSNY on 09/25/25. 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, 119 Liberty Avenue, Bellmore, NY 11710. Purpose: Any lawful purpose.
15305 o8-W n12

LIMITED LIABILITY ENTITIES

DIO ADELFIA LLC. Arts. of Org. filed with the SSNY on 09/29/25. 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, 96 Scudders Lane, Roslyn Harbor, NY 11576. Purpose: Any lawful purpose.
15339 o8-W n12

DYNAMIC DATA SOLUTIONS LLC, Arts. of Org. filed with the SSNY on 09/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 808 Oak Place, East Meadow, NY 11554. Purpose: Any Lawful Purpose.
15299 o8-W n12

EASLE DESIGN BUILD LLC, Arts. of Org. filed with the SSNY on 10/07/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Susan Ehrler, 32 Thelma Street, Roslyn Heights, NY 11577. Purpose: Any Lawful Purpose.
15403 o8-W n12

F&J REAL PROPERTY LLC. Arts. of Org. filed with the SSNY on 09/26/25. 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, 361 Muttontown Eastwoods Road, Syosset, NY 11791. Purpose: Any lawful purpose.
15343 o8-W n12

GAMEBREAKER ATHLETICS LLC. Arts. of Org. filed with the SSNY on 09/12/25. 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, 46 Beechhurst Ave, Floral Park, NY 11001. Registered Agent address, c/o Thomas Anthony Sigismonti III, 46 Beechhurst Ave, Floral Park, NY 11001. Purpose: Any lawful purpose.
15344 o8-W n12

JFK T4 DUTY FREE PARTNERS, LLC. Arts. of Org. filed with the SSNY on 09/29/25. 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, c/o CSC Global, 80 State Street, Albany, NY 12207-3542. Purpose: Any lawful purpose.
15340 o8-W n12

JFK T4 RETAIL PARTNERS, LLC. Arts. of Org. filed with the SSNY on 09/24/25. 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, c/o CSC Global, 80 State Street, Albany, NY 12207-2543. Purpose: Any lawful purpose.
15309 o8-W n12

MAMK ASSOCIATES, LLC. Arts. of Org. filed with the SSNY on 09/19/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 115 S. Corona Avenue, Valley Stream, NY 11580. Purpose: Any lawful purpose.
15331 o8-W n12

MATTY GROUP LLC, Arts. of Org. filed with the SSNY on 09/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 8 Cypress Ave, Kings Point, NY 11024. Reg Agent: Ramin Somekh, 8 Cypress Ave, Kings Point, NY 11024. Purpose: Any Lawful Purpose.
15399 o8-W n12

MIDTOWN SECURITY LOCKSMITH, LLC. Arts. of Org. filed with the SSNY on 08/11/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 330 Madison Avenue, Basement 2, New York, NY 10017. Purpose: Any lawful purpose.
15342 o8-W n12

NICKY & BRICK REALTY LLC. Arts. of Org. filed with the SSNY on 07/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 1312 Grand Avenue, Baldwin, NY 11520. Purpose: Any lawful purpose.
15327 o8-W n12

ONE MARCUS AVENUE DEVELOPER, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 7/17/2025. 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 Albanese Organization, Inc, 1001 Franklin Ave, Garden City, NY 11530. Purpose: any lawful act.
15318 o8-W n12

PURPLE ARROW PRODUCTIONS LLC. Arts. of Org. filed with the SSNY on 09/08/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 8333 Braesmain Drive, Apartment 1459, Houston, TX 77025. Purpose: Any lawful purpose.
15337 o8-W n12

RESPIRATORY CARE GROUP MSO LLC, Arts. of Org. filed with the SSNY on 10/06/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Zachary M. Kravat, Esq., 445 Broadhollow Road, Ste 419, Melville, NY 11747. Purpose: Any Lawful Purpose.
15401 o8-W n12

TIMIOS FOURNOS LLC. Arts. of Org. filed with the SSNY on 09/15/25. 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, 28 Morning Glory Road, Levittown, NY 11756. Purpose: Any lawful purpose.
15329 o8-W n12

LIMITED LIABILITY ENTITIES

100 ELM LLC, Arts. of Org. filed with the SSNY on 10/09/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: S&V Realty, 300 W Old Country Road, Hicksville, NY 11801. Purpose: Any Lawful Purpose.
15624 o15-W n19

1153 BEDFORD AVENUE LLC. Arts. of Org. filed with the SSNY on 08/06/25. 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, 404 Peninsula Boulevard, Hempstead, NY 11550. Purpose: Any lawful purpose.
15606 o15-W n19

19 CEDAR SWAMP LLC, Arts. of Org. filed with the SSNY on 10/09/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: S&V Realty, 1047 Friendly Road, Oyster Bay, NY 11771. Purpose: Any Lawful Purpose.
15625 o15-W n19

25 BELLA VISTA LLC. Arts. of Org. filed with the SSNY on 10/06/25. 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, 81 Rockywood Road, Manhasset, NY 11030. Purpose: Any lawful purpose.
15617 o15-W n19

2813 FULTON STREET, LLC. Arts. of Org. filed with the SSNY on 08/06/25. 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, 404 Peninsula Boulevard, Hempstead, NY 11550. Purpose: Any lawful purpose.
15607 o15-W n19

AA BEDFORD, LLC. Arts. of Org. filed with the SSNY on 08/06/25. 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, 404 Peninsula Boulevard, Hempstead, NY 11550. Purpose: Any lawful purpose.
15605 o15-W n19

ADVANCED HEATING SUPPLY LLC, Arts. of Org. filed with the SSNY on 09/23/2025. 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, 2603 Grant Blvd , Bellmore, NY 11710. Purpose: Any Lawful Purpose.
15686 o15-W n19

CMV LAUNDRY LLC. Arts. of Org. filed with the SSNY on 09/24/25. 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, 43 Ontario Road, Floral Park, NY 11001. Purpose: Any lawful purpose.
15616 o15-W n19

E&E CLEANING & ORGANIZING SERVICES, LLC. Arts. of Org. filed with the SSNY on 10/03/25. 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, 1046 Gold Street, Seaford, NY 11783. Purpose: Any lawful purpose.
15612 o15-W n19

ELAN 88, LLC. Arts. of Org. filed with the SSNY on 09/12/25. 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, 128 E. Broadway, #88, New York, NY 10002. Purpose: Any lawful purpose.
15619 o15-W n19

GEN 1 REALTY LLC, Arts. of Org. filed with the SSNY on 10/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Michael Goldberg, 22988 Old Inlet Bridge Drive, Boca Raton, FL 33433. Purpose: Any Lawful Purpose.
15657 o15-W n19

GHT HOLDINGS LLC. Arts. of Org. filed with the SSNY on 10/07/24. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 66 Piping Rock Road, Locust Valley, NY 11560. Purpose: Any lawful purpose.
15615 o15-W n19

LEILA OSMAN CREATIONS LLC, Arts. of Org. filed with the SSNY on 09/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Leila Osma, 540 Bernard Street, East Meadow, NY 11554. Purpose: Any Lawful Purpose.
15626 o15-W n19

LEILA OSMAN CREATIONS LLC, Arts. of Org. filed with the SSNY on 09/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Leila Osma, 540 Bernard Street, East Meadow, NY 11554. Purpose: Any Lawful Purpose.
15626 o15-W n19

LONG ISLAND HOLDINGS PROPERTY GROUP, LLC. Arts. of Org. filed with the SSNY on 10/06/25. 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, 2 Chestnut Ct., Glen Head, NY 11545. Purpose: Any lawful purpose.
15611 o15-W n19

NABB PROPERTY LLC. Arts. of Org. filed with the SSNY on 10/06/25. 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, 115 The Crescent, Roslyn Heights, NY 11577. Purpose: Any lawful purpose.
15610 o15-W n19

LIMITED LIABILITY ENTITIES

NEW YORK LUMOS INTERNATIONAL LLC. Arts. of Org. filed with the SSNY on 10/07/25. 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, 12 Ivy Dr, Jericho, NY 11753. Purpose: Any lawful purpose.
15618 o15-W n19

OMNI 89 LLC. Arts. of Org. filed with the SSNY on 10/07/25. 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, 98 Barnyard Lane, Roslyn Heights, NY 11577. Purpose: Any lawful purpose.
15614 o15-W n19

PNINI REAL ESTATE CAPITAL LLC. Arts. of Org. filed with the SSNY on 09/17/25. 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, 25 Crabapple Drive, Roslyn, NY 11576. Purpose: Any lawful purpose.
15609 o15-W n19

SEAMAR CHARTERS, LLC, Arts. of Org. filed with the SSNY on 10/10/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 73 Ontario Road, Floral Park, NY 11001. Purpose: Any Lawful Purpose.
15658 o15-W n19

STARKIDZ AT 22 CHAPEL STREET DC LLC, Arts. of Org. filed with the SSNY on 07/21/2025. 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, 114 East 13th Street, Front 1, New York, NY 10003. Purpose: Any Lawful Purpose.
15660 o15-W n19

TETRA FIRE PROTECTION LLC. Arts. of Org. filed with the SSNY on 10/06/25. 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, c/o Joseph Demasi, 1 Plaza Road, Greenvale, NY 11548. Purpose: Any lawful purpose.
15613 o15-W n19

VL CAPITAL LLC. Arts. of Org. filed with the SSNY on 08/19/25. 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, 70 Aldershot Lane, Manhasset, NY 11030. Purpose: Any lawful purpose.
15608 o15-W n19

1421 MONTAUK, LLC, Arts. of Org. filed with the SSNY on 10/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Allon Avgi, 2771 Merrick Ave, Merrick, NY 11566. Purpose: Any Lawful Purpose.
15906 o22-W n26

200 EAST 69TH STREET UNIT 43B LLC. Filed with SSNY on 10/08/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 200 EAST 69TH ST, UNIT 43B, NEW YORK, NY 10021. Purpose: Any Lawful
15951 o22-W n26

210 FORT SALONGA, LLC, Arts. of Org. filed with the SSNY on 10/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Allon Avgi, 2771 Merrick Ave, Merrick, NY 11566. Purpose: Any Lawful Purpose.
15905 o22-W n26

25 PATCHOGUE LLC, Arts. of Org. filed with the SSNY on 10/17/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Daniel Giambrone, 98 Winding Road, Massapequa, NY 11758. Purpose: Any Lawful Purpose.
15908 o22- W n26

404 PACIFIC HOLDINGS, LLC. Filed with SSNY on 10/13/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to:

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of ALIGNED BY ARIANA, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/20/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1 Rockefeller Plaza, 1204, New York, NY 10020. P/B/A: 69 Adams St, Apt 22H, Brooklyn, NY 11201. Purpose: any lawful act.
16602 N05 W D10

NOTICE OF FORMATION of FREE RANGE PASTOR LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S PMB 909929, NY, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
16337 N05 W D10

NOTICE OF FORMATION of IRISE CREATIVE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 645 Water St, 13C, New York City, NY 10002. Purpose: any lawful act.
16618 N05 W D10

NOTICE OF FORMATION of REMINGTON EQUESTRIAN HOLDINGS, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o 280 Harbor Ln., Massapequa Park, NY 11762. Purpose: any lawful activities.
17023 n12-W d17

NOTICE OF FORMATION of Sheepshead Bay 1524 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/24/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Bonjour Capital, 499 Seventh Ave., 11th Fl, New York, NY 10018, Attn.: Charles Dayan. Purpose: any lawful activities.
16690 n5-Tu d10

NOTICE OF FORMATION of 135 E 57 GC LLC. Arts. of Org. filed with Secy. of State (SSNY) on 9/26/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Legal Secretary, 387 Park Ave. South, 7th Fl, NY, NY 10016. Purpose: any lawful activity.
16998 Nov12 w Dec17

NOTICE OF FORMATION of AMG 1779 Southern Quickserve LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/24/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity.
16984 Nov12 w Dec17

NOTICE OF FORMATION of AMG HRP Quickserve LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/24/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity.
16983 Nov12 w Dec17

NOTICE OF FORMATION of CBJM Holdings, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/27/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2093 Wantagh Ave., Wantagh, NY 11793. Purpose: any lawful act or activity.
16988 Nov12 w Dec17

NOTICE OF FORMATION of Eugenia Sucre Projects LLC. Arts. of Org. filed with Secy. of State (SSNY) on 9/17/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Eugenia Sucre Gonzalez, 300 E 56th St, Apt. 16L, NY, NY 10022. Purpose: any lawful activity.
17001 Nov12 w Dec17

NOTICE OF FORMATION of Friedman Payroll LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/23/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Actors Fund Housing Development Corporation, 729 Seventh Ave, 10th Fl, NY, NY 10019. Purpose: any lawful activity.
16982 Nov12 w Dec17

NOTICE OF FORMATION of KRNPA LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Kailash Rawat, 100 United Nations Plaza, Apt. 25A, NY, NY 10017. Purpose: any lawful activity.
16996 Nov12 w Dec17

NOTICE OF FORMATION of Lauren Gutfreund Interiors LLC. Arts. of Org. filed with NY Dept. of State: 11/6/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Cerity Partners, 4 Tower Pl., Ste. 1001, Albany, NY 12203, Attn: Joseph N. Vet, Jr., regd. agent upon whom process may be served. Purpose: all lawful purposes.
16929 Nov12 w Dec17

NOTICE OF FORMATION of Reshape by Rachael LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/20/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2950 Cheryl Road, Merrick, NY 11566. Purpose: any lawful activity.
16993 Nov12 w Dec17

NOTICE OF FORMATION of LLR ADVISORS LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 1125 Park Avenue, Apt. 15B, NY, NY 10128. Purpose: any lawful activity.
16981 Nov12 w Dec17

NOTICE OF FORMATION of Samsoe Samsoe Showroom NYC LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: 28 Park Avenue South #300, NY, NY 10016, vitus@samsoe.com. Purpose: any lawful activity.
16992 Nov12 w Dec17

NOTICE OF FORMATION of STEWBAKER LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/21/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: Dunnington, Bartholow & Miller LLP, Attn: Olivera Medenica, Esq., 230 Park Ave, 21st Fl, NY, NY 10169, omedenica@dunnington.com. Purpose: any lawful activity.
16995 Nov12 w Dec17

NOTICE OF FORMATION of SUNNY MOMENTS PRODUCTIONS LLC. Arts. of Org. filed with SSNY on 09/25/2025.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 460 PARK AVE S 7TH FLOOR, NEW YORK, NY, 10016. Any lawful purpose.
16935 Nov12 w Dec17

NOTICE OF FORMATION of TAP Campos Plaza II PACT Member LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/24/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 58 Reade St, No. 4, NY, NY 10007. Purpose: any lawful activity.
16989 Nov12 w Dec17

NOTICE OF QUAL. ART + ESTATES LLC Arts of Org. filed SSNY 10/1/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16940 Nov12 w Dec17

NOTICE OF QUAL. BRONX MONSTARS LLC Arts of Org. filed SSNY 10/16/2025 Bronx Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16937 Nov12 w Dec17

NOTICE OF QUAL. FRAGO ROMANOF LLC Arts of Org. filed SSNY 10/28/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16946 Nov12 w Dec17

NOTICE OF QUALIFICATION Michael Falkove LLC filed w/ SSNY 10/31/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 105 Wynn Ct, Syosset, NY 11791. Any lawful purpose.
16932 Nov12 w Dec17

NOTICE OF QUAL. MIDNIGHT SIREN STUDIOS LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16944 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16939 Nov12 w Dec17

NOTICE OF QUAL. MODERN MAGNET LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16948 Nov12 w Dec17

NOTICE OF QUAL. NEENZ LLC Arts of Org. filed SSNY 10/24/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16945 Nov12 w Dec17

NOTICE OF QUAL. SUMNER PAYNE LLC Arts of Org. filed SSNY 10/27/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16943 Nov12 w Dec17

NOTICE OF QUAL. URBAN BLING LLC Arts of Org. filed SSNY 10/15/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose
16941 Nov12 w Dec17

NOTICE OF FORMATION OES Equities LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/17/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 225 E 39th St, NY, NY 10016. Purpose: any lawful purpose.
16537 Nov5 w Dec10

NOTICE OF FORMATION of 107 Warner LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 103-14 97th Ave, Ozone Park, NY 11417. Purpose: any lawful purpose.
16573 Nov5 w Dec10

NOTICE OF FORMATION of 1298 NBR Property LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/11/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1298 Newbridge Rd, North Bellmore, NY 11710. Purpose: any lawful purpose.
16583 Nov5 w Dec10

NOTICE OF FORMATION of 535 ZEREGA SIMONE MEMBER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1250 Waters Pl., PH-1, Bronx, NY 10461. Purpose: Any lawful activity.
16616 Nov5 w Dec10

NOTICE OF FORMATION of Ace Solution Electronics LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 25616 86th Ave, Floral Park, NY 11001. Purpose: any lawful purpose.
16585 Nov5 w Dec10

NOTICE OF FORMATION of AJT New York, LLC. Arts. of Org. filed with NY Dept. of State: 10/28/25. Office location: NY County. Princ. bus. addr.: 67 Neponset Ave., Foxborough, MA 02035. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Purpose: all lawful purposes.
16674 Nov5 w Dec10

NOTICE OF FORMATION of Alder Island LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/10/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to PO Box 102, Point Lookout, NY 11569. Purpose: any lawful purpose.
16581 Nov5 w Dec10

NOTICE OF FORMATION of Barone Empire Sales LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/30/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 6 Aron Dr, Woodbury, NY 11797. Purpose: any lawful purpose.
16540 Nov5 w Dec10

NOTICE OF FORMATION of Blue Camel Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 43 Lehigh Ct, Rockville Centre, NY 11570. Purpose: any lawful purpose.
16561 Nov5 w Dec10

NOTICE OF FORMATION of Bradvertising NY, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 56 Hendrickson Ave, Merrick, NY 11566. Purpose: any lawful purpose.
16567 Nov5 w Dec10

NOTICE OF FORMATION of Carman Plaza LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/8/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1029 Willis Ave, Albertson, NY 11507. Purpose: any lawful purpose.
16556 Nov5 w Dec10

NOTICE OF FORMATION of Carnegie PH LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/15/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 10 Glen Rd, Westbury, NY 11590. Purpose: any lawful purpose.
16587 Nov5 w Dec10

NOTICE OF FORMATION of Chestnut Town LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/8/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syosset, NY 11791. Purpose: any lawful purpose.
16558 Nov5 w Dec10

NOTICE OF FORMATION of CK99 LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 329 S. Oyster Bay Rd, Plainview, NY 11803. Purpose: any lawful purpose.
16541 Nov5 w Dec10

NOTICE OF FORMATION of Cord Town LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Spruce Dr, Roslyn, NY 11576. Purpose: any lawful purpose.
16569 Nov5 w Dec10

NOTICE OF FORMATION of Eelink Trading LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 37 South Mall, Plainview, NY 11803. Purpose: any lawful purpose.
16551 Nov5 w Dec10

NOTICE OF FORMATION of Hamilton JC Ventures LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/1/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 51 Wheatley Rd, Old Westbury, NY 11568. Purpose: any lawful purpose.
16563 Nov5 w Dec10

NOTICE OF FORMATION of HMD Enterprises LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 115-89 238th St, Elmont, NY 11003. Purpose: any lawful purpose.
16572 Nov5 w Dec10

NOTICE OF FORMATION of J Gimbel Shades, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/24/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Spruce Dr, Roslyn, NY 11576. Purpose: any lawful purpose.
16569 Nov5 w Dec10

NOTICE OF FORMATION of INDUSTRIAL ROOFING LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/10/25. Office location: Nassau County. Princ. office of LLC: 87 Broadway, Hicksville, NY 11801. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
16609 Nov5 w Dec10

NOTICE OF FORMATION of JNB Inwood LLC, Art. of Org. filed with Sec'y of State (SSNY) on 3/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 460 Sheridan Blvd, Inwood, NY 11096. Purpose: any lawful purpose.
16566 Nov5 w Dec10

NOTICE OF FORMATION of KAS Consulting NY LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 90 Knightsbridge Rd, Great Neck, NY 11021. Purpose: any lawful purpose.
16576 Nov5 w Dec10

NOTICE OF FORMATION of Khandan Creations LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 68 Miriam Pkwy, Elmont, NY 11003. Purpose: any lawful purpose.
16557 Nov5 w Dec10

NOTICE OF FORMATION of LUFBERRY DRIVE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/14/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Philip Schwartz, 10 Lufberry Dr., Roslyn, NY 11576. Purpose: Any lawful activity.
16615 Nov5 w Dec10

NOTICE OF FORMATION of MKS Soundview LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 249-74 Jericho Tpke, Floral Park, NY 11001. Purpose: any lawful purpose.
16538 Nov5 w Dec10

NOTICE OF FORMATION of MRCRI LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/17/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 711 3rd Ave, NY, NY 10017. Purpose: any lawful purpose.
16536 Nov5 w Dec10

NOTICE OF FORMATION of Nassau Medical Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/6/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 60 Queen St, Syosset, NY 11791. Purpose: any lawful purpose.
16542 Nov5 w Dec10

NOTICE OF FORMATION of Nirvana Travel LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/28/23. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 35 William St, New Hyde Park, NY 11040. Purpose: any lawful purpose.
16577 Nov5 w Dec10

NOTICE OF FORMATION of Purecipher National Strategic Systems LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 107 Hamilton Pl, NY, NY 10031. Purpose: any lawful purpose.
16534 Nov5 w Dec10

NOTICE OF FORMATION of Rainuo Diagnostics LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 26 Rim Ln, Hicksville, NY 11801. Purpose: any lawful purpose.
16579 Nov5 w Dec10

NOTICE OF FORMATION of RASCO Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/29/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 97 5th Ave, NY, NY 10003. Purpose: any lawful purpose.
16535 Nov5 w Dec10

NOTICE OF FORMATION of The Element 30C LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/26/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 92 Cherry Dr, W. Plainview, NY 11803. Purpose: any lawful purpose.
16570 Nov5 w Dec10

NOTICE OF FORMATION of Therese Masiello-London, LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/9/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1323 N. Forest Rd, Buffalo, NY 14221. Purpose: any lawful purpose.
16539 Nov5 w Dec10

NOTICE OF FORMATION of Wizard's Towing LLC, Art. of Org. filed with Sec'y of State (SSNY) on 10/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 59 Urban Ave., Westbury, NY 11590. Purpose: any lawful purpose.
16574 Nov5 w Dec10

NOTICE OF FORMATION of WKGF LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/25/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Windsor Dr, Old Westbury, NY 11568. Purpose: any lawful purpose.
16543 Nov5 w Dec10

NOTICE OF FORMATION of YLG LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/11/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 37 South Mall, Plainview, NY 11803. Purpose: any lawful purpose.
16555 Nov5 w Dec10

NOTICE OF FORMATION of 220 Madison Investor, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/2/25. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1981 Marcus Ave, Ste E117, Lake Success, NY 11042. Purpose: any lawful act.
15125 O08 W N12

NOTICE OF FORMATION of AGNY SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/28/2021. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 695 Lorimer St, New York, NY 11211. Purpose: any lawful act.
15059 O08 W N12

NOTICE OF FORMATION of Andrew Cosenza, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/11/25. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 310 East 44th St, Apt 524, New York, NY 10017. Purpose: any lawful act.
15292 O08 W N12

NOTICE OF FORMATION of CATALYST 48 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/21/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 280 Park Ave S, 8L, New York, NY 10010. Purpose: any lawful act.
15183 O08 W N12

NOTICE OF FORMATION of GILDED CITY CREATIONS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 255 W 108th St Apt 10A, New York, NY 10025. Purpose: any lawful act.
15124 O08 W N12

NOTICE OF FORMATION of GREENES WORLD VOYAGES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/17/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 134 Lesoir Ave, Floral Park, NY 11001. Purpose: any lawful act.
15323 O08 W N12

NOTICE OF FORMATION of I'm a Loser Baby LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/25/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 201 West 95th Street Apt 507, New York, NY 10025. Purpose: any lawful act.
15325 O08 W N12

NOTICE OF FORMATION of Javier Jbara Music LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 449 W 153rd St, Apt 3, New York, NY 10031. Purpose: any lawful act.
14515 O08 W N12

NOTICE OF FORMATION of MARTIN REED CONSULTING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 150 West 127th Street, Apt 3, New York, NY 10027. Purpose: any lawful act.
15179 O08 W N12

NOTICE OF FORMATION of REESE PETERS DESIGN LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/5/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 184 Franklin St, Apt 5, New York, NY 10013. Purpose: any lawful act.
15006 O08 W N12

NOTICE OF FORMATION of ASKD Holdings LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 6037 Huxley Ave, Bronx, NY 10471. Purpose: any lawful act.
15651 O15 W N19

NOTICE OF FORMATION of BRONZLE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/5/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Rocket Corporate Services Inc., 2804 Gateway Oaks Drive #100, Sacramento, CA 95833. Purpose: any lawful act.
15563 O15 W N19

NOTICE OF FORMATION of DUMB BRANDS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #368340, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15586 O15 W N19

NOTICE OF FORMATION of GALANG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to PO Box 220, 340 W 42ND ST. New York, NY 10108. Purpose: any lawful act.
15527 O15 W N19

NOTICE OF FORMATION of GUNBAI LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/31/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 313 W 22nd St, Apt 1B, New York, NY 10011. R/A: Incorp Services, Inc., One Commerce Plaza, 99 Washington Ave, Ste 805 A, Albany, NY 12210 - 2822. Purpose: any lawful act.
15644 O15 W N19

NOTICE OF FORMATION of JUNKIES JUNK REMOVAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #251793, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15048 O15 W N19

NOTICE OF FORMATION of KNOWWHERE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 28 Liberty St, New York, NY 10005. Principal mailing address of the LLC: 9000 Sunset Blvd, #709, West Hollywood, CA 90069. Purpose: any lawful act.
15561 O15 W N19

NOTICE OF FORMATION of LANDOR CAPITAL, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/18/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Incorp Services Inc. One Commerce Plaza, 99 Washington Ave. Ste 805-A, Albany, NY 12210-2822. Purpose: any lawful act.
15478 O15 W N19

NOTICE OF FORMATION of LITTLE MARKET NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/26/2021. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 637 Broadway, New York, NY 10012. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15480 O15 W N19

NOTICE OF FORMATION of LUCKY EAR MUSIC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 15 William St, 15F, New York, NY 10005. Purpose: any lawful act.
15639 O15 W N19

NOTICE OF FORMATION of LUCY'S HOT DOGS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 635 W 42nd St, Unit PHK, New York, NY, 10036, USA. Purpose: any lawful act.
15641 O15 W N19

NOTICE OF FORMATION of Movshovich Holdings, LLC. Arts of Org. filed with New York Secy of State (SSNY) on 10/6/25. Office location: New York County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 160 E. 56th St, Ste 301, NY, NY 10022. Purpose: any lawful activity.
15655 o15-W n19

NOTICE OF FORMATION of NEXT CHAPTER RE VENTURES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Rocket Corporate Services Inc., 2804 Gateway Oaks Dr #100, Sacramento, CA 95833. Purpose: any lawful act.
15564 O15 W N19

NOTICE OF FORMATION of QUANTUMSHIV, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/09/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 635 W 42nd St, Unit PHK, New York, NY, 10036, USA. Purpose: any lawful act.
15641 O15 W N19

NOTICE OF FORMATION of R&S OASIS L.L.C. Arts of Org filed with Secy. of State of NY (SSNY) on 6/7/2025. 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, #822750, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15477 O15 W N19

NOTICE OF FORMATION of SACRARE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 200 E 57th St, 20N, New York, NY 10022. Purpose: any lawful act.
15322 O15 W N19

NOTICE OF FORMATION of SAINTLEO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/22/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Leon Mckay, 63 Flushing Ave, Building 5, Suite 210, Brooklyn, NY 11205. Purpose: any lawful act.
15585 O15 W N19

NOTICE OF FORMATION of SGCA MANAGEMENT LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 146-16 58th Ave, Flushing, NY 11355. Purpose: any lawful act.
15645 O15 W N19

NOTICE OF FORMATION of SCORPUARY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 95 Ralph Rd, New Rochelle, NY 10804. P/B/A: 58-60 W 106 St, Ste 5D, New York, NY 10025. Purpose: any lawful act.
13876 O15 W N19

NOTICE OF FORMATION of WIN SHENG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/18/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Registered Agents Inc., 418 Broadway, Ste R, Albany, NY, 12207. Purpose: any lawful act.
15647 O15 W N19

NOTICE OF FORMATION of DUE PROCESSORS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to ZenBusiness Inc., 41 State St, Ste 112, Albany, NY 12207. P/B/A: 1 Washington Square Village, Apt 16M, New York, NY 10012. Purpose: any lawful act.
15920 O22 W N26

NOTICE OF FORMATION of GSRD LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/13/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 33 W End Ave, 22C, NYC, NY 10023. Purpose: any lawful act.
15919 O22 W N26

NOTICE OF FORMATION of JV MAINTENANCE SERVICES LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 203 W 103rd St, Bsmt Super, New York, NY 10025. Purpose: any lawful act.
14143 O22 W N26

NOTICE OF FORMATION of LOPATKA CONSULTING SERVICES, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/2/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 108 E 96 St, Apt 4E, New York, NY 10128. Purpose: any lawful act.
15877 O22 W N26

NOTICE OF FORMATION of LYRA INTERDIMENSIONAL LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/21/2025. 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 #894742, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
15729 O22 W N26

NOTICE OF FORMATION of Tier One Industries LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/5/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 418 Broadway Suite R, Albany, NY 12207. The principal business address of the LLC is 418 Broadway #10235, Albany, NY 12207, USA. Dissolution date: None. Purpose: any lawful act or activity.
15479 O22 W N26

NOTICE OF FORMATION of NINE LIGHT ADVISORY LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/16/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 7 W 57th St, New York, NY 10019. Purpose: any lawful act.
15961 O22 W N26

NOTICE OF FORMATION of RIGHT HAND PLANS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/19/2025. Office location: Nassau County. SSNY designated as agent upon whom

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of LITHOS STUDIO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/8/2025. Effective date: 9/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 500 W 18th St, Apt E19D, New York, NY 10011. Purpose: any lawful act.
15968 O29 W D03

NOTICE OF FORMATION of ONYX CONSULTANTS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, #989496, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
16215 O29 W D03

NOTICE OF FORMATION of REFINE3D, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/14/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to PO BOX 64, Rockville Centre, NY 11570. Purpose: any lawful act.
16203 O29 W D03

NOTICE OF FORMATION of SOMETHING DIFFERENT CATERING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 520 West 156 St, Apt 34, New York, NY 10032. Purpose: any lawful act.
13796 O29 W D03

NOTICE OF FORMATION of THINGS JAPANESE, LLC. Art/Org filed 10/20/25. Ofc loc Nassau County. SSNY designated for svc/proc & shall mail to 422 SPRIG TREE PATH, SAG HARBOR, NY 11963. Purpose: Any lawful activity.
16240 o29-W d3

NOTICE OF FORMATION of Mind v Machine, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, Mind v Machine, LLC, 26 Broadway, Ste. 1301, New York, NY 10004. Purpose: any lawful activities.
15384 o8-W n12

NOTICE OF FORMATION of Moss Clubco LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 505 Fifth Ave., 27th Fl., New York, NY 10017. Purpose: any lawful activities.
15385 o8-W n12

NOTICE OF FORMATION of Pink Hudson Realty LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/18/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 425 E. 58th St., Apt. 42D, New York, NY 10022. Purpose: any lawful activities.
15389 o8-W n12

NOTICE OF FORMATION of 641 FIFTH PARK LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. Princ. office of LLC: 641 Fifth Ave., #42A, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
15883 Oct22 w Nov26

NOTICE OF FORMATION of ARCHCARE WARTBURG LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 205 Lexington Ave., NY, NY 10016. Purpose: Any lawful activity.
15821 Oct22 w Nov26

NOTICE OF FORMATION of HIGHLAND OAKS INVESTOR, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/13/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
15817 Oct22 w Nov26

NOTICE OF FORMATION of TIFFANY SQUARE DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
15880 Oct22 w Nov26

NOTICE OF FORMATION of TIFFANY SQUARE PRESERVATION GP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
15879 Oct22 w Nov26

NOTICE OF FORMATION of TRIBORO PICTURES LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 05/08/06. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 28 LIBERTY ST NEW YORK, NY, 10005. Purpose: Any lawful purpose
15796 Oct22 w Nov26

NOTICE OF FORMATION of 16 W40 29B LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/3/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 57 W 38th St, NY, NY 10018. Purpose: any lawful purpose.
15249 Oct8 w Nov12

NOTICE OF FORMATION of 220-25 Jamaica LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/20/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 226-10 Jamaica Ave, Bellerose, NY 11001. Purpose: any lawful purpose.
15230 Oct8 w Nov12

NOTICE OF FORMATION of 2339 Astoria Blvd. LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/28/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 20 Circle Crest, Manhasset, NY 11030. Purpose: any lawful purpose.
15236 Oct8 w Nov12

NOTICE OF FORMATION of 235 MNR Associates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/2/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1981 Marcus Ave, Lake Success, NY 11042. Purpose: any lawful purpose.
15240 Oct8 w Nov12

NOTICE OF FORMATION of 94 Main Street Associates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/12/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 106 Main St, Roslyn, NY 11576. Purpose: any lawful purpose.
15238 Oct8 w Nov12

NOTICE OF FORMATION of Henge Harlem PACT LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/21/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 80 State St, Albany, NY 12207. Purpose: any lawful purpose.
15255 Oct8 w Nov12

NOTICE OF FORMATION of Jenfu Mixtape LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/14/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 711 Third Ave, NY, NY 10017. Purpose: any lawful purpose.
15260 Oct8 w Nov12

NOTICE OF FORMATION of KWGF LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/18/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 8 Windsor Dr, Old Westbury, NY 11568. Purpose: any lawful purpose.
15243 Oct8 w Nov12

NOTICE OF FORMATION of OCL Capital LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/29/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 20 Circle Crest, Manhasset, NY 11030. Purpose: any lawful purpose.
15235 Oct8 w Nov12

NOTICE OF FORMATION of Queue Colony LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/16/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose.
15247 Oct8 w Nov12

NOTICE OF FORMATION of RAHM Holdings LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/3/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 728 Barbara Blvd, Franklin Sq, NY 11010. Purpose: any lawful purpose.
15233 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of ASBURY PARK PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
15828 Oct22 w Nov26

NOTICE OF FORMATION of MONTVIEW HEIGHTS PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
15826 Oct22 w Nov26

NOTICE OF FORMATION of SQUIRE VILLAGE PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
15882 Oct22 w Nov26

NOTICE OF FORMATION of Technology Collaborative Solutions LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/4/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose.
15248 Oct8 w Nov12

NOTICE OF FORMATION of Third Hicks LLC, Art. of Org. filed with Sec'y of State (SSNY) on 8/20/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 70 Gordon Dr, Syosset, NY 11791. Purpose: any lawful purpose.
15231 Oct8 w Nov12

NOTICE OF FORMATION of Turkmen Holdings LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/7/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 190 Rockcrest Rd, Manhasset, NY 11030. Purpose: any lawful purpose.
15229 Oct8 w Nov12

NOTICE OF FORMATION of Vintage Colony LLC, Art. of Org. filed with Sec'y of State (SSNY) on 7/16/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose.
15253 Oct8 w Nov12

NOTICE OF FORMATION of Zen Bride and Groom LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/1/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 229 W 113th St, NY, NY 10026. Purpose: any lawful purpose.
15250 Oct8 w Nov12

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 25E20 HOLDINGS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/28/25. Office location: NY County. LLC formed in Delaware (DE) on 10/13/25. Princ. office of LLC: 27 East 20th St., Unit 1, NY, NY 10003. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
16965 Nov12 w Dec17

NOTICE OF QUALIFICATION of 25E20 LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/28/25. Office location: NY County. LLC formed in Delaware (DE) on 09/29/25. Princ. office of LLC: 27 East 20th St., Unit 1, NY, NY 10003. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
16966 Nov12 w Dec17

NOTICE OF QUALIFICATION of APOLLO HOSTPLUS CREDIT GP, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LLC formed in Delaware (DE) on 10/13/25. Princ. office of LLC: 9 West 57th St., 41st Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, Dept. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16970 Nov12 w Dec17

NOTICE OF QUALIFICATION of ARRAS OWNER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LLC formed in Delaware (DE) on 10/24/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16968 Nov12 w Dec17

NOTICE OF QUALIFICATION of August Night Evil Genius Productions LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/24/25. Office location: NY County. LLC formed in Delaware (DE) on 9/12/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Capitol Services, Inc. (CSI), 1218 Central Ave, Ste 100, Albany, NY 12205. DE address of LLC: CSI, 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 3, Dover, DE 19901. Purpose: any lawful act or activity.
16987 Nov12 w Dec17

NOTICE OF QUAL. of BO ORENT WEST PLEDGOR LLC Auth. filed with SSNY on 11/05/2025. Office location: New York. LLC formed in DE on 11/03/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
16936 Nov12 w Dec17

NOTICE OF QUALIFICATION of DERBY COPELAND FUND I, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/29/25. Office location: NY County. LLC formed in Delaware (DE) on 11/02/17. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 41 Madison Ave., 40th Fl., NY, NY 10010. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16972 Nov12 w Dec17

NOTICE OF QUALIFICATION of DLX NYC LLC. Fictitious name in NY State: DLX New York LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 3/25/20. Office location: NY County. LLC formed in Delaware (DE) on 5/22/18. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Lemery Greisler LLC, 60 Railroad Place, Suite 502, Saratoga Springs, NY 12866, Attn: Seth D. Finkell, Esq. DE address of LLC: c/o United Corporate Services, Inc., 874 Walker Rd, Ste C, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
16985 Nov12 w Dec17

NOTICE OF QUALIFICATION of EOS REAL ESTATE INVESTORS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: NY County. LLC formed in Delaware (DE) on 12/15/16. Princ. office of LLC: 444 Madison Ave., Fl. 14, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16975 Nov12 w Dec17

NOTICE OF QUALIFICATION of EOS RESIDENTIAL INVESTORS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/23/25. Office location: NY County. LLC formed in Delaware (DE) on 04/25/23. Princ. office of LLC: 444 Madison Ave., Fl. 14, NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16974 Nov12 w Dec17

NOTICE OF QUALIFICATION of F&E PLACE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/29/25. Office location: NY County. LLC formed in Delaware (DE) on 09/29/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Withers Bergman LLP, c/o Ilyse Dolgenas, Esq., 430 Park Ave., 10th Fl., NY, NY 10022. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of the State, Div. of Corps., John G. Townsend Bldg., 401 Federal St.-Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16973 Nov12 w Dec17

NOTICE OF QUALIFICATION of GCMC 11 WEST PROSPECT LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LLC formed in Delaware (DE) on 10/24/25. Princ. office of LLC: 152 West 57th St., 60th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg. - 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16969 Nov12 w Dec17

NOTICE OF QUALIFICATION of Hirshmark Capital GP II, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 4/8/25. Office location: NY County. LLC formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
17008 Nov12 w Dec17

NOTICE OF QUALIFICATION of Hirshmark Capital REIT II LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/16/25. Office location: NY County. LLC formed in Delaware (DE) on 5/2/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
17003 Nov12 w Dec17

NOTICE OF QUAL. of BO ORENT WEST SELLER LLC Auth. filed with SSNY on 11/05/2025. Office location: New York. LLC formed in DE on 11/03/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
16934 Nov12 w Dec17

NOTICE OF QUALIFICATION of Hirshmark Fund Manager, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 4/8/25. Office location: NY County. LLC formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
17006 Nov12 w Dec17

NOTICE OF QUALIFICATION of HM LFC TWO LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 4/9/25. Office location: NY County. LLC formed in Delaware (DE) on 4/9/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LLC: c/o VCORP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
17002 Nov12 w Dec17

NOTICE OF QUALIFICATION of Jaguar Solar Owner 2026-1, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/21/25. Office location: NY County. LLC formed in Delaware (DE) on 10/17/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: Capitol Services, Inc., 1218 Central Ave, Ste 100, Albany, NY 12205, tax@goodleap.com. DE address of LLC: 108 Lakeland Ave, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
16986 Nov12 w Dec17

NOTICE OF QUALIFICATION of L&L Development Consulting LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/20/25. Office location: NY County. LLC formed in Delaware (DE) on 10/1/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Corporation Service Company (CSC), 80 State St, Albany, NY 12207-2543, the registered agent of LLC upon whom process may be served. DE address of LLC: c/o CSC, 251 Little Falls Drive, Wilmington, DE 19808. Cert of Form filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity.
16994 Nov12 w Dec17

NOTICE OF QUALIFICATION of MMS MOVING SERVICES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/24/25. Office location: Bronx County. LLC formed in New Jersey (NJ) on 10/15/25. Princ. office of LLC: 215 Coles St., Jersey City, NJ 07310. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with State Treasurer, 33 W. State St., Fifth Fl., Trenton, NJ 08608-1214. Purpose: Any lawful activity.
16964 Nov12 w Dec17

NOTICE OF QUALIFICATION of Rothera, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/2/25. Office location: NY County. LLC formed in Delaware (DE) on 7/31/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to DE address of LLC: c/o A Registered Agent, Inc., 8 The Green, #22648, Dover, DE 19901, legal@rothera.io. Arts of Org filed with DE Secy of State, 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.
17010 Nov12 w Dec17

NOTICE OF QUALIFICATION of Rothera Markets LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 10/21/25. Office location: NY County. LLC formed in Delaware (DE) on 9/26/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to DE address of LLC: c/o A Registered Agent, Inc., 8 The Green, #22648, Dover, DE 19901. Arts of Org filed with DE Secy of State, 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.
17011 Nov12 w Dec17

NOTICE OF QUALIFICATION of S. K. Construction LLC. Authority filed with NY Dept. of State: 10/24/25. NYS fict. name: PA SK Construction LLC. Office location: NY County. LLC registered in PA: 10/21/11. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. PA and principal business address: 7972 Route 25, Spring Glen, PA 17978. Cert. of Reg. filed with PA Sec. of the Commonwealth, 401 North St., Harrisburg, PA 17120. Purpose: all lawful purposes.
16931 Nov12 w Dec17

NOTICE OF QUALIFICATION of Amadeo Holdings, LLC. Authority filed with NY Dept. of State: 10/15/25. Office location: NY County. LLC formed in DE: 10/7/25. 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 address 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.
16167 Oct29 w Dec3

QUAL. of Spring Path Productions, LLC. Auth filed 9/12/25. Cty: NY. LLC org in DE 9/9/25. SSNY desig. for process & shall mail 28 Liberty St, NY, NY 10005. DE off. addr: 1209 Orange St, Wilmington, DE 19801. Cert of Form on file: SSDE, Townsend Bldg, Dover, DE 19901. Purp: any lawful.
15262 Oct8 w Nov12

NOTICE OF QUALIFICATION of Diet and Exercise, LLC. Authority filed with NY Dept. of State: 10/30/25. Office location: NY County. Princ. bus. addr.: 169 Madison Ave., Ste. 2523, NY, NY 10016. LLC formed in DE: 10/8/25. 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.
16673 Nov5 w Dec10

NOTICE OF QUALIFICATION of GREENSPRING ADVISORS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/19/25. Office location: NY County. LLC formed in Maryland (MD) on 04/25/18. Princ. office of LLC: 60 E. 42nd St., Ste. 1120, NY, NY 10165. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1 W. Pennsylvania Ave., Ste. 500, Towson, MD 21204. MD addr. of LLC: Grand Central-42 St., 60 E. 42nd St., Ste. 1120, NY, NY 10165. Cert. of Form. filed with Secy. of State of MD, 700 E. Pratt St., 2nd Fl., Ste. 2700, Baltimore, MD 21202. Purpose: Any lawful activity.
16606 Nov5 w Dec10

NOTICE OF QUALIFICATION of MT 35HY HOTEL LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/25/25. Office location: NY County. LLC formed in Delaware (DE) on 09/17/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16617 Nov5 w Dec10

NOTICE OF QUALIFICATION of PARK AVENUE TOWER OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County. LLC formed in Delaware (DE) on 10/14/25. Princ. office of LLC: 1 Vanderbilt Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE: Charuni Patibanda-Sanchez, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.
16612 Nov5 w Dec10

NOTICE OF QUALIFICATION of PROSOURCE US, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/13/25. Office location: NY County. LLC formed in Delaware (DE) on 09/26/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
16613 Nov5 w Dec10

NOTICE OF QUALIFICATION of RS Sunridge Holdings LLC. Authority filed with NY Dept. of State: 10/27/25. Office location: NY County. Princ. bus. addr.: 777 W. Putnam Ave., Greenwich, CT 06830. LLC formed in DE: 4/25/14. 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.
16670 Nov5 w Dec10

NOTICE OF QUALIFICATION of S3 RE 73 Empire Funding LLC. Authority filed with NY Dept. of State: 10/22/25. Office location: NY County. LLC formed in DE: 8/5/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to the principal business address: Spruce Capital Partners LLC, 535 Madison Ave., Fl. 19, NY, NY 10022, regd. agent upon whom process may be served. DE address of LLC: 1521 Concord Pike, Ste. 201, Wilmington, DE 19803. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
16665 Nov5 w Dec10

NOTICE OF QUALIFICATION of THIRD PRIME CAPITAL MANAGEMENT UGP, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County. LLC formed in Delaware (DE) on 01/08/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
16605 Nov5 w Dec10

NOTICE OF QUALIFICATION of NEXFIN HEALTHCARE FINANCE, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 09/12/25. Office location: Nassau County. LLC formed in Delaware (DE) on 06/16/25. Princ. office of LLC: c/o Isaac Soleimani, 215 Grist Mill Ln., Great Neck, NY 11023. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. DE addr. of LLC: c/o The Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with Secy. of State, Div. of Corps., 401 Federal St., John G. Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity.
15884 Oct22 w Nov26

NOTICE OF QUAL. of MELISSA SANABRIA AND CO LLC, Authority filed with the SSNY on 07/17/2025. Office loc: Nassau County. LLC formed in DC on 12/28/2017. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 5 8th Street SE, Washington, DC 20003. Address required to be maintained in DC: 5 8th Street SE, Washington DC 20003. Cert of Formation filed with DC Dept. of Consumer & Regulatory Affairs, 941 N. Capitol St. NE, Washington, DC 20002. Purpose: Any Lawful Purpose.
15659 o15-W n19

NOTICE OF QUALIFICATION of PLOT DEVELOPMENT LLC. App. for Authority filed with Secretary of State of NY (SSNY) on 9/8/2025. Office location: NY County. LLC formed in DE on 1/31/2025. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to 111 W 94th St Apt 1F, NY, NY 10025. DE address of LLC: 251 Little Falls Dr, Wilmington, DE 19808. Cert. of Formation filed with DE SOS, John G. Townsend Bldg, 401 Federal St, Ste 3, Dover, DE 19901. Purpose: any lawful activity.
15898 O22 W N26

Notice of Qualification of Pendenza LLC. App. for Authority filed with SSNY on 9/26/2025. Office location: NY County. LLC formed in DE on 8/22/2024. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to The LLC, 445 Park Ave, Ste 967, NY, NY 10022. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act.
16001 O29 W D03

NOTICE OF QUALIFICATION of Committed Capital Management, LLC. Authority filed with Secy. of State of NY (SSNY) on 10/13/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/30

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Rizz Auto Collision LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/5/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 449 Emory Rd, Mineola, NY 11501. Purpose: any lawful purpose.
15226 Oct8 w Nov12

NOTICE OF FORMATION of RPM Vintage LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/16/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 347 W 57th St, NY, NY 10019. Purpose: any lawful purpose.
15261 Oct8 w Nov12

NOTICE OF FORMATION of Ruejoro LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/9/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 1745 Bard Ln, E. Meadow, NY 11554. Purpose: any lawful purpose.
15225 Oct8 w Nov12

NOTICE OF FORMATION of ScottMGross LLC, Art. of Org. filed with Sec'y of State (SSNY) on 5/6/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 81 Duane St, Farmingdale, NY 11735. Purpose: any lawful purpose.
15228 Oct8 w Nov12

NOTICE OF FORMATION of Seneca 1314 Associates LLC, Art. of Org. filed with Sec'y of State (SSNY) on 9/22/25. Cty: Nassau. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 55 Watermill Ln, Great Neck, NY 11021. Purpose: any lawful purpose.
15242 Oct8 w Nov12

NOTICE OF FORMATION of Endless Metro Solutions LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #589731, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228.. Purpose: any lawful act.
16817 N12 W D17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of AUSTIN PORT PO LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/20/25. Office location: Nassau County. LLC formed in Delaware (DE) on 03/04/25. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16614 Nov5 w Dec10

NOTICE OF QUALIFICATION of WHITE OAK ABL 3, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/15/25. Office location: NY County. LLC formed in Delaware (DE) on 02/15/24. Princ. office of LLC: 3 Embarcadero Center, 5th Fl., San Francisco, CA 94111. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808-1674. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16611 Nov5 w Dec10

NOTICE OF QUALIFICATION of LHN CONSULTING, LLC. Authority filed with Secy. of State of NY (SSNY) on 08/27/2025. Office location: New York County. LLC formed in Delaware (DE) on 08/18/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o eResidentAgent, Inc., 1 Rockefeller Plaza Ste. 1204, New York, NY 10020, also the registered agent upon whom process may be served. Address required to be maintained in DE: 1013 Centre Rd., Ste. 403S, Wilmington, DE 19805. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
15379 o8-W n12

NOTICE OF QUALIFICATION of Ruby's HoldCo, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/19/2025. Office location: New York County. LLC formed in Delaware (DE) on 12/26/2023. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1337 Ocean Ave., Ste. H, Santa Monica, CA 90401. Address required to be maintained in DE: 2140 S DuPont Hwy., Camden, DE 19934. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: any lawful activities.
15390 o8-W n12

NOTICE OF QUALIFICATION of TAK-D2, LLC. Authority filed with Secy. of State of NY (SSNY) on 09/25/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/22/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: GKL Registered Agents, Inc., 71 Orchard St., Auburn, NY 13021. Address required to be maintained in DE: 9 East Loockerman St., Ste. 311, Dover, DE 19901. Arts of Org. filed with the Secy. of State of Delaware, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
15392 o8-W n12

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of PAS OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. LLC formed in Delaware (DE) on 07/29/25. Princ. office of LLC: c/o Vertex NYC LLC, 675 Third Ave., 27th Fl., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with State of DE Secy. of State, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
15838 Oct22 w Nov26

NOTICE OF QUALIFICATION of STRENTA STEWARD AND ADVISORY SERVICES, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/09/25. Office location: NY County. LLC formed in Delaware (DE) on 11/30/20. Princ. office of LLC: 600 Brickell Ave., Ste. 1720, Miami, FL 33131. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
15834 Oct22 w Nov26

NOTICE OF QUALIFICATION of THERMAL MOISTURE IMAGING, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/10/25. Office location: NY County. LLC formed in Delaware (DE) on 07/26/07. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
15840 Oct22 w Nov26

NOTICE OF QUALIFICATION of PKPP Lambda Beta LLC. Authority filed with NY Dept. of State: 10/14/25. Office location: NY County. Princ. bus. addr.: 3701 Arco Corporate Dr., Ste. 500, Charlotte, NC 28273. LLC organized in FL: 10/9/25. 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. FL addr. of LLC: 115 N. Calhoun St., Ste. 4, Tallahassee, FL 32301. Cert. of Org. filed with FL Sec. of State, 2415 N. Monroe St., Ste. 810, Tallahassee, FL 32303. Purpose: all lawful purposes.
16169 Oct29 w Dec3

NOTICE OF QUALIFICATION of SLE 016, LLC. Authority filed with NY Dept. of State: 9/26/25. Office location: NY County. Princ. bus. addr.: 333 Washington St., Ste. 401, Jersey City, NJ 07302. LLC formed in DE: 6/18/25. 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: any lawful activity.
16171 Oct29 w Dec3

NOTICE OF QUALIFICATION of SLE 017, LLC. Authority filed with NY Dept. of State: 9/26/25. Office location: NY County. Princ. bus. addr.: 333 Washington St., Ste. 401, Jersey City, NJ 07302. LLC formed in DE: 6/18/25. 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: any lawful activity.
16168 Oct29 w Dec3

THERMAL - 002, LLC. Filed with SSNY on 08/28/2025. Formed in DE on 07/24/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 676 BROADWAY, NEW YORK, NY 10013. DE SOS: 401 Federal St #4, Dover, DE 19901. Purpose: any lawful
15944 o22-W n26

NOTICE OF FORMATION of CRANDALL'S PHOTOGRAPHY, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/14/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2214 Frederick Douglass Blvd, #105, New York, NY 10026. Purpose: any lawful act.
17004 N12 W D17

NOTICE OF FORMATION of Caxbyte Studios LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/15/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1171 2nd Ave, Apt 3S, New York, NY 10065. Purpose: any lawful act.
16619 N12 W D17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Hirshmark Capital Lending Fund II, LP. Fictitious name in NY State: Hirshmark Capital Lending Fund II, L.P. App. for Auth. filed with Secy. of State of NY (SSNY) on 4/8/25. Office location: NY County. LP formed in Delaware (DE) on 4/7/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 1140 Broadway, Ste 304, NY, NY 10001; Attn: Mark Levin. DE address of LP: c/o VCORP Services, LLC, 108 W. 13th St, Ste 100, Wilmington, DE 19801. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity.
17009 Nov12 w Dec17

NOTICE OF QUALIFICATION of TR 61 MHF CENTRALE LP Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/03/25. Office location: NY County. LP formed in Delaware (DE) on 09/16/25. NYS fictitious name: TR 61 MHF CENTRALE L.P. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to c/o Ilyse Dolgenas, Esq., Withers Bergman LLP, 430 Park Ave., 10th Fl., NY, NY 10022. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with DE Secy. of the State, Div. of Corps., John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
15812 Oct22 w Nov26

NOTICE OF QUALIFICATION of APOLLO HOSTPLUS CREDIT ADVISORS, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/27/25. Office location: NY County. LP formed in Delaware (DE) on 10/13/25. Princ. office of LP: 9 West 57th St., 41st Fl., NY, NY 10019. Duration of LP is Perpetual. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. DE addr. of LP: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State of DE, Dept. of State, Div. of Corps., John Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
16971 Nov12 w Dec17

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of O'RIELLY & ROCHE LLP. Application for authority filed with Secy of State of NY (SSNY) on 8/27/2025. Office location: NY County. LLP formed in California (CA) on 5/24/2007. SSNY designated as agent of LLP upon whom process against it may be served. SSNY shall mail process to P/B/A: 1330 Ave. of the Americas, 23rd Fl, New York, NY 10019. CA address of LLP: 2121 Ave. of the Stars, Ste 800, Los Angeles, CA 90067. Certificate of LLP filed with Secy of State of CA, 1500 11th St, Sacramento, CA 95814. Purpose: any lawful act or activity.
17020 N12 W D17

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of TIFFANY SQUARE PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 10/07/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, 72nd Fl., NY, NY 10001. Latest date on which the LP may dissolve is 12/31/2125. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Name and addr. of each general partner are available from SSNY. Purpose: Any lawful activity.
15881 Oct22 w Nov26

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of MARILEE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/14/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 133 West 22nd St, New York, NY 10011. Purpose: any lawful act.
16235 N12 W D17

NOTICE OF FORMATION of TOVRIC TUTORING LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/2/2025. Effective Date: 1/1/2026. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Registered Agent Solutions, Inc., 99 Washington Ave, Ste 1008, Albany, NY 12260. Purpose: any lawful act.
16794 N12 W D17

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When Results Matter

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New York County

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452685/22 Gumbs v. Mta Bus Co. Et Al
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156393/24 Simms v. NYC Et Al
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Part 22 Motor Vehicle

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153971/25 Montero v. Diaz Jr.
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154392/20 Sara M. Lebow v. Abu Sayeed
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153282/24 Shire v. Consol. Bus Transit, Inc. Et Al
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157175/24 Wassam v. Camara
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Part MED-2

Justice Samuel E. Wilkenfeld
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Room 106

Early Settlement Part 1

Justice Miles J. Vigilante
80 Centre Street
Room 106

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157421/20 O'Neil v. Park Hotels & Resorts Inc.
150841/18 Ragsdale v. Mhp Real Estate Services
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152947/22 Lorocco v. 605 Third Ave. Fee LLC
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155161/19 K. v. NYC
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Early Settlement Part 2

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Room 106

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158630/22 Rodriguez v. Con Ed, Inc. Et Al
159380/23 Stacy v. NYC Et Al
451561/23 Williams v. NYC Et Al

Part 27

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Part 41

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655529/25 Btig v. Perforce Software, Inc.
160045/18 Chernok v. Related Companies
160112/24 De La Torre v. Quality Bh 108th Manhattan LLC
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653372/25 Mosley v. R & B Services Inc. Et Al
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155313/23 Red Lion Furniture Mfg LLC Et Al v. Thorson
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654377/24 Sydney Sol Group Ltd. v. 27 West Chelsea Inc. Et Al
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158551/24 Cohen&Green P.L.L.C. v. NYC Civilian Complaint Review Board
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150844/23 Dumdaw v. NYC Citi Bike Share LLC Et Al
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653717/25 Fischer Foods of New York, Inc. v. Market Cafe 57 LLC D/b/a Bagels Market Et Al
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155240/23 Keyser v. Speedway Const. Corp.
160413/23 Lopez v. Hudsonview Terrace Inc Et Al
651296/22 Lovell Safety Mgt. Co., L.L.C. v. Bentzys Const., Inc.
150822/23 Mareza I. Estevez v. The United Synagogue of Conservative Judaism D/b/a Nativ
160459/25 Molloy v. NY Presbyterian Morgan Stanley Children's Hosp.
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650182/24 Powell v. Shorr
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652807/24 Swiss Re Corporate Solutions America Ins. Corp. F/k/a North American Specialty Ins. Co. v. NYCHA
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Part 50

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Part 51 Matrimonial Part

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