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IN BRIEF

Judge Cuts Ex-DOJ Official From Maduro's Defense, Saying a Lawyer 'Cannot Appoint Himself'

A New York federal judge formally cut a Reagan-era prosecutor and legal commentator from Nicolás Maduro's defense team, observing that the attorney "cannot appoint himself" to defend the ousted leader.

U.S. District Judge Alvin Hellerstein said there was reason to accept Bruce Fein's request to represent Maduro, after Fein admitted he was neither retained by Maduro, nor Barry Pollack, Maduro's actual attorney.

"Fein's application to join the defense team has no legal basis. Unnamed persons cannot appoint counsel; only a defendant can do so," Hellerstein wrote in a succinct Monday order. "Fein cannot appoint himself to represent Maduro."

Neither Fein nor Pollack immediately responded to requests for comment.

Fein had entered an appearance for Maduro and applied pro hac vice to practice before the U.S. District Court for the Southern District of New York. Hellerstein had initially accepted those requests, only for Pollack to inform the court that neither he, nor Maduro, had retained Fein.

After Pollack's swift rebuke, Fein told the court that he had been approached by members "credibly" within Maduro's inner circle or family. He didn't identify those individuals to the court and didn't respond to questions from Law.com and the New York Law Journal seeking that information.

In an apparent attempt to salvage the situation, Fein urged Hellerstein to arrange an in-camera meeting where Maduro could be directly asked if he wished to retain Fein. The judge also rejected that request.

"There is no reason to bring Maduro into court in order to ask him in camera if he would like to add Fein to his defense team, as Fein requests. If Maduro wishes to retain Fein, he has the ability to do so," the judge wrote.

Fein had been an associate deputy attorney general for the Reagan administration in the 1980s. Since then, Fein has been better known for his legal commentary, with his last known high-level representation being that of Lonnie Snowden, the father of whistleblower Edward Snowden.

The drug-trafficking case against Maduro is being closely watched by observers all over the world, with the defense expected to focus on Maduro's status as a foreign sovereign and the legalities of the military operation that seized him. The U.S. doesn't recognize Maduro as the lawful president of Venezuela.

—Alyssa Aquino

CFPB Withdraws Biden-Era Guidance on Immigration Status in Lending

The Consumer Financial Protection Bureau on Monday withdrew a Biden-era statement warning against overbroad use of immigration status in lending denials, a move that critics said continues the Trump administration's retreat from fair lending enforcement.

The Equal Credit Opportunity Act prevents lending discrimination based on an individual's immutable characteristics like race, sex and national origin but explicitly allows lenders to consider immigration status in a loan application. But a 2023 joint statement from the CFPB and the U.S. Department of Justice under the Biden administration stated that blanket loan denials based on citizenship or immigration status could lead to unlawful discriminatory practices.

The Biden administration's statement discouraged lenders from seeking relevant information about a borrower's residency status, the CFPB stated in its withdrawn guidance.

"For decades, ECOA regulations have permitted lenders to consider a borrower's lawful residence status and other information necessary to protect their rights and remedies with respect to repayment," acting CFPB Director Russell Vought said in a statement. "We are correcting the last administration's attempt to ignore these well-accepted and common-sense principles of » Page 4

Second Circuit Upholds Gun Ban In Times Square and Subways »4

Lawmakers Aim To Seek Special Master To Oversee Epstein Files Production

BY EMILY SAUL

THE LAWMAKERS who co-sponsored the Epstein Files Transparency Act are asking a judge to allow them to appear amici curiae in Ghislaine Maxwell's case and appoint a special master, alleging the Department of Justice has failed to comply with the Act as it works to unseal documents in the matter.

Counsel for U.S. Representatives Ro Khanna, D-California, and Thomas Massie, R-Kentucky, on Tuesday sought leave to urge the judge to appoint a special master and an independent monitor » Page 4

Thomas Massie and **Ro Khanna**

Hochul's State of the State Promises Crackdown on Auto Insurance Fraud

BY BRIAN LEE

Gov. **Kathy Hochul** delivers her 2026 State of the State Address on Tuesday in Albany.

NEW YORK Gov. Kathy Hochul's fifth State of the State address on Tuesday pledged a full-on attack on auto insurance scams, hoping to reduce the Empire State's nation-leading rates of $336 monthly, a result of what the Democrat said is "rampant fraud and runaway litigation."

In a policy message that stressed making New York more affordable, Hochul said her administration had identified fraud as a major driver of elevated auto insurance premiums, with staged crashes allowing for "jackpot" payouts from insurance companies or juries.

"When the system allows out-of-control payouts, the costs are passed onto you in the form of higher monthly premium bills," she said during her nearly hour-long address at the Empire State Plaza in Albany.

"We're putting the brakes on fraud, branding a system that rewards illegal behavior," she added. "If you are driving drunk, driving without a license, or committing a felony at the time of the crash, you should not get a payday. This is about finally standing up for millions of New York drivers who deserve a break."

Hochul's remarks from the Empire State Plaza drew strong criticism from the state's personal-injury bar, which suggested Hochul's plan would let Big Insurance off the hook.

Her administration said there were 1,729 staged crashes in 2023—the latest stats available—ranking New York second-highest in the nation in the dubious category.

Insurance carriers reported a record high of 38,270 incidents of suspected motor vehicle insurance fraud in 2023 to a state regulatory watchdog, the Department of Financial Services.

Hochul vowed to take a "whole-of-government" approach to cracking down, galvanizing the state's Motor Vehicle Theft and Insurance Fraud Prevention Board to "zealously" probe and prosecute fraud across the state.

The governor's plan » Page 6

Client Prep, Unusual Defense Tactic Helped Attorneys Secure $19 Million Verdict for Construction Injury

BY EMILY SAUL

Brian Brown

Helina Manesis

WHEN Alen Begonja fell from a ladder while working construction at Chelsea Piers in Manhattan in 2020, the resulting brain injury left him with "crippling anxiety," his attorney Helina Manesis said.

Despite that challenge, Begonja was able to testify at trial and in December was awarded more than $19 million in damages by a Manhattan jury.

Manesis, a partner at Zaremba Brown, said her client made it through his necessary testimony with careful preparation and slow, calm examination.

"It had a lot to do with tone and using the documents to really take it out of [Begonja's] hands," she explained. "You're talking about somebody who doesn't remember falling, you're talking about somebody who doesn't remember the treatment he's had."

"It may be a little boring for the jury, but it felt like the only way to keep the plaintiff calm on the stand," she said.

Testimony was still difficult for Begonja and he needed a break. But Manesis said she felt it was important for the jury to hear his story.

"I wanted to get his story out, and I really wanted the jury to understand what this man's gone through for the last five and a half years," she said.

Begonja filed suit in » Page 6

Judge Dismisses Lawsuit Blaming KuCoin, Chainalysis for Hack Losses

BY MICHAEL A. MORA

A NEW YORK federal court dismissed on Monday a proposed class action that sought to hold a cryptocurrency exchange and a blockchain analytics firm liable for hackers' theft of digital assets, rejecting a theory to extend anti-money-laundering lapses into civil RICO liability.

In the 31-page memorandum opinion and order, U.S. District Judge Gregory H. Woods of the Southern District of New York ruled that investors who lost crypto in hacks failed to plausibly allege that the defendants, the exchange KuCoin and the firm Chainalysis Inc., proximately caused their injuries under the federal Racketeer Influenced and Corrupt Organizations Act.

Florida resident Sophia Reca and Puerto Rico resident James Supples alleged that unknown bad actors stole millions of dollars in cryptocurrency from their accounts and routed portions of the stolen loot through KuCoin, a crypto exchange. The plaintiffs sued KuCoin and subsequently added Chainalysis, a vendor that supplied KuCoin with cryptocurrency-tracing software.

Judge Woods

The investors alleged that KuCoin and Chainalysis enabled the laundering of the stolen cryptocurrency through their failure to adequately implement know-your-customer and anti-money laundering safeguards, depriving them of the ability to trace and potentially recover their assets on the blockchain.

And in the ruling, Woods largely agreed with the report » Page 4

Online

The Southern District decision is posted at nylj.com.

Deal Watch: Dealmaker Expectations Remain High for IPOs

BY PATRICK SMITH

A STRONG IPO market highlighted the blitz of deal activity in 2025, which saw the highest number of IPOs—347—since 2021.

It was an especially busy year for Josh Bonnie, Simpson, Thacher & Bartlett's global capital markets chair and co-managing partner for its Boston and Washington, D.C., offices. Bonnie and Simpson worked on the Medline IPO, which was both the largest IPO of the year at $5.37 billion, as well as the largest PE-backed IPO ever.

Bonnie is now expecting to have another strong year of IPOs. "My practice tends to be heavily PE-backed, and my pipeline in terms of number of IPOs at the SEC or working to get them into the SEC is bigger than I have ever had in my career," he said.

Bonnie said "historically high" valuations are encouraging some companies to enter the IPO market. Even though 2025 was more active relative to the immediate years previous (2024 had 225; 2023 had 154; and 2022 had 181 IPOs), there were still some hangups that could make 2026 even stronger.

"The IPO market started opening up at the end of 2024, but then the volume of companies that were able to get into the market in 2025 was adversely affected by portions of the year that had uncertainty," he said, referring to tariff hikes in the spring and summer and the government shutdown in the fourth quarter. "One reason I am personally expecting an active IPO market is that you have a bunch of companies piling into the system. Last year wasn't receptive through the full calendar cycle."

The expectation is that if the full weight of the calendar year is open for business, things could be even more active.

Looking at deal activity since Jan. 1, 2026, there was at least one new IPO: PicS N.V., which operates a digital banking platform in Brazil, filed with the SEC to raise up to $500 million. The company was advised by White & Case partners, among others. The underwriters were advised by Davis Polk & Wardwell and Linklaters. » Page 4

DECISIONS OF INTEREST

First Department

PERSONAL INJURY: **Court dismisses declaratory judgment seeking same relief in underlying case.** *Beth Israel Med. Ctr. v. Compass Group USA Invs., Inc., Supreme Court, New York.*

CONTRACTUAL DISPUTES: **Plaintiff fails to provide proof of accounts stated, motion denied.** *Ascendus Inc. v. Quezada, Supreme Court, New York.*

CONTRACTUAL DISPUTES: **Ambiguous lease terms allows court to deny summary judgment.** *YSHO Holding, Inc. v. 274 Bowery Leasehold LLC, Supreme Court, New York.*

CIVIL PROCEDURE: **Cases consolidated, facts of actions were identical.** *Abdou v. BPP St Owners LLC, Supreme Court, New York.*

PERSONAL INJURY: **Motion to dismiss action for plaintiffs' lack of serious injury denied by court.** *Wesel v. Malik, Supreme Court, New York.*

Second Department

CRIMINAL LAW: **Failure to place statement of readiness in court files allows court to dismiss case.** *People v. Roger, Criminal Court, Kings.*

U.S. Courts

DISPUTE RESOLUTION: **Court confirms D&O insurance arbitral award, rejects challenge over evidence issues.** *Flextronics Int'l Ltd. v. Allianz Global Corporate & Specialty SE, SDNY.*

CREDITORS' AND DEBTORS' RIGHTS: **Court affirms IRS claim in firm bankruptcy, rejects challenge over 2015 tax liability.** *In re Kossoff PLLC, SDNY.*

INTELLECTUAL PROPERTY: **Court dismisses lawsuit for breach of contract, citing fraud and fabricated evidence.** *Torres v. Universal Music Group N.V., SDNY.*

PERSONAL INJURY: **Home Depot granted summary judgment in slip-and-fall case over alleged grease on floor.** *Caicedo v. Home Depot U.S.A. Inc., EDNY.*

BUSINESS TORTS: **Allegations concern only plaintiff's harm; tortious interference claim dismissed.** *Hurlbut Health Consulting v. Otis Elevator Co., WDNY.*

DECISION SUMMARIES, *Page 17*
FULL-TEXT DECISIONS, *nylj.com*

INSIDE LAW JOURNAL

See page 2 for complete Inside lineup.

New York Law Journal Inside

Justices Hear Big Oil's Effort To Fight Environmental Claims in Federal Court

BY JIMMY HOOVER
WASHINGTON, D.C.

A CLOSELY guarded U.S. Supreme Court on Monday considered a request from Chevron and other oil companies to allow them in federal court as they fight claims from a Louisiana parish that Big Oil's crude production harmed coastal lands.

The justices were at times receptive and at other times skeptical of the companies' argument that they should be allowed to defend the cases in federal court under a law typically invoked by federal officers.

The case is the latest test at the high court involving potential civil liability for federal contractors.

The oil companies say they have reason to fear facing a state jury in the cases after similar litigation resulted in a state court judgment of nearly $750 million. Louisiana says the lawsuit involves a straightforward matter of state liability and should be heard by the "experts" in the state's own judiciary.

At issue in the case is the massive amount of crude oil the companies produced in Louisiana around the time of World War II in order to fulfill their contracts with the U.S. government to supply high-octane aviation fuel used in the war effort.

The state has argued—and a lower federal appeals court agreed—that the U.S. government merely contracted for refined avgas, and not the companies' allegedly environmentally destructive crude oil production. In fact, the U.S. Court of Appeals for the Fifth Circuit said the government gave the companies' "complete latitude" to forgo crude production and even procure it on the open market to fulfill the avgas contracts.

The companies' attorney, veteran high-court lawyer Paul Clement, urged the the justices to "remove," or transfer, the cases to federal court, under the removal law, 28 U.S.C. §1442(a)(1).

That law, amended by Congress in 2011, establishes federal court jurisdiction over claims against federal contractors "relating to any act under color of [the U.S. government]."

Clement said the words "related to" are "capacious" and have "substantial breadth" and should therefore be read to include the necessary aspect of the production supply, i.e., crude oil. Without that production, "the federal government's efforts, the war effort, would have suffered," added Clement, of Clement & Murphy.

But several justices wanted to understand the limit of Clement's argument. Justice Clarence Thomas wondered "how far upstream" in a supply chain could a company seek to take advantage of the removal statute to extract a case from state court litigation.

DIEGO M. RADZINSCHI/ALM

The oil companies' attorney, veteran high-court lawyer **Paul Clement**, urged the justices to remove the cases brought by a Louisiana parish to federal court.

Chief Justice John Roberts Jr. agreed the words "related to" are "very broad" but voiced concern about recognizing a limitless "butterfly effect" of cause and effect.

Assistant to the U.S. Solicitor General Aaron Roper said courts would be able to use their common sense to weed out overly attenuated removal claims by contractors. The federal government is supporting the companies' efforts to move the litigation to federal court.

Justice Ketanji Brown Jackson noted that Congress only added the words "related to" in the statute through a "conforming amendment" and pointed to legislative history suggesting that lawmakers were not seeking to change the test for when a contractor can take advantage of the federal removal statute.

Louisiana Solicitor General Benjamin Aguiñaga, seeking to have the cases remain in state court, said the justices should ignore claims that allowing the litigation to proceed would end federal contracting "as we know it" or hamstring the federal government's efforts to contract during times of war or national crises.

"I think you should take the rhetoric from lawyers' pens for what it is," Aguiñaga said.

Justice Samuel Alito Jr. did not participate in Monday's hearing in light of a financial conflict of interest.

The Supreme Court is expected to announce its decision by July.

The case is *Chevron USA v. Plaquemines Parish*, No. 24-813.

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Monsanto Moves To Dismiss Most Roundup Lawsuits in New Jersey: 'No Connection to New Jersey Whatsoever'

BY AMANDA BRONSTAD

BAYER'S Monsanto moved to dismiss nearly 90 Roundup lawsuits in a newly formed New Jersey state court docket based primarily on jurisdictional grounds.

Bayer, which opposed the designation of Roundup lawsuits in New Jersey as Multicounty Litigation, claims plaintiffs who live in other states do not have jurisdiction to sue in New Jersey.

"These plaintiffs are residents of states other than New Jersey who were injured outside of New Jersey," Stephen Matthews, of DLA Piper in Short Hills, New Jersey, wrote in Bayer's dismissal motion last month. "Accordingly, these plaintiffs have no basis for asking this court to assert personal jurisdiction over Monsanto and Bayer CropScience LP, which are not citizens of New Jersey."

Both companies are registered in Delaware and are based in Missouri. Bayer AG is based in Germany.

On Tuesday, lead plaintiffs' counsel called the motion "meritless," insisting that the nerve center of Bayer's U.S. operations is based in Whippany, New Jersey, where it has a "permanent, established corporate presence in New Jersey—a dedicated facility serving as the operational headquarters for the entire Bayer Group's U.S. glyphosate business."

ALEX KRAUS/BLOOMBERG

Bayer's Monsanto moved to dismiss 89 of the 121 Roundup lawsuits in New Jersey state courts, citing jursidictional problems.

"Defendants are attempting to escape accountability in the very state where, based on their own public records, they now direct their entire U.S. Roundup operation," colead counsel Asim Badaruzzaman, of Sbaiti, in Newark, New Jersey, said in a statement. "Our opposition demonstrates that jurisdiction is proper on multiple independent grounds and that our clients' claims are meritorious. We look forward to vindicating the rights of the thousands affected by Roundup exposure."

The New Jersey fight comes as Roundup trials are taking place in new jurisdictions, such as Georgia's Cobb County State Court, where a jury awarded $2 billion last year, and Florida's Broward Circuit Court, where the first trial is planned within three months. Monsanto also has a pending petition before the U.S. Supreme Court to decide whether state law claims alleging it failed to warn about Roundup's ingredient, glyphosate, and its link to non-Hodgkin lymphoma are preempted by the Federal Insecticide, Fungicide and Rodenticide Act. Last month, U.S. Solicitor General D. John Sauer supported Monsanto's petition, which seeks to overturn a $1.25 million Roundup verdict in 2023 in Missouri's St. Louis City Circuit Court. In a supplemental brief, plaintiffs' attorney David Frederick, of Washington D.C.'s Kellogg, Hansen, Todd, Figel & Frederick, called the government's filing "incomplete and unpersuasive."

On Punitive Damages: 'Clear Disregard for Human Lives'

Roundup cases were coordinated in state courts in California in 2018 and in Pennsylvania in 2022, and juries in both states have returned verdicts as large as $2 billion, although many of those awards were reduced after trial.

The New Jersey Supreme Court created the Roundup docket last year, assigning Bergen County Superior Court Judge Gregg Padovano to the cases, which name five defendants: Monsanto Company, Bayer AG, Bayer CropScience, Bayer Corporation and Bayer U.S. On Nov. 24, Padovano appointed lead counsel: Badaruzzaman and Chantal Khalil Levy, of New York's Weitz & Luxenberg, as colead for the plaintiffs; and liaison counsel Daniel Lapinski, of Motley Rice in Cherry Hill, New Jersey. He also named an executive committee: Jo Anna Pollock, of Simmons Hanly Conroy in Alton, Illinois; Lynne Kizis, of Wilentz, Goldman & Spitzer in Woodbridge, New Jersey; Alison Ashmore, of Rogge Dunn Group in Dallas; Jennifer Emmons, of Cohen, Placitella & Roth in Red Bank, New Jersey; and Christopher Schnieders, of Napoli Shkolnik in Overland Park, Kansas.

Monsanto filed its dismissal motion on Dec. 19.

"Monsanto is urging the court to dismiss all out-of-state plaintiffs as they have no connection to New Jersey whatsoever and the company is similarly not a citizen of the state," Bayer said in a statement. "We are also asking the court to narrow the remaining claims to align with applicable state product liability law, and dismiss the plaintiffs' request for punitive damages, as they have failed to allege facts to support the requisite level of intent to support these damages."

The motion argued that plaintiffs in 89 of the 121 Roundup lawsuits lacked jurisdiction to sue in New Jersey state courts, citing, in part, the U.S. Supreme Court's 2017 decision in Bristol-Myers Squibb v. Superior Court, which concluded that out-of-state plaintiffs suing in California state courts over Plavix had not established specific jurisdiction over the cases because there wasn't enough of a connection between their claims and New York-based Bristol-Myers.

Bayer's motion also sought to toss most of the 13 claims in a Nov. 26 master complaint as subsumed by the New Jersey Products Liability Act, plus punitive damages, because plaintiffs "have failed to allege facts to support that defendants acted with the requisite level of intent to support punitive damages."

In this week's response, lead plaintiffs' attorneys pushed back on those arguments.

"Having made a calculated decision to access this state's markets and legal protections, defendants cannot now disclaim the reciprocal obligation to answer for their conduct in New Jersey's courts," Badaruzzaman wrote. "If this court declines to exercise jurisdiction, plaintiffs would be forced to sue in Delaware or Missouri—states with no connection to where the wrongful conduct was directed and controlled—while the actual decision-makers in New Jersey remain beyond reach."

As to punitive damages, he added, "Plaintiffs identify defendants' decades-long schemes to manipulate the science, and deceive regulators and the public, to deliberately hide the cancerous effects of Roundup exposure to maximize their profits in a clear disregard for human lives."

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Lateral Activity From 'Perfect Storm' of Market Factors Expected To Surge in 2026

BY ABIGAIL ADCOX
WASHINGTON, D.C.

LAW FIRMS and recruiters are already seeing a surge in the new year in lateral movement and lateral hiring appetite among firms in Washington, D.C. A string of law firm mergers, the Trump administration's upcoming one-year mark and midterm elections later in the year will all help to create a "perfect storm" of lateral activity in 2026, industry observers say.

Already, several law firms have kicked off hiring in the nation's capital in 2026, including Cooley; Wilmer Cutler Pickering Hale and Dorr; Gibson Dunn & Crutcher; Baker Botts; Barnes & Thornburg; Paul Hastings; and DLA Piper. Meanwhile, litigation boutiques with Big Law alums continue to launch.

"We think 2026 is going to be on fire, and we have a number of partners who are just getting ready to give notice and start at their new firms in the very, very near future, and we're seeing that all across the country," said Jeffrey Lowe, a D.C.-based recruiter at CenterPeak. "Like the end of 2025, firms are going to be extremely aggressive in their lateral partner hiring."

Amy Savage, a D.C.-based recruiter at Garrison & Sisson, echoed that she is already seeing a surge in demand for laterals, predicting 2026 might be a record year in terms of lateral hiring.

GRAEME SLOAN/BLOOMBERG

Merger activity and continued departures from the Trump administration are likely to drive attorney movement in D.C. this year.

Law firm combinations, in particular, will drive some activity, as attorneys whose practices don't quite fit with the combined firms look for the exit, recruiters said. "The law firm merger mania will continue to drive a lot of lateral movement; any time firms merge, there is duplication of expertise as well as conflicts that arise," Savage said.

Cadwalader, Wickersham & Taft and Hogan Lovells announced in December that they intend to merge, creating Hogan Lovells Cadwalader, with the firms aiming to complete their combination and launch on July 1, 2026. Perkins Coie and Ashurst, meanwhile, announced in November that they plan to merge to create Ashurst Perkins Coie, with completion expected by mid-year. And Winston & Strawn and Taylor Wessing's UK-led business announced last month their intention to combine.

Justine Donahue, managing director of Macrae's D.C. office, noted that fallout from mergers tends to be earlier on.

"Often it's on the early side of [mergers], you'll start to see the shakeout," said Donahue. "And then a lot of times too, there are guarantees in place that lock people in for a couple of years. So that fallout can come years after a pretty significant merger, and so people sort of keep their eyes on that too."

Prior to the merger announcement with Hogan Lovells, Cadwalader saw about 35 partner departures over the course of 2025 and lost a group of 37 attorneys to Orrick, Herrington & Sutcliffe in October amid news of its merger talks.

Trump Admin Exits

In addition to merger activity spurring lateral movement, the Trump administration's one-year mark will further prompt some lateral hiring, as government attorneys head for the exit, recruiters say.

It follows a year that saw record departures from the federal government and massive hiring by Big Law firms of those government attorneys. The number of government attorneys who moved to law firm offices in the Washington, D.C., and Northern Virginia region in the first 10 months of 2025 rose by more than 225%, compared with the same period in 2024, as Law.com reported.

Even after the record hiring, some law firms still have an appetite for government laterals because they want talent with connections with the Trump administration to further boost their regulatory and corporate practices. Meanwhile, government attorneys are aiming to leverage their experiences after a year in the Trump administration.

"It is a perfect storm of factors, and we are going to see significant movement. On the attorney side, some government lawyers have gained a critical mass of relevant experience that is concrete, current, and translates into value for firm clients," said Savage. "On the law firm side, they have had a year to integrate some of the people they have hired from government. They have also had a year to see what direction the administration is going to go. There is more certainty about which practice areas are going to remain busy and active, and firms are ready and willing to invest."

Right now, firms are focusing their hiring efforts within practices that are in high demand under the Trump administration.

Trade, national security, antitrust, health care and private equity are a few of the in-demand practice areas that firms are focusing their hiring efforts on in the D.C. market, recruiters said.

"[Firms] have a good sense for where the administration is going, and firms are adjusting their business plans to meet those needs," said Lowe.

For some firms, that has meant shifting the type of workload that certain attorneys are focused on within their regulatory practices. For instance, some firms have white-collar defense attorneys who previously handled Foreign Corrupt Practice Act cases and are now handling False Claims Act cases, following the Trump administration's actions to weaken FCPA enforcement.

"Regulatory groups and practices are pivoting," Donahue said.

Firms are also keeping in mind how the outcome of the midterm elections this November could change the dynamics in Washington and what that could mean for certain practices, including congressional investigations.

"We're heading straight into a midterm election in November, where there's anticipation that at least the House [of » Page 7

Expert Analysis

PATENT AND TRADEMARK LAW

Why AI & Computing Innovators Should Reevaluate Patent Portfolio Strategies

By **Rob Maier**

In the early 2000s, following the Federal Circuit's 1998 decision in *State Street Bank v. Signature Financial Group*, the floodgates opened to patenting computing inventions. Those floodgates were abruptly closed in the wake of the Supreme Court's decisions in *In Re Bilski in 2010 and Alice Corp. v. CLS Bank* in 2014, after which the landscape of subject matter eligibility under 35 U.S.C. §101 has presented difficult challenges for innovators, particularly those in emerging computing fields such as artificial intelligence (AI).

However, recent actions by United States Patent and Trademark Office (USPTO) Director John Squires, who in 2025 assumed the role as the 60th Director of the USPTO, signal a significant shift back toward a more patentee-friendly environment. This shift presents an opportunity for innovators to reconsider patent protection for AI and other leading-edge computing inventions, which previously may have been rejected under Section 101 as directed to unpatentable subject matter.

Background: Patent Eligibility Under 35 U.S.C. §101

35 U.S.C. §101 acts as a threshold inquiry defining what types of inventions are eligible for patent protection. Pursuant to Section 101, patent protection is limited to processes, machines, manufactures, and compositions of matter. However, to prevent the monopolization of "basic tools of scientific and technological work," the Supreme Court has carved out three judicial exceptions to these otherwise patent-eligible categories: abstract ideas, laws of nature, and natural phenomena. See *Alice Corp. Pty. Ltd. v. CLS Bank Int'l*, 573 U.S. 208, 216 (2014). The Court has emphasized that an invention is not *per se* ineligible for patent protection simply for incorporating a judicial exception. Instead, claims which recite a judicial exception, but contain additional elements that amount to "significantly more" than the judicial exception itself, are still patent-eligible.

In recent years, AI and other advanced technologies have often been considered "mathematical algorithms" or "mental processes," both of which were deemed to fall into the patent-ineligible category of abstract ideas. As a result, many companies in this space have opted not to bother seeking patent protection for these types of inventions, but instead have made the strategic decision to instead seek to protect these inventions as trade secrets.

> These voluntary submissions made by applicants during examination of patent applications could be used to introduce factual evidence to support the eligibility of their claims.

The History of Subject Matter Eligibility Declarations

In 2018, the Federal Circuit held in *Berkheimer v. HP, Inc.* that whether a patent claim element is "well-understood, routine, and conventional" (as part of the Section 101 analysis) is a question of fact. *Berkheimer v. HP, Inc.*, 881 F.3d 1360, 1368 (Fed. Cir. 2018). Following this decision, the USPTO issued a memorandum explicitly instructing patent examiners that they must provide factual support if they assert a claim element was "routine." This implicitly opened the door for applicants to submit evidence of facts to the contrary. Thereafter, in 2019, the USPTO issued revised guidance regarding patent subject matter eligibility. USPTO, *October 2019 Update:* Subject Matter Eligibility. That revised guidance further solidified the procedure, noting that under MPEP Section 2106.07, applicants could submit evidence under 37 CFR 1.132 to traverse Section 101 rejections.As a result, subject matter eligibility declarations (SMEDs) became somewhat more popular. These voluntary submissions made by applicants during examination of patent applications could be used to introduce factual evidence to support the eligibility of their claims. However, even now, SMEDs have been underutilized, and practitioners have primarily relied on attorney argument to combat subject matter eligibility rejections made under Section 101. In contrast, SMEDs provide the advantage of introducing perhaps more persuasive objective evidence, such as expert testimony, performance data, and trade publications, to establish that a patent claim includes additional elements which amount to "significantly more" than one of the three judicial exceptions to eligible subject matter.

The 2025 Subject Matter Eligibility Declaration Memos

On Dec. 4, 2025, Director Squires published two memoranda focused on SMEDs: one directed to patent examiners and another setting forth best practices for patent practitioners. John Squires, Subject Matter Eligibility Declarations, (Examiner memo); John Squires, *Best Practices for Submission of Rule 132 Subject Matter Eligibility Declarations (SMEDs)*, (practitioner memo). These memos encourage the use of SMEDs to proactively address and overcome rejections based on subject matter ineligibility. This initiative, along with other pro-patentee measures taken by Director Squires, under-

» Page 8

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TAX

COVID Brought Unexpected Efficiencies In Tax Certiorari Proceedings

By **Kevin M. Clyne** And **David C. Wilkes**

The COVID-19 pandemic required New York's court system to modify longstanding practices in the management of litigation in order to maintain operations while addressing public health concerns. These adjustments occurred against the backdrop of an already strained judicial system, particularly as it addressed high-volume, high-specialization fields of law such as tax certiorari.

Before 2020, courts throughout New York State faced significant backlogs driven by increasing caseloads and constitutional limitations on the number of Supreme Court justices per judicial district. Those constraints remain the subject of ongoing reform efforts, including proposals such as the Uncap Justice Act. Regardless of the outcome of such initiatives, the Unified Court System continues to emphasize the timely and fair resolution of matters as a core institutional objective.

Many of the procedural and technological changes adopted during the pandemic have proven effective beyond their original purpose. In tax certiorari proceedings in particular, these changes have improved efficiency without diminishing substantive review or due process. There remains a long way to go before tax certiorari might be viewed as efficacious, but it is improving.

Several aspects unique to tax certiorari practice have made it particularly well suited to the approaches adopted by many courts throughout New York State, resulting in more efficient use of both attorney and court resources. As discussed below, the relatively small number of practitioners who devote a significant portion of their practice to representing municipalities or aggrieved taxpayers, combined with the fact that many property owners hold portfolios spanning multiple jurisdictions, historically led to significant and inefficient travel time. Today, that time is far better spent actively managing and moving cases than driving for hours to and from the courthouse, looking for parking, and waiting unproductively the better part of the morning for what is often an appearance that lasts a few minutes.

The benefits of these changes are evident in the markedly shorter case turnaround times compared to the pre-pandemic period, when it was not uncommon for matters to remain unresolved for more than five years. Such prolonged cases are now rare and typically result from unusual intervening factors such as appeals to another level of the court. Virtual court appearances have proven effective in keeping matters moving forward, allowing courts to closely monitor progress and promptly address issues as they arise.

> Remote appearances have allowed courts to obtain the information needed for effective case management while reducing logistical burdens that have nothing to do with the substance of a proceeding.

These issues often include conflicting property information—such as discrepancies in building measurements—or, most commonly, the timely engagement of qualified and suitable expert appraisers who are willing to take on the extreme burdens of a tax certiorari appraisal in comparison to more lucrative and less demanding work such as mortgage appraisals. Given the rapidly shrinking pool of appraisers with the requisite experience in tax certiorari matters, many of whom are already overburdened with existing assignments, coordination of experts is essential but more of a challenge than ever before.

Remote Appearances in Tax Certiorari Proceedings

The widespread use of virtual appearances by videoconference and telephone was implemented rapidly in 2020 and has since become a routine feature of the vast majority of tax certiorari practice throughout much of the state. As with most civil matters, tax certiorari proceedings are venued in Supreme Court, but their administration varies by county.

In Nassau, Suffolk, Westchester, and the boroughs of New York City, tax certiorari cases are generally assigned to a single judge or dedicated part. These are not specialized tax courts in the statutory sense, and judges assigned to these matters typically handle other categories of civil litigation as well.

In contrast, counties such as Albany, Monroe, and Erie assign tax certiorari cases "off the wheel," distributing them among multiple civil part judges. In both models, courts must manage tax matters alongside a wide range of other cases, often under significant caseload pressure.

Case Volume and Calendar Management

The volume of tax certiorari filings in certain counties is substantial. Nassau County regularly calls initial calendars consisting of hundreds of newly filed cases multiple times per year. Westchester County, which has among the highest effective property tax rates in the state, experiences a similarly high volume of annual filings.

It is common for multiple filing years relating to a single property to remain pending simultaneously. The limited number of appraisers and attorneys, as well as short-staffed assessors'

» Page 7

KEVIN M. CLYNE *and* DAVID C. WILKES *are partners in the tax certiorari group at Cullen and Dykman.*

Off the Front

Deal Watch

« Continued from page 1

Among other big deals since Jan. 1, there were at least five announced deals over $1 billion, though with no announced mega-deals (over $10 billion), which is a change of pace from 2025. There were at least 400 debt offerings over $500 million.

Deals

The information regarding the deals below was derived exclusively from Law.com Radar.

OneStream Inc., an enterprise financial management platform that unifies financial and operational data with AI, has agreed to be acquired by Hg, an investor in software, services, and data businesses. The all-cash transaction values OneStream at approximately $6.4 billion in equity value. OneStream was represented by Wilson Sonsini Goodrich & Rosati. London-based Hg Capital was advised by a Skadden, Arps, Slate, Meagher & Flom team that included partners Sean Doyle and Blair Thetford. Jones Day counseled KKR & Co. in its capacity as the holder of a majority of OneStream's voting power. The Jones Day team was led by partners Timothy Curry, Andrew Levine and Bret Stancil.

VistraCorp. has agreed to acquire Cogentrix Energy, consisting of 10 modern natural gas generation facilities totaling approximately 5,500 MW of capacity. Cogentrixis is indirectly owned by funds managed by Quantum Capital Group. The transaction, announced on Jan. 5, is valued at approximately $4 billion. Vistra was advised by Latham & Watkins; Sidley Austin; and Cleary Gottlieb Steen & Hamilton. Cogentrix Energy was represented by King & Spalding.

Anheuser-Busch InBev SA/NV announced that it has exercised its right to reacquire the 49.9% minority stake in AB InBev's U.S.-based metal container plants from a consortium of institutional investors led by affiliates of Apollo Global Management for approximately $3 billion. Anheuser-Busch, based in Leuven, Belgium, was advised by a Sullivan & Cromwell team led by partners Francis Aquila, Matthew Goodman, and S. Eric Wang. Counsel information for Apollo was not immediately available.

Cable One Inc. has agreed to acquire all of the equity interests in Mega Broadband Investments Holdings for $1.3 billion. Cable One was advised by a Cravath, Swaine & Moore team led by partners Matthew Ploszek and Joseph Zavaglia. Counsel information for Mega Broadband was not immediately available.

Eli Lilly has agreed to acquire Ventyx Biosciences, a clinical-stage biopharmaceutical company focused on immune-system diseases for about $1.2 billion in cash. The deal is expected to close in the first half of 2026. Eli Lilly, based in Indianapolis, was advised by a Ropes & Gray team led by M&A partners Emily Oldshue and Michael Beauvais. Ventyx Biosciences, based in San Diego, was advised by Wilson Sonsini Goodrich & Rosati. Jefferies LLC, lead financial adviser to Ventyx, was advised by a Gibson, Dunn & Crutcher team led by partners Ryan Murr and Sebastian Fain.

IPOs

PicS N.V., which operates a digital banking platform in Brazil, filed with the SEC to raise up to $500 million in an initial public offering. PicS, which is based in São Paulo, was advised by White & Case partners Donald Baker, John Guzman, and Karen Katri, as well as Loyens & Loeff and Pinheiro Neto Advogados. Citigroup and BofA Securities, as underwriters, were advised by Davis Polk & Wardwell partner Manuel Garciadiaz, as well as Linklaters.

Debt Offerings

The Central Bank of the Republic of Argentina was advised by Cleary Gottlieb Steen & Hamilton on a $3 billion debt offering. The Cleary team included partner Ignacio Lagos and associate Martin Sasson.

Realty Income Corp., a commercial real estate investment company, announced a $862.5 million aggregate principal convertible senior notes offering. San Diego-based Realty Income was advised by a Latham & Watkins capital markets team led by partners Darren Guttenberg and Lewis Kneib.

Simon Property Group announced an $800 million aggregate principal notes offering. Indianapolis-based Simon Property was advised by a Latham & Watkins corporate team led by partners Julian Kleindorfer, Lewis Kneib and Jonathan Sarna.

Clearway Energy Operating, a subsidiary of Clearway Energy, announced a $600 million aggregate principal senior notes offering. New York-based Clearway Energy was advised by Baker Botts partners Preston Bernhisel, Steve Marcus and Luke Weedon.

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Epstein Files

« Continued from page 1

to oversee mandatory document production. The Congressmen allege the DOJ has violated the law by so far releasing less than 1 percent of all files, despite the Act's deadline of Dec. 19.

In an order docketed on Tuesday morning, U.S. District Court Judge Paul Engelmayer said he received an email from the lawmakers' attorneys and ordered them to file their submissions on the public docket. Khanna and Massie last week announced they intended to contact the court.

"As the leads of the Epstein Files Transparency Act, we have urgent and grave concerns about DOJ's failure to comply with the Act as well as the Department's violations of this Court's order," the letter stated. "Put simply, the DOJ cannot be trusted with making mandatory disclosures under the Act."

In a filing last week, Manhattan U.S. Attorney Jay Clayton's office told the court it was working to produce the files and had so far made published some 12,285 documents of the estimated 2 million online. Over 400 DOJ lawyers are working on the case, per the submission, including some 125 of the approximately 300 attorneys working at SDNY.

"Because these figures are self-reported and internally inconsistent with prior representations, there is reasonable suspicion that the DOJ has overstated the scope of responsive materials, thereby portraying compliance as unmanageable and effectively delaying disclosure," the lawmakers wrote.

Maxwell, who is serving a 20-year sentence for sex trafficking, takes no position on the congressmen filing a brief, they told the judge.

Khanna and Massie are represented by Aaron Siri, Elizabeth Brehm and Sonia Jain of Siri & Glimstad.

Engelmayer has not yet ruled on the motion and directed prosecutors to respond to the filing.

The judge asked prosecutors to address the implications of the motion, including whether or not Engelmayer has the authority to rule on whether or not DOJ is compliance with the ACT.

Congress passed the Act in November, which required DOJ to make all files related to the prosecution of late sex offender Jeffrey Epstein public, with redactions to protect victim information.

Epstein died by suicide while awaiting trial in 2019 in Manhattan and Maxwell, his longtime associate, was subsequently indicted and convicted in the SDNY for sex crimes.

Prior to the passage of the Act, the DOJ asked the federal judges overseeing the Epstein and Maxwell matters to unseal grand jury materials in each case. The judges first declined, but granted a second motion following the passage of the Act.

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KuCoin

« Continued from page 1

and recommendation issued in November by U.S. Magistrate Judge Sarah L. Cave. Woods rejected that two-phase injury theory and concluded that the alleged harm flowed from the initial theft, rather than any subsequent conduct by the defendants.

"Judge Cave properly concluded that 'absent the bad actors' theft, Plaintiffs would not have been in the position of needing to [track and] recover their cryptocurrency,'" the court found in the memorandum opinion and order.

The court ruled that the complaint failed both prongs of RICO causation. First, the proximate cause was lacking because the plaintiffs' theory required courts to look beyond the first step in the causal chain and speculate about intervening acts by third parties. Second, but-for causation failed because the inability to track assets would not have existed without the theft itself.

The court's ruling also rejected the plaintiffs' attempt to characterize KuCoin, its affiliates and Chainalysis as a RICO enterprise because it was indistinguishable from the exchange's ordinary business operations and lacked a separate organizational structure or common criminal purpose. The court wrote that this defect independently doomed the RICO claims.

The court also found that the claims against Chainalysis were weak because the plaintiffs failed to allege that the company committed even two predicate acts of racketeering. In addition, they conceded at oral argument that their theory against Chainalysis was stronger as a conspiracy claim than as a direct violation, an admission that proved fatal once the underlying RICO claim collapsed.

Although the court adopted the report and recommendation in large part, it retained subject-matter jurisdiction over the plaintiffs' state-law claims pursuant to the Class Action Fairness Act. Still, the court dismissed the state-law claims against Chainalysis with prejudice and without leave to amend and those against KuCoin without prejudice with leave to amend.

David C. Silver, a partner at Silver Miller in Florida and lead attorney for the plaintiffs; Matthew L. Craner, a partner at A&O Shearman and lead attorney for KuCoin; and Alexander C. Drylewski and Lara A. Flath, partners at Skadden, Arps, Slate, Meagher & Flom and attorneys for Chainalysis, did not respond to requests for comment.

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Outside Counsel

Second Circuit Upholds Gun Ban In Times Square and Subways

BY ERIC TIRSCHWELL AND JANET CARTER

'Sensitive places" restrictions on guns—laws that prohibit everyone, including concealed-carry permit holders, from entering specific places while armed—have been a key target of gun-rights litigants since the Supreme Court upended Second Amendment doctrine in *New York State Rifle & Pistol Ass'n v. Bruen*.

In the first two years after *Bruen*, many of those sensitive places challenges succeeded in front of district court judges. But once those cases reached the courts of appeals—and especially after the Court announced in *United States v. Rahimi* that some lower courts had been taking *Bruen* too far—the tide turned in favor of those restrictions.

A recent Second Circuit decision, *Frey v. City of New York*, is emblematic of the current approach. It relied on a robust historical tradition of banning firearms in "quintessentially crowded" public places to reject challenges to gun bans in two iconic (if not always beloved) features of our city: Times Square and the subway.

In *Bruen*, the Supreme Court struck down the approach to licensing concealed-carry permit holders that New York had used for almost a century. Faced with the possibility that far more people would be carrying in public under the more lenient standard for granting permits the Second Amendment now required, New York moved quickly to identify places where *nobody* should carry guns—places whose nature or uses made the presence of guns a particular risk. The Concealed Carry Improvement Act generally prohibited guns from, among other places, "subway cars" and "the area commonly known as Times Square." N.Y. Penal L. §265.01-e(2)(n), (t).

This effort was well-grounded in Second Amendment law. Ever since *District of Columbia v. Heller*, the decision that first recognized an individual right to arms unconnected to militia service, the Supreme Court has made clear that it cast no doubt on laws prohibiting guns in "sensitive places like schools and government buildings." Then, in *Bruen*, the court added courthouses, legislative assemblies, and polling places to the list of places in which historical tradition supports banning guns.

> The decision relied on a robust historical tradition of banning firearms in "quintessentially crowded" public places to reject challenges to gun bans in two iconic features of our city: Times Square and the subway.

Times Square, of course, is not a government building, and the subway is not a polling place. So the question the courts confronted in *Frey* was whether the government could justify its restriction either by analogy to any of the places the Supreme Court discussed, or by analogy to other strands of historical place-based restrictions.

The plaintiffs, who also challenged New York's open-carry law, the requirement for a City-specific carry license, and the application of the public transit ban to MetroNorth, sought a preliminary injunction.

Judge Nelson Román in the Southern District concluded that the government likely would succeed in showing that its laws were consistent with history and denied the plaintiffs' motion, and their appeal landed in front of Judges Reena Raggi, Joseph Bianco, and Robert Sack.

Judge Bianco wrote the opinion for a unanimous panel. He concluded that New York is likely to prevail in defending its location restrictions in light of the well-established tradition, identified in an earlier circuit decision, of "regulating firearms in public forums and quintessentially crowded places, enduring from medieval England to Reconstruction America and beyond."

Upholding restrictions in Times Square and on the subway was "straightforward" under that principle. Times Square is "our modern-day, electrified, supersized equivalent of fairs, markets, and town squares of old," and it "serves as a civic commons where thousands gather to exercise their fundamental democratic and First Amendment rights—to speak, demonstrate, and protest." Our subway is "the place where millions of diverse New Yorkers and visitors stand elbow to elbow as they traverse the metropolis," and once the train doors close, "riders are sealed within the slender metal tube."

Judge Bianco's evocative descriptions of Times Square and the New York City subway reflect the power these two places hold in our imaginations. They were on the Justices' minds during oral argument in *Bruen*, too. Justice Elena Kagan asked whether it would be permissible for the state to ban guns on New York City subways; Justice Samuel Alito speculated about illegal guns there. Justice Amy Coney Barrett asked about Times Square on New Year's Eve.

The lawyer for the individuals challenging New York's law appeared well aware of the force these examples held, saying "I suppose I could give away the subway" on behalf of his clients because they lived in Rensselaer County, not Manhattan, and suggesting that prohibiting guns from Times Square on New Year's Eve could be a reasonable time, place, and manner restriction.

» Page 8

ERIC TIRSCHWELL *is the executive director of Everytown Law, the litigation arm of Everytown for Gun Safety Support Fund.* JANET CARTER *is the managing director of Second Amendment Litigation at Everytown Law. Everytown for Gun Safety filed an amicus brief in support of the government in 'Frey v. City of New York.'*

IN BRIEF

« Continued from page 1

our nation's fair lending laws."

A credit applicant's immigration or citizenship status may present risks that assessments of financial capacity alone will not fully resolve, the CFPB stated.

The Biden-era guidance implied standards for civil rights laws that lack statutory and regulatory basis, said Assistant U.S. Attorney General Harmeet Dhillon, who heads DOJ's Civil Rights Division.

"This administration is restoring alignment with established federal civil rights law rather than continuing the prior administration's ideologically driven departures," she added in a statement.

Troutman Pepper Locke partner Chris Willis said that, at the time of the 2023 statement, an industry effort was under way to examine eligibility criteria in response to litigation in California challenging lenders' use of immigration status in loan applications.

The 2023 joint statement, in practice, "wasn't that big of a deal," Willis said.

He called the withdrawn guidance a "natural outgrowth" of the Trump administration's hostility toward disparate impact claims. President Donald Trump signed an executive order in April directing federal agencies to end disparate impact liability enforcement.

In November, the CFPB announced it would rewrite Regulation B of ECOA to eliminate disparate impact liability claims, which allow regulators and courts to challenge facially neutral policies that disproportionately harm protected groups. Without disparate impact liability, a policy or practice can be challenged only by proving discriminatory intent.

The Biden administration was making the argument in the joint statement that considering immigration status in credit eligibility could create a disparate impact on the basis of national origin, Willis said.

The Trump administration's latest move "is just the next step in the withdrawal of any sort of industry guidance that's based on disparate impacts that followed that April 2025 executive order," Willis said.

—Dan Novak

Paramount Sues Warner Bros. Discovery, Announces Plans for Proxy Fight

Paramount Skydance Corp. filed a lawsuit in the Delaware Court of Chancery on Monday, claiming Warner Bros. Discovery Inc. didn't give its shareholders enough information about the value of Paramount's acquisition offer.

Paramount, represented by Quinn Emanuel Urquhart & Sullivan and Cravath, Swaine & Moore, claims the Warner Bros. Discovery board breached its fiduciary duties by failing to disclose material information when recommending investors reject Paramount's offer, and it asks the court to order Warner Bros. Discovery to add to and correct its Schedule 14-D filings accordingly.

The complaint states that, while disclosure is the remedy Paramount is seeking currently, the company reserves the right to seek further relief later on. The lawsuit does not ask the court to halt Warner Bros. Discovery's pending deal with Netflix Inc., and Netflix is not a party in the Chancery litigation.

"This additional material information, including information that the board purports to rely on but has withheld from view, will confirm what many already know: WBD stockholders should reject the recommendation of the board and accept Paramount's value-maximizing tender offer for their shares," the complaint stated.

In December, Warner Bros. Discovery announced that following the spinoff of Discovery Global into a separate company, Netflix would acquire the rest of Warner Bros. Discovery for the equivalent of $27.75 per share, $4.50 of which would be in the form of Netflix stock.

Paramount's offer consists of an all cash payment of $30 per share to acquire the entirety of Warner Bros. Discovery, which Paramount maintains is a better deal for Warner Bros. Discovery shareholders than Netflix's offer.

The information Paramount is asking to be disclosed involves the valuation of the business segments that are planned to be spun off under the Netflix deal, as well as details on how Warner Bros. Discovery assessed the value and risk of the two competing offers.

"Despite six weeks and just as many press releases from Paramount Skydance, it has yet to raise the price or address the numerous and obvious deficiencies of its offer," a spokesperson for Warner Bros. Discovery said. "Instead, Paramount Skydance is seeking to distract with a meritless lawsuit and attacks on a board that has delivered an unprecedented amount of shareholder value. In spite of its multiple opportunities, Paramount Skydance continues to propose a transaction that our board unanimously concluded is not superior to the merger agreement with Netflix."

Paramount sent a letter to investors stating the lawsuit is being brought to enforce Delaware law's requirements for information that's to be provided to shareholders considering a deal.

"We do not undertake any of these actions lightly," stated the letter, signed by Paramount CEO David Ellison. "Make no mistake, our goal remains to have constructive discussions with WBD's Board to reach an agreement that is in the best interests of WBD shareholders. Our objective from the moment we approached WBD was for a collaborative negotiation and a successful transaction that would be a win for both companies, both shareholder groups and all stakeholders.

The letter stated Paramount intends to launch a proxy fight at Warner Bros. Discovery.

"The 'advance notice' window for WBD's 2026 annual meeting opens in three weeks, and Paramount will nominate a slate of directors who, in accordance with their fiduciary duties, will exercise WBD's right under the Netflix agreement to engage on Paramount's offer and enter into a transaction with Paramount," the letter stated.

As of Monday afternoon, no counsel appearances for Warner Bros. Discovery had been filed.

—Ellen Bardash

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

Real Estate Trends

REALTY LAW DIGEST

By
Scott E. Mollen

Real Estate Tax Assessments—Class Action Seeking a Judgment Declaring Nassau County's Tax Assessment Method Invalid Because It Is Discriminatory and Unconstitutional—Trial Court Order Dismissing the Complaint Reversed—Plaintiffs Alleged That More Than $1.7 Billion Was Shifted In the Property Tax Burden Onto the Plaintiffs and Those Similarly Situated—Plaintiffs Claimed That Grievances Were Settled In An Unscientific Manner Unrelated to Property Values—Appellate Division Held That Plaintiffs Had Standing and Were Entitled To Seek Monetary Damages—Motion To Transfer Venue to Queens County Granted

The plaintiffs, Nassau County homeowners, had commenced an action individually and on behalf of those similarly situated, "seeking declaratory, monetary, and injunctive relief for homeowners in predominantly nonwhite census tract communities in the County, alleging that the County's tax system was irrational, discriminatory, and unconstitutional."

They claimed that the County's tax assessment "policies and procedures, i.e., its freeze on reassessments from January 2010 until January 2018 and its use of a grievance procedure which was voluntary and yielded unscientific results unrelated to property values, shifted the property tax burden from wealthier, predominantly white communities in the County to lower income, predominantly nonwhite communities."

The plaintiffs alleged that between 2010 and 2016, "property taxes on 61% of the County's residential and commercial properties increased by only $466, or 5%, on average, whereas the average increase for the other 39% of County properties was six times that amount: $2,748, or 35.7%." They argued that "most properties in predominantly nonwhite communities comprised that 39%, which amounted to an aggregate shift in the property tax burden onto the plaintiffs and those similarly situated in a sum in excess of $1.7 billion."

The defendants had moved to dismiss the complaint, pursuant to CPLR 3211(a), on the grounds that the plaintiffs lacked standing. The plaintiffs opposed the motion and cross-moved pursuant to CPLR 510(2) to transfer venue from Nassau County to Queens County. The trial court » Page 8

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

LIEN LAW

NYC's Legislative and Regulatory Framework Can Alter Lien Priority

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

New York City laws and regulations relating to buildings provide for many different fees and charges payable to the city which can become liens on the property. While most of these liens (other than those for real estate taxes and water and sewer charges) will be subordinate to prior recorded mortgages and thus extinguished in a mortgage foreclosure, that is not universally the case, and lenders should carefully diligence each property before lending and monitor its condition and performance during the loan term to avoid losing priority.

New York's foreclosure distribution statute, RPAPL §1354, governs the application of proceeds in a foreclosure action. It requires the officer conducting a sale to pay taxes, assessments, and water rates first and, in large cities including New York, to pay city agency liens that have priority over the foreclosed mortgage.

That statutory backdrop is what makes municipal charges, once converted to tax lien status or expressly granted priority, functionally senior at foreclosure. Sophisticated lenders that scrutinize tax liens and filed mechanics' liens during their due diligence process must be aware that other municipal charges can ripen into liens with priority, even if occurring after recordation of their mortgage.

One example is a relocation charge. The NYC Administrative Code empowers the Department of Housing Preservation and Development (HPD) to relocate tenants displaced by the enforcement of safety and habitability laws (§26-301) and to recover expenses via liens (§26-305). These provisions are well developed in case law, where courts have consistently treated relocation expenses as valid liens, with disputes over amounts reserved for foreclosure trials rather than summary discharge so long as the lien notice is "facially valid" (*Rivera v. Department of Hous. Preserv. & Dev. of the City of N.Y.*, 29 N.Y.3d45 (2017) (Court of Appeals)*; City of New York v. Tuesdai Family Irrevocable Living Trust*, 2025 NY Slip Op 06306 (2d Dept. Nov. 19, 2025)). Not only do relocation liens exist, they have also changed from liens that were subordinate to recorded mortgages to obligations that must be paid out of foreclosure proceeds, due to Local Law 159 which was introduced in 2019 and became effective in 2021.

Relocation expenses associated with vacate orders issued prior to Sept. 14, 2021 are enforced in the same manner as a mechanics' lien pursuant to NYC Administrative Code §26-305(4)(a)-(c), and they were historically viewed as subordinate unless perfected and prioritized prior to mortgage recordation. These must be filed within one year of the last covered expense (with the total amount dated to the latest date of expense).

Notices must satisfy Lien Law §9 requirements (including the following components: name and address of lienor and any attorney representing lienor, name of owner of real property, name of lienor's employer, labor performed or materials furnished and agreed price or value, amount unpaid to lienor, time when first and last items of work were performed, and description of property subject to lien) and include a statement that expenses were incurred for relocation services.

Relocation charges associated with vacate orders issued on or after Sept. 14, 2021 are treated as a debt with the same effect as a tax lien pursuant to NYC Administrative Code §26-305(4)(d), enforced through Department of Finance (DOF) statements of account and with priority except over taxes and assessments.

Furthermore, delinquent charges accrue interest pursuant to §26-305(4)(d)(6). DOF can record the relocation charge within 30 days of each payment, then send a notice for payment at intervals determined by the commissioner of finance (stringent Lien Law §9 requirements no longer necessary) with Article 78 judicial review available, but a failure to send notice does not invalidate the lien.

In other words, these charges are collected ahead of the foreclosed mortgage consistent with RPAPL §1354's scheme. On top of RPAPL §1354, NYC Administrative Code §27-2144 provides that certain HPD expenses and judgments constitute liens with specified durations and priority when vacate orders are filed.

Since relocation charges can be incurred after a loan closing and later turn into liens, a conventional title search at closing will not fully protect a lender. There does not seem to be a single public portal that definitively confirms whether relocation liens can arise for a given property, but the City does publish the Local Law 159 of 2019 dataset that aggregates vacate order-related relocation payments by building.

To confirm for a specific property, direct inquiry to HPD is suggested. Lenders should closely monitor a mortgaged property during the loan term, especially in the event of any casualty, to ensure city action is not needed to relocate tenants.

The 2021 change to relocation liens is not uncommon, as an amendment to the NYC Administrative Code simply needs to go through a legislative process. A local law is first introduced by City Council members, then must pass through a majority vote of the City Council before presentation to the Mayor (NYC Charter §37). If the Mayor vetoes a local law, it can be overridden by a two thirds Council vote. Critically, if the Mayor neither signs nor vetoes the local law within 30 days, it is deemed adopted.

A faster route to change involves agency rulemaking through the City Administrative Procedure Act (CAPA), which requires notice, public comment, and at least one hearing; the process generally takes a minimum of 60 days. CAPA doesn't change the text of the Code, but it can affect enforcement and procedures under existing authority.

Recent news reporting surrounding the new mayoral administration highlights assertive early-term housing actions, including interventions around distressed assets (e.g., the Pinnacle Group bankruptcy and sale). NYC reordered lien prior- » Page 8

Sophisticated lenders that scrutinize tax liens and filed mechanics' liens during their due diligence process must be aware that other municipal charges can ripen into liens with priority, even if occurring after recordation of their mortgage.

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

Florida Real Estate Legislation to Watch In 2026

BY ANNIE MAYNE

WITH just days until the start of Florida's 2026 legislative session, Sunshine State lawmakers have already drafted hundreds of bills.

More than 100 pieces of proposed legislation center on real estate matters, according to Carlton Fields shareholder and real estate litigation expert William "Bill" Sklar. Of those, Sklar said there is an obvious trend: many take an axe to ad valorem real estate taxes, per a request from Gov. Ron DeSantis.

"I see that as one of the most significant priorities of both [legislative chambers] and the governor's office," Sklar said."That seems to be the biggest concentration of bills thus far filed that have committee referrals."

The governor began calling for the elimination of property taxes last year—an idea Sklar said is great in theory but hasn't been backed by a complete plan to offset the lost revenue for local governments.

"Although we're all in favor of reducing tax burdens, roughly 25% of all essential services of local budgets are from real property taxes," Sklar observed. "So that would have to be made up somewhere else."

Lawmakers have proposed a range of measures to reduce what Floridians pay in property taxes.

One bill proposes eliminating non-school property taxes for all homesteaded properties outright, while another proposes phasing out those taxes over time. Other ideas include a complete exemption from non-school taxes on homesteaded properties owned by people over the age of 65; the creation of tax benefits for homeowners for the longer they live in a homesteaded property; and the elimination of ad valorem taxes for disabled veterans.

Sklar said of all the proposals aimed at cutting property taxes teed up this session, one suggestion for a "First Time Buyer" exception has caught his eye since it has sponsors in both chambers and both parties. Sklar said the idea, sponsored in the state Senate by Republican Sen. Nick DiCeglie and in the state House by Democratic state Rep. Fentrice Driskell, would exempt first-time home buyers within a certain income range from paying full property taxes.

"You're going to see that [bill] travel, especially in the rare time you see in this state a bipartisan bill, where you have, from both parties, sponsors, both in leadership level," he said.

Sklar said that over the next few months, the dozens of proposals to cut ad valorem real estate taxes will likely be consolidated into a single package presented to DeSantis. What's unlikely, he said, is that the proposal will call for the complete elimination of property taxes, as the governor has requested.

"There is a desire in both the house and the senate to favorably respond to the gov- » Page 6

COURTESY PHOTO

Haynes and Boone's new office includes lawyers in investment management, business litigation, and securitization.

Haynes and Boone Adds Boston Office Amid Focus on Northeast Expansion

BY BRENDA SAPINO JEFFREYS

HAYNES and Boone has opened an office in Boston, the Dallas-founded firm's 20th, and hired three partners for the launch in the New England region.

The firm announced the opening of the new office on Monday, although lawyers launching the office joined the firm earlier. The office will focus on investment management and regulatory matters, complex business litigation and asset securitization.

Richard Kerr, an asset management and investment funds partner who joined from K&L Gates in November, will manage the office. Additionally, trial partner Dan Rosenfeld joined from Sullivan & Worcester in December, and K&L Gates associate counsel Donela Qirjazi, also an asset management and investment funds lawyer, joined this month as a partner in the new Boston office.

Two others who joined Haynes and Boone in 2025 will also work out of the Boston office—litigation partner Lauren Coppola and asset securitization counsel David Sagalyn.

"We have long seen Boston as a natural complement to our strengths across the Northeast," managing partner Taylor Wilson wrote in a press release.

The new office, he said, reflects the firm's commitment to expanding in key financial and innovative markets.

Kerr and Qirjazi focus on investment management for registered investment companies, investment advisers, broker-dealers and digital assets. They also counsel clients on mutual funds, exchange-traded funds, bank collective investment trusts, tokenization projects and staking vehicles. Rosenfeld handles complex business disputes in state and federal courts and in arbitrations.

Kerr said in an interview on Monday that he started talking to Haynes and Boone about its Boston plans nearly two years ago, and the Boston native said he is excited to help build the office.

"The thing that comes across is » Page 6

New York Law Journal

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Lawyer's Bookshelf

Nonprofits at a Crossroads: A Review of Greg Berman's 'The Nonprofit Crisis: Leadership Through the Culture Wars'

REVIEWED BY JEFFREY WINN

By Greg Berman, Oxford University Press, 224 pages

The nonprofit sector employs nearly 10% of the U.S. workforce (about 12.8 million). Over 80% of these are engaged in healthcare, social assistance, and education. Yet, for all its positive contributions, the sector suffers from declining public trust and other persistent challenges. As the longtime director of the Center for Court Innovation (now the Center for Justice innovation), Greg Berman gained decades of insight as to these problems. In his new book, he shares his wisdom as to "lessons learned" and the traits that future nonprofit leadership should demonstrate to steward their organizations through "culture war strife" and toward a greater public trust.

The author is a graduate of Wesleyan University who was part of the founding team that created the Center for Court Innovation, a New York nonprofit which employs attorneys, community organizers, researchers, urban planners, and folks with "lived experience in the justice system" to work in communities identifying local problems and operating programs both inside and outside the courts.

As the director of the Center between 2002 and 2020, Berman helped grow the annual budget to $80 million, was awarded the Peter F. Drucker Prize for Nonprofit Innovation, and worked with New York court officials on such successful projects as problem-solving courts and community justice centers. He has also authored or co-authored several prior books focusing on social and restorative justice. He is currently a distinguished fellow of practice with the Harry Frank Guggenheim Foundation.

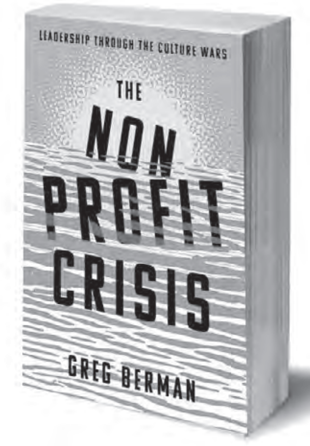
Berman starts with the premise that "nonprofits are essential to the health of our democracy. Nobody wins when nonprofits aren't able to do their jobs effectively."

The nonprofit sector has always been an important part of the U.S. As recounted by the author, in the 1830s Alexis de Tocqueville observed in *Democracy in America* that "public associations" abound to entertain, educate, diffuse books, fund missionaries, and build houses of worship, hospitals, schools, and prisons. According to Berman, de Tocqueville viewed these "public associations as important democratic institutions, taking up a variety of tasks that government never would and offering ordinary citizens a kind of collective power that they could never achieve individually."

Critics of the sizeable nonprofit sector derisively refer to it as the "nonprofit industrial complex." As explained in the book, leftist critics assert that American nonprofits aren't "performing work independent of the government" or "harnessing the power of the people," because too many nonprofits are "deeply intertwined with the state" and rely on "government grants." As for the rightist critics, they tend to agree with the British conservative, John O'Sullivan, who in 1989 opined that: "All organizations not actually right-wing will over time become left-wing."

In measuring the nonprofit sector's public distrust problem, the author cites to recent surveys conducted by the Independent Sector, a nonprofits membership organization. By 2023, nonprofits were trusted by only 52% of the respondents. Although 67% of the Baby Boom Generation (born 1946 to1964) expressed trust in nonprofits, only 46% of Gen Z adults (born 1997 to 2005) expressed such trust.

The author observes that running a nonprofit "has always been difficult work." He explains that a leader "must be able to articulate



a vision, raise money, recruit and retain staff, manage a budget, establish an organizational culture," and much more. In recent years, however, the job has become more challenging because societal developments have opened up six new fault lines or exacerbated existing ones.

The first has been Donald Trump's political success and "the perception among many progressives that he is guilty of racism, xenophobia, and even fascism." This has created "pressure on nonprofits to take a public stand." In the eyes of some, the failure to condemn Trump is viewed as complicity "with the harms wrought by his administration." The resultant "nonprofit crusading" has led even apolitical organizations "into issuing public statements and engaging in social media activism."

The second has been the #MeToo Movement, which forced many nonprofits "to confront bad, and sometimes criminal, behavior on the part of some male supervisors."

The third has been the COVID-19 pandemic, which the author observes "exposed a significant gap between nonprofit staff who could easily work from home and those who could not. It also highlighted a generational divide in terms of expectations of workplace culture."

The fourth has been Black Lives Matter, which forced nonprofits to look at their own "racial disparities." The author recounts that nonprofits increased "antiracist statements" and made "massive investments" in DEI programming that "transformed the language, goals, and operations of many nonprofit organizations." Still, "the leadership of many nonprofits, both at the staff and board level, tends to be dominated by white people." While younger staffers are more likely to be folks of color and seek "race-conscious policymaking," those "concerned about the leftward drift of nonprofits tend to be white and older."

The fifth has been the "surge in unionization at American nonprofits." The author opines that this "has been part of a larger dynamic, fueled by an era of low employment, that has tilted the scales of labor relations in the direction of labor."

The sixth has been the War in Gaza, which has "aroused strong passions within the American nonprofit sector." The author posits that this exposed a "rift" not just between those sympathetic to Israel or Palestinians, but also "between liberals concerned about antisemitism and social justice activists who do not tend to view Jews as a vulnerable minority group."

The author also warns against the dangers of "groupthink." He observes that humans tend to seek out people who think like they do. However, while this instinct might make sense for individuals, it is perilous for an organization. When an organization becomes "less ideologically diverse," the pressure to conform becomes overwhelming. Dissenters remain silent, "even if they have valid critiques or suggestions." Meanwhile, those who already hold the "dominant viewpoint" become increasingly "confident and extreme in their beliefs." In the end, the urge to conform undermines the health of the organization.

The author believes "that a moderate, thoughtful brand of management that resists capitulation to both internal and external critics is the best to deal with" this myriad of challenges.

To restore public trust, the book recommends that nonprofit leaders need to be "flexible and adaptive." The "my way or the highway" brand of leadership has run its course. The modern leader must display "an ability to bring employees along with them – leaders can no longer count on a paycheck to guarantee loyalty or performance."

In so recommending, the author further suggests that while nonprofit leadership exhibits "greater sensitivity to the needs and demands of staff," they "must also strenuously resist the dangers of mission creep, ensuring that their organizations remain focused on what they do best and avoid getting ensnared in activities (political controversies) beyond their ken." Effective leadership is able to find the effective "middle ground between autocracy and organizational chaos."

Finally, the book observes that "good stewardship" is found where nonprofit leaders "sublimate their personal goals and ideas to the need of their organization." This not only means avoiding the use of an organization as a "stepping stone," but also in resisting "opportunities to enhance their personal brand." If leaders adopt a "humble, servant mentality," they can build staff morale and help improve public trust in the nonprofit sector.

JEFFREY M. WINN *is an attorney with the Chubb Group, a global insurer, and is a member of the board of directors of the New York City Bar Association.*

State of the State

« *Continued from page 1*

includes tasking DFS, the DMV, the Division of Criminal Justice Services and the New York State Police to coordinate enforcement.

The Hochul administration says the current law handcuffs insurers' ability to protect law-abiding customers against fraud and abuse by capping to just 30 days the time they have to identify, investigate, and report instances of fraud.

Although New York's auto insurance rates average just over $4,000 a year, about $1,500 more per year than the national average, Hochul said most drivers here are not to blame.

The governor's office, which notes that during the past two years, both commercial and private auto insurance companies have paid out more in claims than they collected in premiums, proposes what it says are "commonsense reforms" to target fraud and halt bad actors.

The administration said the hefty rates are a result of a morass of outdated, overly complex laws that don't necessarily translate to fairer outcomes regarding accidents.

There was pushback, and one point of agreement on consumer costs, from the leader of a major attorneys' group.

Listening to the governor's address, New York State Trial Lawyers Association President Andrew Finkelstein said her plan would only stand to stick New Yorkers with the bill, limiting the rights of injured residents and shifting the cost of medical care onto them "while insurance companies ride free."

"Car insurance premiums are too high, and the insurance industry's playbook of fraud, delay, and denial must be stopped," Finkelstein agreed before transitioning to criticism.

"The Governor's proposals not only fail to address affordability for New Yorkers,they simply shift costs from Big Insurance to taxpayers. This address asks New Yorkers to believe that billion-dollar insurance companies will lower premiums if crash victims get less care. History shows the opposite. Insurers cut costs, pocket the savings, and premiums never go down."

The association president went on to call Hochul's plans on car insurance "nothing more than a Victim Tax."

In other topics, Hochul, who has been in office as the state's 57th governor since 2021, and is in an election year, criticized federal policies, including tariffs and immigration actions, and stressed the need for responsible fiscal management.

"This moment carries real threats from Donald Trump and his enablers in Congress, driving up costs on everything from groceries to farm equipment with these reckless, reckless tariffs, killing major infrastructure projects that put union members to work," the governor said.

Yet, during the year of uncertainty due to federal policies, Hochul expressed that the state was prepared, having "built the boat to withstand the storm."

She vowed to make transformative investments without raising taxes, nor thrusting "the next generation with mounds of debt."

Any of Hochul's policy initiatives during the 2026 legislative session, which commenced on Jan. 7 and runs through June, would need approval by the state's two legislative chambers.

Hochul said she also wants to:

- Enable legal accountability for Immigration and Customs Enforcement agents who act outside their lawful scope by allowing New Yorkers to bring civil lawsuits when federal agents violate their constitutional rights, and require judicial warrants for civil immigration raids in schools, hospitals, daycare centers and houses of worship. The governor has yet to take a stance on the New York For All Act, a bill that would restrict local New York law enforcement from cooperating with ICE.
- Require disclosures on artificial intelligence-generated images and videos used in election contexts, and strengthen laws prohibiting deep fakes that impersonate candidates or deceive voters; and
- Automatically extend orders of protection when defendants fail to appear in court. Her administration said during such instances, the orders lose their enforceability, when victims are most at risk.

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$19M Verdict

« *Continued from page 1*

May 2020, mere days after he fell from a ladder while doing duct work as a subcontractor at a City Winery NYC location. In addition to Manesis, he was represented by Zaremba Brown founding partners Brian Brown and John Zaremba and Pollack, Pollack, Isaac & DeCicco partner Brian Isaac.

"It was a rush job and the trades weren't coordinated," Menesis explained, meaning that when plaintiff was called in to do the duct work most everything was already installed – including the drop ceiling.

Begonja's employer, John's Insulation, didn't bring enough ladders, and so he was forced to borrow one, she said. He was never given a lanyard or a safety harness, according to court papers. After using the ladder for around 4 hours, Begonja testified he felt the ladder jerk out from under him.

"It was a very violent fall," Manesis said. "He hit his knee on the steel counter top, he hit his head...the testimony was he hit the ground like a pancake."

Begonja suffered life-changing injuries to his spine, knee and head, she said.

Under New York law, Begonja was not able to sue his employers, but he could pursue claims against other entities he alleged were liable.

Those defendants, including RXR Construction and City Winery, realized they could shift liability to John's Insulation's insurance by filing an impleader, Manesis said. They did so, but that put the RXR and City Winery in a unique position. In order to win their common law indemnification claim and shift damages, they had to back-up plaintiffs traumatic brain injury claim, Manesis said.

"Typically, you don't have a defendant supporting your claim," she said. "That was atypical; I've never had a trial like this before."

Another unusual feature of this case was that the judge overseeing the matter, Manhattan Supreme Court Justice John Kelley, bifurcated the verdict to allow jurors to separately weigh damages and the third-party claims.

So, despite a single trial, there were two verdict sheets: one for damages and one to determine whether defendants established a grave injury that prevented Begonja from returning to work had occurred, therefore triggering common law indemnification.

The jury on Dec. 17 returned a unanimous verdict finding that Begonja suffered a grave injury, that John's Insulation was negligent and that their negligence was a substantial factor that contributed to his injuries.

The panel awarded Begonja $3 million in past pain and suffering, $944,089 for passed lost earnings, $10 million for future pain and suffering over his remaining life expectancy, $1.6 for future medical expenses over his lifetime, and more than $3.4 million in future lost earnings. Manesis said jurors pulled the lost and future earnings numbers directly from their economist's charts and tables.

As for jury selection, Menesis said she didn't want to give away "any tactics and secrets," but she felt like her team did a great job during voir dire weeding out what they call the "shit happens" jurors.

Those people, she said, look at construction as a dangerous job and believe those who take it know the risks and bear the burden.

"Others feel like, hey, it's a dangerous job, but that's why you know safety is even more paramount," she explained. "We look for people who are optimistic."

Attorneys for RXR Construction Services, City Winey NY, John's Insulation and State Farm did not immediately return messages seeking comment.

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Haynes

« *Continued from page 5*

sort of the tremendous culture of the firm—the desire to do things right—and it really impressed me with the strategic nature of looking at Boston," he said. "The question really for me was why wouldn't I want to do this?"

Already, Kerr said, he has felt the firm's "positive energy."

As for growth strategy in Boston, Kerr said they aim to build out the investment management, business litigation and securitization practices, but other targeted areas include general business and corporate, and intellectual property.

Kerr declined to identify his clients, but said they are registered investment companies, including mutual finds and exchange-traded funds, and investment advisers and broker-dealers.

Haynes and Boone, an Am Law 100 firm, has been expanding strategically in the Northeast, growing its lawyer head count in New York by 35%, including the addition of a dozen lateral partners, and planning expansion of its office at 30 Rockefeller Plaza. The firm also relocated to a larger space in Washington, D.C., in 2025 and opened an office in Northern Virginia in 2023.

The Boston office is in a temporary space in One Financial Center, but plans call for moving into a permanent space in that building in April.

Spokespersons for K&L Gates did not immediately respond to a request for a comment on the departures of Kerr and Qirjazi. The contacts for Sullivan & Worcester's Boston office did not immediately respond to a request for comment on Rosenfeld's departure.

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Florida

« *Continued from page 5*

ernor's proposal, but without the complete elimination of ad valorem taxes," he said.

Aside from the attempts to slash property taxes, Sklar said the other real-estate-related bills he'll be tracking this session include:

- SB 48 and HB 313 would require local governments to allow accessory dwelling units (ADUs) in single-family neighborhoods.
- HB 65 would require home inspectors to meet specific requirements set by the Department of Business and Professional Regulation and to hold an errors and omissions insurance policy.
- Overlapping bills that aim to create greater safety features in swimming pools, including SB 606, SB 608, and SB 610.
- SB 208 and HB 399 would remove zoning barriers to promote infill development.
- HB 465 and SB 822 would require community associations with revenue over $500,000 to contract with a licensed community association management firm.
- SB 750 and HB 803 would bar local governments from charging an administrative fee when an owner or contractor hires an outside provider for property inspection or plan review.
- SB 832 and HB 767 aim to increase transparency in residential property insurance rates.
- HB 837 and SB 962 would revise the definitions of certain land-use categories in Florida to exclude farmland.

The session began on Jan. 13.

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Judicial Ethics

Opinions From the Advisory Committee on Judicial Ethics

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

Opinion: 25-115

Digest: A county court judge who is disqualified from presiding over a matter is also disqualified from reassigning the matter from one local justice court to another.

Rules: 22 NYCRR 100.2; 100.2(A); 100.3(C)(1); 100.3(E)(1); Opinions 21-172; 21-151; 20-73; 17-169/17-170; 14-192; 08-71.

Opinion: The inquiring county court judge is sometimes asked to reassign criminal matters from one local justice court to another, after the justices in the original court have recused themselves. The judge asks if it is ethically permissible to do so in situations where he/she would be unable to preside due to a conflict, such as when the defendant is a former client from the judge's prior employment as an assistant public defender.

A judge must always avoid even the appearance of impropriety and act to promote public confidence in the judiciary's integrity and impartiality (see 22 NYCRR 100.2; 100.2[A]). A judge must therefore disqualify in any proceeding where the judge's impartiality might reasonably be questioned (see 22 NYCRR 100.3[E][1]). A judge must also diligently discharge his/her administrative duties without bias or prejudice (see 22 NYCRR 100.3[C][1]).

Prior Employment as Assistant Public Defender – Quick Review of General Principles

A judge who previously represented clients as an assistant public defender is permanently disqualified, without the possibility of remittal, in any case where the judge previously participated in any way as an attorney, including minimally (see Opinions 21-172; 21-151). This disqualification extends to the exercise of supervisory authority over an attorney who was personally involved in the case (see Opinions 21-172; 20-73). Indeed, a judge who headed the Public Defender's office is deemed to have been "directly involved in each matter of the office," and is therefore disqualified from all cases pending in the office during his/her tenure (Opinion 17-169/17-170).

A judge is also disqualified, subject to remittal, from all matters involving the judge's former clients, for two years after the attorney-client relationship completely ends (see Opinions 21-172; 21-151; see also Opinion 20-73 [disqualification is required only if the judge recognizes a party as a former client or if such former representation is otherwise brought to the judge's attention]). Where the judge worked for a public sector agency such as the Public Defender's office, the two-year period runs from the date the judge left the agency (see Opinion 21-151). After that period has elapsed, the judge has no further obligation with respect to the former clients; the decision whether to disclose or recuse in such matters is confined solely to the judge's discretion after considering all relevant factors (see id.).

Analysis of Current Inquiry

When a judge is disqualified from presiding over a matter, the disqualification precludes involvement in the matter "even if the judge deems these appearances to be 'routine' or ministerial in nature" (Opinion 08-71). Thus, we have advised that "if a supervising judge is required to exercise any discretion in assigning or re-assigning a case, the judge should disqualify him/herself from doing so in any case over which he/she could not personally preside" (Opinion 14-192). Where, as here, it appears that there is more than one local court in the county to which the inquiring judge could reassign a case, the judge may not reassign a matter from which he/she is disqualified but must instead allow another county court judge to make the assignment.

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.

COVID

« Continued from page 3

offices, is unlikely to change at any foreseeable point and efforts to compress the turnaround time for most tax certiorari proceedings without addressing these circumstances will only result in low-quality outcomes for both the taxpayer and the affected jurisdictions.

The key mechanism used by courts to advance these cases to resolution is the scheduling of an appraisal exchange and generally allowing the attorneys and parties to chart their course to resolution with the exchange date serving as the "stick". In counties such as Nassau and Westchester, appraisal exchange deadlines are routinely ordered at the initial appearance.

These deadlines are typically structured over a one- to two-year period, with intervening status conferences. Although most cases resolve before formal appraisal exchange, the conferences serve an important function by requiring counsel to report on negotiations, appraiser retention, and discovery status. Discovery in tax certiorari proceedings is limited by statute, as these matters are special proceedings brought under Article 7 of the Real Property Tax Law, but voluntary exchange of relevant information is the norm.

With the court's periodic involvement, some degree of flexibility is allowed where it is evident that progress is being made and an exchange of appraisals would be a blunt instrument that may create more harm than good. Obtaining an appraisal – whether an initial "restricted" report or moving the appraisal to the more rigorous standard (and more costly to the client) of "trial-ready" poses a challenging determination involving timing for both the property owner and the jurisdiction. The true need for an appraisal varies greatly with the property type and use, and the attorneys often know best which cases will move faster with the aid of at least a restricted report.

Efficiency Gains From Remote Proceedings

Remote appearances have allowed courts to obtain the same information needed for effective case management while reducing logistical burdens that have nothing to do with the substance of a proceeding.

Tax certiorari matters are primarily valuation-driven and typically involve limited motion practice and discovery. Resolution is often influenced by the cost of appraisal preparation and the desire to avoid trial where possible. Remote proceedings allow counsel to devote more time to substantive evaluation and negotiation, while enabling courts to concentrate their attention on cases that require closer judicial involvement.

In our experience across all parts of New York State, courts have implemented a variety of hybrid approaches to court appearances in tax certiorari proceedings, often depending on the needs of the case. For example, for quite a number of courts, routine appearances such as to report status and steps being taken to engage an appraiser are handled virtually. When a case is deemed to be stalling in making progress, or where the court believes greater intervention may lead to settlement, the attorneys may be instructed to make a special in-person appearance for conferencing. Some courts resolve many of the logistical challenges by dedicating a day or two each month to the in-person conferencing of tax certiorari matters.

Electronic Filing and Administrative Coordination

Another significant development accelerated during the pandemic was the expansion of electronic filing and online calendar systems. While this transition has affected civil practice generally, it has been particularly well suited to tax certiorari proceedings, which rely on standardized pleadings governed by statute.

Administrative bodies have similarly adopted electronic processes. Nassau County permitted bulk electronic grievance submissions prior to 2020, and many other jurisdictions have since implemented comparable systems, ranging from comprehensive electronic portals to simplified spreadsheet-based submissions.

These developments have reduced administrative burdens at both the court and assessor levels and improved coordination across stages of the property tax appeal process.

Conclusion

The procedural adaptations adopted during the COVID-19 period have had a lasting impact on the administration of tax certiorari proceedings in New York. Remote appearances and electronic filing have improved efficiency in a high-volume practice without reducing substantive oversight or fairness. In fact, these changes have tended to advance cases more rapidly than they would have moved under pre-pandemic mechanics.

As courts continue to manage significant caseloads, the retention and refinement of these tools will remain an important component of effective judicial administration in property tax litigation.

A Note on Emerging Technologies

One area of developing interest is the use of artificial intelligence in legal and valuation-related work. How AI may contribute positively to the field of tax certiorari remains to be seen other than in several tangential ways that are growing more common among practitioners. While AI may offer efficiencies in data collection and research, its limitations are significant. In practice, AI tools may generate incomplete or inaccurate information, including fabricated data or citations. Accordingly, AI should be approached as a supplementary tool rather than a substitute for professional judgment. Effective use requires careful verification through reliable sources and a clear understanding of its limitations.

> The widespread use of virtual appearances by videoconference and telephone was implemented rapidly in 2020 and has since become a routine feature of the vast majority of tax certiorari practice throughout much of the state.

'Storm'

« Continued from page 2

Representatives] might switch to Democrats, and that could be a huge driver for congressional investigations," Donahue added.

Indeed, some attorneys could be up against a deadline if they are looking to exit, Lowe said, as firms' interest in candidates with ties to the Trump administration could change depending on how the midterm elections go.

"Some of the higher-up people you tend not to see leave until at least two years into the administration. But I think for those who only wanted to spend a year now is probably the optimal time for them to take advantage of their closeness to the administration," said Lowe. "A lot can change depending upon what happens in November at the midterm elections, and it can affect the desirability of different people from the administration depending on how that election goes."

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Calendar of Events

WEDNESDAY, JAN. 14

Federal Bar Council
Antitrust in Healthcare: Can the Antitrust Laws Be Used to Help Control Healthcare Costs?
5:30 p.m. – 7 p.m.
Live Webinar
1.5 CLE ceridts
https://fbc.users.membersuite.com/events/a5720928-0078-cc90-5872-0b4902a346e2/details

NY City Bar (CLE)
Understanding and Leveraging Neurodiversity in the Legal Profession
9 a.m. - 10:45 a.m.
2 CLE credits
Registration Link: https://services.nycbar.org/EventDetail?EventKey=_WEB011426&mcode=NYLJ
Location: Zoom

NY City Bar (Non CLE)
Small Law Firm Luncheon: Cybersecurity Without the Jargon: A Practical Guide for Solo and Small Firms to Safeguard Client Trust in the Digital Age
12 p.m. - 2 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLF011426&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
Intellectual Property Rights Enforcement 2026
9 a.m. – 5 p.m.
https://www.pli.edu/programs/intellectual-property-rights-enforcement/

FRIDAY, JAN. 16

Practising Law Institute
Securities Law and Practice 2026: How the SEC Works
9 a.m. – 1:45 p.m.
https://www.pli.edu/programs/securities-law-and-practice/

WEDNESDAY, JAN. 21

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

Practising Law Institute
Fundamentals of Broker-Dealer Regulation 2026
9 a.m. – 5 p.m.
https://www.pli.edu/programs/fundamentals-of-broker-dealer-regulation/

Ethics for Government Lawyers 2026
2:30 p.m. – 4:40 p.m.
https://www.pli.edu/programs/ethics-for-government-lawyers/

THURSDAY, JAN. 22

NY City Bar (Non CLE)
Small Firm Chats – Stay Connected with Your Peers and Us!
12 p.m. - 12:45 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=SLFC012226&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Understanding Chronic Absenteeism and School Avoidance: Law, Policy & Practice in Public Schools
6 p.m. - 7:30 p.m.
In-Person Registration Link: https://services.nycbar.org/EventDetail?EventKey=EDU012226&mcode=NYLJ
Location: 42 West 44th Street
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Mental Health Reform at a Crossroads
6 p.m. - 7:30 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=MHL012226&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

THURSDAY, JAN 22 FRIDAY, JAN. 23

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

MONDAY, JAN. 26

Practising Law Institute
Recent Developments in Distressed Debt, Restructurings, and Workouts 2026
9 a.m. – 4:35 p.m.
https://www.pli.edu/programs/recent-developments-in-distressed-debt-restructurings-and-workouts/

Wage & Hour Litigation and Compliance 2026
9 a.m. – 5 p.m.
https://www.pli.edu/programs/wage--hour-litigation-and-compliance/

MONDAY, JAN. 26-TUESDAY, JAN. 27

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

TUESDAY, JAN. 27

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

WEDNESDAY, JAN. 28

NY City Bar (Non CLE)
A Day in the Life of an In-House Counsel
12:30 p.m. - 2 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=NLI012826&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Coloring Outside the Law
The Full Spectrum of Tech Law—Pixels, Privacy and Progress
6 p.m. – 7 p.m.
Registration Link: https://services.nycbar.org/EventDetail?EventKey=DEI012826&mcode=NYLJ
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

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

THURSDAY, JAN. 29

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

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

FRIDAY, JAN. 30

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

TUESDAY, FEB. 10

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

WEDNESDAY, MARCH 4

New York County Lawyers Association
2026 Annual Gala Honoring the Judiciary at the Pierre Hotel.
6 p.m.; In-Person

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

Realty Law

« Continued from page 5

granted the defendants' motion to dismiss and denied, as academic, the plaintiffs' cross-motion. The plaintiffs appealed.

The plaintiffs asserted that they were residential property owners since prior to 2010. They alleged that they are part of a “proposed class of all persons who owned residential property at any time from 2010 through the present that was located in a census tract… in Nassau County in which most residents were nonwhite during any year when said persons owned that property.”

They noted that the County real estate taxes are determined “by calculating the amount of tax revenue needed for the budget and then dividing that amount pro rata among properties based upon property value.” They argued that “[w]hen tax assessments are frozen, as they were in 2010 through 2018, and 2021, 2022, 2023, and 2024, all property owners continue to pay the same proportion of tax revenue each year, even if certain properties appreciated in value faster than others.”

Although individual taxpayers could challenge their assessments through a grievance procedure, the plaintiffs alleged that “grievances were settled in an unscientific manner unrelated to property values.

They argued that a “discriminatory impact allegedly resulted in shifting more than $1.7 billion in property taxes from approximately the top 61% of properties based upon market value to the remaining 39% of properties, resulting in more expensive properties increasingly shouldering less of a tax burden than properties worth far less.” They claimed that they were “being treated differently from other, similarly situated property owners, and …that no rational basis exists for the allegedly disparate treatment.”

The plaintiffs contended, *inter alia*, that “the moratoriums on reassessment have had a disparate effect on properties with nonwhite owners in areas with less expensive residential homes, because more expensive residential homes appreciate at a faster rate.”

Judicial precedent held that “no assessment system can be equitable if, as plaintiffs allege, the community variations are substantial and the redress is confined to certiorari proceedings, which…are…voluntary…and must be commenced by individual taxpayers.”

The plaintiffs cited the Federal Fair Housing Act, the Equal Protection and Due Process clauses of the US Constitution, State law requiring “that ‘all real property in each assessing unit shall be assessed at a uniform percentage of value’ 42 USC 1981 prohibiting discriminatory taxation, Nassau County Charter §603, which ‘requires an equitable and scientific system of assessing property’, and 42 USC §2000d” barring discrimination in federally assisted programs.

The Appellate Division (2nd Dept.) (Court) held that “contrary” to the trial court decision, “allegations in the complaint, if true, do establish standing, including that the plaintiffs suffered an injury-in-fact….”

The plaintiffs had alleged “‘that publicly criticized systematic inequities have resulted in more expensive properties increasingly shouldering less of a tax burden than properties worth far less’… and alleged that ‘they were being treated differently from other, similarly situated property owners, and that no rational basis exists for this allegedly disparate treatment….’”

The trial court held that the “complaint on its face is insufficient to allege standing” and “nothing is said of their property values, tax burden, over or under payment, or whether they have utilized the grievance procedure and to what result.”

The trial court found that there was no allegation “of negative impact of the property tax assessment on the individual plaintiffs,” and stated that the court “cannot simply presume that they personally have suffered an injury.”

The Appellate Division noted, however, that “the plaintiffs are homeowners in predominantly nonwhite census tract communities in the county.”

The court reviewed RPTL §729(4), which defined unequal assessment. It explained that “[t]he general rule is that ‘to make such a showing, the homeowner must first prove the full market value of his or her own property, which may be established by such methods as proof of a recent purchase price for the property, a professional appraisal, or proof of the sales price or appraised values of comparable properties….’”

The court explained that the plaintiffs were “not challenging a single tax assessment as applied to each plaintiff’s own home, but are instead challenging the legality of the County’s tax assessment scheme.” It noted that such challenge “will require a comparison with the assessments and market values of other properties allegedly granted favorable treatment by the tax scheme.”

The court also explained “that where challenges to ‘assessments are based upon a method employed in the assessment of several properties rather than the overvaluation or undervaluation of specific properties, the taxpayer may forego the statutory certiorari procedure and mount a collateral attack on the taxing authority’s action’ through a declaratory judgment action….”

The court explained that “[a] collateral attack may be …mounted where the challenge is based upon the method employed in the assessment involving several properties rather than the overvaluation or undervaluation of specific properties….”

The plaintiffs alleged more than a “statistical probability of harm; rather, they have alleged a ‘factual showing of perceptible harm’….” The court noted that there is no “requirement that the harm necessary to confer standing be actual and in the present rather than potential and in the future as long as it is reasonably certain that the harm will occur if the challenged action is permitted to continue…..” Here, the allegations “indicate that the harm will be exacerbated if the challenged action is permitted to continue.”

The court reasoned that the plaintiffs “are property owners and, thus, directly bear the costs of the property tax burden placed on their properties. Their burden is not speculative…. Their allegations that they paid a disproportionate share of property taxes pursuant to an illegally imposed assessment system are sufficient to establish standing….”

The court also held that the plaintiffs have standing to seek monetary damages. It stated that the “recovery of monetary damages requires the participation of individual homeowners, who ultimately would be required to prove the market value of their individual homes to determine whether they overpaid taxes….”

Accordingly, the court reversed, denied the motion to dismiss and also granted the plaintiffs’ motion to transfer venue from Nassau County to Queens County.

Disclosure: My law firm previously commenced a lawsuit which challenged Nassau County real estate assessment procedures. That case was settled, after the court held that it could proceed as a class action.

The court explained that the plaintiffs were “not challenging a single tax assessment as applied to each plaintiff’s own home but are instead challenging the legality of the County’s tax assessment scheme.”

Hall v. Nassau County, Appellate Division, Second Department Case Number: 2024-03434. Decided Oct. 22, 2025. Barros, J.P., Warhit, Wan, Hom, JJ., concur. Opinion & Order by Barros, J.P.

Landlord-Tenant—Rent Stabilization—Article 78 Proceeding To Review DHCR Decision That Building Was Not Rent Stabilized—Petition Granted—Building Was Rent Stabilized Based On It Having Been Rehabilitated With Assistance of Section 8 Moderate Rehabilitation Program and the Participation Loan Program—Statute of Limitations Argument—The Only Delay Arose From a “Clerical Processing Delay On the Part of the Court” and Such Delay Should Not Be Held Against, “A Litigant Who Timely Filed Documents”—“As a General Proposition, Administrative Agencies Are Required To Follow Their Own Precedent”—DHCR’s Determination That Building Was Not Rent Stabilized Failed To Consider Documents in the Record and Was Contrary to DHCR’s Own Precedent Without Explanation for Such Deviation

The petitioner had commenced an Article 78 proceeding, seeking “review and annulment, vacatur and/or modification” with respect to a DHCR order issued Nov. 16, 2023. The respondent DHCR moved to dismiss.

The plaintiff lived in the subject premises, which is a class “A” multiple dwelling built in 1915. The building contained 35 residential units.

On or around Dec. 27, 1984, the owner purchased the building from the City of New York. The owner allegedly performed rehabilitation work from January 1985 until February 1986. The rehabilitation work “utilized funding from a Section 8 Moderate Rehabilitation Program government loan (§8 Loan).” The premises was also rehabilitated with the help of a loan pursuant to the Article XV of the Private Finance Housing Law (PHFL) (Participation Loan Program (PLP)).

In or about May 19, 1986, the NYC Dept. of Housing Preservation and Development (HPD) advised the tenants in writing that the building was being rehabilitated through the §8 Loan program, and advised them that after the rehabilitation, the initial legal regulated rent would become effective June 1, 1986.

The PFHL required that, after the establishment of rents, the owner offer all Section 8 assisted tenants a one-year lease at the new rents. Moreover, “all units will be subject to the rent stabilization system.”

In March 1986 the owner applied for a tax exemption based upon the rehabilitation work funded by the §8 Loan. In 1987, HPD issued a Certificate of Eligibility, for the building, granting the owner a tax abatement for its rehabilitation work. In October 1986, HPD issued an order setting the “initial regulated stabilized rent” for the plaintiff. In May 1987, the owner and HPD executed a mortgage agreement, pursuant to which the owner acknowledged, that the rents were now structured pursuant to the PHFL.

On and around March 11, 2022, the plaintiff filed a lease renewal complaint to the respondent DHCR. DHCR granted the plaintiff’s lease complaint and ordered the owner to provide the plaintiff with a proper rent stabilized renewal lease. The owner thereafter filed a PAR arguing that the building is not subject to rent stabilization. DHCR granted the owner’s PAR and revoked DHCR’s prior order.

The plaintiff argued that the building is subject to rent stabilization law. The plaintiff argued that Class “A” multiple dwellings which were rehabilitated with help from the §8 Loan program are subject to rent stabilization, and multiple dwellings whose rehabilitation was helped by a PLP loan are also subject to rent stabilization.

The plaintiff argued that “the fact that the owner is a corporation organized under Art. XI of the PHFL, ‘does not render the…building exempt from rent stabilization, as the specific statutory language of PHFL 608, governs over the more general regulation 9 NYCRR 2520.11.” The plaintiff cited a prior DHCR determination in *310 East 4th Street HDFC/Junge Capital, DHCR Adm. Rev. Docket No. FQ 410007 RP (3/17/18)*. The plaintiff also argued that DHCR’s reliance on *Grimmet 512 East 11th Street HDFC v. Grimmet (Grimmet)* was incorrect.

DHCR argued that the subject proceeding should be dismissed since the PAR determination was neither arbitrary nor capricious and the petition was untimely.

DHCR cited the “owner’s contention that properties transferred from New York City to bodies created under PHFL Article XI cannot be subject to rent stabilization, ‘because of the ongoing entanglement between the City and the HDFC buildings.’” DHCR asserted that the building is “co-owned and operated by the Housing Development Fund Corporation, created under (PHFL) Article XI, Section 576, which would exempt the building from rent stabilization.”

The court rejected the defendants’ claim that the proceeding is barred by the statute of limitations, (SOL). It noted that the “only delay that happened was a clerical one by the court.” The court reasoned that it would be “highly prejudicial to hold the clerical processing delay on the part of the court against the litigant who timely filed documents.”

The court then explained that “any building, regardless of ownership, whose rehabilitation was aided by a loan under the (§8 Loan program), and/or the (PLP) program, is subject to the Rent Stabilization Law from 1969….”

The court reviewed PHFL §§608 and 804 in Art. XV. HPD had “established the initial rents at the…building, all of which clearly subject this property to the rent regulations contemplated in PHFL §§608 and 804….” It stated that the standards of PHFL §§608 and 804 are unambiguous and found that there was “no exemption to rent stabilization here.”

The only legal authority that DHCR cited in its order was 9 NYCRR 2520.11 and *Grimmet*, 181 AD2d 488, 581 NYS2d 24 (1st Dept. 1992). DHCR “implied that 9 NYCRR 2520.11(b)’s exemption from rent stabilization for, ‘housing accommodations owned, operated or leased by the United States, (NYS), any political subdivision, agency…any municipality or any public authority,’ applied to the building.”

However, even though the record in the present case contained no factual evidence to indicate that the building fell under that exemption, DHCR had argued that *Grimmet* held that, “the City’s entanglement with HDFC buildings renders said HDFC buildings exempted from rent regulation.”

The court noted that in *Grimmet*, the HDFC owner organized under the PHFL Article XI, “actually converted the subject property to a cooperative building, while the subject building…never underwent such a conversion and remains a standard rental building.” Moreover, the building in *Grimmet* was not “just owned by an HDFC organized under PHFL Article XI, as is the subject premises; it was a cooperative organized under General Business Law, §352-4eeee.”

The *Grimmet* building was not subject to rent stabilization because of its status as a cooperative. *Grimmet* did not hold that the building’s, “entanglement with the City exempts it from rent stabilization; it holds that the building’s entanglement with the City, triggers constitutional due process guarantees, including the requirement that the owner allege a cause for the removal of the tenant.”

In contrast, the subject building is a “residential building owned by an HDFC, the record demonstrates and the Owner, and admits that it is not a cooperative, and *Grimmet*, therefore does not apply to the present case….”

The court also found that the DHCR’s determination “reads an exception into the clear language of the PHFL statutes, exempting all HDFC-owned buildings from the mandates therein….”. The Legislature had “explicitly rejected such exception when it crafted the statutes to read, ‘notwithstanding any contrary provisions of, or regulations adopted pursuant to, … the rent stabilization law,’ which includes the exception that HDFC-owned buildings sometimes fall under, RSC §2520.11(j) (PHFL) §§608 and 804.”

The court found that DHCR had not referenced or considered, “plaintiff’s documentation, precedents cited or facts set forth in her filings….” DHCR failed to consider “all of the facts before making its determination,” and had “neglected to address plaintiff’s reference to DHCR proceedings, wherein the Agency determined that buildings owned by HDFCs were rent stabilized….”

Moreover, DHCR’s Nov. 16, 2023 order, “was silent as to why they deviated from the above referenced proceedings.” That order was also “silent as to plaintiff’s contention that…building’s regulatory status renders it rent-stabilized in the same way that the property in *310 E 4th St. HDFC/Junge* was determined by DHCR to be rent-stabilized; that is, where the owner HDFC had rehabilitated the property with federal funding under PHFL §607, DHCR found that the generalized charitable purposes exemption to rent stabilization found in 9 NYCRR 2520.11 was superseded by the more specific statutory language in PHFL §607…..”

Additionally, DHCR’s Nov. 16, 2023 order “did not address its prior determination that ‘to the extent the DHCR regulation conflicts with the applicable statute, in this case PHFL §607, the statute applies and not the regulation,’ let alone provide reasons or explanations for why it reached a different result in this case with such similar facts and law.”

DHCR’s order also did not address or acknowledge plaintiff’s argument that the subject building is rent stabilized based on the fact that it was rehabilitated with assistance from the PLP program.

The court explained that “as a general proposition, administrative agencies are required to follow their own precedent….” When an agency’s determination “deviates from its prior stated course and fails to provide an explanation for same, ‘a reviewing court will be unable to determine whether the agency has changed its prior interpretation of the law for valid reasons, or simply overlooked or ignored its prior decision….’”

Thus, the court stated that an administrative decision, which, “neither adheres to its own prior precedent nor indicates its reason for reaching a different result on essentially the same facts is arbitrary and capricious….” DHCR had not followed its own precedent when buildings owned by HDFCs have been found to be rent stabilized and failed to explain or acknowledge its deviation from its own established precedent.

The court also rejected DHCR’s argument that the building is exempt from rent stabilization because HPD set the rent. HPD documents explicitly stated that the “subject building is rent stabilized as a result of its rehabilitation and similarly indicate that it was not preempting rent stabilization.”

Thus, the court held that the DHCR’s determination that the building was not rent stabilized “was taken without regard and consideration of the facts in the records, documentation in the record, and contrary to DHCR’s own precedent without explanation for such deviation….”

Accordingly, the court held that building is rent stabilized since it had been rehabilitated with the assistance of the §8 Loan program, and the PLP program. It granted plaintiff’s Article 78 proceeding and denied the defendants’ cross-motion. It further remanded the matter back to DHCR for DHCR to make a determination consistent with the property being rent stabilized and ordered that the plaintiff receive a rent stabilized lease.

Ayala v. Visnauskas, Supreme Court, Kings County, Case No. 501364/2024. Decided Oct. 17, 2025. Velasquez, J.

Liens

« Continued from page 5

ity through a targeted amendment, converting what many regarded as subordinate charges into prioritized obligations in foreclosure, so with the Charter’s 30 day “deemed adopted” rule and the speed of CAPA rulemaking, lenders should be aware that the lien priority landscape can change quickly in a housing-reform focused administration.

Strategies

« Continued from page 3

scores a commitment to making sure the USPTO is “wide open to transformative technologies.” USPTO, *Remarks by Director Squires at the 2025 AIPLA Annual Meeting*.

The Examiner Memo: Mandatory Consideration

Director Squires’s first memo, directed to patent examiners, seeks to raise awareness regarding SMEDs and reminds examiners that applicants may voluntarily submit SMEDs to provide evidence of subject matter eligibility. John Squires, *Subject Matter Eligibility Declarations*. The memo instructs examiners that when an SMED is timely and compliant, the examiners must consider the submission on the merits and weigh all relevant evidence of record under the preponderance of the evidence standard. If a Section 101 rejection is maintained, the examiner must explain why the record evidence, including the SMED, did not overcome the rejection.Further, the memo provides examples of how SMEDs can be used to demonstrate subject matter eligibility, including by showing that the claims are not directed to abstract ideas because they cannot practically be performed in the human mind or result in the improvement of the underlying technology, or that the claims amount to “significantly more” than a judicial exception.

The Practitioner Memo: Best Practices for Best Impact

Director Squires’s second memo, directed to practitioners, addresses best practices for submitting SMEDs. John Squires, *Best Practices for Submission of Rule 132 Subject Matter Eligibility Declarations (SMEDs)*. Most significantly, Squires encourages practitioners to file SMEDs as separate, standalone submissions focused solely on Section 101 issues. The memo further advises that while it is technically permissible to include testimony alongside other arguments in an office action response (as opposed to an SMED), such an approach risks intertwining issues. Further, it notes the combination of evidence and attorney arguments in an office action response can lead to confusion regarding evidentiary weight and may diminish the probative value of the evidence. Submitting a stand-alone SMED avoids these issues and ensures the evidence is clearly tied to the specific subject matter eligibility rejection being traversed.

The memo further emphasizes that when submitting an SMED, practitioners should ensure that there is a nexus between the claimed invention and the evidence, and that the evidence does not improperly supplement the specification.

Submitting a stand-alone SMED avoids these issues and ensures the evidence is clearly tied to the specific subject matter eligibility rejection being traversed.

The Broader Context

These memos are a direct extension of Director Squires’ broader strategy to curb “overbroad Section 101 rejections” and promote U.S. innovation in transformative technologies. John Squires, *Subject Matter Eligibility Declarations*, at 1. Squires has made it a priority to embrace advanced technologies, including AI, blockchain technology, and medical diagnostics; in September 2025, in his first official act as Director, Squires ceremonially signed into issuance two patents in these fields.

Additionally, in that same month, Squires convened the USPTO Appeals Review Panel (ARP) to review and subsequently vacate a Patent Trial and Appeal Board (PTAB) rejection of claims directed to training machine learning models. *Ex Parte Desjardins*, Appeal No. 2024-000567 (Sept. 26, 2025) (ARP decision). In *Ex Parte Desjardins*, the claims involved training a machine learning model on multiple tasks while protecting the knowledge gained from previous tasks. The original PTAB panel found that the claims were broadly directed to a patent-ineligible mathematical algorithm, and treated the remaining claim elements as “generic computer components,” ultimately determining those claims would be invalid. Squires rejected this approach and vacated the PTAB’s new ground of rejection.

In its decision, the ARP credited the claims for achieving technical improvements to the machine learning model itself, specifically citing advantages such as reduced storage requirements, lowered system complexity, and preventing “catastrophic forgetting.” Squires stressed that a policy categorically excluding AI innovations would jeopardize America’s leadership in this critical technology area, and reaffirmed that novelty, obviousness, and written description are the “traditional and appropriate tools to limit patent protection to its proper scope”—*not* Section 101.

This echoes a functionalist approach that commentators have debated for years, with many supporting such an approach under which Section 101 should be interpreted as a coarse filter to broadly allow patenting of subject matter, while the true gating function for patent issuance should instead be relegated to Sections 102, 103, and 112 of the Patent Act. See, e.g., David Swetnam-Burland & Stacy O. Stitham, Patent Law 101: The Threshold Test as Threshing Machine, 21 TEX. INTELL. PROP. L.J. 135, 138-140 (2013).

Ultimately, Squires’s encouragement of the filing of SMEDs by applicants—and his directive to examiners to consider such submissions with care—are clearly designed to further his stated policy goals of promoting innovation and patenting in these technology areas.

Conclusion: An Opportunity for Innovators

Director Squires’s strong propatentee approach, especially with respect to AI and other transformative technologies, presents an opportunity for innovators that previously may have assumed patent ineligibility for their inventions and therefore opted not to pursue patent protection. These innovators may now consider reassessing their technology and research portfolios—and their efforts to file patent applications to protect innovations in those portfolios—in light of these latest developments which may reduce the difficulty of overcoming Section 101 rejections. Armed with the USPTO’s rejuvenated enthusiasm for SMEDs, patent practitioners may well find increased success protecting innovations that in recent years had seemed a lost cause.

Gun Ban

« Continued from page 3

Even as the justices have already started thinking about these questions, it seems they will not be asked to resolve them imminently. In October, the *Frey* plaintiffs told the district court they did not plan to appeal the Second Circuit’s decision further, and their time to petition for certiorari expired in mid-December. But if and when the issues do reach the high court, Judge Bianco’s opinion will provide a compelling road map.

Court Calendars

First Department

APPELLATE DIVISION

CALENDAR FOR THE JANUARY TERM

WEDNESDAY, JAN. 14

2 P.M.

20/1116 People v. Christian Cruz
25/996 513 West 26th v. George Billis Galleries
24/6697 B., Children
25/2399 Deutsche Bank National v. Washington
24/6200 Borukhov v. Roth & Khalife LLP
24/6486 Siguencia v. The Hudson Companies
24/4020 People v. Roberson Ortiz
23/3139 People v. Jermaine Jacobs
24/1177 Adago v. Sy
24/5569 Park Row 23 v. Jiha
25/3038(2) CS Leveraged Loan v. Bank of America
25/2195 NYC Transit Authority v. Local 100 TWU
25/2524 Application for Warrant to search premises at Art Institute of Chicago
24/5758 A1 Specialized v. James River Insurance
24/3645 Brito v. City of NY
21/4557 People v. Esteban Dejesus
25/2153 Rigaud v. 509 W 34
25/3153 Fisher v. Hudson Hall LLC
23/4784 People v. Jose Santos
25/559N Berk v. Riverbay

THURSDAY, JAN. 15

2 P.M.

21/3608 People v. Stephen Jackson
24/6960 Khusenov v. Tursunova
25/3865 C., Kevon
25/2511 Medina v. Delta Air Lines
24/5263(3) AMK Capital v. Cifre Realty
24/2293(3) AMK Capital v. Cifre Realty
24/497 People v. Paulino Camacho
22/2681 People v. Tyrone Brown
25/192 Spence v. Brosnan Risk Consultants
25/1942 Venegas v. CPC Norfolk Senior
25/122 Gordon v. Triumph Construction
24/553 People v. Ivan Rodriguez
25/660 Wheeler v. Linden Plaza Preservation
25/1947 Altidor v. Medical Knowledge Group
21/3194 People v. Markiem Black
25/3953(2) Wilson v. Archdiocese of NY
25/4031 Arizzo v. Ethicon, Inc.
24/4649 Golden Ox Realty v. Board of Managers
18/2529 People v. Jennifer Berry
24/6475N Unitrin Safeguard v. Della-Noce

TUESDAY, JAN. 20

2 P.M.

22/1871 People v. Jose Almodovar
24/6443 Hes v. Zirkin
25/3350 C./V., Children
24/6151 Contreras v. City of NY
24/5118 Anderson v. AAC Cross County Mall
21/3854 People v. Michael Ortiz
24/6067 People v. Roniel Dotel
25/813 Priority Management v. Deutsch
24/5765(2) DLJ Mortgage Capital v. Adler
24/4036 NYS Unified Court Sys v NYS Public Empl Relations Bd
24/3697 H., Children
24/6530 Itzhak v. Briarwood Insurance
24/2372 People v. Dominique Johnson
19/3815 People v. Zephaniah Hulcome
25/4283 Panstar Realty v. NY Teachers Housing
22/4126 People v. Shayron Porter
24/7699 Brenes v. City of NY
25/1283(1) Carvello v. Warner Music Group
25/1516(1) Carvello v. Warner Music Group
24/7612 People v. Michael Worrell
25/2927 Board of Managers v. 56th and Park
23/1934 People v. Jordan Williams
25/1712N Perrotte v. Bloomberg L.P.

WEDNESDAY, JAN. 21

2 P.M.

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

THURSDAY, JAN. 22

2 P.M.

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

TUESDAY, JAN. 27

2 P.M.

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

WEDNESDAY, JAN. 28

2 P.M.

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

THURSDAY, JAN. 29

2 P.M.

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

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

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

THURSDAY, JAN. 22

9 A.M.

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

MONDAY, JAN. 26

9 A.M.

32904/20 McFayden v. Mercado

11 A.M.

803390/22 Ahmed v. Colon

TUESDAY, JAN. 27

11 A.M.

817575/21 Ozuna v. RR Concourse Realty

1 A.M.

653144/22 New Chapter Capital v. Belmonte

WEDNESDAY, JAN. 28

10 A.M.

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

2 P.M.

651086/24 Tsui v. Kaufman

THURSDAY, JAN. 29

10 A.M.

659317/24 Sotheby's International v. Waterbury

12 P.M.

804430/25 Estevez v. Morales

MONDAY, FEB. 2

10 A.M.

654519/24 Worldwide Credit Co. v. Kirk

TUESDAY, FEB. 3

9 A.M.

813660/21 Soto v. 1465 Jesup Realty

APPELLATE TERM

60 Centre Street
Room 401

10 A.M.

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

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

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.

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, JAN. 14

Submission

1 500065/25 Desir v. Jp Morgan Chase
2 100883/25 Smith v. Dept of Finance
3 100909/25 Soares v. Legal Aid Society

THURSDAY, JAN. 15

Submission

1 101218/25 Cusack v. Global Esl Academy
2 101303/25 Lewis v. NYC Dept. of Social Services
3 100837/23 Ramos v. The Arker Companies LLC

FRIDAY, JAN. 16

Submission

1 101283/25 Hans-Gaston v. NYC Police Dept.
2 101043/25 Harris v. Nypd Comm'r. Tisch
3 100631/25 Harvey v. Dr. Greenberg
4 100783/25 Rodriguez v. Burberry Corp

Paperless Judge Part

WEDNESDAY, JAN. 14

652169/25 104 Second Realty v. Vo
655223/25 114 East 28th St. Rlty. Associates LLC v. Custom Villge Design, Inc. Et Al
162663/25 19-21 Beekman Rlty. Hldgs. v. Perioussia Rlty. LLC Et Al
164153/25 97 Arden Associates LLC v. State of NY Div. of Housing And Community Renewal
162312/23 Abf Freight System, Inc. v. 3pl Business Inc.
154296/25 Ace Endico v. Just An Oven Corp.
656161/23 Advantage Platform Services Inc. D/b/a Advantage Capital Funding v. Macy Enterprises, Inc. D/b/a Macy Enterprises Et Al
155221/25 Alvarado v. Metro. Transportation Auth.
161556/25 America First Legal Foundation v. Bragg
651133/25 American Transit Ins. Co. v. Harvey
650641/25 American Transit Ins. Co. v. Normil
650642/25 American Transit Ins. Co. v. Ouattara
650643/25 American Transit Ins. Co. v. Tati
650622/25 American Transit Ins. Co. v. Vergin
152552/22 Arias v. Metro. Transportation Auth. Et Al
805237/21 Ayoub v. Kassir M.D.
161849/25 Batista v. Con Ed Co. of New York, Inc. Et Al
150207/11 Bellucia v. Cf 620 Owner One
655321/25 Bp Cm Acquisition Spv v. Hayum
656303/25 Broadspire Services, Inc. v. Anthem Et Al
155715/23 Calle Quichimbo v. Wesbuilt Const. Mgrs. LLC Et Al
160037/24 Canton Brown v. NYC Et Al
655167/25 Caouette v. Civetta
163361/25 Cihan v. King
850442/23 Citimortgage, Inc. v. Dweck
850018/24 Citizens Bank Na v. Li
450857/25 NYC v. Shama
450504/16 Comm'rs. of The State v. Greystone Mgt. Solutions
659659/25 Country-Wide Ins. Co. v. American Transit Ins. Co.
659898/25 Country-Wide Ins. Co. v. United Specialty Ins. Co. Et Al
850329/24 Cpw Townhouse LLC v. West 70th Owners Corp. Et Al
190133/25 Crews v. Itt LLC Et Al
656164/25 Da Rocha v. Morgan Stanley Smith Barney LLC Et Al
652894/23 De-Spec, Inc. Et Al v. Continental Casualty Co. Et Al
153583/17 Dilazary v. Deniro
659855/25 Dkf Hldgs. v. Northway Forest Enterprises
850136/14 Emigrant Bank v. Rosabianca
651157/25 Eyzenberg & Co. v. Trilar Hldgs. LLC
151469/25 Fed. Express Corp. v. Superior Brands, Inc.
850296/25 Flagstar Bank v. 291 B'way. Rlty. Associates
158540/24 Fora Financial Asset Securitization 2021 v. Hyducks Marine Canvas & Upholstery LLC Et Al
654356/25 Fora Financial Asset Securitization v. Express 10 Minute Oil Change Inc. D/b/a Express 10 Minute Oil Change Inc.D/b/a Express Oil Et Al
165472/25 Fortunato v. Morse Md
450155/21 Global Merchant Cash, Inc. v. Global Logistic And Trading LLC D/b/a Global Logistic And Trading Et Al
152135/25 Goldsman v. Rfd 425 Fifth Ave. L.P. Et Al
650646/14 Gowen v. Helly Nahmad Gallery, Inc.
155375/23 Guartazaca Espinoza v. 200 East 20th LLC Et Al
163288/25 Harding v. 3612 B'way. Partners LLC Et Al
151721/23 Hossain v. Mendez Alvaro
166325/25 In The Matter of The Application of 235 West 107th St. LLC v. NYS Div. of Housing And Community Renewal
165649/25 In The Matter of The Application of Hotel 57 L.L.C. v. Fujitec America, Inc.
161851/25 Kachan v. Lyft, Inc. Et Al
160301/24 Kenny v. 1166 LLC Et Al
158005/23 Kler v. Riaz
657198/21 Landa v. Friedman
651583/25 Leo Kayser III v. Eh Rlty. Ventures, Inc. Et Al
166107/25 Lsc West 36th & 39th St LLC v. Charles Shwab & Co., Et Al
151337/25 Marin v. Sutton Gardens Owners Corp. Et Al
659750/25 Massouh v. Weaver
154410/25 Matos v. Rbd Real Estate LLC Et Al
156186/25 Maximum Quality Foods Inc. v. 197 Bistro Inc. Et Al
166463/25 McKeithan v. NYCH&HC Corp. Et Al
156844/23 McNeil v. NYCHA
165402/25 Mirdita v. 100 Park Terrace West Owners' Corp.
453210/25 Motor Vehicle Accident Indemnification Corp. A/s/o Pedro Garcia Ortiz v. American Transit Ins. Co.
154461/21 Muschel v. James T. Moriarty
450123/22 NYC Employees' Retirement System v. Pedraza
651362/24 Newmark & Co. Real Estate, Inc. v. 752 Wea LLC Et Al
159355/25 Ng v. Chiriboga
157345/22 NYCTL 2021-A Trust And The Bank of NY Mellon As Collateral Agent And Custodian v. Soroudi
160953/13 O'Halloran v. Metro. Transportation
651062/23 Patel v. Maybank Kim Eng Securities USA Inc.
166297/25 Principis Capital LLC v. Capital One
659316/24 Pure Grown Diamonds, Inc. v. Slate And Tell
805111/25 Quiles v. NYU Langone Medical Center Et Al
158446/21 Quintana v. 200 Sja Montague LLC Et Al
152268/23 Reddy v. Rh NY Mp F&B LLC A/k/a Rh Rooftop Restaurant NY Et Al
651570/25 Retail Capital LLC D/b/a Credibly v. Gonzalez
165936/25 Rosa v. NYC Et Al
653056/25 Rubin v. Anderson-Song
158849/22 Santananukan v. Chen
159241/25 Sbh Fashion Inc. v. Area Studio
161018/24 Sbh Fashion Inc. v. Js Group Int'l
153571/23 Sereno v. Smitell LLC Et Al
158801/25 Stallion 44 LLC Et Al v. Pastor
453212/25 State Div. of Human Rights v. My Image Studios LLC D/b/a Mist Harlem Et Al
155252/24 State Farm Guaranty Ins. Co. v. 2354 Chiropractic
153203/24 Stillwater Prop. & Casualty Ins. Co. v. Thompson
160562/22 Stringer v. Kim
156545/21 Strong v. Monzon
159794/20 Taima v. East 54th St. Properties
659687/25 Tech. Ins. Co. A/s/o Gou Jiang v. NYC
150518/21 Tedesco v. First Lexington Corp. Et Al
155962/24 Thompson v. Farmer
159388/23 Torres Arreaga v. Daror Associates LLC Et Al
650302/25 Tradesman Program Mgr.s, LLC, As Managing General Agent For Accredited Surety And Casualty Co., Inc. And Clear Blue Speciality Ins. Co. v. Concrete Courses Concepts Corp.
155859/23 Tully v. 767 Fifth Ave. Partners
659226/25 Upsolver Data, Inc. v. P39 Tech LLC
164313/25 Wainer v. Skolnick
659113/25 Weingarten Financial Funding v. Villarroel
165331/25 Wf Crel 2020 Grantor Trust v. 611 W 56th St. Prop. LLC
157431/24 Whitten v. Yassin
850145/24 Wilmington Savings Fund Society v. Rector70 LLC Et Al
850380/14 Wilmington Trust v. Boaziz
155785/23 Yuquilema Balla v. Halletts Bldg. 3 Spe LLC Et Al

THURSDAY, JAN. 15

152793/24 144 West 86th Street v. Feder
654735/23 29-31 East 20th St. Rlty. Co. v. Mehta
653649/25 305 West End Ave. Operating LLC v. Isham
656244/20 50 East 96th St. LLC v. Prestige Salon, Inc.
850357/15 517-525 West 45 LLC v. Avrahami
158149/25 Adams v. Amc Entertainment Hldgs. Inc Et Al
653993/23 Alx C21 LLC Et Al v. Wf Blue LLC Et Al
655876/25 American States Ins. Co. Et Al v. Smalls
659112/25 Angelina Unionsquare LLC v. The Scientific Group Et Al
800003/22 Araman v. Greenberg
162646/25 Arif v. American Managed It Services Inc. Et Al
452327/23 Asadova v. Mta Bus Co. Et Al
163057/25 Beijing Aw Education Int'l Consulting Co., Ltd. Et Al v. Liyan "christian" Jiang Et Al
850007/19 Bil-Man Asset Mgt. LLC v. M & T 99 Lafayette Inc.
155009/23 Boris Tadchiev v. Srep 10th Ave. Venture LLC Et Al
150163/21 Brown v. Lyft, Inc. Et Al
450950/19 Burns v. Antell
653572/22 Bykov v. Elements Const. LLC Et Al
151838/22 Bykovtseva v. Dth Capital
655567/25 Calibrant Storage v. Enel X North America, Inc. Et Al
154157/25 Capasso v. Memorial Sloan Kettering Cancer Center
805260/25 Chertok v. Novitsky M.D.
161471/24 Chubb Nat. Ins. Co. v. C-Squared Contracting, Inc. Et Al
159685/24 Cohen v. Rosenberg
451671/24 Comm'rs. of The NYS Ins. Fund v. Riverside Syndicate, Inc. Et Al
652942/23 Comm'rs. of The State Ins. Fund v. Guytec Steel Inc.
850161/21 Csail 2018-Cx11 6-8 West 28th St. LLC v. Jtre Nomad 8 W 28th LLC Et Al
659767/25 Dist. Council 37 v. Highbridge Advisory Council Family Services, Inc.
952327/23 Doe v. Roe
659884/24 Duff v. Royer Cooper Cohen Braunfeld LLC Et Al
805160/25 Eisman v. Revels M.D.
655094/25 Esrt Observatory Trs v. Gray Line NY Tours, Inc. Et Al
655819/25 First Central Savings Bank v. Weingarten
653573/25 Fora Financial Warehouse v. Air - Tight Energy Conservation Solutions Ltd. Et Al
154632/25 Gangadeen v. Rs 308 West 40 LLC Et Al
164069/25 Girard-Isaac v. NYC Dept. of Education Et Al
158962/23 Girardi v. Castle Village Owners Corp. Et Al
151347/22 Gomez Nunez v. Nex Hldgs. LLC. Et Al
652925/24 Greater NY Mutual Ins. Co. v. Main St. American Assurance Co. Et Al
160943/24 Grimes v. Fresenius Medical Care Hldgs., Inc. Et Al
654810/25 Gtcc 1 LLC Et Al v. Intervest Capital Partners LLC Et Al
654025/23 Heijnen v. Mon Bijoux Owners Corp. F/d/b/a East Seventeenth St.
805218/24 Herman v. Bellevue Hosp. Center Et Al
151391/22 Holguin v. 75 First Ave. Club of NY LLC Et Al
155213/24 Huang v. NYC Et Al
651422/25 in The Matter of The Application of Lancer Ins. Co. To Stay The Arbitration Sought To Be Had By v. Mejia
156011/25 Infinity Auto Ins. Co. v. Jara
659504/24 Int'l Drilling Equipment, Inc. v. Source Const., Inc. Et Al
655746/25 Israel v. Boissevain
162858/25 J v. The Trustees of Columbia Univ. of NYC
165739/25 Jabbie v. Faye
158053/20 Johnson v. NYCTA
158816/25 Joris v. Uber Technologies Inc Et Al
160527/25 Jpmorgan Chase Bank v. Vinegas
659872/25 Jsb Rlty. LLC v. Elkhalifa
152115/23 Kleinberg v. Ria R Squared, Inc.
155635/23 Kornreich v. Gristedes 59 LLC
190204/25 Kruck v. Almay, Inc. Et Al
654108/21 Lalani v. Shrestha
156981/19 Latchman v. NYC
162625/25 Locantro-Harrison v. Board of Education of The City School Dist. of NYC Et Al
151939/23 Loja v. New Castle Bldg. Prods.
651732/24 Luo v. Vegevana Corp. Et Al
150910/20 Markisic v. Nordstrom, Inc.
160413/22 Mejia Pullay v. New Amsterdam Restoration Corp. Et Al
190286/20 Michael F McCarthy v. Amchem Prod.s, Inc.
150996/24 Montgomery v. Lutheran Social Services of Metro. New York, Inc.
156832/21 Moreno v. M&H Zuckerbraun
157653/23 Mosley v. Records Access Officer
450521/25 NYCHA v. Ironshore Specialty Ins. Co.
654389/25 Newbank v. B&D 32 Inc. Et Al
100587/25 O'Daly v. C/o Equinox Investments
164271/25 Ofer v. State of NY
160865/25 Oliver v. Kent
159432/21 Parra v. 101 Leonard Cu1 Owner LLC Et Al
157636/25 Paterson v. Paterson
653327/20 Pbb Investments II v. Borden Lp
655938/25 Pcgezg v. Maxben Alternative Ventures I
150669/25 Pena Jr v. Wenqin
656626/20 Porsche Cars North America v. Jrm Const. Mgt.
656202/25 Prime Food Sales, Inc. v. Dimaria
655139/25 Profusion Investments, Inc. v. Lelantos Hldgs., Inc.
151831/24 Rivas Herrera v. Mamaroneck White Plains
150286/23 Rodriguez v. Fsp 787 Seventh
952308/23 Roman v. Baptiste
159837/25 Roth And Roth v. NYC Fire Dept.
156241/19 S. v. J.
162564/25 Seleman v. Glenwood Mgt. Corp.
151480/24 Shaver v. Metro. NYCTA Et Al
651175/25 Sig Rcrs D Mf 2023 Venture LLC v. 361 East 50th St. LLC Et Al
805094/25 Silverio v. Manhattan Oral Facial Surgery LLC
652453/25 Sji Renewable Energy Ventures v. Rev Lng LLC Et Al
651201/20 Societe Hammamet v. Elmwood Ventures LLC
190399/25 Sophia Tidwell v. American Int'l Industries Individually And As Successor-In-Interest To Pinaud, Inc., Barbara Alice, Inc., Ed. Pinaud, Inc. D/b/a Ed. Pinaud, And Nestle-Le Mur Co. Et Al
156442/20 Sosa-Nunez v. Mlg904 Housing Dev.
157943/23 State Farm Mutual Automobile Ins. Co. v. Alvarado
161815/23 State Farm Mutual Automobile Ins. Co. v. App Supply, Inc. Et Al
159423/25 State Farm Mutual Automobile Ins. Co. v. Gulomov
158884/25 Stinnie v. Apple & Eve LLC
451785/24 NYC v. Stay & Smile A/k/a Stay And Smile A/k/a Stay And Smile LLC A/k/a Stay & Smile LLC; Et Al
152194/24 The Spence School v. Jones
158155/25 Thomas v. Lau And Sons Rlty. Corp. Et Al
159551/25 Traverso v. The Gateway School of NY
155796/23 Troisi v. 255 West 4 LLC Et Al
160441/25 Vavra v. Christie's Inc.
160605/25 Walker v. NYC Et Al
151766/21 Walker v. NYC
161004/23 Washington v. Ahmed
659851/25 Webb v. Atipana Capital
157284/21 Weiss v. Brookfield Financial Properties
190403/25 Williams v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al
153279/18 Wu v. Torres

FRIDAY, JAN. 16

654102/25 1133 St. James LLC v. Arias
656968/21 252 West 31 St. Corp. v. Nguyen
166415/25 956 Rogers Ave Ndb LLC v. NYC Office of Administrative Trials & Hearings Et Al
150443/24 Abalos v. 281/295 Wadsworth Associates
155243/24 Acevedo v. Bp NY 2
654416/25 Aerok Inc. v. Josephson
153647/23 Almazo v. Trumbo's Funeral Chapel, Inc. Et Al
163453/25 Alqushi v. The City Univ. of NY Et Al
653993/23 Alx C21 LLC Et Al v. Wf Blue LLC Et Al
152177/19 American Home Assurance v. Sbp NY
650907/25 American Transit Ins. Co. v. Ali
650899/25 American Transit Ins. Co. v. Anthony Kenner Et Al
651499/25 American Transit Ins. Co. v. Grier
650906/25 American Transit Ins. Co. v. Korang
650911/25 American Transit Ins. Co. v. Telemaque
162694/25 Aquino v. NYS Office For People With Dev.al Disabilities Et Al
153700/21 Avila v. Korpenn LLC Et Al
165638/25 Aykac v. Jessica S. Tisch
452864/21 B. v. Big Brothers Big Sisters of NYC Et Al
650365/24 Ballon Stoll P.C. v. 162 Utica Ave, Inc. Et Al
805243/22 Baron v. Schoor M.D.
656024/25 Belzberg v. Leonidov
654108/22 Black v. Ganieva
163110/25 Buff v. Fox Rothschild Llp Et Al
161401/25 Busy Bee Cleaning Services LLC v. Lightbridge Hldgs. Group, Inc. Et Al
655567/25 Calibrant Storage v. Enel X North America, Inc. Et Al
161684/25 Candid Litho Printing Ltd. v. Seen Media Group
152787/18 Casas v. Laser Studio Plus Corp D/b/a
150254/23 Cashabamba v. 500 Fifth Ave. (new York) LLC
805108/25 Castillo v. NYCH&HC Corp.
654284/23 Castle Village Owners Corp. v. Girardi
155219/23 Certain Underwriters At Lloyd's v. Boxart Inc. Et Al
161715/25 Chalpin Rlty. Sc v. Federman Steifman Llp Et Al
151342/21 Charlton v. 92 Pinehurst Ave. LLC
654053/25 Cl Diamond v. Delgatto Capital Group LLC Et Al
659216/25 Cohen v. Vargas
450948/25 Comm'rs. of The State Ins. Fund v. Xolle Demo NY LLC;
155167/22 Connolly v. Empire Dev. Fund LLC Et Al
950809/21 Costello v. Archdiocese of NY Et Al
659056/24 Cottages Inv LLC Et Al v. Dancykier
157456/19 Cotto v. 685 First Rlty. Co.
655003/25 Dave Partners v. Carda Health, Inc.
159235/24 Davidson Kempner Capital Mgt. Lp v. Wow Media, Inc.
190174/24 Deiters v. 3m Co. Et Al
190001/25 Deljou Khademi v. Almay, Inc. Et Al
190270/25 Demaliaj v. American Int'l Industries, Individually And As Successor To Pinaud, Inc., Barbara Alice, Inc., Ed Pinaud, Inc., D/b/a Ed Pinaud, The Nestle-Le Mur Co., The Neslemur Co., The Neslemur-Co., For The Clubman Line of Prods. Et Al
150023/23 Dolatabadi v. Finley
190350/25 Doody v. Pfizer Inc. Et Al
160997/25 Drexel Univ. v. Rojo-Camarena
805176/22 Dubaybo v. Lattouf D.M.D.
653403/24 Ea v. Chang
159712/24 Eckhaus v. Lot-Less Et Al
805104/25 Egan v. Schattner M.D
659740/25 Ephoca Inc. v. Dbk USA Inc.
805122/22 Falchiere v. Vasyukevich M.D.
158401/22 Finan v. 3569 Associates
850363/24 Flagstar Bank v. Leagem Partners LLC Et Al
656020/25 Fora Financial Asset Securitization 2024 LLC v. Half Price Hot Tubs
653397/25 Fora Financial Asset Securitization 2024 LLC v. K&L Const. LLC D/b/a K&L Contractors Et Al
154831/24 Foremost Ins. Co. v. Alouie
150152/25 Gilbertson v. Bryant Park Corp. Et Al
656237/21 Goldstein v. Goldstein
154172/25 Gould v. Aa Hldgs. LLC Et Al
151180/25 Govt. Employees Ins. Co. v. A And O Medical Supply, Inc. Et Al
160710/22 Great Northern Ins. Co. v. Men At Work Const. Corp. Et Al
166033/25 Haf Owner LLC v. NYC Dept. of Finance Et Al
162322/25 Hamilton Equity Group v. Jpmorgan Chase Bank N.A. Et Al
805226/23 Hanover v. Speaker M.D.
190002/25 Horton v. Bristol-Myers Squibb Co. Et Al
659730/25 I.B.I. Volcano Investments LLC v. Validus Broker Dealer Investment Mgt. Co.
655324/25 Industrial Bank Co. Ltd. v. Tunghsu Venus Hldgs. Ltd. Et Al
165367/25 Integral Yoga Institute, Inc. v. The Tax Comm. of NYC
161359/21 Iorio v. The Board of Mgrs. of 225-227 East 24th St. Condominium Et Al
451469/23 Island Consol. Et Al v. Grassi & Co., Certified Public Accountants Pc
655565/24 Itria Ventures LLC v. The Fat Radish Three LLC Et Al
656599/25 Itria Ventures LLC v. Valentine Innovations
651394/20 Jf Capital Advisors v. Merchants Hosp.ity LLC
157530/23 Johnson v. 1199 Housing Corp. Et Al
157395/23 Johnston v. Guma Const. Corp. Et Al
850253/25 Jpmorgan Chase Bank v. 1055 Park Ave 4 LLC Et Al
951171/21 Kardaras v. Riverside Church in The City of NY D/b/a Riverside Church Et Al
157344/20 Laskar v. Dept. of Education
659650/25 Laxmi Mlb LLC v. Mt. Hawley Ins. Co. Et Al
805063/24 Lesse v. Mount Sinai Hosps. Group, Inc. Et Al
655723/25 Liberty Mutual Ins. Co. Et Al v. Carter Smith
659451/24 Liberty Mutual Ins. Co. Et Al v. Crawley
654911/19 Linda Garcia Rose Lcsw And v. Garcia
166416/25 Lou v. NYC Dept. of Housing Preservation And Dev. Et Al
652497/23 Lvovsky v. Lvovsky
154512/23 Lyle v. NYCTA Et Al
950239/21 M. v. Archdiocese of NY
155570/16 Magni v. Third Ave. Tower Owner
656273/25 Manganelli v. Hiline Services
157092/21 Manhattan Telecommunications Corp. A/k/a Mettel v. Chicago House And Social Service Agency Et Al
190394/15 Mc Fadden v. A.O. Smith Water Prods. Co.
151593/23 McClamb v. Yusef
951104/21 McGuire v. Roman Catholic Diocese of Springsfield
100031/25 Mehlich v. Rudolf Steiner School
151809/24 Mejia Gomez v. Brookfield Properties One Wfc Co. LLC Et Al
154919/23 Mendez v. NYU Langone Hosps. Et Al
155356/23 Miliano v. NYCTA Et Al
151089/21 Mitchell v. Triborough Bridge And Tunnel
190157/25 Molek v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al
805092/18 Moodhe v. Menken
656069/16 Mt. Hawley Ins. Co. v. Statewide Contracting Group
162716/25 Mueller v. Nowrx Inc. Et Al
150221/24 Munoz Montenegro v. The Bklyn. Union Gas Co. D/b/a Nat. Grid NY Et Al
151379/22 Napoli v. 50 Hymc Owner
659526/25 Naskeag 13, Inc. Et Al v. Eljef Mgt. Corp. Et Al
655876/24 Nat. Partners Pfco v. Hub Int'l Ins. Services Inc.
157933/25 Nussbaum Lowinger Llp Et Al v. Abcmn LLC
850111/25 NYC Multifamily Portfolio LLC v. 1978-82 Third Ave LLC Et Al
850112/25 NYC Multifamily Portfolio LLC v. 20-22 Prince LLC Et Al
850110/25 NYC Multifamily Portfolio LLC v. 420 W 51 LLC Et Al
850113/25 NYC Multifamily Portfolio LLC v. Major Mott St. Corp. Et Al
158816/22 NYCTL 2021-A Trust v. Clinton Assoc. For A Renewed Environment (c.A.R.E.) Et Al
655918/25 Odita v. Jack Shainman Gallery, Inc. -- N.Y.C.
157492/25 Oll-Adikankwu v. State Farm Fire And Casualty Co.
659812/25 Olson v. McCracken
161105/20 Ortega v. Ab Stable LLC
155125/22 Ozuturk v. Museum of Modern Art
659816/25 Pae Sterling 1 LLC v. Old Mutual Alternative Risk Transfer Insure Ltd.
651837/20 Pappas v. Kefalas
153714/23 Pearson v. Zaichenko
154979/22 Pellot v. Skanska USA Civil Northeast Inc. Et Al
805252/22 Pepic v. Cohen D.O.
659383/25 Pezzuto v. Global Arena Hldg., Inc. Et Al
157533/21 Philadelphia Indemnity Ins. Co. As Subrogee of 220 Fifth Ave. LLC v. Addison Phs Corp.
160721/22 Quintanar v. NYS Office of The Attorney General Et Al
152218/23 Rendon-Duque v. Laz Parking
159067/21 Robbins Yacullo v. South St. Seaport Museum Foundation
153621/18 Robert M. Gans v. Wilbee Corp.
160814/22 Rodriguez v. Mip One Wall St. Acquisition
159066/24 Rosenthal v. NYCTA Et Al
151770/25 Ryan v. E. Mishan & Sons, Inc. Et Al
655224/24 Safilo USA, Inc. v. Solstice Marketing Concepts LLC
158173/23 Santiago v. The Neue Galerie NY
160815/25 Scavolini USA Inc. v. Civic Center Community Group B'way. LLC Et Al
656558/25 Schulte Roth & Zabel Llp v. Springowl Special Opportunities Fund Lp
659627/25 Schumann v. Haller-Silverstone
155015/22 Sekela v. Celius
157812/20 Sen v. Gr Rlty. Hldgs. LLC
153310/18 Shen v. Shapiro

Court Calendars

850037/25 Sig Cre 2023 Venture LLC v. West 13th Retail
655967/25 Simon & Schuster v. Demille
651891/23 Smart Choice Communications v. The Carnegie Hall Corp.
651977/22 Sobel v. Contra Prod.ions LLC
650223/21 Solidx Mgt. LLC v. Vaneck Securities Corp.
153734/20 Sproule v. The NY Convention Center Operating Corp. Et Al
158594/24 State Farm Fire And Casualty Co. v. Joseph
151976/25 State Farm Mutual Automobile Ins. Co. v. Davis
159791/23 State Farm Mutual Automobile Ins. Co. v. Doe
452942/24 Stoute v. NYCTA Et Al
657193/20 Tekiner v. Bremen House Inc.
152530/18 Teshabaeva v. Life Quality Homecare
656366/25 Tewel v. Nrt NY LLC D/b/a/ The Corcoran Group
656590/22 The Board of Mgrs. of The Keystone Condominium v. Am&G Waterproofing LLC Et Al
150063/23 The Cooper Union For The Advancement of Science & Art v. N.Y. Restaurant Supplies, Inc.
150064/23 The Cooper Union For The Advancement of Science & Art v. Panya Inc. of N.Y.
150065/23 The Cooper Union For The Advancement of Science & Art v. Sharaku, Inc.
160272/25 The Marshall Project, Inc. v. NY Police Dept.
653532/25 Tiwathia v. Stringer NYC Et Al
166572/25 Tsiskakis v. 618 Riverside Drive Owners, Inc. Et Al
850454/24 U.S. Bank Trust Nat. Assoc. v. Ma
160463/18 Uhl v. F.J. Sciame Const.
654434/25 Varel Int'l Energy Services, Inc. v. Terelion
805302/18 Vargas v. Park
156527/21 Vera Lopez v. 47 Fort Washington Ave. Housing Dev. Fund Corp.
153934/21 Wagner v. NYC Dept. of
164390/25 Waterscape Resort LLC v. Highgate 2 Hotel LLC
154194/22 Wright v. NYC Et Al
153445/24 Zaman v. Pv Hldg. Corp.

E-Filing Submission Part

Adjourned for Working Copies Part

Part 1

Justice Adam Silvera
60 Centre Street
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Room 300

WEDNESDAY, JAN. 14

652795/12 267 Edgeco LLC v. NYC
453876/21 Arnold v. The Board of Education of NYC And/or The Dept. of Education of NYC
450082/19 Bayon v. NYC
157637/16 Coronato v. NYC
450814/19 Cuthbert v. NYC
153778/21 Everton Properties LLC v. NYC
160270/17 Genicoff v. NYC
159776/17 Jennings v. NYC
150682/20 Leyro v. Gospel Spreading Assoc.
156899/22 Mitchell v. The NYCHA
152304/18 Oquendo Ramos v. NYC
450102/18 Reyes Martinez v. NYC
150038/21 Wade Batten v. NYC

THURSDAY, JAN. 15

952140/23 Lk Jane Doe 1 v. Mount Sinai Beth Israel Et Al
952308/23 Roman v. Baptiste

Part 2

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

WEDNESDAY, JAN. 14

656440/17 Bp 599 Lexington Ave. LLC v. Europa of 53rd St. Inc.
651692/23 Crestwood Services LLC v. Soleil Chartered Bank Et Al
652061/24 Rosmil Tile & Painting Corp. Dba Videral Interior v. The Moinian Group A/k/a Columbus Mgt. Et Al
654502/22 Slsjet Mgt. Corp. v. Ichioka Ventures LLC Et Al
155252/24 State Farm Guaranty Ins. Co. v. 2354 Chiropractic
653646/23 The Board of Mgrs. of 25 Prince St. Condominium v. NYC Prince Hldgs. LLC Et Al
157241/19 Tranghese v. W 122 Enterprises Group LLC

Motion

651692/23 Crestwood Services LLC v. Soleil Chartered Bank Et Al
654502/22 Slsjet Mgt. Corp. v. Ichioka Ventures LLC Et Al
653646/23 The Board of Mgrs. of 25 Prince St. Condominium v. NYC Prince Hldgs. LLC Et Al
157241/19 Tranghese v. W 122 Enterprises Group LLC

THURSDAY, JAN. 15

254796/11 1020 Hotel Corp. v. The Tax Comm.
261112/19 110 Up NY LLC v. The Tax Comm. of NYC
261113/19 110 Up NY LLC v. The Tax Comm. of NYC
261830/21 136 West 34th St Associates L.P. v. The Tax Comm. of NYC
262686/22 140 West St. (NY) Retail v. The Tax Comm. of NYC
257178/18 143-5 Owners Corp. v. The Tax Comm. of NYC
266552/20 15 West 24th St. Corp. v. The Tax Comm. of NYC
240037/23 1567 Media v. The Tax Comm. of NYC Et Al
240070/24 1567 Media v. The Tax Comm. of NYC Et Al
240020/25 1567 Media v. The Tax Comm. of NYC Et Al
261750/20 162 West 56 Classic II Equities LLC v. The Tax Comm. of NYC
257264/17 175 East 79th Tenants Corp. v. The Tax Comm. of NYC
264598/19 177 Fort Washington Prop. LLC v. The Tax Comm. of NYC
258537/20 1st St. Ev Rlty. v. The Tax Comm. of NYC
252302/22 21 West 34 Owner LLC v. The Tax Comm. of NYC
266603/20 220 East 60 v. The Tax Comm. of NYC
266074/20 250 Tenants Corp. v. The Tax Comm. of NYC
264388/16 250 West St. Condominium v. Tax Comm. of The
260607/19 29 West 34 Owner LLC v. The Tax Comm. of NYC
261956/16 315 E 57 LLC v. The Tax Comm.
254264/20 4 Nyp Ventures LLC v. The Tax Comm. of NYC
265534/22 40 Mercer Retail Hldgs. v. The Tax Comm. of NYC
258807/20 433 Emmut Properties LLC v. The Tax Comm. of NYC
261421/18 440 Co. v. The Tax Comm. of NYC
256209/17 450 Village Co. v. The Tax Comm.
256244/20 50 East 96th St. LLC v. Prestige Salon, Inc.
264241/20 55 B'way. Associates v. The Tax Comm. of NYC
261405/22 591 Rlty. LLC v. The Tax Comm. of NYC
240017/23 600 B'way. Partners LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC
240018/24 601 Resi Hldgs. LLC v. The Tax Comm. of NYC And The Comm'r. of Finance of NYC
257170/21 62 West 62nd St. LLC v. The Tax Comm. of NYC
261304/18 7 Gramercy Park Condominium v. The Tax Comm. of NYC
259244/20 741 Eighth Ave. Owners LLC v. The Tax Comm. of NYC
259346/20 741 Eighth Ave. Owners LLC v. The Tax Comm. of NYC
259294/20 8-12 West 14th Associates LLC v. The Tax Comm. of NYC
251937/17 86th St. Tenants Corp. v. Tax Comm. of The
259947/17 983 Tenants Corp. v. The Tax Comm. of NYC
261210/19 Brentwood Corp. v. The Tax Comm. of NYC
259158/20 Ccxxv West 78th v. The Tax Comm. of NYC
257734/22 Crown NY Retail Acquisitions LLC v. The Tax Comm. of NYC
255347/17 Danielle Apt. Corp. v. The Tax Comm. of NYC
254782/11 David Yaloz & Tsvia Yaloz v. The Tax Comm.
261205/19 Db Bowery LLC v. The Tax Comm. of NYC
659884/24 Duff v. Royer Cooper Cohen Braunfeld LLC Et Al
258325/18 East 50th St. Investors LLC v. The Tax Comm. of NYC
261485/20 Eastside Rlty. LLC v. The Tax Comm. of NYC
262495/18 Hamilton Heights Associates v. The Tax Comm. of NYC
254991/13 Heights Rlty. Associates v. The Tax Comm.
254616/14 Holtz House Condominium v. The Tax Comm.
261300/22 J 2 LLC v. The Tax Comm. of NYC
257361/24 Kailash Partners v. The Tax Comm. of NYC
253879/15 Kew Mgt. Corp. v. The Tax Comm.
251948/18 Kipling Arms LLC v. Tax Comm. of The
258093/17 Lexington United LLC v. The Tax Comm. of NYC
250786/18 Marksue Rlty. Corp. v. The Tax Comm. of NYC
652591/24 Miracle Security Inc. v. Stevens
264947/20 One Eleven Third LLC v. The Tax Comm. of NYC
254495/18 Osib-Bcre 50th St. Hldgs. LLC v. The Tax Comm. of NYC
261223/19 Overlook Terrace LLC v. The Tax Comm. of NYC
261224/19 Pinehurst Const. Corp. v. The Tax Comm. of NYC
258639/18 Pooh Bear 59 v. The Tax Comm.
261554/19 Praxis Rlty. Co LLC v. The Tax Comm. of NYC
259331/20 Red Apple 225 Eight Ave. v. The Tax Comm. of NYC
253799/17 Rivercross Tenants' Corp. v. The Tax Comm.
263558/22 Rosehill Condominium v. The Tax Comm. of NYC
254976/21 Roza 14w LLC v. The Tax Comm. of NYC
259241/20 Savoy Condominium v. The Tax Comm. of NYC
266272/20 The 141 Condominium v. The Tax Comm. of NYC
264186/16 The Carlton Regency Corp. v. The Tax Comm. of NYC
266341/20 The Vaux Condominium v. The Tax Comm. of NYC
254871/22 Vornado 640 Fifth Ave. L.L.C. v. The Tax Comm. of NYC
265815/20 West 19 St Owners Corp. v. The Tax Comm. of NYC
255568/19 West B'way. 330 LLC v. The Tax Comm. of NYC
261207/19 Wg Bowery LLC v. The Tax Comm. of NYC
259301/15 Zoland Properties Inc. v. The Tax Comm. of NYC

Motion

261830/21 136 West 34th St Associates L.P. v. The Tax Commission of The City of New York
240070/24 1567 Media v. The Tax Comm. of NYC Et Al

FRIDAY, JAN. 16

659056/24 Cottages Inv LLC Et Al v. Dancykier
652497/23 Lvovsky v. Lvovsky
656069/16 Mt. Hawley Ins. Co. v. Statewide Contracting Group

Part 3

Justice Joel M. Cohen
60 Centre Street
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Room 208

WEDNESDAY, JAN. 14

155065/20 George S. Kaufman v. Kearns
650646/14 Gowen v. Helly Nahmad Gallery, Inc.

Motion

155065/20 George S. Kaufman v. Kearns

THURSDAY, JAN. 15

850161/21 Csail 2018-Cx11 6-8 West 28th St. LLC v. Jtre Nomad 8 W 28th LLC Et Al
651498/24 Fortress Credit Corp. v. Cohen
654467/19 Park Ins. Co. v. Dadex
603000/05 Said Hakim v. Kamran

Motion

651498/24 Fortress Credit Corp. v. Cohen

FRIDAY, JAN. 16

653357/25 Bp Energy Co. v. Lola Energy Petroco LLC
653249/24 La Grenouille, Inc. Et Al v. Admiral Indemnity Co.
656273/25 Manganelli v. Hiline Services
655876/24 Nat. Partners Pfco v. Hub Int'l Ins. Services Inc.
153621/18 Robert M. Gans v. Wilbee Corp.
656365/25 Schultze Master Fund v. McDermott Int'l
659637/25 Shell Na Lng LLC v. Venture Global Calcasieu Pass
659378/25 The Interpublic Group of Companies, Inc. Et Al v. Fifth Element Health LLC Et Al
654762/22 Youge Venture Capital Ltd. Liability Co. Et Al v. Han

Motion

653357/25 Bp Energy Co. v. Lola Energy Petroco LLC
653249/24 La Grenouille, Inc. Et Al v. Admiral Indemnity Co.
656365/25 Schultze Master Fund v. McDermott Int'l
659637/25 Shell Na Lng LLC v. Venture Global Calcasieu Pass
659378/25 The Interpublic Group of Companies, Inc. Et Al v. Fifth Element Health LLC Et Al
654762/22 Youge Venture Capital Ltd. Liability Co. Et Al v. Han

Part 6

Justice Kathy J. King
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WEDNESDAY, JAN. 14

805389/19 Kossoy v. Chuang
805319/19 Ryan v. Rock
805185/18 Skylar v. Lenox Hill Hosp.

THURSDAY, JAN. 15

805247/24 Antigua v. Kim
800003/22 Araman v. Greenberg
805236/23 Arana v. The St. Luke's-Roosevelt Hosp. Center Et Al
156487/24 Azeizat v. Sparkle Dental Et Al
805284/21 Bernikow v. Goldberg
805357/23 Bevins v. Lee Md
805070/24 Buchanan v. Estheticare Dental Consultant P.C. Et Al
805212/24 Cabrera v. Fleiss
805331/23 Castillo v. Kopinsky
805140/25 D. v. NYC NYCH&HC Corp.
100796/24 David Diagama v. Mount Sinai Morningside
805160/25 Eisman v. Revels M.D.
805429/20 Feldman v. Ganjhu
805046/24 Ferenczi v. Grayson
805168/25 Freedman v. Motion Sports Medicine Et Al
805103/25 Galarza Santiago v. NY Presbyterian Allen Hosp.
805330/20 Ghassemi v. New York-Presbyterian Lower
452867/22 Glover v. Delacure M.D.
805150/25 Gutierrez v. Liu
800033/10 I. L. v. Maria Teaiwa-Rutherford
805230/20 J. P. v. Lenox Hill Hosp.
805217/18 Jeffrey Evans As v. Memorial Hosp. For Cancer
805171/24 Kielbowska v. Mahjoubi Dmd
805028/21 Lanza v. Gurtowski
805251/24 Lee Sam v. Boettner M.D
805055/24 Lopez v. Tsai Md
156996/23 McDermott Wark v. Scott M.D.
101169/24 McFarlane Woods-Joseph v. The Bklyn. Hosp. Center
805226/19 Medaivilla v. Lenox Hill Hosp.
805291/19 Morrison v. Johnson
805483/23 Neha M. Shah And Gaurav Mehta v. Asif A. Ansari
805166/22 Odesanya v. Ketly Michel
805050/23 Paulino v. Middlesworth M.D.
805172/25 Perla v. Lief
805240/22 Rabin v. Parikh M.D.
805491/23 Reynoso v. Mount Sinai Beth Israel Hosp. Et Al
805352/21 Richiardone v. Wang
805274/23 Roberts v. White Plains Hosp. Medical Center Et Al
805457/23 Rodriguez v. Shokrian M.D.
805406/20 Rogers v. Malhotra M.D.
152778/20 Rothstein v. Dewitt Rehabilitation And
805113/24 Salazar v. Myriad Genetics, Inc. Et Al
805037/23 Schilowitz v. The Mount Sinai Hosp. Et Al
805115/23 Shore v. Low D.M.D.
805151/25 Shulman v. Kirsch D.D.S.
805094/25 Silverio v. Manhattan Oral Facial Surgery LLC
805097/25 So v. Lipson M.D.
805238/20 Stella Kaufman v. Nishimura Md
805155/25 Talbert v. Turner D.DS.
805070/23 Tapper-Tyszko v. Kushner
805410/14 Teman v. Braverman
805317/24 Thomas v. Lenox Hill Hosp. Et Al
100201/24 Veronica v. N.Y.C. NYCH&HC Corp.
805277/18 Walker v. Roach
805227/22 Zatt v. Schwartz

FRIDAY, JAN. 16

805108/25 Castillo v. NYCH&HC Corp.
805122/22 Falchiere v. Vasyukevich M.D.
100631/25 Harvey v. Dr. Greenberg
805063/24 Lesse v. Mount Sinai Hosps. Group, Inc. Et Al

Part 7

Justice Gerald Lebovits
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Courtroom 345

WEDNESDAY, JAN. 14

652169/25 104 Second Realty v. Vo
655167/25 Caouette v. Civetta
150462/24 Collazo v. Jj Rlty. Associates LLC Et Al
652737/17 Colonial Funding Network, Inc. v. Rincon Macorisano
155709/25 Dembitzer v. 1627 Rlty. Corp. Et Al
654687/23 Dynamic Dev. And Const. Inc. v. Yt23 LLC Et Al
850136/14 Emigrant Bank v. Rosabianca
161581/24 Enger v. Wavecrest Mgt. Group LLC Et Al
163288/25 Harding v. 3612 B'way. Partners LLC Et Al
653751/23 Jesena v. Uy
160301/24 Kenny v. 1166 LLC Et Al
650224/25 Li v. Bk Plumbing & Heating Corp. Et Al
652818/24 Lola Prod.ion, Inc. v. Birbilis
155180/24 McNamara-Ryan v. The Shubert Organization
165402/25 Mirdita v. 100 Park Terrace West Owners' Corp.
656510/23 Rosenwald v. 1120 Fifth Ave. Corp.
153490/23 Rougier v. Thomas Phifer And Partners
659687/25 Tech. Ins. Co. A/s/o Gou Jiang v. NYC

THURSDAY, JAN. 15

152793/24 144 West 86th Street v. Feder
154289/22 Delaney v. Bfp Tower C Co. LLC Et Al
160384/16 Expo Dev. Corp. v. Burlington Ins.
162481/23 Ford v. Mazal Ubracha 101 LLC
164069/25 Girard-Isaac v. NYC Dept. of Education Et Al
158962/23 Girardi v. Castle Village Owners Corp. Et Al
655746/25 Israel v. Boissevain
101303/25 Lewis v. NYC Dept. of Social Services
164271/25 Ofer v. State of NY
155808/24 Porterfield Jr. v. NYCHA
154815/24 Reyes v. Hope West 118th St. Housing Co., Inc. Et Al
156231/24 Solorzano v. Perranporth, Inc. Et Al
650633/22 Stillpoint Meadows Ph-62 v. Residential Board of Mgrs. of The 62 Cooper Square Condominium Et Al
452832/24 The NY Black Car Operators' Injury Compensation Fund Inc. v. Eppinger

FRIDAY, JAN. 16

656206/25 12 E 72nd LLC Et Al v. NYC Multifamily Portfolio LLC
655456/24 420 East 80th LLC v. Debono
656201/23 79th St. Rlty. LLC v. Rahman
656332/19 Barbaro Electric Co., Inc. v. NYC
151685/25 Blalock v. Tribeca Spa of Tranquility Corp. Et Al
155034/25 Campbell v. 2 B'way. LLC Et Al
153418/23 Clinton Parkview Apts. v. Mobile Solutions, Inc. Et Al
159457/25 Cox v. Miller
650712/25 Cs Wall St. LLC v. Terzi
655151/25 Curran-Groome v. Columbia Univ.
101350/25 D'Arata v. Heap
152056/24 Daly v. Archstone Camargue LLC Et Al
151547/24 Dunn v. 240 Sull LLC
154631/25 Fajardo v. Lendlease (us) Const., Inc. Et Al
652534/23 First County Re LLC v. Dlc Dev. Corp. Et Al
656020/25 Fora Financial Asset Securitization 2024 LLC v. Half Price Hot Tubs
154831/24 Foremost Ins. Co. v. Alouie
160211/24 G. v. 515 West 159th St. LLC.
655688/20 Geiger v. Hudson Excess Ins. Co. Et Al
654038/23 Gershbein v. Seamless Chex, Inc.
653422/25 Glenwood Mason Supply Co., Inc. v. Cosan Const. Corp. Et Al
155590/23 Hadzovic v. The Buckley School in NYC Et Al
150235/25 Holguin Molina v. 211 West 84th St Owner LLC Et Al
155116/24 Huang v. Gc Shl
161359/21 Iorio v. The Board of Mgrs. of 225-227 East 24th St. Condominium Et Al
653003/25 Klever Programmatic Us Inc. v. Fat Brands Inc. Et Al
160780/24 Kouloumbes v. B'way. 280 Park Fee LLC
157092/21 Manhattan Telecommunications Corp. A/k/a Mettel v. Chicago House And Social Service Agency Et Al
166166/25 Maspeth Supply Co. LLC v. NYC Et Al
164988/25 Masse v. Boone
151593/23 McClamb v. Yusef
654155/25 Morrison Cohen Llp v. Pendrill
157933/25 Nussbaum Lowinger Llp Et Al v. Abcmn LLC
153298/25 NYC Prop. Expo Et Al v. Elegran LLC Et Al
157492/25 Oll-Adikankwu v. State Farm Fire And Casualty Co.
656558/25 Schulte Roth & Zabel Llp v. Springowl Special Opportunities Fund Lp
150636/25 Sharpe v. 2363 Acp Pineapple
651891/23 Smart Choice Communications v. The Carnegie Hall Corp.
655035/25 Steel Funding v. Wellingtons La LLC Et Al
650995/24 Sterling And Wilson Solar Solutions, Inc. v. Lund Hill Solar
160272/25 The Marshall Project, Inc. v. NY Police Dept.
655682/23 Thomian Hldgs. LLC v. Cydonia W71 LLC
653532/25 Tiwathia v. Stringer NYC Et Al
154947/16 Tornabene v. NYU Hosps. Center
166572/25 Tsiskakis v. 618 Riverside Drive Owners, Inc. Et Al
160376/24 Utica First Ins. Co. As Subrogee of Merritt Delicatessen Inc. v. Hamilton Beach Brands, Inc. Et Al
651161/24 Wisdom Global Rlty. NY LLC v. Pearson Music And Sound Design Et Al

Motion

656206/25 12 E 72nd LLC Et Al v. NYC Multifamily Portfolio LLC
656201/23 79th St. Rlty. LLC v. Rahman
655151/25 Curran-Groome v. Columbia Univ.
101350/25 D'Arata v. Heap
652534/23 First County Re LLC v. Dlc Dev. Corp. Et Al
166166/25 Maspeth Supply Co. LLC v. NYC Et Al
164988/25 Masse v. Boone

Part 9

Justice Linda M. Capitti
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WEDNESDAY, JAN. 14

305326/18 Allmen v. Kimmel
321540/25 Bohs v. Aznavoorian
365145/24 Braimakis v. Milch
365050/25 King v. Sullivan
365078/20 Kramer v. Kramer
304031/22 Marcus v. Marcus
365428/24 Taylor v. Taylor

Motion

305326/18 Allmen v. Kimmel
365078/20 Kramer v. Kramer

THURSDAY, JAN. 15

365016/24 Barker v. Gruszczynski
320165/25 Knight v. Grubbs
365414/24 Luther v. Suri

Part 11

Justice Lyle E. Frank
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WEDNESDAY, JAN. 14

164153/25 97 Arden Associates LLC v. State of NY Div. of Housing And Community Renewal
651528/25 Amenity Analytics, Inc. v. Magnifi
656055/20 American Express Nat. Bank v. Cornerstone Capital Group Corp. F/k/a Cornerstone Capital Group, Inc. Et Al
650642/25 American Transit Ins. Co. v. Ouattara
650513/24 Amsterdam 140 LLC v. Fruitopia LLC Et Al
659431/24 Bpl Funding 100 v. Kramer
656303/25 Broadspire Services, Inc. v. Anthem Et Al
450857/25 NYC v. Shama
659659/25 Country-Wide Ins. Co. v. American Transit Ins. Co.
952052/23 Crawford v. Ratner
500065/25 Desir v. Jp Morgan Chase
450155/21 Global Merchant Cash, Inc. v. Global Logistic And Trading LLC D/b/a Global Logistic And Trading Et Al
651583/25 Leo Kayser III v. Eh Rlty. Ventures, Inc. Et Al
157299/16 Marryshow v. 2400 Amsterdam Ave. Rlty.
651429/24 Pirs Capital v. Av Gorilla, Inc. Et Al
651570/25 Retail Capital LLC D/b/a Credibly v. Gonzalez
653056/25 Rubin v. Anderson-Song
654901/22 Thoro-Graph, Inc. v. The NY Racing Assoc., Inc. And Et Al
153444/25 Thumbs Capital Group v. Something Short LLC Et Al
164313/25 Wainer v. Skolnick

Motion

651528/25 Amenity Analytics, Inc. v. Magnifi
656055/20 American Express Nat. Bank v. Cornerstone Capital Group Corp. F/k/a Cornerstone Capital Group, Inc. Et Al
659431/24 Bpl Funding 100 v. Kramer
952052/23 Crawford v. Ratner
157299/16 Marryshow v. 2400 Amsterdam Ave. Rlty.
654901/22 Thoro-Graph, Inc. v. The NY Racing Assoc., Inc. And Et Al

THURSDAY, JAN. 15

952327/23 Doe v. Roe
653269/23 Glossy Fashion Garments Ltd v. Saadia Group LLC Et Al
165739/25 Jabbie v. Faye
655035/23 Noha 135 Partners v. Williams
152194/24 The Spence School v. Jones

Motion

653269/23 Glossy Fashion Garments Ltd v. Saadia Group LLC Et Al

FRIDAY, JAN. 16

159954/25 10 West 17th St. Owner LLC v. 12 West 17th St. Tenants' Corp.
656024/25 Belzberg v. Leonidov
654284/23 Castle Village Owners Corp. v. Girardi
155949/24 Con Ed Co. of New York, Inc. v. Gotham Organization, Inc. Et Al
155510/24 Curbelo v. Go Covenant LLC. Et Al
161201/24 Employers Ins. Co. of Wausau As Subrogee of 555 Tenth Ave. Leasehold Condominium v. Monadnock Const., Inc. Et Al
656237/21 Goldstein v. Goldstein
101043/25 Harris v. Nypd Comm'r. Tisch
452135/25 Hyde v. Monadnock Const., Inc. Et Al
659650/25 Laxmi Mlb LLC v. Mt. Hawley Ins. Co. Et Al
654911/19 Linda Garcia Rose Lcsw And v. Garcia
159793/23 Madhura v. NY Crane & Equipment Corp. Et Al
157677/23 Olin v. NY Crane & Equipment Corp. Et Al
150117/24 Panicola v. NY Crane & Equipment Corp. Et Al
453679/24 Santiago v. Monadnock Const., Inc. Et Al
651977/22 Sobel v. Contra Prod.ions LLC
656366/25 Tewel v. Nrt NY LLC D/b/a/ The Corcoran Group

Motion

159954/25 10 West 17th St. Owner LLC v. 12 West 17th St. Tenants' Corp.

Part 12

Justice Leslie A. Stroth
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Room 232

WEDNESDAY, JAN. 14

154104/24 Arevalo v. Korpenn LLC. Et Al
154885/24 Artani v. America Multi-Cinema
156445/24 Begun v. 505 Eighth Corp. Et Al
156207/20 Bogery v. New York-Presbyterian
150873/22 Braverman C.P.A. v. Lalaj
151673/24 Brito v. Heights 600 LLC Et Al
161527/23 Bromberg v. Long Island Rail Road Co.y Et Al
154585/23 Canales Canales v. Hunter Roberts Const. Group
153330/21 Desiree Ratner v. Mount Sinai Health Partners
154602/24 Diluzio v. Seok Kang D/b/a Strand Nails
157364/20 Espinal Cabrera v. 50 Hymc LLC
151561/21 Foss v. Bpp St Owner LLC
154793/23 Guachichulca Retto v. Sbgc LLC Et Al
153810/24 King v. Hellman Const. Co., Inc. Et Al
152818/24 Kralik v. Klein
160370/23 Lamot v. Metro. Transportation Auth. Et Al
155631/24 Lombardo v. Morgan Stanley 1585 B'way. LLC Et Al
151471/24 Lopez v. Vp Capital Hldgs. LLC Et Al
158365/23 Messina v. Seadyck Rlty. Co., LLC Et Al
151373/21 Murphy v. NYC Dept. on Transportation Et Al
153619/23 Nieves Retamozo v. David Ellis Real Estate
653740/24 Paek v. Is Dev. LLC
656004/23 Preito v. Pio Pio Express Inc., D/b/a Pio Pio 3
160782/21 Quezada v. Ls-14 Ave
162510/23 Ramirez v. Cubesmart
161664/23 Riley v. Eminent Associates LLC
153437/20 Rivera v. Stanken Associates Ltd.
158798/22 Sanford v. 510-512 West 146th Owner
154806/24 Sarango Tigre v. 50th & 5th Lic LLC Et Al
152627/23 Stephan v. Stahl And Stahl
151468/23 Stokolyas v. Acme Intergalactic, Inc. Et Al
652770/24 Tech. Ins. Co., Inc. v. Chabad of Roslyn Et Al
159587/21 Thomas v. Tunnage Md
152737/21 Tobar v. NYCHA
158987/23 Uribe v. Hudson Square Rlty.
154447/21 Williams v. Project Buttercup Ltd. Et Al
158402/20 Yates v. 568 B'way. Prop. LLC

THURSDAY, JAN. 15

158899/22 Thomasson v. Port Auth. of NY And New Jersey Et Al

FRIDAY, JAN. 16

156774/24 Aig Prop. Casualty Co. v. Emp Solutions, Inc.
150254/23 Cashabamba v. 500 Fifth Ave. (new York) LLC
150152/25 Gilbertson v. Bryant Park Corp. Et Al
153734/20 Sproule v. The NY Convention Center Operating Corp. Et Al

Part 14

Justice Arlene P. Bluth
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WEDNESDAY, JAN. 14

850183/23 453 East 83rd Funding L.P. v. 453 East 83rd St. LLC Et Al
850349/23 57th St. Vacation Owners Assoc., Inc., By And Through Its Board of Directors v. Will
850025/16 Christiana Trust v. Doris McDuffey As
850205/22 First Commerce v. St. Mark's Prop. Acquisition LLC Et Al
850144/25 Flushing Bank v. Nussbaum Associates Co.
156676/22 Gene R. Kazlow D/b/a Kazlow & Kazlow v. Victor
850192/20 Hilton Resorts Corp. v. Abril
850084/21 Hilton Resorts Corp. v. Cabrisos
850233/19 Hilton Resorts Corp. v. Farias
850493/24 Hilton Resorts Corp. v. Hinds
850494/24 Hilton Resorts Corp. v. Stafford
850080/18 Hny Club Suites Owners v. Whitehouse
150990/23 Laby v. Structure Tone
850049/23 Massachusetts Institute of Tech. Fed. Credit Union v. Bregman
850082/19 Mtglq Investors v. Davidson
160265/20 NYCTL 2019-A Trust And The Bank of NY Mellon As Collateral Agent And Custodian v. Johnson
157568/20 NYCTL 2019-A Trust And The Bank of NY Mellon v. 611 East 6th St. LLC Et Al
158480/22 NYCTL 2021-A Trust And The Bank of NY Mellon v. Chen
850483/23 Sachem Capital Corp. v. Emrod Const. & Dev. Corp. Et Al
850069/14 U.S. Bank Nat. v. Borgella
850040/14 U.S. Bank Nat. v. Burgan
656807/19 U.S. Bank Nat. v. Thor 494 B'way. Partners LLC
850257/22 USALliance Fed. Credit Union By Merger With NY Metro Fed. Credit Union v. Unknown Heirs of The Estate of James McCaskill A/k/a James Mc Caskill Et Al
850124/19 Velocity Commercial Capital v. Kaplan
850218/16 Wells Fargo USA Hldgs., Inc. v. Tamargo-Rivera
850668/23 Wilmington Savings Fund Society v. Leri
152119/23 Wilson v. 153 Rivington LLC Et Al

Motion

156676/22 Gene R. Kazlow D/b/a Kazlow & Kazlow v. Victor

THURSDAY, JAN. 15

653572/22 Bykov v. Elements Const. LLC Et Al
650868/23 Conway Marine Const., Inc. v. NYC Et Al
651087/18 Fhima v. Allaham
159450/18 House v. Slow Food LLC
654294/20 Lamb v. Cool Breeze A/c, Inc.
157653/23 Mosley v. Records Access Officer
151651/14 Muminovic v. Kpmg Llp

Motion

654294/20 Lamb v. Cool Breeze A/c, Inc.
151651/14 Muminovic v. Kpmg Llp

FRIDAY, JAN. 16

656968/21 252 West 31 St. Corp. v. Nguyen
152787/18 Casas v. Laser Studio Plus Corp D/b/a
651394/20 Jf Capital Advisors v. Merchants Hosp.ity LLC
650039/24 Liu v. 80 Varick St. Group Lp. Et Al
152218/23 Rendon-Duque v. Laz Parking
656590/22 The Board of Mgrs. of The Keystone Condominium v. Am&G Waterproofing LLC Et Al

Part 15

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

WEDNESDAY, JAN. 14

300780/25 Bailey v. Ramos
453989/21 Coughlin v. Coughlin
350062/16 Davis v. Davis
365224/24 Gilbert v. Gilbert
322226/24 Patan v. Xiao

THURSDAY, JAN. 15

305190/16 Butler v. Allison
365643/25 Cherepukhin v. Cherepukhina
320335/25 Felton v. Felton
315633/14 Hatch v. Hatch
302895/22 Jolaosho v. Jolaosho
322226/24 Patan v. Xiao
302975/19 Patel v. Patel
321584/23 Pena v. Pichardo Dominguez
365122/25 Toussie v. Yosef

FRIDAY, JAN. 16

303796/22 Friedlander v. Basangy

Part 17

Justice Shlomo S. Hagler
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Part 19

Justice Lisa A. Sokoloff
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Part 20 ADR

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

Part 24 Matrimonial Part

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

WEDNESDAY, JAN. 14

320188/23 Asay v. Asay
365664/23 Bashir-Bello v. Onireti—12 Noon
365066/19 Bhathal v. Bhathal—11 A.M.
304743/18 Curry v. Curry III
302625/15 Davie v. Davie
365203/25 Fondeur v. Fondeur
365294/25 Holtzman v. Fuentes-Holtzman
156792/25 Knicely v. Sturms—2 P.M.
156792/25 Knicely v. Sturms
453291/23 Lazo v. Rivera—9:30 A.M.
157812/21 Meyer v. Meyer—9:30 A.M.
365315/22 Sogani v. Sogani—10 A.M.
321350/25 Sokotch v. Wang—10:30 A.M.
303448/22 Thomas v. Thomas

Motion

320188/23 Asay v. Asay
304743/18 Curry v. Curry III
302625/15 Davie v. Davie
365203/25 Fondeur v. Fondeur
156792/25 Knicely v. Sturms
303448/22 Thomas v. Thomas

THURSDAY, JAN. 15

309059/15 Merritt v. Merritt

Motion

309059/15 Merritt v. Merritt

Part 26

Justice Ta-Tanisha D. James
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Room 438

WEDNESDAY, JAN. 14

365148/21 Panos v. Panos

Part 28

Justice Aija Tingling
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Phone 646-386-4372
Room 543

WEDNESDAY, JAN. 14

320239/24 Berger v. Berger
365419/24 Brinkmann v. Ding
365098/24 Finkelman v. Behar

THURSDAY, JAN. 15

365291/24 Foss v. Friedman
71310/91 McGowan v. McGown
300469/17 Wei v. Li
365430/24 Yoon v. Lee
365357/25 Yuan v. Thienpont

Motion

365291/24 Foss v. Friedman
71310/91 McGowan v. McGown
300469/17 Wei v. Li

Part 30V

Justice Judith N. McMahon
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646-386-3275

Part 33

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

WEDNESDAY, JAN. 14

158098/24 Azar v. West 44th Hotel
150835/24 Cepeda v. Golden Rlty. II Et Al
156255/24 Continental East v. Murini Hldgs. LLC
155726/24 De Jesus Gomez v. Warner Const. Services Inc Et Al
100844/22 Ernest Robinson v. Traveler's Prop. Casualty
158005/23 Kler v. Riaz
155203/23 Leung v. Hach & Rose
161231/20 Lizzette Vasquez v. NYCH&HC Corp. Et Al
160208/22 Lopez v. Columbia Univ City NY Tr A/k/a Columbia Univ. City NY Trustees
158748/24 Miniaci v. Tal Bagels, Inc. Et Al
157891/22 Morocho Segarra v. 60 Wall Owner Lp Et Al
150518/21 Tedesco v. First Lexington Corp. Et Al
450686/24 Torres-Cedeno v. J & G Const. Services Inc. Et Al

THURSDAY, JAN. 15

155213/24 Huang v. NYC Et Al
100837/23 Ramos v. The Arker Companies LLC
157943/23 State Farm Mutual Automobile Ins. Co. v. Alvarado

FRIDAY, JAN. 16

153647/23 Almazo v. Trumbo's Funeral Chapel, Inc. Et Al
150388/23 Khan v. Arena Service Co., LLC Et Al
100031/25 Mehlich v. Rudolf Steiner School
151809/24 Mejia Gomez v. Brookfield Properties One Wfc Co. LLC Et Al
161105/20 Ortega v. Ab Stable LLC

Part 34

Justice Dakota D. Ramseur
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Room 341

WEDNESDAY, JAN. 14

450504/16 Comm'rs. of The State v. Greystone Mgt. Solutions
155375/23 Guartazaca Espinoza v. 200 East 20th LLC Et Al
154623/21 Roberts v. Barta Furniture Et Al
152980/19 Shaw v. Lendore
155859/23 Tully v. 767 Fifth Ave. Partners

THURSDAY, JAN. 15

151939/23 Loja v. New Castle Building Products
151939/23 Loja v. New Castle Bldg. Prods.
150286/23 Rodriguez v. Fsp 787 Seventh
651201/20 Societe Hammamet v. Elmwood Ventures LLC

FRIDAY, JAN. 16

158401/22 Finan v. 3569 Associates

Part 37 IAS Part

Justice Arthur F. Engoron
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THURSDAY, JAN. 15

152177/24 319 Bway LLC v. Finley Jr.
155091/24 Basis Multifamily Finance I v. Nove
805259/23 Bassole v. NYCH&HC Corp.
153411/22 Con Ed Co. of New York, Inc. v. Arben Group LLC Et Al
650715/24 Emc Rlty. Corp. v. 739 Nostrand Funding LLC
155933/16 Morgan Condominium v. Gil
451353/20 Ramos v. NYC
805397/23 Samuel v. Yazdani M.D.
805321/21 Solares Peralta v. NYC NYCH&HC Corp. Et Al
160437/22 Thomas-Maguire v. 133 East 84th St. LLC Et Al

FRIDAY, JAN. 16

805424/23 Frimette Kaplan v. New York City Health & Hospitals Corporation D/b/a
157344/20 Laskar v. Dept. of Education

Part 39

Justice James G. Clynes
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WEDNESDAY, JAN. 14

159638/19 261 East 78 Lofts LLC v. Delbello Donnellan
154651/23 American Home Assurance Co. A/s/o Piedmont Office Rlty. Trust v. Plaza Const. LLC Et Al
651132/25 American Transit Ins. Co. v. Harvey
154942/24 Baronoff v. Chelsea Piers Mgt., Inc. Et Al
654605/23 Board of Mgrs. of Bradhurst Condominium v. Ha Gourmet Deli Inc. Et Al
157860/24 Caceres v. Kiryas Joel Municipal Local Dev. Corp. Et Al
155665/22 Campana v. Crp/imico 350 West 42nd St. L.P. Et Al
651687/25 Cushman & Wakefield, Inc. v. 541 W 21 Sme LLC
659855/25 Ebf Hldgs. v. Northway Forest Enterprises
159639/22 Estep v. Brenner
157759/24 Grullon v. Barcov Hldg. LLC Et Al
160390/18 Guerrero v. Apple Inc.
100759/24 Halana Thorman v. NYCHA (lincoln Houses)
101335/24 Hohri v. Ipc Resiliency Partners
159051/18 Izquierdo v. Amsterdam Ave.
150797/22 Kim v. Duane 131
105627/11 Kolodziejski v. Jen-Mar Electric Service Corp.
100523/25 Liu v. Hui
154125/24 Look v. 22 Spring Sm
154725/21 Lovett v. Esrt 1333 B'way.
155382/17 Moncho v. Miller
162365/24 Muscarella v. Starhotels Int'l Corp. Et Al
160004/21 Ornellas v. 550 Washington Owner (de) LLC Et Al
154794/25 Pedneault v. Edgewater Apts., Inc. Et Al
156142/20 Posey v. Curran
659316/24 Pure Grown Diamonds, Inc. v. Slate And Tell
153555/24 Riggio v. United Collective Et Al
152731/24 S.C. v. NYCHA
651074/25 Safdie Rlty. Group LLC v. 2502- 8th Ave. Corp. Et Al
151495/22 Saleem v. 706 Madison LLC Et Al
159794/20 Taima v. East 54th St. Properties
152754/22 Tineo v. 144 St LLC Et Al
154194/19 Turner v. J.T. Magen & Co. Inc.
160773/24 Ward v. Tishman Const. Corp. of NY Et Al
150144/24 Watson v. Hamilton Heights Cluster Associates
659113/25 Weingarten Financial Funding v. Villarroel
155186/18 Williams v. Daphne Rlty. Corp.

THURSDAY, JAN. 15

655876/25 American States Ins. Co. Et Al v. Smalls
659112/25 Angelina Unionsquare LLC v. The Scientific Group Et Al
451671/24 Comm'rs. of The NYS Ins. Fund v. Riverside Syndicate, Inc. Et Al
654989/25 Hines v. Copeland
659504/24 Int'l Drilling Equipment, Inc. v. Source Const., Inc. Et Al
160527/25 Jpmorgan Chase Bank v. Vinegas
154509/21 Macauley v. New Line Structures & Dev. LLC Et Al
450521/25 NYCHA v. Ironshore Specialty Ins. Co.
654723/25 NY Princess Cruises 2 LLC Et Al v. Billybey Marina Services LLC Et Al
156514/25 Pearson v. Pearson
655139/25 Profusion Investments, Inc. v. Lelantos Hldgs., Inc.
156442/20 Sosa-Nunez v. Mlg904 Housing Dev.
652828/24 Wc 28 Rlty. LLC v. Pizzarotti LLC
659851/25 Webb v. Atipana Capital

FRIDAY, JAN. 16

650907/25 American Transit Ins. Co. v. Ali
651499/25 American Transit Ins. Co. v. Grier
650906/25 American Transit Ins. Co. v. Korang
650911/25 American Transit Ins. Co. v. Telemaque
153700/21 Avila v. Korpenn LLC Et Al
653403/24 Ea v. Chang
655723/25 Liberty Mutual Ins. Co. Et Al v. Carter Smith
659812/25 Olson v. McCracken
659627/25 Schumann v. Haller-Silverstone

Part 43

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

THURSDAY, JAN. 15

655615/24 269 West 87th St. Apt. Corp. Et Al v. Qsb 267 Property Co
654066/25 Croman v. Croman
655819/25 First Central Savings Bank v. Weingarten
654361/20 Halden v. Parker
156199/17 Integrated Strategic v. Grassi & Co., Cpas, P.C.
650084/24 Michael Strauss v. Meir Babaev
653327/20 Pbb Investments II v. Borden Lp
656202/25 Prime Food Sales, Inc. v. Dimaria
654657/22 Strauss v. Jericho Hldgs. LLC Et Al

Motion

654066/25 Croman v. Croman

FRIDAY, JAN. 16

850363/24 Flagstar Bank v. Leagem Partners LLC Et Al
654434/25 Varel Int'l Energy Services, Inc. v. Terelion

Part 40TR Judicial Mediation

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

WEDNESDAY, JAN. 14

158995/21 110 Ridge Street Venture v. Marley
153482/22 Anthony v. Sanogo
152432/23 Asif Siraj A/k/a Jarvis Sid v. Gottesman
154668/23 Beam v. Mugrabi
157267/19 Brecht v. 24 W. 89th St.
160893/22 Conklin v. Johnson
651860/22 Conway v. Beth Chasidam De Poland Et Al
154831/23 Cook v. Singh
805387/21 G.C. v. NYC NYCH&HC Corp.
157563/18 Gardner v. Plaza Hotel
158083/20 Gg Columbus Circle LLC v. Cc West 58 Corp. D/b/a
151425/18 Goldberg v. Torim
154819/17 Gomez Marte v. Tishman Const.
156863/20 Graham v. N.Y.C. Funeral & Cremation
160461/20 Guzman Gil v. Wyld Katz Plumbing And Drains Et Al
161067/21 Hamilton v. Hanfymahmoud
161447/18 Jackson v. Uber Technologies, Inc.
805248/18 Jennifer Glick v. Varlotta
155637/20 Lopez v. Dr. Russell F. Trahan
805030/16 Maikish v. Good Samaritan Hosp.
153050/22 Mathews v. NYCTA Et Al
451563/18 McGown v. Rxr Soyo Exalta Owner
805102/18 Morales v. Villagecare Rehabilitation
450425/18 Philip v. Hughes
160187/22 Reyes v. Khadim
452355/20 Rodriguez v. Hargrey Saul
151980/22 Schneider v. 154 Mansion Rlty. LLC Et Al
653292/18 Vogel v. Armagh Builders LLC
159383/19 Whitfield v. NYCHA

THURSDAY, JAN. 15

656973/17 99 Wall Dev., Inc. v. T.G. Nickel & Associates
155591/13 Adams v. Electrolux Home Prod.s, Inc.
150165/17 Aig Prop. Casuality v. Sf Const. Services, Inc.
158849/17 Alba v. Port Auth. of New
151932/23 Ali v. Hubert
162197/19 Almonte v. 2100-2102 Amsterdam Ave.
161519/19 Angen v. De Jesus
154005/19 Aviles v. NYCTA
151498/19 Berkovich v. Judlau Contracting, Inc.
152681/19 Bilyeu v. Bmw of North America LLC
155604/21 Borrelli v. NYCTA
158411/16 Butler v. NYCTA
157499/16 Casais v. NYC
160920/16 Collado v. NYCTA
156213/21 De Los Santos v. The Metro. Transportation Auth. Et Al
157461/22 Dodick v. Liebhaber Co., Inc. Et Al
150572/23 Doe v. NYC Dept. of Education Et Al
161123/21 Dominguez v. Roman Catholic Archdiocese of NY Et Al
154424/22 Escano v. NYCTA
153412/19 Esposito v. Bop Ne Tower Lessee
161121/22 Flood v. Reyes Hernandez
151334/24 Frances Colon v. NYC Et Al
154100/16 Frank v. Morgans Hotel Group
151256/16 Gines v. Mendez
159895/21 Green v. NYC
152948/24 H. v. NYC Et Al
159169/16 Harris v. NYCTA
152749/23 Hiatola v. K.L. Breeden & Sons
151128/22 Hightower v. NYC Et Al
152300/18 Hunter v. Schulze
365059/18 Irish v. Triton Const. Co.
153791/22 J.K. v. Carter
151502/24 Jenkins v. NYC Et Al
155600/19 Kalaf v. Pseg Long Island LLC
157501/19 Kanar v. NYCTA
154722/23 Leite Campos v. Khaliq
151131/20 Liu v. NYCTA
650544/23 Massoud v. Patterson Dental Supply, Inc.
152115/20 Melendez v. S.H.K. Rlty. LLC
156213/18 Ortiz v. NYCTA
157449/23 Pena v. NYC
150637/18 Pine v. Cosme
153256/23 Pytluk v. Trader Joe's East Inc. Et Al
155220/24 R. v. NYC Et Al
154572/22 Ramirez v. Moellendorf
155096/23 Ripoll v. Choi
150271/16 Rodriguez v. N.Y. Tint Tax Corp.
152932/20 Sanchez v. NYCTA
158629/18 Singh v. The NYCTA Et Al
157148/21 Smith v. NYCTA Et Al
158120/22 Smith v. NYC Et Al
156955/18 Solis v. NYCTA
151849/24 Thomsen v. Brown
150343/19 Torres v. NYCHA
154854/22 Torres v. Lopez
450570/16 Torres v. NYCHA
152899/22 Vasquez v. NYC Et Al
150053/21 Wang v. Madison
155330/21 Weatherspoon v. Mazal Ubracha 101 LLC Et Al
153242/20 White v. NYCTA
101062/10 Wilmington Trust v. Esquenazi
153279/18 Wu v. Torres
153193/18 Zhang v. Triboro Bridge And Tunnel

City Cases

651087/18 Fhima v. Allaham
154572/22 Ramirez v. Moellendorf

FRIDAY, JAN. 16

157401/22 Morales v. Rambles Real Estate

Part 44

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

WEDNESDAY, JAN. 14

165649/25 in The Matter of The Application of Hotel 57 L.L.C. v. Fujitec America, Inc.
166107/25 Lsc West 36th & 39th St LLC v. Charles Shwab & Co., Et Al
453212/25 State Div. of Human Rights v. My Image Studios LLC D/b/a Mist Harlem Et Al
320907/23 Thomas v. Thomas
157431/24 Whitten v. Yassin

THURSDAY, JAN. 15

321725/24 Brooks v. Brooks

FRIDAY, JAN. 16

321659/22 Bernstein v. Bernstein

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

THURSDAY, JAN. 15

158840/18 187 Street Mazal Manager v. Herrick Feinstein Llp
653993/23 Alx C21 LLC Et Al v. Wf Blue LLC Et Al
656786/17 Five Star Electric Corp. v. Plaza Const. LLC
650497/24 Imperium Blue Acquisition Partners v. Marathon Asset Mgt.
659243/24 Kingswood Capital Partners v. Astronics Corp.
653430/25 Lineslip Solutions, Inc. v. Willis North America, Inc. Et Al
657028/22 Mlcjr v. Pdp Group, Inc. D/b/a Amynta Surety Solutions Et Al
653034/24 Ninety-Five Madison Co. v. Kinder Rlty. Associates Et Al
654742/23 The Guarantee Co. of North America USA v. Xin Dev. Group Int'l, Inc. Et Al

FRIDAY, JAN. 16

653993/23 Alx C21 LLC Et Al v. Wf Blue LLC Et Al
654803/24 Fort Cre 2022-Fl3 Issuer LLC Et Al v. Karasick
451469/23 Island Consol. Et Al v. Grassi & Co., Certified Public Accountants Pc
657193/20 Tekiner v. Bremen House Inc.
655567/24 Venkatesh v. Mondee Hldgs., Inc. Et Al

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

WEDNESDAY, JAN. 14

653261/24 Ai Amped I v. Hanson
652078/22 Riptide Autonomous Solutions v. Bae Systems Information And Electronic Systems Integration Inc.
155905/24 Rosenwach Tank Co. LLC v. Deco Towers Associates LLC Et Al
652933/25 Vcv Digital Solutions LLC v. Koning Corp. Et Al

Motion

652078/22 Riptide Autonomous Solutions v. Bae Systems Information And Electronic Systems Integration Inc.

THURSDAY, JAN. 15

653959/22 Aqualaro Corp v. Equiniti Trust Co. D/b/a Eq Shareholder Services/shareowner Services Et Al
652051/20 Bangladesh Bank v. Rizal Commercial Banking
650336/25 Bsprt Jpm Loan v. Jakobowitch
655567/25 Calibrant Storage v. Enel X North America, Inc. Et Al
650986/25 Castle Pl.ment v. Forex Express Corp. Et Al
656035/25 Constrafor, Inc. v. Commodore Const. Corp. Et Al
659691/24 Egan Tax And Books Ltd. Et Al v. Dsj Advisory Group
659755/24 Forethought Life Ins. Co. (as Agent For Lenders Forethought Life Ins. Co. And East 54th St. LLC) v. 3 East 54th NY LLC Et Al
655249/25 Grace Holmes, Inc. Et Al v. Bourbon Sidecar LLC
655445/24 Hyaxiom, Inc. v. Clearcell Power, Inc. Et Al
650934/25 Psalms Creative v. Beacon Investment Hldgs. LLC
655566/25 Sakhai v. Rabiei
161190/25 Sandstown Trade Ltd. Et Al v. Westwater

Motion

652051/20 Bangladesh Bank v. Rizal Commercial Banking
650336/25 Bsprt Jpm Loan v. Jakobowitch
650986/25 Castle Pl.ment v. Forex Express Corp. Et Al
656035/25 Constrafor, Inc. v. Commodore Const. Corp. Et Al
659691/24 Egan Tax And Books Ltd. Et Al v. Dsj Advisory Group
659755/24 Forethought Life Ins. Co. (as Agent For Lenders Forethought Life Ins. Co. And East 54th St. LLC) v. 3 East 54th NY LLC Et Al
655249/25 Grace Holmes, Inc. Et Al v. Bourbon Sidecar LLC
650934/25 Psalms Creative v. Beacon Investment Hldgs. LLC
161190/25 Sandstown Trade Ltd. Et Al v. Westwater

FRIDAY, JAN. 16

652051/20 Bangladesh Bank v. Rizal Commercial Banking
654450/23 Bank of Baroda v. Mvp Group Int'l, Inc. Et Al
655567/25 Calibrant Storage v. Enel X North America, Inc. Et Al
654602/23 Canara Bank v. Mvp Group Int'l, Inc.
653257/25 Dcc Ka-6 v. Azrak
651347/22 Gnhc 1703-518 v. Venari Partners
655615/23 Metro. Partners Group Admin. v. Blue Apron Hldgs., Inc.
655816/25 Pae Sterling 1 LLC v. Old Mutual Alternative Risk Transfer Insure Ltd.
655967/25 Simon & Schuster v. Demille

Motion

652051/20 Bangladesh Bank v. Rizal Commercial Banking

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

WEDNESDAY, JAN. 14

650305/25 Bsprt Cre Finance v. Stalcup
651157/25 Eyzenberg & Co. v. Trilar Hldgs. LLC
656912/20 Jds Const. Group LLC v. Copper Services

THURSDAY, JAN. 15

655156/25 Bryce Wanamaker LLC v. Rubenstein Properties Fund II
653144/25 Heineken Beverages Int'l (pty) Ltd. v. Soleil Chartered Bank
652453/25 Sji Renewable Energy Ventures v. Rev Lng LLC Et Al

FRIDAY, JAN. 16

659216/25 Cohen v. Vargas
162716/25 Mueller v. Nowrx Inc. Et Al
650761/20 Skyview Capital v. Conduent Business Services

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

WEDNESDAY, JAN. 14

655756/25 3921 Crescent LLC v. Evangel Church F/k/a Gospel Tabernacle-Pentecost, Inc. Et Al
850296/25 Flagstar Bank v. 291 B'way. Rlty. Associates
659260/25 Sada Systems v. Rollbar, Inc.
656454/25 St. Giles Hotels v. Abgny 432613 LLC Et Al

Motion

656454/25 St. Giles Hotels v. Abgny 432613 LLC Et Al

THURSDAY, JAN. 15

650167/23 Goodwin v. Gordon Rees Scully Mansukhani
651689/24 Higround Co., Ltd. Et Al v. Lee
656982/19 Miller v. Gpb Capital Hldgs.
653553/25 Northstar Demolition And Remediation, Inc. F/k/a Lvi Environmental Services, Inc. v. Lendlease (us) Const. Hldgs., Inc. F/k/a Bovis Lend Lease Lmb, Inc.
652864/23 Plymouth St. LLC v. Sitt
653055/24 Rose Group Park Ave. LLC v. Third Church of Christ
659917/25 Young v. Chou

Motion

656982/19 Miller v. Gpb Capital Holdings
656982/19 Miller v. Gpb Capital Hldgs.
653553/25 Northstar Demolition And Remediation, Inc. F/k/a Lvi Environmental Services, Inc. v. Lendlease (us) Const. Hldgs., Inc. F/k/a Bovis Lend Lease Lmb, Inc.
659917/25 Young v. Chou

FRIDAY, JAN. 16

850260/24 30 Broad Owner LLC v. 30 Broad St. Venture LLC Et Al
651554/25 Avnet, Inc., Et Al v. Harman Becker Automotive Systems, Inc. Et Al
650342/24 Bank Hapoalim B.M. v. Monroe Capital Mgt. Advisors
653353/21 Emusc v. Healthplus Hp
651435/25 Emusc v. Anthem Hp
659730/25 I.B.I. Volcano Investments LLC v. Validus Broker Dealer Investment Mgt. Co.
654769/24 Nassiripour Esq. v. Bhutia
655918/25 Odita v. Jack Shainman Gallery, Inc. -- N.Y.C.
651837/20 Pappas v. Kefalas
659734/24 Rojas v. C.P.S. Hldg. Aps Et Al
655603/25 Rose Group Park Ave. v. Third Church of Christ
650223/21 Solidx Mgt. LLC v. Vaneck Securities Corp.
653012/19 Taxi Tours Inc. v. Go NY Tours, Inc.

Motion

850260/24 30 Broad Owner LLC v. 30 Broad St. Venture LLC Et Al
651554/25 Avnet, Inc., Et Al v. Harman Becker Automotive Systems, Inc. Et Al
653012/19 Taxi Tours Inc. v. Go NY Tours, Inc.

Part 57
Justice Sabrina Kraus
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WEDNESDAY, JAN. 14

655895/16 Albucker v. Edirs
950071/19 Ark83 v. Archdiocese of NY
951357/21 Bostic v. The Roman Catholic Archdiocese of NY Et Al
950030/21 Cc v. Learning For Life of NY
950147/21 D. v. Greater NY Councils
950840/21 Doe A.F. 176 v. Greater NY Councils
950825/21 Doe A.R. 204 v. Greater NY Councils
950832/21 Doe B.C. 227 v. Greater NY Councils
950841/21 Doe B.L. 165 v. Greater NY Councils
950833/21 Doe C.H.241 v. Greater NY Councils
950842/21 Doe D.P. 215 v. Greater NY Councils
951464/21 Doe I v. Greater NY Councils
950847/21 Doe J.C. 183 v. Greater NY Councils
950852/21 Doe J.G. 157 v. Greater NY Councils
950851/21 Doe J.W. 232 v. Greater NY Councils
950850/21 Doe K.S. 208 v. Greater NY Councils
950849/21 Doe L.R. 179 v. Greater NY Councils
950848/21 Doe M.S. 218 v. Greater NY Councils
950819/21 Doe O.G. 246 v. Greater NY Councils
950844/21 Doe R.G. 166 v. Greater NY Councils
950845/21 Doe R.S. 190 v. Greater NY Councils
950855/21 Doe S.M. 216 v. Greater NY Councils
950846/21 Doe W.C. 175 v. Greater NY Councils
950568/21 Doe v. Greater NY Councils
950601/21 Doe v. Archdiocese of NY
950268/21 Doe v. Greater NY Councils Inc.
950451/20 Doe v. Greater NY Councils
950452/20 Doe v. Greater NY Councils
950555/21 Doe v. Greater NY Councils
950575/21 Doe v. Greater NY Councils
950556/21 Doe v. Greater NY Councils
950395/21 Doe v. Greater NY Councils
950394/21 Doe v. Greater NY Councils
950549/21 Doe v. Greater NY Councils
950396/21 Doe v. Greater NY Councils
950386/21 Doe v. Greater NY Councils
950387/21 Doe v. Greater NY Councils
950388/21 Doe v. Greater NY Councils
950389/21 Doe v. Greater NY Councils
950390/21 Doe v. Greater NY Councils
950391/21 Doe v. Greater NY Councils
950392/21 Doe v. Greater NY Councils
950400/21 Doe v. Greater NY Councils
950405/21 Doe v. Greater NY Councils
950557/21 Doe v. Greater NY Councils
950558/21 Doe v. Greater NY Councils
950560/21 Doe v. Greater NY Councils
950550/21 Doe v. Greater NY Councils
950561/21 Doe v. Greater NY Councils
950564/21 Doe v. Greater NY Councils
950565/21 Doe v. Greater NY Councils
950566/21 Doe v. Greater NY Councils
950572/21 Doe v. Greater NY Councils
950577/21 Doe v. Greater NY Councils
950573/21 Doe v. Greater NY Councils
950772/21 Doe v. Greater Hudson Valley
951465/21 Doe v. Greater NY Councils
950734/20 Doe v. Boy Scouts of America
950582/20 Doe v. Boy Scouts of America
950662/21 Doe v. Greater NY Councils
950585/21 Doe v. Greater NY Councils
950603/20 Doe v. Boy Scouts of America
950628/20 Doe v. Greater NY Councils
950743/21 Doe v. Greater NY Councils
950792/21 Doe v. Greater NY Councils
950800/21 Doe v. Greater NY Councils
950802/21 Doe v. Greater NY Councils
950803/21 Doe v. Greater NY Councils
950804/21 Doe v. Greater NY Councils
950818/21 Doe v. Greater NY Councils
950820/21 Doe v. Greater NY Councils
951133/21 Doe v. Greater NY Councils
950610/20 Doe v. Greater NY Councils
950590/20 Doe v. Greater NY Councils
950110/21 Eg v. Greater NY Councils
950353/21 F. v. Archdiocese of NY
950633/21 H. v. Greater NY Councils
950165/21 J. v. Greater NY Councils
950385/21 Ja-015 Doe v. Greater NY Councils
950565/20 John Doe v. Greater NY Councils
950566/20 John Doe v. Greater NY Councils
950571/20 John Doe v. Greater NY Councils
950572/20 John Doe v. Greater NY Councils
950573/20 John Doe v. Greater NY Councils
950562/20 John Doe 47 R.L. v. Greater NY Councils
950563/20 John Doe 50 N.S. v. Greater NY Councils
950555/20 John Doe 51 R.P. v. Greater NY Councils
950560/20 John Doe 56 Y.H. v. Greater NY Councils
950587/20 John Doe 63 J.W. v. Greater NY Councils
950561/20 John Doe 64 W.O. v. Greater NY Councils
950556/20 John Doe 76 V.G. v. Greater NY Councils
950557/20 John Doe 80 D.B. v. Greater NY Councils
950581/20 John Doe A.L. v. Greater NY Councils
950579/20 John Doe E.L. v. Greater NY Councils
950585/20 John Doe E.W. v. Greater NY Councils
950574/20 John Doe G.K. v. Greater NY Councils
950584/20 John Doe J.G. v. Greater NY Councils
950575/20 John Doe J.K. v. Greater NY Councils
950578/20 John Doe J.V. v. Greater NY Councils
950576/20 John Doe S.N. v. Greater NY Councils
950345/21 M. v. Greater NY Councils
950418/21 Medina v. Roman Catholic Archdiocese of NY Et Al
950645/20 Orgel v. Agudath Israel of America
950753/21 R. v. Greater NY Council
950827/21 Roe v. Greater NY Councils
950856/21 Roe v. Greater NY Councils
950031/21 Rv v. Learning For Life of NY
950135/21 S. v. Greater NY Councils
950161/21 S. v. Greater NY Councils
950029/21 Sc v. Learning For Life of NY

THURSDAY, JAN. 15

950489/20 Doe v. Archdiocese of NY Et Al
950643/21 Doe v. Archdiocese of NY
950326/20 Evelyn McCabe As Administrator v. Archdiocese of NY
950115/20 G. v. Archdiocese of NY
950769/21 L. v. The Episcopal Diocese of NY
950169/19 McKeon v. Roman Catholic Diocese
950602/20 Sandmeyer v. New York-Presbyterian/weill Cornell Medical Center - Payne Whitney Clinic F/k/a Payne Whitney Psychiatric Clinic Et Al
950140/21 Torres v. Archdiocese of NY Et Al

FRIDAY, JAN. 16

950245/21 A.W. v. Archdiocese of NY
950047/19 Ark51 v. Archdiocese of NY
950061/19 Ark75 v. Archdiocese of NY
950321/20 Doe v. Archdiocese of NY
950571/21 Doe v. Archdiocese of NY
950725/21 Doe v. Archdiocese of NY
950207/21 Doe v. Roman Catholic Archdiocese
950401/21 L. v. Archdiocese of NY
950239/21 M. v. Archdiocese of NY
951104/21 McGuire v. Roman Catholic Diocese of Springsfield
950414/20 Minghinelli v. Archdiocese of NY
950142/21 Russo v. Roman Catholic Archdiocese
950617/21 Thomas v. Archdiocese of NY Et Al
950600/20 Tinger v. Roman Catholic Archdiocese
950078/20 Vargas v. NYC Et Al

Part 59
Justice Debra A. James
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Room 331

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

WEDNESDAY, JAN. 14

150498/25 Estate of Michael Polimeni Et Al v. Allouche Gallery, Inc. Et Al
850030/25 Fordham Landing North Hldgs. v. Mdbzjggs
653656/24 Svalbard Hldgs. Ltd. v. Lava Games Dev. Ltd, D/b/a Lava Labs, Inc.
652188/25 Tryba v. Gindlesperger
654014/25 Yonder Media Mobile Inc. v. Fubotv

THURSDAY, JAN. 15

651143/23 Alberto v. Gpb Capital Holdings
651143/23 Alberto v. Gpb Capital Hldgs.
650762/25 Dti-Dsic v. 930-Dsic
651175/25 Sig Rcrs D Mf 2023 Venture LLC v. 361 East 50th St. LLC Et Al
652058/25 Transperfect Translations Int'l Inc. v. 1250 B'way. Associates LLC

Motion

651143/23 Alberto v. Gpb Capital Holdings
652058/25 Transperfect Translations Int'l Inc. v. 1250 B'way. Associates LLC

FRIDAY, JAN. 16

653674/15 35 West Rlty. Co., LLC v. Booston LLC
655296/25 35 West Rlty. Co., LLC v. Booston LLC Et Al
150983/25 Th Holdco LLC v. Rl Real Ventures, Inc., As Trustee of 99 B'way. Trust

Motion

653674/15 35 West Rlty. Co., LLC v. Booston LLC
655296/25 35 West Rlty. Co., LLC v. Booston LLC Et Al

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

WEDNESDAY, JAN. 14

655670/25 Roberto v. Gerow

THURSDAY, JAN. 15

652829/25 Access Advance LLC v. Shenzhen Geniatech Inc., Ltd. Et Al
656384/25 Brookfield Corp. v. Sumitomo Mitsui Banking Corp.
153323/19 Cavuoti v. Intelligent Payment
659797/24 Cmtg Jpm Term Funding LLC v. Chetrit
650072/25 Cmtg Lender 10 LLC Et Al v. Chetrit
650796/25 Fifth Ave. Surgery Center v. Jjs Group Inc.
654810/25 Gtcc 1 LLC Et Al v. Intervest Capital Partners LLC Et Al
652324/24 NYU Langone Hosps. v. United Healthcare Ins. Co. Et Al

Motion

656384/25 Brookfield Corp. v. Sumitomo Mitsui Banking Corp.

FRIDAY, JAN. 16

654053/25 Cl Diamond v. Delgatto Capital Group LLC Et Al
653324/25 Industrial Bank Co. Ltd. v. Tunghsu Venus Hldgs. Ltd. Et Al

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Settlement Part
60 Centre Street
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WEDNESDAY, JAN. 14

113527/11 Ackereizen v. Metro. Transportation
151272/16 Braithwaite v. NYCTA
159004/20 Cyrille v. NYCTA
451586/20 Herrera v. Miller
158510/20 Jachero v. NYC
153357/21 Khunashvili v. Cackowski
159577/19 Leipzig v. NYC
450735/21 McKnight v. NYCTA Et Al
153661/19 Nana v. NYCTA
151914/16 Nunez v. NYCTA
158134/20 Pargament v. NYCTA
152424/20 Ramsammy v. NYCTA
152074/20 Serrano v. NYCTA

80 CENTRE STREET

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

WEDNESDAY, JAN. 14

162663/25 19-21 Beekman Realty Holdings v. Periousia Rlty. LLC Et Al
158997/25 95 West B'way. Hldgs. LLC Et Al v. Prose
652186/24 Abi Seven LLC v. Hand Forged Tattoos
153157/23 Boggia v. Hudson Cbd Flatbush LLC
162207/24 Brown v. Baker
160166/23 Brunson v. Amparo
653496/25 Chang v. Chang
158933/23 Coche v. Mk Eastside Hldgs.
101172/25 Daniels v. Con Ed Co. of New York, Inc. Et
157187/25 Jiang v. Chung Hwa Tenants Corp
159474/25 Joffe v. McCormack
100460/25 Mazzei v. NY Post
659268/24 Platthorn 64 Owner LLC Et Al v. Continuum Analytics
152268/23 Reddy v. Rh NY Mp F&B LLC A/k/a Rh Rooftop Restaurant NY Et Al
157582/25 Rule of Law Foundation III, Inc. Et Al v. Baranowitz
158849/22 Santananukan v. Chen
101127/24 Siomkos v. Trinh
100909/25 Soares v. Legal Aid Society

THURSDAY, JAN. 15

653649/25 305 West End Ave. Operating LLC v. Isham
154468/24 Adar v. Lgb Spe LLC Et Al
162646/25 Arif v. American Managed It Services Inc. Et Al
156415/24 B & G Mech LLC v. Cohen Brothers Rlty. Corp.
155282/24 Banegas v. Talisen Const. Corp. Et Al
152855/24 Beeks v. L&M Builders Group LLC
154860/24 Blackstock v. Sacco & Fillas
155009/23 Boris Tadchiev v. Srep 10th Ave. Venture LLC Et Al
154483/24 Campos v. 3694 B'way. Associates
154157/25 Capasso v. Memorial Sloan Kettering Cancer Center
160747/23 Carlos Lopez v. Vici Lendco LLC Et Al
158737/23 Carmona v. Fine Fair Supermarket Et Al
155520/24 Christiansen v. Brookfield Properties One Wfc Co. LLC Et Al
451445/24 Cohen Personally v. NYC NYCH&HC Corp. Et Al
452519/23 Comm'rs. of The NYS Ins. Fund v. Nicotra Hotel I Hldgs.
153095/22 Conroy v. NYC Et Al
155011/23 Cruz v. 226 Lafayette Co., Inc. Et Al
157664/22 Dipilato v. NYC And Et Al
153570/24 Doe v. Paduch M.D.
153571/24 Doe v. Paduch M.D.
158734/22 Flanagan v. Mount Sinai Health System, Inc. Et Al
653573/25 Fora Financial Warehouse v. Air - Tight Energy Conservation Solutions Ltd. Et Al
158697/22 Furlow-Nesbitt v. 350 Manhattan Ave Lp Et Al
153175/22 Graham v. Wong's Grand St. Rlty. Inc. Et Al
155977/22 Guaman v. Usm Asset Trust-Series 7 Et Al
153165/22 Guimares v. 2461 D&O LLC Et Al
160813/24 Herring v. 128-130 First Ave.
156011/25 Infinity Auto Ins. Co. v. Jara
153275/23 Jaquez v. Duncraggen Rlty. Corp. Et Al
159031/24 Jewelers Mutual Ins. Co. v. F&N Jewelry Corp.
651695/25 Jjh 48 Mgt. LLC v. Gallivant Hotel Hldg. LLC
659872/25 Jsb Rlty. LLC v. Elkhalifa
452292/17 Lewis v. Metro North
156337/24 Lotito v. Triton Const. Co.
651732/24 Luo v. Vegevana Corp. Et Al
153928/20 M. v. NYCHA
152981/23 Malkoukian v. Nest Seekers Int'l Et Al
156708/24 Manzi v. Lexington Hotel Owner LLC Et Al
155239/24 Massey v. 100-106 West 141 St. Housing Dev. Fund Corp. Et Al
159249/24 Montilla v. NYC Et Al
150640/25 Morais-Lima v. 215 Chrystie LLC Et Al
655461/21 Nat. General Ins. Online, Inc. v. Toledano
160865/25 Oliver v. Kent
159432/21 Parra v. 101 Leonard Cu1 Owner LLC Et Al
155477/24 Pastor Arriaza v. Silverlining Interiors, Inc.
159070/24 Pegueros v. 481 West 159 LLC
160175/22 Perez Canela v. 156-166 Bowery L.P. Et Al
152559/24 Peru v. Asn Key West LLC Et Al
659268/24 Platthorn 64 Owner LLC Et Al v. Continuum Analytics
654558/25 Radegen Sports Mgt. LLC v. Hutchinson
154943/22 Saucer v. Board of Mgrs. of 9 Barrow Condominium Et Al
159367/22 Seidel v. Jack Resnick & Sons Et Al
162564/25 Seleman v. Glenwood Mgt. Corp.
160633/22 Siguencia v. Benchmark Const. Services, Inc.
159423/25 State Farm Mutual Automobile Ins. Co. v. Gulomov
152578/24 Thomas v. Sterling Landlord Corp. Et Al
158155/25 Thomas v. Lau And Sons Rlty. Corp. Et Al
151604/24 Uruchima Aguaiza v. Vinbaytel Devs. LLC Et Al
162121/24 Valera v. 92nd St. Ym-Ywha Et Al
100763/25 Virovlanskaya v. Andronyl
161148/21 Williams v. NYC Et Al

FRIDAY, JAN. 16

654102/25 1133 St. James LLC v. Arias
654416/25 Aerok Inc. v. Josephson
650899/25 American Transit Ins. Co. v. Anthony Kenner Et Al
161401/25 Busy Bee Cleaning Services LLC v. Lightbridge Hldgs. Group, Inc. Et Al
161715/25 Chalpin Rlty. Sc v. Federman Steifman Llp Et Al
160997/25 Drexel Univ. v. Rojo-Camarena
659740/25 Ephoca Inc. v. Dbk USA Inc.
659451/24 Liberty Mutual Ins. Co. Et Al v. Crawley
659526/25 Naskeag 13, Inc. Et Al v. Eljef Mgt. Corp. Et Al
655224/24 Safilo USA, Inc. v. Solstice Marketing Concepts LLC
158594/24 State Farm Fire And Casualty Co. v. Joseph
651976/25 State Farm Mutual Automobile Ins. Co. v. Davis

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

WEDNESDAY, JAN. 14

452775/24 Asaro v. NYC
154011/22 Batista v. NYC
156265/21 Berger Stein v. NYC Et Al
155322/24 Butler v. NYC
151782/22 Cabreja v. NYC
160037/24 Canton Brown v. NYC Et Al
150278/22 Emma v. NYC
152135/25 Goldsman v. Rfd 425 Fifth Ave. L.P. Et Al
450076/21 Judge-Calov v. NYC
166463/25 McKeithan v. NYCH&HC Corp. Et Al
659089/24 Saunders-Gomez v. NYC Et Al
160392/21 Sheppard v. NYC Et Al
100883/25 Smith v. Dept of Finance
159455/21 Stewart v. NYC Et Al
154695/24 Trust v. NYC

THURSDAY, JAN. 15

151766/21 Walker v. NYC

FRIDAY, JAN. 16

805016/23 Diamant Hysenaj As Administrator of The Estate of Borim Husenaj Deceased v. NYC Et Al
154172/25 Gould v. Aa Hldgs. LLC Et Al
154194/22 Wright v. NYC Et Al

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

WEDNESDAY, JAN. 14

151747/21 Cabrera v. Sccq Sc
160619/20 Figueroa Ceja v. Manetta Enterprises, Inc.
157702/21 Lexington Ins. Co. As Subrogee of Northwell Health Inc. And All Other Insureds Under Policy Number 025032100 Et Al v. Con Ed Co. of New York, Inc.

THURSDAY, JAN. 15

156341/21 31 E 63 St. LLC Et Al v. J.L. Ramirez Architect
160413/22 Mejia Pullay v. New Amsterdam Restoration Corp. Et Al
156832/21 Moreno v. M&H Zuckerbraun

FRIDAY, JAN. 16

151342/21 Charlton v. 92 Pinehurst Ave. LLC
150023/23 Dolatabadi v. Finley
158477/22 Moronta v. West 151st St. Rlty. Co. LLC Et Al
157812/20 Sen v. Gr Rlty. Hldgs. LLC Et Al
152530/18 Teshabaeva v. Life Quality Homecare

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

WEDNESDAY, JAN. 14

113527/11 Ackereizen v. Metro. Transportation
152552/22 Arias v. Metro. Transportation Auth. Et Al
151272/16 Braithwaite v. NYCTA
159004/20 Cyrille v. NYCTA
451586/20 Herrera v. Miller
158510/20 Jachero v. NYC
153357/21 Khunashvili v. Cackowski
159577/19 Leipzig v. NYC
450735/21 McKnight v. NYCTA Et Al
153661/19 Nana v. NYCTA
151914/16 Nunez v. NYCTA
158134/20 Pargament v. NYCTA
152424/20 Ramsammy v. NYCTA
165936/25 Rosa v. NYC Et Al
152074/20 Serrano v. NYCTA
160503/18 Shuishi Liu v. Miranda Kuo A/k/a Miranda Guo

THURSDAY, JAN. 15

153991/24 Acevedo v. John Doe First And Last Names Being Fictitious Et Al
452761/23 Alsaber v. NYCTA Et Al
162359/24 Anilus v. The NYCTA Et Al
452281/22 Arias v. NYCTA Et Al
452327/23 Asadova v. Mta Bus Co. Et Al
158184/24 Baba-Conn v. NYCTA
152993/17 Balsam v. Zubovic
157004/21 Bassou v. NYCTA
155642/24 Brand v. NYCTA Et Al
161335/24 Burgos v. NYCTA (NYCTA) Et Al
151084/22 Casilla v. NYCTA
160410/21 Charles Kevin Jones v. The NYCTA Et Al
153440/20 Christenson v. The NYCTA Et Al
150373/23 Clarke v. NYCTA Et Al
155123/24 Connor v. NYCTA
159240/21 Danowsky v. NYCTA Et Al
150628/22 Donovan v. NYCTA Et Al
155556/25 Felix v. NYCTA Et Al
154124/25 Fernandez v. Abdelgawad
157901/22 Frasier v. NYCTA Et Al
450553/25 Gil v. Mta Bus Co. Et Al
155368/22 Gjeli v. NYC Et Al
151698/21 Gladman v. Nat. RR. Passenger
157255/22 Glover v. NYCTA Et Al
453025/22 Gomez v. NYCTA Et Al
157917/23 Grady v. NYC Et Al
153865/22 Guarneri v. The Metro. Transportation Auth. Et Al
158942/24 Hardy v. The NYCTA
153646/21 Hargrove v. Wayne St. John Et Al
154310/25 Hernandez v. NYCTA Et Al
151544/24 Hossain v. NYCTA Et Al
152557/22 Hussain v. The NYCTA Et Al
154036/23 Irvis v. NYCTA Et Al
150639/24 Johnson v. NYCTA Et Al
158053/20 Johnson v. NYCTA
154594/23 Kareem v. The NYCTA Et Al
150801/23 Keating v. NYCTA Et Al
157785/25 Khundanov v. NYCTA Et Al
161955/14 Klar v. NYC
150714/23 Komlan v. Belisle
157354/21 Konadu v. Metro. Transportation Auth.
150623/19 Koukoulas v. NYCTA
154568/24 Mandl v. The NYCTA Et Al
152597/21 Mendez v. Hayes
160450/24 Mims v. Metro. NYCTA Et Al
159955/22 Molano v. NYC Transi Et Al
452617/22 Morinia v. NYCTA Et Al
159739/23 Naouikhir v. Cortes
156497/25 Portillo v. Mta Bus Co. Et Al
450573/24 Quashie v. Metro. Transportation Auth. Et Al
450403/23 Ray v. Meyers
160836/22 Reid v. Mta Bus Co. Et Al
452034/25 Reyes v. Metro. Transportation Auth. Et Al
158041/22 Rivera v. Mv Public Transportation, Inc. Et Al
156940/19 Rodriguez v. Hampton
160936/21 Ross v. Mendez
158669/24 Saylor v. NYCTA Et Al
157388/20 Scott v. NYCTA
156364/25 Sela v. NYCTA
152871/24 Sharma v. NYCTA
151398/23 Smith v. NYC Et Al
156018/21 Sosa v. NYCTA Et Al
154174/21 Spade v. NYC Et Al
157157/22 Turner v. Gjeli
151686/25 Urdaneta Gonzalez v. Metro. Transportation Auth. Et Al
153035/23 Vasquez v. The NYCTA Et Al
158529/23 Vivas v. Metro. NYCTA Et Al
155705/20 Waiters v. Savaria, Inc.
158502/20 Watson v. NYCTA
159627/24 White v. NYCTA Et Al
153279/18 Wu v. Torres

FRIDAY, JAN. 16

154512/23 Lyle v. NYCTA Et Al
155356/23 Miliano v. NYCTA Et Al
151089/21 Mitchell v. Triborough Bridge And Tunnel
159066/24 Rosenthal v. NYCTA Et Al
452942/24 Stoute v. NYCTA Et Al

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

WEDNESDAY, JAN. 14

650857/18 Bogenstaetter v. 317 West 54 Owners Corp.
163361/25 Cihan v. King
151721/23 Hossain v. Mendez Alvaro
161851/25 Kachan v. Lyft, Inc. Et Al
159355/25 Ng v. Chiriboga
156545/21 Strong v. Monzon
155962/24 Thompson v. Farmer

THURSDAY, JAN. 15

152023/24 Benjamin v. Asa Interior Renovations Corp. Et Al
156300/24 Bradshaw v. Conetta
150163/21 Brown v. Lyft, Inc. Et Al
151333/24 Farmer v. Cab East LLC. Et Al
160376/21 Gulizio v. Munoz
158816/25 Joris v. Uber Technologies Inc Et Al
152167/20 Mills v. Polanco
150437/25 O v. Krupnov
150669/25 Pena Jr v. Wenqin
151276/23 Ross v. Franco
161004/23 Washington v. Ahmed
154495/21 Young v. Damus
153380/22 Zerkal v. Sfds LLC Et Al
158664/18 Zhao v. Barbere

Motion

152023/24 Benjamin v. Asa Interior Renovations Corp. Et Al
156300/24 Bradshaw v. Conetta
151333/24 Farmer v. Cab East LLC. Et Al
160376/21 Gulizio v. Munoz
152167/20 Mills v. Polanco
150437/25 O v. Krupnov
151276/23 Ross v. Franco
154495/21 Young v. Damus
153380/22 Zerkal v. Sfds LLC Et Al
158664/18 Zhao v. Barbere

FRIDAY, JAN. 16

157419/24 Ahmed v. Hamza
158724/23 American Automobile Ins. Co. A/s/o Westside Tm Corp. D/b/a West End Bar & Grill v. Con Ed Co. of New York, Inc.
161067/23 Anderson v. Gul
157030/25 Archer Esq. v. Barcade Downtown
152233/23 Bookhout v. Jimenez
153298/24 Carpentieri v. Verizon NY Inc. Et Al
450897/25 Castillo v. Edge Auto, Inc. Et Al
156554/22 Cerda-Rodriguez v. Espinosa
158605/24 Clark v. Sedy
153175/24 Cohen v. Procore Mechanical Corp. Et Al
158519/21 Dibassy v. Peralta
161066/23 Diblasi v. Medina
153910/23 Dobson v. Sp Plus Corp. Et Al
159998/19 Felix v. C & J Bus Lines
150968/23 Grigoryeva v. Bawa
158982/24 Jackson v. Norman
153920/23 Jallah v. Doe
160071/23 Jocelyn v. Hub Truck Rental Corp. Et Al
152253/25 Johnson v. Vilorio
161393/21 Johnson v. Jeter Jr
158137/23 Kabulov v. Yo
157377/23 Laycock v. Serkan Limo, Inc. Et Al
152200/24 Lee v. Martin
154545/23 Lin v. Aboubakar
150929/24 Lin v. Forde
158166/23 Lopez v. Rodriguez
159289/24 M. v. Atallah-Lajam
150361/22 Manis v. Kaba
150774/24 Martin v. Layr LLC Et Al
152253/23 Meran Infante v. Mendez
154136/22 Mesa v. Mercy College Et Al
158134/24 Montague v. Desir
161771/23 Net v. Green
161115/24 No Name Given v. Nunez
158727/24 Ortiz v. Doe
160745/20 Ortiz v. Felix
157716/24 Paredes v. Cabrera
153714/23 Pearson v. Zaichenko
158229/24 Pena v. Adam's European Contracting Inc. Et Al
154344/23 Polanco v. Pc Richards Et Al
156071/24 Ramirez v. Mouzakitis
152873/23 Ramirez v. Liu
153287/24 Reyes Ramirez v. Harlem Group Inc Et Al
160913/24 Reyes Sosa v. Hmaide
159090/24 Rolando v. Heidelberg Materials Northeast-Ny LLC.
159255/23 Romero v. American United Transportation Inc. Et Al
153025/24 Salehi v. Prime Line Distributors, Inc. Et Al
152492/25 Santana v. Ryder Integrated Logistics Inc. Et Al
151024/19 Sauhl v. Bowers
150512/22 Sekela v. Celius
161268/23 Smith v. Hossain
158850/24 Soler v. Taousse
159840/21 Springer v. Lev Taxi LLC
156591/24 Thorpe v. Fresh Direct, LLC, U.T.F. Trucking, Inc. Et Al
160111/24 Toribio v. Port Auth. of NY And New Jersey Et Al
453796/24 Ulysse v. Young
158729/24 Villot v. Ramos
157328/23 Wilson v. Liang
157674/24 Witherell v. Barcade Downtown
153445/24 Zaman v. Pv Hldg. Corp.
159958/22 Zheng v. Kosif
159776/22 Zidek v. Thebgb Inc. Et Al

Part MED-2
Justice Samuel E. Wilkenfeld
80 Centre Street
646-386-3689
Room 106

Early Settlement
Part 1
Justice Miles J. Vigilante
80 Centre Street
Room 106

WEDNESDAY, JAN. 14

161229/21 Bell v. Roosevelt Island Operating Corp.
159676/18 Carabajo v. Cornell Univ.
302625/15 Davie v. Davie
155000/21 Frankel v. True Care Solutions LLC Et Al
153246/22 Gavilanes v. 919 Ground Lease LLC Et Al
157488/19 Gonzalez v. Psd 28 Ave Rlty. LLC
160627/20 Habba v. Rudin Mgt. Co.
152720/21 Kapllanaj v. Healthfirst Phsp, Inc. Et Al
155635/23 Kornreich v. Gristedes 59 LLC
160635/15 Liberson v. Feldman
150058/22 Menassche v. NYU Medical Center Et Al
161080/21 Montero v. Times Square Hotel Owner LLC Et Al
158274/22 Music v. Columbus Circle Condominium Et Al
805336/17 Negron v. New Jewish Home
154944/21 Salguero Jr v. NYC Et Al
157849/20 Stratis v. 345 Park Ave L.P.
160376/20 Verizon NY Inc. v. Con Ed, Inc. Et Al

THURSDAY, JAN. 15

152146/19 Carchi Ordonez v. Usm Asset Trust Series - 7
160747/19 Espinoza v. Cape Church Associates
150375/20 Evseroff v. Scripps Media
159693/21 Fairman v. Verizon New York, Inc.
157434/18 Gasparro v. Franzblau Dratch
152237/20 Hernandez v. 207 East 14th St. Rlty.
101033/21 Hussein v. William J Robb
150098/22 Jones v. Bp Prods. North America, Inc. Et Al
150939/21 Kurbegovic v. Action Carting Environmental
157608/16 Maldonado Barajas v. Turin Housing Dev.
153266/22 Marlow v. Delbro Rlty. 1920
161431/21 Morina v. 250 B'way. Associates Corp. Et Al
160658/17 Nat. Alliance of New v. Florence Rostami Law
154145/21 Rivera Salinas v. 460 West 41st St LLC
151703/21 Vasquez v. Jamaica Queens LLC
151440/20 Waisbren v. Manhattan Promenade LLC

FRIDAY, JAN. 16

152602/22 Alavi v. Resource Furniture LLC Et Al
152856/22 Clifford Osborne As The Administrator of The Estate of Ruth Osborne v. Amsterdam Nursing Home Corp. (1992)
160721/17 Makkos v. Braka
159553/22 Perez v. 567 Rlty. Co. LLC.
154106/21 Vallecillo v. Confe Rlty. Corp.

Early Settlement
Part 2
Justice Samuel E. Wilkenfeld
80 Centre Street
Room 106

THURSDAY, JAN. 15

151122/22 Haines v. NYC Et Al
152730/19 Segarra v. NYC

Part 27
Justice Denise M Dominguez
80 Centre Street
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Courtroom 289

Part 41
Justice Nicholas W. Moyne
80 Centre Street
Phone 646-386-3984
Room 327

WEDNESDAY, JAN. 14

650641/25 American Transit Ins. Co. v. Normil
655321/25 Bp Cm Acquisition Spv v. Hayum
159733/23 Dist. Council 37 v. NYC Et Al
654356/25 Fora Financial Asset Securitization v. Express 10 Minute Oil Change Inc. D/b/a Express 10 Minute Oil Change Inc.D/b/a Express Oil Et Al
450035/17 Gomez v. NYCTA
651929/24 Hart v. 317 East 18th Owners Corp. Et Al
652424/24 Highmark NY LLC v. Amk Mechanical Ltd.
163820/25 Miranda v. 911 Memorial & Museum
159241/25 Sbh Fashion Inc. v. Area Studio
153203/24 Stillwater Prop. & Casualty Ins. Co. v. Thompson

Motion

159733/23 District Council 37 v. NYC Et Al
652424/24 Highmark NY LLC v. Amk Mechanical Ltd.
163820/25 Miranda v. 911 Memorial & Museum

THURSDAY, JAN. 15

158690/22 425x50 LLC Et Al v. Stella Tower Condominium F/k/a 435 West 50th St. Condominium Et Al
650872/23 571 Hudson St. Apt. Corp. v. 573 Hudson St. Store Leasing Corp.
659748/25 Akf Inc. v. Kokolettes LLC Et Al
659116/25 Application of Nybdc Local Dev. Corp. D/b/a Pursuit Community Finance v. Fritz
654442/24 Associated Industries Ins. Co., Inc. v. United Educators Ins.
159587/23 Bankers Healthcare Group v. Cruz
656647/19 Bao v. Credent Dev. Inc
652941/25 Bddw Auction LLC Et Al v. Song
163057/25 Beijing Aw Education Int'l Consulting Co., Ltd. Et Al v. Liyan ''christian'' Jiang Et Al
656879/21 Ben-Tsur v. Israeli Krav Maga NY LLC Et Al
653460/22 Board of Mgrs. of 176 East 82nd St. Condominium v. Drk Third Ave. LLC Et Al
150065/24 Campoverde Flores v. Asf 61 LLC Et Al
155674/24 Cogut v. 684 Owners Corp.
652942/23 Comm'rs. of The State Ins. Fund v. Guytec Steel Inc.
451058/24 Comm'rs. of The State Ins. Fund v. Nocicon LLC
651997/24 Deiss v. Corelli
151709/18 Doe v. Our Lady of Pompeii
154051/23 Earl v. Honey Beauty Salon
150586/22 Fiallos v. NYC Et Al
653325/25 Fora Financial Warehouse 2024 LLC Et Al v. Z.B Ventures
161411/23 Fraser Miller v. 416 Rogers Ave. LLC Et Al
158818/24 Globaltex Group Ltd. v. Mega Wear Inc.
153582/23 Great Northern Ins. A/s/o Marianne Lake v. X-Act Contracting Corp.
161082/25 Greenwoods Equipment Finance LLC v. Hazelthebeautyrn LLC Et Al
161935/23 Hayes v. Lf East 21 Prop. Co., LLC
156905/23 Jiminian v. Popular Inc. Et Al
162625/25 Locantro-Harrison v. Board of Education of The City School Dist. of NYC Et Al
151298/19 Ngai v. 157 Rivington Corp.
155504/23 Ocasio v. 87 Rlty. NY LLC
154305/23 Onono v. Maimon
655976/21 Stanco Electrical Contractors, Inc. v. Mongiove Associates Ltd Et Al
653652/24 Stella And Charles Guttman Foundation, Inc. v. The City Univ. of NY
161354/23 The Legal Aid Society v. NYC Police Dept.
160441/25 Vavra v. Christie's Inc.
652267/22 W.J. Young Corp. v. Milanes
659079/24 Wang v. Min (mindy) Lu Et Al
650380/20 West 39-260 Rlty. LLC v. Seena Int'l Inc. Et Al
159347/13 Witte v. Gotham Const.

Motion

659748/25 Akf Inc. v. Kokolettes LLC Et Al
659116/25 Application of Nybdc Local Dev. Corp. D/b/a Pursuit Community Finance v. Fritz
656647/19 Bao v. Credent Dev. Inc
651997/24 Deiss v. Corelli
161082/25 Greenwoods Equipment Finance LLC v. Hazelthebeautyrn LLC Et Al
653652/24 Stella And Charles Guttman Foundation, Inc. v. The City Univ. of NY
161354/23 The Legal Aid Society v. NYC Police Dept.

FRIDAY, JAN. 16

652326/24 710 Amsterdam Associates v. Chelsea House Uws 1 Inc. Et Al
166415/25 956 Rogers Ave Ndb LLC v. NYC Office of Administrative Trials & Hearings Et Al
450948/25 Comm'rs. of The State Ins. Fund v. Xolle Demo NY LLC;
166033/25 Haf Owner LLC v. NYC Dept. of Finance Et Al
659383/25 Pezzuto v. Global Arena Hldg., Inc. Et Al
158173/23 Santiago v. The Neue Galerie NY
159791/23 State Farm Mutual Automobile Ins. Co. v. Doe
150063/23 The Cooper Union For The Advancement of Science & Art v. N.Y. Restaurant Supplies, Inc.
150064/23 The Cooper Union For The Advancement of Science & Art v. Panya Inc. of N.Y.
150065/23 The Cooper Union For The Advancement of Science & Art v. Sharaku, Inc.

Part 50
Justice J. Machelle Sweeting
80 Centre Street
Phone 646-386-5639
Room 279

Part 51
Matrimonial Part
Justice Lisa S. Headley
80 Centre Street
Phone 646-386-3846
Room 122

WEDNESDAY, JAN. 14

450123/22 NYC Employees' Retirement System v. Pedraza

FRIDAY, JAN. 16

307122/17 McNeill v. McNeill
365179/25 Otterbeck v. Wilson
322482/20 Previti v. Ostrovskii
304436/16 Silva v. Mazzaglia

Motion

307122/17 McNeill v. McNeill
365179/25 Otterbeck v. Wilson
322482/20 Previti v. Ostrovskii
304436/16 Silva v. Mazzaglia

Part 65
Justice Denis M. Reo
80 Centre Street
Phone 646-386-3887
Room 307

WEDNESDAY, JAN. 14

160635/15 Liberson v. Feldman
160059/19 McCormack v. The Board of Mgrs. of The 233 West 80th St. Condominium Et Al
154944/21 Salguero Jr v. NYC Et Al

THURSDAY, JAN. 15

805218/24 Herman v. Bellevue Hosp. Center Et Al
150939/21 Kurbegovic v. Action Carting Environmental
156241/19 S. v. J.

FRIDAY, JAN. 16

156527/21 Vera Lopez v. 47 Fort Washington Ave. Housing Dev. Fund Corp.

Part 73R
Special Referee
Justice Diego Santiago
60 Centre Street
Room 354

THURSDAY, JAN. 15

320254/22 Lee v. Kim

Part 75R
Special Referee
Justice Stephen S. Burzio
60 Centre Street
Room 240

WEDNESDAY, JAN. 14

301341/23 Ducles v. Ducles

Part 81R
Special Referee
Justice Lancelot B. Hewitt
80 Centre Street
Phone 646-386-3680
Room 321

THURSDAY, JAN. 15

655033/23 369 Lexington Borrower v. NY Wellness Coach Inc Et Al

Part 84R
Special Referee
Justice Jeremy R. Feinberg
60 Centre Street
Phone 646-386-3207
Room 641

Part 87R
Special Referee
Justice Joseph P. Burke
80 Centre Street
Phone 646-386-5541
Room 238

WEDNESDAY, JAN. 14

365543/22 Karnowski v. Subramaniam

Part 88R
Special Referee
Justice Deborah E. Edelman
60 Centre Street
Room 158

WEDNESDAY, JAN. 14

655323/24 New Legend Debt By Meitav Ltd. Partnership v. Cubba

THURSDAY, JAN. 15

156545/24 Crumiller P.C. Et Al v. Phillips
651110/19 Satterfield v. Vstock Transfer

Part 89R
Special Referee
Justice Sue Ann Hoahng
80 Centre Street
Phone 646-386-3676
Room 236

71 THOMAS STREET

Part 13
Justice Eric Schumacher
71 Thomas Street
Phone 646-386-3736
Courtroom 304

WEDNESDAY, JAN. 14

150554/11 Absher v. Armstrong Int'l, Inc.
119349/02 Arkwright-Boston Manufacturers v. Waco Inc.
190180/19 Athanasios v. Aerco Int'l, Inc.
190124/24 Cali v. Abb, Inc. Et Al
453171/15 Cleaver-Brooks Inc. v. Arlington Supply Co., Inc.
125054/94 Coghlon v. Ac & S
190106/12 Connelly v. A.O. Smith Water Prods.
190133/25 Crews v. Itt LLC Et Al

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Court Calendars

190063/22 Cuebas v. A.O. Smith Water Prods. Co Et Al
116318/03 Davis v. Acf Industries
400777/09 Estep v. NYC
190081/21 Ferraro v. A.O. Smith Water Prods. Co Et Al
190222/17 Foley v. Air & Liquid Systems
109613/99 Garvey v. A.P. Green Industries, Inc.
400060/13 Geier v. Glen Oaks Village Owners
190167/25 Greenberg v. Colgate-Palmolive Co. (for Cashmere Bouquet) Et Al
106692/02 Grunet v. A.C. & S. Inc.
190256/15 Hayes v. Aiw-2010 Wind Down Corp.
190078/24 Hermans v. Aerco Int'l, Inc. Et Al
131823/92 Hughes v. A.C.& S., Inc.
114676/99 Jasinska v. 430-36 East 72 Associates Lp.
190299/24 Leise Jr v. A.O. Smith Water Prods. Co. Et Al
190127/23 Linde v. Charles B. Chrystal Co., Inc Et Al
190281/22 Lisa Thomas And Jeffry Schroepfer v. Avon Prod.s, Inc. Et Al
190154/23 McGuire v. Barretts Minerals Inc. Et Al
190379/18 Michael Wayne Runnels v. Cbs Corp. F/k/a
190066/24 Mullan v. Sumitomo Corp. of Americas Et Al
120447/00 Munzie v. NYC
190425/18 Ortiz v. Air & Liquid Systems Corp.
110747/11 Parkins v. Honeywell Int'l, Inc.
190099/09 Pecoraro v. A.O. Smith Water Prod.
125220/00 Pena v. A.C.&S., Inc.
190198/10 Powell v. A.O. & Smith Water Prods.
400843/13 Ramos v. 3240 Grace Ave.
190141/21 Rectenwald v. Air & Liquid Systems Corp. Et Al
190095/23 Reinwald v. A.O. Smith Water Prods. Co Et Al
190394/09 Riley v. South African Marine Corp.
190096/18 Rodriguez v. Cbs Corp.
106920/03 Rosas v. 342 West 56th Owners
101111/18 Sander v. Collision of The Homeless
190234/20 Sansone v. Air & Liquid Systems Corp. Et Al
108861/98 Savierno v. Farrell Lines, Inc.
190408/10 Shank v. Air & Liquid Systems Corp.
190252/16 Shari Lynn Strober Slepian And Andrew Mark Strober v. Baxter Healthcare Corp.
190515/12 Stanley Elevator Co. v. X
112195/11 Thermwell Prod.s, Inc. v. Nitto Denko America, Inc.
190140/15 Vavallo v. Air & Liquid Systems
190162/11 Waddleton v. Foster Wheeler Energy
190095/22 Zachary v. Avon Prods.

Motion

190127/23 Linde v. Charles B. Chrystal Co., Inc Et Al

THURSDAY, JAN. 15

116194/02 Acevedo v. A.P. Green Industries
190045/18 Antonucci v. A.O. Smith Water Prods. Co
190047/13 Appelbaum v. A.O. Smith Water Prods. Co.
114758/07 Baloga v. A.O. Smith Water Prods.
190070/10 Barbier v. A.C. & S.
190113/14 Becker v. A.O. Smith Water Prods. Co.
115438/04 Beidelman v. Amchem Prods.
190311/10 Bickel v. Air & Liquid Systems
190171/12 Booth v. Aerco Int'l
190322/15 Bowen v. A.O. Smith Water Prods. Co
190152/12 Callegari v. A.O. Smith Water Prods. Co.
190086/17 Cammarata v. Abb, Inc.
190310/13 Campbell v. A.O. Smith Water Prods. Co.
190216/14 Connelly v. Amchem Prod.s, Inc.
190348/13 Cusumano v. A.O. Smith Water Prods. Co
102896/03 Defelice v. A.O. Smith Water Prods.
190109/10 Disalvo v. A.O. Smith Water Prods.
190096/08 Doherty v. A.W. Chesterton
114085/04 Drozdoff v. A.O. Smith Water Prods.
190354/12 Fabiilli v. Amchem Prod.s, Inc.
190309/10 Formica v. Byron Jackson Pumps
190443/10 Frederickson v. Allen Bradley Co. Et Al.
190008/13 Graff v. Advance Auto Parts Inc
190056/12 Heuer v. American Biltrite
106979/00 Hicks v. A.C. & S.
190085/08 Hind v. A.O. Smith Water Prod.
190125/11 Hische v. Air & Liquid Systems
190079/17 Hopkins v. A.O. Smith Water Prods. Co.
190300/13 Horton v. Amchem Prod.s, Inc.
190022/08 Hull v. A.W. Chesterton
117992/02 Izyk v. A.C. & S.
190461/12 Jozwiak v. Amchem Prod.s, Inc.
190044/15 Koch v. A.O. Smith Water Prods. Co.
190204/25 Kruck v. Almay, Inc. Et Al
190223/19 Lock v. Rite Aid of NY
115565/05 Lowe v. Abex
190234/14 Maddalone v. Aluminum Co. of America
190311/16 Marcinak v. Aerco Int'l
190314/13 Markou v. Ab Volvo
190350/12 Marra v. A.O. Smith Water Prods. Co
190083/12 Marsh v. A.O. Smith Water Prods.
190160/09 Massa v. A.O. Smith Water Prods.
190069/17 Mayfield v. Abb As Successor in Interest
190256/14 McArdle v. A.O. Smith Water Prods. Co.
190372/09 McCally v. Anchor Packing Co..
190135/25 McDermott v. Abb, Inc. Individually And As Successor in Interest To Ite Circuit Breakers, Inc Et Al
190323/12 McGuire v. A.O. Smith Water Prods. Co.
190286/20 Michael F McCarthy v. Amchem Prod.s, Inc.
190148/12 Miller v. Air & Liquid Systems
190021/18 Morello v. A.O. Smith Water Prods. Co
190124/09 Muller v. Aluminum Co. of American
190066/23 Nasr v. Charles B. Chrystal Co.
115211/04 Nesbiet v. Amchem Prods.
190156/10 O'Connor v. Air & Liquid Systems
107430/03 O'Connor v. A.W. Chesterton
101992/07 Patti v. A.W. Chesterton
105354/03 Pettit v. A.W. Chesterton
190083/09 Podhayski v. Anchor Packing
190386/17 Prestigiacomo v. Amchem Prod.s, Inc.
190044/18 Pusey v. A.O. Smith Water Prods. Co
190240/10 Quattrocci v. A.O.Smith Water Prods.
190216/21 Reyes-Vasquez v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190224/14 Ricci v. A.O. Smith Water Prods. Co.
190202/19 Rohe v. Chanel, Inc.
106725/08 Rossi v. Anchor Packing
190106/08 Ruddell v. A.O. Smith Water Prods.
190348/11 Russo v. A.O. Smith Water Prods.
190191/12 Shea v. Aluminum Co. of America
190122/11 Skolnick v. A.O.Smith Water Prods.
190230/14 Smith v. Amchem Prod.s, Inc.
190342/15 Solomita v. Air & Liquid Systems
190399/25 Sophia Tidwell v. American Int'l Industries Individually And As Successor-In-Interest To Pinaud, Inc., Barbara Alice, Inc., Ed. Pinaud, Inc. D/b/a Ed. Pinaud, And Nestle-Le Mur Co. Et Al
190015/17 Stamile v. A.O. Smith Water Prods. Co.
190029/13 Stewart v. Amchem Prod.s, Inc.
190057/09 Swain v. Anchor Packing
190282/14 Symington v. Amchem Prod.s, Inc.
190407/13 Viggiano v. Amchem Prod.s, Inc.
190045/11 Voetsch v. A.O. Smith Water
190284/13 Wallach v. A.O. Smith Water Prods. Co
190109/16 Wasserman v. Burnham
190091/12 Wilkinson v. Air & Liquid Systems
190403/25 Williams v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al

FRIDAY, JAN. 16

190174/24 Deiters v. 3m Co. Et Al
190001/25 Deljou Khademi v. Almay, Inc. Et Al
190270/25 Demaliaj v. American Int'l Industries, Individually And As Successor To Pinaud, Inc., Barbara Alice, Inc., Ed Pinaud, Inc., D/b/a Ed Pinaud, The Nestle-Le Mur Co., The Neslemur Co., The Neslemur-Co., For The Clubman Line of Prods. Et Al
190350/25 Doody v. Pfizer Inc. Et Al
190002/25 Horton v. Bristol-Myers Squibb Co. Et Al
190394/15 Mc Fadden v. A.O. Smith Water Prods. Co.
190157/25 Molek v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al

Part 18

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

WEDNESDAY, JAN. 14

155221/25 Alvarado v. Metro. Transportation Auth.
950252/19 Figliacconi v. The Archdiocese of NY Et Al
161554/19 Green Coaster Nabisco v. The Residential Board of Mgrs. of Two Twenty Five Rector Pl. Condominium Et Al
950181/19 Henry v. Graham
950423/21 Samuels v. Archdiocese of NY Et Al

Motion

950252/19 Figliacconi v. The Archdiocese of NY Et Al
161554/19 Green Coaster Nabisco v. The Residential Board of Mgrs. of Two Twenty Five Rector Pl. Condominium Et Al

FRIDAY, JAN. 16

452864/21 B. v. Big Brothers Big Sisters of NYC Et Al
950809/21 Costello v. Archdiocese of NY Et Al
951171/21 Kardaras v. Riverside Church in The City of NY D/b/a Riverside Church Et Al

Part 23

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

WEDNESDAY, JAN. 14

150554/11 Absher v. Armstrong Int'l, Inc.
119349/02 Arkwright-Boston Manufacturers v. Waco Inc.
190180/19 Athanasios v. Aerco Int'l, Inc.
190124/24 Cali v. Abb, Inc. Et Al
453171/15 Cleaver-Brooks Inc. v. Arlington Supply Co., Inc.
125054/94 Coghlon v. Ac & S
190106/12 Connelly v. A.O. Smith Water Prods.
190133/25 Crews v. Itt LLC Et Al
190063/22 Cuebas v. A.O. Smith Water Prods. Co Et Al
116318/03 Davis v. Acf Industries
400777/09 Estep v. NYC
190081/21 Ferraro v. A.O. Smith Water Prods. Co Et Al
190222/17 Foley v. Air & Liquid Systems
109613/99 Garvey v. A.P. Green Industries, Inc.
400060/13 Geier v. Glen Oaks Village Owners
190167/25 Greenberg v. Colgate-Palmolive Co. (for Cashmere Bouquet) Et Al
106692/02 Grunet v. A.C. & S. Inc.
190256/15 Hayes v. Aiw-2010 Wind Down Corp.
190078/24 Hermans v. Aerco Int'l, Inc. Et Al
131823/92 Hughes v. A.C.& S., Inc.
114676/99 Jasinska v. 430-36 East 72 Associates Lp.
190299/24 Leise Jr v. A.O. Smith Water Prods. Co. Et Al
190127/23 Linde v. Charles B. Chrystal Co., Inc Et Al
190281/22 Lisa Thomas And Jeffry Schroepfer v. Avon Prod.s, Inc. Et Al
190154/23 McGuire v. Barretts Minerals Inc. Et Al
190379/18 Michael Wayne Runnels v. Cbs Corp. F/k/a
190066/24 Mullan v. Sumitomo Corp. of Americas Et Al
120447/00 Munzie v. NYC
190425/18 Ortiz v. Air & Liquid Systems Corp.
110747/11 Parkins v. Honeywell Int'l, Inc.
190099/09 Pecoraro v. A.O. Smith Water Prod.
125220/00 Pena v. A.C.&S., Inc.
190198/10 Powell v. A.O. & Smith Water Prods.
400843/13 Ramos v. 3240 Grace Ave.
190141/21 Rectenwald v. Air & Liquid Systems Corp. Et Al
190095/23 Reinwald v. A.O. Smith Water Prods. Co Et Al
190394/09 Riley v. South African Marine Corp.
190096/18 Rodriguez v. Cbs Corp.
106920/03 Rosas v. 342 West 56th Owners
101111/18 Sander v. Collision of The Homeless
190234/20 Sansone v. Air & Liquid Systems Corp. Et Al
108861/98 Savierno v. Farrell Lines, Inc.
190408/10 Shank v. Air & Liquid Systems Corp.
190252/16 Shari Lynn Strober Slepian And Andrew Mark Strober v. Baxter Healthcare Corp.
190515/12 Stanley Elevator Co. v. X
112195/11 Thermwell Prod.s, Inc. v. Nitto Denko America, Inc.
190140/15 Vavallo v. Air & Liquid Systems
190162/11 Waddleton v. Foster Wheeler Energy
190095/22 Zachary v. Avon Prods.

THURSDAY, JAN. 15

116194/02 Acevedo v. A.P. Green Industries
190045/18 Antonucci v. A.O. Smith Water Prods. Co
190047/13 Appelbaum v. A.O. Smith Water Prods. Co.
114758/07 Baloga v. A.O. Smith Water Prods.
190070/10 Barbier v. A.C. & S.
190113/14 Becker v. A.O. Smith Water Prods. Co.
115438/04 Beidelman v. Amchem Prods.
190311/10 Bickel v. Air & Liquid Systems
190171/12 Booth v. Aerco Int'l
190322/15 Bowen v. A.O. Smith Water Prods. Co
190152/12 Callegari v. A.O. Smith Water Prods. Co.
190086/17 Cammarata v. Abb, Inc.
190310/13 Campbell v. A.O. Smith Water Prods. Co.
190216/14 Connelly v. Amchem Prod.s, Inc.
190348/13 Cusumano v. A.O. Smith Water Prods. Co
102896/03 Defelice v. A.O. Smith Water Prods.
190109/10 Disalvo v. A.O. Smith Water Prods.
190096/08 Doherty v. A.W. Chesterton
114085/04 Drozdoff v. A.O. Smith Water Prods.
190354/12 Fabiilli v. Amchem Prod.s, Inc.
190309/10 Formica v. Byron Jackson Pumps
190443/10 Frederickson v. Allen Bradley Co. Et Al.
190008/13 Graff v. Advance Auto Parts Inc
190056/12 Heuer v. American Biltrite
106979/00 Hicks v. A.C. & S.
190085/08 Hind v. A.O. Smith Water Prod.
190125/11 Hische v. Air & Liquid Systems
190079/17 Hopkins v. A.O. Smith Water Prods. Co.
190300/13 Horton v. Amchem Prod.s, Inc.
190022/08 Hull v. A.W. Chesterton
117992/02 Izyk v. A.C. & S.
190461/12 Jozwiak v. Amchem Prod.s, Inc.
190044/15 Koch v. A.O. Smith Water Prods. Co.
190204/25 Kruck v. Almay, Inc. Et Al
190223/19 Lock v. Rite Aid of NY
115565/05 Lowe v. Abex
190234/14 Maddalone v. Aluminum Co. of America
190311/16 Marcinak v. Aerco Int'l
190314/13 Markou v. Ab Volvo
190350/12 Marra v. A.O. Smith Water Prods. Co
190083/12 Marsh v. A.O. Smith Water Prods.
190160/09 Massa v. A.O. Smith Water Prods.
190069/17 Mayfield v. Abb As Successor in Interest
190256/14 McArdle v. A.O. Smith Water Prods. Co.
190372/09 McCally v. Anchor Packing Co..
190135/25 McDermott v. Abb, Inc. Individually And As Successor in Interest To Ite Circuit Breakers, Inc Et Al
190323/12 McGuire v. A.O. Smith Water Prods. Co.
190286/20 Michael F McCarthy v. Amchem Prod.s, Inc.
190148/12 Miller v. Air & Liquid Systems
190021/18 Morello v. A.O. Smith Water Prods. Co
190124/09 Muller v. Aluminum Co. of American
190066/23 Nasr v. Charles B. Chrystal Co.
115211/04 Nesbiet v. Amchem Prods.
190156/10 O'Connor v. Air & Liquid Systems
107430/03 O'Connor v. A.W. Chesterton
101992/07 Patti v. A.W. Chesterton
105354/03 Pettit v. A.W. Chesterton
190083/09 Podhayski v. Anchor Packing
190386/17 Prestigiacomo v. Amchem Prod.s, Inc.
190044/18 Pusey v. A.O. Smith Water Prods. Co
190240/10 Quattrocci v. A.O.Smith Water Prods.
190216/21 Reyes-Vasquez v. Amchem Prod.s, Inc., N/k/a Rhone Poulenc Ag Co., N/k/a Bayer Cropscience Inc., Et Al
190224/14 Ricci v. A.O. Smith Water Prods. Co.
190202/19 Rohe v. Chanel, Inc.
106725/08 Rossi v. Anchor Packing
190106/08 Ruddell v. A.O. Smith Water Prods.
190348/11 Russo v. A.O. Smith Water Prods.
190191/12 Shea v. Aluminum Co. of America
190122/11 Skolnick v. A.O.Smith Water Prods.
190230/14 Smith v. Amchem Prod.s, Inc.
190342/15 Solomita v. Air & Liquid Systems
190399/25 Sophia Tidwell v. American Int'l Industries Individually And As Successor-In-Interest To Pinaud, Inc., Barbara Alice, Inc., Ed. Pinaud, Inc. D/b/a Ed. Pinaud, And Nestle-Le Mur Co. Et Al
190015/17 Stamile v. A.O. Smith Water Prods. Co.
190029/13 Stewart v. Amchem Prod.s, Inc.
190057/09 Swain v. Anchor Packing
190282/14 Symington v. Amchem Prod.s, Inc.
190407/13 Viggiano v. Amchem Prod.s, Inc.
190045/11 Voetsch v. A.O. Smith Water
190284/13 Wallach v. A.O. Smith Water Prods. Co
190109/16 Wasserman v. Burnham
190091/12 Wilkinson v. Air & Liquid Systems
190403/25 Williams v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al

FRIDAY, JAN. 16

190174/24 Deiters v. 3m Co. Et Al
190001/25 Deljou Khademi v. Almay, Inc. Et Al
190270/25 Demaliaj v. American Int'l Industries, Individually And As Successor To Pinaud, Inc., Barbara Alice, Inc., Ed Pinaud, Inc., D/b/a Ed Pinaud, The Nestle-Le Mur Co., The Neslemur Co., The Neslemur-Co., For The Clubman Line of Prods. Et Al
190350/25 Doody v. Pfizer Inc. Et Al
190002/25 Horton v. Bristol-Myers Squibb Co. Et Al
190394/15 Mc Fadden v. A.O. Smith Water Prods. Co.
190157/25 Molek v. Bayer Consumer Care Hldgs. LLC F/k/a Msd Consumer Care, Inc. Et Al

Part 29

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

WEDNESDAY, JAN. 14

155715/23 Calle Quichimbo v. Wesbuilt Const. Mgrs. LLC Et Al
156844/23 McNeil v. NYCHA
153571/23 Sereno v. Smitell LLC Et Al
155785/23 Yuquilema Balla v. Halletts Bldg. 3 Spe LLC Et Al

THURSDAY, JAN. 15

159685/24 Cohen v. Rosenberg
151391/22 Holguin v. 75 First Ave. Club of NY LLC Et Al
155635/23 Kornreich v. Gristedes 59 LLC
159551/25 Traverso v. The Gateway School of NY

FRIDAY, JAN. 16

157530/23 Johnson v. 1199 Housing Corp. Et Al
100783/25 Rodriguez v. Burberry Corp

Part 36

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

WEDNESDAY, JAN. 14

650652/24 40 Wall St. Suites LLC v. Smith And Gordon Hldgs. Group, Inc. Et Al
656085/21 5w Public Relations LLC v. Missy Hair Boutique
150750/19 642 East 14th St. LLC v. 644 E 14th Rlty. LLC
651177/21 Abney v. Smartstop
153185/22 Aig Prop. Casualty Co. v. Arthur C. Klem, Inc. Et Al
656103/25 Akf Inc. v. Stee V Gee LLC Et Al
162960/25 Brovender v. Admin. of Children Services Et
400207/04 NYC v. Maul
159998/18 Dziura v. Human Dev.
151540/25 Fairchild v. Beau Dietl & Associates The Seaport NYC Et Al
162033/23 Firemans Fund Ins. Co. A/s/o 78th & Park Corp. v. Arthur C. Klem
153179/19 Garcia v. 122-130 East 23rd St. LLC
150206/21 Grm Information Mgt. Services v. Silver Autumn Hotel (n.Y.) Corp. Ltd.
152781/19 Kouyate v. 241 West 113th Owner
156082/19 Laboriel v. 685 Fifth Ave. Owners
153718/24 Mateo v. Benevento One LLC Et Al
156950/25 McGill v. NYS Office of Children And Family Services
100521/25 Medina v. NYC Dept. of Health And Mental Hygiene
453210/25 Motor Vehicle Accident Indemnification Corp. A/s/o Pedro Garcia Ortiz v. American Transit Ins. Co.
165747/25 Osk Ix v. Jpmorgan Chase Bank
162013/25 Perry v. NYC Et Al
653791/24 Triborough Bridge & Tunnel Auth. Superior Officers Benevolent Assoc. v. Triborough Bridge & Tunnel Auth.
151897/24 Villarroel v. NYCHA Et Al
159535/19 Waters v. Sabey Data Center Properties
152501/16 Xie v. Skanska USA Civil, Inc.

Motion

150750/19 642 East 14th St. LLC v. 644 E 14th Rlty. LLC
656103/25 Akf Inc. v. Stee V Gee LLC Et Al
162960/25 Brovender v. Admin. of Children Services Et
151540/25 Fairchild v. Beau Dietl & Associates The Seaport NYC Et Al
156950/25 McGill v. NYS Office of Children And Family Services
100521/25 Medina v. NYC Dept. of Health And Mental Hygiene
165747/25 Osk Ix v. Jpmorgan Chase Bank
162013/25 Perry v. NYC Et Al
152501/16 Xie v. Skanska USA Civil, Inc.

THURSDAY, JAN. 15

451942/13 Walton v. Ecumenical Community

FRIDAY, JAN. 16

159067/21 Robbins Yacullo v. South St. Seaport Museum Foundation

Part 46

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

WEDNESDAY, JAN. 14

158246/23 Colon v. Isabella Center For Rehabilitation And Nursing Care Et Al
154461/21 Muschel v. James T. Moriarty
160953/13 O'Halloran v. Metro. Transportation
158446/21 Quintana v. 200 Sja Montague LLC Et Al
160562/22 Stringer v. Kim

Motion

158246/23 Colon v. Isabella Center For Rehabilitation And Nursing Care Et Al

THURSDAY, JAN. 15

153433/23 Ajala v. Limani 51
151771/23 Jimenez v. Davis—10 A.M.
154502/23 State Farm Mutual Automobile Ins. Co. v. Pickwood

Motion

153433/23 Ajala v. Limani 51
154502/23 State Farm Mutual Automobile Ins. Co. v. Pickwood

FRIDAY, JAN. 16

151379/22 Napoli v. 50 Hymc Owner
155125/22 Ozuturk v. Museum of Modern Art
160721/22 Quintanar v. NYS Office of The Attorney General Et Al
160814/22 Rodriguez v. Mip One Wall St. Acquisition
153310/18 Shen v. Shapiro

Part 55

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

WEDNESDAY, JAN. 14

655223/25 114 East 28th St. Rlty. Associates LLC v. Custom Villge Design, Inc. Et Al
653895/22 122 West 29 v. Zheng
652540/23 2 West 45th St. LLC v. Ann Sacks Tile & Stone, Inc.
160183/25 324 E. 93 LLC v. Con Ed Co. of New York, Inc. Et Al
155001/24 Adelia Chazari Espinoza v. 4 Bros. Laundry Inc. Et Al
161790/24 Aggarwal v. Kharade
158702/24 Amaran v. NY Society For The Relief of The Ruptured And Crippled
161556/25 America First Legal Foundation v. Bragg
150373/25 American Transit Ins. Co. v. Myrtle Ave. Trading LLC
156384/25 Baidis v. Atrium Staffing
152997/24 Bankers Standard Ins. Co. A/s/o Joel Landau v. Park Premium Enterprises D/b/a Park Developers & Builders
150207/11 Bellucia v. Cf 620 Owner One
659814/24 Biodiagnostic Labs, Inc. v. Metroplus Health Plan
150618/25 Blum v. Stonegate Partners LLC.
150021/24 Boals v. Metro. Transportation Auth. Et Al
158318/24 Bockrath v. Bpp St Owner LLC
159500/23 Byrne v. Structure Tone
160427/19 Caban v. Icon Interiors, Inc.
160971/24 Campbell v. 186ps LLC D/b/a Julien Boulangerie
159869/23 Castro Morales v. Mohammad Naseen Rana Et Al
153296/25 Castro v. Super P57 LLC Et Al
153943/25 Ceballos v. Liu
159126/24 Clay v. Lower East Side Peoples Mutual Housing Assoc., Inc. Et Al
159053/24 Colon v. NYCHA
158683/23 Contreras Padilla v. Tbro's Renovation Inc. Et Al
650003/26 Cypress Pharmacy, Inc. v. Akf Inc. D/b/a Fundkite
656164/25 Da Rocha v. Morgan Stanley Smith Barney LLC Et Al
952143/23 Damark v. Gary
160186/23 Darouvar v. M.R.E. Hldgs. Corp.
302625/15 Davie v. Davie
161608/23 De Leon v. Ronad Hldg. Corp. Et Al
155164/25 Diaz v. NYC Et Al
153583/17 Dilazary v. Deniro
152596/25 Dingle v. Bowery Residents' Committee, Inc.
151908/19 Emmett v. Lincoln Center For The
158540/24 Fora Financial Asset Securitization 2021 v. Hyducks Marine Canvas & Upholstery LLC Et Al
160739/24 Forkin v. Eljo Co.
165472/25 Fortunato v. Morse Md
150005/23 Fountain v. NYC Et Al
154331/25 Garren v. Sherman Creek Owner LLC Et Al
151816/24 Healy v. Jam E 89 LLC Et Al
165653/25 Immersivevision Tech. Inc. v. Board of Education of The City School Dist. of NYC Et
158852/24 Ins. Co. of Greater NY As Subrogee of The West Condominium v. Cm & Associates Const. Mgt. LLC
159975/23 Ivester v. Dollar Tree, Inc.
952227/23 King v. Gluck Solutions
154022/24 Kostritsky v. Lincoln Center For The Performing Arts, Inc.
151695/24 Lewis v. NYC Economic Dev. Corp. Et Al
160102/23 Mendez v. Heights B'way. LLC Et Al
155613/16 Minter v. 569 Hudson LLC
154280/25 Moquete v. Cherry Lane Assets LLC Et Al
160004/23 Murphy v. Triple Y Properties LLC Et Al
159973/25 Nauden v. 471-476 Central Park West Prop. Owner
452354/21 Nicholson-Griffin v. NYC Et Al
155753/23 Ortiz Espinoza v. 762 10th Ave.
159056/24 Pamias v. NYCHA
152597/25 Pazos v. The Feil Organization, Inc. Et Al
150178/25 Pergjegjaj v. Structure Tone
654426/23 Plunkett v. 1250 B'way. Associates LLC Et Al
156860/24 Pomykala v. Sl Green Rlty. Corp. Et Al
157160/25 Prieto v. 247 North Ave. Associates LLC. Et Al
161893/24 Richard Chand Et Al v. Structure Tech Waterproofing Inc. Et Al
153590/23 Rodriguez v. Metro. Transportation Auth. Et Al
161018/24 Sbh Fashion Inc. v. Js Group Int'l
154849/25 The Travelers Indemnity Co. of America As Subrogee of Uniformed Fire Officers Assoc. Local 854 v. Donnelly Mechanical Corp
152883/25 Toma v. 60 Hudson Owner LLC
159067/24 Torres v. Phyllis A. Beveridge Revocable Mgt. Trust Et Al
154456/25 Vecchione v. Hometown Thurms Estates
650256/24 Waverly Real Estate v. Peretz
165331/25 Wf Crel 2020 Grantor Trust v. 611 W 56th St. Prop. LLC
654251/25 Wilson v. United Facility Services Corp.
101241/07 Wolf v. St. Vincent's Catholic
150453/25 Yojanna Reyes v. Ortiz

Motion

653895/22 122 West 29 v. Zheng
161790/24 Aggarwal v. Kharade
158702/24 Amaran v. NY Society For The Relief of The Ruptured And Crippled
155164/25 Diaz v. NYC Et Al
165653/25 Immersivevision Tech. Inc. v. Board of Education of The City School Dist. of NYC Et
952227/23 King v. Gluck Solutions
154456/25 Vecchione v. Hometown Thurms Estates
650256/24 Waverly Real Estate v. Peretz

THURSDAY, JAN. 15

654735/23 29-31 East 20th Street Realty Company v. Mehta
158162/12 Castellotti v. Free
654025/23 Heijnen v. Mon Bijoux Owners Corp. F/d/b/a East Seventeenth St.
161815/23 State Farm Mutual Automobile Ins. Co. v. App Supply, Inc. Et Al

FRIDAY, JAN. 16

162694/25 Aquino v. NYS Office For People With Dev.al Disabilities Et Al
158599/22 Bouee v. 320 E 82nd Owner LLC
653397/25 Fora Financial Asset Securitization 2024 LLC v. K&L Const. LLC D/b/a K&L Contractors Et Al
101283/25 Hans-Gaston v. NYC Police Dept.
452365/25 NYC v. The Land And Bldg. Known As 31 Div. St.

Motion

158599/22 Bouee v. 320 E 82nd Owner LLC
452365/25 NYC v. The Land And Bldg. Known As 31 Div. St.

Part 58

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

WEDNESDAY, JAN. 14

161849/25 Batista v. Con Ed Co. of New York, Inc. Et Al
659898/25 Country-Wide Ins. Co. v. United Specialty Ins. Co. Et Al
166470/25 Duane v. NYCHA
151337/25 Marin v. Sutton Gardens Owners Corp. Et Al
154410/25 Matos v. Rbd Real Estate LLC Et Al
166297/25 Principis Capital LLC v. Capital One
950000/19 Robb v. Robb

Motion

166470/25 Duane v. NYCHA

THURSDAY, JAN. 15

158149/25 Adams v. Amc Entertainment Hldgs. Inc Et Al
161471/24 Chubb Nat. Ins. Co. v. C-Squared Contracting, Inc. Et Al
101218/25 Cusack v. Global Esl Academy
659767/25 Dist. Council 37 v. Highbridge Advisory Council Family Services, Inc.
151347/22 Gomez Nunez v. Nex Hldgs. LLC. Et Al
160943/24 Grimes v. Fresenius Medical Care Hldgs., Inc. Et Al
150910/20 Markisic v. Nordstrom, Inc.
159837/25 Roth And Roth v. NYC Fire Dept.
158884/25 Stinnie v. Apple & Eve LLC

FRIDAY, JAN. 16

152177/19 American Home Assurance v. Sbp New York
165638/25 Aykac v. Jessica S. Tisch
654108/22 Black v. Ganieva
155219/23 Certain Underwriters At Lloyd's v. Boxart Inc. Et Al
157456/19 Cotto v. 685 First Rlty. Co.
159712/24 Eckhaus v. Lot-Less Et Al
151180/25 Govt. Employees Ins. Co. v. A And O Medical Supply, Inc. Et Al
162322/25 Hamilton Equity Group v. Jpmorgan Chase Bank N.A. Et Al
656599/25 Itria Ventures LLC v. Valentine Innovations
166416/25 Lou v. NYC Dept. of Housing Preservation And Dev. Et Al
154979/22 Pellot v. Skanska USA Civil Northeast Inc. Et Al
157533/21 Philadelphia Indemnity Ins. Co. As Subrogee of 220 Fifth Ave. LLC v. Addison Phs Corp.
151770/25 Ryan v. E. Mishan & Sons, Inc. Et Al
160463/18 Uhl v. F.J. Sciame Const.

Part 56

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

WEDNESDAY, JAN. 14

805237/21 Ayoub v. Kassir M.D.
654660/23 Bernstein v. Anderson
805295/22 Damas v. Fraser Md
452518/19 Felipe v. Ziets
450987/19 Lasano v. Kaye
805111/25 Quiles v. NYU Langone Medical Center Et Al
805407/21 Young v. Miller M.D.

Motion

654660/23 Bernstein v. Anderson
452518/19 Felipe v. Ziets
450987/19 Lasano v. Kaye

THURSDAY, JAN. 15

450950/19 Burns v. Antell
805260/25 Chertok v. Novitsky M.D.
805391/20 Kaufman v. Smith M.D.
805321/18 Lopez v. Grotas
805076/22 Maloney v. Andrus on Hudson Et Al
805273/22 Ndrenika v. The NY Gracie Square Hosp., Inc.
805007/24 Smith v. Nadya Swedan
155062/20 Stallone v. Ludlow 161 Rlty.
805037/19 Stevens v. Cutler
805172/21 Thomas v. Silbert Md

FRIDAY, JAN. 16

805243/22 Baron v. Schoor M.D.
805176/22 Dubaybo v. Lattouf D.M.D.
805104/25 Egan v. Schattner M.D
805226/23 Hanover v. Speaker M.D.
805104/18 Melendez v. Matusz
805092/18 Moodhe v. Menken
805252/22 Pepic v. Cohen D.O.
805302/18 Vargas v. Park
805360/24 Weiss v. Lalehparvar Dpm

111 CENTRE STREET

Part 25 Guardianship

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

Part 35

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

WEDNESDAY, JAN. 14

162312/23 Abf Freight System, Inc. v. 3pl Business Inc.
154296/25 Ace Endico v. Just An Oven Corp.
166325/25 in The Matter of The Application of 235 West 107th St. LLC v. NYS Div. of Housing And Community Renewal
158527/23 Suh v. Rueone Investments LLC Et Al
159388/23 Torres Arreaga v. Daror Associates LLC Et Al
650302/25 Tradesman Program Mgr.s, LLC, As Managing General Agent For Accredited Surety And Casualty Co., Inc. And Clear Blue Speciality Ins. Co. v. Concrete Courses Concepts Corp.
154720/21 Urbina Palma v. Kisban LLC Et Al

THURSDAY, JAN. 15

650411/25 64 Owner LLC v. Cny Residential LLC Et Al
165746/25 Deras v. Law Offices of Eric H. Green And Associates
101237/25 Morris v. Julian John
654389/25 Newbank v. B&D 32 Inc. Et Al
653741/24 Yosef v. Is Dev. LLC

FRIDAY, JAN. 16

163453/25 Alqushi v. The City Univ. of NY Et Al
161684/25 Candid Litho Printing Ltd. v. Seen Media Group
165367/25 Integral Yoga Institute, Inc. v. The Tax Comm. of NYC
152672/24 Priority Concepts Inc. v. Coc Consulting LLC
152278/25 Wallace Campus Mgr. v. Pfanner

Part 31

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

WEDNESDAY, JAN. 14

656161/23 Advantage Platform Services Inc. D/b/a Advantage Capital Funding v. Macy Enterprises, Inc. D/b/a Macy Enterprises Et Al
160339/23 Aig Prop. Casualty Co. v. Nottingham Hldgs.
653220/24 Allied Govt. Affairs LLC v. Five J's Automotive Ltd.
651115/24 American Transit Ins. Co. v. Jackson
653717/19 Baradel v. Edelman
162041/23 Barboza Ramos v. Cs 393 LLC Et Al
156990/24 Bayer v. Maz Mezcal Inc.
157425/24 Bonifaz v. Gouverneur Gardens Housing Corp.
154470/24 Clark v. The Home Depot, Inc.
453063/22 Comm'rs. of The State Ins. Fund v. Pedrol Contracting, Inc. And Pedrol Const. Inc.
151330/24 Daggett Investment Corp. LLC v. Altitude 51, Inc.
654014/24 Ellis Storage LLC v. Crum & Forster Specialty Ins. Co. Et Al
153713/24 Enrique Riquiac Panjoj v. NYC Et Al
154928/25 Espinoza v. 1 Madison Office Fee LLC Et Al
654815/24 Female Form LLC Et Al v. Montiel
153761/22 Goldberg-Zoino Associates of NY v. Persian Congregation of Flatbush
653644/24 Itria Ventures LLC v. Westech Security And Investigation Inc Et Al
151241/25 La Mar v. Mgs Cleaning LLC
659680/24 Levitan v. Bodden Bites LLC D/b/a S'noods/yes& Foods Et Al
651402/24 Liberty Ins. Underwrtiers Inc. v. Hudson Excess Ins. Co. Et Al
656876/21 Medrano v. Paseo Transportation, Inc. Et Al
150336/24 Mercado v. Skanska USA Bldg. Inc. Et Al
154178/24 Minaya Castro v. Shleppers Hldgs. Et Al
155478/22 Ml7 Tribeca v. 72 Reade Condominium Et Al
655723/19 Montague v. Mother African Methodist Episcopal Zion Church, Inc.
651362/24 Newmark & Co. Real Estate, Inc. v. 752 Wea LLC Et Al
160538/23 Romero v. Regent Spe LLC Et Al
153323/24 Rosenthal v. Snyts Owner LLC Et Al
650899/23 Safeco Ins. Co. Et Al v. Coley
152737/22 Shaw-James v. Big Apple Homecare Agency Inc.
153353/23 Sherman v. Ostb 174 West 172nd St. LLC
157901/24 Turquoise Estates LLC v. Ag Const. Group Inc.
159321/24 Twin Barns v. Bettina Equities Co.
151344/25 Vidal Pastor v. NYCTA Et Al
654917/24 Workspace 11 LLC v. Sciame Const.
153771/23 Zatorski v. Island Transportation Corp.
160393/23 Zeng v. Ellenoff Grossman & Schole Llp Et Al

THURSDAY, JAN. 15

651205/25 State Farm Mutual Automobile Ins. Co. v. Sidor

FRIDAY, JAN. 16

650628/23 31 West 46th St. Rlty. LLC v. 33 W. 46 Realty
650628/23 31 West 46th St. Rlty. LLC v. 33 W. 46 Rlty.
650365/24 Ballon Stoll P.C. v. 162 Utica Ave, Inc. Et Al
150979/24 Colmenares Bolanos v. Crosscity Const. Corp. Et Al
157800/24 Elias v. Cvs Albany L.L.C. Et Al
653414/23 Gs Capital Partners v. Basanite Inc.
153158/24 Hart v. Eisenberg
160210/23 Transel Elevator & Electric, Inc. D/b/a Tei Group v. Leeding Builders Group
152946/25 Weintraub M.D. v. 791 Park Ave. Corp.
154231/24 Zaldivar v. 107 East 125th Rlty. LLC Et Al

32 Mortgage Foreclosure Part

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

WEDNESDAY, JAN. 14

850057/24 57th St. Vacation Owners Assoc., Inc., By And Through Its Board of Directors v. Nancy Mulcahy Forstrom
850154/24 57th St. Vacation Owners Assoc., Inc., By And Through Its Board of Directors v. Solomon
850281/23 57th St. Vacation Owners Assoc., Inc., By And Through Its Board of Directors v. Whitty
850146/25 Bronx 3 Packl Ender LLC v. Nussbaum Rlty. Co.
850459/24 Citibank v. Niang
850506/23 Citimortgage v. Gabay
850442/23 Citimortgage, Inc. v. Dweck
850018/24 Citizens Bank Na v. Li
850329/24 Cpw Townhouse LLC v. West 70th Owners Corp. Et Al
157345/22 NYCTL 2021-A Trust And The Bank of NY Mellon As Collateral Agent And Custodian v. Soroudi
850243/25 Rocket Mortgage v. Any Unknown Heirs To The Estate of Mckinley Butts
850629/23 The Bank of NY Mellon Trust Co. v. Bukharin Juster
850256/25 U.S. Bank Nat. Assoc. v. Smith
850209/25 U.S. Bank Trust Co. v. Kent
850033/23 U.S. Bank Trust Nat. Assoc. v. Gwinn
850434/23 U.S. Bank Trust Nat. assoc. v. Dipak Shah
850439/24 Wells Fargo Bank v. Dunkley
850538/23 Wells Fargo Bank v. Walsam 36 Delaware LLC Et Al
850679/23 Wilmington Savings Fund Society Fsb v. No 1 Home Buyers LLC F/k/a Nyath Properties LLC Et Al
850145/24 Wilmington Savings Fund Society v. Rector70 LLC Et Al
850022/23 Wilmington Savings Fund Society v. Siddique
850380/14 Wilmington Trust v. Boaziz

THURSDAY, JAN. 15

850357/15 517-525 West 45 LLC v. Avrahami
850007/19 Bil-Man Asset Mgt. LLC v. M & T 99 Lafayette Inc.
850479/23 Citimortgage v. Crescent St. Ventures LLC Et Al
850442/24 Jpmorgan Chase Bank v. 3155 B'way. Partners LLC Et Al
100207/08 Mushlam, Inc. v. Nazor
156920/19 Nazor v. Sydney Sol Group
850579/23 The Bank of NY Mellon Trust Co. v. Lowe
850090/24 Toorak Capital Partners v. Mgm Properties Ventures LLC Et Al
850276/21 U.S. Bank Nat. Assoc. v. Raymond Bouderau As Trustee of The Raymond Bouderau Revocable Trust Dated May 27

FRIDAY, JAN. 16

160710/22 Great Northern Ins. Co. v. Men At Work Const. Corp. Et Al
850253/25 Jpmorgan Chase Bank v. 1055 Park Ave 4 LLC Et Al
155570/16 Magni v. Third Ave. Tower Owner
850111/25 NYC Multifamily Portfolio LLC v. 1978-82 Third Ave LLC Et Al
850112/25 NYC Multifamily Portfolio LLC v. 20-22 Prince LLC Et Al
850110/25 NYC Multifamily Portfolio LLC v. 420 W 51 LLC Et Al
850113/25 NYC Multifamily Portfolio LLC v. Major Mott St. Corp. Et Al
158816/22 NYCTL 2021-A Trust v. Clinton Assoc. For A Renewed Environment (c.A.R.E.) Et Al
850037/25 Sig Cre 2023 Venture LLC v. West 13th Retail
850454/24 U.S. Bank Trust Nat. Assoc. v. Ma
164390/25 Waterscape Resort LLC v. Highgate 2 Hotel LLC

Part 38

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

WEDNESDAY, JAN. 14

651199/17 Abarrotes Mixteca Corp., Inc. v. Brisk
151447/23 American Transit Ins. Co. v. Rodriguez
654081/24 Board of Mgrs. of The Trump Palace Condo. v. Regency Centers
652894/23 De-Spec, Inc. Et Al v. Continental Casualty Co. Et Al
652533/23 Holland Water & Dairy Co. B.V. v. Ppe 838 Hldgs., Inc.
160940/21 Honeybee Services Inc. v. Dpc New York, Inc. Et Al
651062/23 Patel v. Maybank Kim Eng Securities USA Inc.
656134/19 Philadelphia Professional v. Antell
158129/24 Smith v. 165 Seaman LLC Et Al
651850/21 The Elsa Zegelstein Revocable Living Trust v. Bodywork Station NY Inc Et Al
161424/24 Yrigoin Gonzales v. Park 58 Corp. Et Al

THURSDAY, JAN. 15

152909/18 Alves v. Schoenewolf
657727/19 Biz2credit Inc. v. Cache Consultants Inc.
654108/21 Lalani v. Shrestha
150996/24 Montgomery v. Lutheran Social Services of Metro. New York, Inc.

FRIDAY, JAN. 16

153977/24 Holder v. Watson As Executor of The Estate of Darline C. Jones

Part 42

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

WEDNESDAY, JAN. 14

650643/25 American Transit Ins. Co. v. Tati
650622/25 American Transit Ins. Co. v. Vergin
151469/25 Fed. Express Corp. v. Superior Brands, Inc.
657198/21 Landa v. Friedman
659750/25 Massouh v. Weaver
156186/25 Maximum Quality Foods Inc. v. 197 Bistro Inc. Et Al
158801/25 Stallion 44 LLC Et Al v. Pastor
659226/25 Upsolver Data, Inc. v. P39 Tech LLC

THURSDAY, JAN. 15

161032/22 East Drive Housing Dev. Fund Corp. v. Lawrence
655094/25 Esrt Observatory Trs v. Gray Line NY Tours, Inc. Et Al
152115/23 Kleinberg v. Ria R Squared, Inc.
655938/25 Pcgezg v. Maxben Alternative Ventures I
656626/20 Porsche Cars North America v. Jrm Const. Mgt.

FRIDAY, JAN. 16

655003/25 Dave Partners v. Carda Health, Inc.
655565/24 Itria Ventures LLC v. The Fat Radish Three LLC Et Al
160815/25 Scavolini USA Inc. v. Civic Center Community Group B'way. LLC Et Al

Part 47

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

THURSDAY, JAN. 15

652977/25 34715 v. NYC Th Share Holder LLC Et Al
655912/24 51st St. Co. LLC v. Micheal
162973/25 800fund.Com LLC v. Webster Bank
159676/24 American Home Assurance Co. A/s/o Jack Resnick & Sons, Inc., Resnick Gracie Mews, LLC, And All Other Insureds Under Policy Number 025032864 v. Brennan Operating, Inc. D/b/a R.P. Brennan General Contractors & Const. Mgrs.
654611/24 American Transit Ins. Co. v. Tyquasia Williams Et Al
650738/25 Arlus Owner LLC Et Al v. Michail & Utarefson, Inc.
150026/24 Blankrome Llp v. Eber
451052/24 Budhu v. The NYCTA Et Al
151838/22 Bykovtseva v. Dth Capital
650796/24 Certain Underwriters At Lloyd's v. Peleus Ins. Co. Et Al
156152/24 Cheng v. Jia
150710/25 Ciner v. Claridge House LLC
152306/25 Clark v. Visheg Enterprises Et Al
100605/24 Crockwell v. Social Security Admin.
100624/23 Crockwell v. NYC Dept. of Social Services
155769/23 Dandrea-Vukan v. Flipper's Roller Boogie Palace NY
160928/24 De Leon v. The Alicart Group
100976/25 Deloach v. NYC Dept. of Finance Aka (dof)
152057/25 Diaz Peralta v. 25 Water Owner
161040/24 Don v. Px Global Advisors
155109/25 Duffy v. Shalyn Rlty. Corp Et Al
156499/24 Espinoza-Alfaro v. Nova Const. Services LLC Et Al
156459/24 Fredman v. West 61st St. Associates LLC
154632/25 Gangadeen v. Rs 308 West 40 LLC Et Al
153636/25 Garcia v. Doe
164213/25 Genuine Plumbing And Heating LLC v. Jonis-145 E 35th St. LLC Et
156010/23 Govt. Employees Ins. Co. v. Angela Abramov Plischtejew
650859/24 Grassi & Co., Cpas, P.C. v. Drucker
652925/24 Greater NY Mutual Ins. Co. v. Main St. American Assurance Co. Et Al
651422/25 in The Matter of The Application of Lancer Ins. Co. To Stay The Arbitration Sought To Be Had By v. Mejia
162887/25 in The Matter of The Application of Melina Brown v. Douglas Elliman Real Estate
154144/25 Ip Mortgage Borrower LLC v. Esquilin
162858/25 J v. The Trustees of Columbia Univ. of NYC
154184/19 Jones v. McDonald's Corp.
159537/22 K.S. Rlty., Inc. v. Revolve 52 East 13 LLC Et Al
655205/23 Karsch v. Falcon Rappaport & Berkman Pllc Et Al
159929/24 Khalil v. 691 Tenth LLC Et Al
157849/24 Kilfoil v. NYC School Const. Auth. Et Al
154356/24 Larson v. Tishman Const. Corp. of NY Et Al
156550/21 Lazaro v. W2005/hines West Fifty-Third Rlty. LLC Et Al
155539/24 Lilly v. The State of NY Et Al
155111/24 Malecaj v. West 70th Owners Corp. Et Al
150970/25 McGraw v. 31 West 34th St. LLC Et Al
650480/25 McKinsey & Co., Inc. Et Al v. Nat. Union Fire Ins. Co. of Pittsburgh
161886/23 Metron Dev. LLC v. Dayanta Inc. Et Al
100900/24 Miller v. Musk
163661/25 Molina v. Tigani
159384/24 Molina v. NYCTA
652976/25 Msf Malcolm LLC v. Mellon Mgt.
152989/20 Naramore v. Mount Sinai Health System
158071/24 Nascimento Silva v. Judlau Contracting, Inc. Et Al
154441/25 NY Center For Ambulatory Surgery LLC v. Armstrong
152978/25 Nicastro v. Champion Parking Et Al
100587/25 O'Daly v. C/o Equinox Investments
805187/21 Orlando v. Chughtai
156533/20 Ortega v. Lic 73 Owner
160970/22 Owens v. New York City NYCHA
157624/23 Pacific Indemnity Co. A/s/o Joseph Iacono & Kate Verner v. A To Z Group NY LLC Et Al

Court Calendars Continued On Page 16

CLASSIFIED ADVERTISING

CITATIONS NY

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

PUBLIC NOTICES

On December 15, 2025, Hon. Peter P. Sweeney, J.S.C. ordered the November 21, 2025 Amended Notice of Pendency regarding 2021 63rd Street, Brooklyn, New York 11204, Block 5535, Lot 70 in the matter, Celeste A. Pisano DiVagno et. al. v. Pasqualena DiVagno Iacoviello et. al. Index No. 532198/2025, Supreme Court of the State of New York, County of Kings, be published via the New York Law Journal. This publication shall serve as notice of same pursuant to Docket Entry No. 24.
19698 j14-W-1t

FOUNDATIONS

THE ANNUAL RETURN OF THE SYDE HURDUS FOUNDATION, INC. For the fiscal year ended August 31, 2025, is available at its principal office located at Reed Smith LLP 599 Lexington Ave. 22nd Floor, New York, NY 10022 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Lawrence F. Gilberti.
19474 j14

THE ANNUAL RETURN OF The Carl B. and Ludmila S. Hess Foundation. For the calendar year ended 2023 is available at its principal office located at 321 Broadway, Saratoga Springs, NY 1286 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Ludmila S. Bidwell.
18099 j14

THE ANNUAL RETURN OF The John & Mary R Markle Foundation For the fiscal year ended 6/30/2024 is available at its principal office located at 1270 Avenue of the Americas 12th floor, New York, NY 10020 for the inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Sharon Butler.
19375 j14

LIQUOR LICENSES

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

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

LIMITED LIABILITY ENTITIES

ANNA EPSHTEYN LCSW PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 11/17/2025. 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, 2001 Grove Street, Wantagh, NY 11793. Purpose: To Practice The Profession Of Licensed Clinical Social Work.
18338 d10-W j14

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

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

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

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

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

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

NOTICE OF FORMATION of MATTHIAS ALTWICKER ARCHITECT PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/19/25. Office location: NY County. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: The PLLC, c/o Matthias Altwicker, 590 Main St., Ste 474, NY, NY 10044. Purpose: to practice the profession of Architecture.
19119 d31-W f4

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

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

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

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

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

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

LIMITED LIABILITY ENTITIES

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

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

BOXWOOD WAY LLC. Arts. of Org. filed with the SSNY on 12/02/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Michael Mourkakos, 8 Boxwood Way, Manhasset, NY 11030. Purpose: Any lawful purpose
18333 d10-W j14

ENLARGED BORDERS AVIATION, LLC. Arts. of Org. filed with the SSNY on 11/25/25. 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, 144 Woodbury Road, Woodbury, NY 11797. Purpose: Any lawful purpose.
18334 d10-W j14

HYDERABADI ZAIQA 2 LLC. Filed with SSNY on 12/05/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 785 9TH AVE, NEW YORK, NY 10019. Purpose: Any Lawful
18339 d10-W j14

JFK MEI GUO 34 LLC, Arts. of Org. filed with the SSNY on 12/09/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 420 Great Neck Road, Great Neck, NY 11021. Purpose: Any Lawful Purpose.
18343 d10-W j14

RIU MINHO LLC, Arts. of Org. filed with the SSNY on 12/04/2025. Office loc: Bronx County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 340 Tiffany St, Bronx, NY 10474. Reg Agent: Rachel Rodrigues, 340 Tiffany St, Bronx, NY 10474. Purpose: Any Lawful Purpose.
18336 d10-W j14

Formation of D'Annunzio – Servidone, JV, LLC filed with the Secy. of State of NY (SSNY) on 12/12/2025. Office loc.: NY County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail process to Michael A. D'Annunzio, 3730 Park Ave., S. Plainfield, NJ 07080. Purpose: Any lawful activity.
18574 d17-W j21

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

1428 APS REALTY LLC. Arts. of Org. filed with the SSNY on 12/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 505 Northern Boulevard, Suite 214, Great Neck, NY 11021. Purpose: Any lawful purpose.
18908 d24-W j28

41-07 CRESCENT ST JV LLC. App. for Auth. filed with the SSNY on 03/26/14. Originally filed with the Secretary of State of Delaware on 02/21/13. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 80 8th Ave, New York, NY 10011. Purpose: Any lawful purpose.
19026 d24-W j28

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

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

TOSCANO TRAVEL LLC. Arts. of Org. filed with the SSNY on 02/08/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 115 Northgate Dr, Syosset, NY 11791. Purpose: Any lawful purpose.
18909 d24-W j28

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF FORMATION of ENDO EXO STUDIO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #108186, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18730 J07 W F11

NOTICE OF FORMATION of D&J GEISE HOLDINGS, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. Princ. office of LLC: 29 E. 10th St., Ste. 1, NY, NY 10003. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
19232 Dec31 w Feb4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Formation of DAHLIA NY LLC filed with the Secy. of State of NY (SSNY) on 12/16/2025. Office loc.: NY County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail process to David Kungl, 300 Rector Pl., Apt. 9F, New York, NY 10280. Purpose: Any lawful activity.
18922 d31-W f3

Formation of ELDER NY LLC filed with the Secy. of State of NY (SSNY) on 12/16/2025. Office loc.: NY County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail process to David Kungl, 300 Rector Pl., Apt. 9F, New York, NY 10280. Purpose: Any lawful activity.
18921 d31-W f4

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

77 TAYLOR AVENUE LLC, Arts. of Org. filed with the SSNY on 01/12/2026. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 250 Sara Court, Yorktown Heights, NY 10598. Purpose: Any Lawful Purpose.
19689 j14-W f18

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

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

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

Michael Falkove LLC filed w/ SSNY 10/31/25. Off. in Nassau Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 105 Wynn Ct, Syosset, NY 11791. Any lawful purpose.
19672 Jan14 w Feb18

SALES

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

PUBLIC NOTICES

NOTICE OF ELECTION TO PURCHASE OUTSTANDING COMMON UNITS OF STEEL PARTNERS HOLDINGS L.P. (CUSIP: 85814R107)

Steel Partners Holdings L.P. (the "Company") provides notice that the General Partner of the Company has assigned to its affiliate, Steel Excel, Inc., the right under the Company's Eleventh Amended and Restated Limited Partnership Agreement to purchase all outstanding common units of the Company not held by the General Partner of the Company or its affiliates (the "Common Units"), and on January 6, 2026, Steel Excel, Inc. elected to exercise its right to purchase all outstanding Common Units in exchange for a purchase price of $50.0 per Common Unit in cash. The purchase price will be payable to holders effective as of January 16, 2026, which shall be the purchase date, upon surrender by a holder of the certificates representing its Common Units, if any, at such office or offices, if any, as the Transfer Agent set forth below may specify. Additional information can be found in the Notice of Election to Purchase Outstanding Common Units and Appraisal Rights dated January 6, 2026 that has been mailed to Record Holders of Common Units by the Transfer Agent. Holders in "street name" should contact their broker, bank, or nominee for procedures. Holders of record will be contacted by the Transfer Agent: Equiniti Trust Company, LLC, Operations Center, Attn: Onbase – Reorganization Department, 1110 Centre Pointe Curve, Suite #101, Mendota Heights, MN 55120.
19576 j12-MTuW j14

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of TALCOTT GARDENS PRESERVATION GP, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
18956 Dec24 w Jan28

NOTICE OF FORMATION of TR CREATIVE LAB LLC. Arts. Of Org. filed with SSNY on 12/10/2025. Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 1936 HEMPSTEAD TPKE SUITE 116, EAST MEADOW, NY 11554. Any lawful purpose.
19018 Dec24 w Jan28

NOTICE OF FORMATION of AI Economics LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/02/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 90 Riverside Drive, New York, NY 10024. Purpose: any lawful act.
19423 J07 W F11

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION 383 CLINTON AVE LLC, Arts. of Org. filed with the SSNY on 09/22/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 885 W Broadway, Woodmere, NY 11598. Reg Agent: Segal Dov, 885 W Broadway, Woodmere, NY 11598. Purpose: Any Lawful Purpose.
18659 d17-W j21

NOTICE OF FORMATION Notice of Formation of LEGACY SANDWICH 14TH STREET LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/05/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 240 WEST 40TH ST., NEW YORK, NY 10018. Purpose: any lawful activities.
18657 d17-W j21

NOTICE OF FORMATION of Earnest Pursuit Coffee Roasting, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 525 W 52nd Street, 20AN, New York, NY 10019. Purpose: any lawful act.
18649 D17 W J21

NOTICE OF FORMATION of Greenfield FP Holdings LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, 444 Woodbury Rd., Plainview, NY 11803. Purpose: any lawful activities.
18658 d17-W j21

NOTICE OF FORMATION of LEGACY DONUT 14TH STREET LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/03/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 240 WEST 40TH ST., NEW YORK, NY 10018. Purpose: any lawful activities.
18656 d17-W j21

NOTICE OF FORMATION of Myzi LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/02/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 417 W 120th St Apt 2B, NY, NY 10027. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18577 D17 W J21

NOTICE OF FORMATION of One World Brands LLC. Articles of Organization filed with Sec. of State of NY(SOS) on 3/21/23. Office location: New York County. SOS is designated as agent of LLC for service of process. SOS shall mail copy of process to 214 West 39th St, Ste 204, NY, NY 10018. Purpose: Any lawful act or activity.
18669 D17 W J21

NOTICE OF FORMATION of Revive Hair Co. LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 360 Briarwood Rd, Massapequa, NY 11758. Purpose: any lawful act.
18648 D17 W J21

NOTICE OF FORMATION of Schwartz Strategies LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S, PMB 271526, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18663 D17 W J21

NOTICE OF FORMATION of The Drop House NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 150 East 18th St, #1B, New York, NY 10003. Purpose: any lawful act.
18651 D17 W J21

NOTICE OF FORMATION of HIFIVE CREATIVE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/3/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 626 E 14th St, Apt 17, New York, NY 10009. Purpose: any lawful act.
19225 D31 W F04

NOTICE OF FORMATION of PROGRESS BOOKS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: eResidentAgent, Inc., 1 Rockefeller Plz, #1204, New York, NY 10020. Purpose: any lawful act.
18742 D31 W F04

NOTICE OF FORMATION of SPARK DIGITAL CONSULTANTS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 208 E Broadway, Apt J906, New York, NY 10002. Purpose: any lawful act.
15008 D31 W F04

NOTICE OF FORMATION of THE BAREFOOT BALLET LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 200 Spring Street, Unit 11, New York, NY 10012. Purpose: any lawful act.
16713 D31 W F04

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 175 FRANKLIN HOLDER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/25/25. 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 Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18313 Dec10 w Jan14

NOTICE OF FORMATION of 63RD STREET 10C LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/24/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Loeb Block & Partners LLP, 505 Park Ave., 8th Fl., NY, NY 10022. Purpose: Any lawful activity.
18311 Dec10 w Jan14

NOTICE OF FORMATION of AURORA CARLETON AVE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: Nassau County. Princ. office of LLC: 1295 Northern Blvd., Ste. 21, Manhasset, NY 11030. 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.
18289 Dec10 w Jan14

NOTICE OF FORMATION of CITYWIDE APARTMENTS PRESERVATION CLASS A, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/21/25. 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.
18295 Dec10 w Jan14

NOTICE OF FORMATION of COURTLANDTS WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: Phipps Houses, 257 Park Ave. South, 12th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18307 Dec10 w Jan14

NOTICE OF FORMATION of CPW WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. Princ. office of LLC: Phipps Houses, 257 Park Ave. South, 12th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18309 Dec10 w Jan14

NOTICE OF FORMATION of IKH PIZZA, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/21/25. Office location: Nassau County. Princ. office of LLC: 1675 Westmoreland Rd., Merrick, NY 11566. 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.
18327 Dec10 w Jan14

NOTICE OF FORMATION of KMFS PAYROLL LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/20/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
18292 Dec10 w Jan14

NOTICE OF FORMATION of MARBLE OPCO II LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/08/25. 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 Russell Leaf, Willkie Farr & Gallagher LLP, 787 Seventh Ave., NY, NY 10019. Purpose: Any lawful activity.
18328 Dec10 w Jan14

NOTICE OF FORMATION of MARBLE PROPERTY HOLDING II LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/08/25. 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 Russell Leaf, Willkie Farr & Gallagher LLP, 787 Seventh Ave., NY, NY 10019. Purpose: Any lawful activity.
18329 Dec10 w Jan14

NOTICE OF FORMATION of MELROSE SOUTH WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: Phipps Houses, 257 Park Ave. South, 12th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18317 Dec10 w Jan14

NOTICE OF FORMATION of NYCNCC SUB-CDE 26, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: One Liberty Plaza, NY, NY 10006. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o New York City Economic Development Corp., Attn: General Counsel at the princ. office of the LLC. Purpose: Any lawful activity.
18322 Dec10 w Jan14

NOTICE OF FORMATION of SARU 29B LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 08/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18302 Dec10 w Jan14

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of NYCNCC SUB-CDE 27, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: One Liberty Plaza, NY, NY 10006. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o New York City Economic Development Corp., Attn: General Counsel at the princ. office of the LLC. Purpose: Any lawful activity.
18323 Dec10 w Jan14

NOTICE OF FORMATION of NYCNCC SUB-CDE 28, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: One Liberty Plaza, NY, NY 10006. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o New York City Economic Development Corp., Attn: General Counsel at the princ. office of the LLC. Purpose: Any lawful activity.
18324 Dec10 w Jan14

NOTICE OF FORMATION of NYCNCC SUB-CDE 29, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: One Liberty Plaza, NY, NY 10006. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o New York City Economic Development Corp., Attn: General Counsel at the princ. office of the LLC. Purpose: Any lawful activity.
18325 Dec10 w Jan14

NOTICE OF FORMATION of NYCNCC SUB-CDE 30, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: One Liberty Plaza, NY, NY 10006. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o New York City Economic Development Corp., Attn: General Counsel at the princ. office of the LLC. Purpose: Any lawful activity.
18321 Dec10 w Jan14

NOTICE OF FORMATION of PHIPPS PLAZAS WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. Princ. office of LLC: Phipps Houses, 257 Park Ave. South, 12th Fl., NY, NY 10010. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18320 Dec10 w Jan14

NOTICE OF FORMATION of RADIANT HEALTH PARTNERS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/24/25. Office location: Bronx County. Princ. office of LLC: 1250 Waters Pl., PH-1, Bronx, NY 10461. 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.
18279 Dec10 w Jan14

NOTICE OF FORMATION of SDC SAW MILL MEMBER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/21/25. Office location: Bronx County. Princ. office of LLC: 1250 Waters Pl., PH-1, Bronx, NY 10461. 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.
18282 Dec10 w Jan14

NOTICE OF FORMATION of SIMONE SAW MILL MEMBER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/21/25. Office location: Bronx County. Princ. office of LLC: 1250 Waters Pl., PH-1, Bronx, NY 10461. 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.
18281 Dec10 w Jan14

NOTICE OF FORMATION of THOMPSON 2E LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/09/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Lindsey Rollman, 300 Park Ave., Ste. 530, NY, NY 10022. Purpose: Any lawful activity.
18297 Dec10 w Jan14

NOTICE OF FORMATION of WEST FARMS WORKFORCE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18303 Dec10 w Jan14

NOTICE OF FORMATION of WILLCHAR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. 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, 145 Nassau St., #9D, NY, NY 10038. Purpose: Any lawful activity.
18300 Dec10 w Jan14

NOTICE OF FORMATION of Magid Condo LLC. Arts. of Org. filed with NY Dept. of State: 12/3/25. Office location: NY County. Princ. bus. addr.: 8500 Normandale Lake Blvd., Ste. 630, Minneapolis, MN 55437. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: CT Corporation System, 28 Liberty St., NY, NY 10005. Purpose: all lawful purposes.
18580 Dec17 w Jan21

NOTICE OF FORMATION of BCE FRANKLIN LLC. Arts. Of Org. filed with SSNY on 12/05/2025. Office location: Nassau SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 71 ROCKCREST ROAD, MANHASSET, NY 11030. Any lawful purpose.
19015 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 6 Gemstone LLC. Arts. of Org. filed with NY Dept. of State: 12/12/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to the principal business address: 56 Woodland Dr., Brightwaters, NY 11718, Attn: Carl Adams, regd. agent upon whom process may be served. Purpose: all lawful purposes.
19021 Dec24 w Jan28

NOTICE OF FORMATION of BASS REAL ESTATE, L.L.C. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/15/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
19045 Dec24 w Jan28

NOTICE OF FORMATION of CAMILA HOLDING LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. Princ. office of LLC: 110 East 57th St., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Holding of real estate.
18964 Dec24 w Jan28

NOTICE OF FORMATION of CONEY REMICA PROPERTY HOLDING, LLC. Arts. of Org. filed with SSNY on 12/09/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 229 EAST 85TH STREET #1010, NEW YORK, NY 10028. Any lawful purpose.
19016 Dec24 w Jan28

NOTICE OF FORMATION of DRMEK, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to David Mekles, 67 Fairway Terrace, Norwood, NJ 07648. Purpose: Any lawful activity.
19034 Dec24 w Jan28

NOTICE OF FORMATION of FPA PRODUCTIONS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: NY County. Princ. office of LLC: 630 9th Ave., Ste. 1409, NY, NY 10036. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
19029 Dec24 w Jan28

NOTICE OF FORMATION of JE 2024 NO 1 LLC. Arts. of Org. filed with SSNY on 12/11/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 110 RIVERSIDE DRIVE, APT. 3F, NEW YORK, NY 10024. Any lawful purpose.
19017 Dec24 w Jan28

NOTICE OF FORMATION of JWB 211 WEST 84TH LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Wendy Balter, 2711 S. Ocean Dr., Apt. 1405, Hollywood, FL 33019. Purpose: Any lawful activity.
19033 Dec24 w Jan28

NOTICE OF FORMATION of LANDR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
18951 Dec24 w Jan28

NOTICE OF FORMATION of NEWMARK LIVELIHOOD LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19032 Dec24 w Jan28

NOTICE OF FORMATION of SUNNYSIDE II DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
18953 Dec24 w Jan28

NOTICE OF FORMATION of TALCOTT GARDENS DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
18955 Dec24 w Jan28

NOTICE OF FORMATION of TALCOTT GARDENS PRESERVATION CLASS B, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. Princ. office of LLC: 30 Hudson Yards, 72nd Fl., NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
18957 Dec24 w Jan28

NOTICE OF FORMATION of 2000 BROADWAY 5E LLC. Arts. of Org. filed with SSNY on 10/29/2025.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 600 MAMARONECK AVENUE #400, HARRISON, NY, 10528. Any lawful purpose.
19677 Jan14 w Feb18

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

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

DTV STUDIOS LLC, Arts. of Org. filed with the SSNY on 01/12/2026. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 20 Water Grant St, Ste 346, Yonkers, NY 10701. Reg Agent: Joseph A Camilo, 20 Water Grant St, Ste 346, Yonkers, NY 10701. Purpose: Any Lawful Purpose.
19688 j14-W f18

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

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

GLOBAL FRONTIER GROUP, LLC. Arts. of Org. filed with the SSNY on 12/29/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 811 Center Drive, North Baldwin, NY 11510. Purpose: any lawful purpose.
19432 j7-W f11

JAVI HOLDINGS LLC, a Arts. of Org. filed with the SSNY on 10/23/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 40 Queens Street, Suite 415, Syosset, NY 11791. Reg Agent: Chris Coiro, 330 Motor Parkway, Suite 300 Hauppauge, NY 11788. Purpose: Any Lawful Purpose.
19437 j7-W f11

MARSOL LLC. Arts. of Org. filed with the SSNY on 11/26/25 with an existence date of 01/01/26. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 158 West 29th Street, 10th Floor, New York, NY 10001. Purpose: Any lawful purpose.
19433 j7-W f11

STUYTOWN ONE LLC, Arts. of Org. filed with the SSNY on 01/05/2026. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Wen Biao Li, 1 Great Neck Rd, Ste 8, Great Neck, NY 11021. Purpose: Any Lawful Purpose.
19438 j7-W f11

ACROPOLIS CONDO UNIT LLC. Filed 12/17/2025. Office: New York Co. SSNY designated as agent for process & shall mail to: MR BENJAMIN KAUFMAN ESQ C/O WOLF HALDENSTEIN ADLER FREEMAN & HERZ LLP 270 MADISON AVENUE, NEW YORK, NY 10016. Purpose: General.
19377 Jan14 w Feb18

NOTICE OF FORMATION of CREST FACTOR LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/19/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Louis Aliberti, 3334 Long Beach Rd., #125, Oceanside, NY 11572. Purpose: any lawful activities.
18347 d10-W j14

NOTICE OF FORMATION of Cullinane Consulting LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/6/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #331745, New York, NY 10003 USA. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
18301 D10 W J14

NOTICE OF FORMATION of EAT TOKYO LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/28/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 57 Main St, Port Washington, NY 11050-2927, USA. Purpose: any lawful act.
17906 D10 W J14

NOTICE OF FORMATION of LANYI HOLDINGS LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 09/19/25. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 289 ROUTE 100 SOMERS, NY, 10589. Purpose: Any lawful purpose
19665 Jan14 w Feb18

NOTICE OF FORMATION of LOPEZ SLATER DESIGN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/23/25. Office location: NY County. Princ. office of LLC: c/o Altman, Greenfield & Selvaggi, 200 Park Ave. South, Fl. 8, NY, NY 10003. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. Purpose: Any lawful activity.
19667 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Shrimp Studios NYC LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 9/4/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 555 Washington Ave, Suite 2B, Brooklyn, NY 11238. Purpose: any lawful act.
18306 D10 W J14

NOTICE OF FORMATION of TKEMNY LLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 10/28/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Republic Registered Agent Services Inc, 54 State St, Ste 804, Albany, NY 12207. P/B/A: 3214 Cambridge Ave, Apt 3, Bronx, NY 10463. Purpose: any lawful act.
18304 D10 W J14

NOTICE OF FORMATION of GREENSTONE FAMILY OFFICE LLC. Arts. of Org. filed with SSNY on 12/18/2025. Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 225 CHERRY STREET, APT 47L, NEW YORK, NY 10002. Any lawful purpose.
19208 Dec31 w Feb4

NOTICE OF FORMATION of PITKIN BC, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.
19230 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI FIVE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19221 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI FOUR, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19219 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/10/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19214 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI ONE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19215 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI THREE, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19218 Dec31 w Feb4

NOTICE OF FORMATION of VERY SIMILAR TAXI TWO, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity.
19217 Dec31 w Feb4

NOTICE OF FORMATION of EMBODIED BY ADIA LLC. Arts. of Org filed with Secy. of State of NY (SSNY) on 12/11/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to Embodied By Adia LLC, 99 Wall Street #1598, New York, NY 10005. Purpose: any lawful act.
19056 J07 W F11

NOTICE OF FORMATION of NOHAR BARNEA DEVELOPMENT DESIGN LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 220 Riverside Blvd, New York, NY 10069. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act.
19429 J07 W F11

NOTICE OF FORMATION of OPPROS LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/10/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 21 Richard Ave, Merrick, NY 11566. Purpose: any lawful act.
19409 J07 W F11

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

NOTICE OF FORMATION of FOUNDING GROUP LLC. Arts. of Org. filed with SSNY on 01/06/2026.Office location: New York SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to 31-33 2ND AVENUE, NEW YORK, NY, 10003. Any lawful purpose.
19675 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Oryvenza Trade Group LLC. Arts of Org filed with SSNY on 09/15/2025. Office location: New York County. SSNY designated as agent of LLC upon whom process may be served and shall mail copy to 353 Lexington Avenue, 4th Floor, Suite 400 #290, New York, NY 10016. Purpose: Any lawful act.
18326 D10 W J14

NOTICE OF FORMATION of SOFTBALL LG LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/10/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 115 Central Park W, Apt 6CE, New York, NY 10023. Purpose: any lawful act.
19568 J14 W F18

NOTICE OF FORMATION of 171 STONY HOLLOW LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 01/07/26. Office in Nassau County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 400 ANCHOR AVE OCEANSIDE, NY, 11572. Purpose: Any lawful purpose
19664 Jan14 w Feb18

NOTICE OF FORMATION of CLOVEBROOK LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 10/27/25. Office in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 28 CLOVEBROOK RD VALHALLA, NY, 10595. Purpose: Any lawful purpose
19663 Jan14 w Feb18

NOTICE OF FORMATION of MADISON ADMIN SERVICES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. Princ. office of LLC: 350 West 88th St., NY, NY 10024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity.
19670 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

360 W 119 ST LLC. App. for Auth. filed with the SSNY on 12/12/25. Originally filed with the Secretary of State of New Jersey on 12/08/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 161 Western Drive, Short Hills, NJ 07078. Purpose: Any lawful purpose.
18905 d24-W j28

APOLLO LANDMARK, LLC. App. for Auth. filed with the SSNY on 12/12/25. Originally filed with the Secretary of State of New Jersey on 12/08/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 161 Western Drive, Short Hills, NJ 07078. Purpose: Any lawful purpose.
18904 d24-W j28

PUBITY GROUP LLC. App. for Auth. filed with the SSNY on 12/16/25. Originally filed with the Secretary of State of Delaware on 08/20/24. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o EB Group CPAs LLP, 510 Broadhollow Road, Suite 300, Melville, NY 11747. Purpose: Any lawful purpose.
18906 d24-W j28

686 PORT LLC, Appl for Auth filed with SSNY 12/17/25. Office location: Nassau County. LLC formed in DE 7/9/2020. SSNY designated as agent for process & shall mail process to: c/o The LLC, 21 Vanderventer Ave., Port Washington, NY, 11050. DE address of LLC is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808 . A copy of the Cert. of Form. on file with State of DE, Div.of Corp., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful act or activity.
19233 d31-W f4

7614 4TH LENDER LLC Authority filed SSNY 12/11/2025 Office: New York Co. formed DE 12/18/2017 exists 1209 Orange St, Wilmington, DE 19801 SSNY design agent for process & shall mail to 424 MADISON AVE 16TH FL, NEW YORK, NY, 10017 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose
18999 Dec24 w Jan28

FARM HORSE, LLC Authority filed SSNY 12/1/2025 Office: New York Co. formed DE 11/15/2011 exists 555 E. LOOCKERMAN ST, #320, Dover, DE 19901 SSNY design agent for process & shall mail to 99 W. HAWTHORNE AVE, # 408, VALLEY STREAM, NY, 11580 Cert of Regis Filed DE SOS 401 Federal St #4 Dover DE 19901 General Purpose
18998 Dec24 w Jan28

NOTICE OF QUALIFICATION of Green Day Solution LLC. Authority filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: New York County. LLC formed in Delaware (DE) on 10/08/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207. Address required to be maintained in DE: 16192 Coastal Hwy., Lewes, DE 19958. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
18348 d10-W j14

NOTICE OF QUAL. of ALLEYWORKS LLC. Auth. filed with SSNY on 12/05/2025. Office location: NEW YORK. LLC formed in DE on 11/21/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 220 5TH AVENUE, , 17TH FLOOR , NEW YORK, NY, UNITED STATES, 10001. Arts. of Org. filed with DE SOS. 401 Federal St. Ste 3 Dover, DE 19901. Any lawful purpose.
18342 Dec10 w Jan14

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 535 Broadway CE LLC. Authority filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: New York County. LLC formed in Delaware (DE) on 09/03/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 525 7th Ave., 20th Fl., New York, NY 10018. Address required to be maintained in DE: 1209 Orange St., Wilmington, DE 19801. Arts of Org. filed with the DE Secy of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
18655 d17-W j21

NOTICE OF QUALIFICATION of Green Day Solution LLC. Authority filed with Secy. of State of NY (SSNY) on 11/24/2025. Office location: New York County. LLC formed in Delaware (DE) on 10/08/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207. Address required to be maintained in DE: 16192 Coastal Hwy., Lewes, DE 19958. Arts of Org. filed with the Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.
18654 d17-W j21

NOTICE OF QUALIFICATION of BLUE SPARTAN LLC, fictitious name BLUE SPARTAN RESTAURANT NEW YORK LLC. Application for authority filed with Secretary of State of NY (SSNY) on 9/29/2025. Office location: NY County. LLC formed in DE on 10/31/2024. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 100 SE 2nd St, Ste 2000, Miami, FL 33131. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.
18482 D31 W F04

NOTICE OF QUALIFICATION of LINDBROOK PARTNERS, LLC. App. for Authority filed with SSNY on 10/10/2025. Office location: NY County. LLC formed in DE on 4/16/2025. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to 1 Rockefeller Plaza, Ste 1204, New York, NY 10020. P/B/A: 2049 Century Park East, 1400, Los Angeles, CA 90067. DE address: 1013 Centre Rd, Ste 403S, Wilmington, DE 19805. Cert. of Formation filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act.
16604 D31 W F04

NOTICE OF QUALIFICATION OF SHOUT AND YELL LLC. Appl. for Auth. filed with the Secy. of State of NY (SSNY) on 10/27/2025. Office Location: New York County. LLC formed in Washington (WA) on 07/28/2025. Princ. office of LLC: 28 W 26th St #5C, New York, NY 10010. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to LLC, 10822 168th Ct NE, Redmond WA 98052. Cert. of Form. filed with WA Secy. of State, 416 Sid Snyder Ave SW, Olympia, WA 98501. Purpose: Any lawful act or activity.
19235 D31 W F04

NOTICE OF QUALIFICATION of WINDSOR DRIVE LLC. Application for authority filed with Secy. of State of NY (SSNY) on 12/18/2025. Office location: Nassau County. LLC formed in California (CA) on 4/10/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o the LLC, 1880 Century Park East, Ste 950, Los Angeles, CA 90067. R/A: EResident Agent, Inc., 1 Rockefeller Plz, #1204, New York, NY 10020. Arts of Org filed with Secy of State of CA, 1500 11th St, Sacramento, CA 95814. Purpose: any lawful activity.
19211 D31 W F04

NOTICE OF QUALIFICATION of 100 GOLD NW OWNER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/25/25. Office location: NY County. LLC formed in Delaware (DE) on 11/25/25. Princ. office of LLC: 1700 Broadway, 25th 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 Secy. of State, State of DE, Div. of Corps., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18310 Dec10 w Jan14

NOTICE OF QUALIFICATION of TECHNOLOGY SERVICES GROUP TRS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/25/25. Office location: NY County. LLC formed in Delaware (DE) on 01/07/25. Princ. office of LLC: c/o Brookfield Properties, 225 Liberty St., 43rd Fl., NY, NY 10281. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18314 Dec10 w Jan14

NOTICE OF QUALIFICATION of 88-90 LEXINGTON OWNER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/26/25. Office location: NY County. LLC formed in Delaware (DE) on 12/10/24. Princ. office of LLC: Glacier Equities, 152 57th St., 10SE, NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: State of DE Corporate Service Bureau, 614 N Dupont Hwy., Ste. 210, Dover, DE 19901. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18952 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of ADREM ADMINISTRATORS 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 08/12/21. Princ. office of LLC: 205 W. 28th St., 9th Fl., Ste. B, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Charuni Patibanda-Sanchez, Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18299 Dec10 w Jan14

NOTICE OF QUALIFICATION of AHM AVIATION II, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/21/25. Office location: NY County. LLC formed in Delaware (DE) on 11/19/25. 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.
18285 Dec10 w Jan14

NOTICE OF QUALIFICATION of AUNT DOROTHY'S PLACE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/24/25. Office location: NY County. LLC formed in Delaware (DE) on 11/10/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Dept. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18316 Dec10 w Jan14

NOTICE OF QUALIFICATION of BLACKLINE NEW YORK, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/01/25. Office location: NY County. LLC formed in Illinois (IL) on 11/17/25. Princ. office of LLC: 15 Park Row, NY, NY 10038. 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. IL addr. of LLC: 1751 West Diehl Rd., Ste. 185, Naperville, IL 60563. Cert. of Form. filed with IL Secy. of State, 213 State Capitol, Springfield, IL 62756. Purpose: Any lawful activity.
18298 Dec10 w Jan14

NOTICE OF QUALIFICATION of ESCENTRIC MOLECULES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/24/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. 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. 4, Dover, DE 19901. Purpose: Any lawful activity.
18312 Dec10 w Jan14

NOTICE OF QUALIFICATION of FRED AT HOME, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/18/25. Office location: NY County. LLC formed in Delaware (DE) on 11/13/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18318 Dec10 w Jan14

NOTICE OF QUALIFICATION of NFO FINANCIAL, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/18/25. Office location: NY County. LLC formed in Delaware (DE) on 03/22/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 121 W. 36th St., Ste. 515, NY, NY 10018. 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, John G. Townsend Bldg., 401 Federal St., Ste. #4, Dover, DE 19901. Purpose: Any lawful activity.
18286 Dec10 w Jan14

NOTICE OF QUALIFICATION of TD FINANCIAL PRODUCTS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/18/25. Office location: NY County. LLC formed in Delaware (DE) on 07/21/10. 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 of the State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18296 Dec10 w Jan14

NOTICE OF QUALIFICATION of THE PROSPERITY CONSULTING GROUP, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/12/25. Office location: NY County. LLC formed in Delaware (DE) on 08/01/23. 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 19805. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18290 Dec10 w Jan14

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of TMX ALPHA US, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/19/25. Office location: NY County. LLC formed in Delaware (DE) on 08/22/23. 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, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18291 Dec10 w Jan14

NOTICE OF QUALIFICATION of YENDO AUTO SERVICING LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/17/25. Office location: NY County. LLC formed in Delaware (DE) on 06/20/23. 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.
18293 Dec10 w Jan14

NOTICE OF QUAL. of KPMG PERFORMANCE HUB LLC. Auth. filed with SSNY on 12/04/2025. Office location: NEW YORK. LLC formed in DE on 04/25/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400, HARRISON, NY, UNITED STATES, 10528. Arts. of Org. filed with DE SOS. 401 Federal St. Ste 3 Dover, DE 19901. Any lawful purpose.
18341 Dec10 w Jan14

NOTICE OF QUALIFICATION of Vineyard Point Holdings LLC. Authority filed with NY Dept. of State: 11/25/25. Office location: NY County. LLC formed in DE: 11/21/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 250 W. 55th St., 34th Fl., NY, NY 10019, principal business address. DE address of LLC: Cogency Global Inc., 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.
18579 DEC17 w Jan21

NOTICE OF QUALIFICATION of 4275 BOSTON SG LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/15/25. Office location: Nassau County. LLC formed in Delaware (DE) on 12/10/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18965 Dec24 w Jan28

NOTICE OF QUALIFICATION of AT LAST SPORTSWEAR LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 10/29/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19040 Dec24 w Jan28

NOTICE OF QUALIFICATION of BRIO REAL ESTATE L.L.C. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 10/01/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18963 Dec24 w Jan28

NOTICE OF QUALIFICATION of 1890 ADAMS HOUSE HOLDINGS LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. LLC formed in Delaware (DE) on 12/18/24. Princ. office of LLC: 333 Earle Ovington Blvd., Ste. 900, Uniondale, NY 11553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18949 Dec2 w Jan28

NOTICE OF QUAL. of A LONGCHAMP PHOTOGRAPHY LLC. Auth. filed with SSNY on 12/18/2025. Office location: Nassau. LLC formed in NJ on 09/19/2023. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 528 EAST MEADOW AVE, EAST MEADOW, NY 11554. Arts. of Org. filed with NJ SOS. PO Box 450, Trenton, NJ 08646. Any lawful purpose.
19206 Dec31 w Feb4

NOTICE OF QUAL. of KESKIN INVESTMENT HOLDINGS LLC. Auth. filed with SSNY on 12/19/2025. Office location: New York. LLC formed in DE on 06/17/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 343 E 30TH ST, NEW YORK, NY 10016. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19209 Dec31 w Feb4

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of DHABAWALE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. Princ. office of LLC: 1279 Rt. 46, Ste. C202, Parsippany, NJ 07054. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543, regd. agent upon whom and at which process may be served. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19042 Dec24 w Jan28

NOTICE OF QUALIFICATION of EVERGREEN PEAK LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. NYS fictitious name: EVERGREEN PEAK (DE) LLC. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18961 Dec24 w Jan28

NOTICE OF QUALIFICATION of GREEN GATE CAPITAL LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/10/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
18960 Dec24 w Jan28

NOTICE OF QUALIFICATION of LEGACY VALUATION & FORENSICS, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: Nassau County. LLC formed in Delaware (DE) on 08/18/25. Princ. office of LLC: 4350 W Cypress St., Ste. 100, Tampa, FL 33607. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18950 Dec24 w Jan28

NOTICE OF QUALIFICATION of MF AMERICA LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/12/25. Office location: NY County. LLC formed in Delaware (DE) on 01/23/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19030 Dec24 w Jan28

NOTICE OF QUALIFICATION of MJPH2 COMPANY, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/15/25. Office location: NY County. LLC formed in Delaware (DE) on 09/24/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St. - Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19043 Dec24 w Jan28

NOTICE OF QUALIFICATION of NFMV SPV LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Cayman Islands (C.I.) on 10/02/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. C.I. addr. of LLC: 71 Fort St., PO Box 500, Grand Cayman, C.I. KY1-1106. Cert. of Form. filed with Assistant Registrar of Limited Liability Companies, Ground Fl., Government Administration Bldg., 133 Elgin Ave., Grand Cayman, C.I. KY1-9000. Purpose: Any lawful activity.
19039 Dec24 w Jan28

NOTICE OF QUALIFICATION of NORVIN THOMPSON LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. Princ. office of LLC: 845 Third Ave., 6th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity.
19037 Dec24 w Jan28

NOTICE OF QUALIFICATION of JBGS Employee Company, L.L.C. Authority filed with NY Dept. of State: 12/11/25. Office location: NY County. LLC formed in DE: 2/23/17. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19695 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of NWH HOTEL MANAGEMENT LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 10/08/25. Princ. office of LLC: 1819 Wazee St., Denver, CO 80202. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Management company.
19035 Dec24 w Jan28

NOTICE OF QUALIFICATION of RAVE HEROES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/02/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18954 Dec24 w Jan28

NOTICE OF QUALIFICATION of RMC FUND B FN RES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 10/22/25. Office location: NY County. LLC formed in Delaware (DE) on 05/22/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Roosevelt Management Company LLC, 1540 Broadway, Ste. 1500, NY, NY 10036. DE addr. of LLC: Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19046 Dec24 w Jan28

NOTICE OF QUALIFICATION of RTST THOMPSON LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/09/25. Office location: NY County. LLC formed in Delaware (DE) on 12/04/25. Princ. office of LLC: 500 5th Ave., 39th Fl., NY, NY 10110. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19801. Purpose: Any lawful activity.
19038 Dec24 w Jan28

NOTICE OF QUALIFICATION of Sunrise Greenhouse Construction LLC. Authority filed with NY Dept. of State: 12/17/25. Office location: NY County. LLC registered in PA: 6/18/20. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. PA and principal business address: 1109 Simmontown Rd., Gap, PA 17527. Cert. of Reg. filed with PA Sec. of the Commonwealth, 302 N. Office Bldg., 401 North St., Harrisburg, PA 17120. Purpose: all lawful purposes.
19020 Dec24 w Jan28

NOTICE OF QUALIFICATION of THE MANGO PEOPLE LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/11/25. Office location: NY County. LLC formed in Delaware (DE) on 11/20/25. Princ. office of LLC: 1279 Rt. 46, Ste. C202, Parsippany, NJ 07054. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543, regd. agent upon whom and at which process may be served. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19031 Dec24 w Jan28

NOTICE OF QUAL. of BO COCOA BEACH LENDER LLC Auth. filed with SSNY on 12/16/2025. Office location: New York. LLC formed in DE on 12/10/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 600 MAMARONECK AVENUE #400 , HARRISON, NY, 10528. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19008 Dec24 w Jan28

NOTICE OF QUAL. of DH 9 CROSBY LLC Auth. filed with SSNY on 12/17/2025. Office location: New York. LLC formed in DE on 10/21/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 28 LIBERTY STREET, NEW YORK, NY, 10005. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19010 Dec24 w Jan28

NOTICE OF QUAL. of PFNY-T1014 CHEEKTOWAGA, LLC. Auth. filed with SSNY on 12/10/2025. Office location: New York. LLC formed in DE on 11/20/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207–2543. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19011 Dec24 w Jan28

NOTICE OF QUAL. of ARAD INVESTMENT HOLDINGS LLC. Auth. filed with SSNY on 12/19/2025. Office location: New York. LLC formed in DE on 06/17/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 343 E 30TH ST, NEW YORK, NY 10016. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19207 Dec31 w Feb4

LIMITED LIABILITY ENTITIES

NOTICE OF QUAL. of PFNY-T2753-STATEN ISLAND, LLC. Auth. filed with SSNY on 12/10/2025. Office location: New York. LLC formed in DE on 11/20/2025. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207–2543. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19012 Dec24 w Jan28

NOTICE OF QUALIFICATION of ARG ME19PCK-001, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 01/16/19. Princ. office of LLC: 38 Washington Sq., Newport, RI 02840. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19223 Dec31 w Feb4

NOTICE OF QUALIFICATION of ARG WO19PCK-001, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 07/09/18. Princ. office of LLC: 38 Washington Sq., Newport, RI 02840. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19224 Dec31 w Feb4

NOTICE OF QUALIFICATION of C&AI SoHo Holding LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/22/25. Office location: NY County. LLC formed in Delaware (DE) on 12/10/25. Princ. office of LLC: c/o 1384 Broadway, 7th Fl., NY, NY 10018. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the princ. office of the LLC. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19229 Dec31 w Feb4

NOTICE OF QUALIFICATION of Granite State Analytical Services, LLC. Authority filed with NY Dept. of State: 12/9/25. Office location: NY County. Princ. bus. addr.: 343 W. Main St., Leola, PA 17540. LLC formed in NH: 6/16/05. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. NH addr. of LLC: 63 Pleasant St., Concord, NH 03301. Cert. of Form. filed with NH Sec. of State, 107 N Main St., Concord, NH 03301. Purpose: all lawful purposes.
19202 Dec31 w Feb4

NOTICE OF QUALIFICATION of BLANTYRE CAPITAL US LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/24/25. Office location: NY County. LLC formed in Delaware (DE) on 12/21/18. Princ. office of LLC: 125 Park Ave., 25th Fl., Ste. 2507, NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of the State of DE, Div. of Corps., John G. Townsend Bldg., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
19637 Jan14 w Feb18

NOTICE OF QUALIFICATION of PS EP 25 LLC. Authority filed with NY Dept. of State: 1/7/26. Office location: NY County. Princ. bus. addr.: 902 Carnegie Center Blvd., Ste. 520, Princeton, NJ 08540. LLC formed in DE: 10/14/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19691 Jan14 w Feb18

NOTICE OF QUALIFICATION of Havenly Communities LLC. Authority filed with NY Dept. of State: 1/6/26. Office location: NY County. LLC formed in DE: 4/6/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 99 University Pl., Ste. 204, NY, NY 10003, principal business address. DE address of LLC: 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19690 Jan14 w Feb18

NOTICE OF QUAL. of AYA SERVICE 1 LLC. Auth. filed with SSNY on 12/04/2025. Office location: New York. LLC formed in DE on 01/03/2023. SSNY desg. as agent of LLC upon whom process against it may be served. SSNY mail process to: 1220 BROADWAY, STE 801A, NEW YORK, NY 10001. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.
19014 Dec24 w Jan28

LIMITED LIABILITY ENTITIES

801RSD5H LLC, Arts. of Org. filed with the SSNY on 12/08/2025. 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, 732 Central Avenue, Woodmere, NY 11598. Purpose: Any Lawful Purpose.
18335 d10-W j14

ALLISON SCHOER INSIGHTS LLC, Arts. of Org. filed with the SSNY on 12/08/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gary Schoer, Esq., 6800 Jericho Turnpike, Ste 108, Syosset, NY 11791. Purpose: Any Lawful Purpose.
18337 d10-W j14

NOTICE OF FORMATION of Luke Sample Golf, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 12/12/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 275 W 96th St, #8B, New York, NY 10025. Purpose: any lawful act.
19676 J14 W F18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of 2GC MEZZ, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/24/25. Office location: NY County. LLC formed in Delaware (DE) on 11/21/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Tarter Krinsk & Drogin LLP, Attn: Brian J. Beller, Esq., 1350 Broadway, NY, NY 10018. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18319 Dec10 w Jan14

NOTICE OF QUALIFICATION of 7-1 REO, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/19/25. Office location: NY County. LLC formed in Delaware (DE) on 07/29/25. Princ. office of LLC: 4530 S. Eastern Ave., Ste. 10, Las Vegas, NV 89119. 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.
18294 Dec10 w Jan14

NOTICE OF QUALIFICATION of TWOSIX8 LLC. App. for auth. filed with Secy. of State of NY (SSNY) on 6/30/2025. Office location: NY County. LLC formed in Wyoming (WY) on 6/9/2025. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Firstbase Registered Agent Inc., 447 Broadway, 2nd Fl #187, New York, NY 10013. Cert. of Formation filed with Secy. of State of WY, Herschler Building East, 122 West 25th St, Ste 101, Cheyenne, WY 82002. Purpose: any lawful activity.
19694 J14 W F18

NOTICE OF QUALIFICATION of DGI HOLDCO LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. LLC formed in Delaware (DE) on 10/14/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity.
19671 Jan14 w Feb18

NOTICE OF QUALIFICATION of NW 175 WEST JACKSON LENDER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/31/25. Office location: NY County. LLC formed in Delaware (DE) on 12/30/25. Princ. office of LLC: 1700 Broadway, NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with State of DE, Secy. of State, Div. of Corps., 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.
19666 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of RESTORATION DOCTOR, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/17/25. Office location: NY County. LLC formed in Florida (FL) on 10/05/17. Princ. office of LLC: 10400 NW 55th St., Ste. 100, Sunrise, FL 33351. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Davidoff Hutcher & Citron LLP, 605 Third Ave., NY, NY 10158. Cert. of Form. filed with Secy. of State of the State of FL, FL Dept. of State, Div. of Corps., P.O. Box 6000, Tallahassee, FL 32314-0600. Purpose: Any lawful activity.
19639 Jan14 w Feb18

NOTICE OF QUALIFICATION of SoHo Retail Portfolio 113 Spring Street LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 01/05/26. Office location: NY County. LLC formed in Delaware (DE) on 12/31/25. Princ. office of LLC: 233 S. Wacker Dr., Ste. 4700, Chicago, IL 60606. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19669 Jan14 w Feb18

NOTICE OF QUALIFICATION of Penny Linn - Manhattan LLC. Authority filed with NY Dept. of State: 12/16/25. Office location: NY County. Princ. bus. addr.: 450 W. 14th St., NY, NY 10014. LLC formed in DE: 12/11/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168, regd. agent upon whom process may be served. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19382 Jan7 w Feb11

NOTICE OF QUALIFICATION of JBG SMITH Management Services, L.L.C. Authority filed with NY Dept. of State: 12/11/25. Office location: NY County. LLC formed in DE: 2/5/18. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE address of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.
19693 Jan14 w Feb18

NOTICE OF QUALIFICATION of NOMURA COMMERCIAL ASSET DEPOSITOR COMPANY LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/29/25. Office location: NY County. LLC formed in Delaware (DE) on 12/29/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
19638 Jan14 w Feb18

LIMITED LIABILITY ENTITIES

Notice of Formation of EMPIRE LLC. Cert. of Conversion filed with Secy. of State of NY (SSNY) on 05/20/2003, converting EMPIRE ASSOCIATES L.P. to EMPIRE LLC. 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 Mr. Alan B. Abramson, 501 Fifth Avenue, New York, NY 10017, USA. Purpose: Any lawful activity.
18345 D10 W J14

LIMITED LIABILITY ENTITIES

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

LIMITED LIABILITY ENTITIES

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

NOTICE OF QUALIFICATION of GREYCROFT CONSUMER PRODUCTS FUND II, L.P. Appl. for Auth. filed with Secy. of State of NY (SSNY) on 11/25/25. Office location: NY County. LP formed in Delaware (DE) on 11/12/25. Princ. office of LP: 292 Madison Ave., 8th Fl., NY, NY 10017. 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: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of LP filed with Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.
18315 Dec10 w Jan14

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

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

See *Decisions of Interest* only at **NYLJ.COM**

Court Calendars

New York County

Court Calendars Continued From Page 12

161887/23 Pacific Indemnity Co. A/s/o Marc H. Banker And Beth S. Weinstein v. Mirlo Services, Inc.
157636/25 Paterson v. Paterson
156867/24 Pettway v. Harlem Shangri La Housing Dev. Fund
659455/24 Piaggio Group Americas, Inc. v. Dsv Solutions
101166/24 Pierre v. Catholic Charities Community Services
156941/24 Plant Craft Foods, Inc. v. Acuna
654103/24 Post v. Pototsky
659350/24 Px Global Advisors LLC Et Al v. Don
160607/24 Quintana v. Con Ed Co. of New York, Inc. Et Al
151831/24 Rivas Herrera v. Mamaroneck White Plains
152811/23 Rodriguez Meza v. Chuang Heng Rego Park
150666/24 Rodriguez v. Ft. George 602 LLC Et Al
153010/23 Rosa v. Archdicese of NY A/k/a Roman Catholic Archdiocese of NY Et Al
151241/24 Rosato v. Silverstein Galaxy Prop. Owner LLC Et Al
152425/25 Rose v. Dezer Properties 89 LLC Et Al
150465/23 Sanchez v. The Port Auth. of NY And New Jersey
154996/23 Schwartz v. Swift Studios LLC Et Al
151480/24 Shaver v. Metro. NYCTA Et Al
154072/24 Sherlock v. Starbucks Corp. Et Al
157709/24 Soto Jr. v. NYCTA Et Al
152896/25 Soucy v. Skanska USA Et Al
159567/24 State Farm Fire And Casualty Co. v. Nichols
159889/24 Strum v. Lasry
160369/24 Tejada v. 37-39 Clinton LLC Et Al
151558/24 Thai v. Doe
150756/24 The Standard Fire Ins. Co. v. Morel
156461/24 Tyndal v. Metro. Transportation Auth. Et Al
150315/21 Unit Owners of Canal v. Chan
158493/24 Vogt v. The West Paramount LLC Et Al
150268/22 Weiss Jr. v. Board of Mgrs. of The Hardenbrook House Et Al
157284/21 Weiss v. Brookfield Financial Properties
153914/21 Woroch v. 116 2nd Ave. LLC
100941/23 Xiang Bi v. NYC

Motion

162973/25 800fund.Com LLC v. Webster Bank
150026/24 Blankrome Llp v. Eber
100976/25 Deloach v. NYC Dept. of Finance Aka (dof)
164213/25 Genuine Plumbing And Heating LLC v. Jonis-145 E 35th St. LLC Et
162887/25 in The Matter of The Application of Melina Brown v. Douglas Elliman Real Estate
162858/25 J v. The Trustees of Columbia Univ. of NYC
163661/25 Molina v. Tigani
159889/24 Strum v. Lasry
158493/24 Vogt v. The West Paramount LLC Et Al

FRIDAY, JAN. 16

150443/24 Abalos v. 281/295 Wadsworth Associates
155243/24 Acevedo v. Bp NY 2
163110/25 Buff v. Fox Rothschild Llp Et Al
159235/24 Davidson Kempner Capital Mgt. Lp v. Wow Media, Inc.
157638/23 Lopez v. Champion Parking 230 LLC Et Al

Part 52 City Part

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

WEDNESDAY, JAN. 14

157805/23 Aleman v. NYC Et Al
154671/23 Alvarez v. NYC
154587/22 Balcacer v. NYC Et Al
151364/23 Bello v. NYC Et Al
153032/23 Beras v. NYC Et Al
160120/20 Brodsky v. NYC Et Al
159343/18 Carriero v. NYC Et Al
157807/20 Cascalenda v. NYC
152026/21 Cassels v. NYC Et Al
154104/23 Chacho v. NYC Et Al
160791/21 Chen v. NYC Et Al
451473/20 NYC v. Two Fulton Square LLC
165477/25 Coley v. NYC Et Al
152232/21 Cora v. Fairfield Inn & Suites By
156885/24 Costantino v. Boisseau
151425/23 D'Alessio v. NYC Et Al
157104/19 Daniels v. NYC
155634/22 Edwards v. The Dept. of Education of NYC Et Al
152387/22 Farina v. Buckley
150904/23 Francine v. NYC Et Al
152021/22 Gang v. NYC Et Al
162273/19 Grissom v. NYC
452609/22 Jimenez v. Conway
156256/21 Juillet v. NYC Et Al
160124/18 Labaka v. of NY
156812/21 Lara v. NYC
156615/21 Liebowitz v. NYC Et Al
160671/22 Locus v. NYC
159004/23 Mazzucchi v. NYC Et Al
158395/21 McClamb v. NYC Et Al
151204/17 McCray v. NYC
100277/24 Medina v. NYC (nypd)
153968/23 Miller v. 310 E. 74 LLC Et Al
156309/22 Milmoe v. NYC
452299/14 Morales v. Alan E. Rosenberg, Inc.
153876/21 O'Sullivan v. NYC Et Al
159011/20 Oliveras v. NYC
155516/23 Olsen v. NYC Et Al
154734/22 Pesantez v. NYC Et Al
155920/21 Pinder v. NYC Et Al
156040/21 Quezada v. NYC Et Al
154748/24 Rahaman v. NYC Et Al
161574/25 Ravich v. NYC Et
159699/21 Rochez v. NYC
158395/22 Rodriquez v. NYC
161413/21 Roman v. NYC Et Al
160353/22 Rosenfeld v. NYC
160347/15 Rubin v. NYC
153009/18 Sanchez v. NYC
153105/22 Seetaram v. NYC NYCH&HC Corp.
101226/24 Semidey v. NYC
158657/23 Somekh v. Jp Morgan Chase
157469/24 Thomas v. Uber Technologies, Inc. Et Al
158685/24 Waddell v. NYC Et Al

THURSDAY, JAN. 15

151122/22 Haines v. NYC Et Al
156981/19 Latchman v. NYC
152730/19 Segarra v. NYC
160605/25 Walker v. NYC Et Al

FRIDAY, JAN. 16

157395/23 Johnston v. Guma Const. Corp. Et Al
150221/24 Munoz Montenegro v. The Bklyn. Union Gas Co. D/b/a Nat. Grid NY Et Al

Part 62 City Part

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

THURSDAY, JAN. 15

154550/22 Bah v. NYC
150135/21 Bennett v. NYC
157586/18 Berlan v. City of New York
157985/21 Bernard v. NYC
153957/23 Bruno Jr v. Casita Park Housing Dev. Fund Corp. Et Al
151138/21 Carpio v. 30w26 Land
151129/22 Clancy v. NYC Et Al
150096/18 Contreras v. NYC
155468/22 Cuiman v. NYC
160380/22 Deevy v. NYC
151658/22 Garcia v. Paul Maslin & Co., Inc, Et Al
100460/22 Genao v. Guanilo
151513/20 Gobin v. NYC
152579/19 Johnson v. NYC
157954/21 Jones v. NYC Dept. of Education
154345/21 Kapoor v. NYC
157398/17 Lalji v. NYC
156249/21 Laxmi Mahtani v. Con Ed Co. of NY
159541/21 Lewis v. NYC Et Al
452379/22 M v. NYC
154998/23 Marquino v. NYC Et Al
156519/22 Martel v. NYC Et Al
158766/22 Martinez v. NYC Et Al
152693/22 Matthew v. NYC Et Al
451638/21 Nicolas v. Triborough Bridge And Tunnel Auth. Et Al
159876/22 O'Hara v. NYC
152360/22 Park v. NYC
159978/23 Read v. NYC Et Al
156455/22 Rivera v. NYC
155849/22 Sewer v. Dept. of Human Resources Admin. Et Al
153440/23 Sosa v. NYC Et Al
451785/24 NYC v. Stay & Smile A/k/a Stay And Smile A/k/a Stay And Smile LLC A/k/a Stay & Smile LLC; Et Al
155796/23 Troisi v. 255 West 4 LLC Et Al
162277/23 W. v. NYC Et Al
154987/22 Zahoor v. NYC Et Al
156652/18 Zucker v. NYC

FRIDAY, JAN. 16

155167/22 Connolly v. Empire Dev. Fund LLC Et Al
154919/23 Mendez v. NYU Langone Hosps. Et Al
153934/21 Wagner v. NYC Dept. of

Integrated Domestic Violence Part

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

CRIMINAL TERM

Part Tap A

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

Part Tap B

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

Part 22

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

Part 23

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

Part 31

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

Part 32

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

Part JHO/Part 37

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

Part 41

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

Part 42

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

Part 51

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

Part 52

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

Part 53

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

Part 54

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

Part 56

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

Part 59

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

Part 61

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

Part 62

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

Part 63

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

Part 66

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

Part 71

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

Part 72

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

Part 73

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

Part 75

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

Part 77

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

Part 81

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

Part 85

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

Part 92

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

Part

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

Part 93

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

Part 95

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

Part 99

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

Part N-SCT

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

Part IDV

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

SURROGATE'S COURT

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

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

Bronx County

SUPREME COURT

EX PARTE AND URGENT MOTIONS PART

The Following is the List of Sittings in the Ex Parte Urgent Motions Part on the Dates Specified:

**TRIAL TERM
718-618-1248**

Day Calendar

**Court Notices
Key to Submission
Motion Calendar**

FS = Fully submitted.
FSN = Fully Submitted, No Opposition
ADJ=adjourned to the marked date for oral argument in the above calendar part. Answering papers are to be submitted on the original return date in Room 217.

Mental Hygiene Part

Justice TBA

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted virtually at Bronx Supreme Court-Civil Term, 851 Grand Concourse, Bronx, NY 10451, Room TBA, every Wednesday, commencing at a time TBA.

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted in person at Bronx Supreme Court-Civil Term, 851 Grand Concourse, Bronx NY 10451, Room TBA, every Thursday, commencing at a time TBA.

A Supreme Court calendar will be called and Mental Hygiene Hearings will be conducted virtually for the Community Assisted Outpatient Treatment Calendar at Bronx Supreme Court- Civil Term, 851 Grand Concourse, Bronx, NY 10451, Room TBA, every 2nd and 4th Friday of each month, commencing at a time TBA.

Mortgage Foreclosure Sales

Mortgage foreclosure sales in the Supreme Court of the State of New York, County of Bronx, are conducted at the Bronx County Courthouse, located at 851 Grand Concourse, Courtroom 711, commencing at 2:15 p.m.

Auction information is available at the following link: https://ww2.nycourts.gov/courts/12jd/Bronx/Civil/civil_Foreclosure_Information.shtml.

Foreclosure Department contact information: Email: bxforeclosure@nycourts.gov.; Phone: 718-618-1322.

Trial Assignment Part

**Justice Joseph E. Capella
Phone 718-618-1201
Room 711, 9:30 A.M.**

WEDNESDAY, JAN. 14

810287/23 Abreu De Vega v. Taveras Estevez
811983/21 Ahmed v. Guzman
807558/21 Almonte v. Urena
801435/23 Anderson v. Palillo Corp.
804507/22 Arrington v. 1256 Clay Ave. Group LLC
29332/19 Baez v. Mohammed
33816/18 Barragan v. North Bronx Mgt. LLC.
25781/16 Cabrera v. Golden
33378/19 Canuto-Garcia v. Khan
815229/23 Cerisier v. Andrew Hinds
31005/19 Chico v. Split Rock Rehabilitation
803799/21 Ciemniecki v. NYCTA
805905/23 Correa Jr v. Montefiore Medical Center Et Al
808795/23 Cruz v. Harris
28259/18 Cruz v. Crotona Pkwy. Apts.
22880/16 Cuesta v. NYCH&HC
803126/23 Darlene G. Lanausse v. St. Barnabas Hosp. Et Al
23003/16 Davis v. NYC
813376/23 Diaz Jr. v. Lennox Hill Hosp. Et Al
816184/21 Dihui v. Lyft, Inc. Et Al
22250/19 Dihui v. Vargas
809028/23 Douglas v. McDonald's Corp. Et Al
30653/17 Gamez v. 1407 B'way.
25177/18 Gonzalez v. Bah
24836/13 Green v. Saint Josephs Medical Center
818814/25 Infant v. NYCH&HC Corp. (jacobi Medical Center)
812878/23 Johnson v. Chen
816781/24 Kornblau v. The Hebrew Home For The Aged At Riverdale Et Al
816355/24 Lavell Winston As The Administrator of The Estate of Shirley Winston v. Abraham Operations Associates
29672/20 Martinez v. D.H. Rlty. Hldgs.
811596/22 Massa v. 2105 Monty Rlty. Corp.
33427/18 Montanez v. Escobar
22780/16 Munoz v. NYCTA
800323/22 Mustafaj v. NYC Et Al
25370/18 Nazar v. NYCTA
30451/18 Oz Rlty. v. Golovchenko
816722/24 P. v. Eisinger M.D.
305431/15 Powell-Shrouder v. Berne
23067/16 Quiles v. 363 Prospect Pl.
819017/24 Ramirez v. Ruzal-Shapiro Md
21504/16 Ramirez v. Oladetimi
306541/10 Reyes v. Bsp Rlty. LLC
814712/22 Rivera v. Masola
34254/19 Rivera v. NYC
31344/20 Romero v. C H A B Four Rlty.
27887/20 Ruiz v. Burgess
33289/20 S. v. Parkchester South
816600/24 Santiago v. NYC NYCH&HC Corp.
300258/17 Severo v. Bk Rlty. Mgt.
26985/20 Sisawo v. Poopie Cab Corp.
28955/17 Smith v. NYC
305761/12 Soriano v. Made Rlty. Corp.
30148/17 Soto Tejada v. Dksr Hldg. Ltd.
22623/20 Troncoso Castillo v. Mohamed
33263/19 Vasquez v. 720 Fifth Sub A LLC
24618/19 Villegas v. Sbnh Acquisition LLC
23937/16 Ward v. Williams
811978/21 Warren v. Melrose Court Condominium Et Al
803877/21 Washington v. Rivera
807484/23 Weeks v. Qlr Nine, Inc. Et Al

ADR Part

**Phone 718-618-3081
Room 701A**

Part 2

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

WEDNESDAY, JAN. 14

813058/23 Moreto Ruiz v. Real Land Group LLC Et Al
805650/25 Nelson v. Guzman
801873/24 Shaw v. Zoomer Rlty. Corp.
22980/19 Vega-Holmes v. Rahman

THURSDAY, JAN. 15

29491/18 Bynes v. NYCH&HC And
27321/20 C. v. 1072 Woodycrest Associates
800346/25 Progressive Casualty Ins. Co. v. Stamps
801049/21 Smith v. Sp Center LLC

Part 3

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

WEDNESDAY, JAN. 14

23250/16 Aguilar v. Nycdoe
820947/24 Allen v. NYC Et Al
30006/20 Ally v. NYC
801455/22 Bazemore v. NYC
817035/22 Bravo v. Conino
810627/24 Brown v. NYC Et Al
20739/12 Brown v. NYC
818987/23 Carrasquillo v. NYC
28360/18 Cepeda Jr. v. NYC
814126/24 Clarke v. NYC Et Al
32660/20 Coleman v. NYC
302918/11 Contrearas v. NYC
814275/25 Cuya v. NYC Et Al
300552/17 Diaz v. NYC
805499/24 Dortch v. NYC
810435/23 F. v. The Dept. of Education of NYC Et Al
24669/17 Fernandez v. 1925 Williamsbridge Road
811283/25 Flores v. Pino
803789/25 Frias v. NYC
807579/22 Friedman v. Lb And J Const. Inc Et Al
814324/25 Gaillard v. NYC Et Al
808200/21 Galdamez v. NYC Et Al
807801/21 Garraway v. NYC Et Al
817525/21 Gerri v. Hp Soundview Family Housing Dev. Fund Co., Inc. Et Al
804184/25 Gina v. NYC Et Al
27677/16 Gutierrez v. NYC
24851/20 Hart v. McDonald
304748/15 Hernandez v. NYC
803217/24 Holder v. NYC Et Al
805160/23 Holder v. NYC Et Al
818379/23 Johnson v. NYC Et Al
807564/25 Killingbeck v. NYC
801390/22 Lopez v. NYC Et Al
803041/21 Margarita Gonzalez De Castillo v. Martinez-Garcia
28494/19 Masoud v. NYC
42065/18 Melo v. NYC
813501/22 Mendez v. NYC
22488/18 Milagros Liriano v. NYC
803076/25 Miller v. NYC
809213/21 Murad v. NYC Et Al
805346/21 Nelson v. NYC Et Al
801817/22 Nivar v. NYC Et Al
804480/25 Noel v. NYC Et Al
800027/21 Oliva v. NYC Et Al
806933/21 Pena v. Perez
302949/13 Porto v. NYC
817268/21 Roberts v. NYC Et Al
28878/18 Ruiz v. NYC Fire Dept.
818456/22 Sanchez v. NYC Et Al
32804/20 Sanchez v. NYC
34949/20 Solorzano v. NYC
34429/19 Tamas v. NYC
820057/24 Tamas v. NYC
30988/17 Torres v. NYC
31083/20 V. v. NYC Bd. of Ed. of Education Et Al
22102/19 Vasquez v. Missler
815705/23 Woods v. NYC

THURSDAY, JAN. 15

818053/23 D'Agostino v. NYC
823991/25 Ferrer v. NYC
808099/25 Flores v. NYC Et Al
824365/25 Kamara v. NYC
824537/25 Lamarre v. NYC Et Al
29832/20 Medina v. Asa Equities LLC
809375/23 Mendoza v. NYC Et Al
822789/25 Merel v. White
817259/23 Ortiz v. NYC Dept. of Education Et Al
810501/24 Romero v. NYC
23071/18 Vattiato v. NYC
25871/18 Waggeh v. City
808093/22 Wilson v. NYC Et Al

Court Calendars Continued On Page 18