

IN BRIEF

Brooklyn Dem. Green Light Three Judicial Nominations For Municipal Civil Court

Three new individuals are up for election as judges in Brooklyn's Municipal Civil Court, following nominations for the Brooklyn Democratic Party.

The nominees are Judge Juliet Howard and attorneys Dagmar Gonzalez and Chidi Eze. Party county committee members voted in the candidates on July 21.

The three slots in Brooklyn were created under legislation signed by New York State Governor Kathy Hochul (D-NY) to increase the number of judges in the system and reduce case backlog.

The trio will appear on the ballot as nominees in November for judgeships in the Brooklyn Municipal Civil Court Districts 4, 6, and 7. Those districts cover neighborhoods including north Brooklyn, Park Slope and Gowanus.

Assemblymember Rodney Bichotte Hermelyn, D-Brooklyn, said the seats in this round of legislation were designated for criminal court judgeships, but acknowledged that one candidate, Dagmar Gonzalez, would be unable to serve on the criminal bench due to a conflict.

Gonzalez is the spouse of Brooklyn District Attorney Eric Gonzalez, and therefore would be precluded from presiding over any case involving her husband's office.

Appointments within specific courts are determined by the Office of Court Administration.

Bichotte said she expected Gonzalez to be seated in family or civil court.

Howard is currently a judge in Brooklyn Housing Court, appointed in 2021.

"The selection process was conducted transparently and democratically, enabling community members to participate by nominating three distinguished candidates for the judiciary," Bichotte Hermelyn said in a statement.

—Emily Saul

Deal Watch: Bevy of Big Law Firms Led Over \$140B in Deals in Past Week

This past week saw more than \$140 billion announced in deal work, including an \$85 billion deal between Union Pacific and Norfolk Southern brokered by

Covington & Burling; Skadden, Arps, Slate, Meagher & Flom; Sidley Austin; and Wachtell, Lipton, Rosen & Katz.

Adding to the deal value total is Palo Alto Networks' purchase of CyberArk Software for \$25 billion in a deal led by Wachtell, Lipton, Rosen & Katz; Arnold & Porter Kaye Scholer (for Palo Alto) and Latham & Watkins and the Meitar Law Office (for CyberArk).

Given the (often repeated) headwinds that dealmakers have been facing in 2025, and the fact that none of them seem to have resolution as of yet (tariffs, interest rates, inflation, geopolitical conflict, economic confusion in the U.S.), one wonders what, if anything, can stop big deals, and lots of them, from going through.

Brandon Van Dyke, who co-led the Union Pacific deal for Skadden along with Paul Schnell, pointed to "increased confidence" of dealmakers pursuing transformative mega-deals.

"While each transaction has its own unique dynamics, the strong prospects for the U.S. economy, the robust equity markets, the availability of financing and the new administration's expected approach to regulatory reviews are common factors leading to an increased level of confidence in pursuing transformative transactions," he said via email.

While there's still heightened uncertainty over tariffs with several countries, the general expectation, and one that Van Dyke holds, is that stability of any kind is likely to be good for transactions.

"Uncertainty around tariffs can be a real headwind for dealmaking in some situations, as it can undermine parties' ability to forecast," he said via email.

"Once tariffs are cemented in place, it will likely give rise to planning assump-

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Lawyers for Ghislaine Maxwell Oppose Release of Grand Jury Minutes, Pointing Out Possible Harm, Pending Litigation

BY EMILY SAUL

DEFENSE attorneys for Ghislaine Maxwell on Tuesday urged a judge not to unseal grand jury minutes in her sex trafficking case, citing both ongoing litigation and the harm likely to befall their still-living client.

"Jeffrey Epstein is dead," opens the filing in opposition to a motion from the Justice Department to unseal the testimony in Maxwell's case. "Ghislaine Maxwell is not. Whatever interest the public may have in Epstein, that interest cannot justify a broad intrusion into grand jury secrecy in a case where the defendant is alive, her legal options are viable, and her due process rights remain."

Maxwell, 63, was tried and found guilty of child sex trafficking charges following the 2019 indictment and death of Epstein, her onetime



Mugshot of Ghislaine Maxwell, taken at the Metropolitan Detention Center in Brooklyn

boyfriend. She appealed and her case is currently pending before the U.S. Supreme Court.

In their own motion, prosecutors cite "intensified" public interest, which comes after the Trump Administration

Dentons Global CEO Not Fazed by Recent Legal Mega-Mergers

BY GAIL J. COHEN

WITH a footprint in 86 countries, Dentons' global CEO says the firm is focused on deepening its existing offerings rather than eyeing further expansion.

Kate Barton, who is 10 months into her role as head of the 6,000-lawyer firm, said Dentons is developing a strategic plan for

said Dentons remains unique in its size and global coverage. The firm can rapidly serve clients in multiple jurisdictions, as it has offices in 35 more countries than its closest competitor, and those member firms are also "deeply embedded" in local business communities, she said.

"I think that's what we're really good at—galvanizing cross-border teams quickly as issues emerge," she said in a wide-ranging interview in the firm's Toronto office.

Earlier this year, the firm announced it would move into the Turks & Caicos aligning with Griffiths & Partners, and said it had formed a tie-up with Pisut & Partners in Thailand.

"We needed Thailand to complete our ASEAN footprint, so we really do have the seven major countries in the ASEAN region, and we have a huge presence in Singapore," Barton said.

The firm began focusing more on Southeast Asia even before 2023, when it ended its combination with Dacheng Law Offices, the mainland China arm of the firm. It inked Asia combinations in the Philippines, Vietnam and India.

Japan is one major market on the radar, but there's nothing imminent there or planned in any other regions, she said.



Kate Barton of Dentons

what the firm will look like in 2030, but for now, it is aiming to build strength and deepen connections in its existing offices.

In the wake of global mega-mergers such as those creating A&O Sherman and HSF Kramer, Barton

Paul Weiss Representing Black Church Against Proud Boys, Risking Trump Ire

BY SULAIMAN ABDUR-RAHMAN

PAUL Weiss, Rifkind, Wharton & Garrison is part of a team that filed a lawsuit on Monday, representing an historic Black church seeking collection of damages from an upstate New York Proud Boys chapter.

Serving as co-counsel for plaintiff Metropolitan African Methodist Episcopal Church of Washington, D.C., Paul Weiss in the trademark infringement complaint alleges the Hudson Valley Proud Boys chapter is unlawfully using the "Proud Boys" trademark, claiming the alleged white supremacist group desecrated the church's "Black Lives Matter" sign in December 2020.

The incident took place weeks before co-defendant William Pepe—sued as president of the Hudson Valley Proud Boys—was part of a group that stormed the U.S. Capitol on Jan. 6, 2021. It was not clear from the complaint whether Pepe was part of the incident at the AME church.

The representation may risk drawing the renewed wrath of President Donald Trump.

Trump pardoned Pepe shortly after taking office for a second term

in January. The president later targeted several Big Law firms with punitive executive orders suspending their security clearances, limiting their access to federal buildings and threatening the viability of their business models because of specific clients or causes they represented in the past.

Trump withdrew an executive order against Paul Weiss in March after the firm dedicated \$40 million in pro bono legal services to causes favored by the White House.

Paul Weiss and the White House did not immediately respond to a request for comment on whether Paul Weiss' current representation of Metropolitan AME violates the terms of their pro bono agreement requiring the firm to support veterans, combat antisemitism and back "other mutually agreed projects."

Former Paul Weiss partner Jeannie Rhee represented Metropolitan AME and filed a motion last December seeking to collect damages from defendant Proud Boys International LLC in the Superior Court of the District of Columbia related to the alleged Proud Boys church attack.

Metropolitan AME filed a civil lawsuit against PBI in January 2021 and won damages holding the group liable for prop-

New International Firm Aims To Compete Stateside With Favorable Rates

BY JOHN CAMPISI

BROADFIELD, an international law firm created in 2024 through a partnership between legacy U.K. firm BDB Pitmans and Alvarez & Marsal affiliate SHP Legal Services, has opened an office in New York City, marking the firm's first foray into the U.S. legal market.

The move is a significant step in the firm's strategic expansion, with one leader stressing that the firm will aim to compete in the U.S. by offering Am Law 100 quality services at favorable rates. The office will be home to a team of five founding partners, whose expertise spans labor and employment, corporate transactions, mergers and acquisitions, private equity, venture capital, strategic investments and complex litigation.



Michael Volpe with Broadfield

The co-founding team members are Michael Volpe, formerly of Venable; Christopher Hagenbuch, formerly of Dentons; Michael O'Brien and Adele Hogan, formerly of finance-focused New York firm Otterbourg; and Trev-

DECISIONS OF INTEREST

First Department

TRUSTS & ESTATES: **Removal of executor from trust denied by court.** *Estate of Naomi Wahrman, Surrogate's Court, New York.*

CREDITORS' & DEBTOR'S RIGHTS: **Failure to initiate plenary action allows denial of motion.** *Nissan Motor Acceptance Company LLC v. Adams, Supreme Court, Bronx.*

Second Department

EVIDENCE: **Statement relevant to diagnosis, treatment, admissible as business record.** *Pilco v. 160 Dikeman St. LLC, App. Div.*

CONSTITUTIONAL LAW: **Habeas forfeiture unconstitutional; violates Compensation Clause, separation of powers.** *Poltorak v. Clarke, App. Div.*

CRIMINAL LAW: **Court's failure to make YO determination violated statutory requirements for sentencing.** *People v. Steele, App. Div.*

LANDLORD-TENANT: **Personal jurisdiction conferred over respondent, dismissal denied.** *Queens Fresh Meadows LLC v. Wallia, Civil Court, Queens.*

LABOR LAW: **Homeowner exemption not lost when owner inspects property during contract work.** *Campos v. JRS General Contracting Inc., Supreme Court, Nassau.*

CIVIL PROCEDURE: **Disqualification of attorney denied; statements insufficient to warrant request.** *J.G. v. L.G., Supreme Court, Suffolk.*

FAMILY LAW: **Neglect petitions denied as DSS failed to take remedial efforts to resolve issues.** *A.T. v. C.C., Family Court, Westchester.*

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CIVIL PROCEDURE: **TRO's denial in housing accommodation discrimination action is explained.** *Peters v. Cafton Towers Owners Corp., EDNY.*

CIVIL PROCEDURE: **Complaint's allegations do not support diversity in foreclosure action.** *Avail I LLC v. Shumway, WDNY.*

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FULL-TEXT DECISIONS, nylj.com

LSAC Hit With Class Action Complaint Over Application Fees

BY CHRISTINE CHARNOSKY

THE Law School Admission Council is facing a federal lawsuit on behalf of law school applicants nationwide over application fees, alleging the organization has violated federal antitrust law.

Linel James Risner, identified as a Georgia resident, filed the class action complaint on Monday in U.S. District Court in the Eastern District of Pennsylvania, alleging three counts of violating the Sherman Act, citing horizontal restraint of trade in two counts and monopolization in another, according to the complaint.



Law School Admission Council headquarters in Newtown, PA

"LSAC—an ostensible not-for-profit organization purportedly committed to making legal education 'equitable and accessible' for all—has been wildly enriched by

LSAC's anticompetitive conduct, as have LSAC's executives," the complaint states.

"We strongly disagree with the assertions in this filing," an LSAC

spokesperson told Law.com. "We are committed to expanding access to legal education and supporting prospective students every step of their journey to law school."

According to the complaint, more than 60,000 aspiring law students submitted over 500,000 applications to law schools in 2025, with most paying application fees to schools that cost up to \$105 per school.

In addition to the schools' fees, even if students are applying without using the Law School Admission Test (LSAT), they are required to pay to use LSAC's Credential Assembly Service (CAS) to submit applications to LSAC's

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HOW COMPETITIVE IS YOUR FOOTPRINT BY PRACTICES?

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ALM. Intelligence

New York Law Journal Inside

Appellate Practice »3

Relief in the 'Interest of Justice'

by Thomas R. Newman and Steven J. Ahmuty, Jr.

Online

Court Calendars

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

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by Gary M. Rosenberg and Bradley S. Silverbush

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Riker Danzig Becomes Latest New Jersey Firm To Change Headquarters by Nicholas Malfitano

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Trump's SLAPP Suits Against the Media Win Even When They Lose by Bennett L. Gershman

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'A Price on Safety': Fewer Penalties, More Deaths in New York City Construction by Jeff Korek

Supreme Court Will Consider Challenge to Voting Rights Act Remedies

BY JIMMY HOOVER

WASHINGTON, D.C.

THE U.S. Supreme Court has signaled it may further limit the force of the 1965 Voting Rights Act by potentially forbidding courts from taking race into account to remedy maps that dilute the power of minority voters.

The signal came Friday in a dispute over Louisiana's congressional districts, which have been the subject of extensive litigation since the 2020 census revealed population shifts in the Pelican State.

In a short order, the court asked the parties to submit briefs on whether the intentional creation of a majority-Black or other minority districts violates the Fourteenth and Fifteenth Amendments, which ensure equal protection under the law and bar racial discrimination in voting, respectively.

The order seems to reveal an important shift in the court's focus in the case, *Louisiana v. Callais*.

According to some election law experts, the briefing request could spell trouble for Section 2 of the Voting Rights Act, under which courts have long required states to create additional majority-Black districts to remedy voting maps

that dilute the power of minority voters."

That question is a big one," said Wilfred Codrington III, an election-law professor at Cardozo Law. "It's posing whether Section 2 of the VRA is inconsistent with the Constitution itself."

Without the ability of courts to consider race, it will be all but impossible for them to remedy Voting Rights Act violations, Codrington said.

"Section 2 is all but gone at that point," he added.

The court's briefing order came just days short of the 60th anniversary of President Lyndon B. Johnson's signing of the landmark legislation on Aug. 6, 1965, which was attended by civil rights icons Martin Luther King Jr. and Rosa Parks.

In recent years, the Supreme Court has narrowed or, in some cases, overturned aspects of the law. In 2013, for example, the high court's conservative majority struck down Section 5's requirement that states with a history of voting discrimination obtain preclearance of changes to their voting laws by the federal government.

In March, the court considered Louisiana's appeal to resuscitate

the latest version of its congressional map after it was struck down as an unconstitutional racial gerrymander by a lower federal court. The lower court had agreed with a group of non-Black voters that the map violated the Equal Protection Clause because of its inclusion of an odd, snake-shaped second majority-Black district.

Louisiana argued to the high court that it had "good reasons" to adopt the map, which was codified by the Republican legislature as S.B. 8. Namely, a different federal court had found that an earlier map containing just one Black district likely violated Section 2 of the Voting Rights Act.

The state argued it had a "compelling interest" in complying with the earlier court's proposal to remedy its original violation of the VRA. Louisiana also denied that race was the predominant factor in how it drew its new map, insisting that S.B.8 was also the product of political considerations to protect favored Republican incumbents such as House Speaker Mike Johnson and Majority Leader Steve Scalise.

On the final decision day of the October 2024 term, the Supreme Court announced that the justices would hear "reargument" in the



Louisiana voters and civil rights advocates demonstrate outside the U.S. Supreme Court in Washington, D.C., earlier this year. The justices may limit the ability of courts to take race into account when trying to remedy under-representation by minority voters.

case next term, with "additional questions to be addressed in supplemental briefing."

The court's briefing order Friday said the parties should file additional papers to directly address the question of whether courts can order the drawing of additional majority-minority districts, or whether the intentional creation of such a district "violates the Fourteenth or Fifteenth Amendments to the U.S. Constitution."

In doing so, the court referenced the arguments advanced by the non-Black plaintiffs suing over the new map. Specifically, Phillip Callais and other plaintiffs had argued there is no compel-

ling government interest to justify "race-based" redistricting, and cited the Supreme Court's landmark 2023 decision overturning race-conscious college admissions processes in *Students for Fair Admissions Inc. v. Harvard*.

Friday's order may well represent a dramatic turn in the fate of Section 2 after the Supreme Court largely affirmed its existing precedents interpreting the statute in its 2023 decision *Allen v. Milligan*.

The Supreme Court in that case upheld a lower court's determination that Alabama likely violated Section 2 by diluting the power of Black voters. But Justice Brett

Kavanaugh wrote a concurrence inviting future constitutional challenges to race-based voting remedies predicated on the argument they are no longer necessary.

This "temporal argument," as Kavanaugh described it, harkens to the Supreme Court's *Shelby County v. Holder* decision invalidating Section 5's preclearance requirement and the court's *SFFA v. Harvard* decision ending affirmative action in college admissions.

Taking up the justice's invitation, Louisiana has argued in a separate voting rights case that Section 2 is unconstitutional as applied to the state because "current conditions in Louisiana no longer justify race-based redistricting."

Cardozo Law's Codrington said the *Callais* case poses an existential threat to Section 2, as it could hollow out much of what's left of the legislation after *Shelby County*.

"We're missing the core of the Voting Rights Act at that point," he said.

"They are going after the Voting Rights Act from many angles," Codrington added. "I think this is going to be the one that is the most successful. I'm hoping that it's not but I think it will be."

The court has yet to set a date for reargument in the case. Louisiana's brief is due Aug. 27.

The case is *Louisiana v. Callais*, No. 24-109.

Jimmy Hoover can be reached at jhoover@alm.com.

Thomson Reuters Launches CoCounsel Legal, Introduces 'Westlaw Advantage' With Agentic AI Deep Research Capabilities

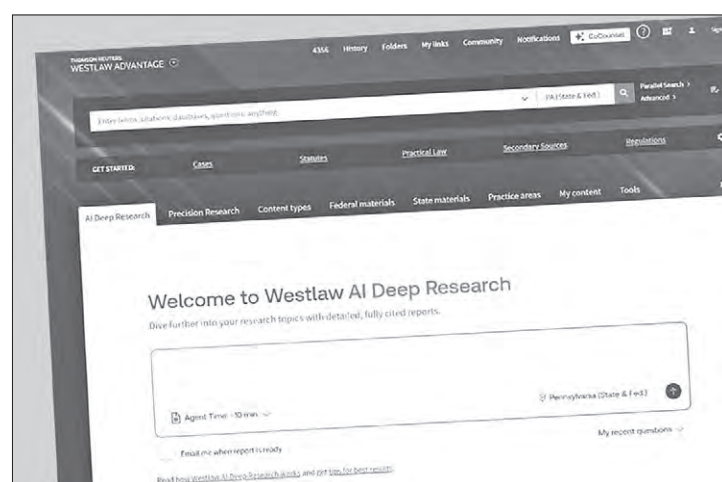
BY RHYS DIPSHAN

ON TUESDAY, Thomson Reuters announced the launch of CoCounsel Legal, which integrates the company's research, analysis and drafting capabilities within a single platform, and offers "guided workflows" that use agentic artificial intelligence (AI) to automate legal tasks.

CoCounsel Legal also includes a new version of Westlaw called Westlaw Advantage that comes with deep research capabilities, powered by iterative agentic AI processes, and a Litigation Document Analyzer that replaces Westlaw's former document analysis tool Quick Check with new capabilities and a redesigned interface.

The public launch of the platform comes just weeks after Thomson Reuters announced it integrated agentic AI into CoCounsel and teased a summer release for CoCounsel Legal.

At a press briefing last week, Ragnath Ramanathan, Thomson Reuters' president of legal professionals, called CoCounsel Legal "a seismic shift" toward a more holistic offering. He explained that the solution "completes the



Westlaw Advantage from Thomson Reuters will likely be the last version of Westlaw, as the company moves to rolling updates and focuses on deeper integration of its offerings.

broadest range of legal work ... [it] combines the power of CoCounsel Practical Law and Westlaw ... all deeply integrated into one experience to help lawyers move beyond prompting and into true AI-based transformation."

Such integration is key to the platform's agentic AI-powered "guided workflows" that automate a number of legal tasks, including drafting a lease agreement

abstract; generating 8-K forms for U.S. Securities and Exchange Commission filings; benchmarking documents such as contracts against standards; drafting complaints or discovery requests and responses; and reviewing deposition transcriptions.

Thomson Reuters intends to release additional guided workflows, such as drafting employee policies, over the next few months,

while eventually giving users the ability to create their own. "We are incrementally releasing them every week, but eventually we'll get to the point, later this year, where you can develop new workflows so the agent can create the workflow for you," said Rawia Ashraf, head of product, CoCounsel Transactional and GCOs, during the briefing.

In addition to its guided workflows, Thomson Reuters is also launching Westlaw Advantage on Aug. 13.

Mike Dahn, Thomson Reuters' senior vice president and head of Westlaw product management, U.S., U.K., Canada, Australia and New Zealand, called Westlaw Advantage "the most transformative new launch of Westlaw that [Thomson Reuters] had in many years" and a "much bigger transformation" than Westlaw Precision or Westlaw Edge.

Westlaw Advantage is not only a significant upgrade, it also represents the end of Thomson Reuters releasing versions of Westlaw in favor of rolling updates.

"There will be thousands of upgrades and improvements to Westlaw ... [but] there may not be another version of Westlaw," Dahn said. "We're not going to version

it any longer because of all of the rapid improvements that we'll be making basically every month for the next few years."

"So we're moving to a new commercial model ... Advantage is likely our last new version of Westlaw," he added.

Deep Research Capabilities

Westlaw Advantage comes with deep research capabilities, which Dahn explained allows the platform to "engage in an iterative agentic process for research, where the agents formulate a plan, and then they execute that plan iteratively. So they're finding relevant documents, they're analyzing the content, figuring out where to go next, what parts of the questions have been answered and what hasn't been answered."

While deep research is already a feature in many consumer gen AI platforms like ChatGPT, Westlaw Advantage looks to differentiate by connecting these capabilities with Westlaw tools and knowledge of how to use them.

Thomson Reuters is "not just relying on the basic capabilities of those language models," Dahn said, "We are instructing our agents

in the use of Westlaw's exclusive tool set, so things like the Key Number system, KeyCite, statutes, annotations, proprietary indices, [Westlaw] Precision, research, markup."

With deep research capabilities, Westlaw Advantage can now develop research plans and generate more in-depth and nuanced reports.

These reports, for example, will include an "Arguments" section that shows arguments made in support of a user-selected claim and ones made against it, alongside cited cases. They can also show jurisdictions where claims have been successful or unsuccessful, and related claims one can bring up.

In addition, reports will include a "Sources" tab that allows users to go through all linked sources individually. "You can see the sections of the documents that the agents found to be most helpful for producing the report," Dahn said. "You can use this as part of your verification process, and you can click through right to the documents and read the whole thing. You'll also be able to use filters, just like with any Westlaw list, so you'll be able to filter out unpublished decisions, or filter to just a particular date range." These filters, he added, will be released in September or October.

Westlaw Advantage reports will also have a "Questions" tab, set to be released this fall, » Page 8

Roundup Judge Threatens Sanctions Against 37 Plaintiffs Firms Over Unpaid Fees

BY AMANDA BRONSTAD

SAN FRANCISCO

A FEDERAL judge threatened sanctions against 37 plaintiffs firms that haven't responded to requests for common benefit fees in lawsuits over Roundup.

On March 13, U.S. District Judge Vince Chhabria of the Northern District of California awarded \$24.2 million in common benefit fees to seven plaintiffs firms for their work in the Roundup multidistrict litigation. On Aug. 1, he ordered Monsanto to call 34 other firms that hadn't paid the required 8% of their fees from Roundup settlements and judgments toward the common benefit fund, as well as another three firms whose emails had bounced back.

The firms were flagged by Monsanto, now owned by Bayer, in a July 31 letter to Chhabria.

"Having considered Monsan-

to's letter regarding compliance with the common benefit fund by counsel for all plaintiffs," Chhabria wrote, "the court orders Monsanto to call the heads of each of the 34 firms listed as having failed to respond to its emails, as well as



Judge Vince Chhabria

the three firms listed as delivering bounce-back responses. Monsanto should inform them that the court plans to initiate sanctions proceedings for any firm that fails to pay their holdback amounts promptly."

He ordered Monsanto to provide a follow-up letter within 21 days.

Monsanto and the lawyer who wrote the letter—Shook, Hardy & Bacon partner Anthony Martinez in St. Louis, Missouri—did not respond to a request for comment.

Co-lead plaintiffs' counsel David Dickens of The Miller Firm, in Orange, Virginia, and Robin Greenwald of New York's Weitz & Luxenberg also did not respond.

Chhabria's order is the latest road bump in the lengthy fight over common benefit fees in the Roundup multidistrict litigation. In 2021, Chhabria called lead counsel's original request for common benefit fees, estimated to generate about \$800 million, an "example of MDLs gone wild." But earlier this year, he rejected a special master's recommendation to grant \$0 in common benefit fees, calling the 8% assessment on other lawyers with Roundup cases arbitrary and unfair, particularly since most of them pursued liti-

gation on their own, rather than rely on lead counsel's efforts in the multidistrict litigation.

"Given the difficulty of that work, the amount of time spent doing it on a compressed schedule, the high quality of the work, and the risk that the seven firms undertook, those firms are entitled to compensation beyond what they received through their own clients' recoveries," Chhabria wrote in his fee allocation order.

On June 9, Chhabria reaffirmed his common benefit orders, giving plaintiffs lawyers who hadn't yet paid their 8% holdbacks 21 days to deposit the funds.

Monsanto, in its letter, said 34 firms hadn't responded to three separate emails from its lawyers.

All but one of the 34 firms did not respond to Law.com's request for comment, or were unable to be reached. Some had changed names or been acquired. An attorney at one firm, Charles Bone of Nashville,



On Aug. 1, U.S. District Judge Vince Chhabria ordered Monsanto, now owned by Bayer, to call the heads of the 37 firms, which haven't paid their required 8% assessment toward the common benefit fund.

Tennessee's Spencer Fane, told Law.com, "This is the first notice we have seen," but after being sent the order, said, "We will respond as necessary to Monsanto and/or the court." Bone was previously at Bone, McAllester & Norton, which is the firm listed in Monsanto's letter.

In addition to the firms that hadn't responded or had bounced

emails, Monsanto said 20 intended to pay, including Chaffin Luhana and Napoli Shkolnik; six were investigating what they owed; and 11, such as Bernstein Liebhard and Watts Guerra, now Watts Law Firm, continued to object to the payments.

Amanda Bronstad can be reached at abronstad@alm.com.

Expert Analysis

APPELLATE PRACTICE

Relief in the ‘Interest of Justice’

A party who has suffered defeat at the hands of a jury and seeks a new trial will rarely succeed if their only argument is that the verdict is against the weight of the evidence.

Despite its broad power to “review questions of law and questions of fact on an appeal from a judgment” (CPLR §5501[c]), the Appellate Division is reluctant to usurp the jury’s role as trier of the facts.

It is, therefore, necessary for an appellant hoping to overturn an adverse result below and obtain a new trial to point to specific trial errors which the Appellate Division, if persuaded that an injustice was done, can assign as its reason for reversing and granting a new trial.

Reversible errors are often found in rulings by the trial judge on the admission or exclusion of evidence, the court’s jury instructions and its rulings on requests to charge.

As a general rule, trial errors will be deemed waived unless at “the time a ruling or order of the court is requested or made,” the party shall have objected or made known the action he or she requests the court to take. (CPLR §4017).

Failure to do so “may restrict review upon appeal.” See CPLR §5501(a)(3) and (4).

In the case of a charge, CPLR §4110-b is even more explicit. “No party may assign as error the giving or the failure to give an instruction unless he objects thereto before the jury retires to consider its verdict stating the matter to which he objects and the grounds of his objection.”

While failure adequately to protect the record below can lead to an unjust result, all four Departments of the Appellate Division have always recognized that “[c]ourts of justice exist for the purpose of securing a fair determination of controversies.” *Nicholas v. Rosenthal*, 283 App.Div. 9, 13, 126 NYS2d 34, 37 (1953) (“Though no motion

THOMAS R. NEWMAN is of counsel at Duane Morris. STEVEN J. AHMUTY, JR. is retired from Shaub, Ahmuty, Citrin & Spratt.



By **Thomas R. Newman**



And **Steven J. Ahmuty, Jr.**

for mistrial was made and no exception taken to the conduct of counsel, where, as here, this court is satisfied that a verdict may have been induced by conduct creating and calculating to create prejudicial misapprehension, mistake or false impression on the part of a jury, such verdict may not be permitted to stand.”

If the Appellate Division sees the merit to appellant’s case, and that a plain injustice was done, it possesses the power to take cog-

Reversible errors are often found in rulings by the trial judge on the admission or exclusion of evidence, the court’s jury instructions and its rulings on requests to charge.

nizance of trial errors even though they were not objected to, and to reverse and order a new trial “in the interests of justice.”

The Court of Appeals has no such power. It may not address issues that were not preserved by an objection in the trial court. *Merrill v. Albany Medical Ctr. Hosp.*, 71 NY2d 990 (1988).

“[W]here [an] error is so fundamental as to preclude consideration of the central issue upon which the claim of liability is founded, the court may, in the interests of justice, proceed to review the issue even in the absence of objection or request [to charge].” *Pivar v. Graduate School of Figurative Art of N.Y. Academy of Art*, 290 AD2d 212, 213, 735 N.Y.S.2d 522 (1st Dept. 2002); *Jaunow v. Hearn*, 117 AD2d 992, 499 NYS2d 537, 537 (4th Dept. 1986) (“While plaintiff failed to preserve this issue for review, we

reach it in the interest of justice.”).

In *Rivera v. W. & R. Service Station, Inc.*, 34 AD2d 115, 116, 309 NYS2d 274 (1st Dept. 1970), Justice Owen McGovern, writing for the majority, described the case as the court viewed it: “[N]early seven years after the accident, we have for review a worthless judgment held by two innocent victims of an auto accident, in an auto age, found by a jury to be free of any contributory negligence.”

Plainly, the court was not going to permit such a result to stand. It found prejudicial errors in the charge and reversed and ordered a new trial, writing:

“Now, it may be urged that the plaintiffs are beyond appellate help. Their attorney stood mute in the presence of the court’s charge. He made no requests. Neither did he note an exception.

But the cases are not few where, even though an exception not be taken, if the error is of such a fundamental character and the resultant injustice so egregious, that an appellate court will take hold of it in the general exercise of the court’s power to reverse and grant a new trial in the interests of justice.” (34 AD2d at 117).

The same standard for reviewing unobjected to errors below has similarly been expressed by the Appellate Division in the other three departments. See, e.g., *Caceres v. New York City Health & Hospitals Corp.*, 74 AD2d 619, 620, 425 NYS2d 36 (2d Dept. 1980) (“Although we are cognizant of appellant’s failure to accept to the court’s charge, ... where the error is ‘fundamental’ and the resultant injustice ‘egregious’, we may nevertheless consider the error in the general exercise of our power to reverse and grant a new trial in the interest of justice.”); *Vallone v. Saratoga Hosp.*, 141 AD3d 886, 890, 35 NYS3d 544, 547 (3d Dept. 2016) (“this court may exercise its discretion to order a new trial when an unpreserved error in a jury charge is fundamental—that is, ‘so significant that the jury was prevented from fairly considering the issues at trial’”); *Antonucci v. Town of Irondequoit*, 81 A2d 743, 744, 438 NYS2d 417 (4th Dept. 1981) (“Although the defendant’s failure to object to the charge would ordinarily » Page 10

EMPLOYMENT LAW

Amendments to NY’s Pay Frequency Mandates for ‘Manual Workers’

One of the most frequently used tools by plaintiffs’ employment attorneys in New York is a claim for unpaid wages under Article Six of the Labor Law.

By alleging a violation of Article Six, a plaintiff can pursue not only the recovery of any unpaid wages but also liquidated damages for one hundred percent of the unpaid wages, along with interest and attorney’s fees.

But what happens when wages are not “unpaid” at all—just paid late, in violation of the frequency of pay requirements set out in Labor Law §191?

In recent years, plaintiffs’ attorneys increasingly have argued that an employer’s failure to pay “manual workers” on a weekly basis as required by § 191, in and of itself, triggers liability for both interest and liquidated damages equal to the amount of the delayed wages.

On May 9, 2025, New York Governor Kathy Hochul signed an amendment to Labor Law §198(1-a) that clarified this issue by changing the scope of damages available for an employer’s failure to pay wages to covered employees on a weekly basis in violation of Labor Law §191.

As one assemblywoman stated in support of the amendment, the amended law sought to end “the liquidated damage loopholes that have allowed for frequency-of-pay lawsuits to devastate small employers.” Hochul Signs FY 2026 Budget with legislation for education, small business, and mental health, WKTV (July 1, 2025).

In this article, we will analyze the split in authority that has arisen regarding whether delayed payment of wages allowed plaintiffs to recover liquidated damages under the Labor Law, and analyze how the recent amendment will now govern frequency of pay claims.

NICHOLAS J. PAPPAS is a partner and KEERTHI MANIMARAN is an associate at Dorsey & Whitney, where they are members of Dorsey’s Labor & Employment Practice Group.



By **Nicholas J. Pappas**



And **Keerthi Manimaran**

Background

Article Six of the Labor Law establishes a comprehensive framework to protect employees’ rights to timely and full payment of their wages.

Its various provisions govern essential aspects of wage payment, including record-keeping, sick leave, permissible payroll

Within this statutory scheme, recent amendments to Labor Law §198 have significantly changed the remedies available for violations of the statute’s §191 frequency of pay requirements.

deductions, and the frequency with which wages must be paid. Non-compliance can expose employers to significant civil—and in some cases, criminal—liability.

For example, Labor Law §193(1) prohibits employers from making unauthorized deductions from an employee’s wages, while §191(3) requires that terminated employees be paid no later than the regular payday for the final pay period worked. The statute defines “wages” broadly under §190(1) to include all earnings for labor or services rendered, whether calculated by time, piece, commission, or another method.

Within this statutory scheme, recent amendments to Labor Law §198 have significantly changed the remedies available for violations of the statute’s §191 frequency of pay requirements. » Page 10

Prior to the recent amendment to §198(1-a), courts in the First and Second Departments reached divergent conclusions regarding whether violations of the frequency of payment requirements of Article Six could form the predicate for a private right of action under §198.

In *Vega v. CM and Assoc. Constr. Mgt., LLC*, 175 A.D.3d 1144 (1st Dept. 2019) plaintiff alleged that she was a “manual worker” who her employer paid on a biweekly basis in violation of § 191, which required weekly payment of wages.

The First Department affirmed the trial court’s denial of the employer’s motion to dismiss, finding that plaintiff had stated a claim for liquidated damages under §198. The court rejected the employer’s argument that §198 “provides remedies only in the event of nonpayment or partial payment of wages (but not in the event of late payment of wages).”

The court held that “the plain language of the statute indicates that individuals may bring suit for any ‘wage claim’ against an employer” reasoning that “[t]he remedies provided by section 198 (1-a) apply to ‘violations of article 6’...and section 191(1) (a) is a part of article 6.”

The court further rejected the employer’s argument that the claim under §198 was extinguished by the employer’s late payment of the wages due, reasoning that “payment does not eviscerate the employee’s statutory remedies.”

In contrast to the holding in *Vega*, the Second Department in *Grant v. Global Aircraft Dispatch Inc.*, 223 A.D.3d 712 (2d Dept. 2024) found that employees suing employers that paid wages at least twice a month solely for failing to pay every week, did not have a private right of action in §198.

The *Grant* court disagreed with the reasoning in *Vega*, writing, “[t]he plain language of Labor Law §198 (1-a) supports the conclusion that this statute is addressed to nonpayment and underpayment of wages, as distinct from the frequency of payment” and the court did “not agree that payment of full wages on the regular biweekly » Page 10

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IN BRIEF

« Continued from page 1

that are taken into account with other inputs in the valuation process. Generally, we do not see them stopping deals from happening.”

Which leads to the question of whether any external condition would be able to slow the roll that M&A seems to be on.

“If history has taught us anything it is that we cannot completely predict the future, but the economic, financial and other conditions for dealmaking remain strong, and there are many clients looking to capitalize on the current environment,” he wrote.

Over the last eight days, there were at least nine announced deals over \$1 billion each, including three over \$10 billion and two over \$25 billion, to go along with three new IPOs and 13 new debt offerings over \$500 million.

Deals on the Radar

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

Union Pacific and Norfolk Southern have agreed to merge to create America's first trans-continental railroad. The transaction, announced July 29, values Norfolk Southern at an enterprise value of \$85 billion. Union Pacific was advised by Covington & Burling and a Skadden, Arps, Slate, Meagher & Flom team led by partners Paul Schnell and Brandon Van Dyke. Norfolk Southern was guided by Sidley Austin and a Wachtell, Lipton, Rosen & Katz team led by partners Edward D. Herlihy and Jacob A. Kling.

Palo Alto Networks, the global cybersecurity leader, has agreed to acquire CyberArk Software. Under the terms of the agreement, CyberArk shareholders will receive \$45.00 in cash and 2.2005 shares of Palo Alto Networks common stock for each CyberArk share. This represents an equity value of approximately \$25 billion for CyberArk. Palo Alto Networks, which is based in Santa Clara, California, was advised by Wachtell, Lipton, Rosen & Katz and Arnold & Porter Kaye Scholer. CyberArk Software, which is based in Newton, Massachusetts, was represented by Latham & Watkins and the Meitar Law Office.

Baker Hughes and Chart Industries announced that they have entered into a definitive agreement under which Baker Hughes will acquire all outstanding shares of Chart's common stock for \$210 per share in cash, equivalent to a total enterprise value of \$13.6 billion. Baker was advised by Cleary Gottlieb Steen & Hamilton and WilmerHale. Chart was advised by Winston & Strawn. Sullivan & Cromwell represented Goldman Sachs & Co. and Centerview Partners as financial advisers to Baker Hughes; the Sullivan team included partner Stephen M. Kotran.

Norton Rose Fulbright advised Brookfield Wealth Solutions' financial advisor, RBC Capital Markets Limited, in Brookfield's acquisition of Just Group for 2.4 billion pounds (approximately \$3.2 billion). The Norton Rose team included partners Paul Whitelock and James Collis. Counsel information for Reigate, United Kingdom-based Just Group was not immediately available.

Duke Energy announced it reached an agreement to sell its Piedmont Natural Gas Tennessee local distribution company business for \$2.48 billion in cash to Spire. Sidley Austin advised Spire with a team including partners Brittany Harrison and Jeffrey Krichian. Duke Energy, which is

based in Charlotte, North Carolina, was advised by a Skadden, Arps, Slate, Meagher & Flom team including partner Pankaj Sinha, as well as McGuireWoods and Holland & Knight.

Verisk, a global data analytics and technology provider to the global insurance industry, has agreed to acquire AccuLynx for approximately \$2.4 billion. The transaction is expected to close by the end of the third quarter of 2025. Jersey City, New Jersey-based Verisk was advised by a Davis Polk & Wardwell team that included partners Nathaniel Asker, Matthew Bacal, Vanessa Jackson, John Meade, Michael Senders and Marc Williams. Beloit, Wisconsin-based AccuLynx was represented by a King & Spalding team that included partners Jason Osborn and Drew Pollekoff.

Five Point Infrastructure announced that it has entered into a definitive agreement to sell Northwind Delaware Holdings to MPLX for \$2.4 billion in cash consideration. Five Point and Northwind were advised by a Latham & Watkins team led by partner Lauren Anderson and including partners Robert Brown, Jim Cole and Jason Cruise.

One Equity Partners, Warburg Pincus and Green Cement Investments agreed to sell Eco Material Technologies to CRH plc for a total consideration of \$2.1 billion. One Equity Partners and Warburg Pincus was advised by a Latham & Watkins team led by partners Alex Kelly and Christopher Cross.

Arclight Capital Partners announced the acquisition of Advanced Power, a power developer and manager founded in 2000, and an initial \$1 billion equity commitment to build new power infrastructure. Arclight, which is based in Boston, was advised by Latham & Watkins. Advanced Power, which is based in Zug, Switzerland, was advised by a Sidley Austin team including partners Shawn Higgins, Noreen Phelan and Chaim Theil.

IPOs

MicroStrategy, doing business as Strategy, announced the pricing of its initial public offering at approximately \$2.4 billion. Strategy, which is based in Tysons Corner, Virginia, was advised by a Latham & Watkins team led by partners Arash Baghai, Marc Jaffe, Greg Rodgers and Toronto-Dominion Bank, were advised by Davis Polk & Wardwell.

Figma, a web-first collaborative design platform, has priced its initial public offering at \$1.2 billion. Figma, which is based in San Francisco, was advised by a Fenwick & West team led by partners Ran Ben-Tzur, Michael Esquivel, Jennifer Hitchcock and Aman Singh. Underwriters, including Morgan Stanley, Goldman Sachs and JPMorgan Chase, were represented by Latham & Watkins.

Caedryn Acquisition Corp. I, a blank check company incorporated in the Cayman Islands, announced an initial public offering to raise up to \$60 million. Caedryn, which is based in Hong Kong, was advised by Cooley, Maxim Group, as underwriter, was advised by Loeb & Loeb.

Debt Offerings

Cleary Gottlieb Steen & Hamilton represented Mexico in an offering of \$12 billion of pre-capitalized securities, issued by

a Luxembourg special purpose vehicle (EFL I). The Cleary Gottlieb team included partners Matthew Brigham, Elizabeth Dyer, Jorge Juantorena, Deborah North, Manuel Silva and Clayton Simmons.

Brinley Partners was counseled by Milbank and Paul, Weiss, Rifkind, Wharton & Garrison in a debt offering valued at \$5 billion. The Paul Weiss team included partners Matthew Collin, Anne McGinnis and Conrad van Loggenberg.

EQT Corporation was counseled by Kirkland & Ellis in a debt offering valued at \$3.86 billion.

Latham & Watkins has guided the underwriters, which included Morgan Stanley and J.P. Morgan Chase, in a debt offering valued at \$2.6 billion. The issuance was announced by Livingston, New Jersey-based CoreWeave Inc. The Latham team included partners Paul Bonewitz, Chirag Dedania, Keith Halverstam, David Hammerman and Salvatore Vanchieri.

Latham & Watkins has guided the initial purchasers in a debt offering valued at \$1.8 billion. The issuance was announced by CoreWeave Inc. The Latham team included partners Keith Halverstam, Rick Kline, James Metz and Salvatore Vanchieri.

JFK NTO LLC was counseled by Gibson, Dunn & Crutcher in a debt offering valued at \$1.4 billion. The Gibson Dunn team included partners Anita Girdhari and Tomer Pinkusiewicz.

Davis Polk & Wardwell has guided the representatives of the several underwriters in a debt offering valued at \$1.2 billion. The issuance was announced by Travelers. The Davis Polk team included partner Shane Tintle.

Synchrony Financial was counseled by Sidley Austin in a debt offering valued at \$1 billion. The underwriters, which included BofA Securities, were advised by a Davis Polk & Wardwell team that included partners John Meade, Michael Mollerus and Margaret Tahyar.

Simpson Thacher & Bartlett represented the lead arrangers in connection with the refinancing by Univision Communications Inc. of \$763.5 million in aggregate principal amount of its senior secured term loan A facility and the extension of its \$500.2 million senior secured revolving credit facility. The Simpson Thacher team included partners Todd Crider, Jonathan Pall, Patrick Ryan and Jessica Tuchinsky.

Davis Polk & Wardwell has guided the representative of the initial purchasers in a debt offering valued at \$500 million. The issuance was announced by Macy's. The Davis Polk team included Stephen Byeff and Michael Kaplan.

Adecoagro S.A. was counseled by Davis Polk & Wardwell in a debt offering valued at \$500 million. The Davis Polk team included partner Maurice Blanco. The initial purchasers was advised by a Milbank team that included partners Marcelo Mottes and Andrew Walker.

AST SpaceMobile Inc. was counseled by Freshfields Bruckhaus Deringer in a debt offering valued at \$500 million. UBS Group, which acted as the underwriter, was advised by Milbank.

Latham & Watkins has guided the initial purchasers in a debt offering valued at \$500 million. The issuance was announced by Pagaya US Holding Company LLC. The Latham team included partners Andrew Baker, Heather Deixler, Laura Ferrell, Greg Rodgers, Elena Romanova, Brittany Ruiz, Stelios Saffos and Bradd Williamson.

—Patrick Smith

Outside Counsel

Disgorgement as a Remedy for Unpaid Fees in Family Court Cases

Can the non-monied spouse/party in a strenuously contested child custody proceeding, who has not received a court-ordered counsel fee award from the monied spouse/party, turn her enforcement activities to present and past counsel of the monied spouse/party and attempt to “claw-back” from monies paid to them as counsel fees, in an attempt to produce financial parity between the parties?

This question was presented in a highly unusual sua sponte order issued by Justice Frank Nervo (Justice, Supreme Court, New York County) in a case captioned *KG v. CH*. The substantive intricacies of the matter need not be explored here.

We pick up the case at a virtual conference held by Justice Nervo on Jan. 10, 2023 following the Appellate Division, First Department's reversal of a trial court order requiring petitioner (the monied party) to pay combined counsel fees and fines in excess of \$2.7 million. See *K.G. v. C.H.*, 209 A.D.3d 526 (1st Dept. 2022).

Although the purpose of the conference was a remand to schedule a hearing regarding reasonable counsel fees as directed by the First Department, the trial court nevertheless assumed a substantial counsel fee award would be made, concluded that the petitioner would not pay the counsel fees ultimately ordered, and stated its intention to hold petitioner's current and prior counsel responsible for payment through a process of disgorgement or “clawbacks.” On Jan. 24, 2023, the trial court issued its order, which stated as follows:

DAVID B. SAXE is a partner at Morrison Cohen and former associate justice of the Appellate Division, First Department. JORDAN MESSERI is a founding partner at the boutique matrimonial firm Krauss Shaknes Tallentine & Messeri. The views expressed herein are solely those of the authors. The authors of this essay and their respective law firms represented petitioner at different times in the litigation.



By David B. Saxe



And Jordan Messeri

As the court discussed at the January 10, 2023 conference, there is no dispute that the legal fees in this matter exceed several million dollars. Likewise beyond-dispute—and notwithstanding that the Court has repeatedly ordered petitioner, as the monied party, pay legal fees of respondent, the opposing non-monied party, pursuant to Domestic Rela-

We think matrimonial lawyers should be alert to future possibilities that Justice Nervo's order portends.

tions Law §237[b]—respondent's counsel's efforts have gone mostly uncompensated while petitioner's various counsel and consultants have been compensated.

Notably, and as discussed supra, petitioner continued to retain counsel and consultants following the Court's interim orders directing petitioner to pay respondent's legal fees, while resisting payment of respondent's counsel's fees, as ordered by the Court, leaving same entirely outstanding. Put simply, petitioner has expended millions of dollars in legal fees prosecuting her failed parentage application while respondent's counsel has gone entirely uncompensated—excepting only for a payment by respondent financed by the sale of her home, various loans from family, and a move to the United Kingdom—despite Court Orders requiring

petitioner to pay respondent's counsel's fees on an interim basis. Now, having exhausted millions of dollars on her own legal team, petitioner contends she is unable to pay respondent's legal fees.

The general purpose of DRL §237 is commonly referred to as seeking to level the playing field among parties. The Court, therefore, discussed with counsel on-the-record on January 10, 2023, the possibility of leveling the playing field via a claw-back of one-half of the fees petitioner paid to her various counsel and consultants throughout this litigation, pursuant to DRL §237, in order to fund a judgment for fees due respondent's counsel. It seems a perverse outcome, and contrary to DRL §237's very purpose, to countenance a monied party's expenditure of the entirety of their resources on their own legal team in order to deprive the non-monied party's legal team of fair recompense and circumvent the protections of DRL §237. This is especially so when, as here, public records reflect the monied party has transferred title of their real estate holdings to corporate entities, ostensibly in a misguided attempt to shield same from impending judgments. If such outcome is permitted, as a practical matter, it appears likely that non-monied parties would be unable to retain sophisticated counsel, as any counsel retained would not be compensated due to the monied party's willful attempts to expend their wealth on their own litigation and parentage may, therefore, be based chiefly on the financial position of the parties and the monied party's ability to expend, hide, transfer, etc. their wealth in contravention of the purpose of DRL §237.

Accordingly, it is ORDERED that all counsel—including petitioner's current and former trial counsel, appellate counsel and consul- » Page 9

Dentons

« Continued from page 1

Further tie-ups aren't top of mind but, “If there are firms out there that are interested, we want to talk to everybody,” Barton said.

For now, the firm sees its greatest opportunities in India, where it has had a presence since 2022 and was the first global law firm to combine with a local firm in May 2023, creating Dentons Link Legal. In March of this year, Dentons Link Legal expanded its footprint in India through a combination with a local intellectual property boutique. Dentons Link Legal has offices in most of the country's major cities, with those in Mumbai and Delhi growing rapidly, Barton said. “It's our number one growth leader from a market perspective right now,” said Barton. “I think the opportunities are endless.”

With China's role in the global economy shifting, many companies are looking to move their manufacturing to India. Increasing numbers of data centers and dispute resolution, along with a youthful demographic, all point to huge opportunities, she said.

Canada has traditionally relied on strong economic ties with the United States, but current geopolitical issues, including tariff threats from its neighbor and tensions with China, have Canadians seeking alternatives, said Tim Haney,

Dentons Canada CEO, who added that India is attractive for many reasons. He views technology, aviation, resources and particularly infrastructure as the primary sectors for collaboration between the two countries.

Given its demographic growth, “the demand to build roads, trains, airports is massive in India, and obviously Dentons Canada has, I would say, a market-leading infrastructure practice. So huge crossover of expertise there,” he said.

Natural economic and cultural synergies between Canada and European markets also exist, with clients seeing “huge” opportunities for trade diversification in that direction too, Haney said.

The first two quarters of 2025 have been a bit wait-and-see for clients, but Haney is optimistic the rest of the year will bring more cross-border work both in the U.S. to address supply chain challenges and globally as supply chains reorient.

Disputes practices are busy in Canada and around the world, and the country's tech, energy and infrastructure practices are robust, with better days on the horizon in the finance and banking sector, Haney said.

Canada's relatively new government under Prime Minister Mark Carney must focus on making it easier to do business within Canada (through less regulation and internal trade barriers) as well as continuing to diversify trading

partners by bolstering Canadian projects and expertise, he added.

“That pent-up demand to do stuff is really starting to become palpable,” he said.

Barton, who spent 30 years at professional services firm EY before joining Dentons last year, noted the law firm is only 12 years old. It's not quite as mature as EY, but she sees a lot of similarities in their aspirations and ambitions to integrate services and solve client problems.

It's like “a preteen that we're going to take to adulthood,” she said of moving the firm forward.

What she sees across all the Dentons firm members is the ambition to do more integration, especially to solve client problems. It's a “playbook” she's familiar with from EY.

To start, Barton said all Dentons' member firms will be moving to a single brand, so Dentons Link Legal would become Dentons India, etc.

Will Dentons, now structured as a Swiss Verein with each firm maintaining its own financials, move to any sort of profit sharing or financial integration?

Barton didn't rule it out. “If the world is changing outside your firm at a faster pace than you are, then you know it's not a good picture,” she said. “We're looking at everything. We're making sure that we're fit for purpose.”

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Rates

« Continued from page 1

or Bradley, formerly of Am Law Second Hundred firm Robinson & Cole.

One catalyst for opening the U.S. office was client concerns over rate pressures, Volpe said in an interview.

“I've heard clients talk about rate pressures and issues, and you try to address them, and a lot of firms try to address them, but the rates keep escalating, and what we're doing in our markets [is] trying to deliver quality services—Am Law 50, Am Law 100 services—but in a more rate-conscious and rate effective environment that's amenable to clients, and these shared services will allow us to do that,” he said.

“If you can effectively go to market and say to clients that we'll have an ability to reduce our rates on this corporate transaction or on this regulatory issue that's concerning your fund at 20% less than what we see in the bigger markets in New York and London, Asia, it's a very effective tool in your toolkit in terms of trying to win clients,” Volpe added.

The decision to have the inaugural U.S. office be located in New York City was a no-brainer, Volpe said, since the city is the “biggest legal market in the world.”

“There's probably lots of opportunity that our corporate practitioners will be able to capitalize upon with a more effective rate structure and less of a cost to those practitioners in terms of going to market,” Volpe said.

The New York office, he added, is “off to a phenomenal start,” and while the firm doesn't have any immediate plans to branch out elsewhere in the U.S., there is always the possibility of opening additional offices stateside, anywhere from Miami and Houston to Chicago and the West Coast.

Earlier this year, Broadfield launched an office in Hong Kong, its first office outside of the U.K. The firm hired former Sidley Austin partner Effie Vasilopoulos as its Asia managing partner and chair of its Asia Pacific executive committee.

The Hong Kong office is focused on advising on investment fund formation, private equity investments, corporate matters and other legal work.

Broadfield has what it terms a

“unique model blending economies of scale and advanced legal technology to deliver cost-efficient solutions,” according to a firm news release.

The firm says it remains focused accelerating growth across the Americas, Europe, the Middle East and Asia and adding more to its team of more than 400 employees.

As for the New York office, while transactional work will likely be a major component of legal services offered, there is also what Volpe, a labor and employment attorney, termed a “fairly robust commercial litigation practice.”

“We are very actively recruiting,” Volpe said about locating new talent for New York. “You'll get experienced and seasoned high-quality lawyers who would be very attractive to this platform.”

A Dentons representative declined to comment on Hagenbuch's move. Representatives from Venable, Robinson & Cole and Otterbourg did not respond to requests for comment on the exits from their firms.

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LSAC

« Continued from page 1

197 member schools.

LSAC charges applicants two types of fees for its CAS, which don't vary, according to the complaint. For the 2026 application cycle, applicants are required to pay a \$215 mandatory subscription fee and a \$45 per-report fee.

“LSAC, which does little more than transmit basic application information to law schools, collects an average of nearly \$500 in fees from each applicant, totaling more than \$30 million annually,” the complaint states.

None of the member law schools permit applicants to apply using any other electronic processing method, so the plaintiff alleges that allows the organization to “overcharge” for application fees.

While no schools are named, the complaint further alleges the organization “has conspired along

with the Member Law Schools to fix the price of these fees for its Law School Application Platform.”

The member law schools “exercise control over LSAC through, e.g., their election of the Board of Trustees, which manages LSAC's ‘business and affairs,’” according to the complaint. “Each Member Law School has a vote for the Board of Trustees members. As of July 2025, every Trustee is employed by an LSAC Member Law School.”

“LSAC benefits from the supra-competitive profits it earns from the price-fixed fees, using that to build up more than \$250 million in net assets, pay its executives lavishly for a nonprofit, and kick-back money to the Member Law Schools,” the complaint alleges.

In its most recent 501(c)(3) nonprofit filings for FY 2023, LSAC reported its then-CEO made more than \$1 million in FY 2023.

The complaint is seeking to certify the class, along with injunctive relief, treble damages for class members for the injuries they suf-

fered as a result of LSAC's unlawful conduct.

The proposed class comprises “all individuals in the United States ... who paid Application Platform fees to LSAC,” beginning four years before the filing of the lawsuit.

Risner directed Law.com to his legal counsel at Hilgers Graben. William Burgess, senior counsel at Hilgers Graben in Atlanta, confirmed Risner has not attended law school.

Risner works as a senior associate at Home, an advisory firm headquartered in Mississippi, according to his LinkedIn profile and Horne's profile.

“We look forward to the opportunity to litigate this case on behalf of our client and other law school applicants,” Burgess said in an email to Law.com.

Risner is also represented by Peter McCall and Bennett Rawicki, both partners at Hilgers Graben, in Pittsburgh and Dallas, respectively.

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Real Estate Trends

REALTY LAW DIGEST

By
Scott E. Mollen



Landlord-Tenant—Holdover Proceeding—Without Cause Eviction—Termination of Unregulated Tenancy—Affirmative Defense Asserted That Apartment Is Subject to Rent Stabilization—Counterclaims for Rent Overcharge and Breach of Warranty of Habitability—Rent Increased Based On Individual Apartment Improvements (IAs)—Petitioner Failed to Prove IAs—Failed to Prove Apartment Condition Before Improvements, Call The Contractor to Testify Or Explain Why It Had Not Called the Contractor to Testify and Certain Items “Like Painting of Sheetrock,” Amounted to “A Repair and Not an Improvement”—Court’s Ability to Examine Records for More Than Four Years—There Is “No Statute of Limitations On a Tenant’s Challenge to the Regulatory Status of an Apartment”—Determination As to Regulatory Status Does Not Require Consideration of Fraud—Court Found That Respondent Was Rent-Stabilized Tenant and “Eviction Proceeding Without Cause Does Not Lie”

This case involved a holdover proceeding based on the landlord’s allegation that it had terminated an unregulated tenancy. The tenant alleged as an affirmative defense, that the apartment is subject to the Rent Stabilization Law (RSL) and asserted counterclaims for rent overcharge and breach of the warranty of habitability (WOH). The matter proceeded to a trial.

The registration history at the NYS Div. of Housing and Community Renewal (DHCR) showed that a prior tenant had a “legal registered rent-stabilized rent of \$489.50 registered on July 15, 2002 for two-year lease commencing April 1, 2001.”

A petition verified in 2003 in a prior non-payment proceeding commenced by the petitioner’s predecessor in interest against a prior tenant, sought a money judgment and possession of the apartment based on non-payment of rent. A warrant of eviction had issued in that case on June 23, 2003.

NYC Department of Buildings (DOB) records showed “permits and related records filed...for ‘minor partition work with plumbing fixtures replaced in apartment lines A, B, C on 2nd thru 5th floors.’” Blueprints in the DOB file showed that “all bathrooms and kitchens in the specified units had replacement fixtures and new wall and floor tiles.” A work permit had been issued

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

LANDLORD-TENANT LAW

Do We Even Need a Housing Court?

Comparison of multiple sources of relevant statistics (discussed *infra*) reveal that the number of filings of summary proceedings since the onset of COVID (if not earlier) is at a relative all-time low. To what extent may have changes in the applicable laws been responsible for such a dramatic change and what does that portend for the Housing Court?

How We Got Here

There was a time when there was no Housing Court. First, there was the Civil Court of the City of New York which was established on Sept. 1, 1962 as a result of the merger of the City Court and the Municipal Court of the City of New York. “This merger was part of a statewide court reorganization in response to Governor Thomas E. Dewey’s Tweed Commission, which issued its recommendations in 1958.” In 1973, the Civil Court established the Housing Part, with specific hearing officers, now called Housing Court Judges.

The matters that the Housing Court primarily heard originally came from proceedings that evolved from the promulgation of Article 7 of the Real Property Actions and Proceedings Law (RPAPL). Those proceedings initially fell into one of two primary categories, depending on the relationship between the parties; either nonpayment or holdover proceedings.

The latter was broken down into two sub-groups; those commenced pursuant to RPAPL 711, where there

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was a landlord-tenant relationship between the parties (e.g., breach of a substantial obligation of tenancy, expiration of lease, failure to provide access, nuisance, etc.), or, those commenced pursuant to RPAPL 713, where there was no landlord-tenant relationship between the parties (e.g., squatters, licensees, terminated employees, etc.).

Article 7 itself was the result of “an endeavor to avoid encumbering the CPLR with provisions directed only to real property actions—of which numerous had evolved over the years. The old Civil Practice Act’s formidable allotment of those provisions was transferred into a separate compilation called the Real Property Actions and Proceedings Law, commonly known and officially citable as RPAPL.” Siegel, NY Practice Sec. 571, citing RPAPL 101.

Siegel points out that while the RPAPL became effective at the same time as the CPLR (i.e., Sept. 1, 1963), its contents are a “mixed bag,” which he describes as “supplementary provisions for some of the real property actions,” adding that “the CPLR still governs in those actions, the mission of the RPAPL being principally to supply detail for only certain aspects of some of them.” *Id.*

From its inception, the Housing Court heard and decided disputes between residential landlords and tenants in New York City. Over time, the types of cases were expanded beyond nonpayment and holdover proceedings to include proceedings to enforce housing maintenance standards, and allow a tenant to bring a case against a property owner to force them to make repairs and provide essential services, like heat and hot water.

An amendment in 1965 enacted Article 7-A “to permit one-third or more of the tenants occupying a multiple dwelling in the city of New

York” to bring a proceeding for the appointment of an administrator to operate the building. *Artis v. City of NY*, 509 NYS2d 734 (Civ. Ct., NY County 1986), citing *Matter of Himmel v. Chase Manhattan Bank*, 262 NYS2d 515 (Civ. Ct., NY County 1965).

Unquestionably, much of the landlord-tenant related legislation that has been promulgated in the last 50 years has been intended to protect tenants. For example, the passage of Administrative Code 27-2009.1 in 1983 was intended “to protect tenants from unscrupulous landlords seeking to evict them for improper reasons,” such as attempting to enforce a “no pet” provision of a lease where the tenant has openly and notoriously harbored that pet for a period of more than 90 days. *Seward Park Housing Corp. v. Cohen*, 287 AD2d 157 (First Dept., 2001).

There is no shortage of landlord-tenant disputes, and the Housing Court seemingly has more than enough cases to keep its judges and staff busy.

As discussed *infra*, statistics reveal that from its inception, the case docket of the Housing Court increased rapidly. However, when COVID hit, lawmakers concerned with the impact it might have on tenants worked to enact an eviction moratorium, what one tenant advocacy group referred to as “a set of state and federal laws that provide residential tenants and homeowners various protections against evictions and foreclosures based on financial and/or medical hardship.”

In addition, the Center for Disease Control and Prevention (CDC) issued an order temporarily halting evictions (the CDC order) for certain renters. According to the U.S. Dept.



By
Gary M. Rosenberg



And
Bradley S. Silverbush

of Housing and Urban Development, the CDC issued the order to protect public health and prevent further spread of COVID-19.

Thus, when the moratorium hit, the Housing Court essentially shut down evictions. In response, some lawyers turned to the New York State Supreme Court to bring their landlord-tenant cases, while others turned to the U.S. Supreme Court to enjoin the eviction ban. See, *Chrysalis v. Marks*, 594 US__ (2021).

What has happened since the end of COVID has been surprising because statistics show that the number of eviction cases that are being filed have not only failed to return to the pre-COVID numbers, but according to at least one source, the number of eviction case filings are actually down by roughly 50% compared to the pre-pandemic numbers.

Specifically, while in 2019 there were 262,165 eviction filings statewide, those numbers dropped to 108,928 in 2020.

To What Do We Attribute the Changes To?

To put it in perspective, let us look at some of the legislative considerations that were proposed, deliberated upon, and resulted in significant changes in the law since 2007.

In October 2007, the New York City Council’s Committee on Housing and Buildings examined the harassment of tenants and remedies for such conduct. Less than six months later the Council enacted a

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COMMENTARY

Florida Eliminates Sales Tax on Commercial Rents

BY CARLEE G. MATTISON,
JOHN J. CAMPO
AND L. BEN ALEXANDER JR.

Currently, Florida is the only state in the United States to charge a statewide sales tax on commercial rents. This unique tax was enacted by Florida’s Legislature in 1969 in an effort to increase the state’s revenue. Despite receiving heavy criticism that it could deter businesses from locating to or remaining in Florida, the sales tax has remained in effect to date. Pursuant to Section 212.031, Fla. Stat., every person exercises a taxable privilege when engaging in the business of renting, leasing, letting, or granting a license for the use of any real property. In recent years, the Florida Legislature has signaled an interest in the incremental elimination of this tax. On June 1, 2024, at the beginning of the 2024 fiscal year, Florida’s state sales tax on commercial rents was reduced from 4.5% to 2%; however, the reduction in state sales tax did not affect local discretionary sales surtax imposed by various Florida counties.

On June 30, 2025, House Bill 7031 (HB 7031) was signed into law. HB 7031 focuses on, among other tax-related issues, providing significant tax relief for businesses by repealing the current state sales tax on commercial rents. Effective Oct. 1, 2025, Florida’s state sales tax on commercial rents will be completely eliminated. HB 7031 also includes the elimination of local discretionary sales surtax imposed by Florida counties, thereby eliminating all taxes owed in connection with commercial rents at both the state and local levels. It is important to note that sales tax on various short-term residential rentals under Section 212.03, Fla. Stat., and on tangible personal property will still be subject to sales tax. Rents for boat slips, self-storage units, and parking facilities shall also remain taxable. Finally, all sales taxes on commercial rents accruing prior to Oct. 1 must still be paid.

Despite the large amount of revenue generated by the sales tax on commercial rents—which was almost \$2.3 billion in 2024, even after the mid-calendar year reduction of the tax rate—the tax elimination was motivated by the Florida Legislature’s efforts to boost the state’s business economy and make it more competitive with other states, as the tax has acted as a deterrent to businesses since its enactment in 1969. The elimination of Florida’s state sales tax on commercial rents aligns Florida with the rest of the country’s states that do not charge a statewide sales tax on commercial

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CARLEE G. MATTISON and JOHN J. CAMPO are members of Jones Foster’s real estate team. Shareholder L. BEN ALEXANDER JR. is vice chair of the firm’s Real Estate practice group and head of the firm’s Palm Beach office.

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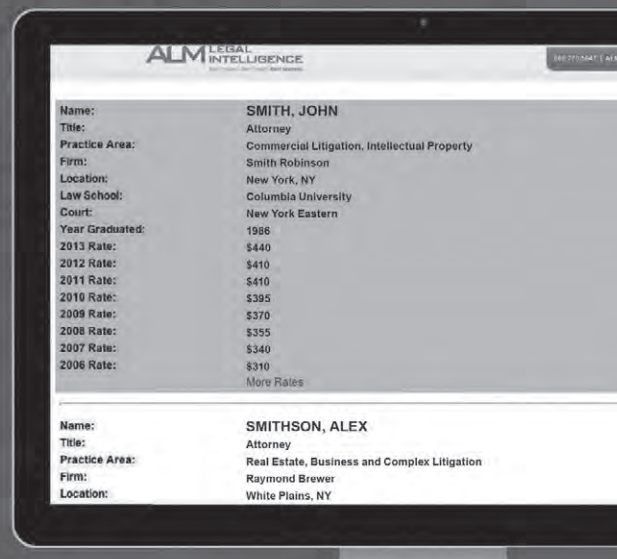
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Riker Danzig new headquarters at 7 Giralda Farms in Madison, N.J.

Riker Danzig Becomes Latest New Jersey Firm To Change Headquarters

BY NICHOLAS MALFITANO

AFTER many years in a Morristown, New Jersey, office space, law firm Riker Danzig has established a new base of operations a few miles away—in a 20-acre space at Giralda Farms in Madison, located on the former Geraldine Rockefeller Dodge Estate.

Partner Nicholas Racioppi Jr. and managing partner Michael O’Mullan each offered their insight as to why several big-time law firms in the Garden State have made the move to new headquarters in recent months, now including Riker Danzig, citing new workplace realities that called for a reimagining of how their spaces are used.

“Major New Jersey firms have not moved, generally, for a long time. Their spaces are tired, and they’re looking for new energy. In terms of the layout, we went from a very inefficient

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Morris Manning Exits Continue, as Barnes & Thornburg Adds Five-Lawyer Georgia Real Estate Team

BY THOMAS SPIGOLON

BARNES & Thornburg has strengthened its real estate offerings with a five-lawyer team that continues the steady stream of lawyer exits this year from Atlanta firm Morris, Manning & Martin.

Partners Michael Henson and Daniel Noice lead the team that is “focused on high-value real estate transactions” and includes associates Joseph Guardino, Olivia Pounds and Rebec-

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The New York Law Journal
(ISSN 0028-7326) (USPS 383020)
is published daily except Saturdays, Sundays
and legal holidays by ALM,
150 East 42nd Street, Mezzanine Level,
New York, N.Y. 10017. Periodicals postage paid at
New York, N.Y. and at additional mailing offices.

Designated by the New York Court of Appeals
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of New York as a newspaper of general
circulation for the publication of legal notices
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Postmaster: Send address changes to the
New York Law Journal, 150 East 42nd Street,
Mezzanine Level, New York, N.Y. 10017. Available
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Maxwell

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renege on a promise to release the records relating to Epstein's case. The DOJ moved to unseal transcripts in both the Maxwell and the Epstein cases.

"The public interest identified by the government—while understandable—is insufficient to warrant disclosure of grand jury materials at this time," the filing read. "The government frames this interest as 'historical,' yet it is nothing more than widespread and intense public curiosity about an ongoing criminal case."

The unsealing is before U.S. District Court Judge Paul Engelmayer of the Southern District of New York.

The defense reply, filed by David Markus and Melissa Madrigal of Florida firm Markus/Moss, argued that the government failed to establish that the "special circumstances" as set out by the U.S. Court of Appeals for the Second Circuit in the case of *In re Craig*.

Those circumstances, which help a judge determine whether or not to release otherwise sealed grand jury records, include factors such as opposition from other parties and length of time that has passed since the grand jury sat.

In addition to Maxwell's opposition to unsealing, her lawyers note that only five years have passed since her case was presented to a grand jury in 2020 and 2021. Other petitions of this sort, including a bid to unseal grand jury minutes in the case of Julius and Ethel Rosenberg, were more than 50 years old.

U.S. District Court Judge Alvin Hellerstein of the Southern District of New York, the attorneys note, refused to unseal the testimony of Ethel Rosenberg's brother and grand jury witness, David Greenglass, until Greenglass

died. Greenglass was accused of framing his sister.

"It is noteworthy that Judge Hellerstein refused to unseal the transcript while Greenglass [sic] was alive, finding that Greenglass' interest in preserving the secrecy of his grand jury testimony was sufficient to prevent its unsealing during his life, despite the public interest in the case," the Maxwell filing reads.

Judges in other cases weighing this matter have cited the significant passage of time, the death of most relevant witnesses, or a witness who waived protection to secrecy.

Defense counsel is not permitted to make presentations to grand juries in the Southern District of New York, and the testimony, if released, would "irreparably" taint Maxwell's case, her lawyers said.

"Those allegations, if released in raw, untested form, would inevitably influence any future legal proceeding should Maxwell succeed in her post-conviction litigation," read the filing.

Prosecutors have asked for more time to determine whether or not they seek to disclose grand jury exhibits in addition to testimony. The testimony in both the Maxwell and Epstein cases was provided by law enforcement agents, past records show.

Maxwell's opposition comes as the judge overseeing the Epstein matter posted correspondence he had received via email from individuals alleging to be victims of Maxwell and Epstein.

Two letters, which are publicly docketed, accuse the DOJ of handling the Epstein matter with little regard for the survivors. The Epstein case is before U.S. District Court Judge Richard Berman of the Southern District of New York.

"I am not some pawn in your political warfare," one letter stated. The other expressed that

the victim did not feel like their own safety and privacy was being thoughtfully considered by the government. Both letters asked that Berman allow a vetted third party to review the documents and ensure no private information will be released.

The DOJ has said names and identifying information of victims will be redacted.

Attorneys representing survivors, in their own letter, expressed deep concern that the government was disregarding victims rights and asking the judge to allow for in camera review, should he choose to unseal the records.

Lawyers for Epstein's estate filed a separate 1-page letter on Tuesday, taking no position to unsealing "in view of the Government's commitment to protect the identities of those claiming to have been victimized by Mr. Epstein."

On Monday, the DOJ filed a letter with both Berman and Engelmayer, requesting more time to determine if the Department will seek to release exhibits in addition to testimony.

Prosecutors in 2019 filed a nolle prosequi following Epstein's death in 2019 and Berman dismissed the case. But the nolle does not prevent Berman from ruling on this matter or impact disclosure, the DOJ stated.

"To the contrary, at least one court has explicitly held that a nolle prosequi does not deprive a court of the authority to determine whether to disclose sealed grand jury minutes," the filing noted, citing *United States v. Byoir*.

The submission is signed by U.S. Attorney General Pam Bondi, Deputy AG Todd Blanche, and Interim U.S. Attorney of the Southern District of New York, Jay Clayton.

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Paul Weiss

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erty damage the church sustained during a Dec. 12, 2020, attack.

One month after Trump won reelection, several Paul Weiss litigators filed their motion in D.C. Superior Court on behalf of Metropolitan AME seeking default judgment and injunctive relief against PBI.

D.C. Superior Court Judge Tanya M. Jones Bosier granted the motion in February and signed an order transferring all of PBI's interests in the trademark "Proud Boys" to Metropolitan AME.

"Defendant Proud Boys International, L.L.C. and its successors, assignees, representatives, and any other persons acting in concert or coordination with them, are permanently enjoined from selling, transferring, disposing of, or licensing the trademark 'Proud Boys' without the consent of Plaintiff Metropolitan African Methodist Episcopal Church or the approval of the Court, pursuant to D.C. Code §§ 16-550 and 28-3107," Bosier wrote in the order dated Feb. 3.

Paul Weiss, the Lawyers' Com-

mittee for Civil Rights Under Law and the Washington Lawyers' Committee for Civil Rights & Urban Affairs as co-counsel for Metropolitan AME filed a complaint Monday in the U.S. District Court for the Southern District of New York seeking to enforce Bosier's order.

"Defendants' continued use of the name 'Proud Boys' violates the Trademark Order and risks causing serious confusion about the ownership of the trademark rights in the 'Proud Boys' name," according to the allegations in the complaint.

"Pursuant to 15 U.S.C. § 1117, Metropolitan AME is entitled to injunctive relief, actual damages in an amount to be determined at trial, to have such damages trebled, to Defendants' profits, and to the costs of this action and to attorneys' fees," counsel for the plaintiff wrote in the complaint.

The D.C. Superior Court entered a \$1 million judgment in favor of Metropolitan AME in June 2023, and that judgment as of Monday has grown to more than \$3 million in damages, attorneys' fees and post-judgment interest, according to the complaint filed

against the Hudson Valley Proud Boys and Pepe.

In addition to Rhee, a number of former Paul Weiss partners left the firm earlier this year after the firm consummated its March 20 pro bono deal with Trump.

Four Big Law firms—Perkins Coie; Jenner & Block; Wilmer Cutler Pickering Hale and Dorr; and Susman Godfrey—refused to strike a pro bono deal with Trump. Instead, those firms filed complaints in federal court and won permanent injunctions striking down Trump's executive orders against them as unconstitutional.

The Trump administration has filed notices of appeals in the Perkins Coie, Jenner and Wilmer cases and may file a notice of appeal in the Susman Godfrey case before the filing deadline closes this summer.

Counsel for the Hudson Valley Proud Boys have not yet entered an appearance, and the organization could not immediately be reached for comment Tuesday.

The case is assigned to U.S. District Judge Katherine Polk Failla of the Southern District of New York.

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Perspective



Last month, President Donald Trump filed a \$10 billion defamation lawsuit against the Wall Street Journal and Rupert Murdoch. This award would far exceed the largest defamation judgments and settlements in recent history.

Trump's SLAPP Suits Against the Media Win Even When They Lose

BY BENNETT L. GERSHMAN

Since 1973, when Donald Trump entered the world of business with a \$419 million gift from his father, he has become the gold medal winner for filing lawsuits—over 4,000. The cases related to his real estate, business, and entertainment ventures and typically featured his grandiose, ego driven and intimidating style.

Trump's litigation is a pristine example of the so-called SLAPP suit, or Strategic Litigation Against Public Policy. SLAPPs are typically filed by powerful entities like corporations, businesses, and government officials against less powerful and vulnerable critics. The overriding goal of a SLAPP suit is not necessarily to win the lawsuit on the merits but to burden the adversary with expensive legal fees and time-consuming proceedings, ultimately coercing them into silence, submission, or settlement. This tactic creates a chilling effect that discourages people from speaking out against powerful interests. Also, a common feature of a SLAPP suit is forum shopping—finding the most favorable venue for the suit. And in contrast to England, the loser in the U.S. does not have to pay the adversary's cost of litigation.

Trump, over the years, has shown himself a master at SLAPP suits. Many of his SLAPP suits were a tactic in his bare-knuckle financial brawls. But more recently, Trump has displayed his SLAPP skills in his war against journalists, dissidents, and critics. Indeed, it would be hard to imagine a greater threat to democracy and silencing free expression than Trump's SLAPP suits against the media.

Below is a non-exhaustive survey of Trump's recent SLAPP litigation against critics in the media:

- Trump filed a \$475 million defamation suit against CNN in 2022, claiming the network's description of his election fraud as a "big lie" falsely associated him with Adolf Hitler. The suit was dismissed.
- Trump sued The New York Times in 2020 for defamation for publishing an op ed, "The Real Trump-Russia Quid Pro Quo," which described an "overarching deal" between the Trump campaign and Russia to help Trump win the 2016 presidential election. The suit was dismissed.
- Trump again sued The New York Times in 2021 for defamation for claiming the paper engaged in an "insidious plot" with Trump's estranged niece to improperly obtain Trump's confidential tax records for a series of stories alleging Trump's history of tax avoidance and "outright fraud." The suit was dismissed, and Trump was ordered to pay the Times and its reporters \$400,000 in legal fees.
- Trump filed a defamation lawsuit against the Washing-

ton Post in 2020, claiming the paper falsely stated that Trump conspired with Russia to win the 2016 election. The suit was dismissed.

- Trump again sued the Washington Post for defamation for a 2023 article, "Trust linked to porn-friendly bank could gain a stake in Trump's Truth Social." The suit was dismissed.

- Trump again sued the Washington Post and journalist Bob Woodward for \$50 million for publishing recorded interviews made during Trump's

Trump's SLAPP assault at the media is a calculated strategy to silence a free press and erode the First Amendment.

first administration into an audiobook called "The Trump Tapes." The suit was dismissed.

- Trump sued Hillary Clinton, the Democratic National Committee, and journalists for conspiring to undermine his 2016 campaign by fabricating his ties to Russia. A federal judge dismissed the suit in 2022, labeling the suit a "political manifesto" and fined Trump and his lawyers—including Alina Habba, whom Trump installed as U.S. attorney in New Jersey—\$1 million in sanctions for the "frivolous" lawsuit.

- Trump sued ABC News for defamation for alleging in a 2024 news interview that Trump had been found "liable for rape" in connection with a 2023 jury verdict finding that he sexually abused E. Jean Carroll in a dressing room at a New York department store in 1996. Although the New York and common law definitions of rape and sexual abuse virtually overlap, ABC capitulated, settled, and agreed to pay Trump \$15 million as a charitable contribution to his presidential foundation and museum.

- Trump filed a \$20 billion lawsuit against CBS in 2024 for editing of a pre-election interview with the Democratic presidential candidate Kamala Harris. The lawsuit alleged that CBS news show 60 Minutes deceptively edited the interview to "tip the scales in favor of the Democratic party" in the election. The lawsuit was filed in Amarillo, Texas, probably the most Trump-friendly district in the country with only one judge, a Trump appointee.

The lawsuit against CBS was filed while CBS and its parent company, Paramount, were in the midst of an \$8 billion merger deal with Hollywood studio Skydance, which needed federal approval. Paramount settled the lawsuit for \$16 million toward Trump's future

library and the Federal Communications Commission immediately approved the merger.

After the settlement, Stephen Colbert, host of CBS's *The Late Show* and a frequent Trump critic, branded the deal "a big fat bribe." A few days later, CBS canceled Colbert's show.

In 2021, Trump sued Facebook and Mark Zuckerberg, alleging First Amendment violations following Trump's suspension from Facebook after the Jan. 6th attack on the Capitol. The Wall Street Journal reported that after his election,

Trump invited Zuckerberg to Mar-a-Lago and told him that resolving the lawsuit was required for the tech mogul to be "brought into the tent." Zuckerberg agreed to pay \$25 million to Trump to settle the lawsuit.

Zuckerberg was among Silicon Valley executives and companies who contributed \$1 million to Trump's inaugural fund, and he agreed to end Facebook's fact-checking program, which Trump had criticized. Zuckerberg also tapped a Trump ally for the company's board of directors.

Last month, Trump filed a \$10 billion defamation lawsuit against the Wall Street Journal and Rupert Murdoch for reporting on a sexually provocative birthday card Trump sent to Jeffrey Epstein on his fiftieth birthday. Whether Trump's SLAPP attack will quell or further ignite the furor over his relationship with the disgraced financier remains to be seen.

The story of Amazon mogul Jeff Bezos is like Zuckerberg's. Bezos owns the Washington Post, which once was one of the most intrepid newspapers in the country. The Post exposed the Watergate scandal and its reporting ended President Nixon's tenure. Today, under Trump's authoritarian rule, the Post has become unrecognizable, a simpering, cowardly skeleton.

Just as Trump's ruthless crusade to rid the country of immigrants, silence lawyers and annihilate the rule of law, marginalize scientific discovery and undermine the pursuit of knowledge, dismantle federal institutions and destroy a stable economy, Trump's SLAPP assault at the media is a calculated strategy to silence a free press and erode the First Amendment. Indeed, even when he loses, Trump seems to win. That's the point of the SLAPP suit. Bully, intimidate, force the adversary to expend resources to defend, maybe settle, but even if the case is dismissed, the assault forces all communicators to watch what they say. Unquestionably, it deters some critics from criticizing.

Under Trump's rule, we are watching a great country destroy itself. And if we lose the First Amendment, we are watching the slow death of democracy.

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

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Perspective



KONJANGIBSI/ADOBE STOCK

A safety-and-enforcement culture is essential. Lawmakers, governmental agencies, contractor licensing boards, industry boards, and insurers together must incent OSHA education and fund enforcement from private and public sectors to keep construction workers alive, Law Journal columnist writes.

‘A Price on Safety’: Fewer Penalties, More Deaths In New York City Construction

BY JEFF KOREK

How much is a 22-year-old’s life worth? If you’re an immigrant construction worker on a non-union worksite, not much—even if your multi-million-dollar construction company employer killed you.

Carlos Moncayo was buried alive at a Manhattan construction site when the inadequately reinforced walls of the 13-foot trench he was excavating collapsed. His employer, Harco Construction, knew the site was dangerous.

For its deliberate inaction, Harco was fined for its second-degree murder, reckless endangerment, and criminally negligent homicide conviction. The \$10,000.00 fine was a joke; “Monopoly money,” then-Manhattan District Attorney Cyrus B. Vance, Jr. commented.

Subsequently, Carlos’ Law, which penalizes construction companies up to \$500,000.00 for negligence causing death, was enacted. Despite this and other safety laws and regulations, construction fatalities continue to rise.

Two 45-year-old construction workers recently died in New York City, one from falling 40 feet and the other by a cherry picker bashing him into a steel beam. Both incidents prompted New York’s Department of Buildings’ stop orders, investigation and safer working conditions demand.

The safety crisis continues to grow, with a 48% statewide increase (74 deaths) and a 25% New York City increase (30 deaths) in 2023, per NYCOSH’s 2025 Deadly Skyline Report. Despite this, the Occupational Safety and Health Administration (OSHA) has lowered fines: the average fatal construction case fines dropped 46%, from \$59,075 in 2022 to \$32,123 in 2023.

This reduction, coupled with reduced enforcement from a depleted workforce in the Department of Buildings, diminishes the financial incentive for employers to maintain safe work environments, creating a lethal accountability gap—more dead construction workers, primarily non-union workers.

Why Non-union Sites Account for 77% of Fatalities Despite Safety Regulations

The NYCOSH report indicates most fatalities are non-union Latino construction workers, suggesting exploitation is one culprit. Unrepresented workers are less likely to call out recognized hazardous working conditions.

In fact, 89.7% of the nation’s construction workers are non-union, and New York is no exception. Private, non-union work sites are less thoroughly regulated, often lacking trained union representatives to police the worksite for hazardous conditions and advocate for worker safety. Thus, language barriers, ignorance of the laws, and absent representation cause non-union workers to overlook worksite dangers for fear of losing their jobs.

While increased unionization helps decrease construction fatalities, weak penalties under the National Labor Relations Act, which protects unionization in the private sector, do little to

deter corporate bullying in the workplace. Big corporations run fierce anti-union campaigns that intimidate and fire workers, both illegal under the Act. Higher penalties and stricter enforcement, combined with public relations campaigns for union benefits, may increase union numbers, which is what workers want.

Concurrently, lawmakers need to increase funding for enforcement agencies that punish construction safety violations inherent in the industry practices and culture, while regulatory agencies

Private, non-union work sites are less thoroughly regulated, often lacking trained union representatives to police the worksite for hazardous conditions and advocate for worker safety.

need to raise penalties to deter future violations. With sufficient resources and oversight, tracking and punishing repeat violators can reduce fatalities and facilitate just compensation for victims’ families.

Despite federal and state safety laws, OSHA regulations, industrial codes, and labor laws, the industry-wide hiring practices that prioritize profit over human lives are partially to blame for the rising number of construction worker deaths. More union support in the industry may help workers avoid and report dangers, but stricter enforcement is crucial.

New York’s Labor Law §§ 200, 240, and 241 mandate employers to provide adequate safety equipment and take other measures to protect workers in demolition and high-risk fall conditions. As mentioned, Carlos’ Law penalizes those who negligently, recklessly, intentionally, and knowingly cause injuries to employees.

State protection laws exist, so why are construction deaths rising? Loopholes and greed. Safety regulations that protect construction workers do little to stem the rising fatalities without employee advocacy protection and legal enforcement. Bad actors need an incentive to comply.

How Lawmakers Can Close the Exploitative Subcontractor Loophole for Developers and General Contractors?

Typically, general contractors use layered subcontracting to avoid liability and increase profits. They hire subcontractors who use non-union, non-English-speaking, underpaid workers and pass on the savings to the contractors.

When general contractors use multi-tiered subcontracts on a job, worker injury liability gets lost in a complicated web of contracts, workers’ compensation, tort, and construction laws. Identifying who is in control and all liable parties can be time-consuming, if not impossible, in cases of poor record-keeping. Complex investigations into the many players involved are financially prohibitive to families seeking redress in personal injury and wrongful death lawsuits.

No doubt, industry obfuscatory practices that maximize profit and minimize liability also play a role in the recent crisis. Extending liability across the board to all employers who control the worksite and hire subcontractors may help.

Lawmakers and industry asso-

ciation alliances can collaborate to enhance oversight, education, and enforcement. Allocating funds and dedicating resources to enforcing laws, such as Labor Code § 740 (the state’s “whistleblower” law) and OSHA regulations, along with revised construction contract drafting rules, greater transparency and greater public access to records, expose wrongdoers.

Mandates for construction contracts to specify the contractor-subcontractor relationships and responsibilities, allocate risks and responsibilities, provide insurance information, and document safety protocols can distinguish valid contracts from invalid ones, especially for larger projects.

Stricter enforcement of record-keeping requirements and easier access to those records, such as incident and witness reports, can help workers and their attorneys expedite workers’ compensation and personal injury cases. Additionally, expanded record-keeping requirements at all levels can help expose patterns, sources, and circumstances of violations for predictive and targeted enforcement purposes.

And finally, legislation analogous to New York’s Labor Law §198-e, which penetrates subcontractor layering for wage and benefit violations, might address compensation for worker injuries or fatalities due to labor law violations that intentionally or negligently expose uninsured workers to dangerous conditions.

New legislation takes time; current laws can suffice. The peculiar risk doctrine embodied in New York’s labor laws is an exception to the general rule that relieves general contractors of liability for negligent subcontractor hires; however, agencies need funding to enforce the laws.

Deterring Violations by Typing OSHA Penalties to Corporate Revenue

The NYCOSH report cites insufficient OSHA staff as one reason dangerous conditions continue as construction sites evade oversight. Better OSHA funding ensures compliance; more inspections result in citations to all responsible for maintaining dangerous conditions.

However, OSHA penalties are not high enough to hurt big corporations. With recent penalty drops of 70% for employers with fewer than 25 employees, the agency’s deterrence capability is even weaker.

While addressing the disproportionate effect of penalties on small businesses and rewarding good actors is admirable, the diminished safety incentive for big businesses is a problem. In July, OSHA penalties for businesses that remedy infractions quickly and those with clean records are unlikely to deter conscienceless contractors and developers willing to risk lives to save a buck from committing safety violations.

Penalties need to sting, but OSHA’s 45% decreased fines for fatal construction accidents to \$26,000 in a year does not. To large construction players, the fines are merely the cost of doing business, and the changes disregard the role underfunded small businesses play in cutting costs that endanger lives.

Still, while higher OSHA penalties may deter big corporations, the unintended consequences on smaller contractors

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Calendar

WEDNESDAY, AUG. 6

NY State Bar (CLE)
Wrongful Death and 9/11 Victim Compensation Fund Proceedings
<https://nysba.org/events/wrongful-death-and-9-11-victim-compensation-fund-proceedings/>
1.5 MCLE Credit
Virtual

NY City Bar (CLE)
Current Legal Ethical Issues with Professor Stephen Gillers
12 p.m. - 1:45 pm
CLE Credit: New York: 2.0 Ethics; New Jersey: 2.0 Professional Responsibility; California: 2.0 Professional Responsibility; Pennsylvania: 1.5 Professional Responsibility; Connecticut: Available to Licensed Attorneys
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=WEB080625&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

NY City Bar (Non CLE)
Careers in Insurance Law
6 p.m. - 7 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=NLI080625&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
27th Annual Supreme Court Review: October 2024 Term
9 a.m. - 4:30 p.m.
<https://www.pli.edu/programs/supreme-court-review/>

WEDNESDAY, AUG. 6
FRIDAY AUG. 8

NY State Bar (CLE)
Bridging the Gap
<https://nysba.org/events/bridging-the-gap-Aug-2025/>
16.0 MCLE Credits
Virtual

THURSDAY, AUG. 7

NY State Bar (CLE)
Brazil and U.S. Tariffs – A Special Briefing
<https://nysba.org/events/brazil-and-u-s-tariffs-a-special-briefing/>
1 CLE credit
Virtual

Basics of Guardianship – Video replay
<https://nysba.org/events/basics-of-guardianship-video-replay/>
1.5 CLE credits
Virtual

NY City Bar
COVID and Health Care Fraud: Schemes, Enforcement, Prevention, and Best Practices
12 p.m. - 2:30 pm
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=WEB080725&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Practising Law Institute
The Attorney-Client Privilege and Internal Investigations 2025
2:45 p.m. - 5 p.m.
<https://www.pli.edu/programs/the-attorney-client-privilege-and-internal-investigations/>

FRIDAY AUG. 8

NY State Bar (CLE)
Basics of Limited Liability Companies – Video Replay
<https://nysba.org/events/basics-of-limited-liability-companies-video-replay/>
1.5 CLE credits
Virtual

NY State Bar (Non CLE)
Mindful Moments Meditation Series
<https://nysba.org/events/8-1-25-mindful-moments-meditation-series/>
Informational program
Virtual

MONDAY, AUG. 11

Practising Law Institute
Bridge-the-Gap II: Ethics and Skills for Newly Admitted New York Attorneys 2025
8:45 a.m. - 5:45 p.m.
<https://www.pli.edu/programs/bridge-the-gap-ii-ethics-and-skills-for-newly-admitted-new-york-attorneys/>

TUESDAY, AUG. 12

NY State Bar (CLE)
Basics of Matrimonial Law – Video Replay

<https://nysba.org/events/basics-of-matrimonial-law-video-replay/>
1.5 CLE credits
Virtual

NY State Bar (Non CLE)
10+ MS Word Drafting Tips & Tools Your Firm Should Know About
<https://nysba.org/events/10-ms-word-drafting-tips-tools-your-firm-should-know-about/>
Informational program
Virtual

NY City Bar
vLex Fastcase – General Overview Webinar
Time: 1 p.m. - 2 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=FAS081225&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

Careers in Mergers and Acquisitions
Time: 6 p.m. - 8 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=SS081225&mcode=NYLJ>
Location: Hybrid
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAYS AUG. 12, 19, 26

NY State Bar (Non CLE)
Finding Focus: Co-Working Group
<https://nysba.org/events/8-5-25-finding-focus-co-working-group/>
Informational program
Virtual

WEDNESDAY AUG. 13

NY State Bar (CLE)
Basics of Arbitration and Mediation - Video Replay
<https://nysba.org/events/basics-of-arbitration-and-mediation-video-replay/>
1.5 CLE credits
Virtual

Building the Legal Function from the Ground Up: Practical Insights for Startup Counsel
<https://nysba.org/events/building-the-legal-function-from-the-ground-up-practical-insights-for-startup-counsel/>
1 CLE credit
Virtual

THURSDAY AUG. 14

NY State Bar (CLE)
Optimizing Technology in Your Practice
<https://nysba.org/events/optimizing-technology-in-your-practice-2/>
1.5 CLE credits
Virtual

FRIDAY AUG. 15

NY State Bar (Non CLE)
Polo & Prosecco: A Summer Evening with Women in Law
<https://nysba.org/events/polo-prosecco-a-summer-evening-with-women-in-law/>
Old Westbury, Long Island

Mindful Moments Meditation Series
<https://nysba.org/events/8-1-25-mindful-moments-meditation-series/>
Informational program
Virtual

MONDAY AUG. 18

NY State Bar (CLE)
Public Access vs Confidential Information: What Can Be Kept Secret in Litigation and Why
<https://nysba.org/events/public-access-vs-confidential-information-what-can-be-kept-secret-in-litigation-and-why/>
1 CLE credit
Virtual

TUESDAY AUG. 19

NY State Bar (CLE)
Basics of Social Security Law and Practice - Video Replay
<https://nysba.org/events/basics-of-social-security-law-and-practice-video-replay/>
1.5 CLE credits
Virtual

Good Lawyering as a Concept: Civility is Key
<https://nysba.org/events/good-lawyering-as-a-concept-civility-is-key/>
1.5 CLE credits
Virtual

NY State Bar (Non CLE)
Navigating Your Law School Year and the Path Ahead
<https://nysba.org/events/navigating-your-law-school-year-and-the-path-ahead/>
Informational program
Virtual

WEDNESDAY AUG. 20

NY State Bar (CLE)
Adoption 101- Video Replay
<https://nysba.org/events/adoption-101-video-replay/>
1 CLE credit
Virtual

Nuances of Intellectual Property & Tech-Related Disputes Before WIPO
<https://nysba.org/events/nuances-of-intellectual-property-tech-related-disputes-before-wipo/>
1 CLE credit
Virtual

THURSDAY AUG. 21

NY State Bar (CLE)
A Taxonomy of AI in Legal Practice
<https://nysba.org/events/a-taxonomy-of-ai-in-legal-practice/>
1 CLE credit

Basics of Criminal Law and Practice - Video Replay
<https://nysba.org/events/basics-of-criminal-law-and-practice-video-replay/>
1.5 CLE credits
Virtual

NY State Bar (Non CLE)
NYSBA Night with the New York Liberty
<https://nysba.org/events/nysba-night-with-the-new-york-liberty/>
NY STATE BAR Event
Barclays Center, Brooklyn

FRIDAY AUG. 22

NY State Bar (Non CLE)
NYSBA Day at Yankee Stadium
<https://nysba.org/nysbaday25/>
Reception is free with ticket purchase
Bronx

Mindful Moments Meditation Series
<https://nysba.org/events/8-1-25-mindful-moments-meditation-series/>
Informational program
Virtual

MONDAY, AUG. 25

NY City Bar
vLex Fastcase - Corporate Law Practice with Vincent AI
Time: 2 p.m. - 3 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=FAS082525&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

TUESDAY, AUG. 26

NY State Bar (CLE)
Basics of Mortgage Foreclosures
<https://nysba.org/events/basics-of-mortgage-foreclosures/>
1.5 CLE credits
Virtual

NY City Bar
vLex Fastcase - Efficient Searching Webinar
Time: 2 p.m. - 3 p.m.
Webinar Registration Link: <https://services.nycbar.org/EventDetail?EventKey=FAS082525&mcode=NYLJ>
Location: Zoom
Contact: Customer Relations Department, 212-382-6663 or customerrelations@nycbar.org

WEDNESDAY AUG. 27

NY State Bar (CLE)
Basics of Real Estate Transactions – Video Replay
<https://nysba.org/events/basics-of-real-estate-transactions-commercial-property-video-replay/>
1.5 CLE credits
Virtual

THURSDAY AUG. 28

NY State Bar (CLE)
Removal and Suspension of Fiduciaries in Surrogates Court
<https://nysba.org/events/removal-and-suspension-of-fiduciaries-in-surrogates-court-2/>
1 CLE credit
Virtual

Top 10 Ethics Mistakes Attorneys Make and How to Avoid Them
<https://nysba.org/events/top-10-ethics-mistakes-attorneys-make-and-how-to-avoid-them/>
1 CLE credit
Virtual

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JEFF S. KOREK is a past president of the New York State Trial Lawyers Association and the senior trial partner at GLK LAW, specializing in personal injury, and medical malpractice law.

Real Estate Trends / Off Page 2

Housing Court

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local law “to amend the Administrative Code in relation to the duty of an owner to refrain from harassment of tenants and remedies for the breach of such duty.”

According to The New York Times, that law, also known as the New York City Tenant Protection Act of 2008 (Local Law 7), gave “tenants the right for the first time to sue their landlords in Housing Court for making threats against them, disrupting essential services and using other tactics that qualify as harassment to force them out of their apartments.”

The creation of this law provided tenants with new substantive rights. In terms of impact on the courts, the legislation resulted in scores of never-before-seen cases involving hotly contested factual allegations that required resources to resolve. For example, court attorneys who might typically be expected to conference nonpayment and holdover proceedings now had to deal with these additional cases (and similarly, those cases appearing on the docket took up a fair amount of the judges’ time, as well).

One year later, in reviewing and assessing the new law’s impact, the Council (in 2009) concluded that “since the bill was enacted, there have been approximately 350 claims filed—33 were decided in the tenant’s favor and 113 were decided in the owner’s favor. There have been close to 90 rulings that have provided for a civil penalty.”

The significance of 350 additional claims in a single year may not, at first blush, appear to be substantial, until you factor in considerations relating to (1) the number of tenants involved in a single case (often times they involve a multitude of tenants from a single building); and (2) the time required to dispose of these types of cases.

Theoretically, this should result in a substantial increase in the payment of civil penalties. For example, if the respondent/landlord fails to correct the conditions or violations as required by an order to correct, the petitioner/tenant or the New York City Department of Housing Preservation and Development (HPD) can restore the case to the calendar by order to show cause for a compliance hearing and assessment of civil penalties.

Typically, harassment cases are fact-intensive, requiring a lot of time to commence, litigate, and try, if necessary. The Legal Aid Society recommends that “the more specific and detailed your evidence, the stronger your case will be,” and lists over a half dozen items that tenants should utilize in order to demonstrate what a landlord has done to rise to the level of “harassment,” including records or logs kept of the harassment; letters or emails from or to the landlord; records of complaints to the landlord; records of complaints to government agencies; violations placed by government agencies; pictures or videos of harassment.

In 2012, the Chief Judge’s Task Force to Expand Legal Services was charged with a mission, and that was to “(1) study, analyze, and develop recommendations on all aspects of civil legal services to low-income New Yorkers; (2) issue recommendations for improvement; and (3) collaborate on access-to-justice issues.”

The Task Force prepared and submitted their report on Nov. 5, 2012 to address the difficulties faced by tens of thousands of litigants in summary proceedings and to generate practical recommendations to improve access to justice.”

One of the Task Force’s primary recommendations related to providing increased availability of legal services for tenants facing possible eviction. In March 2014, the New York City Council’s Committee on Courts and Legal Services focused and addressed the issue head-on, culminating in the Council’s historic passage in August 2017 of a Local Law to amend the Administrative Code in relation to providing legal services for tenants who are subject to eviction proceedings.

New York City was the first city to guarantee lawyers to tenants facing eviction. The result was a

marked increase in the number of landlord-tenant cases where both sides were represented by counsel, which, naturally, resulted in clogged court calendars. Note, that the City’s program was phased in over a five-year period. The effect of the foregoing can be seen from a comparison of “first available dates” being given out by the Housing Court judges throughout the City. Before the law’s enactment, one could routinely expect to receive a two-week adjournment of a case; since the law’s passage the length of an adjournment has steadily grown to the point where it is not unusual to see a one- or two-month adjournment of a Housing Court case. Thus, it appears that although the number of active filings is below what it was pre-COVID, the cases are taking significantly longer to work their way through the system.

The pinnacle of this century’s legislation intended to expand tenant protections was, of course, the 2019 Housing Stability and Tenant Protection Act (HSTPA). [The NYS Homes and Community Renewal provided an overview of some of the most significant changes and their impact on rent-regulated tenants]. The Cardozo Law Review has stated that “the passage of the HSTPA was the realization of long-fought-for goals by New

York’s Democratic lawmakers and tenants’ rights advocates, which were, among other things, to “provide permanent rent regulation protections to covered buildings” and “extend tenant protections statewide.”

The statistics are somewhat conflicting, depending on whose source you reference. For example, according to a May 2 blog from New York City Comptroller Brad Lander, “eviction rates have returned to levels comparable to before the pandemic and contributed directly to the City’s ballooning shelter population.” Lander states that “following the expiration of the eviction moratorium in January 2021, the number of active eviction cases in New York City rose 440%, from approximately 33,000 cases to 177,000 cases.

However, based on information provided by the Legal Services Corporation, the Eviction Lab (“a team of researchers, students, and website architects who believe that a stable, affordable home is central to human flourishing and economic mobility”), has provided statistics suggesting that the downward trend in eviction filings has actually continued. Their numbers, based on 2025 year-to-date filings (last updated July 1), reveal a 14% decline in the average number of eviction filings for the same period across 2023 and 2024; they also concluded that there were 113,852 eviction filings over the past 12 months, representing what they characterized as a 10% drop for the same period across 2023-2024.

Statistics provided by the Furman Center (a joint center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service established in 1995, that “advances research and debate on housing, neighborhoods, and urban policy” supports the conclusion that even before COVID, there was a marked decline in eviction filings. Specifically, not only did eviction filings in New York City decline each year from 2013 through 2019, but that they “decreased by about one third in New York City between 2013 and 2019, with the largest annual decrease occurring between 2018 and 2019.” They state that “between 2013 and 2019, total filings fell about one third from 198,283 filings in 2013 to 139,614 filings in 2019.

Another example: pursuant to the NYC Fair Chance Act Housing Law (Local Law 24), as of Jan. 1 certain housing providers are prohibited from considering most parts of a criminal record

at any time during the housing application process. The Coalition for the Homeless hails the Act as “a victory for housing equity in NY.”

As indicated, *supra*, the passage of the HSTPA in 2019 was significant. But the biggest change in the last five years was the Good Cause Eviction law (Real Property Law Article 6-A) that went into effect on April 20, 2024. As prominently stated on the city’s website, “under this law, landlords cannot evict tenants without a valid reason (“good cause”) and tenants can challenge unreasonable rent increases in Housing Court if they are evicted for nonpayment of rent. Tenants covered by the Good Cause Eviction law also have the right to renew their leases, and landlords cannot end a tenancy without a legitimate reason for doing so.”

And finally, one must consider that an unintended result of some of the amendments is that landlords have effectively been disincentivized from commencing eviction proceedings against a tenant who is paying their rent, but who may be in violation of their lease or the law (e.g., the tenant is illegally subletting or they no longer maintain the apartment for their own use as their primary residence).

Previously, if a tenant violated their lease and the owner succeeded in evicting that tenant there was the opportunity to renovate a rent stabilized unit and increase the rent and obtain a vacancy increase. The statutory elimination of both the vacancy increase and the incentive to improve units has been eliminated.

As such, there is no economic incentive to enforce a lease violation unless, for example, the tenant’s conduct impacts upon the other tenants’ ability to use and enjoy the premises, or it creates a dangerous condition that jeopardizes the life, safety, health, or well-being of the building’s occupants. Otherwise, there is no reason for a landlord to expend the money to get a vacancy and then lose rent during the turnover period for what would essentially be a de minimis rent increase.

While tenant groups may laud the net effect, it overlooks the unintended impact, which is that it results in no investment in rent stabilized apartments (a fact which is demonstrated by the huge decrease in value of rent stabilized buildings since the elimination of both the individual apartment improvement (“AIA”) increases and vacancy lease increases).

So, Where Does That Leave Us?

While eviction and homeless rates steadily climbed during the 2000s (peaking at 29,000 court-ordered evictions in 2013), according to an Annual Report issued by the New York City Office of Civil Justice, June 2016, and actual eviction numbers appear to be down, there is no shortage of landlord-tenant disputes, and the Housing Court seemingly has more than enough cases to keep its judges and staff busy.

The available alternatives to Housing Court are the Civil Court and Supreme Court, two forums where the summary nature provided for under Article 7 of the RPAPL does not come into play. Thus, the Housing Court remains the go-to venue of choice for the speedy resolution of many, if not most, simple landlord-tenant related cases. Summary proceedings, at least theoretically, afford both landlords and tenants swift and effective adjudication of their disputes. Indeed, Article 7 of the RPAPL was specifically formulated with this goal at the heart of its purpose. So, regardless of the decline in the total number of eviction proceedings filed, there remains a need for the expeditious and relatively inexpensive resolution of landlord-tenant disputes, and that place is still the Housing Court.

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.



Riker Danzig new headquarters at 7 Giralda Farms in Madison

Riker Danzig

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space on five bits of floors where we’re all in sort of silos because of a small floor plan, to a really collaborative, energetic place where we’re all on one floor and everybody can’t rave enough about seeing all their colleagues again,” Racioppi said.

With the move, at least three law firms have moved their New Jersey headquarters in the past year, including Saiber and Day Pitney.

O’Mullan said, that just like Riker Danzig, other firms have also realized the changes in the way firms use space has brought about new opportunities.

“We’ve been in Morristown for a long time, and loved being in Morristown. Before that, we were in Newark for a really long time. The way that we use our space has changed since the pandemic. This has been a great opportunity for us to sort of upgrade the office from a technology standpoint and a layout standpoint. It reflects the way that our evolving workforce has changed,” O’Mullan said.

O’Mullan explained that attorneys and staff want more flexibility in terms of where they work, and the firm looked to embrace that by creating “a more vibrant, more active workforce.”

“We leave those issues up to our practice groups to decide what their attendance policies and remote policies are. What we’ve found is that our folks like the flexibility of being remote, and that’s changed the way we use our space,” O’Mullan stated.

The new property is a switch from the firm’s downtown setting in Morristown. O’Mullan said, adding that Madison’s “beautiful downtown area” complements the lush greenery of the firm’s new property.

“It’s been great getting to explore the walking paths that are out here, checking out all the Madison restaurants. There’s even a little fishing pond down the road,” O’Mullan said, likening the property to a golf course and adding that the firm first viewed the space last summer.

The new headquarters comes equipped with common area amenities such as a fitness center, open cafe space, entertainment spaces and shared classroom spaces where continuing legal education (CLE) events can take place, O’Mullan said. He noted that the majority of the conference spaces are not far from the main reception area, making it more user-friendly.

The library space, which O’Mullan said had been shrinking at the Morristown office, has been reimagined as a multifunctional area that not only has books for practitioners, but also can be a meeting space or a town hall set-

ting. Further, he noted, the space is dividable, allowing for it to be used for proceedings, such as online appellate arguments.

As for how the deal was put together, O’Mullan praised the “fantastic” efforts of brokers like Marc Rosenberg, executive vice chair of Cushman & Wakefield in Morristown, as well as Racioppi.

“[Racioppi] spearheaded those efforts. The building management here has been fantastic to work with, they were such a great resource in helping us put into place the vision we had for this space. I’ve talked to colleagues at other firms, and in many cases, they’re talking about moves that are two years down the road. This has been a lot of work, but we were able to do it in a short period of time, because we had those great resources. Not everyone has a Nick Racioppi,” according to O’Mullan.

His partner concurred on the speed of the deal, spotlighting the cooperation between the parties involved.

“We knew everybody on both sides, and they were a part of projects I had worked on, we got right to brass tacks. We didn’t have a lot of time to play games with the terms, so it was a very experienced and sophisticated, high-level negotiation, and one of the quickest ones I actually have been involved in,” Racioppi stated.

Racioppi said the firm knew it wanted “something unique” for its new space, which it found in the Giralda Farms property, located on the former Dodge Estate. Dodge, a philanthropist and author who passed away in 1973, once lived on the acreage now occupied by the building housing Riker Danzig and other corporations. The historic nature of the site necessitated specific protocols from the Dodge Estate, including that nearly all parking be underground to enhance the greenery.

As “a testimony to the attractiveness of the property,” O’Mullan noted that, along with Riker Danzig, other firms, including Saiber Law and Kelley Drye & Warren, now call the Madison property home or are planning to move there in the future.

“It’s becoming the law center of Morris County,” O’Mullan said.

When asked about the firm’s growth plans, O’Mullan said it was “always” a priority.

“One of the things that, as managing partner, I’m most pleased about is coming through the other end of the move. We’re going to catch a little breath, and then we’re back in business and back to focusing on ways to grow. That’s something we certainly look forward to,” according to O’Mullan.

✉ Nicholas Malfitano can be reached at nmalfitano@alm.com.

Reuters

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that queries users in order to offer more in-depth research.

“While we have one team of [AI] agents that’s moving through the material, finding the relevant laws and answering the questions as best they can for the initial report, we have a separate process where agents are combing through the relevant laws, looking for areas of ambiguity and details that might matter for an even better report, and formulating questions back to the user. Sometimes, when you answer these we’ll just append the report, and other times, we will run a new report because it’s foundational,” Dahn said.

Litigation Document Analyzer

Westlaw Advantage will also introduce Litigation Document Analyzer, which replaces Quick Check, and comes with a number of new or expanded features.

The tool can now analyze complaints to produce a summary of its claims; create an event timeline and a list of relevant defenses; offer

suggested counterarguments to a motion to dismiss; and, via a language analysis tab, show potential mischaracterizations in court submissions, now expanded from Quick Check to analyze the entire motion or brief.

In addition, the Litigation Document Analyzer will include a “halucination check” that shows “if there’s anything in the opposing brief that we’re finding an issue with, with regard to the citations, so that you can see if anything’s maybe not real,” Dahn said.

He added that Thomson Reuters has “been getting requests from the courts quite a bit for a function like this, because the courts are seeing more and more that litigants are using tools like ChatGPT or Gemini to do their legal research, and those tools make up cases all the time.”

Lastly, Dahn noted that a “Related Arguments” feature for Litigation Document Analyzer, which will analyze an uploaded brief to show missing arguments or defenses, will also be released “in September or October.”

✉ Rhys Dipshan can be reached at rdipshan@alm.com.

Letters Welcome

The Law Journal welcomes letters from its readers for publication. They should be of reasonable length and submitted with the understanding that all correspondence is subject to the editorial judgment of the newspaper. Letters may be e-mailed to Andrew Denney at adenney@alm.com.

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Outside Counsel / Real Estate Trends

Disgorgement

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tants—shall brief the issue of whether the Court should direct petitioner’s prior trial counsel, appellate counsel and consultants to remit to the Court, as a claw-back, one-half of their fees paid by petitioner to respondent’s counsel so as to ensure respondent’s counsel receives compensation in accordance with long-standing Court Orders; and it is further...

Direction was also made to current counsel to serve the order upon all prior counsel referenced in the order, including two prominent law firms that were specifically named.

The response of petitioner’s current and past counsel (numbering at least six different law firms) was fast and furious. Focusing on the 50% “claw-back” payment provision of the order, objections were raised on the following varied grounds: jurisdiction, constitutionality, statute of limitations, public policy, and, in particular, that former and current counsel were non-parties to the proceeding and could not be bound by the court’s order.

A motion for a stay pending appeal was made on behalf of all objectants to the First Department. The application for an interim stay was granted with respect to that part of the order mandating a 50% “claw-back.” No further action with

respect to the stay application was taken, and the remaining issues connected with the sua sponte order, and the matter in general, were thereafter resolved by Stipulation.

The interim stay granted by the Appellate Division with respect to the “claw-back” piece of the Trial Court’s order was not surprising.

Indeed, it was Justice Nervo who, when contemplating the possibility of a “claw-back” remedy, initially raised on the record the uniqueness of this course of action, noting that he had researched the issue and could not find authority to support his order.

The interim stay of the “claw-back” granted by the Appellate Division, First Department was, under prevailing law, warranted. First, the court lacked jurisdiction to “claw-back” or disgorge counsel fees paid to present and prior counsel, in particular, where counsel had not been named as parties to the proceeding. *See e.g., Hartloff v. Hartloff*, 296 A.D.2d 849 (4th Dept. 2002) (“A court has no power to grant relief against an individual or entity not named as a party and not properly summoned before the court.”) *Id.*, internal citations omitted.

Additionally, a demand for legal fees already paid to attorneys is essentially a claim for money damages and cannot be permitted without a finding that the attorney who has received such funds is legally responsible to return them under some recognized theory of legal liability. *See Access Point Medical,*

LLC v. Mandell, 106 A.D.3d 40 (1st Dep’t, 2013).

Courts have utilized disgorgement as a remedy for claims involving malpractice and breach of fiduciary duty, but in the absence thereof, “...disgorgement of earned fees remains disfavored by the courts.” *Piccareto v. Mura*, 41 Misc. 3d 295, 318 (Sup. Ct. Monroe Cty. 2013).

Here, there were no allegations of wrong-doing by any counsel

Is Justice Nervo’s vision a prophecy for future action and might some ambitious legislator or activist judge assigned to a Matrimonial Part in the future see a need to revisit this issue?

subject to the order. Further, there was no demonstration that the fees paid to counsel were improperly obtained or that the client had parked unearned retainer funds with any of these counsel, seeking to avoid court awarded payment to respondent’s counsel. They were simply lawyers being paid for performing legal work for their client.

Probably, but most importantly, the order was a judicial attempt to impose a novel but presently unsupported legal theory under the current counsel fee statute (Domestic Relations Law §237) applicable in matrimonial and custody proceedings.

Those who have been involved in such practice over the years recognize the unique importance

of counsel fee awards pursuant to DRL §237, which sets forth the presumption that counsel fees are to be awarded to the “non-monied spouse” and that the amount be sufficient to “enable adequate representation from the commencement of the proceeding”:

to enable [the non-monied spouse] to carry on or defend the action of proceeding as, in the Court’s discretion, jus-

tice requires, having regard to the circumstances of the case and of the respective parties. There shall be a rebuttable presumption that counsel fees shall be awarded to the less monied spouse. In exercising the Court’s discretion, the Court shall seek to assure that each party shall be adequately represented and that where fees and expenses are to be awarded, they shall be awarded on a timely basis, *pendente lite*, so as to enable adequate representation from the commencement of the proceeding. Applications for the award of fees and expenses may be made at any time or times prior to final judgment.

The statutory language expressly codifies the primary purpose to level the litigation playing field between spouses. *See O’Shea v. O’Shea*, 93 N.Y.2d 187, 190 (1999). As the Court of Appeals explained: [DRL 237(a)], which has deep statutory roots, is designed to redress the economic disparity between the monied spouse and the non-monied spouse. Recognizing that the financial strength of litigants is often unequal—working most typically against the wife—the Legislature invested Trial Judges with the discretion to make the more affluent spouse pay for legal expenses of the needier one. The Courts are to see to it that the matrimonial scales of justice are not unbalanced by the weight of the wealthier litigant’s wallet.

The question remains: is the “claw-back” referenced by the trial court in the subject matter an appropriate remedial extension of DRL §237? We think it is not.

In the context of this matter, the remedy simply doesn’t fit. But the thought lingers—is the solution proposed by Justice Nervo so unexpected and unusual that it deserves no further attention?

Indeed, Illinois courts have debated whether and to what extent the disgorgement of fees from attorneys is appropriate to further the purposes of Illinois’ matrimonial fee-shifting statutes, and have stated that disgorgement of unused retainer fees being held by an attorney is an available reme-

dy to level the playing field in matrimonial matters. *See, In re Marriage of Earlywine*, 2013 IL 114779, 996 N.E.2d 642. The Supreme Court of Illinois has since limited recovery to “unearned” fees being held by an attorney, and refused to extend such a remedy to fees that have already been earned. *See, In re Marriage of Goesel*, 2017 IL 122046, 102 N.E.3d 230.

We think matrimonial lawyers should be alert to future possibilities that Justice Nervo’s order portends. The law that has developed involving counsel fees in matrimonial litigation is solidly behind the concept of creating financial parity between the warring combatants, and yet we are still regularly faced with situations where a party is disadvantaged due to an inability to pay fees, the monied party refuses to pay fees pursuant to an order, and awards of counsel fees less than necessary for the non-monied party to pay ever-increasing litigation costs are ordered notwithstanding the mandate of DRL §237, which often fails to fully resolve the economic disparity for which it is designed.

The thought remains however—is Justice Nervo’s vision as reflected in his order a prophecy for future action and might some ambitious legislator or activist judge assigned to a Matrimonial Part in the future see a need to revisit this issue? It might be prudent for the matrimonial bar to keep a “gimlet-eye” out for such possibilities.

Realty Law

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on September 12, 2003. The DOB approved the plan in December 2003.

A 2023 “cost affidavit” estimated the total cost of the work to be \$18,000. A permit showed that the work impacted twelve units, “with an estimated cost of \$25,000 which, according to a ‘Plan/Work Report,’ accounted for \$7,000 for plumbing costs and general construction” costs of \$18,000. The petitioner’s predecessor had filed a “post-approval amendment for the job...which amended the total estimated cost of the work to be \$260,000.”

On Sept. 29, 2003, the petitioner’s predecessor filed its next registration which showed that the apartment was “registered as permanently exempt due to high rent vacancy.” In July of 2004, a registration listed the apartment status as “RS-V,” indicating a vacancy. A 2005 registration again showed that the apartment was “exempt for high-rent vacancy.”

A 2004 one-year lease showed the monthly rental of \$1,200. That lease stated that defendant acknowledged that the legal registered rent was \$2,000, “although he would pay a preferential rent of \$1,200.” That lease did not have a Rent Stabilization rider. The lease also had a “hand-written notation that reads, [w]e will complete the renovation of (the subject premises) including a new cabinet and floor by May 1.”

A 2005 lease between the petitioner’s predecessor and the respondent and co-tenant, showed a monthly rent of \$1,200 (2005 lease). There was a one-year lease extension between the petitioner’s predecessor and the respondent commencing May 1, 2012 with a monthly rent of \$1,425.

The respondent claimed that he did “not know what kind of apartment the subject premises was when he first moved in and that he did not know about the (RSL).”

The court explained that “expiration of the lease is not a ground for eviction pursuant to the (RSL).” The petitioner had not alleged “any cause pursuant to the (RSL), nor served notices as required by the (RSL).” Thus, the key issue involve the parties “dispute over the rent regulatory status of the subject premises.”

Since the prior tenant was subject to the (RSL), the petitioner would have had to “lawfully increase the rent over \$2,000 in order to have deregulated the subject premises in 2003.” The petitioner claimed “that it increased the rent through IALs pursuant to NYC Admin. Code §26-511(c)(13) and 9 NYCRR §2522.4(a)(4).”

When the prior tenant had been evicted in 2003, the petitioner’s predecessor was permitted to increase the rent based on a 20% vacancy increase. The vacancy increase law had been repealed by the Housing Stability and Tenant Protection Act of 2019 (HSTPA). The HSTPA had been in effect in 2003.

The court explained that a 20% increase over the then rent would have resulted in a rent of \$587.40. That number is \$1,412.60 below the \$2,000 threshold to deregulate the

apartment at that time. The law in 2003 permitted the petitioner’s predecessor to increase the rent by 1/40 the total cost of the IALs. Thus, in order to increase the rent to \$2,000 the plaintiff’s predecessor needed to complete IALs costing at least \$56,504.00.

The prior law permitted increases of 1/40 of the cost of improvements for buildings with 35 or fewer units, or 1/60 of the cost of improvements in a building with more than 35 units. The subject building had 12 units.

The petitioner had the burden of proving that the apartment was exempt from the RSL and that IAL work had been done. Landlords had to demonstrate that their work constituted “improvements as opposed to ordinary maintenance and repair” and also had to demonstrate the “reasonableness of the cost of the work.”

The petitioner had submitted DOB records indicating that it had spent \$260,000 for work on twelve apartments. Divided by twelve, that meant that the landlord spent \$21,667 per unit. The petitioner argued that “the costs were not evenly split between twelve apartments, as the apartments were different sizes.” However, the court found that the record did not contain “a sufficient factual predicate to support this assertion.”

The court noted that after considering the \$21,667 for the cost of plumbing fixtures, the plaintiff’s predecessor would have had to spend an additional \$34,837 in IALs to deregulate the premises.

The petitioner asserted that additional costs involved “non-permit work and equipment,” including “installation of kitchen and bathroom cabinets, new countertops, faucets, appliances, baseboards, moldings, doors, hardware, and taping and painting of new sheetrock.”

The record did not include evidence of any “non-permit work and equipment”, apart from “handwritten annotations in the 2004 lease which reference new cabinets.”

The petitioner had not submitted any contract for work to be performed in the apartment or proof of any payment. The petitioner also failed to prove “the condition of the apartment prior to the improvements.” It had not called “the contractor to testify or offer any explanation as to why petitioner failed to do so.”

Further, “at least some of the items” that petitioner alleged, “like painting of sheetrock, amounts to repair and not an improvement.” Thus, the court held that the petitioner failed to meet its burden of proving IALs.

The petitioner argued that a landlord only had to maintain records for four years. The HSTPA had amended that law.

The court stated that although the four year provision “protects landlords from overcharge claims, a complete absence of records of IALs, even on a time scale evinced in this matter, demonstrates that a landlord cannot prove that it legally deregulated the subject premises.”

The petitioner also asserted that the court “cannot examine records from more than four years before the complaint was filed because respondent did not establish fraud, citing authority

applying to overcharge claims.”

The court explained that “there is a distinction between an overcharge claim and a challenge to the deregulated status of an apartment.” It also noted that “an exhaustive litany of authority stands for the proposition that there is no statute of limitations on a tenant’s challenge to the regulatory status of an apartment.”

The court further stated that a “determination with respect to regulatory status...does not require a consideration of fraud.”

The petitioner also alleged that a prior order denying summary judgment on the respondent’s motion for summary judgment was controlling. However, the court explained that “a denial of summary judgment is not law of the case.”

The court, in essence, recognized that these kinds of cases are sad, but necessary in order to protect the animals, the tenant, the neighbors and the property owner.

The court concluded that the respondent is a rent-stabilized tenant and “an eviction proceeding without cause does not lie.”

With respect to the counterclaims for a breach of the WOH and rent overcharge, the court held that the “record does not show a lawful rent for respondent that would be the basis of either counterclaim.” Accordingly, the court dismissed the petition and dismissed the counterclaims without prejudice.

NCM Holdings LLC v. Carroll, Civil Court of the City of New York, New York County, Case No. LT-319449-22/NY. Decided July 14, 2025. Stoller, J.

Landlord-Tenant—Rent Stabilized Lease Terminated Based On Unsanitary Condition of Apartment—6-7 Cats Caused “Odors and Fly Infestation” and “Made the Apartment and the Building Less Fit To Live In”—Violation of Substantial Obligation of the Lease Violation Was Neither “Technical” Nor “De Minimis”—“Parties’ Inability To Cure the Condition Despite Drastic Efforts Taken”—“When Proceeding Is Commenced Pursuant to RSC §2524.3(a) As Opposed to an RSC §2524.3(b) Proceeding Brought for Nuisance Conduct, RPAPL §753(4) Requires Court To Grant Stay of Execution of Warrant, During Which Time Breach May Be Cured”—Court Stayed Execution Warrant for 30 Days, Although the Court Was “Frankly Doubtful That the Cure Can Be Effectuated Given the Herculean Efforts Taken Thus Far”—Court Inspected the Premises, Accompanied By Petitioner’s Counsel and Two Court Officers—Court Found That Allegations May Have Been “Understated”—Conditions So Severe They Presented a “Credible And Serious Health Risk,” to the Tenant, Her Adopted Cats and Other Building Residents

A petitioner commenced the holdover proceeding against a rent-stabilized tenant, alleging that it is entitled to possession of the subject apartment because

the tenant “violated a substantial obligation of her tenancy.” The petitioner alleged that the respondent engaged in “objectionable conduct and violated building rules by harboring at least seven cats in the apartment.”

The petitioner alleged that “odor, flies, and cats themselves, have disturbed the peace of...neighbors and made it impossible for the petitioner to rent” an apartment directly below the subject apartment. The petitioner had served a notice to cure and a notice of termination. The respondent had served a “general denial.” The court conducted a trial.

The petitioner’s witnesses included the property manager for the building, an exterminator and a building handyman. Evidence included photographs of the apart-

ment taken at various times, as well as a flash drive which contained a series of videos which were taken by the petitioner’s agent. The respondent testified on her own behalf and entered no evidence other than her testimony.

The court conducted an inspection of the premises, accompanied by the petitioner’s agent, the petitioner’s counsel and two court officers.

The court found that the “uncontroverted evidence...confirmed the allegations in the petition.” It even stated that the allegations “may have been understated.” It explained that the conditions in the apartment “are so severe that they present a credible and serious health risk” to the tenant, her adopted cats, and other residents of the building. The respondent testified that for years she “housed stray and abandoned cats” and did so for “arguably noble reasons: if she had not taken these animals in, they likely would have been euthanized.” The court observed that these “noble intentions have created an untenable situation.”

The tenant admitted that she currently harbored six cats, four of which are feral and “unable to be handled by respondent or anyone else.”

The court found that although the tenant had a “big heart,” it is clear that “she lacks the space and capacity to care properly” for the cats. It noted that cat feces spilled onto the floor and spread throughout the apartment. Cat hair was on “every horizontal surface in the apartment.” Additionally, “books on the bookshelves, the tables, and furniture are all covered with cat hair.”

The court stated that given how long cats have lived in the apartment and the lack of regular cleaning, the apartment had “severe odors and an infestation of hundreds (if not thousands) of house flies. It found such conditions to be “pervasive.” Fly feces were all over the walls, kitchen cabinets and on window shades, fly eggs littered the kitchen floor.

Moreover, workers “had to use hazmat suits and respirators when working in the apartment,” and neighbors had complained about

the smell. The petitioner claimed that it could not rent a unit below the subject apartment and thereby lost \$80,000 in rental income.

The court acknowledged that there had been significant efforts to correct the issues prior to trial and prior to the court’s inspection. Adult Protective Services had “performed or caused to be performed several ‘deep cleans’ in the apartment over the years, with the last one having been done before the current case was initiated.”

The respondent and the petitioner had bought “numerous fly ribbons, glue traps, and electric bug zappers for the apartment, many of which were present on the day of the inspection.” The petitioner had also hired exterminators who had come on a weekly basis the year before the inspection. The “apartment had been fully ‘fogged’ on three separate occasions.”

Notwithstanding the foregoing, there were a “plethora of flies in the apartment during the Court Inspection” and some “flew into the mouth of one of the court officers that accompanied the Court to the apartment.” Furthermore, the smell “invaded the clothing of all who attended the inspection.”

Although the conditions in the apartment improved from the time the case has been commenced, the court found that they “were still clearly an impediment to the health of everyone in the subject building.”

The petitioner had “convincingly established its entitlement to a judgment of possession.” The court explained that the proceeding had been commenced pursuant to RSC §2524.3(a), which permits landlords to recover possession of rent-stabilized apartments “if tenants violate a substantial obligation of their tenancy and the violation is not cured after notice is given by the landlord.”

The petitioner had alleged that the subject conditions violate the lease which prohibited objectionable conduct that “makes or will make the apartment or building less fit to live in for respondent or other occupants.”

The petitioner also alleged that the cats violated the House Rules and that the petitioner “has good cause to revoke any permission to harbor the cats because they have created a health hazard and possible disturbance of other tenants.”

The court explained that “the proceedings brought pursuant to RSC §2524.3(a) need not be predicated on a violation of law or contact with the governmental agency.” Thus, the “petitioner need not show that the breach alleged resulted in violations or fines have been assessed, or even that the breach put it in jeopardy of violations or fines.”

The court emphasized that the “unsanitary condition of the apartment, as well as the odors and fly infestation caused by these unsanitary conditions, have made the apartment and the building less fit to live in.” The respondent violated the lease and the subject lease provision is a “restrictive covenant, as the express terms of the lease allowed for the lease to be terminated if it is violated.” Moreover, the violation was “not technical nor de minimis.”

The court noted that the apartment’s condition was a “significant departure from the condition an apartment is expected to be kept in, as evinced by the parties’ inability to cure the condition despite drastic efforts taken.”

Thus, the court awarded the petitioner a judgment of possession based on the violation of the lease. The court noted that it need not address whether the condition violated the House Rules.

With respect to a post judgment cure, the court explained that “[w]hen a proceeding is commenced pursuant to RSC §2524.3(a) (as opposed to an RSC §2524.3(b) proceeding brought for nuisance conduct, RPAPL §753(4) requires the court to grant stay of execution of the warrant, during which time the breach may be cured.” Therefore, the court stayed execution in the warrant for 30 days.

However, the court opined that it is “frankly doubtful that the cure can be effectuated given the Herculean efforts taken thus far.” It stated that if the respondent believes that the conditions have been corrected within the 30-day period, the respondent may move by order to show cause for a permanent stay of execution of the warrant.

The court further stated that if the respondent moves for a permanent stay of execution of warrant, the respondent “must annex some proof to the Order To Show Cause evidencing that the conditions have been cured.” It noted that “[i]deally, respondent would annex photographs of the apartment.”

Accordingly, the court awarded the petitioner a judgment for the possession with execution stayed for 30 days.

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

The court, in essence, recognized that these kinds of cases are sad, but necessary in order to protect the animals, the tenant, the neighbors and the property owner.

The court noted that Adult Protective Services had attempted to address the situation.

Some tenants are simply incapable of recognizing the extent of the problem and/or the harm that they may be causing. Occasionally, a landlord, including a co-op board, may be able to remedy the problem by reaching out to a tenant’s relatives, or personal friends or a governmental agency. A tenant may have great compassion for animals, but also have a lack of capacity to cure the problem. On occasion, a family member or friend may seek to have a guardian appointed.

78/79 York Associates LLC v. Margaret Ann Ledger, Civil Court of the City of New York, New York County, Case No. LT-317475-24/NY. Decided July 22, 2025. Venduzes, J.

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

Expert Analysis / Perspective / Real Estate Trends

Relief

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be deemed a waiver...., where, as here, the error is fundamental and relates to the key factual issue, i.e., whether there was probable cause, the court is constrained to reverse in the interest of justice.”)

In *Gubitosi v. Hyppolite*, 188 AD3d 1015, 1016, 136 NYS3d 109, 112 (2d Dept. 2020), “defendants failed to preserve for appellate review their contention that a new trial was necessary based on the plaintiff’s revelation for the first time at trial that he had injured his neck approximately a year and a half before the subject accident. Nonetheless, we review this contention in the interest of justice.”

The Appellate Division found “plaintiff’s failure to disclose his prior neck injury prejudiced the defendants, as causation was a central issue in the damages trial, and the defendants had no opportunity to cross-examine the plaintiff’s expert about the prior injury because only the pre-recorded videotaped testimony of that expert was presented at trial.”

The Appellate Division’s broad scope of review extends to instances where there has been a failure to appeal from a portion of an order. In *Foley v. Roche*, 68 AD2d 558, 564, 418 NYS2d 588 (1st Dept. 1979), the court stated:

“Ordinarily, appellate review is confined to the part of the order appealed from.... However, we have held that where the portion of an

order appealed from is ‘inextricably intertwined’ with the balance of the order from which an appeal has not been taken, an appellate court may not be circumscribed in its review, nor precluded from passing upon so much of the order as is necessarily affected by the portion from which an appeal has been taken.”

Unobjected to errors in the charge are not the only type of action or rulings of the trial court that will prompt the Appellate Division to exercise its “interests of justice” power.

Thus, in *Max v. Brookhaven Dev. Corp.*, 262 AppDiv. 90, 25 NYS2d 845, 846 (2d Dept. 1941), the court found plaintiff’s verdict to have been based on impermissible evidence and it reversed and ordered a new trial, stating:

“While the admission was not objected to, where, as here, the recovery is based largely upon such incompetent evidence, a new trial will be ordered in the interests of justice.”

The Appellate Division will reverse “in the interests of justice” if it deems the error serious enough even though trial counsel specifically acquiesced in it. See *Caputo v. Frankel*, 89 AD2d 595, 452 NYS2d 549 (2d Dept. 1982).

However, be aware that the Appellate Division is not always so forgiving in its rulings. It will often “decline to reach this unpreserved error in the exercise of discretion.” *Taylor v. Henderson*, 175 AD2d 590, 573 NYS2d 793, 793–94 (4th Dept. 1991).

Taylor, was a personal injury action where a jury awarded plaintiff \$97,500 for future loss of earnings and \$25,000 for future impairment of earning ability. “Defendant argues for the first time on appeal that the awards are duplicative and should not stand, and that the charge failed to explain any difference between the two concepts.”

The Appellate Division “agree[d] with defendant that the inter-

While ideally trial counsel will make all the objections necessary to protect the record in case of an adverse verdict, it is comforting to know that, in an appropriate case, prejudicial error to which no objection was made may nevertheless be found to be a ground for reversal “in the interest of justice.”

rogatory was erroneous, [but] ... decline[d] to reach this unpreserved error in the exercise of discretion.”

In *Brown v. Dragoon*, 11 AD3d 834, 835-836, 784 NYS2d 175, 178 (3d Dept. 2004), plaintiffs moved to set aside the verdict for failure of the verdict sheet to contain an interrogatory based on common-law negligence. The Supreme Court denied the motion.

On appeal, the Appellate Division “decline[d] to address this issue in the interest of justice since the omission has no impact on the overall fairness of the trial.” And in *Galeano v. Giambone*, 218 AD3d 745, 193 NYS3d 224, 228 (2d

Dept. 2023), the court found the jury charge was not so “fundamentally flawed as to warrant reversal in the interest of justice.”

While ideally trial counsel will make all the objections necessary to protect the record in case of an adverse verdict, it is comforting to know that, in an appropriate case, prejudicial error to which no objection was made may nevertheless be found to be a ground for reversal “in the interest of justice.”

So far, we have discussed the concept of “interest of justice” only in the context of civil cases. But it should be noted that it is also applied, albeit somewhat differently, in criminal cases.

The Appellate Division “may consider and determine any question of law or issue of fact involving error or defect in the criminal court proceedings which may have adversely affected the appellant.” (CPL§470.15[1]). And, unlike the Court of Appeals, it may reverse or modify a judgment, sentence or order “[a]s a matter of discretion in the interest of justice” even though the claims have not been pre-

ferred for appellate review. (CPL §470.15[3][c]).

In the majority opinion in *People v. Williams*, 145 AD3d 100, 108, 40 NYS3d 94, 100 (1st Dept. 2016), the court stated that “it is settled that the discretionary act to vacate a conviction in the interest of justice is to be ‘exercised sparingly and only in that rare and unusual case where it cries out for fundamental justice beyond the confines of conventional considerations’... In order to exercise our interest of justice jurisdiction, there must exist ‘special circumstances deserving of recognition’... In other words, this court will not exercise its interest of justice jurisdiction absent ‘extraordinary circumstances.’” (citations omitted).

The majority then ruled that “[t]his case and this defendant do not present special or extraordinary circumstances that would warrant exercising our interest of justice review power.

In *People v. Kidd*, 76 AD2d 665, 431 NYS2d 542 (1st Dept. 1980)..., we exercised our interest of justice jurisdiction to reverse a conviction and dismiss an indictment where there were many ‘troublesome’ inconsistencies with respect to the identification of the defendant... Although we concluded that the conviction was supported by legally sufficient evidence, we were ‘left with a very disturbing feeling that guilt ha[d] not been satisfactorily established’ and ‘that there [wa]s a grave risk that an innocent man

ha[d] been convicted’... Accordingly, we could not let the conviction stand.

Recognizing that we should not use our interest of justice review in a ‘capricious and whimsical’ manner, we remarked ‘we think we do not overstep the line when we exercise our ‘interest of justice’ powers on the basis of so fundamental a consideration as guilt or innocence’... In sum, the exercise of interest of justice review must be warranted by the individual case in front of us and must involve ‘special circumstances’ such as the risk that an innocent defendant has been convicted. This is not such a case.”

An example of a criminal case where the Appellate Division exercised its “interest of justice” jurisdiction to take corrective action is *People v. Demkovich*, 168 AD3d 1221, 91 NYS3d 801, 802 (3d Dept. 2019), where the court vacated defendant’s plea of guilty to attempted kidnapping and criminal possession of a controlled substance.

“Defendant claimed his plea of guilty was not knowing, voluntary and intelligent because County Court failed to advise him of the constitutional rights he was waiving by pleading guilty. Although defendant failed to preserve this contention for our review through an appropriate postallocation motion... we nonetheless exercise our interest of justice jurisdiction to take corrective action and reverse the judgment.” (citations omitted).

Manual

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payday constitutes nonpayment or underpayment.”

Against the backdrop of this split in authority, the legislature amended §198 to clarify the availability and scope of any remedies for violation of the frequency of payment requirements of Article Six.

Analysis

As amended, §198 now states that employers who pay employees “on a regular payday, no less frequently than semi-monthly” will be subject to a claim for damages for their first violation of §191(a) limited to “no more than 100% of the lost interest found to be due for the delayed payment of wages calculated using a daily interest rate” (§ 198(1-a)(i)).

The amendment effectively modified the outcomes of both *Vega* and *Grant*. The amendment modified *Vega* inasmuch as a first-time

violator of §191 would no longer be liable for liquidated damages equal to the amount of the wages that were paid late, but that employer could still be liable for interest and attorney’s fees.

The amendment modified *Grant* in the sense that some liquidated damages could be sought by plaintiffs claiming that wages were not paid in conformity with §191.

Furthermore, under the amendment where an employer “has been subject to one or more previous findings and orders for violations of [§191(a)]” the law now provides that a plaintiff may claim liquidated damages of “one hundred percent of the total amount of wages found to be due in violation of [§191(a)].”

A recent decision by the U.S. District Court for the Southern District of New York illustrates how courts will now apply §198 as amended.

In *Garzon v. Bldg. Serus, Inc.*, 2025 U.S. Dist. LEXIS 126441 (S.D.N.Y. July 2nd, 2025), a plaintiff who worked as a cleaner brought suit against her employer for a variety of Labor Law violations, including failing to pay her wages

every week, as was her right as a manual worker, ultimately filing for and receiving a default judgement against the defendant employer after it failed to respond.

Nonetheless, the court found that the employer was a first-time violator under the latest iteration of §198, with no prior findings or

Against the backdrop of this split in authority, the legislature amended §198 to clarify the availability and scope of any remedies for violation of the frequency of payment requirements of Article Six.

suits against them for frequency of pay violations. As such, as damages for its frequency of pay violations the employer was required to pay only interest on payments that it had delayed paying the plaintiff, as well as any missing wages.

The court did not provide plaintiff liquidated damages totaling the delayed wages because the court found that the employer was not a repeat offender who was subject to paying those heightened damages.

Garzon thus confirmed that damages for first time violators were limited to the interest on an employee’s delayed wages and further confirmed that liquidated damages of one hundred percent of delayed wages would be available only in claims against repeat offenders.

Practice Points

Employers may find the requirement of Article Six to pay manual workers on a weekly basis to be administratively burdensome and different from the frequency of payment requirements in place for non-manual workers.

For such employers, §191(a)(ii) does provide a mechanism for employers to legally pay manual

laborers biweekly wages by obtaining approval from the Commissioner of Labor.

As specified in the statute, such approval may be sought by employers that (1) either employ on average 1000+ individuals in New York or (2) for 1 year employed on average 1000+ individuals in New York and for the past three years employed 3000+ workers out of New York.

In order to obtain such approval, employers must submit a written application on a form available on the New York Department of Labor’s website.

In addition to considering employee size requirements, the Commissioner also will consider the following five factors in granting employers this permission:

1. The employer’s history meeting its payroll responsibilities in New York state, or if no such history in New York state is available, other financial information;
2. Proof of the employer’s coverage for workers’ compensation and disability;

3. Proof that there are no outstanding warrants of the department of taxation and finance or the department of labor against the employer for failure to remit state personal income tax withholdings or unemployment insurance contributions;

4. Proof that the employer has a computerized record keeping system for payroll which, at a minimum, specifies (i) hours worked, (ii) rate of pay, (iii) gross wages, (iv) deductions and (v) date of pay for each employee; and

5. Consent of any labor organization that represents the employer’s manual workers.

Accordingly, employers seeking permission to pay manual workers on a bi-weekly basis should ensure they can show that they satisfy these requirements. They must also carefully maintain compliance as permission can be rescinded if employers are found to no longer meet these responsibilities.

Construction

«Continued from page 7

must be addressed. Some options include exemptions, scaled penalties, and OSHA compliance assistance programs.

Tying penalties to corporate revenue or the costs of violations may encourage larger contractors and developers toward regulatory compliance. However, the legislative intent behind Section 7’s penalty structure in the Occupational Safety and Health Act is not to punish, but to deter. By whatever means, deterrence is the key.

The national safety commission’s Safety + Health notes that 73% of the inspected fatalities in the NYCOSH report involved employers with a history of OSHA violations that contributed to the fatality under investigation, i.e., fatal falls from employers previously cited for inadequate training and fall protection measures.

The Role and Legal Options For Families amid New York’s Growing Construction Safety Crisis

Families of construction site negligence victims also play a role. In suing for compensation, the recourse depends on their loved one’s legal status as an employee of the liable parties. Legally, some subcontractors may be considered employees and, thus, included under an employer’s worker’s compensation policy. However, worker’s compensation does not cover non-economic damages, nor does it cover wrongful death.

When a non-employer contractor, subcontractor, property owner, or supplier is responsible for the construction site injury, the injured worker or their loved ones may sue for negligence damages. As such, dangerous conditions, safety violations, or defective supplies or equipment may be the source of a negligence, wrongful death, or products liability suit.

Furthermore, negligence is unnecessary to prove or easier to prove for certain labor law viola-

tions. For example, Labor Law § 240 holds general contractors and property owners strictly liable for injuries resulting from safety violations, such as faulty or missing scaffolding or guardrails that result in steep falls or falling objects injuries, prevalent construction site dangers.

Other labor law violations generally hold contractors and landowners liable for creating an unsafe work environment or using defective equipment (Labor Law §200), especially in inherently dangerous activities such as excavation and demolition (Labor Law §241(6)). The non-delegable safety duty pins liability on general contractors and property owners, regardless of whether subcontractors or other third parties are involved.

Aside from statutory violation penalties, common law negligence supports personal injury and wrongful death compensatory awards under New York’s Estates, Powers, and Trusts laws (§ 5-4.1) for economic and non-economic damages, subject to comparative negligence offsets.

Large third-party plaintiff verdicts that cover lost wages, medical bills, pain and suffering, loss of consortium, loss of enjoyment of life, disfigurement, and emotional distress aim to compensate family members and deter future shoddy practices. Juries may be more inclined to award large punitive damages for especially egregious behavior, such as corporate serial safety violations committed in conscious disregard of human life.

Lessons From NYC’s 70% Drop in Trench Deaths For Broader Safety Reforms

Late last year, OSHA reported declining worker fatalities by fatal trench collapses, down 70% since 2022 and falls decreasing 20% in 2024. The reason? When OSHA enforces regulations, fewer fatalities occur.

However, OSHA alone is not the solution. Many overseers of the industry must promote safety and justice. Coordinated efforts among industry interest groups, lawmak-

ers, worker rights advocates, and lawyers in construction, personal injury, and worker’s compensation must remain vigilant and pressure the industry to raise awareness and compliance.

Safety reforms and strategies that have plummeted trench fatalities over the last three years are instructive for the future of the construction industry. Responding to the 68% increase in what it deemed preventable trench fatalities (had OSHA trenching standards been met) in the first half of 2022 (22 compared to 15 from 2021), OSHA launched initiatives to enhance enforcement for known trench and excavation hazards.

Working with other industry organizations, such as the Common Ground Alliance (CGA), as well as utility, equipment, and contractor organizations, OSHA also expanded its educational, training, and communication efforts to join forces in promoting safety awareness.

Better education on job performance and the current safety and emergency protocols can boost awareness and competency on construction sites, while reducing fatalities, just as it has with trench safety reforms. One reform requiring key on site enforcement figures to report existing or potential violations is a powerful compliance incentive. Section 1926.651(k)(1) of OSHA regulations requires “a competent person” to make daily excavation safety inspections.

Also, improved planning, testing, and detailing of underground or other unseen conditions using 3D modeling and other computer technology ensures preparation for potential problems. Overall, however, a strong safety culture raises awareness and keeps potential hazards front and center with continuing education, signage, workshops, and training.

A safety-and-enforcement culture is essential. Lawmakers, governmental agencies, contractor licensing boards, industry boards, and insurers together must incent OSHA education and fund enforcement from private and public sectors to keep construction workers alive.

Barnes

«Continued from page 5

ca Griffith, Barnes & Thornburg announced Wednesday.

They are the latest group to move this year from Morris Manning, which has lost more than 60 lawyers—about a third of its head count—to other firms in Atlanta since January.

However, the additions to Barnes & Thornburg almost double the total real estate attorneys based in its 60-lawyer Atlanta office. The Am Law 100 firm has grown its Atlanta office by more than 300% in six years and now includes leaders of its national data security and privacy, higher education, life sciences, commercial litigation, immigration and global mobility and private client services practices.

Henson and Noice agreed in an email that their new firm, whose largest office is in Indianapolis, has a “national platform and strong real estate group [that] made it a great fit for both our clients and our practices.” The new partners bring “wide-ranging experience advising investors, developers and property owners on complex deals across asset classes,” a news release stated.

Florida Tax

«Continued from page 5

rents and incentivizes businesses to move to Florida, as they will no longer face this unique sales tax burden. The elimination of the tax can also be expected to benefit not only tenants but also consumers, as those costs would presumably no longer be passed through by businesses.

From a leasing perspective, and despite this favorable change in law, with tenants no longer paying and landlords no longer collecting and remitting these taxes to the government, landlords will likely hesitate to revise their building standard lease forms. Many commercial lease forms already only refer generally to a tenant’s obliga-

Atlanta office managing partner John T.L. Koenig said in a statement the new real estate partners “are both deeply embedded in Atlanta’s real estate ecosystem.”

“Their team enhances our local strength and national platform,” Koenig said.

Real estate department chair Sal LaViña said in a statement the addition of the five attorneys “significantly expands our bench of seasoned and emerging real estate practitioners.”

“Their collective experience positions the firm to even more effectively support our clients as they navigate the nuances of complex deals in today’s dynamic market,” LaViña said.

Henson moved to Barnes & Thornburg after more than nine years with Morris Manning. He focuses his practice on equity investments, joint ventures and fund formations for multifamily, industrial, hospitality and mixed-use projects, according to his new firm.

He said in an email the team was “looking for a place that could support our growth in Atlanta and beyond, and Barnes & Thornburg checked all of the boxes.”

“We’re looking forward to hitting the ground running,” Henson said. Noice concentrates his practice

on acquisitions, development planning, financing, leasing and sales. He practiced for a total of more than nine years in three different stints with Morris Manning—interspersed with in-house counsel roles with Atlanta commercial developer Pope & Land and fast-food franchisee GPS Hospitality.

He said in an email the move to Barnes & Thornburg “expands the level of service and resources we are able to offer our clients.”

“I am honored to join the firm’s growing Atlanta office and look forward to working closely with our new colleagues and clients to navigate the challenges of an increasingly complex and fast-moving real estate market,” Noice said.

Leaders with Morris Manning, an Am Law Second Hundred firm, said in late June the firm was working on a deal with an undisclosed Am Law 100 firm in the aftermath of losing a firmwide leader and a number of practice leaders to other Am Law firms, including Husch Blackwell, Reed Smith, Bradley Arant Boult Cummings, Seyfarth Shaw and others, since January.

The firm did not immediately respond to a request for comment Wednesday.

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obligations of sellers, since the Florida Department of Revenue has three years from the time a sales tax return is filed to audit for potential taxes owed. This can be avoided if purchasers require and sellers obtain a certificate of compliance from the Florida Department of Revenue. Finally, landlords should ensure they do not charge tenants sales tax on commercial rents after Oct. 1, 2025, by updating their billing systems or administrative teams, and tenants should verify that they are no longer paying the same.

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Court Calendars

First Department

APPELLATE DIVISION

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

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

THURSDAY, AUG. 7

10 A.M.

156656/19 Schiff v. Intersystem S&S Corp.
4900/24 Castro v. Manhattan Parking Group

12 P.M.

35478/20 Fisher v. Triborough Bridge and Tunnel

FRIDAY, AUG. 8

10 A.M.

30138/18 Pilco v. Keep the Hope

1 P.M.

155527/24 Commonwealth Land Title v. Sack & Sack

MONDAY, AUG. 11

10 A.M.

651575/13 Becker v. Perla

12 P.M.

160122/22 L. M., an Infant v. Chelsea Piers

2 P.M.

154120/20 Welsh v. 12 East 86th St.

THURSDAY, AUG. 14

10 A.M.

814844/24 Munroe v. Hempstead

MONDAY, AUG. 18

12 P.M.

156787/22 Marquez v. Animal Care and Control of NYC

CALENDAR FOR THE SEPTEMBER TERM

The September 2025 Term will commence September 2, 2025. The Court will convene at 2:00 P.M. on Tuesdays, Wednesdays, and Thursdays, and at 10:00 A.M. on Fridays. Counsel who desire and are entitled to argument pursuant to Section 60.15(a) of the Court's rules but have commitments, including those of a religious nature, which will make them unavailable on particular dates during the term shall notify the Clerk in writing of such unavailable dates and reasons therefor, with copy to adversary, not later than 4 P.M. August 7, 2025. This information is essential at that time for consideration in preparation of the Day Calendars for the term. No change of calendar date can be made after the Day Calendars have been prepared.

Respondents' briefs are to be served and filed no later than August 6, 2025. Appellants' reply briefs are to be served and filed no later than August 15, 2025. The last day to file stipulations of adjournment and time requests for oral argument is August 7, 2025.

Cases are listed in alphabetical order, with civil cases appearing first.

Civil Cases

23/4560 Forster v. Bejani (NY 3665/2009)
24/2919 Forster v. Bejani (NY 3665/2009)
23/6499 134 Lexington, LLC v. Bhawani Maa (NY 151567/2023)
24/7825 200 Claremont Avenue v. Estate of Elsie Lewis (NY 571374/2023)
24/7333 21st Mortgage Corp. v. Lin (NY 850085/2018)
23/0952 239 East 18th Owners v. Wade (NY 161314/2018)
24/6715 242 Tenth Investors v. GVC 242 Tenth Sponsor (NY 651242/2021)
24/0065 250 E. 63 Realty v. NYS Division of Housing (NY 150562/2022)
25/2294 27th Street Property Owner v. Karpati (NY 650911/2024)
25/1830 2814 Morris v. Ortega (BX 804221/2021)
24/6444 302 W. 87th v. SHS Upper City (NY 160684/2018)
24/5822 320 West 87 v. 320 West 87th Street (NY 654793/2023)
24/4647 382 McDonald v. NYC Industrial Development (NY 161947/2023)
24/3063 383 W. Broadway Corp. v. Solomon (NY 152351/2021)
24/6313 383 West Broadway v. Tax Commission (NY 266068/2021)
23/788 413 East 187 Holdings v. NYC Dept of Housing (BX 812423/2022)
24/6794 417 N Comanche v. Emres II (NY 651541/2024)
25/1604 437 West 36th Street v. ZDJ W 37 LLC (NY 156904/2024)
24/4804 470 4th Avenue Fee v. Wesco Insurance (NY 651184/2020)
24/5101 538 Morgan Realty v. Law Office of Aihong You (NY 153886/2023)
23/4993 600 Associates v. Illinois Union Insurance (BX 814015/2022)
24/1290 63rd & 3rd NYC v. Advanced Contracting (NY 656164/2019)
24/5438 670 River Realty v. NYS Division of Housing (NY 151041/2024)
24/4544 721 Borrower v. Premier Digital (NY 652213/2023)
25/0272 902 Associates v. Union Square 902 (NY 156065/2020)
25/0007 A. Emmanuel v. Evelyn G. (BX 155416/2021)
25/1590 A. Ronald v. Tyesha H. (NY 11917/2023)
24/5758 A. Specialized v. James River Insurance (NY 652944/2022)
24/5959 ABJ 105 LLC v. Martinez (NY 657801/2023)
24/4851 Abramov v. 230 PAS SPE (NY 153359/2022)
24/5770 Abrams v. Abrams (NY 658845/2021)
24/7790 Abramovage v. Deutsche Bank Securities (NY 159917/2022)
24/723 Academic Health v. Ahluwalia (NY 650875/2024)
24/2920N Acevedo v. Citibank (BX 802892/2021)
24/7191 Acevedo v. City of NY (BX 20593/2020)
24/1177 Adago v. Sy (NY 651241/2021)
24/5957N Adler v. Troy (NY 805376/2021)
24/2059N Aguilera v. City of NY (BX 801703/2024)
24/6088 Ahsanuddin v. Addo (BX 30571/2017)
22/4129 Akande v. City of NY (NY 154724/2020)

24/6665 Alfred v. Brutus (NY 365106/2020)
24/4756 (2) Ali Baba Hotel v. Prose (NY 150993/2022)
25/2252 Allen v. Kukin (NY 805116/2022)
24/4536 (2)N Allmen v. Kimmel (NY 305326/2018)
24/5894 Alonzo v. RP1185 LLC (NY 151861/2020)
24/7809 Alphasense, Inc. v. Financial Technology (NY 651846/2024)
25/1782 AMF Trust Ventures v. i80 Group (NY 653519/2023)
24/5581 Amtrust North America v. Insurance Specialty (NY 650020/2024)
25/1701 Ancart v. Crespo (NY 651303/2023)
22/2476N Anonymous v. Anonymous (NY 312135/2013)
24/6340 Antonetti v. Academy Studio (BX 26678/2020)
24/7637 Apex Funding v. Blue Earth Resources (NY 654552/2023)
25/0798 ARC NYWWPJ001 v. WWP JV (NY 654977/2022)
25/3111 Archdiocese of NY v. Century Indemnity Company (NY 652825/2023)
24/4313 Arias v. Brooks Holding (NY 154787/2019)
25/0024N ARK292 v. Archdiocese of NY (NY 950344/2020)
24/6046 Askins v. Santos (NY 100964/2023)
24/0406 Astraea NYNY v. Ganley (NY 650082/2021)
24/6562 Attorney General of the State of NY v. Kenny S. (NY 531006/2005)
24/6574 Avi and Co. NY v. Certain Underwriters (NY 950159/2021)
24/3263 Avison Young-NY v. 459 W 50 Street (NY 653521/2022)
24/6292 B., Christian (NY 85193/2022)
24/7379 B., Christine v. Antonio G. (BX 2717/2023)
24/0349 B., Pamela v. Taile B. (NY 114779/2018)
24/4226 B.A. v. H.K. (NY 7649/2013)
24/6543 Basens v. Avon Products (NY 190069/2023)
24/1695N Badame v. AECOM (NY 152683/2024)
24/4711 Bailey v. 2732 Bainbridge Associates (BX 810231/2022)
24/3145 Bank NY Mellon v. Kim (NY 850276/2022)
24/4931N Barger v. Malkin (NY 653772/2023)
23/1915 Barone v. Barone (NY 300812/2019)
24/2437 Barons Media v. Shapiro Legal Group (NY 652481/2023)
24/2962N Barrett v. Manhattan Detention Complex (NY 158949/2018)
24/7051 Battin v. Pryor (NY 401139/2013)
25/2493 Baxter v. Gosh (BX 809767/2024)
25/0834 Beals v. Roman Catholic Archdiocese (NY 950159/2019)
24/5313N Berger v. NYC Transit Authority (NY 157005/2018)
24/3146 Best Work Holdings v. Ma (NY 654826/2022)
24/1759 Best Work Holdings v. Ma (NY 654826/2022)
24/6033 Bethpage Federal v. BR 52 LLC (NY 850210/2024)
24/639N Bey v. City of NY (NY 152402/2022)
25/2914 BH 339 Partners v. Sentinel Real Estate (NY 653867/2023)
23/6096N Bianucci v. City of NY Office Labor Relations (NY 160234/2022)
24/6848 Biswas v. Aramis Distributors NY (NY 190004/2023)
24/3203 Black v. City of NY (BX 26000/2019)
24/5218 Blanca Realty v. NYC Dept of Buildings (NY 154316/2022)
25/1844 Blumenfeld v. Smith (NY 651069/2024)
24/4110N Board of Managers v. 16EF Apartment (NY 151261/2023)
25/1066 Board of Managers v. 45 East 22nd St. (NY 652530/2023)
25/2927 Board of Managers v. 56th and Park (NY 655617/2021)
24/7412 Board of Managers v. 90 William St. Development (NY 654249/2021)
24/7901 Board of Managers v. Park Park Associates (NY 655999/2021)
25/3424N Bodenchak v. 5178 Holdings (NY 152916/2024)
24/4856 Boliak v. Reilly (NY 153941/2016)
24/3517 Boliak v. BPP St Owner (NY 160246/2019)
24/4834 Borini v. Inform Studios (NY 654852/2023)
24/7377N Bowman v. Cosby (NY 952142/2023)
24/6491N Braddy v. NYC Housing Authority (NY 155057/2024)
24/7555 Brevet Direct Lending v. Aprio LLP (NY 656441/2018)
24/3992 Brewster v. Hunter (BX 28027/2018)
24/6315 Briguglio v. FSP 787 Seventh (NY 153230/2021)
24/3645 Brito v. City of NY (NY 162008/2018)
24/5244 Britt v. Metropolitan Transportation Authority (NY 151336/2022)
24/4963 Brittany W. v. Miles-Gustave (NY 453039/2023)
24/0828 Brooks v. Dellavall Ballroom (BX 24391/2006)
24/0584 Brooks v. Dellavall Ballroom (BX 24391/2006)
24/4247 Brown v. Hossain (NY 805097/2023)
24/0325 Buff v. Janover LLC (NY 154780/2020)
24/3107 Butler v. Marco Realty (NY 156776/2017)
24/6288 C., Damien v. Melissa S. (NY 119096/2018)
24/2744 C., Miguel v. Bennie B. (NY 1548/2017)
25/2301 C., Nercida v. Cristal C. (BX 124108/2022)
24/2867 C.D., Children (BX 191946/2023)
24/6295 Callan v. RCB3 Nominee (NY 158801/2019)
24/5558 (2) Campoverde v. 353-357 Broadway (NY 159066/2018)
24/6309 Canales-Diaz v. City of NY (BX 801359/2021)
25/1082 Canara Bank v. MVP Group (NY 654602/2023)
24/5447N Cani v. NYC Health and Hospitals (BX 806790/2024)
24/6627 Cardenas v. NYC Housing Authority (BX 803413/2021)
25/2464 Carnegie House v. NYS Division of Housing (NY 654861/2024)
24/6897 Casella v. Casella (NY 365119/2020)
21/4293 Century First Credit v. Priority Capital (NY 653287/2015)
24/2844 Cerda v. Cydonia W71 (NY 161637/2019)

COURT NOTES

NEW YORK STATE COURT OF APPEALS

Temporary Waiver of Strict Compliance with certain Provisions of Section 520.3 and 520.6 of the Rules for the Admission of Attorneys and Counselors at Law (22 NYCRR 520.3 and 520.6)

At a session of the Court, held at Court of Appeals Hall in the City of Albany, on the 24th day of July, 2025

Present, HON. ROWAN D. WILSON, Chief Judge, presiding

ORDER:

WHEREAS, the Court of Appeals recognizes that a significant number of J.D. and LL.M. students are experiencing delays obtaining student visas that may impact their ability to appear on campus, in-person by the commencement of the Fall 2025 semester; and

WHEREAS, despite these delays, such students may wish to commence the Fall 2025 semester as scheduled; and

WHEREAS, the Court of Appeals remains fully committed to ensuring compliance with the limitations on distance learning contained in sections 520.3(c)(2), 520.3(c)(3), and 520.6(b)(3)(v), and 520.6(b)(3)(viii) of the Rules of the Admission of Attorneys and Counselors at Law (22 NYCRR 520.3[c][2], 520.3[c][3], and 520.6[b][3][v], and 520.6[b][3][viii]); and

WHEREAS, the Court of Appeals expects that law schools and law students will make all reasonable and practicable efforts consistent with the delays noted above to comply with the distance learning limitations contained in sections 520.3(c)(2), 520.3(c)(3), and 520.6(b)(3)(v), and 520.6(b)(3)(viii) of the Rules of the Admission of Attorneys and Counselors at Law (22 NYCRR 520.3[c][2], 520.3[c][3], and 520.6[b][3][v], and 520.6[b][3][viii]); it is

ORDERED that for any J.D. or LL.M. student enrolled during the Fall 2025 semester at a law school approved by the American Bar Association, who has been unable to gain entry to the United States before the commencement of the Fall 2025 semester due to delays in processing the student's visa application, strict compliance with the distance learning limitations contained in sections 520.3(c)(2), 520.3(c)(3), and 520.6(b)(3)(v), and 520.6(b)(3)(viii) of the Rules of the Admission of Attorneys and Counselors at Law (22 NYCRR 520.3[c][2], 520.3[c][3], and 520.6[b][3][v], and 520.6[b][3][viii]) is hereby waived to the extent that any J.D. or LL.M. student who is issued a visa on or before October 3, 2025 and who commences in-person instruction within 10 days of the date the visa is issued, may attend classes via distance learning until such date; and it is further

ORDERED that, upon satisfying the rules of this Court in all other respects, and upon an applicant's presentation to the New York Board of Law Examiners proof and a certification establishing that the applicant obtained a visa to enter the United States on or before October 3, 2025, and regularly attended courses in-person, on campus within 10 days of the date the visa was issued, together with a separate certification from the student's law school verifying the same, failure to comply with the above-referenced provisions shall not bar the applicant from sitting for the New York bar examination or from being admitted to the New York bar; and it is further

ORDERED that the above visa deadlines are non-waivable and petitions for individual waivers of these deadlines for visa-related issues will not be considered by the Court.

Deadline for Amicus Curiae Motions October Session

The Court has calendared appeals in 'Clarke v. Town of Newburgh' (APL 2025-110) and 'Matter of Parker J.' (APL 2025-101) for argument on October 14, 2025. The Court has calendared appeals in Article 13 LLC v. Lasalle National Bank Association (CTQ 2025-1) and Van Dyke v. U.S. Bank, National Association (APL 2025-100) for argument on October 16, 2025. Motions for permission to file a brief amicus curiae in these appeals must be served no later than August 26, 2025 and noticed for a return date no later than September 8, 2025.

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

U.S. BANKRUPTCY COURT WESTERN DISTRICT

U.S. Court of Appeals for the Second Circuit Is Accepting Applications for Western District Bankruptcy Judge

Application Deadline is Aug. 7

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for a 14-year appointment as United States Bankruptcy Judge for the Western District of New York, with a duty station in Rochester, New York. The selection process will be confidential and competitive. Applicants will be considered without regard to race, color, religion, sex, national origin, age, sexual orientation, or disability.

The current annual salary of a United States Bankruptcy Judge is \$227,608.

The Second Circuit uses an open and competitive selection process. All applications are screened by a Merit Selection Committee. The Committee will review applicants using the following criteria: legal competence evidenced by experience with complex legal issues; an aptitude for legal scholarship and writing; familiarity with the courts and court processes; commitment to equal justice under the law; characteristics indicative of a sound judicial temperament; a reputation for integrity, good character and ethical behavior; and physical and mental health sufficient to meet the demands and tenure of the position. The Merit Selection Committee will select a limited number of applicants for interview and will conduct appropriate due diligence inquiries into the candidates' backgrounds and qualifications. Upon a majority vote of the Second Circuit Judicial Council, the Council will forward the Merit Selection Committee's Report with any recommendations or comments to the active judges of the Court of Appeals. The selected nominee will be required to satisfy FBI and IRS background investigations prior to appointment. Basic qualifications for consideration include:

1. Membership in good standing of at least one state bar, the District of Columbia bar, or the Commonwealth of Puerto Rico bar, and never other than membership in good standing of every bar of which

the applicant has been a member; and
2. A minimum of five years of legal practice experience.

Application forms are posted on the Court's website at <http://www.ca2.uscourts.gov>.

Completed application packages must be in the format required by the Second Circuit and received no later than August 7, 2025.

U.S. BANKRUPTCY COURT EASTERN DISTRICT

U.S. Court of Appeals for the Second Circuit Is Accepting Applications for Eastern District Bankruptcy Judge

Application Deadline is Aug. 7

The United States Court of Appeals for the Second Circuit invites applications from qualified candidates for a 14-year appointment as United States Bankruptcy Judge for the Eastern District of New York. There are two vacancies in the Eastern District of New York, one in Brooklyn and one in Central Islip. Applicants should identify in their cover letter whether they wish to be considered for Brooklyn, Central Islip, or both. The selection process will be confidential and competitive. Applicants will be considered without regard to race, color, religion, sex, national origin, age, sexual orientation, or disability.

The current annual salary of a United States Bankruptcy Judge is \$227,608.

The Second Circuit uses an open and competitive selection process. All applications are screened by a Merit Selection Committee. The Committee will review applicants using the following criteria: legal competence evidenced by experience with complex legal issues; an aptitude for legal scholarship and writing; familiarity with the courts and court processes; commitment to equal justice under the law; characteristics indicative of a sound judicial temperament; a reputation for integrity, good character and ethical behavior; and physical and mental health sufficient to meet the demands and tenure of the position. The Merit Selection Committee will select a limited number of applicants for interview and will conduct appropriate due diligence inquiries into the candidates' backgrounds and qualifications. Upon a majority vote of the Second Circuit Judicial Council, the Council will forward the Merit Selection Committee's Report with any recommendations or comments to the active judges of the Court of Appeals. The selected nominee will be required to satisfy FBI and IRS background investigations prior to appointment.

Basic qualifications for consideration include:

1. Membership in good standing of at least one state bar, the District of Columbia bar, or the Commonwealth of Puerto Rico bar, and never other than membership in good standing of every bar of which the applicant has been a member; and
2. A minimum of five years of legal practice experience.

Application forms are posted on the Court's website at <http://www.ca2.uscourts.gov>.

Completed application packages must be in the format required by the Second Circuit and received no later than August 7, 2025.

U.S. DISTRICT COURT EASTERN DISTRICT

Criminal Justice Act Committee Is Accepting Applications

Deadline is Sept. 8

The Criminal Justice Act Committee of the United States District Court for the Eastern District of New York is accepting new applications for appointment, and applications for reappointment, to the panel of attorneys under the Criminal Justice Act of 1964, through September 8, 2025. The Court encourages highly qualified and experienced criminal defense attorneys who reflect the diversity of the community to apply for membership on the CJA Panel for the District. Assignments to the Panel will be for a three-year period, beginning January 1, 2026. Applicants must be admitted and in good standing to practice in the Eastern District of New York.

Applications may be submitted for assignment to the Brooklyn or Central Islip panels, or both. The Committee is also seeking applications from practitioners whose experience is uniquely suited to handling petitions for post-conviction relief.

All application forms, instructions, and submission information are available on the Court's website at: <https://www.nyed.uscourts.gov/criminal-justice-act-info>

New applications and applications for reappointment, along with all supporting documents, must be submitted in one flattened PDF file, no later than September 8, 2025, by electronic submission via the Court's website.

Please contact the Clerk of Court at 718-613-2270 if you experience difficulty uploading an application.

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

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

PART 24. TIME AND LEAVE

Section 24.6. Other Leaves With Pay

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

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

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25/2467 Certain Underwriters at Reeds v. BASF Corporation (NY 651150/2024)
24/6303 Chante E. v. Miles-Gustave (NY 450635/2024)
24/5245N Charlton v. 92 Pinehurst Avenue (NY 151342/2021)
25/0340 Cheng v. State of NY Division of Housing (NY 155861/2023)
25/1507 Citigroup Global Markets v. SCIP Capital (NY 651031/2019)
24/3014 City of NY v. Board Collective Bargaining (NY 452449/2022)
24/3243 City of NY v. Eisner (NY 453180/2023)
24/3403 CJS Industries v. Dolce (NY 151385/2023)
24/5099N Clares v. 600 West 183rd Street Realty (NY 451198/2018)
25/3501 CLNC 2019-FL1 Funding v. Bennett (NY 651851/2023)
24/3149 Clypeta Realty v. Conigliaro (NY 160867/2022)
25/4164 Coast Marine Company v. Holland & Knight LLP (NY 650051/2025)
24/6708 Cochance v. Sutton Place South (NY 162498/2019)
24/7743 Cohen v. Cohen (NY 655039/2022)
24/7867 (5)N Cohn v. RTW Retailwinds Acquisition (NY 653182/2022)
24/5468N Commonwealth Land v. Sky Abstract (NY 159204/2015)
24/6151 Contreras v. City of NY (NY 161063/2019)
24/4701 Contreras v. Parkash (BX 811899/2022)
24/0371 Cooke v. Jean-Baptiste (BX 23742/2019)
24/4574 Corbex, Inc. v. NYC School Construction (BX 809231/2022)
25/2172 Coronel v. Marcal Contracting Co. (BX 34145/2020)
25/0161 Corvus Capital v. Strand Hanson Ltd. (NY 651020/2024)
24/3861 Costanzo v. American Academy of Dramatic Arts (NY 160453/2017)
24/1951 Cotroneo v. Van Wagner (NY 162038/2015)
25/0001 Coulteller v. Mamakos (NY 160767/2017)
24/3905 Covington Specialty v. Kingstone Insurance (NY 657095/2021)
23/5340 Crespo v. Francini (BX 21281/2013)
24/6041 Cruz v. 987 Amsterdam Ave. (NY 159711/2020)
24/3594 Cruz v. Construction Technology (NY 159958/2021)
24/6679 Cui v. City of New York (NY 153478/2024)
24/3742 Cullins v. Ihemaguba (BX 23688/2017)
24/5434 Cummings v. City of NY (BX 810243/2023)
24/2157 Cuomo v. Jams, Inc. (NY 652945/2023)
24/3491 D., Justice (BX D952/2024)
24/6686D., Luelin (BX N35862/2023)
24/6511 D., Nicole v. Monique L. (NY 06313/2022)
24/6025D., Nyla (BX N4202/2022)
24/4579D., Shainiska v. Gage D. (BX V13977/2022)
24/4548 DaSilva v. Super P57 (NY 160766/2017)
25/0978N Davis v. Port (NY 654027/2013)
25/0814 De Luca v. De Luca (NY 365505/2023)
24/7127N De Luca v. De Luca (NY 365505/2023)
24/6289 De Perez v. Fordham Valentine (BX 817049/2022)
24/6016 Deeton v. Ruckus 85 Corp. (NY 656500/2023)
23/5554 DeJesus-Jimenez v. Rodriguez (BX 23754/2020)
24/0059 Deleon v. 568-568 Audobon Realty (NY 154546/2022)
24/5000 Denmark v. New Chapter Capital (NY 152207/2023)
24/4251 De-Rivas v. Esplanade 99 (NY 159436/2018)
24/4806 Detering v. NYC Environmental (NY 159847/2023)
24/7719 Deutsche Bank v. March (BX 381347/2012)
25/2399 Deutsche Bank National v. Washington (BX 35982/2014)
24/5544 Dewinter

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PART 25. CAREER SERVICE

Section 25.18. Establishment of a Continuing Eligible List

The Chief Administrator of the Courts may establish a continuing eligible list for any class of positions for which [inadequate numbers of qualified persons are found available for recruitment or appointment] such lists are appropriate. The Chief Administrator may only establish continuing eligible lists for any class of positions filled through open competitive examination. Names of eligibles shall be inserted in such list from time to time as applicants are tested and found qualified in examinations held at such intervals as may be prescribed by the Chief Administrator. Such successive examinations shall, so far as practicable, be constructed and rated so as to be equivalent tests of the merit and fitness of candidates. The name of any candidate who passes any such examination and who is otherwise qualified shall be placed on the continuing eligible list in the rank corresponding to his or her final rating on such examination. The period of eligibility of successful candidates for certification and appointment from such continuing eligible list, as a result of any such examination, shall be fixed by the Chief Administrator but, except as a list may reach an announced terminal date, such period shall not be less than one year, nor shall such period of eligibility exceed four years, except as provided in section 25.17 of this Part. Subject to such conditions and limitations as

the Chief Administrator may prescribe, a candidate may take more than one such examination; provided, however, that no such candidate shall be certified simultaneously with more than one rank on the continuing eligible list. With respect to any candidate who applies for and is granted additional credit in any such examination as a disabled or nondisabled veteran, and for the limited purpose of granting such additional credit, the eligible list shall be deemed to be established on the date on which his or her name is added thereto.

Chief Judge of the State of New York

FIRST DEPARTMENT APPELLATE TERM

Filing Dates for the September Term

The September 2025 Term of the Court will begin on Sept. 2, 2025.

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

The Clerk's Return, Record on Appeal, Appendices, Notice of Argument and Appellant's Briefs must be filed on or before July 8, 2025.

Respondent's Briefs must be filed on or before July 31, 2025.

Reply Briefs, if any, must be filed on or before August 8, 2025.

- 24/5008 Julien Farel, LLC v. Stove Properties (NY 653122/2019)
- 24/4398 Justicebacker, Inc. v. Abeles (NY 650374/2017)
- 25/1003 K. Aisha v. Phillip C. (BX 06624/2022)
- 23/5792 K. Dorell v. Dalece L. (BX 023059/2022)
- 24/7944 K. Hind v. Faycal T. (NY 16164/2019)
- 24/7683 K. Peter v. Mayumi M. (NY 15383/2023)
- 24/239 Kimbia Chios Realty v. Utica First Insurance (BX 80321/2021)
- 25/5545 Kaptius Servicing, Inc. v. Ragtime Gourmet Corp. (NY 653529/2022)
- 25/0199 Kassai v. Trump Management (NY 161322/2018)
- 24/5578 Katz-Wisnodel v. Lower Manhattan Dialysis (NY 155252/2021)
- 24/3088 Kaufman v. Hirsch (NY 161183/2020)
- 24/3260 KD-I Doe v. MC-Doe (NY 952138/2023)
- 25/2079 Keenan v. Bloomberg L.P. (NY 155679/2024)
- 24/6015 Kelemen v. Duplication Services (NY 160226/2017)
- 24/3066 Kimmelman v. Smith (NY 805150/2019)
- 24/6929 Kinsey v. Almazan (BX 800526/2023)
- 24/7538N Knight v. Family Energy (NY 805753/2022)
- 24/0352(K) Kohli v. Tewari (NY 365297/2021)
- 24/4765(2) Kohli v. Tewari (NY 365297/2021)
- 24/6793 Kola v. City of NY (NY 155411/2023)
- 25/1279 Kozeli v. Renali Realty (BX 26198/2021)
- 25/2005 L. Children (BX N6384/2025)
- 24/5183 Labby v. Cummings (NY 805428/2016)
- 25/0463 Lacruise v. Memorial Sloan-Kettering (NY 150195/2019)
- 24/7215 Lara v. Mount Sinai Hospital (NY 805250/2020)
- 25/0362(2) Lash v. Modulaire Holdings (NY 655935/2023)
- 25/0840 Lava Media v. Hart (NY 651035/2023)
- 24/2963 Law Office of Cyrus Joubin v. Manhattan District Attorney (NY 153169/2023)
- 25/2994 Lebedev v. Touro College School (NY 101271/2024)
- 24/4818 Lebedev v. Migdal (NY 320246/2020)
- 25/0542 Lee v. Jay Housing Corporation (NY 656670/2021)
- 24/4532 Lee v. Lee (NY 365505/2018)
- 24/4242 Lee v. Montefiore Medical Center (BX 205655/2016)
- 24/1665N Lee v. Nejat (NY 800296/2011)
- 25/1461 Lema v. 1148 Corporation (NY 450904/2018)
- 24/6416 Leon v. Plaza Construction (NY 151025/2020)
- 24/1225 Leone v. Brown Foreman Corp. (NY 151627/2019)
- 23/6567N Leslie Digital Imaging v. Empower Information (NY 652834/2022)
- 24/6130N Leslie J. Garfield & Co. v. Evans (NY 651854/2021)
- 24/253 Lewis v. Ganesh (BX 249922/2018)
- 25/2403 Liberty Mobility v. Port Authority of NY (NY 151814/2024)
- 24/4927 Lopez v. Rodriguez (NY 158166/2023)
- 24/3189 Lotrean v. 3M Company (NY 155261/2020)
- 25/1508 Lutfieva v. Services for the Aged (NY 161213/2023)
- 24/4015 M., Bryanna v. ACS (NY 151020/23)
- 24/3499 M., Mayra v. Raoul G. (NY 0500/2023)
- 24/5109 M., Michelle v. Cantabile J. (BX F11713/2022)
- 24/5408 M., Peter v. Fezeka G. (BX V14941/2022)
- 24/7157 M., Portia v. Anteaus A. (NY 15717/2020)
- 24/6582 M., Rafael v. Kimberly T. (BX V2034/2020)
- 24/6099 M., Rajah v. Said B. (NY 06767/2022)
- 25/0436N Ma v. Wang (NY 655044/2022)
- 24/6639 Macklowe Investment v. MIP 57th Development (NY 656919/2021)
- 24/1758 Malave v. Kini (NY 805456/2017)
- 25/0514 Mancilla & Fantone v. Liu (NY 450521/2024)
- 24/5068 Manhattan Organization v. City of NY (NY 151940/2024)
- 24/1643 Markman v. NY-Presbyterian (BX 20302/2016)
- 24/6474 Martinez v. Martinez (NY 159286/2021)
- 24/5955 Mather v. HFZ Kik 30th Street (NY 161223/2019)
- 20/1220N McCarter & English v. National Collegiate (NY 654144/2018)
- 24/6476 McGrane-Mungo v. Dag Hamrick-Joid Tower (NY 159018/2020)
- 25/1240 McGreggor v. Manhattan Nursing Home (NY 158715/2021)
- 24/5945 McGuire v. Roman Catholic Bishop (NY 951104/2021)
- 24/21003 McLeod v. NYC Health & Hospitals (BX 33513/2019)
- 24/5477N McMullan v. Out-Look Safety (NY 657177/2019)
- 24/5854 Medina v. Medina (BX 810533/2023)
- 24/4710 Mendez v. City of NY (BX 27362/2020)
- 25/2963 Metropolitan Partners v. Nerney (NY 650013/2025)
- 24/4359 Metropolitan Property v. Pentair Residential (NY 153189/2018)
- 23/0732 Miami Firefighters v. Icahn (NY 657447/2019)
- 24/1158 Michael Gross Diamonds v. Vaknin (NY 651396/2014)
- 24/5564 Milchin v. Milchin (NY 305233/2019)
- 25/2560 Milner v. College of Mount Saint Vincent (BX 805075/2024)
- 24/4234 Mitchell v. City of NY (BX 23232/2020)
- 24/4279 Moghtadiri v. Apis Capital (NY 654927/2020)
- 24/5224 Moises-Ortiz v. FDB Acquisition (NY 152869/2017)
- 25/2017 Molina v. Chatham Towers, Inc. (NY 156785/2021)
- 24/5268 Molina v. Mount Sinai Morningside (NY 805314/2021)
- 24/5803 Molner v. Molner (NY 301261/2012)
- 25/0799N Molner v. Molner (NY 301261/2012)
- 24/2789 Moore v. Greystone Properties (NY 154133/2017)
- 24/0318N Morales v. 58-66 East Fordham (BX 25194/2020)
- 24/6114 Mt. Hawley Insurance v. Michelle Kuo Corp. (NY 656474/2021)
- 24/5258 Mucci v. City University of New York (BX 8230/2023)
- 24/6168 Muester v. Seed Invest Technology (NY 653225/2023)
- 23/6574 Muijib v. Devash LLC (NY 151592/2018)
- 25/118 Municipal Credit Union v. Thomas (BX 802289/2022)
- 24/4218 Murillo v. Downtown NYC Owner (NY 152211/2017)
- 24/0146N Muroff v. Heerdt (NY 80558/2017)
- 25/5881 Mustafaj v. City of NY (BX 80023/2022)
- 24/5149 Myckelbust v. Consolidated Edison (NY 652679/2023)
- 23/2698N Myrtle Point v. B3 Ridgewood Holdings (NY 650869/2023)
- 23/6362N N47 Associates v. Jemscio Realty (NY 159215/2020)
- 23/6215 Napoli v. Bern (NY 159576/2014)

- 24/2846 TD Bank v. A.H. Dental (NY 161295/2021)
- 24/6875 Teleford v. Port Authority of NY (BX 25178/2016)
- 25/0394 Roth v. Board of Managers (NY 154315/2022)
- 25/1703 Rouse v. Ahmed (BX 811894/2021)
- 24/3849 RS0857, LLC v. Wright (NY 158125/2020)
- 25/0147 Rubenstein Public Relations v. Fleet Financial (NY 654299/2022)
- 24/6451 Russell v. Lenox Hill Hospital (NY 154970/2019)
- 24/5140N S. G., an Infant v. NYC Health & Hospitals (NY 805306/2021)
- 24/3494N S. M., an Infant v. City of NY (BX 27844/2020)
- 24/2360 S., Antonio v. Rita S. (NY V8911/2020)
- 25/0283 S., Jeremy v. Frasley P. (BX V2763/2023)
- 24/578 S., Tabitha v. Kyle G. (NY 07498/2023)
- 24/6063 S.C., Children (BX N30871/2023)
- 24/5450 Peck v. Milbank LLP (NY 152290/2022)
- 24/5234 Peerenboom v. Marvel Entertainment (NY 162152/2015)
- 24/5261 Pena v. City of NY (BX 23439/2016)
- 25/2077N Penke v. National Holding Corp. (NY 650022/2022)
- 24/5358 Peralta v. Hunter Roberts Construction (NY 159317/2018)
- 24/3152 Perez v. Trustees of Columbia University (NY 159472/2017)
- 24/6733 Pescalles v. Pax Ventures (NY 653319/2019)
- 25/2577 Pescalles v. Pax Ventures (NY 653319/2019)
- 24/5371 Petro v. Aero International (NY 190324/2020)
- 24/6324 Philippe NYC I v. Office of Administrative Trails (NY 152622/2024)
- 25/1064N Phillips v. Uber Technologies (BX 42032/2023)
- 24/3607N Phillips v. Uber Technologies (BX 42032/2023)
- 24/4741 Pichardo v. The George Units (NY 152229/2021)
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- 24/4141 Pizzarotti LLC v. MDB Development (NY 650809/2019)
- 24/5253N Plotch v. Citibank (NY 653971/2022)
- 24/5790 Plumbers Local Union v. NYC Department of Buildings (NY 160502/2022)
- 24/7216N Prager Metis v. Koenig (NY 652000/2023)
- 24/7217N Prager Metis CPAS v. Goldstein (NY 651768/2023)
- 24/4546 Prete v. JJ Hoyt LLC (NY 161724/2019)
- 24/6207 PROF-2013-S3 Legal v. West Fork (BX 26380/2012)
- 24/6298 Quach v. C & A Jerome Realty (BX 20511/2019)
- 24/5598 Quezada v. 3850 Broadway Holding (NY 151965/2018)
- 24/4805 Quezada v. City of NY (NY 158013/2016)
- 25/2461 Quinn Emanuel Urquhart & Sullivan v. Desktop Metal (NY 652274/2025)
- 24/5837 R., Angelika v. Yolanda K. (BX V30551/2017)
- 25/1109 R., Cherie (NY B7446/2022)
- 24/4069 R., Serenity (BX B9598/2020)
- 24/4359 Metropolitan Property v. Pentair Residential (NY 153189/2018)
- 24/7651 Rabal v. Taormina (NY 365533/2023)
- 24/2786N Raistone Purchasing v. London Luxury (NY 651488/2023)
- 24/5962 Ramirez v. 255 W. 108th Street Corp. (NY 150469/2013)
- 24/7721 Ramirez v. 79-05/0709 Jackson Heights (BX 804008/2018)
- 24/5469 Ramirez v. Teixeira Bakery (NY 450691/2019)
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- 24/5054 State of NY v. Tyrone N. (BX 260518/2019)
- 24/6271 State of NY Unified Court v. Civil Service Employees (NY 451438/2024)
- 25/1215 Steinmann v. Steinmann (NY 365126/2024)
- 25/1514 Stikeman Elliott LLP v. OI Private Counsel (NY 153406/2024)
- 24/0365 Stile v. C-Air Customhouse (NY 656575/2020)
- 24/241N Stallard v. Strasser (NY 500072/2019)
- 24/5909 Stronoff v. Tene v. Selective Way Insurance (NY 656694/2020)
- 23/6718 Stuyvesant Town v. NYS Division of Housing (NY 154094/2021)
- 24/6591 Suarez v. City of NY (BX 26291/2020)
- 25/0512 Szalkiewicz v. Liu (NY 150713/2024)
- 25/4946 Szczesniak v. Ery Tenant (NY 153101/2023)
- 24/1047 T., Eric v. Jermaine R. (BX 023058/2022)
- 24/0829 Rodriguez v. 167 LLC (BX 304790/2014)
- 24/7224 Tartell v. Klein (NY 653837/2024)
- 24/6233N Taveras v. Tuck-it-Away (NY 152899/2018)
- 24/4632 Rosario v. Gentry Tenants (NY 155290/2015)

- 22/2494 People v. Aditya Vemulapati (NY 1772/2020)
- 24/5016 People v. Akim Massie (NY 70566/2024)
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- 18/3103 People v. Alfred McCrae (NY 306/17)
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- 24/5756 People v. Amadou Diallo (BX 7243/2022)
- 24/2499 People v. Amaury Balbi (NY 998/2020)
- 20/3513 People v. Amy Hartsgrove (NY 1399/2019)
- 23/2600 People v. Andre Morris (BX 2392/2019)
- 23/2655 People v. Andre Morris (BX 70721/2021)
- 23/5751 People v. Andre Seda (BX 464/2020)
- 24/2409 People v. Angel Dejesus (BX 71262/2021)
- 24/0204 People v. Angel Rodriguez (BX 71764/2022)
- 2018-4623 People v. Angel Soto (NY 2752/2017)
- 2018-1757 People v. Anonymous (NY 3127/2015)
- 22/2111 People v. Anthony Arriaga (BX 2529/2003)
- 23/6436 People v. Anthony Balaguer (NY 73167/2023)
- 23/6439 People v. Anthony Balaguer (NY 2129/2019)
- 23/1200 People v. Anthony Gonzalez (NY 70256/2022)
- 24/3449N Valley National Bank v. 252 W. 31 St. Corp. (NY 850269/2021)
- 24/2985N Vasquez v. Bronx Lebanon Hospital (BX 24574/2020)
- 24/3308 Vazquez v. NYS Office of Children (NY 157860/2020)
- 25/1942 Venegas v. CPC Norfolk Senior (NY 157330/2021)
- 24/3889 Verma v. Department of Education City of NY (NY 156602/2019)
- 25/0724 Violi v. Chelsea W26 (NY 158722/2022)
- 25/1616N Voorham v. Hicks-Voorham (NY 365492/2022)
- 24/7596 W., Children (BX N26239/2022)
- 25/1203 W., Duany v. Duanying W. (NY 01750/2021)
- 24/6584 W., Gail v. Jasmine C. (NY V36177/2016)
- 24/3762 W., Mary v. Robert W. (NY 05989/2022)
- 24/6918 Wachtel v. Alan Joel Communications (BX 20196/2019)
- 24/2949 Wadsworth Associates v. NYS Division of Housing (NY 65054/2023)
- 24/4465 Wadsworth v. 15 Hudson Yards (NY 156741/2019)
- 25/0747 WarnerMedia Direct v. Paramount Global (NY 651001/2023)
- 20/1447 People v. Brandon Smith (BX 357/2019)
- 20/0997 People v. Brian Gutierrez (BX 1865/2019)
- 23/5567 People v. Calvin Peterkin (BX 758/2021)
- 23/2138 People v. Carl Moultrie (NY 928/2020)
- 23/6131 People v. Carlos Gonzalez (BX 487/2020)
- 21/2475 People v. Carlos Guzman (BX 70447/2020)
- 22/5592 People v. Chad Hooks (NY 2631/2017)
- 22/5068 People v. Charles Johnson (BX 1254/2018)
- 24/2400 People v. Charlie Casillas (NY 73076/2022)
- 22/5518 People v. Chevanie Gordon (NY 73839/2022)
- 24/1981 People v. Choncey Chance (NY 72384/2023)
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- 25/2809 Yolanda Management v. Microalga, Inc. (NY 650956/2024)
- 24/2488 Your Vet 1 v. Eastman, Cooke & Associates (NY 15678/2023)
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- 25/0404 Zain v. Isaacson (NY 805136/2021)
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- 25/1341 Zepa Industries v. 401 West Property (NY 651243/2024)
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- 24/3895N Zimmerman v. 410-57 Corporation (NY 653569/2020)

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- 21/2941 People v. Aaron Cedres (BX 2244/2018)
- 2018-4488 People v. Abdullahi Shuai (NY 1440/17)

- 24/3830 People v. Joshua Roman (BX 72966/2023)
- 24/7178 People v. Josian Normil (BX 72564/2022)
- 2018-4928 People v. Juan Rosario (BX 2515/2014)
- 23/1052 People v. Juan Sosa C. (BX 70258/2021)
- 23/5115 People v. Julio Cuevas (BX 72111/2023)
- 23/2676 People v. Junior Zorrilla (NY 600/2018)
- 24/0001 People v. Kahrem Perry (NY 70769/2021)
- 24/5257 People v. Karan Geist (NY 73296/2022)
- 22/1624 People v. Karon Agurs (NY 2383/2021)
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- 2017-1547 People v. Kenneth Ferguson (NY 2740/15)
- 24/0817 People v. Kenyatta Elvin (BX 71128/2023)
- 22/2674 People v. Kevin Hawse (BX 981/2019)
- 23/3558 People v. Khalid Wisdom (NY 70678/2022)
- 23/6489 People v. Kori Powell (BX 74647/2022)
- 24/0483 People v. Kyle Hardison (NY 2988/2001)
- 24/6343 People v. Lamar Withall (BX 70387/2020)
- 23/1932 People v. Lamont Hood (NY 74395/2022)
- 24/3832 People v. Lance Lombard (BX 73810/2023)
- 23/6750 People v. Lawrence Downey (NY 1799/2020)
- 25/0616 People v. Leonard Lewis (BX 72876/2022)
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- 22/5672 People v. Lloyd Anderson (BX 71312/2022)
- 2017-2061 People v. Lonzell Green (NY 2373/2014)
- 22/3048 People v. Lonzell Green (NY 894/2020)
- 24/6240 People v. Louis McDonald (BX 72250/2022)
- 23/4594 People v. Lucas Almonte (NY 3945/2019)
- 24/2532 People v. Luis Lopez (BX 74987/2023)
- 22/5211 People v. Luis Morales (BX 71333/2021)
- 24/0624 People v. Luis Ortiz (BX 74810/2023)
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- 24/0555 People v. Luz Hernandez (BX 72841/2023)
- 24/2316 People v. Malachi Williams (NY 71530/2023)
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- 24/6990 People v. Elvin Pacha aka Elvin Fernandez (NY 73890/2023)
- 2018-2631 People v. Emmet Allen, Sr. (BX 407/2017)
- 21/4557 People v. Esteban Dejesus (BX 995/2021)
- 21/3191 People v. Esteban Villaman Almonte (BX 867/2019)
- 22/4891 People v. Felipe Solar (NY 6127/2002)
- 2019-1470 People v. Ferdinand Rivera (NY 3418/2016)
- 21/3294 People v. Fernando Ponce-Leon (NY 455/2021)
- 23/2553 People v. Franklin Cabrera-Fernandez (NY 2808/2017)
- 23/2928 People v. Frederick Then (BX 1453/2018)
- 2019-1856 People v. Gary Jacques (NY 9179/1991)
- 23/0298 People v. Geoffrey Tracy (NY 2956/2018)
- 22/2181 People v. George McTaggart (NY 158/2021)
- 24/3398 People v. Gerard Hines (BX 74840/2023)
- 24/4374 People v. Gino Sozio (NY 70510/2023)
- 24/3388 People v. Glenn Pontdexter (BX 74610/2023)
- 23/3063 People v. Pedro Rodriguez (BX 90020/2005)
- 2017-1245 People v. Pedro Vinent (NY 6717/2015)
- 24/6565 People v. Peter Showers (BX 2356/2015)
- 24/3834 People v. Pharaoh Holmes (BX 74216/2022)
- 23/0631 People v. Phillip Pine (NY 1073/2021)
- 21/3101 People v. Precila Smith (BX 279/2020)
- 21/2052 People v. Prince Bryan (NY 1378/2016)
- 20/1855 People v. Quaran Rich (NY 4524/2018)
- 24/3393 People v. Rafael Carrasquillo (BX 72787/2022)
- 2019-3902 People v. Rafael Fontanez (NY 1051/18)
- 20/2179 People v. Rafael Jimenez (NY 699/2019)
- 22/4434 People v. Rafael Silva (NY 1609/2020)
- 2018-4467 People v. Rahim Ali (NY 2017/2016)
- 24/0864 People v. Issiah Daniel (BX 806/2018)
- 24/3828 People v. Jafhonne Johnson (BX 72108/2024)
- 24/4487 People v. Jaiden Dechabert (NY 75507/2023)
- 23/4195 People v. Jamel Richardson (NY 71112/2021)
- 23/2642 People v. Jason Peguero (BX 73144/2022)
- 23/1296 People v. Jason Washington (NY 3054/2018)
- 24/3082 People v. Jateise Leak (NY 72427/2022)
- 24/2809 People v. Jateise Leak (BX 72953/2022)
- 24/3727 People v. Javien Mazzyk (BX 70614/2023)
- 23/0571 People v. Javier Rosario (BX 854/2021)
- 24/0691 People v. Javier Santiago (NY 75468/2022)
- 22/4871 People v. Jay Smith (BX 30/2017)
- 24/0469 People v. Jaytwin Braxton (NY 1384/2020)
- 17/2093 People v. Jean Guillen-Beltré (BX 384/2015)
- 22/2133 People v. Jeffrey Davis (NY 357/2020)
- 20/1213 People v. Jeffrey Tartt (BX 1913/2018)
- 23/5623 People v. Jelani Berkley (BX 70946/2023)
- 24/6135 People v. Jeremiah Martinez (NY 75230/2022)
- 24/6181 People v. Jeremiah Martinez (NY 74113/2022)
- 22/0048 People v. Jeremiah Rivera (NY 1082/2019)
- 22/2436 People v. Jeremy Scott-Marmez (NY 2032/2021)
- 24/2558 People v. Jesse Joucou (NY 2330/2018)
- 23/0785 People v. Jeury Marte (NY 4081/2019)
- 24/591 People v. Jhowski S. (BX 72681/2023)
- 24/4821 People v. Joel R. (BX 7178/2022)
- 24/0806 People v. Jonathan Alfonso (BX 2853/2010)
- 24/5366 People v. Jorge L. Andujar (BX 73760/2023)
- 20/4947 People v. Jorge Lazaro (NY 2082/2016)
- 22/5224 People v. Jorge Luis (BX 32/2020)
- 22/1871 People v. Jose Almodovar (BX 282/2020)
- 23/2650 People v. Jose Alvarado (NY 255/2004)
- 24/0109 People v. Jose C. Rivera (BX 71561/2023)
- 20/2163 People v. Jose Matias (NY 4295/201

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LIQUOR LICENSES

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-121619 has been applied for by Restaurant Associates, Inc. serving beer, wine, liquor, mead, and cider to be sold at retail for on-premises consumption in a Catering Establishment for the premises located at 750 7th Ave., Floors 4 and 5, NY, NY 10019. au6-W au13 12594

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-121637 has been applied for by Restaurant Associates, Inc. serving beer, wine, liquor, mead, and cider to be sold at retail for on-premises consumption in a Catering Establishment for the premises located at 1585 Broadway Floors 26 and 27 NY, NY 10019. au6-W au13 12595

NOTICE IS HEREBY given that an On-Premise Catering Establishment Full Liquor License Application ID NA-0346-25-121599 has been applied for by Restaurant Associates, Inc. serving beer, wine, liquor, mead, and cider to be sold at retail for on-premises consumption in a Catering Establishment for the premises located at One New York Plaza Floor 3 NY NY 10004. au6-W au13 12596

NOTICE IS HEREBY given that a license, serial #NA-0240-25-121395 for beer and wine has been applied for by the undersigned to sell beer & wine at retail in a restaurant under the ABC Law at 89B Canal St., New York, NY 10002 for on-premises consumption; Foodoc LLC 12030 jy30-W au6

NOTICE IS HEREBY given that a license, serial #NA-0240-25-121395 for beer and wine has been applied for by the undersigned to sell beer & wine at retail in a restaurant under the ABC Law at 89B Canal St., New York, NY 10002 for on-premises consumption; Foodoc LLC 12030 jy30-W au6

LIMITED LIABILITY ENTITIES

CODA ESTATE LAW PLLC. Filed 7/2/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 60 E 42nd St, Ste 4000, NY, NY 10015. Purpose: LAW. 12590 au6-W s10

SZENK ATELIER ARCHITECTS PLLC Articles of Org. filed NY Sec. of State (SSNY) 7/9/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail process to The PLLC 92 Lancia Dr E Norwich NY 11732. Purpose: Any lawful activity. 11680 Jul16 w Aug20

BEHAVIORAL HEALTH PHYSICIAN, PLLC Articles of Org. filed NY Sec. of State (SSNY) 6/9/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail process to vState Filings LLC 301 Mill Rd Ste 15 Hewlett NY 11557. Purpose: Any lawful activity. 10929 Jul2 w Aug6

GAMBONE LAW PLLC. Filed with SSNY on 06/20/2025. Office location: Nassau County. SSNY designated as agent for process and shall mail to: 137 HAMILTON AVE, MASSAPEQUA, NY 11758. Purpose: Law 11398 jy9-W au13

MARINA ORPHANIDES MENTAL HEALTH COUNSELING, PLLC. Arts. of Org. filed with the SSNY on 07/01/25. 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, 7 Karen Road, Glen Cove, NY 11542. Purpose: For the practice of the profession of Mental Health Counseling. 11452 jy9-W au13

NOTICE OF FORMATION OF GWERTZMAN LEFKOWITZ & SULLIVAN, PLLC. Arts. of Org. filed with SSNY on 06/09/2025. Office location: New York SSNY design, as agent of PLLC upon whom process against it may be served. SSNY shall mail process to 122 EAST 42ND STREET SUITE 1607, NEW YORK, NY, 10168. Any lawful purpose. 11695 Jul16 w Aug20

NOTICE OF FORMATION OF Samantha Tsai DDS PLLC. Art. of Org. filed with Sec'y of State (SSNY) on 6/17/25. City: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 242 W 53rd St, NY, NY 10019. Purpose: any lawful purpose. 11598 Jul16 w Aug20

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF BUSY BUDDIES OCCUPATIONAL THERAPY, PLLC. Art. of Org. filed with the Sec'y of State of NY (SSNY) on 05/30/25. Office in Nassau County. SSNY has been designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to the PLLC, 220 CENTRAL AVE APT C2 LAWRENCE, NY, 11559. Purpose: Any lawful purpose. 11070 Jul2 w Aug6

NOTICE OF FORMATION OF REDDING LEGAL PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/14/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 3 Columbus Cir, 15th Fl, New York, NY 10019. Purpose: law practice. 12012 Jy23 W Au27

LIMITED LIABILITY ENTITIES

NOTICE OF QUAL. OF ASCEND AUTISM MEDICAL DIAGNOSTIC SERVICES, PLLC. Authority filed with the SSNY on 06/25/2025. Office loc: Westchester County. PLLC formed in CT on 02/04/2025. SSNY is designated as agent upon whom process against the PLLC may be served. SSNY shall mail process to: The PLLC, 22 Saw Mill River Road, Suite 101, Hawthorne, NY 10532. Cert of Formation filed with CT Sec. of State, Commercial Recording Div., P.O. Box 150470, Hartford, CT 06115. Purpose: To practice the profession of Medicine. 11163 jy2-W au6

NOTICE OF QUALIFICATION OF THE MODERN WELLNESS COLLECTIVE, PLLC. Application for authority filed with Secy. of State of NY (SSNY) on 6/4/2025. Office location: NY County. PLLC formed in Illinois (IL) on 9/16/2023. SSNY designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: 661 W Lake St, Ste 25, Chicago, IL 60661. Cert. of formation filed with Secy. of State of IL, 501 S Second St, Rm 351, Springfield, IL 62756. Purpose: any lawful activity. 11142 Jy16 W Au20

NOTICE OF QUAL. OF ASCEND AUTISM BEHAVIORAL SERVICES, PLLC. Authority filed with the SSNY on 06/25/2020. Office loc: Westchester County. PLLC formed in CT on 09/20/2019. SSNY is designated as agent upon whom process against the PLLC may be served. SSNY shall mail process to: The PLLC, 22 Saw Mill River Road, Suite 101, Hawthorne, NY 10532. Cert of Formation filed with CT Sec. of State, Commercial Recording Div., P.O. Box 150470, Hartford, CT 06115. Purpose: To practice the profession of: Applied Behavior Analysis. 11166 jy2-W au6

NOTICE OF QUAL. OF ASCEND AUTISM OT & SLP SERVICES, PLLC. Authority filed with the SSNY on 06/02/2025. Office loc: Westchester County. PLLC formed in CT on 06/21/2024. SSNY is designated as agent upon whom process against the PLLC may be served. SSNY shall mail process to: The PLLC, 22 Saw Mill River Road, Suite 101, Hawthorne, NY 10532. Cert of Formation filed with CT Sec. of State, Commercial Recording Div., P.O. Box 150470, Hartford, CT 06115. Purpose: To practice the profession of: Occupational Therapy & Speech Language Pathology. 11164 Jy2-W au6

LIMITED LIABILITY ENTITIES

1220 HARBOR RD LLC. Arts. of Org. filed with the SSNY on 07/29/25. 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, 1091 Duston Road, Valley Stream, NY 11581. Purpose: Any lawful purpose. 12629 au6-W s10

1263 LLC filed 9/21/16. City: Bronx. SSNY design, for process & shall mail to: 4301 37th St, LIC, NY 11101. Purp: any lawful. 12571 au6-W s10

AMRON AMRON LLC. Arts. of Org. filed with the SSNY on 07/29/2025. Office loc: NY County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Yael Amron, 121 West 77th Street, Apt 1, NY, NY 10024. Purpose: Any Lawful Purpose. 12573 au6-W s10

LLCFREY LLC. Filed 4/18/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 500 W 56th St, Apt 2205, NY, NY 10019. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 12588 au6-W s10

FOUNDATIONS

The Annual return of Marsha Jane Shainwald Fund for Social Justice for the calendar year ended December 31st, 2024 is available at its principal office located at 15 Central Park West Apt 8P, New York, NY 10023 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Laurie Kleeger. 12523 Au06

LIMITED LIABILITY ENTITIES

DUNCAN ROAD DEVELOPERS LLC. Arts. of Org. filed with the SSNY on 07/29/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Rosedale, Drapala & Sforza CPAS, 2001 Grove Street, Wantagh, NY 11793. Purpose: Any Lawful Purpose. 12575 au6-W s10

EL PRADO LLC. Arts. of Org. filed with the SSNY on 07/16/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, P.O. Box 231027, Great Neck, NY 11023. Purpose: Any lawful purpose. 12624 au6-W s10

FORWARD, LLC. Arts. of Org. filed with the SSNY on 07/29/25. 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, 129 Third Street, Mineola, NY 11501. Purpose: Any lawful purpose. 12627 au6-W s10

IVY DWELLINGS, LLC. Arts. of Org. filed with the SSNY on 07/29/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 100 Garveys Point Road, Unit 120, Glen Cove, NY 11542. Purpose: Any Lawful Purpose. 12574 au6-W s10

LJD SERVICES LLC. Arts. of Org. filed with the SSNY on 07/29/25. 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, 8 Craig Street, Jericho, NY 11753. Purpose: Any lawful purpose. 12628 au6-W s10

M2 METHOD CONSULTING LLC. Filed 6/13/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 101 W 24th St, Unit 11e, NY, NY 10011. Purpose: General. 12593 au6-W s10

MIMAMAKIM LLC. Filed 3/6/25. Office: Bronx Co. SSNY design, as agent for process & shall mail to: 1969 Haight Ave, Bronx, NY 10461. Purpose: General. 12584 au6-W s10

MINERVA STRATEGIES LLC. Filed 5/21/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 300 E 56th St Apt 26m, NY, NY 10022. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 12586 au6-W s10

OM SHADOW LLC. Filed 5/31/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 228 Park Ave S #584348, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 12577 au6-W s10

REPARATION NOW LLC. Filed 2/25/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 228 Park Ave S #584348, NY, NY 10003. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave., Ste 202, Bklyn, NY 11228. Purpose: General. 12587 au6-W s10

NOTICE OF FORMATION OF Wroxton Abbey, LLC. Arts. of Org. filed with Sec'y of State (SSNY) on 6/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Rodney White Foundation, Inc., c/o Lakshman Achuthan, Director, One Rockefeller Plaza, 20th Fl, NY, NY 10020. Purpose: any purposes permitted by applicable law. 10915 Jul2 w Aug6

See Decisions in the News only at NYLJ.COM

LIMITED LIABILITY ENTITIES

SKT UNLIMITED L.L.C., Arts. of Org. filed with the SSNY on 08/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 105 Maxes Road, Suite #124 Melville, NY 11747. Purpose: Any Lawful Purpose. 12578 au6-W s10

SOPHY STYLE LLC. Filed 4/12/25. Office: Bronx Co. SSNY design, as agent for process & shall mail to: Raul J Guzman Salinas, 1075 Grand Concourse, Apt # Am, Bronx, NY 10452. Purpose: General. 12583 au6-W s10

STAR ON THE HUDSON LLC. Arts. of Org. filed with the SSNY on 07/30/2025. 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, 95 Hudson Ave, Freeport, NY 11520. Purpose: Any Lawful Purpose. 12576 au6-W s10

STUDIO ANDREANI LLC. Filed 7/14/25. Office: NY Co. SSNY design, as agent for process & shall mail to: 20 River Rd, 21, NY, NY 10044. Purpose: General. 12589 au6-W s10

PEMBROKE ZCG LLC. Arts. of Org. filed NY Sec. of State (SSNY) 7/31/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 568 5th Ave Ste 1305 NY NY 10017. Purpose: Any lawful activity. 12607 Aug6 w Sept10

132 6TH Owner LLC filed w/ SSNY 5/5/25. Off. in NY Co. Process served to SSNY - design, as agt. of LLC & mailed to c/o DNA Development, 41 Union Sq, W. Ste. 1423, NY, NY 10003. Any lawful purpose. 11480 Jul16 w Aug20

628 GOLF DRIVE LLC Articles of Org. filed NY Sec. of State (SSNY) 7/9/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 627 Golf Dr Valley Stream NY 11581. Purpose: Any lawful activity. 11679 Jul16 w Aug20

DNA 132 Sixth LLC filed w/ SSNY 3/12/25. Off. in NY Co. Process served to SSNY - design, as agt. of LLC & mailed to The LLC c/o Union Sq, W. Ste. 1423, NY, NY 10003. Any lawful purpose. 11479 Jul16 w Aug20

Garg Realty LLC filed w/ SSNY 7/7/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, 15 Quail Run, Old Westbury, NY 11568. Any lawful purpose. 11562 Jul16 w Aug20

GREENBRIDGE CAPITAL GROUP LLC. Filed 7/17/2025. Office: Nassau Co. SSNY designated as agent for process & shall mail to: 185 GREAT NECK RD SUITE 400A, GREAT NECK, NY 11021. Purpose: General. 11646 Jul16 w Aug20

Karma Alliance , LLC filed w/ SSNY 7/8/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of PLLC & mailed to the LLC, 25 Newbridge Rd, Ste. 311, Hicksville, NY 11801. Any lawful purpose. 11564 Jul16 w Aug20

PandaQueen LLC filed w/ SSNY 3/19/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to Bnda Panakes, 100 Duffy Ave, Ste. 510, Hicksville, NY 11801. Any lawful purpose. 11565 Jul16 w Aug20

RLN 552 MANAGEMENT LLC. Filed 7/27/2025. Office: Nassau Co. SSNY designated as agent for process & shall mail to: 255 WARNER AVE, ROSLYN HEIGHTS, NY 11577. Purpose: General. 11645 Jul16 w Aug20

649 MONTAUK HIGHWAY LLC Articles of Org. filed NY Sec. of State (SSNY) 7/7/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Heather Anderson 447 Broadway Fl 2 763 NY, NY 10013. Purpose: Any lawful activity. 12002 Jul23 w Aug27

ATBUILD LLC Arts of Org. filed SSNY 2/27/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 12019 Jul23 w Aug27

NOTICE OF FORMATION OF BSD Development Manager LLC. Arts. of Org. filed with NY Dept. of State: 4/7/25. Office location: NY County. Princ. bus. addr.: 451 Broome St., Ste. 5E, NY, NY 10012. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Purpose: any lawful activity. 11400 Jul9 w Aug13

LIMITED LIABILITY ENTITIES

THE EVENT TWINS LLC Arts of Org. filed SSNY 2/24/2025 Bronx Co. SSNY design agent for process & shall mail to 2175 NEW ENGLAND TRWY, APT. 5, BRONX, NY, 10475 General Purpose 12017 Jul23 w Aug27

THE HAUNTED DISCO LLC Arts of Org. filed SSNY 4/10/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 12020 Jul23 w Aug27

1077 HALL PL LLC. Filed 1/25/2023. Office: Bronx Co. SSNY designated as agent for process & shall mail to: 1860 51ST STREET, BROOKLYN, NY 11204. Purpose: General. 11055 Jul2 w Aug6

15HYH LLC Articles of Org. filed NY Sec. of State (SSNY) 6/20/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 533 W 30th St Unit 78C NY, NY 10001. Purpose: Any lawful activity. 10965 Jul2 w Aug6

A&B HVAC SOLUTIONS LLC Arts of Org. filed SSNY 6/16/2025 Bronx Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11171 Jul2 w Aug6

ABV Hospitality LLC filed w/ SSNY 6/20/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, 245 Evergreen Ave, Bethpage, NY 11714. Any lawful purpose. 10863 Jul2 w Aug6

ANJANEYA INNOVATIONS LLC Arts of Org. filed SSNY 1/24/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11172 Jul2 w Aug6

ART JW LLC Arts of Org. filed SSNY 3/6/2025 New York Co. SSNY design agent for process & shall mail to 131 Ave # 251, NEW YORK, NY, 10011 General Purpose 11183 Jul2 w Aug6

AUGUSTINE CREATIVE LLC Articles of Org. filed NY Sec. of State (SSNY) 5/9/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Courtney Kiersznowski 39 Newel St Apt 1R Brooklyn NY 11222. Purpose: Any lawful activity. 11136 Jul2 w Aug6

BAREFOOT PRODUCTS LLC Articles of Org. filed NY Sec. of State (SSNY) 6/13/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 257 Cedarhurst Ave Cedarhurst NY 11516. Purpose: Any lawful activity. 10931 Jul2 w Aug6

BOWERY CONSULTING LAB LLC Arts of Org. filed SSNY 5/9/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11175 Jul2 w Aug6

BRUIT LLC Articles of Org. filed NY Sec. of State (SSNY) 6/24/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 301A Central Ave Lawrence NY 11572. Purpose: Any lawful activity. 10972 Jul2 w Aug6

CHOE CONSULTING LLC Arts of Org. filed SSNY 5/30/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11176 Jul2 w Aug6

EM CONSOLIDATION LLC Articles of Org. filed NY Sec. of State (SSNY) 4/28/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Shahid Hassan 2473 Belmond Ave N Bellmore NY 11710. Purpose: Any lawful activity. 10966 Jul2 w Aug6

GL HOLLIS HILLS LLC Articles of Org. filed NY Sec. of State (SSNY) 3/6/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 393 Jericho Tpke Ste 208 Mineola NY 11501. Purpose: Any lawful activity. 10928 Jul2 w Aug6

H. V. ESCAPE LLC. Filed with SSNY on 04/10/2025. Office: New York County. SSNY designated as agent for process & shall mail to: ONE PENN PLZ, 6TH FL, NEW YORK, NY 10119. Purpose: Any Lawful 11413 jy9-W au13

MX CORE GROUP LLC Arts of Org. filed SSNY 6/9/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11173 Jul2 w Aug6

LIMITED LIABILITY ENTITIES

GWEISTAR TROYCO LLC Articles of Org. filed NY Sec. of State (SSNY) 1/20/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 228 Park Ave S #675014 NY, NY 10003. Purpose: Any lawful activity. 11131 Jul2 w Aug6

MAZEL INVESTORS LLC Articles of Org. filed NY Sec. of State (SSNY) 6/9/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 2 Beech Dr Great Neck NY 11024. Purpose: Any lawful activity. 10926 Jul2 w Aug6

OSKI BRUTUS LLC Arts of Org. filed SSNY 6/25/2025 New York Co. SSNY design agent for process & shall mail to 99 WEST HAWTHORNE AVE., # 408, VALLEY STREAM, NY, 11580 General Purpose 11185 Jul2 w Aug6

RHYTHMIC ARTS CENTER LLC Arts of Org. filed SSNY 1/29/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11179 Jul2 w Aug6

SJK COMMUNICATION VENTURES, LLC Arts of Org. filed SSNY 12/9/2024 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11181 Jul2 w Aug6

STECK CAPITAL PARTNERS LLC Arts of Org. filed SSNY 6/20/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11177 Jul2 w Aug6

STECKVANTAGE LLC Arts of Org. filed SSNY 2/12/2025 New York Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose 11174 Jul2 w Aug6

YID PROJECTS LLC Articles of Org. filed NY Sec. of State (SSNY) 6/12/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 74 Hartwell Pl Woodmere NY 11598. Purpose: Any lawful activity. 10930 Jul2 w Aug6

Rechler Football Management LLC filed w/ SSNY 7/18/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, 85 S. Service Rd, Plainville, NY 11803. Any lawful purpose. 12098 Jul30 w Sept3

Zaratin Football Holdings LLC filed w/ SSNY 7/18/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, c/o Neck NY 11542. Any lawful purpose. 12100 Jul30 w Sept3

Zaratin Football Management LLC filed w/ SSNY 7/18/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, c/o Neck NY 11542. Any lawful purpose. 12095 Jul30 w Sept3

KV APEX 1780 CHARTER LLC Articles of Org. filed NY Sec. of State (SSNY) 7/2/25. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 45 N Station Plz Ste 401 Great Neck NY 11021. Purpose: Any lawful activity. 11381 Jul9 w Aug13

Long Island Men's Pro Soccer LLC filed w/ SSNY 6/30/25. Off. in Nassau Co. Process served to SSNY - design, as agt. of LLC & mailed to the LLC, 1 Charles Lindbergh Blvd, Uniondale, NY 11553. Any lawful purpose. 11245 Jul9 w Aug13

RINCH PROPERTIES LLC Articles of Org. filed NY Sec. of State (SSNY) 7/2/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 125 Greenwich St Unit 38A NY, NY 10006. Purpose: Any lawful activity. 11379 Jul9 w Aug13

SECOND FACTORY, LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 7/23/2025. Office: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: c/o The LLC, 228 Park Ave S, #88643, New York, NY 10003. Purpose: any lawful act. 12579 au6-W s10

LIMITED LIABILITY ENTITIES

168-07 84 AVE LLC. Arts. of Org. filed with the SSNY on 07/14/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Jamilur Chaudhury, 168-07 84th Avenue, Jamaica Hills, NY 11432. Purpose: Any Lawful Purpose. 11728 jy16-W au20

2ND AVE LADYBUG LLC Art. of Org. Filed NY Sec. of State of NY 7/8/2025. Off. Loc.: Nassau Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 5 Bayview Avenue, Port Washington, NY 11050, USA. Purpose:

SALES

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF NEW YORK. In the Matter of the General Assignment for the Benefit of Creditors of 532 MADISON AVENUE GOURMET FOODS, INC. D/B/A SMILER'S DELI. Assignor -> DOUGLAS J. PICK. Assignee, No. 159968/2025. PLEASE TAKE NOTICE that by Order of the Hon. Lyle E. Frank, J.S.C., entered on July 31, 2025, all creditors of the estate of assignor 532 MADISON AVENUE GOURMET FOODS, INC. D/B/A SMILER'S DELI are required to file duly verified claims, with vouchers attached, against the Assignor, former doing business at 532 Madison Avenue, New York, NY, on or before September 30, 2025 with Pick & Zabicki LLP, Attorneys for the Assignee, 369 Lexington Ave., 12th Fl., New York, NY 10017 (212) 695-6000 au6-W-1t 12570

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, DIANA KNIGHT AND CAROL KNIGHT, Plaintiff, vs. CARLOS PARRA, ET AL., Defendants. Pursuant to a Judgment of Foreclosure and Sale duly entered on August 11, 2017, an Order duly entered on March 16, 2018, a Decision and Order duly entered on October 3, 2022, a Decision and Order duly entered on October 11, 2023 and an Order Extending the Sale Deadline duly entered on April 12, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on September 8, 2025 at 2:15 p.m., premises known as 1337 Teller Avenue, Bronx, NY 10456. All that certain plot, piece or parcel of land, with the buildings and improvements thereon, situated, lying and being in the Borough and County of Bronx, City and State of New York, Block 2782 and Lot 54. Approximate amount of judgment is \$470,457.58 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #219912013E. Steven J. Baker, Esq., Referee. Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 171547-1 12122 au6-W au27

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC1, Plaintiff, AGAINST CEBIL H USHER, et al., Defendants. Pursuant to a judgment of foreclosure and sale duly entered on September 19, 2019, I, the undersigned Referee, will sell at public auction at the New York County Courthouse, 60 Centre St, Room 130, New York, NY 10007 on September 3, 2025 at 2:15 PM premises known as 53 W 130th Street, New York, NY 10037. Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for the First Judicial District, New York County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing. All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 1728 and Lot 112. Approximate amount of judgment is \$2,699,492 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #502443/2013. Mark L. Mckew, Esq., Referee, Aldridge Pite, LLP - Attorneys for Plaintiff, 40 Marcus Drive, Suite 200, Melville, NY 11747 12451 au6-W au27

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX THE PARKCHESTER SOUTH CONDOMINIUM INC., on behalf of the unit owners of the Parkchester South Condominium, Plaintiff, - against - BRANDEN LOPEZ, et al., Defendants. INDEX NO. 819448/2022E Pursuant to a Judgment dated October 2024, I will sell at public auction on August 25, 2025, at 2:15 p.m. in Room 711 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, New York, the Condominium unit in the Parkchester South Condominium known as apartment 4C, in the building known as E-11 a/k/a 81, and by street address 1560 Metropolitan Avenue, Bronx, New York, and designated as Tax Lot 5132 in Block 3843 of Section 15 on the tax map of the Borough of Bronx, together with an undivided .0130 percent interest in the common elements of the Parkchester South Condominium. The amount due under the Judgment is \$30,645.52, with interest, costs, etc. Sale subject to terms of sale and provisions of the Judgment herein. Index No. 819448/2022E. KELECHI O. ONYEIBIA ESQ., Referee ROBERT R. LARCCA LAW PLLC Attorneys for Plaintiff 505 White Plains Road, Suite 110 Tarrytown, NY 10591 (914) 591-7722 11560 jy23-W au13

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF CAMBRIDGE ARMS DEVELOPER, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/23/25. Office location: NY County. Prnc. office location: 30 Hudson Yards, Fl. 72, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 11063 Jul2 w Au6

PUBLIC NOTICES

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF NEW YORK In the Matter of the General Assignment for the Benefit of Creditors of BELLA INTERNATIONAL TEXTILES INC., Assignor -> BELLILTRU, Inc. Assignee, Index No. 510003-2023. NOTICE OF SEPTEMBER 25, 2025, HEARING NOTICE TO CREDITORS OF BELLA INTERNATIONAL TEXTILES INC. AND LILLY GARMENTS, INC., Assignor -> BELLILTRU, Inc. Assignee, Index No. 510003-2023. NOTICE OF SEPTEMBER 25, 2025, HEARING NOTICE TO CREDITORS OF BELLA INTERNATIONAL TEXTILES INC. AND LILLY GARMENTS, INC., Assignor -> BELLILTRU, Inc. Assignee, Please be advised that on December 1, 2022, Bella International Textiles Inc. and Lilly Garments, Inc. (together, the "Assignors"), both corporations organized under the laws of the State of New York, assigned their assets to Belliltru, LLC, as Assignee, for the benefit of creditors, pursuant to Article 2 of the New York Creditor and Debtor Law. Pursuant to an Order of the Supreme Court of the State of New York, a hearing will be conducted before the Honorable A. ENGORON, at the New York County Courthouse, 60 Centre Street, New York, Courtroom 418, on SEPT. 25 2025, at 2:15 PM, to consider the following relief requested by Belliltru, LLC, Assignee for the benefit of the Assignors' creditors: (i) allowing the Assignee's Final Account, including the distribution of the remaining funds on hand in accordance with the proposed distribution described therein; (ii) approving the Assignee's final statutory commission pursuant to N.Y. Debtor & Creditor Law § 21; (iii) approving the final compensation of the Assignee's Court approved counsel, Law Offices of Kenneth L. Baum LLC; (iv) authorizing the Assignee to abandon any uncollectible assets; (v) authorizing the Assignee to destroy or abandon the Assignor's books and records; (vi) discharging the Assignee from his trust upon completion of the final distribution; and (vii) other related relief. Questions may be directed to Law Offices of Kenneth L. Baum LLC at 201-853-3030 or kbaum@kenbaumlegal.com. au6-W-1t 11896

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF RDC Infinite Bay View JV LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o MDG Development Owners LLC, 170 North Park Ave., Woodbury, NY 11797. Purpose: any lawful act or activity. 10895 Jul2 w Au6

NOTICE OF FORMATION OF Samson Haven LLC Arts. of Org. filed with Secy. of State (SSNY) on 12/30/24. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cynthia Sze, 118-35 Queens Blvd., Ste 171, Forest Hills, NY 11375. Purpose: any lawful activity. 10884 Jul2 w Au6

NOTICE OF FORMATION OF Sixth Floor Office, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/13/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 110 E 55 St, 17th Fl, NY, NY 10022. arnoldphilipsmd@gmail.com. Purpose: any lawful activity. 10876 Jul2 w Au6

NOTICE OF FORMATION OF TENAFLY FILMCO SENIOR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/18/25. Office location: NY County. Prnc. office of LLC: c/o Eric Weber, 1965 Broadway, #29E, NY, NY 10023. 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. 10861 Jul2 w Au6

NOTICE OF FORMATION OF THE Abigail Heyman Estate, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/18/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Lazar Block, 40 W 12th St, Apt. 2, NY, NY 10011. Purpose: any purposes permitted by applicable law. 10916 Jul2 w Au6

NOTICE OF FORMATION OF ROUTE & REIGN LOGISTICS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/28/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 2065 Saint Raymond Ave, Bronx, NY 10462. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 11123 Jy02 W Au06

NOTICE OF FORMATION OF RAEWOOD PROPERTIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/07/25. Office location: NY County. Prnc. office of LLC: 124 W. 81th St, 3rd Fl., NY, NY 10011. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Eric Simon at the princ. office of the LLC. Purpose: Any lawful activity. 11721 Jul16 w Au20

NOTICE OF FORMATION OF Wildflower Advocate Coordination LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 3/28/24. Office location: NY County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to The LLC, 228 Park Ave S #495332, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 4157 Jy02 W Au06

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF CAMBRIDGE ARMS PRESERVATION GP LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/23/25. Office location: NY County. Prnc. office of LLC: 30 Hudson Yards, Fl. 72, NY, NY 10001. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207. Purpose: Any lawful activity. 11064 Jul2 w Au6

NOTICE OF FORMATION OF DD LENDER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/24/25. Office location: NY County. Prnc. office of LLC: 201 W. 79th 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. 11124 Jul2 w Au6

NOTICE OF FORMATION OF Dear Dazy LLC Arts. of Org. filed with NY Dept. of State: 6/18/25. Office location: NY County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 777 3rd Ave., NY, NY 10017, principal business address. Purpose: all lawful purposes. 10980 Jul2 w Au6

NOTICE OF FORMATION OF FAY RESORT SERVICES LLC Arts. of Org. filed with Secy. of State (SSNY) on 06/24/25. Office location: NY County. Prnc. office of LLC: c/o Villa Roma Resort & Conference Center, 356 Villa Roma Rd., Callicoon, NY 12723. 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. 11122 Jul2 w Au6

NOTICE OF FORMATION OF JON-MOR CAPITAL PARTNERS, LLC. Art. of Org. filed with the Sec'y of State of NY (SSNY) on 10/04/10. 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 Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity. 10923 Jul2 w Au6

NOTICE OF FORMATION OF K&A KEMAHLI LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/19/25. 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, 36 W 44th St, Ste. 1007, NY, NY 10036. Purpose: Any lawful activity. 10859 Jul2 w Au6

NOTICE OF FORMATION OF KIRKWOOD HOUSE ACQUISITION, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/25/25. Office location: NY County. Prnc. 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. 10852 Jul2 w Au6

NOTICE OF FORMATION OF Lambert Phase III Associates LLC. Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Philipps Homes, 255 Far of Avenues South, 12th Fl, NY, NY 10010. Purpose: any lawful activity. 10910 Jul2 w Au6

NOTICE OF FORMATION OF Latitude Property Group LLC Arts. of Org. filed with Secy. of State (SSNY) on 10/22/19. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Brandon Thomas, 433 Broadway, Ste C1, NY, NY 10013, the registered agent of LLC upon whom process may be served. Purpose: any lawful activity. 10879 Jul2 w Au6

NOTICE OF FORMATION OF MERCURY FUNDING, LLC Cert. of Conversion filed with Secy. of State of NY (SSNY) on 07/24/02, converting MERCURY ASSOCIATES TO MERCURY FUNDING, LLC. 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 United American Land LLC Attn: Joseph Jody Labov, 450 W. Broadway, NY, NY 10012. Purpose: Any lawful activity. 11128 Jul2 w Au6

NOTICE OF FORMATION OF NAMINA BioScience LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/23/25. 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. 10932 Jul2 w Au6

NOTICE OF FORMATION OF RABINLDV OPERATING, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/18/25. Office location: NY County. Prnc. office of LLC: 124 W. 81th St, 3rd Fl., NY, NY 10011. 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. 10862 Jul2 w Au6

NOTICE OF FORMATION OF RDC Bay View Dev LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. 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. 11743 Jul16 w Au20

NOTICE OF FORMATION OF US OVERSIGHT PROPERTIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: NY County. Prnc. office of LLC: 641 Lexington Ave., 15th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity. 11734 Jul16 w Au20

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF ASPEN & ONYX LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/09/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Staci C. Rom-Jensen, Esq., 412 W. 42nd St., 5th Fl., NY, NY 10036. The regd. agent of the company upon whom and at which process against the company can be served is Kelly Ramasiri, 890 Conkling St., Farmingdale, NY 11735. Purpose: Any lawful activity. 11669 Jul16 w Au20

NOTICE OF FORMATION OF DAM Select Holdings LLC, Art. of Org. filed with Secy. of State (SSNY) on 6/26/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 400 E 85th St, NY, NY 10028. Purpose: any lawful purpose. 11589 Jul16 w Au20

NOTICE OF FORMATION OF Dreampath Consulting LLC, Art. of Org. filed with Sec'y of State (SSNY) on 2/18/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 601 West 137th St, NY, NY 10031. Purpose: any lawful purpose. 11579 Jul16 w Au20

NOTICE OF FORMATION OF Empower U. Wellness Networks, LLC, Art. of Org. filed with Secy of State (SSNY) on 6/18/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 155 East 44th Street, 21ST FLOOR, NEW YORK, NY, 10017. Any lawful purpose. 11576 Jul16 w Au20

NOTICE OF FORMATION OF FAMILY MANAGE LLC Arts. of Org. filed with SSNY on 06/25/2025. Office location: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY mail process to 155 EAST 44TH STREET, 21ST FLOOR, NEW YORK, NY, 10017. Any lawful purpose. 11697 Jul16 w Au20

NOTICE OF FORMATION OF Forever Young Media Group LLC, Art. of Org. filed with Sec'y of State (SSNY) on 4/17/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose. 11583 Jul16 w Au20

NOTICE OF FORMATION OF JLC REALTY INVESTORS LLC Art. of Org. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 228 Park Ave S, NY, NY 10003. Purpose: any lawful purpose. 11583 Jul16 w Au20

NOTICE OF FORMATION OF M&S REALTY INVESTORS LLC Art. of Org. filed with Secy. of State of NY (SSNY) on 06/23/2025. Office location: New York. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: ATTN: JEFFREY M. SCHWARTZ ESQ., 44 MADISON AVENUE, 8TH FLOOR, NEW YORK, NY, 10022. Any lawful purpose. 11706 Jul16 w Au20

NOTICE OF FORMATION OF MERAMEC REALTY LLC Arts. of Org. filed with Secy. of State (SSNY) on 07/09/25. Office location: Bronx County. Prnc. 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. 11668 Jul16 w Au20

NOTICE OF FORMATION OF Mila Penn Capital LLC, Art. of Org. filed with Sec'y of State (SSNY) on 6/23/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 90 Lexington Ave, NY, NY 10016. Purpose: any lawful purpose. 11586 Jul16 w Au20

NOTICE OF FORMATION OF MR. BLUE SKY, LLC Arts. of Org. filed with SSNY on 06/27/2025. Office location: Nassau County. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 84 POND VIEW DRIVE, PORT WASHINGTON, NY, 11050. Any lawful purpose. 11705 Jul16 w Au20

NOTICE OF FORMATION OF NROC REALTY ASSOCIATES, LLC Cert. of Conversion filed with Secy. of State of NY (SSNY) on 07/10/25, converting NROC REALTY ASSOCIATES TO NROC REALTY ASSOCIATES, LLC. Office location: Nassau County. Prnc. office of LLC: c/o Paul Lang, 31 Orchard St, NY, NY 11797. 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. 11743 Jul16 w Au20

NOTICE OF FORMATION OF THE FORT WILLIAMSBURG LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/30/25. 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. 11433 Jul19 w Au13

NOTICE OF FORMATION OF US OVERSIGHT PROPERTIES LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: NY County. Prnc. office of LLC: 641 Lexington Ave., 15th Fl., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the addr. of its princ. office. Purpose: Any lawful activity. 11734 Jul16 w Au20

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF VELVET SKY BALLOON & BOUNCY LLC Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 06/10/25. Office in New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 276 FIFTH AVE STE 704 PMB 70149 NEW YORK, NY, 10001. Purpose: Any lawful purpose 11659 Jul16 w Au20

NOTICE OF FORMATION OF BVT PROPERTY HOLDINGS, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/15/25. 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. 12023 Jul23 w Au27

NOTICE OF FORMATION OF YELD LLC Art. Of Org. filed with the Sec'y of State of NY (SSNY) on 07/18/25. 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, 465 TUCKAHOE RD #1282 YONKERS, NY, 10710. Purpose: Any lawful purpose 12025 Jul23 w Au27

NOTICE OF FORMATION OF 256 W 4th LLC Arts. of Org. filed with Secy of State (SSNY) on 6/12/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Farrell Fritz, P.C., Grand Central Plaza, 62nd Fl., 37th Fl, NY, NY 10017. Purpose: any lawful activity. 10961 Jul2 w Au6

NOTICE OF FORMATION OF 7E697H LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/6/25. 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 Company, 80 State St, Albany, NY 12207-2543. Purpose: any lawful purpose. 10960 Jul2 w Au6

NOTICE OF FORMATION OF Advisory Brands LLC Art. of Org. filed Sec'y of State (SSNY) 6/18/25. Office location: NY Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Riccardo Food Group Inc., 14 Wall St, 20th Fl, NY, NY 10005; Attn: Riccardo Cordero. Purpose: any lawful activities. 10877 Jul2 w Au6

NOTICE OF FORMATION OF AMG 1739 MLK QUICKSERVE LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 555 S. Columbus Ave, Ste 201, Mt. Vernon, NY 10550. Purpose: any lawful activity. 10880 Jul2 w Au6

NOTICE OF FORMATION OF ASTRID & MIYU NY II LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o MDG Development Owners LLC, 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful act or activity. 10900 Jul2 w Au6

NOTICE OF FORMATION OF Bay View MM LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o MDG Development Owners LLC, 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful act or activity. 10900 Jul2 w Au6

NOTICE OF FORMATION of Bay View Master Tenant LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o MDG Development Owners LLC, 170 Froehlich Farm Blvd, Woodbury, NY 11797. Purpose: any lawful act or activity. 10900 Jul2 w Au6

NOTICE OF FORMATION OF STEPHEN FRIEDMAN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/27/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Stephen J. Friedman, 315 Riverside Dr., #11D, NY, NY 10025. Purpose: Any lawful activity. 11435 Jul9 w Au13

NOTICE OF FORMATION of RDC Bay View LLC Arts. of Org. filed with Secy. of State (SSNY) on 6/16/25. 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. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808-1674. 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. 11067 Jul2 w Au6

NOTICE OF FORMATION of TTC HOLDCO LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 06/18/25. 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 Moses & Singer LLP, Attn: Jeffrey Davis, Esq., 405 Lexington Ave., 12th Fl, NY, NY 10174. Purpose: Any lawful activity. 10856 Jul2 w Au6

NOTICE OF FORMATION OF 67 ULSTER AVE HOLDINGS LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/01/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Marilyn Hazan, 77 Ulster Ave., Atlantic Beach, NY 11509. Purpose: Any lawful activity. 11419 Jul9 w Au13

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF COPPER RIVER STRATEGIES, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/19/25. Office location: NY County. LLC formed in Alaska (AK) on 01/22/25. Princ. office and A. Addr. of LLC is: 1577 C St, Ste. 300A Anchorage, AK 99501. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Cert. of Form. filed with Commissioner, P.O. Box 110800, Juneau, AK 99811-0800. Purpose: Any lawful activity. 11068 Jul2 w Au6

NOTICE OF QUALIFICATION OF GENUINE PROPERTY SERVICES LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/24/25. Office location: NY County. LLC formed in Delaware (DE) on 03/24/20. 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. 11112 Jul2 w Au6

NOTICE OF QUALIFICATION OF GREEN CEDAR MANAGEMENT LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/24/25. Office location: NY County. LLC formed in Delaware (DE) on 01/31/21. 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. 11114 Jul2 w Au6

NOTICE OF QUALIFICATION OF HMG GLOBAL LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/16/25. Office location: NY County. LLC formed in Delaware (DE) on 07/13/22. 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: 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. 10858 Jul2 w Au6

NOTICE OF QUALIFICATION OF IUV PHASE 2A JV, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/20/25. Office location: NY County. LLC formed in Delaware (DE) on 06/20/25. 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: c/o Corporation Service Co., 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. 11066 Jul2 w Au6

NOTICE OF QUALIFICATION OF IUV PHASE 2A LHCT OWNER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/23/25. Office location: NY County. LLC formed in Delaware (DE) on 06/20/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Corporation Service Co., 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. 11067 Jul2 w Au6

NOTICE OF QUALIFICATION OF JMDH Real Estate of Blauvelt, LLC Authority filed with NY Dept. of State: 6/24/25. Office location: NY County. Prnc. bus. addr.: 1710 Whitestone Expwy, Whitestone, NY 11357. LLC formed in DE: 6/24/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168,

LIMITED LIABILITY ENTITIES

CMK TRAVEL LLC Articles of Org. filed NY Sec. of State (SSNY) 7/15/25. Office in NY Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to Zjantelle Markel 150 Nassau St Apt 3E NY, NY 10038. Purpose: Any lawful activity. Jul23 w Aug27

CHAULK STRIPE LLC. Arts. of Org. filed with the SSNY on 06/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Mr. Victor Scognamiglio, 47 Glen Cove Road, Greenvale, NY 11548. Purpose: Any lawful purpose. jy2-W au6

CMIYM, LLC. Arts. of Org. filed with the SSNY on 04/23/25. 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 Mr. Victor Scognamiglio, 47 Glen Cove Road, Greenvale, NY 11548. Purpose: Any lawful purpose. jy2-W au6

EMARONAK LLC, Arts. of Org. filed with the SSNY on 07/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Erick Maronak, 10 Locust Ave, East Norwich, NY 11732. Purpose: Any Lawful Purpose. jy2-W au6

KLI CONSULTING LLC. Arts. of Org. filed with the SSNY on 06/12/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 83 Second Avenue, Massapequa Park, NY 11762. Purpose: Any lawful purpose. jy2-W au6

LDR REALTY ASSOCIATES LLC Art. Of Org. Filed Sec. of State of NY 6/4/2025. Off. Loc.: Bronx Co. SSNY design. as agent upon whom process may be served & shall mail proc.: The LLC, 2419 Crotona Avenue, Bronx, NY 10458, USA. Purpose: Any lawful purpose. jy2-W au6

LUCKYSHINE 84 REALTY LLC. Arts. of Org. filed with the SSNY on 04/17/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 118 South Street, Oyster Bay, NY 11771. Purpose: Any lawful purpose. jy2-W au6

MERMAR SERVICES LLC, Arts. of Org. filed with the SSNY on 06/30/2025. 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, 907 Prescott Ct, Valley Stream, NY 11581. Cog Agent: Meredith Martin 907 Prescott Ct, Valley Stream, NY 11581. Purpose: Any Lawful Purpose. jy2-W au6

NE SARANT 06, LLC. Arts. of Org. filed with the SSNY on 06/20/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4705 Concord Avenue, Great Neck, NY 11020. Purpose: Any lawful purpose. jy2-W au6

NM SARANT 02, LLC. Arts. of Org. filed with the SSNY on 06/20/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4705 Concord Avenue, Great Neck, NY 11020. Purpose: Any lawful purpose. jy2-W au6

NS SARANT 05, LLC. Arts. of Org. filed with the SSNY on 06/20/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4705 Concord Avenue, Great Neck, NY 11020. Purpose: Any lawful purpose. jy2-W au6

ORIGINS AND BEYOND LLC, Arts. of Org. filed with the SSNY on 07/01/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Kevin Murphy, 141 Bayside Dr. Point Lookout, NY 11569. Purpose: Any Lawful Purpose. jy2-W au6

ROOKIES OCEANSIDE LLC, Arts. of Org. filed with the SSNY on 06/20/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Kevin Murphy, 141 Bayside Dr. Point Lookout, NY 11569. Purpose: Any Lawful Purpose. jy2-W au6

19 ADMIRAL STREET LLC, Arts. of Org. filed with the SSNY on 07/28/2025. 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, 266 Chestnut Ave, East Meadow, NY 11554. Purpose: Any Lawful Purpose. jy30-W s3

CHAOS AGENCY LLC Art. Of Org. Filed Sec. of State of NY 7/21/2025. Off. Loc. : New York Co. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to the LLC, 400 Central Park West #8V, New York, NY 10025, USA. Purpose: Any lawful act or activity. jy30-W s3

ALEXTO GROUP LLC Filed with SSNY on 06/27/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 15 LUCILLE DR, SYOSSET, NY 11791. Purpose: Any Lawful 11399 jy9-W au13

APERTURE GROUP LLC. Filed with SSNY on 05/30/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 140 FRANKLIN ST, UNIT 2B/C, NEW YORK, NY 10013. Purpose: Any Lawful 11427 jy9-W au13

LIMITED LIABILITY ENTITIES

RDP MANAGEMENT RE-SOURCES LLC, Arts. of Org. filed with the SSNY on 07/28/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Robert D. Penn, 7 Acorn Woods Dr, Roseton, NY 11576. Purpose: Any Lawful Purpose. jy30-W s3

TELSTAR EQUITIES, LLC. Arts. of Org. filed with the SSNY on 07/18/25. 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, 13 East 17th Street, 8th Floor, New York, NY 10003. Purpose: Any lawful purpose. 12121 jy30-W s3

630 GRAND LLC, Arts. of Org. filed with the SSNY on 06/27/2025. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Arnaldo Kalaidjian, 51 Dorosis Lane, Glen Cove, NY 11542. Purpose: Any Lawful Purpose. jy3-Th au7 11162

945 BRUCKNER BOULEVARD LLC. Filed with SSNY on 05/08/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: ERIC MEADOWS LANE, 10 BRWOOD, NY 07648. Purpose: Any Lawful jy9-W au13 11411

ARETZ CONSULTING LLC. Filed with SSNY on 05/02/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 28B PEGUOT AVE, PORT WASHINGTON, NY 11050. Purpose: Any Lawful 11394 jy9-W au13

BLEECKER STREET NYC LLC. Filed with SSNY on 06/19/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 77 BLEECKER ST #106, NEW YORK, NY 10012. Purpose: Any Lawful 11416 jy9-W au13

BRB PROPERTY MANAGEMENT LLC. Filed with SSNY on 06/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 814 FULTON ST, FARMINGDALE, NY 11735. Purpose: Any Lawful 11395 jy9-W au13

CHAMPION COMMUNITY PARTNERS, LLC. Filed with SSNY on 07/02/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 5100 SUNRISE HWY, MASSAPEQUA PARK, NY 11762. Purpose: Any Lawful 11442 jy9-W au13

CLAKEMO NY LLC. Filed 8/15/24. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #792856, New York, NY 10003. Registered Agent: United States Corporation Agents, LLC, 7014 15th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: General. jy9-W au13 11448

FDJ EVENTS LLC. Arts. of Org. filed with the SSNY on 06/30/25. 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, 580 Nassau Avenue, Freeport, NY 11520. Purpose: Any lawful purpose. 11454 jy9-W au13

Formation of RECKON CREATIVE LLC filed with the Secy. of State of NY (SSNY) on 5/20/2025. 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 Claudia Giblin, 202 E. 6th St., Apt. #15, New York, NY 10003. Purpose: Any lawful activity. 11418 jy9-W au13

FRANKAR INVESTING LLC. Filed with SSNY on 06/30/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 553 WILLOW AVE, STE 201 CEDARHURST, NY 11516. Purpose: Any Lawful 11406 jy9-W au13

ICHTHYS VISUAL LLC. Filed with SSNY on 06/16/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 696 OLD BETHPAGE RD, STE 373, OLD BETHPAGE, NY 11804. Purpose: Any Lawful 11439 jy9-W au13

INTEGRA REAL ESTATE AND FACILITY SERVICES LLC. Filed with SSNY on 05/21/2025. Office: Bronx County. SSNY designated as agent for process & shall mail to: 3300 STEUBEN AVE, BRONX, NY 10467. Purpose: Any Lawful 11412 jy9-W au13

JFC170 CONSULTING LLC. Filed with SSNY on 06/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 170 HENRIETTA AVE, MALVERNE, NY 11565. Purpose: Any Lawful 11438 jy9-W au13

NOTICE OF FORMATION of YVETTEMICHAEL LLC. Arts. of Org. filed with the SSNY on 7/1/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 345 West 14th St, #2B, NY, NY 10014. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 11710 Jy16 W Au20

NOTICE OF FORMATION of Rigging Details LLC. Arts of Org filed with Secy of State of NY SSNY on 2/26/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 4th Shack, 815 W 181 St, Apt 4K, New York, NY 10033. Purpose: any lawful act. 11775 Jy16 W Au20

NOTICE OF FORMATION OF THE VILLAGE SOCIETY LLC. Arts of Org filed with Secy of State of NY (SSNY) on 6/11/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 55 Harrison Avenue, Hicksville, NY 11801. Purpose: any lawful act. 11715 Jy16 W Au20

LIMITED LIABILITY ENTITIES

KOORESH SHOOSHITARY LLC. Arts. of Org. filed with the SSNY on 07/01/25. 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, 37 A Hillside Lane, Sec 22B, NY 11791. Purpose: Any lawful purpose. jy9-W au13 11451

MADISON STUDIOS LLC. Arts. of Org. filed with the SSNY on 05/22/25. Office: Nassau County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 10 Park Drive East, Old Westbury, NY 11568. Purpose: Any lawful purpose. 11453 jy9-W au13

NATURAL HAIR AND ME LLC. Filed 3/22/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: C/O Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl, #3000, New York, NY 10013. Purpose: General. 11445 jy9-W au13

ODYSSEY JACK LLC. Filed with SSNY on 02/06/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 122 E 42ND ST, STE 4300, NEW YORK, NY 10168. Purpose: Any Lawful jy9-W au13 11401

ORANGE SUN RMA LLC. Filed with SSNY on 06/10/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 315 8TH AVE, #10D, NEW YORK, NY 10001. Purpose: Any Lawful jy9-W au13 11414

PARK 1440 LLC. Arts. of Org. filed with the SSNY on 06/12/25. Office: New York County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 250 West 26th Street, New York, NY 10001. Purpose: Any lawful purpose. 11449 jy9-W au13

PERMAUL TRADING LLC. Filed with SSNY on 07/03/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 107 21 103 ST, OTEME PARK, NY 11417. Purpose: Any Lawful 11434 jy9-W au13

PRISTINE CLEAN LI LLC. Arts. of Org. filed with the SSNY on 07/02/2025. 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, 118 Beverly Rd, Massapequa, NY 11758. Purpose: Any Lawful Purpose. 11456 jy9-W au13

RKI INVESTORS LLC. Arts. of Org. filed with the SSNY on 06/30/25. 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, 459 6th Avenue, Brooklyn, NY 11215. Purpose: Any lawful purpose. 11450 jy9-W au13

ROBERT BUOTE PARTNERS LLC. Filed 3/24/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 228 Park Ave S #406806, New York, NY 10003. Registered Agent: United States Corporation Agents, LLC, 7014 15th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: General. jy9-W au13 11444

SABBETH PROJECTS LLC. Filed 2/5/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: C/O Peter Sabbeth, 331 Greenwch St Fl 2, New York, NY 10013. Purpose: General. 11446 jy9-W au13

SCATTERPLOT ANALYTICS LLC. Arts of Org filed with the SSNY on 07/07/2025. Office loc: Westchester County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Sanjeev Pati, 45 Scarsdale Pl, Scarsdale, NY 10583. Purpose: Any Lawful Purpose. 11455 jy9-W au13

SHEFA D'OR LLC. Filed with SSNY on 05/05/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 2 WINFIELD TER, GREAT NECK, NY 11023. Purpose: Any Lawful 11397 jy9-W au13

THE METAL DOC, LLC. Filed with SSNY on 07/01/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 7 E 47TH ST 5TH FLR, NEW YORK, NY 10017. Purpose: Any Lawful 11437 jy9-W au13

TS MANAGEMENT 7 LLC. Filed with SSNY on 06/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 910 FRANKLIN AVE, STE 220, GARDEN CITY, NY 11530. Purpose: Any Lawful 11440 jy9-W au13

TS MANAGEMENT 9 LLC. Filed with SSNY on 06/18/2025. Office: Nassau County. SSNY designated as agent for process & shall mail to: 910 FRANKLIN AVE, STE 220, GARDEN CITY, NY 11530. Purpose: Any Lawful jy9-W au13 11441

WATERFALL NYS LLC. Filed with SSNY on 06/19/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 77 BLEECKER ST #106, NEW YORK, NY 10012. Purpose: Any Lawful 11417 jy9-W au13

NOTICE OF FORMATION of 39 HILLCREST AVENUE LLC. Arts. of Org. filed with SSNY on 07/07/2025. Office location: Nassau County. SSNY desig. as agent of LLC upon whom process against the LLC may be served. SSNY shall mail process to 55 BREGMAN AVENUE, NEW HYDE PARK, NY, 11040. Any lawful purpose. 11702 Jul16 w Aug20

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of 42-02 INVESTORS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Harfed, Kraut & Perlestein LLP, 3000 Marcus Ave., Ste. 2E1, Lake Success, NY 11042. Purpose: Any lawful activity. 11740 Jul16 w Aug20

NOTICE OF FORMATION of AUBREY VENTURES 4 LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/02/25. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Greeley Square Station, P.O. Box 20366, 4 E. 27th St., NY 10001-9998. Purpose: Any lawful activity. 11736 Jul16 w Aug20

NOTICE OF FORMATION of QIAOHENG TONG LLC. Art. of Org. filed with Secy of State (SSNY) on 6/11/25. Cty: New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to 400 5th Ave, NY, NY 10018. Purpose: any lawful purpose. 11594 Jul16 w Aug20

NOTICE OF FORMATION of PARADISE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/16/25. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Juan Paredes, 17 Fox Ln., Jericho, NY 11753. Purpose: Any lawful activity. 12024 Jul23 w Aug27

NOTICE OF FORMATION of 29 West Main LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/15/2025. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 29 West Main St, Oyster Bay, NY 11771. Purpose: any lawful activity. 10914 Jul2 w Aug6

NOTICE OF FORMATION of West 104th Street LLC. Arts. of Org. filed with Secy. of State (SSNY) on 07/15/2025. 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, 45 Broadway, 25th Fl, NY, NY 10006. Purpose: any lawful act. 10893 Jul2 w Aug6

NOTICE OF FORMATION of All Island Handyman Services, LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/5/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 125 Lindbergh Street, Massapequa Park, NY 11762. Purpose: any lawful act. 11440 Jy02 W Au06

NOTICE OF FORMATION of AOKAWA GROUP LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 8/17/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 125 Lindbergh Street, Massapequa Park, NY 11762. Purpose: any lawful act. 11440 Jy02 W Au06

ELITE LEGACY CONSULTING GROUP LLC Articles of Org. filed NY Sec. of State (SSNY) 7/28/25. Office in Bronx Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 672 Gunhill Rd., Bronx, NY 10469, which is also the principal business location. Purpose: Any lawful purpose. 12381 jy30-W s3

NOTICE OF FORMATION of CRG CAPITAL GROUP LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to C/O Arjay Properties, LLC, 130 West 29th St, 4th Fl, New York, NY 10001. Purpose: any lawful act. 8839 Jy02 W Au06

NOTICE OF FORMATION of Hernandez & Son's Est. 2025 LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/27/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 6 Lazaroff Place, New Windsor, NY 12553. Purpose: any lawful act. 11057 Jy02 W Au06

NOTICE OF FORMATION of R&J 6G LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 3/5/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to R/A: Michael Resnikoff, Esq., 156 West 56th St, Ste 703, New York, NY 10019. Purpose: any lawful act. 11143 Jy02 W Au06

NOTICE OF FORMATION of stylezilla LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 6/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to stylezilla LLC, 178 Columbus Ave, #262, New York, NY 10023. Purpose: any lawful act. 11139 Jy02 W Au06

NOTICE OF FORMATION of UNPLUGGED, LLC. Articles of Organization filed with SSNY on 12/18/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Itzel Aguilera, 339 Tarrytown Road, Elmsford, NY 10523. Purpose: any lawful purpose. 9944 Jy09 W Au13

NOTICE OF FORMATION of LOCUS INVENTOR LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 11/22/2024. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 87 Martin Rd., Bethpage, NY 11714. Purpose: any lawful act. 11253 Jy09 W Au13

CIRCLE PROPERTY VENTURES LLC. Filed with SSNY on 05/06/2025. Office: New York County. SSNY designated as agent for process & shall mail to: 935 PARK AVE # 10A, NEW YORK, NY 10028. Purpose: Any Lawful 11436 jy9-W au13

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION of Bar4Bar Rap League LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 1/18/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #446776, New York, NY 10003. Purpose: any lawful act. 11477 Jy16 W Au20

NOTICE OF FORMATION of HEARTWELDED LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 4/28/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 228 Park Ave S #474113, New York, NY 10003. R/A: US Corp Agents, Inc. 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 12007 Jy23 W Au27

NOTICE OF FORMATION of VOZLINK SOLUTIONS LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 5/10/2025. Office location: BX County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 1109 Grand Concourse, Apt 3K, Bronx, NY 10456. Purpose: any lawful act. 10351 Jy23 W Au27

NOTICE OF FORMATION of 21 SUMMIT HOLDING LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 6/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 21 West 70th Street, New York, NY 10023. Purpose: any lawful act. 11982 Jy30 W S03

NOTICE OF FORMATION of Fairway and Green Turi Management LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 7/15/2025. Office location: Nassau County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 64 Webster Ave, Port Washington, NY 11050. Purpose: any lawful act. 12388 Jy30 W S03

NOTICE OF FORMATION of Tiphareth Heart Enterprises LLC. Arts of Org. filed with Secy. of State of NY (SSNY) on 5/27/2025. 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: Zenbusiness Inc, 41 State St, Albany, NY 12207. Purpose: any lawful act. 12415 Jy30 W S03

VG 1858 LLC Art. Of Org. Filed Sec. of State of NY 7/7/2025. Off. Loc. : Bronx Co. SSNY design. as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 1829 Haight Avenue, 1F, Bronx, NY 10461, USA. Purpose: Any lawful act or activity. 12617 au6-W s10

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION of Blit Cafe LLC. Authority filed with NY Dept. of State: 2/19/25. Office location: NY County. Princ. bus. addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Sec. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11731 Jul16 w Aug20

NOTICE OF QUALIFICATION of Brook Road Energy C LLC. Authority filed with NY Dept. of State: 7/9/25. Office location: NY County. LLC formed in DE: 3/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 110 William St, Fl. 24, NY, NY 10038. DE address of LLC: c/o Corporate Creations Network Inc, 1521 New Burton Rd, Ste 201, Wilmington, DE 19904. Arts of Org filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity. 10917 Jul2 w Aug6

NOTICE OF QUALIFICATION of ADVANTAGE SALES & MARKETING LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 06/18/25. Office location: NY County. LLC formed in Delaware (DE) on 10/20/21. Princ. office of LLC: 101 Greenwich St, Fl. 2, Ste. 504, NY, NY 10006. 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: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Sec. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11718 Jul16 w Aug20

NOTICE OF QUALIFICATION of SCALE III SUB 355 LENDER LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: NY County. LLC formed in Delaware (DE) on 06/16/25. Princ. office of LLC: c/o State Property Group, 440 Park Ave. South, 3rd Fl, NY, NY 10016. 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 address of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, Div. of Corps., 401 Federal St., John G. Townsend Bldg., Dover, DE 19901. Purpose: Any lawful activity. 11719 Jul16 w Aug20

LIMITED LIABILITY ENTITIES

ICG SE V TITAN CLAF GP LLC Authority filed with Secy. of State of NY (SSNY) on 10/23/24. Office location: NY Co. LLC formed in DE on 9/12/24. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to The LLC, 45 Rockefeller Plz 5th Fl NY, NY 10111. DE address of LLC: 1209 Orange St Wilmington DE 19801. Arts. of Org. filed with DE Secy. of State, P.O. Box 898 Dover, DE 19903. Purpose: Any lawful activity. 11135 Jul2 w Aug6

NEOTECH ELEMENTS LLC. Filed: 1/31/25. Office: Bronx Co. Org. in MN: 06/10/2020. SSNY desig. as agent for process & shall mail to: 3633 Arispe Ave N, Munnings Park, MN 55427. Foreign addr: 3633 Ensign Ave N, New Hope, MN 55427. Arts. of Org. filed with Steve Simon, Secy Of State, 332 Mn St, Ste N201, Saint Paul, MN 55101. Purpose: General. jy9-W au13 11443

TWINSIX LLC. Filed: 4/24/25. Office: NY Co. Org. in WY: 04/29/2024. SSNY desig. as agent for process & shall mail to : Firstbase Registr Agent Inc, 147 Broadway 2nd Fl #187, New York, NY 10013. Principal office: 225 S. 6th St Ste 3900, Minneapolis, MN 55402. Arts. of Org. filed with Wy Secy Of State, Herschler Bldg E, 122 W 25th St Stes 100 And 101, Cheyenne, WY 82002. Purpose: General. jy9-W au13 11447

NOTICE OF QUALIFICATION of Alpha Generation, LLC. Authority filed with NY Dept. of State: 07/02/25. Office location: NY County. LLC formed in DE: 3/22/24. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc, 122 E. 42nd St., 18th Fl, NY, NY

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Bilt Travel LLC. Authority filed with NY Dept. of State: 2/19/25. Office location: NY County. Princ. bus. addr.: 31 Bond St., NY, NY 10012. LLC formed in DE: 10/15/24. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 10983 Jul 2 w Aug 6

NOTICE OF QUALIFICATION OF Boulevard Carol Audio & Design, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/18/25. Office location: NY County. LLC formed in New Jersey (NJ) on 9/25/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Cogency Global Inc., 122 E 42nd St, 18th Fl, NY, NY 10168. NJ address of LLC: 316 Berhill Drive, Williamstown, NJ 08094. Arts of Org filed with NJ Dept. of Treasury, Division of Revenue and Enterprise Services, PO Box 628, Trenton, NJ 08625. Purpose: any lawful activity. 10913 Jul 2 w Aug 6

NOTICE OF QUALIFICATION OF CLEARLIGHT FUND (AMERICAN) LLC. App. for Auth. filed with Secy of State of NY (SSNY) on 06/25/25. Office location: NY County. LLC formed in Delaware (DE) on 09/15/97. Princ. office of LLC: 1799 Broadway, 35th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 11120 Jul 2 w Aug 6

NOTICE OF QUALIFICATION OF RAHF VI Carolina Member, LLC. Authority filed with NY Dept. of State: 7/10/25. Office location: NY County. Princ. bus. addr.: 551 5th Ave., 23rd Fl., NY, NY 10176. LLC formed in DE: 5/28/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 12329 Jul 30 w Sept 3

NOTICE OF QUALIFICATION OF RAHF VI Carolina Preservation, LLC. Authority filed with NY Dept. of State: 7/10/25. Office location: NY County. Princ. bus. addr.: 551 5th Ave., 23rd Fl., NY, NY 10176. LLC formed in DE: 5/28/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 12332 Jul 30 w Sept 3

NOTICE OF QUALIFICATION OF 1552 BROADWAY RETAIL LESSEE LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/26/25. Office location: NY County. LLC formed in Delaware (DE) on 06/10/25. Princ. office of LLC: 1 Vanderbilt Ave., NY, NY 10017. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Charuni Patibanda-Sanchez, 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity. 11423 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF COMFORT CAP LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/27/25. Office location: NY County. LLC formed in Delaware (DE) on 06/25/25. Princ. office of LLC: 200 Madison Ave., 26th Fl., NY, NY 10016. 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. 11430 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF DEEP FRIDGE LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 11/20/24. Office location: NY County. LLC formed in New Jersey (NJ) on 07/10/15. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Seda Business Service, 28 Bloomfield Ave., Ste. 100, Pine Brook, NJ 07508. NJ addr. of LLC: 27 Reservoir Ave., Jersey City, NJ 07307. Cert. of Form. filed with State Treasurer and/or Elizabeth Maher Muoio, 33 W. State St., Trenton, NJ 08600. Purpose: Any lawful activity. 11429 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF Elysian Claims, LLC. Authority filed with NY Dept. of State: 6/25/25. Office location: NY County. Princ. bus. addr.: 4325 Hillsboro Pike, Nashville, TN 37213. LLC formed in DE: 2/26/24. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 8 The Green, Ste. B, Dover, DE 19901. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful purposes. 11403 Jul 9 w Aug 13

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Eurofins Ascend Clinical, LLC. Authority filed with NY Dept. of State: 5/21/25. Office location: NY County. Princ. bus. addr.: 343 W. Main St., Leola, PA 17540. LLC formed in DE: 3/20/20. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful purpose. 11405 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF FBRED SNS FIN LLC. App. for Auth. filed with Secy of State of NY (SSNY) on 07/02/25. Office location: NY County. LLC formed in Delaware (DE) on 06/10/25. Princ. office of LLC: 1 Madison Ave., Ste. 1600, 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. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808-1674. Cert. of Form. filed with Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11431 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF MASSACHUSETTS SNF4 LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/27/25. Office location: NY County. LLC formed in Delaware (DE) on 05/07/19. Princ. office of LLC: 152 W. 57th St., 60th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11425 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF MASSACHUSETTS SNF 5 LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/30/25. Office location: NY County. LLC formed in Delaware (DE) on 05/07/19. 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. 11428 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF MASSACHUSETTS SNF 7 LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/27/25. Office location: NY County. LLC formed in Delaware (DE) on 05/07/19. 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. 11421 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF MASSACHUSETTS SNF 8 LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/27/25. Office location: NY County. LLC formed in Delaware (DE) on 05/07/19. Princ. office of LLC: 152 W. 57th St., 60th Fl., NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11420 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF MPF HOTEL LENDER LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/26/25. Office location: NY County. LLC formed in Delaware (DE) on 06/20/25. 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. 11424 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF VVWHP, LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 07/02/25. Office location: NY County. LLC formed in Delaware (DE) on 11/26/24. 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, 401 Federal St., Ste. 3, Dover, DE 19901. Purpose: Any lawful activity. 11432 Jul 9 w Aug 13

NOTICE OF QUALIFICATION OF WINTERMUTE USA LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/30/25. Office location: NY County. LLC formed in Delaware (DE) on 06/27/25. Princ. office of LLC: 524 Broadway, NY, NY 10012. 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: 103 Foulk Rd., Ste. 202, Wilmington, DE 19803. Cert. of Form. filed with Charuni Patibanda-Sanchez (Secy. of State of DE), 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity. 11426 Jul 9 w Aug 13

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF CARROLL STREET BROOKLYN LLC. Auth. filed with SSNY on 06/10/2015. Office location: New York LLC formed in DE on 06/01/2015. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, 12207. Arts. of Org. filed with DE SOS, Townsend Bldg. Dover, DE 19901. Any lawful purpose. 11701 Jul 16 w Aug 20

NOTICE OF QUALIFICATION OF 5523-WASHINGTON AVE AND ST. JAMES BROOKLYN LLC. Auth. filed with SSNY on 03/30/2016. Office location: New York LLC formed in DE on 01/12/2016. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY mail process to: 80 STATE STREET, ALBANY, NY, 12207. Arts. of Org. filed with DE SOS, Townsend Bldg. Dover, DE 19901. Any lawful purpose. 11700 Jul 16 w Aug 20

NOTICE OF QUALIFICATION OF Adirondeack Bottling Works, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 6/17/25. Office location: NY County. LLC formed in Delaware (DE) on 6/4/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY 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 Road, Ste 201, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful activity. 11702 Jul 2 w Aug 6

NOTICE OF QUALIFICATION OF Brook Road Energy D LLC. Authority filed with NY Dept. of State: 7/9/25. Office location: NY County. LLC formed in DE: 3/13/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 110 William St., Fl. 24, NY, NY 10038. DE address of LLC: c/o Corporate Creations Network Inc., 1521 Concord Pike, Ste. 201, Wilmington, DE 19803. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes. 11690 Jul 16 w Aug 20

NOTICE OF QUALIFICATION OF BAGGAGE AIRLINE GUEST SERVICES LLC. App. for Auth. filed with Secy. of State of NY (SSNY) on 06/11/25. Office location: NY County. LLC formed in Florida (FL) on 12/27/24. Princ. office of LLC: 521 Santa Monica Blvd., Ste. 200, Santa Monica, CA 90401. 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. Cert. of Form. filed with Secy. of State: 2415 N. Monroe St., Ste. 810, Tallahassee, FL 32303. Purpose: Any lawful activity. 11118 Jul 2 w Aug 6

NOTICE OF QUALIFICATION OF 267 Pacific Owner LLC. Authority filed with NY Dept. of State: 7/10/25. Office location: NY County. Princ. bus. addr.: 157 Columbus Ave., Ste. 2E, NY, NY 10023. LLC formed in DE: 7/8/25. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Cogency Global Inc. (CGI), 122 E. 42nd St., 18th Fl., NY, NY 10168. DE addr. of LLC: c/o CGI, 850 New Burton Rd., Ste. 201, Dover, DE 19904. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity. 12050 jy 23-w au 27

NOTICE OF QUALIFICATION OF Nuwave Renovation LLC. Application for authority filed with Secy. of State of NY (SSNY) on 06/10/2025. Office loc: New York County. LLC formed in Connecticut (CT) on 05/21/2025. SSNY designated as agent upon whom process against it may be served. SSNY shall mail process to c/o The LLC, 58 East 117 St, Apt 5B, New York, NY 10035. CT address of LLC: 295 Dogwood Dr, Bridgeport, CT 06606. Cert. of LLC filed with Secy. of State of CT loc: 165 Capitol Ave., Ste 1000, Hartford, CT 06106. Purpose: Any lawful act or activity. 12028 Jy 23 w Au 27

DR. SUE LLC. Filed: 6/23/25. Office: NY Co. Org. in DE: 01/14/2014. SSNY desig. as agent for process & shall mail to: 20 E 46th St, Ste 1201, NY, NY 10017. Foreign addr: Incomp Services Inc., 131 Continental Dr, Ste 301, Newark, DE 19713. Arts. of Org. filed with Secy of State, Div Of Corporations, P.o. Box 898, Dover, DE 19903. Purpose: General. 12591 au 6-w s 10

PEAK RDR SOLUTIONS LLC. App. for Auth. filed with the SSNY on 06/30/25. Office: Nassau County. Originally filed with the Secretary of State of Florida on 08/31/18. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 175 SW 7th Street, Suite 1815, Miami, FL 33130. Purpose: Any lawful purpose. 12631 au 6-w s 10

BLUEWAVE SMART FARM LLC. Authority filed with Secy. of State of NY (SSNY) on 6/24/25. Office location: NY Co. LLC formed in DE on 6/23/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to The LLC 675 W 59th St Apt 2503 NY, NY 10019. DE address of LLC: 1811 Silverside Rd Se 260 Wilmington DE 19810. Arts. of Org. filed with Secy of State, P.O. Box 898 Dover, DE 19903. Purpose: Any lawful activity. 10967 Jul 2 w Aug 6

BENIC VRONA LLP. Cert. of Limited Partnership filed NY Sec. of State (SSNY) 6/12/25. Office in Nassau County. SSNY design. Agent of LLP upon whom process may be served. SSNY shall mail copy of process to Robert Puerto 500 Old Country Rd Ste 311 Garden City NY 11530. Purpose: Any lawful activity. 10974 Jul 2 w Aug 6

LIMITED LIABILITY ENTITIES

NOTICE OF FORMATION OF ALLONBY LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 5/8/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 10 Laurel St, Garden City, NY 11530. R/A: US Corp Agents, Inc, 7014 13th Ave, #202, BK, NY 11228. Purpose: any lawful act. 12065 Au 06 W S 10

NOTICE OF FORMATION OF Nucleus Collab LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/27/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 581 Ocean Parkway, Brooklyn, NY 11218. Purpose: any lawful act. 12598 Au 06 W S 10

NOTICE OF FORMATION OF TRAIN FORM PRACTICE LLC. Arts of Org filed with Secy. of State of NY (SSNY) on 7/9/2025. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 436 E 58th St, Apt 1B, New York, NY 10022. Purpose: any lawful act. 12495 Au 06 W S 10

SILVER DREAMS CONSULTING L.P. Cert. of Limited Partnership filed NY Sec. of State (SSNY) 6/5/25. Office in Nassau Co. SSNY design. Agent of LP upon whom process may be served. SSNY shall mail copy of process to Holli Blake c/o Cedar St Massapequa NY, 11758. Purpose: Any lawful activity. 11133 Jul 2 w Aug 6

ASTON SPECIAL LLC. Arts. of Org. filed with the SSNY on 07/25/25. 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, P.O. Box 231027, Great Neck, NY 11023. Purpose: Any lawful purpose. 12625 au 6-w s 10

See Decisions in the News only at NYLJ.COM

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF FRANKLIN SQUARE HOLDINGS L.P. App. for Auth. filed with Secy. of State of NY (SSNY) on 07/08/25. Office location: NY County. LP formed in Pennsylvania (PA) on 05/01/07. Princ. office and PA addr. of LP: 201 Rouse Blvd., Philadelphia, PA 19112. 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. Cert. of LP filed with PA Dept. of State Bureau, 206 N. Harris Bldg., P.O. Box 8722, Harrisburg, PA 17105-8722. As amended by Cert. of Amendment filed with SSNY on 07/16/25, name changed to FRANKLIN SQUARE HOLDINGS, L.P. Purpose: Any lawful activity. 11978 Jul 23 w Aug 27

NOTICE OF QUALIFICATION OF Atalan Long Partners, LP. Fictitious name in NY State: Atalan Long Partners, L.P. App. for Auth. filed with Secy. of State of NY (SSNY) on 6/17/25. Office location: NY County. LP formed in Delaware (DE) on 6/11/25. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: 2 Grand Central Tower, 140 E. 45th St, 17th Fl, NY, NY 10017; Attn: David Thomas. DE address of LP: c/o Cogency Global Inc., 850 New Burton Rd, Ste 201, Dover, DE 19904. Name/address of each genl. ptr. available from SSNY. Cert. of LP filed with DE Secy of State, Townsend Bldg, Dover, DE 19901. Purpose: any lawful activity. 10918 Jul 2 w Aug 6

DP LOTTOS LLC. Art of Org. filed with the SSNY on 07/18/2025. Office: Westchester County. SSNY is designated as the agent of the LLC for service of process. Any legal documents served to the LLC through SSNY will be forwarded to LEGALCORP SOLUTIONS, LLC IT BROADWAY SUITE 615 NEW YORK, NY 10004. Purpose: Any lawful purpose. 12359 Au 06 W S 10

LIMITED LIABILITY ENTITIES

NOTICE OF QUALIFICATION OF Argentum Capital Partners V.L.P. Authority filed with NY Dept. of State: 7/29/25. Office location: NY County. LP formed in DE: 6/23/25. NY Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: c/o Daniel Raynor, 17 State St., Ste. 2210, NY, NY 10004, principal business address. DE address of LP: PHS Corporate Service, Inc., 1313 Market St., Ste. 1000, Wilmington, DE 19801. Name/address 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. 12604 Aug 6 w Sept 10

NOTICE OF QUALIFICATION OF ICG SE V TITAN CO-INVESTMENT ACCESS FUND L.P. Authority filed with Secy. of State of NY (SSNY) on 6/5/25. Office location: NY Co. LP formed in Delaware (DE) on 9/18/24. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to The LP, 45 Rockefeller Plz 5th Fl NY, NY 10111. DE address of LP: 1209 Orange St, Wilmington DE 19801. Arts. of Org. filed with DE Secy of State, P.O. Box 898 Dover, DE 19903. Purpose: any lawful activity. 11134 Jul 2 w Aug 6

NOTICE OF Adoption of Pueblo Nuevo Associates to Pueblo Nuevo Associates L.P. Certificate filed with Secy. of State of NY (SSNY) on 11/24/24. Office location: NY County. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail process to: c/o Sukenik, Segal & Graff, P.C., 450 Seventh Ave, 42nd Fl, NY, NY 10123. Name/address of each genl. ptr. available from SSNY. Term: until 12/31/2032. Purpose: any lawful activity. 10962 Jul 2 w Aug 6

LIMITED LIABILITY ENTITIES

KONIGE MOTOREN WERKZ L.P. Cert. of Limited Partnership filed NY Sec. of State (SSNY) 6/13/25. Office in Nassau Co. SSNY design. Agent of LP upon whom process may be served. SSNY shall mail copy of process to Victoria Rodriguez, 158 Colonial Ave Freeport NY 11520. Purpose: Any lawful activity. 10977 Jul 2 w Aug 6

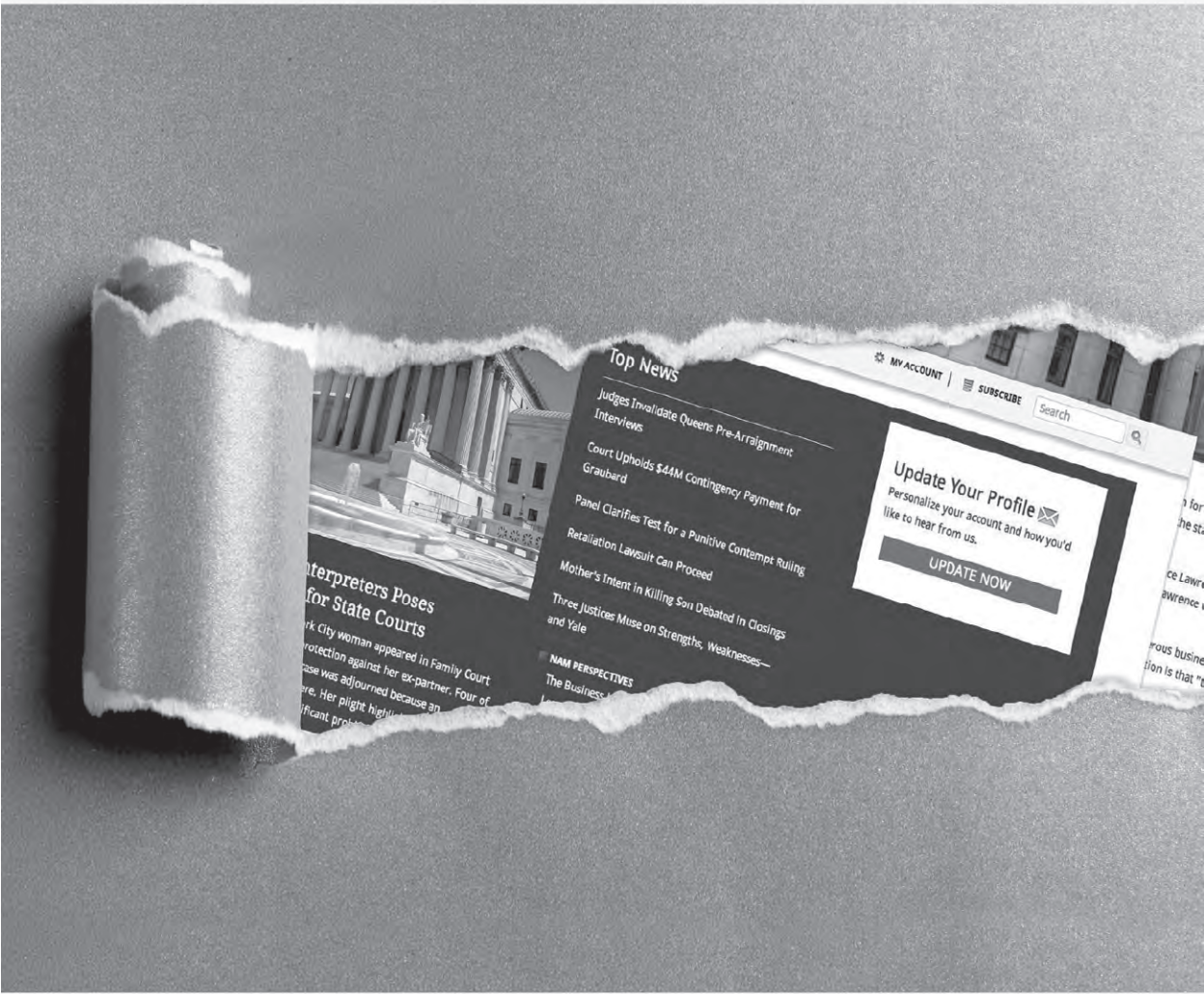
NOTICE OF FORMATION OF CAMBRIDGE ARMS PRESERVATION, L.P. Cert. of LP filed with Secy. of State of NY (SSNY) on 06/24/25. Office location: NY County. Princ. office of LP: 30 Hudson Yards, Fl. 72, NY, NY 10001. Latest date on which the LP may dissolve is 6/23/2125. SSNY designated as agent of LP upon whom 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. 11065 Jul 2 w Aug 6

NOTICE OF FORMATION OF Malkev Capital Limited Partnership. Certificate filed with NY Dept. of State: 6/30/2025. Office location: NY County. Princ. bus. addr.: 950 3rd Ave., Fl. 21, NY, NY 10022. Sec. of State designated agent of LP upon whom process against it may be served and shall mail process to: Cogency Global Inc., 122 E. 42nd St., 18th Fl., NY, NY 10168. Name/addr. of genl. ptr. available from Sec. of State. Term: until 12/31/2125. Purpose: all lawful purposes. 11708 Jul 16 w Aug 20

DETH SECURITY LLC. Filed 3/16/25. Office: NY Co. SSNY desig. as agent for process & shall mail to: 400 E 77th St, Apt 8b, NY, NY 10075. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave, Ste 202, Bklyn, NY 11228. Purpose: General. 12592 au 6-w s 10

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