

BUFFALO BUSINESS FIRST

RESTAURANTS

At 50 years, Mighty Taco stands tall

The Buffalo tradition of late-night food at Mighty Taco began in 1973 and is still going strong, with the opening of a Depew location.

TRACEY DRURY, 4

CONSTRUCTION

Working on the runways

The flight paths for planes at Buffalo Niagara International Airport have changed as crews from Frey Electric install new lighting in a \$36 million project.

JACOB TIERNEY, 8



ACQUISITION

T-Mark breaks into electrical business

Kenmore contractor buys Jameson Electric, also in Kenmore, and adds a new division in the process.

KATIE ANDERSON, 6



Business
advocacy
groups **11**

COVER STORY

IN DIVERSITY, OPPORTUNITY

Faced with shrinking student pools, declining revenues and pressure to reflect their surrounding populations, community colleges find a powerful tool in DEI efforts

LIAN BUNNY, PAGES 12-16

GETTY IMAGES



**BUFFALO
BUSINESS FIRST**

June 16-22, 2023
Vol. 39, No. 48, \$4.00

465 Main St.
Buffalo, NY 14203



Breaking news online

BusinessFirstOfBuffalo.com



On smartphones and tablets

BusinessFirstOfBuffalo.com/apps



Daily email updates

BusinessFirstOfBuffalo.com/email

WORKERS AND THE WORKPLACE

Helping to run your business smoothly from the inside out



JOED VIERA/ BUFFALO BUSINESS FIRST

HR & EMPLOYEE BENEFITS

CONSIDERING UNLIMITED PTO?

KEEP THESE THINGS IN MIND.

BY KATIE ANDERSON
kanderson@bizjournals.com

Since opening in 2015, StaffBuffalo LLC has offered unlimited paid time off for employees.

It’s worked for the recruitment firm, which employs 19, said partner and co-founder Lauren Lewis.

“We never saw employees abusing it,” she said. “In positions I’ve held in the past, I wouldn’t want to take a half-day for something like a doctor’s appointment that came up. I would want to save that PTO for a true vacation and recharge.”

That’s the key to unlimited PTO. It’s more about having flexibility when life happens.

Some highly recognizable businesses offer their employees unlimited time off: Netflix, Oracle, Zoom, Salesforce, Adobe.

“The hiring market is tough right now, so this is an extra benefit to offer new employees,” Lewis said. “If an employee has to leave a couple hours early for an appointment or to see their kid’s kindergarten graduation, they don’t have to worry about it cutting into their PTO.”

Still, there are factors employers need to consider before switching to unlimited PTO. First, it takes a lot of planning and communication among the various teams.

“You have to know how to manage it appropriately as an employer and an employee,” Lewis said.

That’s why, with unlimited PTO, managers or supervisors should check in regularly with staff to make sure they are taking the time off they need without hurting productivity.

▲ *Lauren Lewis, partner and co-founder, StaffBuffalo*

And while employers and managers can deny time off requests, even in an unlimited PTO setup, it’s “probably not a good look” to do that, Lewis said.

“You don’t want to have to be in that position,” Lewis said. “So you really have to keep communication open around time off, performance and workload.”

Especially for smaller teams, she said, employees may need to request time off further in advance to ensure there isn’t a lot of overlapping.

“You want to make sure the work is still getting done,” Lewis said. “You still want to make sure you’re providing the same standard of service to your clients and customers.”

It depends on the industry, too.

“Manufacturing could be

more difficult, because they have to make sure the machines are running, and they have a certain benchmark for product going out,” she said.

As StaffBuffalo has grown, Lewis said, she has had some employees prefer a more structured approach to PTO.

“For some people, if you have a set amount of PTO, you’re more likely to strategize how to use it throughout the year,” Lewis said.

“Sometimes, if they take a chunk of it at a time, it feels like too much,” she said. “You find that people further along in their career know how to manage their workload and make sure the work is still getting done a little better in comparison with a younger employee or someone new to an organization.”

PEOPLE WHO MAKE THINGS HAPPEN

Strategies from Western New York business leaders



JOED VIERA/ BUFFALO BUSINESS FIRST

NEW LEADER

CHARLIE HUNT STEPS IN AS THE 4TH GENERATION

BY TRACEY DRURY
tdrury@bizjournals.com

Coming into a leadership role as the fourth generation of a 112-year-old family business brings with it a bit of pressure, and certainly expectations.

Charles “Charlie” Hunt spent the last 20 years preparing for his new role as president of the residential brokerage at Hunt Real Estate Corp., where he’s also COO for the entire company.

CHARLES HUNT

Title: Hunt Real Estate Corp. chief operating officer, president of residential brokerage
Fact about Hunt Real Estate: The company recorded just under 14,000 transactions last year
What keeps you up at night? Right now, it’s the transitioning market and the industry as a whole transitioning. We are a very mature industry that’s still going through changes every day. You just never know what’s next.
Favorite superhero? Iron Man

He has recognized that there are resources out there to help him gain the skills he needs. That’s what led him to connect with a leadership coach three years ago whose roster of clients includes Fortune 500 executives.

“It’s made me a lot more thoughtful in my decision-making, less reactive and probably helped with some maturation,” Hunt said.

Despite his family legacy, Charlie didn’t plan on a career

in real estate. He got his first paycheck for data entry work at the company at 16 – somewhat reluctantly – a job he took after breaking his collarbone.

“I couldn’t play hockey and had to find something,” he said.

While studying management at Bentley University, he had the chance to get licensed in real estate as part of a law class. By 20 he was doing residential deals on the side.

After college, he moved to Sarasota, Florida, to work for the family business as a real estate agent and moved back to Buffalo in 2011 to become branch manager, regional manager, VP and director of corporate relations. He became COO in 2017.

As president of the residential brokerage, Charlie, 39, oversees 62 branch offices in New York, Arizona and Massachusetts. The COO job includes oversight of residential and commercial, as well as affiliated companies that provide mortgage, insurance, title services and property management. The team totals 320 employees plus 1,800 independent contractor sellers.

His father, Peter Hunt, who is chairman and CEO, remains a major resource, but Charlie also looks to leaders outside the company including those through the Young Presidents Organization, Hunt Real Estate’s advisory board and an informal group of peers around town.

His goal is to continue to grow the company by expanding and retaining its seller base and through mergers and acquisitions, all areas affected by the pandemic.

“New people in the business did have a difficult time. If you’ve never sold a house before and that first one has 14 offers, it’s a steep learning curve. It’s tough to teach that sort of on-the-ground, in-the-middle-of-the-fight until you get into it,” he said.

“There’s natural attrition in this business with retirements, relocations,” he said. “People pass away and people just get out of the business. So you have to constantly replace those people.”

When it comes to growing the company through acquisitions, the deals have to make sense.

“There are acquisition opportunities all around us, someone with an existing business a town over,” he said. “Or we see opportunities and growth in a marketplace where we would like a physical location.”



RESTAURANTS

By Tracey Drury

tdrury@bizjournals.com
716-541-1609
linkedin.com/in/tracey-drury



PHOTOS BY JOED VIERA / BUFFALO BUSINESS FIRST

MIGHTY TACO’S COMPETITION? ‘OURSELVES.’

The CEO of Mighty Taco isn’t worried about competition, despite a push into the region by Taco Bell and at least 10 Mexican restaurants opening in the last two years.

The Buffalo taco shop has managed to survive and thrive, opening its 19th location this spring at 5752 Transit Road, Depew.

“Our biggest competition is ourselves,” said CEO Russ

Jasulevich.

Since its founding in 1973 by four friends, Mighty Taco has stuck to the basics: handhelds such as tacos, burritos and fajitas; seasonal specials like barbecued pulled pork in summer; chili in the fall; fish tacos in the spring during Lent; and the chic-kle – a chicken breast taco with dill pickle.

“Believe it or not, they

brought (a founder’s) mother’s recipes to the Western New York region where at one point there was very little to no Mexican-style food,” Jasulevich said when the first Mighty Taco opened at Hertel and Delaware.

Jasulevich’s favorite? A classic bean and cheese burrito. He said a team of five brainstorm ideas to see what sticks.

“We brought it out as a limited time only special a year and a half ago and it went so well and demand was so good that once we were able to get the product again, we relaunched it and we believe it will stay on the menu now,” he said.

Three years ago, Mighty Taco added alcohol to the in-store menu with beer and seltzer.

Clockwise:
A Super
Mighty
Taco being
assembled
in Depew;
a Super
Mighty Taco;
and a look
inside
Mighty Taco
in Depew.

With new rules adopted during the pandemic, those drinks can also be included in delivery orders, providing a nice enhancement to revenue, he said.

A few years ago, the company began flash-freezing burritos and shipping them and bottled hot sauce via truck or air in coolers packed with dry ice.

Though Jasulevich wouldn’t discuss revenue or percentage growth, business is strong enough to support all expansion with zero loans and zero debt.

“The company is doing well and continues to do well,” he said. “It does so well that all renovations, new construction and capital infusion come from cash flow from operations.”

Jasulevich joined the company 15 years ago when there were about a dozen stores in the chain, leaving behind a career in hotel finance and accounting as well as a beachfront house in Santa Barbara to take over operations.

A Buffalo native who attended Niagara University, he left the region 25 years ago.

“I was living right on a cliff overlooking the ocean, listening to the whales swim by. I missed the snow,” he said. “I got a phone call from someone who knew one of the owners and ended up back here. It was a mighty good decision.”

The Depew store is the third to open since the pandemic, following a move of the Sheridan Drive store to a new location and a new standalone site in Orchard Park. Some sites have closed including the Buffalo site on Chippewa during the pandemic.

All stores are company owned and operated with about 400 on payroll. Jasulevich said the customer base is young people looking for a quick, inexpensive meal but also families.

“It’s something you grow up on,” he said. “We see photos of parents taking their kids, giving them their first taste of Mighty. And when people leave Buffalo and they come back, there has to be a Mighty stop.”

BUFFALO BUSINESS FIRST

PRESIDENT & PUBLISHER
John Tebeau, 716-541-1601,
jtebeau@bizjournals.com

ACBJ

Buffalo Business First is a publication of:
American City Business Journals,
120 W. Morehead St., Charlotte, N.C. 28202
Whitney Shaw, CEO; Ray Shaw,
Chairman (1989-2009)

Alliance for Audited Media
The New Audit Bureau of Circulations

NEW YORK PRESS ASSOCIATION
NYPA

BUFFALO BUSINESS FIRST, WESTERN NEW YORK’S BUSINESS NEWSPAPER

©2023 BY AMERICAN CITY BUSINESS JOURNALS INC.
No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical including photocopy and facsimile, without permission in writing from the publisher.

BUFFALO BUSINESS FIRST (ISSN 0749-9418) is a newspaper of general circulation published once weekly on Fridays. Subscribe for \$190 a year for print & digital, at 465 Main St., Buffalo, N.Y. 14203-1793. Back issues available for \$4.00 at the office, \$7.00 mailed. This newspaper is an equal opportunity employer.

POSTMASTER:
Please send address changes to Business First, 465 Main St., Buffalo, New York 14203-1793. Periodicals postage paid at Buffalo, N.Y. PERMIT NO. 751470

SPONSOR CONTENT

Whole Health Buffalo: Employers need policies to support workers in recovery

Jeff Fyvie's career path was unimaginable as he stashed bottles of beer in the toilet tank of the restaurant he co-owned.

These days Fyvie is Director of Peer Services at BestSelf Behavioral Health.

He is both an example for those working to overcome substance use problems and an example of a valuable employee in recovery.

Fyvie oversees the staff at BestSelf who are certified peer specialists. These are people who have lived experience in substance use, mental health or psychological trauma and are trained to support others enduring these challenges. They offer personal insight and expertise that cannot be taught in any degree program or professional training.

BestSelf employs 50 peer specialists throughout the agency across Western New York.

Their message is, "I've been in a situation similar to yours and I can help you find a way out," Fyvie says.

His lived experience dates to developing a drinking problem and becoming a father at age 17, a situation that escalated to include drug use.

In his mid-20s, Fyvie was invited by a boss to open a restaurant, beer and wine license included. Over the course of the 26 years as a restaurateur, he would indulge his alcohol use in part by slipping bottles of beer into the compartments of his cargo pants and hiding them in the bathroom.

He tried to reassure himself that he was in control by telling himself, "I'm married. I have a family and a restaurant. I must be doing OK."

Fyvie operated like this for years, until his wife confronted him and encouraged him to be honest about his behavior.

He entered Alcoholics Anonymous and latched on to peer support services while dealing with the personal struggle of leaving the restaurant business that he helped build and make a success. Impressed by the assistance he got from his peer counselor, he entered into training to become one himself.

Fyvie finished training just a month before Covid hit, but he managed to build a base of



Jeff Fyvie
Director of Peer Services at BestSelf Behavioral Health

participants during the challenges of the pandemic. After nearly three years, he proved to be such an asset as a peer supporter that BestSelf promoted him to director.

BestSelf leadership is hopeful that more employers similarly will support such workers in recovery.

Despite some advancements, stigma against workers with lived experience remains, Lindsey Rickard, Vice President of Training and Access Optimization, said.

Recovery is the lifelong process in which the person strives to improve and make positive changes that become part of his or her lifestyle, according to the National Institute on Drug Abuse.

BestSelf encourages connections with employers concerned about their workers' mental health and recovery in the workplace.

"We can help businesses with policies and linkages to resources," Rickard said. "When preventative measures are in place and they see someone struggling, they will know

what to do." Fyvie says that corporate America is taking steps to improve the stigma of mental health, as evidenced by the increasing number of major companies adding employee assistance programs and health insurance policies that address mental health problems.

Those companies could go even further by employing and supporting those actively working through recovery, Fyvie said.

This aligns with National Institute for Occupational Safety and Health recommendations that businesses consider a Workplace Recovery Support program. Such programs involve policies and training for supervisors and employees that address worker safety, health and wellness while preventing substance misuse, reducing stigma and encouraging further recovery.

It would seem to be an imperative across employers: Two-thirds of all adults with alcohol or

illicit drug use disorder have jobs, according to a 2020 survey by the Substance Abuse and Mental Health Services Administration.

Fyvie says employers need a better understanding of a worker who does well quarter to quarter but whose performance suddenly drops off. That employee could be suffering from a mental health problem, Fyvie says.

"They need to be taken care of with care and concern, person-to-person, and not in water-cooler conversations," Fyvie says. "If an employee is being supported, they are going to show up for work, show up on time and be happier and more productive."

best|self
BEHAVIORAL HEALTH
*Caring for individuals, families
and the community.*
(716) 884-0888 | BESTSELFOWNY.ORG



MANUFACTURING

By Katie Anderson

kanderson@bizjournals.com
716-480-6562
linkedin.com/in/katieanderson716

NEW HQ

WORKSPORT MOVES TO WEST SENECA, REVS UP HIRING

A company making big moves in the EV industry is moving headquarters from Ontario to West Seneca.

Worksport Ltd., which manufactures pickup-truck bed covers, is building a local presence quickly by broadening its product portfolio. The company manufactures solar panel tonneau covers and is developing partnerships with auto manufacturers.

One partnership is with Hyundai, for which Worksport is creating a solar panel tonneau cover, Worksport CEO Steven Rossi said.

Worksport has a “family of patents” for the solar panel covers, SOLIS, which can provide up to 10 miles of charge. Worksport recently launched the SC4 PRO soft folding tonneau cover, which is sold on the company’s e-commerce platform and on Amazon and Walmart.

Those covers will be assembled at Worksport’s 220,000-square-foot manufacturing plant at 2500 North America Drive, formerly a Certo Brothers warehouse, for which Worksport paid \$8.2 million.

Manufacturing is currently done in China, but Rossi said the plan is to move that to West Seneca.

The company has 13 local employees, with the goal of adding at least 12 more, including machine operators and mechanics.

“In the next month, we think between 25 and 50 people for one shift,” Rossi said. “Within this year, we’re really going to try to build out our day shift, and after that, I think then we’ll scale to an overnight shift, too.”



KATIE ANDERSON / BBF
Steven Rossi, CEO of Worksport Ltd., in front of an automated panel bending machine.

EXPANSION

T-MARK ACQUISITION FILLS UP NEW BUILDING

Jameson Electric deal added 15 employees to existing head count

It’s an exciting time for T-Mark Plumbing Heating and Cooling, which moved to a new facility in December and recently acquired an electrical company.

The family-owned business in Kenmore just acquired another family-run company, Jameson Electric Heating & Air Conditioning on Military Road in Kenmore.

The June 1 deal will move Jameson’s 15 employees into T-Mark’s new space at 577 Englewood Ave.

“We want to be a one-stop place for anything a customer may need for home services,” said Ryan Miller, president of T-Mark. “Having that more diversified base of services is good for the customer and good for the employees.”

Miller said T-Mark has always had a good relationship with Jameson, which was started about 20 years ago by Jim Williamson. Miller said the company has worked with Jameson and other electrical contracting companies to meet clients’ needs, but “by bringing a partner in-house, we knew we’d have a little more control over that customer experience.”

Miller’s plan initially was to build an electrical division for the company.

“We quickly realized that with the scale and size of our operation, we would need to bring in a partner that had an established team with the licensing and all that,” Miller said.

Williamson plans to stay on with the company as the electrical service and installation manager, Miller said.

“We will be able to offer more services in the home and have even greater customer care,” Williamson stated in a news release.

Miller’s father, Jeff Miller, started T-Mark more than 25



▲ Ryan Miller, president, T-Mark.

► A look inside T-Mark’s new offices.

“We will be able to offer more services in the home and have even greater customer care.”

RYAN MILLER, president, T-Mark Plumbing Heating and Cooling



PHOTOS BY JOED VIERA / BUFFALO BUSINESS FIRST

years ago. He remains vice president of the company, though Ryan Miller has been running the company for the last eight years. Ryan’s brother, Ben Clement, is operations manager.

Now, with Jameson’s 15 employees, the company is up to 96 employees, and Ryan plans to add another eight electricians by year-end.

With that much growth, T-Mark needed a new facility. It had been operating in a 4,000-square-foot building on Elmwood Avenue in Kenmore but was outgrowing it fast.

The Englewood location was previously a Kenwood Auto parts store before it sold to NAPA Auto Parts. T-Mark invested about \$1 million in renovations including paving a parking lot, adding drainage and new windows.

T-Mark also owns the adjacent lot, which has a separate 4,000-square-foot warehouse that the company is using for materials storage.

“The focus for the company now is going to be on the proper integration with the electrical division, as we continue to grow all of the divisions,” Miller said.

SPONSORED CONTENT BY CHIAMPOU TRAVIS BESAW & KERSHNER LLP

Lessons learned: How a firm uses the power of core values and innovation to achieve tax practice growth

BY MICHAEL SCHAFFSTALL, PARTNER, CHIAMPOU TRAVIS BESAW & KERSHNER LLP

At Chiam pou Travis Besaw & Kershner LLP (CTBK) we have been serving Western New York and beyond for nearly 30 years. While we provide a wide range of services including assurance, accounting and business consulting services, our tax compliance and consulting practice has grown to the level of being named the largest tax preparer in Buffalo for 2022. This achievement would not have been possible without the innovative mindset and deep commitment to the core values which brought me to the firm nearly 18 years ago and is the foundation that has guided us since 1995.

For the better part of the last five years, the tax industry has undergone constant change. Between significant tax law changes and major disruptions to the traditional work environment due to the pandemic, navigating these changes while continuing to grow and maintain world class client service has been an exciting challenge. Our ability to survive, thrive, and grow through these challenging times is rooted in the human connection, which is the foundation of our firm's core values. This value was strained due to the sudden shift to remote work and the inability of our staff to collaborate in person. Undeniably, our deep commitment to the human connection made the pandemic transitions a little easier to navigate.

Another core value that helped drive our growth is, "Bigger than the shark." This core value emphasizes that we have the knowledge of many, but we work collectively as one. Our firm tackles the largest and most complex challenges with the mindset that clients are not clients of any one individual, but of the firm. Our extensive combined experience and interest in solving the most complex of client's problems is how we have created one of the elite tax practices in Western New York.

The industry-wide CPA shortage and declining enrollment in collegiate accounting programs have forced us to be more innovative



than ever. We have continually focused on increased efficiency and innovation while expanding our service offerings beyond traditional tax and attest to provide tax consulting services for our clients.

Our firm has implemented technology-focused solutions, including internally developed robots, artificial intelligence and other software solutions to automate repetitive tasks and free up our staff to provide more value-added services without compromising the human connection at the root of our relationship with our clients.

While the technology transformation we have seen in our firm has moved rapidly, innovative process improvements has been, and continues to be, a contributor to our success over the last nearly 30 years. Even before the pandemic, we challenged our team to be innovative and develop outside-of-the-box solutions. Putting our tax professionals on teams (or committees) that played to their strengths to brainstorm and advance firmwide solutions has benefited our tax clients greatly. Our approach has

helped us stay ahead of the curve regarding tax process, training, recruiting and quality control, while allowing all members of the team to play a role in pushing our tax practice forward.

Innovative thinking is ingrained in all aspects of our business. We have instituted many initiatives to support our hybrid environment including virtual team huddles, virtual office hours, virtual teamwork groups and more frequent mentor check-ins. We continue to use virtual tax focus meetings to educate, update and connect our entire tax team regularly. After every tax season we debrief on both where we excelled and areas where we can improve to challenge the status quo and ensure that we are operating more efficiently every year.

At the entrepreneurial core of CTBK comes a growth mindset and a relentless pursuit to innovate our processes and to continuously improve at serving our clients. Our team challenges each other to improve and enhance our client services every day. While technology itself leads to

efficiencies, this human element of being open to change and innovation is what has driven our incredible growth.

Ben Franklin is credited with saying that nothing is certain except death and taxes. While we're in no position to question a Founding Father, we think it should be "death, taxes and change," and there is no greater group of professionals than those within the four physical and virtual walls of CTBK that is better equipped to handle anything that comes at us next. I am proud to be a part of one of the elite Tax Practices in Western New York.

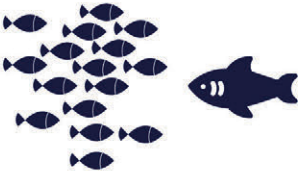
Learn more about what CTBK has to offer you and your business by visiting our website or calling 716-630-2400 today.

Mike Schaffstall is a Partner and Director of the Tax Practice at CTBK. He specializes in providing tax consulting and tax compliance services for large pass-through entities, high net worth individuals and corporations and conducts R&D Studies. His clients include businesses in manufacturing, services and real estate development industries.

CTBK's Core Values



I Am Batman



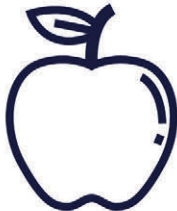
Bigger than the Shark



Human Connection



Rubik's Cube



Student Becomes the Teacher



CONSTRUCTION

By Jacob Tierney

jtierney@bizjournals.com

716-541-1603

www.linkedin.com/in/jacob-tierney-BBF

Inside the \$36M rebuild of airport runways

It's been more than 40 years since the last substantial rehabilitation of the runways at Buffalo Niagara International Airport.

That's changing. Work is underway to restore and upgrade the airport's main runway. The project will be done in phases and will eventually tackle both runways.

The total price tag is about \$36 million.

"It is well overdue, and it is a comprehensive runway project, where we're doing a lot of the maintenance and modernizing the facility," said Helen Tederous, director of public affairs for the Niagara Frontier Transportation Authority.

Union Concrete is the lead contractor on the project, which includes full-depth reconstruction of the underlying concrete and asphalt replacement.

All the runway lights also need to be replaced. Frey Electric Construction Co. is handling that aspect of the work.

It's a complicated job, said Ron



FREY ELECTRIC

Frey Electric, Union Concrete and a team of other contractors are rebuilding the runways at Buffalo Niagara International Airport.

Solazzo, Frey's project manager for the airport work.

Runway lights need to be installed at the perfect elevation and must exactly match the grade of the runway to ensure they don't interfere with planes.

"There's a ton of coordination that needs to be done," Solazzo said.

The runway lights use stainless steel wiring that runs underground. The project will replace the existing incandescent lights with longer-lasting LEDs.

In total, the project will involve installing about 700 lights on both runways.

There are between 10 and 20 Frey

employees working on the project alongside teams of other contractors.

Frey has worked with the NFTA and the airport in the past, including on the major terminal upgrade that was completed in 2021.

"We like to gravitate toward those larger jobs, because we feel that we run them well," said Anthony Scandra, Frey operations manager.

The NFTA does not start this type of project lightly, Tederous said. Rebuilding one runway means all planes must use the other for the duration of the work, but the change isn't expected to cause flight delays.

Flight paths have been altered, and the NFTA has announced that residents in neighborhoods that don't often see or hear planes will encounter more than usual in the coming months.

"Buffalo has a very short construction season, as we all know," Tederous said, "so this is something that is just really essential for maintenance and for future goals for the airport."

Think of me when you think of Endowments and Foundations

Not-for-profit organizations are the bedrock of our community and provide important resources to the arts, underserved communities, and those in need. To ensure those missions are met, not-for-profit organizations face the challenge of managing a number of tasks including grant management, fundraising, regulatory requirements and overseeing an investment portfolio. Our team of philanthropic, fiduciary and investment experts partner with our not-for-profit clients to help them meet the myriad of responsibilities that not-for-profits have with the ultimate goal of serving the communities they support.

A volatile 2022 has caused not-for-profits to re-examine their approach to asset allocation and investment risk appetite. In addition, more not-for-profit organizations are looking toward non-traditional asset classes such as Private Markets. ESG investment strategies have also increased in demand, with organizations thinking about aligning their investment dollars with their philanthropic mission.



Tom Waters
Vice President and Senior Wealth Advisor
Phone | 716.848.7590
twaters1@wilmingtontrust.com



WILMINGTON TRUST
MEMBER OF THE M&T FAMILY

WEALTH PLANNING | INVESTMENTS | PRIVATE BANKING

Wilmington Trust is a registered service mark used in connection with various fiduciary and non-fiduciary services offered by certain subsidiaries of M&T Bank Corporation.

This information is not intended as an offer or solicitation for the sale of any product or service. Wilmington Trust is not authorized to and does not provide legal or tax advice.

Diversification does not ensure a profit or guarantee against a loss. There is no assurance that any investment strategy will succeed. Past performance cannot guarantee future results. Investing involves risk and you may incur a profit or a loss.

©2021 M&T Bank Corporation and its subsidiaries. All Rights Reserved. CTD 347 210714 VF



Summer is almost here!

CELEBRATE WITH THE BUFFALO FEDERATION OF NEIGHBORHOOD CENTERS AT THE SUMMER SOLSTICE



Thursday, June 22, 2023
5:30-8:30 pm
Templeton Landing

Live Band,
DJ, hors d'oeuvres,
drinks, raffles

HELP CELEBRATE
COMMUNITY
LEADERS WHO MAKE
AN IMPACT

Purchase tickets at
BFNC.org



Congratulations to the Youth Leadership Class of 2023

- Sydney Armstrong**
Mount St Mary's '24
- Ryan Berenji**
Canisius High School '25
- Gavin Brubaker**
Clarence Central High School '23
- Katurah Cogdell**
Tapestry Charter '25
- Cameron Cooke-Smith**
Cleveland Hill '25
- Madalyn Diamond**
Nichols School '25
- Philip Domagalski**
Orchard Park High School '23
- Aidan Dye**
Frontier Senior High School '23
- Olivia Gilliland**
Buffalo Seminary '23
- Hezekiah Hall**
Nichols School '25
- Jhuleidies Jiminez Nieves**
C.S.A.T. '23
- Aleiandra Johnson**
Tapestry Charter School '25
- Lola Jordan**
Williamsville North '24
- William Kaderli**
St. Joseph's Collegiate Institute '24
- Nia King**
Mount St. Mary Academy '25
- Isabella Kurdziel**
Buffalo Academy of the Sacred Heart '24
- Leah Kurzdorfer**
Buffalo Academy of the Sacred Heart '24



- Ethan Manley**
Canisius High School '25
- Sophia Milbrand**
Hamburg High School '23
- Eden Navarro**
C.S.A.T. '23
- Angelys Nazario**
C.S.A.T. '23
- Sienna Nobel**
Nichols School '25
- Arlin Rakas**
Park School '24
- AJ Rittling**
Canisius High School '25
- Camryn Roberts**
Buffalo Seminary '25
- Olivia Saeli**
Orchard Park High School '24
- Alexis Simmons**
Cleveland Hill '25
- Londynn Stokes**
Frederick Law Olmsted '23
- Mike Vealey**
Saint Mary's High School '23
- Madeline Wiese**
Park School '23
- Zachary vc**
C.S.A.T. '23





TECHNOLOGY

By Lian Bunny

lbunny@bizjournals.com

716-541-1602

[linkedin.com/in/lianbunny](https://www.linkedin.com/in/lianbunny)

CEO of ACP Tech talks growth, acquisition

Over the last 26 years, Ben Pearce Sr. has grown his local technology company from a one-man operation to 25 employees, two offices and a satellite location in San Antonio, Texas.

Then this year, ACP Technologies was acquired by Atlantic, Tomorrow's Office, a Manhattan-based manager services provider of office technology solutions and products.

"It really has become win-wins for both of us," said Pearce, president and CEO. "It was a very strategic acquisition."

How he grew the business

From 2005, ACP Technologies of West Seneca grew revenue every year. Last year's reve-

nue increased by 13% and was the "most profitable year yet," Pearce said.

In a rapidly changing industry, he adjusted the business over the years as needed, standardizing operations and equipment.

The business started in the late '90s as Pearce began consulting for some IT organizations. As the workload grew, he hired his first staff. Back then, the company used a break-fix model, meaning when an IT system broke, he and his team fixed it.

In the mid-2000s, team-managed service providers became more prevalent, and ACP invested in the



"I think the timing for being acquired was just the stars aligned, and I was presented with Atlantic, who was really the right fit."

BEN PEARCE SR., president and CEO, ACP Technologies

tools to shift its business model. The company later adjusted to cloud solutions and added cybersecurity as well.

Pearce standardized equipment, meaning the company only sells a few types of laptops and PCs, which are still "best of breed" but not the most expensive.

"The client understands that we understand how to support things," he said. "It's always the same."

How ACP got acquired

There was always a plan for an exit, Pearce said, though that came earlier than expected.

"I think the timing for being acquired was just the stars aligned, and I was presented with Atlantic, who was really the right fit," he said.

The opportunity came from Pearce looking into acquiring a company himself. After losing a deal to another business, it was suggested that Pearce look into the winning company.

That deal didn't work out,

but it did nudge Pearce to look at other companies interested in acquiring ACP. He talked with about six interested businesses and Atlantic was the clear choice, he said.

As of March, ACP is the ninth company acquired by Atlantic, whose growth strategy is IT, cybersecurity, print and imaging services, according to a press release. Acquiring ACP helped Atlantic expand its IT services division.

For ACP, the deal offers ACP employees better work-life balance with more teams who can rotate tasks and more opportunities for career advancements. The acquisition increases technical staff from 25 to 115.

"We have boots on the ground where we were contracting out support to these clients," Pearce said. "Their experience of what and how they engage with us and the expertise ... even the techie things such as response times and solutions we can provide are only going to get better."

Buffalo Business First

EXCELLENCE in Health Care

THANK YOU TO OUR 2023 SPONSORS

Platinum Sponsor:

Diamond Sponsor:

Gold Sponsors:

Silver Sponsors:

Bronze Sponsors:

T

H

E

L

I

S

T

Compiled by Hassan Green
716-541-1612
hdgreen@bizjournals.com

BUSINESS ADVOCACY GROUPS

RANKED BY NUMBER OF MEMBERS

	Name/ prior rank (*new or not ranked)/ URL	Address	Members	Non-member associated companies	Areas served	Top local executive
1	Southtowns Regional Chamber of Commerce ① southtownsregionalchamber.org	6122 South Park Ave. Hamburg, NY 14075 716-649-7917	1,167	10	Hamburg, Blasdell, Boston, Lake View, Lackawanna, Evans, Angola	Jamie Decker
2	Amherst Chamber of Commerce ② amherst.org	400 Essay Rd. Williamsville, NY 14221 716-632-6905	1,041	100	Amherst, Buffalo, Clarence	A.J. Baynes
3	Construction Exchange of Buffalo & WNY Inc. ③ conexbuff.com	2660 William St. Buffalo, NY 14227 716-874-3435	931	0	Erie, Niagara, Wyoming, Orleans and Genesee counties	Joseph Benedict
4	Chautauqua County Chamber of Commerce ④ chqchamber.org	300 N. Main St. Jamestown, NY 14701 716-484-1101	850	68	Jamestown, Dunkirk, Fredonia, Mayville, Hanover, Westfield	Daniel Heitzenrater
5	Niagara USA Chamber ⑤ niagarachamber.org	6311 Inducon Corporate Dr. Sanborn, NY 14132 716-285-9142	800	150	Niagara County and beyond	Kory Schuler
6	Greater Olean Area Chamber of Commerce ⑥ oleanny.com	301 N. Union St. Olean, NY 14760 716-372-4433	547	257	Olean, Allegany, Portville	Jason Crisafulli
7	Wyoming County Chamber of Commerce and Tourism Promotion Agency ⑦ wycochamber.org	36 Center St. Warsaw, NY 14569 585-786-0307	520	0	Wyoming County	Scott Gardner
8	Orchard Park Chamber of Commerce ⑧ orchardparkchamber.org	6524 E. Quaker St. Orchard Park, NY 14127 716-662-3366	518	205	Town and Village of Orchard Park	Don Lorentz
9	Genesee County Chamber of Commerce ⑨ geneseeny.com	8276 Park Rd. Batavia, NY 14020 585-343-7440	516	0	Genesee County	Brian Cousins
10	Cheektowaga Chamber of Commerce ⑪ cheektowaga.org	4455 Genesee St. Cheektowaga, NY 14225 716-684-5838	400	0	Cheektowaga, Lancaster, Depew	Kristina Groff
10	Greater East Aurora Chamber of Commerce ⑩ eanycc.com	652 Main St. East Aurora, NY 14052 716-652-8444	400	0	Aurora, Elma, Holland	Victoria Sturman
12	Kenmore-Town of Tonawanda Chamber of Commerce ⑪ kentonchamber.org	3411 Delaware Ave. Kenmore, NY 14217 716-874-1202	350	0	The Tonawandas, Amherst, North Buffalo	Catherine Piciulo
12	Upward Niagara Chamber of Commerce ⑪ upwardniagara.com	895 Center St. Lewiston, NY 14092 716-754-9500	350	200	Niagara County	Jennifer Pauly
14	West Seneca Chamber of Commerce ⑱ westseneca.org	1300 Union Rd. West Seneca, NY 14224 716-674-4900	300	100	West Seneca, South Buffalo, Orchard Park	Joseph Kirchmyer
15	Clarence Chamber of Commerce ⑲ clarencechamber.org	8899 Main St. Clarence, NY 14031 716-631-3888	275	0	Clarence, Williamsville, Lancaster, Akron	Amy Engler
15	Grand Island Chamber of Commerce ⑲ gichamber.org	2680 Grand Island Blvd. Grand Island, NY 14072 716-773-3651	275	0	Grand Island, the Tonawandas, Niagara Falls	Eric Fiebelkorn
17	Buffalo Niagara Human Resources Association ⑮ bnhra.org	P.O. Box 287 Orchard Park, NY 14127 716-662-0867	252	981	Buffalo Niagara Region	Collin Gehl
18	Lancaster Depew Elma Chamber of Commerce ⑰ wnychamber.com	P.O. Box 427 Lancaster, NY 14086 716-681-9755	250	0	Town and Village of Lancaster, Elma, Depew	Sally Stier
19	Buffalo Niagara Manufacturing Alliance ⑳ bnmalliance.com	683 Northland Ave. Buffalo, NY 14211 716-994-0927	168	25	Buffalo, Niagara Falls, Tonawanda,	Peter Ahrens
20	Buffalo Niagara Sales & Marketing Executives ㉓ bnsme.org	P.O. Box 1185 Orchard Park, NY 14127 716-662-2279	135	0	Western New York	Michaela Lajoie
21	Big I WNY ㉔ bigiwny.com	P.O. Box 983 Orchard Park, NY 14127 716-207-3886	129	0	Western New York	Doug Benz
22	Manufacturers Association of the Southern Tier ㉕ mast-wny.com	300 N. Main St. Jamestown, NY 14701 716-483-1833	100	0	Chautauqua, Cattaraugus, Allegany counties	Dale Gier
22	Niagara Frontier Auto Dealers Association ㉔ nfada.com	1144 Wehrle Dr. Williamsville, NY 14221 716-631-8510	100	0	Western New York	Paul Stasiak
22	Williamsville Business Association Inc. ㊵ willvill.com	PO Box 61 Williamsville, NY 14231 716-632-1290	100	0	Village of Williamsville, Town of Amherst	Frank Mischler
25	National Association of Women Business Owners - Buffalo Niagara ㉖ nawbowny.org	P.O. Box 1165 Orchard Park, NY 14127 716-238-2461	80	0	Western New York	Andrea Schillaci
26	InfoTech WNY ㉗ infotechwny.com	P.O. Box 1422 Orchard Park, NY 14127 716-218-9671	50	0	Western New York	Nicholas Corcoran

CLOSER LOOK

67%

The percentage of respondents who said their groups’ memberships have returned to pre-Covid levels.

LOOKING TO HELP

Respondents were asked, “What’s been the most common issue brought to your attention recently, and how have you addressed it?”

“Pay transparency laws. We’ve addressed it by providing bi-annual legal updates to our members and providing updates on our Government Affairs page.”

— Buffalo Niagara Human Resources Association

“State government-imposed burdens that negatively impact small businesses. We’re addressing it by adding our voice with others that make up the WNY Chamber Alliance.”

— West Seneca Chamber of Commerce

“Difficulty in finding employees and employee retention. Our member-to-member benefits and deals can be used by all employees resulting in substantial savings.”

— Kenmore-Town of Tonawanda Chamber of Commerce

ABOUT THE LIST

Information on The List was supplied by individual companies through questionnaires and could not be independently verified by Buffalo Business First. It is not the intention of this list to endorse the participants or to imply that a firm’s size or numerical rank indicates its quality of service. We reserve the right to edit entries or delete categories for space considerations. In the event of a tie, listings appear alphabetically.



IN DIVERSITY, OPPORTUNITY

Faced with shrinking student pools, declining revenues and pressure to reflect their surrounding populations, community colleges find a powerful tool in DEI efforts

BY LIAN BUNNY • lbunny@bizjournals.com

When Aleia Peters graduated from Shadow Creek High School in Pearland, Texas, last month, she finished not only a high school diploma but also an associate degree in general studies. ¶ Thanks to a dual enrollment program at Alvin Community College, outside of Houston, Peters will be a junior by her second semester at Texas A&M University, her next academic destination. ¶ “It just really prepared me for what college life is going to be like,” she said. “Honestly, it was probably one of the best experiences I’ve ever (had).” ¶ Programs such as dual enrollment pathways have helped community college campuses nationwide become increasingly diverse in recent years, drawing more students from historically underserved groups. Peters, who is Black, was able to shave two years off her journey toward studying biomedical science and going to pharmacy school.

The percentage of non-white students increased an average of 8.89% over the last decade at mid-size, two-year public community colleges nationwide with fall enrollments of 3,700 to 10,000 students, according to a Buffalo Business First analysis of U.S. Department of Education data from 2020-21, the most recent year available. Only 16 of 289 schools that size – or 5% – failed to increase student body diversity over the last decade. Student diversity is not only important for equity of higher education access, but it also benefits students overall, who will live and work in a diverse world.



The percentage of non-white students increased an average of 8.89% over the last decade at mid-size, two-year public community colleges nationwide with fall enrollments of about 3,700 to 10,000 students, according to a Buffalo Business First analysis of U.S. Department of Education data.

LIAN BUNNY | BUFFALO BUSINESS FIRST

▲ Alvin Community College in Alvin, Texas

In addition, as schools, especially community colleges, struggle with declining enrollment and revenue trends and a shrinking prospective student pool, they must expand their reach to serve their existing communities, as well as draw in students from outside the area.

At ACC, the percentage of enrollment made up of students of color jumped 22.3% over the last decade – putting the college in the top 5 in our analysis.

“It’s all about widening that door, that access,” said John Matula, interim vice president of student services at ACC. “The more students we can get in to offer education, the

better it is for them and for us.”

An emphasis on diversity, equity and inclusion is about more than increasing enrollment. In 2021, the Council for Higher Education Accreditation added a DEI component to its recognition standards, which the organization requires accrediting organizations use when evaluating colleges.

Accreditation is required for schools to participate in any federal financial aid program, according to Kevin Kinser, department head of education policies studies at Pennsylvania State University.

“In most states, accreditation is seen as a mark of legitimacy for an institution of higher education,” he added.

The changing demographics also reflect similar trends seen with the overall population. In 2010, the probability that two American citizens chosen at random would be from different race and ethnicity groups was about 55%, according to U.S. Census Bureau data. By 2020, that likelihood had increased to 61%.

Educators say recruiting and then retaining diverse populations of students takes intentional, strategic moves on colleges’ parts. Administrators across the country pointed to specific programming, hiring diverse faculty and holistic student supports.

Programming that attracts and supports students

Many community colleges have some type of dual enrollment offering, where high school students can take courses for college credit before graduating. But some are going the extra mile to provide onsite supports and to show participants’ return on investments.

ACC and Luzerne County Community College, with its main campus in Nanticoke, Pennsylvania, have programs for high school students to complete an associate degree before they graduate.

The tuition is half the normal rate, so there’s a time- and money-saving component, not to mention a head start for students’ career and academic paths, Luzerne President Thomas Leary said. Early enrolled students make up about 20% of overall enrollment, Leary said, and about one-fourth of early enrolled students are people of color.

The school’s enrollment was 4,187 during the 2020–21 academic year, based on Department of Education data. The percentage of students of color based on total student population increased about 12.6% over the last decade.

Alvin’s total enrollment for the 2020–21 academic year was 4,965 and dual enrollment students make up about 40% of that. Typical tuition is 50% to 75% discounted for the dual enrollment students. Nearly three-quarters of program enrollees are students of color.

Through the program, the college has six full-time advisers embedded in 10 high schools. They offer onsite support while students take classes, the majority of which also take place onsite at the high schools, said Jessica Ranero-Ramirez, Alvin’s dean



ALVIN COMMUNITY COLLEGE

Aleia Peters earned an associate degree in general studies from Alvin Community College in Texas while she was in high school, thanks to a dual enrollment program.

of college access and partnerships.

While dual enrollment programs aren’t typically big revenue boosters for colleges, Alvin’s operates in the black, getting assistance from state funding and alleviating operating costs by not having to use its own physical locations to host the program, according to Matula.

The school is adding a bachelor’s in business administration, which is expected to launch in fall 2024. That will be the first time in school history that it’s offered a four-year degree, giving dual enrollment students who complete an associate degree an option to continue their education at Alvin.

Alvin’s Upward Bound Program also helps bring more students into its pipeline with grant-funded assistance for first-generation or low-income college students. The college has about 63 students from Alvin High School each academic year and offers support by being onsite twice a month to help with college, FAFSA and scholarship applications; bringing students to Alvin’s campus for added academic help; and holding a free summer program with academic help and a big trip.

The trips in particular show the students different areas, colleges and possibilities, according to Maribel Beasley, program adviser and recruiter. In the past, the group has gone to Tennessee, Missouri and Washington, D.C.

“It’s a cultural experience outside of just Texas,” she said. “It gives them the chance to explore and not just stop here.”

About a year ago, Crafton Hills College, in Yucaipa, California, started placing staff at local high school sites Mondays through Thursdays to help students complete college applications and to provide information on

CONTINUED ON PAGE 14

CONTINUED FROM PAGE 13

programs, majors and how to transfer to a four-year school, according to Delmy Spencer, vice president of student services.

The school's total enrollment for the 2020-21 academic year was 5,260, according to Department of Education data, and the percent of minority students based on its total student population jumped by about 16.2% over the last decade.

Acknowledging that retention rates are lower for students if they start college behind academically, Luzerne offers a remediation program for juniors and seniors in high school in math and science. The goal is to improve competency levels in those key areas and then offer subsequent courses where they can earn college credit.

High school and college faculty teach the remediation courses.

"(That's) probably the best design, because then they're sharing information with each other, the faculty and high school teachers," said Leary. "It only expands that partnership."

Increasing faculty diversity

As student bodies become more diverse, schools are working to make sure that their faculty reflects those changes. Diverse faculty members bring more perspectives when it comes to decision-making, teaching and individual interactions with students, which helps foster inclusivity.

In 2018, 184,969 (24.4%) of full-time faculty at degree-granting postsecondary institutions were Black, Hispanic, Asian/Pacific Islander, American Indian/Alaska Native or two or more races, based on Department of Education stats. By 2020, that number had risen to 196,314, or 25.8% of the total faculty population.

Jason Dorsette is chief equity officer and executive director of Linn-Benton Community College's office of institutional equity, diversity & inclusion in Albany, Oregon.

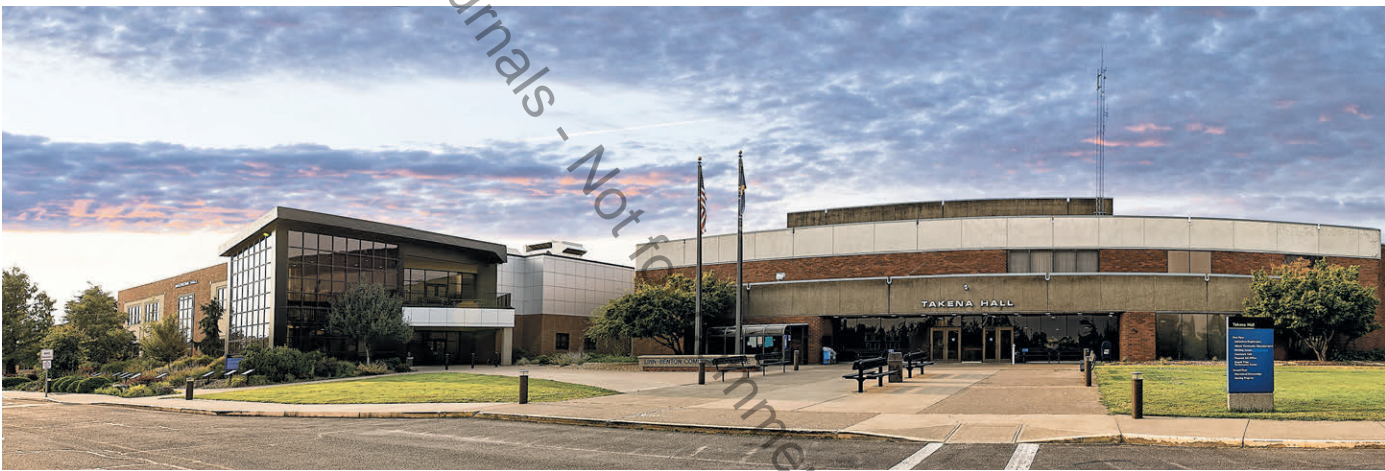
Dorsette, who identifies as a person of color, went to a community college before getting a bachelor's degree and Ph.D. He knows the importance of students' seeing representation among faculty.

"We are very serious about recruiting and retaining faculty and staff of color," he said.

Linn-Benton, which had a total enrollment of 4,190 in 2020-21, started a search advocate program about five years ago to enhance diversity and equity in hiring and onboarding, he said. Its minority student population has increased 9.8% over the last decade.

A search advocate – a person who is trained with equity in mind – is involved in screening, interviewing, evaluating and onboarding new workers and is expected to bring up concerns or challenges during the hiring process.

Before training took place, at least 8% of hires in 2016 and 13.11% in 2017 were from ethnically diverse groups, according to data provided by Linn-Benton. (Appli-



Top: Jason Dorsette, chief equity officer and executive director, Linn-Benton Community College in Albany, Oregon

Bottom: The Linn-Benton campus

cants are not required to include their race or ethnicity, so the true number might be higher.)

Since the program's training began, those percentages have risen to an average of 24% from 2018 to 2023.

Holistic support that helps the whole student

The diversity of a school's student body doesn't increase over time if the institution can't retain students. That involves providing support that extends beyond academics, especially as some underrepresented groups of students historically have added challenges and barriers to education.



Julia Pitman

For example, Jamestown Community College has a staffed global learning center for its international students and recently added reflection center that students of any faith can use.

For decades, Niagara County Community College, or NCCC, has hosted a childcare center on campus. Qualified students can use financial aid and grants to help pay for the offering, said Julia Pitman, vice president of student services.

Both local schools have on-campus



BOTH PHOTOS: LINN-BENTON COMMUNITY COLLEGE

housing, a benefit that not all two-year community colleges offer, and food pantries for in-need students.

Luzerne, in Nanticoke, Pennsylvania, started food banks after faculty noticed some students didn't have the opportunity to have a good meal on campus. So the school started a food market on the main campus. The initiative grew to more sites at the school's seven other locations, according to Leary.

"It's a focus on diversity," he said. "It has to do with an all-inclusive audience to make sure that everybody has the oppor-

CONTINUED ON PAGE 16

CLOSE TO HOME

WNY community colleges talk strategies to recruit and retain students of color

Local community colleges say efforts like intentional recruitment, new programs and trainings and holistic support services to retain and attract diverse student populations are making a difference.

SUNY Erie, Genesee Community College, Jamestown Community College and Niagara County Community College all increased the diversity of their student bodies over the decade.

Business First analyzed local colleges with grand total enrollment of between roughly 4,000 to 10,000 students, looking at the percentage of racial minority student population and how that percentage has changed over the last 10 years. (Grand total enrollment means the total number of students registered at a given school, not full-time equivalent enrollment.)

The latest available U.S. Department of Education data is for the 2020-21 school year.

The diversity of SUNY Erie's student population increased by about 6.4% over the previous decade, according to Department of Education data. NCCC's rose 6.3% over that same period of time; GCC, 5.8%; and JCC, 5.2%.

Here's a look at what some local colleges are doing to increase diversity.

Niagara County Community College

In 2007, NCCC created a multi-cultural coordinator position. Half of the role is dedicated to recruiting underrepresented students through visits downstate and in the Buffalo area. The role also works to create programming to make the college inclusive for students.

"It's a recruiter, bringing diverse students in, but it's also that retention piece," said Julia Pitman, NCCC vice president of student services. "That's one of our keys for recruiting."

Around 2015, NCCC petitioned SUNY and started an educational opportunity program, which aims to help underrepresented populations or those who attend low-performing high schools, Pitman said. Through the program, which can support up to 75, new college students get additional support like summer orientation and success coaches assigned to them to help retain those students.

Pitman also pointed to the school's culinary institute that



JOED VIERA | BUFFALO BUSINESS FIRST

NCCC's Learning Commons includes space for tutoring and mentoring, along with a childcare center.

opened in Niagara Falls in 2012. The project came with a recruitment plan to draw in students outside the Niagara region and outside New York state by positioning the offering as a private institution-type feel with a community college price tag.

The efforts appear to have paid off. As of fall 2022, 28.2% of the institute's students were from under-represented groups, she said.

Jamestown Community College

Typically, increasing diverse enrollment of students doesn't happen by chance.

"If we're going to be dependent on enrollment in just our region, demographics spell out it's going to be challenging to maintain, let alone increase, our enrollment," said Kirk Young, JCC vice president of student affairs. "We've been intentional about outreach."

Prior to around 2014, JCC's recruitment efforts were mainly focused regionally. But since then, the school has tapped a recruitment specialist whose job is to draw in students from outside JCC's service region.

JCC also aims to strategically create partnerships with other colleges to boost enrollment, including recruiting and retaining diverse students.

The institution partners with four-year private college St. Bonaventure University for a scholarship for JCC students to get their degrees and then transfer to St. Bonaventure.

JCC also works with SUNY Fredonia where academically ineligible students who applied to the four-year school from certain regions will be referred to the community college when they didn't gain admission to the SUNY school, according to Young. That program has been less active since the pandemic. Additional partnerships are possible.

With parts of JCC's service area seeing an increase in Hispanic population, the institution around 2018 started working with some local high schools to reach underrepresented students earlier on in their college-decision-making process.

The college recently got a grant to embed staff in area high schools and hired a director and assistant director to oversee that program.

"We're trying to work with those students much earlier on," Young said.

— Lian Bunny



LUZERNE COUNTY COMMUNITY COLLEGE

CONTINUED FROM PAGE 15

tunity in a very respectful way to be able to access whatever they need while they’re here.”



John Matula

The markets are run by volunteers and began with stock coming from the school’s faculty and staff but has expanded to community donations as well. Alvin also has different types of student supports in place, such as an emergency fund for students if they need extra help getting by in situations ranging from a flat tire to the electricity at home in jeopardy of being turned off.

Luzerne County Community College’s main campus is in Nanticoke, Pennsylvania.

MORE ONLINE

This story was produced as part of the Higher Education Media Fellowship at the Institute for Citizens & Scholars. The fellowship supports new reporting into issues related to postsecondary career and technical education. A searchable database with diversity data for mid-size public community colleges (fall enrollments of 3,700 to 10,000) nationwide can be found with this story online at bizjournals.com/buffalo.

For the last decade, the college has been using Rice University’s library of free textbooks, called OpenStax, and over the past about five years also started using a system the school’s dubbed “inclusive access,” where they offer cheaper versions of textbooks in a digital format. Matula said he’d like to have all holis-

tic student supports housed in one center and recently put in a proposal to create a full-time social worker position on campus. “Being inclusive helps with retainment,” said Pitman of NCCC, “because if you feel comfortable where you’re living and going to school, you tend to stay and finish up.”

Power Your CPA Practice with Business Valuation

Add value and win new business owner clients with on-demand business valuations, powered by BizEquity.

BizEquity's valuation software empowers CPAs to:

- Prospect with Precision
- Offer Value-Add Services
- Enable Business Optimizations
- Strengthen Client Relationships

Go beyond tax preparation to set your firm apart.



See how BizEquity helps you transform the value you bring to business owners.

Scan the QR code or visit the URL below.

BIZ|EQUITY®
bizequity.com



BXB AWARDS

Brick by Brick is a high-profile evening that brings together the commercial real-estate industry from big-time developers, architects, contractors, engineers and more.

This program recognizes finalists in categories of real estate, construction and development in the Buffalo Niagara region.

EVENT DETAILS

Thursday, July 27, 2023 | 4:00pm-6:30pm
Forbes Theater - 500 Pearl

EVENT LINK

bizjournals.com/buffalo/event/168817

*No individual tickets will be sold for this event.

Platinum Sponsors



2023 FINALISTS

GOLD BRICK WINNERS: The Buffal-O Ferris Wheel

ADAPTIVE RE-USE

- Angela's House
- 270 Michigan
- Tugby-Lennon

COLLEGIATE

- Niagara University's Kiernan Center

COMMUNITY REVITALIZATION

- Lancaster Village Center
- True Bethel Commons

ELEMENTARY/MIDDLE/HIGH SCHOOL/DISTRICT

- Buffalo Academy of Science Charter School
- Eden Central School District Middle/High School Library
- Lancaster Central School District Court Street Auditorium

EXPANSION

- Pine Pharmaceuticals
- Audubon Library and Expansion

HISTORIC PRESERVATION

- Nash Lofts
- Vintage Flats

HISTORIC RENOVATION

- First National
- 478 Main
- Elmwood 3
- Verizon Wireless Headquarters

INDUSTRIAL

- 8 Dona Street Industrial Warehouse

COMPLEX

- Neighborhood Health Center - Riverway
- Atlas Surgery Center
- Bertrand Chaffee Hospital Health Center
- Excelsior Niagara Falls Medical Complex

MULTI-RESIDENTIAL

- Cold Spring Heights
- District West Lofts
- FayeBrooke on Youngs

MULTI-RESIDENTIAL AFFORDABLE

- Mt. Aaron Village
- Cigar Factory Apartments

NEW CONSTRUCTION

- Gates Circle-Lancaster Avenue Luxury Townhomes
- Ross Eye Institute

NEW OFFICE

- Five Star Bank Centre

RENOVATION

- Life Storage Niagara Falls
- JP Morgan Chase - Depew
- JP Morgan Chase - Eastview Plaza

RETAIL

- The Boulevard - South District
- 9310 Transit Road Shopping Plaza

M&T SPOTLIGHTS DOWNTOWN WITH \$24M TECH HUB



Bank aims to attract and retain talent in contemporary space

BY JACOB TIERNEY
jtierney
@bizjournals.com

PHOTOS BY JOED VIERA

▲ *The town hall area is a large event space in M&T's new Tech Hub.*

With the opening of its second tech hub, M&T Bank is doubling down on downtown.

The bank spent \$24 million to renovate four floors of the Lafayette Court building at 465 Main St. – nearly 100,000 square feet of space. Ciminelli Real Estate, which owns the building, spent an additional \$10 million renovating other parts of the building.

CannonDesign designed the space, and Arc Building Partners is the general contractor.

M&T cut the ribbon on the new M&T Tech hub earlier this month.

Michael Wisler, chief information officer for M&T, said this hub and its sister site at Seneca One are intended to attract and retain top talent.

“We believe that cities like Buffalo are in a race for relevance, and





◀ The tech hub features meeting spaces in all sizes.

relevance is mostly about talent,” he said.

Contemporary workers are looking for vibrant live-work-play neighborhoods, and M&T is trying to play a role in creating that environment downtown, Wisler said.

The Lafayette Court offices previously housed many of M&T’s tech employees, but they were stuck in a 1980s environment, said Keith Belanger, M&T senior executive vice president for corporate services.

CONTINUED ON PAGE 20

Chart Your Course to Success

You know your business; we know how to sell it. Together, we’ll drive the best possible outcome.

At Paramax, success is a team effort. Our M&A advisors are with you every step of the way to conduct due diligence, optimize your exit strategy, and plan for any potential obstacles. When it comes time to make the sale, we ensure you’re in prime position to secure top value.

Think of it this way: Your company is like a valuable freight liner, and you’ve steered it skillfully across the ocean. We’re the harbor pilots who know the local waters and can help you navigate the currents, avoid the rocks and shallows, and bring your ship safely into port.

» **Get Expert Support With Paramax**



PARAMAX
CORPORATION

paramaxcorp.com



Do you know a remarkable woman involved in the business world or community?

Business First celebrates the local women who are positively impacting their communities, blazing a trail and leaving their mark on Western New York.

Nominations are open for the 2023 program, and we are looking for women from every industry and profession!





Nomination deadline: June 23rd
Nominate online at: bizjournals.com/buffalo/nomination/87379

For more information, contact Jennifer Houle:
jhoule@bizjournals.com or 716.541.1639

Platinum Sponsors:



Diamond Sponsor:



“We believe that cities like Buffalo are in a race for relevance, and relevance is mostly about talent.”

MICHAEL WISLER,
chief information
officer, M&T Bank



CONTINUED FROM PAGE 19

The walls were lined with executive offices, while high cubicles filled the interior. Now employees work in open areas near the building’s large windows. The interior is occupied by meeting rooms and private spaces.

Belanger said this project shows the bank’s commitment to downtown Buffalo.

“We could have housed this tech hub anywhere,” he said,

▲ Rooms are equipped with cameras and screens for remote meetings.

“but we didn’t want to leave a hole in our downtown.”

M&T has invested \$100 million in downtown buildings over the last three years, Belanger said. The bank recently announced it would shutter several suburban offices as it consolidates operations in the city.

“Newer generations, they don’t want to sit in a suburban office park,” he said.

The new offices are designed to be part of a bustling down-

town neighborhood, said Michael Tunkey, design principal for CannonDesign.

“The whole concept of this space was to make it place-based,” he said.

It’s also designed to get workers – many of whom have grown accustomed to hybrid work – excited to come back to the office.

“It’s tailoring it to the people who are here,” said Brian Fiscus, interior architect for CannonDesign. “To make them feel happy, to bring them from their homes and downtown.”

Each floor of the four-floor space features a different space for employees to connect and have fun – an arcade, a virtual reality center, a library and a large, open town hall area that can be used for events.

The space has enough room for about 750 employees. M&T plans to house more than 500 employees there initially.

M&T’s technology division employees 1,900 employees in Buffalo and Wilmington, Delaware.

PANEL
OF
EXPERTS

ECONOMIC
DEVELOPMENT

Buffalo Business First’s panel of experts will share their insight into the factors that are and will influence the region’s business prospects in the future.

Thursday, August 10, 2023 7:30 - 9:30 am

Curly’s, 647 Ridge Rd, Lackawanna, NY 14218

<https://www.bizjournals.com/buffalo/event/168908>



BUFFALO
BUSINESS FIRST

PANELISTS



JOHN CAPPELLINO
President & CEO
ECIDA



DON L. WARRANT, CPA
Director
Freed Maxick CPAs

SPONSORS



SMALL BUSINESS LENDING ENVIRONMENT GETTING TIGHTER

Lenders are cautiously raising standards for loan applications in many sectors

BY ANDY MEDICI
amedici@bizjournals.com

“With respect to the commercial real estate, especially office space, I think it’s likely to get worse in the near term.”

DAVID FEIDER, Wolters Kluwer

Small-business loans are becoming harder to get and more expensive. And that combination is expected to get worse.

The credit market has been tightening – driven in part by the Federal Reserve’s sustained interest rate increases over the last year. New data from the Fed underscores how rapidly the lending ecosystem has worsened for business owners, with 46% of lenders surveyed saying they were tightening standards for commercial and industrial loans in the second quarter. Less than one-quarter of lenders said the same in the third quarter of last year.

For construction loans, 73.8% of lenders were tightening standards.

The banking industry also has suffered through several high-profile collapses this year, most notably Silicon Valley Bank, a development that has revealed weaknesses in many banks’ balance sheets. Since March 2022, the Federal Reserve has raised its target interest rate from about 0% to about 5% in a bid to tamp down inflation and tame what it saw as a hot job market. Recent data shows the job market remains resilient.

The latest research from the Fed is sobering and supported by oth-



DNY59/ GETTY IMAGES

▲ New data from the Federal Reserve underscores how rapidly the lending ecosystem has worsened for business owners.

er data, said commercial real estate expert David Feider, lead technology product manager at information and software firm Wolters Kluwer.

While the tightening of lending is typical of a normal business cycle, problems are anticipated when refinancing loans at a time of increased remote work, a unique issue that has the potential to make this cycle more severe, Feider said.

“With respect to commercial real estate, especially office space, I

think it’s likely to get worse in the near term, as the factors driving the reduction in demand for office space are not going away anytime soon,” he said.

For residential loans, just 1.9% of lenders said they were tightening standards for government-backed mortgages, while 21.6% were tightening jumbo mortgage standards. Meanwhile, 27.5% of lenders were tightening standards for auto loans, and 23.6% for consumer loans.



BILL BASKIN and SUSAN BLACKBURN
BASKIN LIVESTOCK

growth-or-tradition

Baskin Livestock’s success in recycling food waste into animal feed comes from a focus on growth and a belief that there’s value in what others are tempted to discard. Their bank feels the same. While other banks cycle through business relationships, Tompkins knows the best things are worth preserving. | tompkinsbank.com

we chose both

TOMPKINS BANKING | INSURANCE | WEALTH

your bank of choice

Deposit and loan products are offered through Tompkins Community Bank, Member FDIC. Investments and insurance products are not FDIC insured, are not bank guaranteed, and may lose value. Tompkins Insurance is licensed to conduct insurance business in all 50 states. 6/23



WHO'S WHO IN BANKING



RALPH AGONE

Commercial banking officer, Community Bank N.A.

- **Joined firm:** Joined Steuben Trust Co. in 2014 prior to CBNA acquisition in 2020
- **College:** B.S., St. John Fisher University
- **Born in:** Rome, N.Y.
- **Lives in:** Clarence Center
- **Spouse:** Connie
- **Children:** Matt, Katie
- **Grandchildren:** Elliana, Dominick



NICHOLAS ALBERALLA

Commercial banking officer, Community Bank N.A.

- **Joined firm:** 2021
- **College:** B.S., SUNY Buffalo State University; MBA, St. Bonaventure University
- **Professional designations:** MBA
- **Born in:** Buffalo
- **Lives in:** Orchard Park
- **Spouse:** Jennifer
- **Children:** Joey, Andy
- **Favorite nonprofits:** Ronald McDonald House Charities of WNY, Rotary Club of Buffalo, BestSelf Behavioral Health



DAVID ALM

Senior commercial banking officer, Community Bank N.A.

- **Joined firm:** 2014
- **College:** B.S., St. Bonaventure University
- **Born in:** Jamestown
- **Lives in:** Jamestown
- **Spouse:** Liza
- **Children:** Stefan, Corey, Jonathan
- **Grandchildren:** Henrik, Harper
- **Favorite nonprofits:** St. Jude Children's Research Hospital; Humane Society, Tunnels to Towers



JONATHAN AMOIA

Partner, managing director, Sandhill Investment Management

- **Joined firm:** 2014
- **College:** B.S., SUNY New Paltz; MBA, University of Rochester Simon School of Business
- **Professional designations:** Certified Private Wealth Advisor
- **Born in:** Las Vegas
- **Lives in:** Clarence
- **Children:** Giana, Matteo, Adriana
- **Favorite nonprofits:** The Fellowship of Christian Athletes, The BISON Children's Scholarship Fund, Buffalo AKG Art Museum



MICHAEL ANDERSON

Senior vice president, regional retail banking administrator, BankOnBuffalo

- **Joined firm:** 2018
- **College:** B.A., University at Buffalo; MBA, University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Hamburg
- **Spouse:** Kelly
- **Children:** Mia
- **Favorite nonprofits:** Leadership Buffalo, WNY Perinatal Bereavement Network, United Way



MARC BERNSTEIN

Co-founder and president, Stone Creek Advisors

- **Joined firm:** 2022
- **College:** B.A, University at Buffalo
- **Born in:** Hornell
- **Lives in:** Clarence Center
- **Spouse:** Laurie
- **Children:** Sam, Maxwell
- **Favorite nonprofits:** Buffalo RPM, Autism Services, Roswell Park Comprehensive Cancer Center



JUSTIN BIGHAM

EVP, chief community banking officer, Five Star Bank and Financial Institutions Inc.

- **Joined firm:** 2018
- **College:** St. Bonaventure University
- **Professional designations:** CPA
- **Born in:** Stratford, N.J.
- **Lives in:** Clarence Center
- **Spouse:** Heidi
- **Children:** Colin, Gabby
- **Favorite nonprofits:** Buffalo Zoo, Shea's Performing Arts Center, SPCA Serving Erie County



MARTIN BIRMINGHAM

President and CEO, Five Star Bank and Financial Institutions Inc.

- **Joined firm:** 2005
- **College:** B.A., St. Lawrence University; MBA, Simon Business School at the University of Rochester
- **Born in:** Rochester
- **Lives in:** Pittsford
- **Spouse:** Jill
- **Children:** Annie, Tommy
- **Favorite nonprofits:** Northland Workforce Training Center, Local Initiatives Support Corp. Western New York, The Teacher's Desk



SARAH BLANKENSHIP

COO, financial planner, wealth protection strategist, Wilcox Financial Group LLC

- **Joined firm:** 2012
- **College:** B.S., psychology, and MBA, University at Buffalo
- **Professional designations:** MBA
- **Born in:** Lewiston
- **Lives in:** Kenmore
- **Favorite nonprofits:** The Ugly Truth About the Girl Next Door, Family Justice Center, Power Of The Pack WNY



ROSANNE BRAXTON

President, Level Financial Advisors Inc.

- **Joined firm:** 1987
- **College:** B.S., Empire State College
- **Professional designations:** CFP
- **Born in:** Batavia
- **Lives in:** Snyder
- **Spouse:** James
- **Children:** Amanda, Ashley, Michele, Ariel, Shannon
- **Grandchildren:** Riley, Aidan
- **Favorite nonprofits:** Junior League of Buffalo, Northtowns Boys & Girls Club, Kevin Guest House



CHRISTINA BROZYNA

Executive vice president, head of business banking sales and operations, M&T Bank

- **Joined firm:** 1998
- **College:** B.S. and MBA, University at Buffalo



KEVIN BRZEZINSKI

Senior vice president, branch manager, Wells Fargo Advisors

- **Joined firm:** 2017
- **College:** B.S., University at Buffalo
- **Born in:** Buffalo
- **Lives in:** East Amherst
- **Spouse:** Liz
- **Children:** Braeden, Hunter, Lenna
- **Favorite nonprofits:** Make-A-Wish Foundation, Tee it up for the Troops, Adoption S.T.A.R.



DAVID BURGIO

Comprehensive wealth planner, Custom Wealth Strategies LLC

- **Joined firm:** 2011
- **College:** University at Buffalo
- **Professional designations:** CPA, PFS
- **Born in:** Orchard Park
- **Lives in:** Orchard Park
- **Spouse:** Lisa
- **Children:** David, Ava
- **Favorite nonprofits:** Community Foundation for Greater Buffalo, White Whiskers Senior Dog Sanctuary



SAMUEL BURRUANO

EVP, chief legal officer and corporate secretary, Five Star Bank and Financial Institutions Inc.

- **Joined firm:** 2016
- **College:** B.S., University at Buffalo; J.D., Cleveland Marshall College of Law
- **Born in:** Buffalo
- **Lives in:** Lockport
- **Spouse:** Lisa
- **Children:** Maddie
- **Favorite nonprofits:** D'Youville University, Field & Fork Network, United Way



TIMOTHY CALKINS

Co-chief investment officer, Nottingham Advisors

- **Joined firm:** 2017
- **College:** B.S., finance, Canisius College
- **Professional designations:** Chartered Financial Analyst
- **Born in:** Batavia
- **Lives in:** Clarence
- **Spouse:** Bethany
- **Children:** Timothy, Ryan, Oliver, Elias, Arlen
- **Favorite nonprofits:** Western New York Sustainable Business Roundtable, Hospice Buffalo, Gateway-Longview



ROBERT CASTIGLIONE

Partner, WNY Asset Management

- **Joined firm:** 2004
- **College:** B.S., Canisius College; MBA, Boston College
- **Professional designations:** CFP
- **Born in:** Rochester
- **Lives in:** Wheatfield
- **Spouse:** Kim
- **Children:** Joey, Nicky
- **Favorite nonprofits:** CCI Buffalo, City Mission, V Foundation



BRYAN CASTRO

Vice president, Mollot & Hardy Inc.

- **Joined firm:** 2010
- **College:** B.A., University of Rochester; M.A., University at Buffalo
- **Professional designations:** CFP
- **Born in:** Long Beach, Calif.
- **Lives in:** Elma
- **Spouse:** Laurie O'Connor
- **Children:** Ian, David, Michaela
- **Favorite nonprofits:** St. Luke's Mission of Mercy



LISA CEGLIA

Senior vice president, government relations, M&T Bank

- **Joined firm:** 2022
- **College:** B.S., Niagara University; MBA, Niagara University

WHO'S WHO IN BANKING



KATHERINE CHRISTOFERSON
CEO, McCollum Christoferson Group LLC
► **Joined firm:** 2012
► **College:** University of Minnesota
► **Born in:** Moose Lake, Minnesota
► **Lives in:** Amherst
► **Spouse:** Owen
► **Favorite nonprofits:** FeedMore WNY, John R. Oishei Children's Hospital of Buffalo, Salvation Army



MICHAEL CLEARY
Commercial banking officer, Community Bank N.A.
► **Joined firm:** 2020
► **College:** B.A., Canisius College; J.D., The Hohn Marshall Law
► **Born in:** Buffalo
► **Lives in:** Elma
► **Spouse:** Elizabeth
► **Children:** Matthew, John
► **Favorite nonprofits:** EMW Lacrosse, Boys and Girls Clubs, FeedMore WNY



MARK COLLARD
Managing partner, Landmark Wealth Management
► **Joined firm:** 2005
► **College:** B.S., Saint Vincent College; EMBA, University at Buffalo
► **Professional designations:** CPWA, AIF
► **Born in:** Buffalo
► **Lives in:** Amherst
► **Spouse:** Jacqueline
► **Children:** Gavin, Grace, Zach
► **Favorite nonprofits:** Child Advocacy Center of Niagara, Kaleida Health Foundation, St. Luke's Mission of Mercy



JILL COLOMBO
Partner, Dopkins & Co. LLP
► **Joined firm:** 2000
► **College:** B.S., SUNY Geneseo
► **Professional designations:** CPA
► **Born in:** Buffalo
► **Lives in:** Williamsville
► **Spouse:** Greg
► **Children:** Kyle, Aaron
► **Favorite nonprofits:** Community Foundation for Greater Buffalo, Hospice Buffalo, Susan G. Komen



SHAWN CONNOLLY
Partner, Jensen Marks Langer & Vance
► **Joined firm:** 2011
► **College:** B.S., SUNY Fredonia; MBA, St. Bonaventure University
► **Professional designations:** CFP
► **Born in:** Buffalo
► **Lives in:** Hamburg
► **Spouse:** Amy
► **Children:** Patrick, Molly, Clare



ERIC CONNOR
Owner, Connor Wealth Management
► **Joined firm:** 2009
► **College:** B.S., commerce management, Niagara University
► **Professional designations:** CFP
► **Born in:** Newfane
► **Lives in:** Lockport
► **Spouse:** Tracy
► **Children:** Jackson, Avery, Marin
► **Favorite nonprofits:** Grigg Lewis Foundation, Kenan Center, Lockport Ice Arena & Sports Center



JOSEPH CURATOLO
President, Georgetown Lawley Group LLC
► **Joined firm:** 1987
► **College:** B.S., SUNY Buffalo State University
► **Professional designations:** General Securities Representative Series 7, General Securities Principal Series 24, Municipal Fund Securities Principal Series 51, Uniform Securities Agent State Law Series 63, Uniform Investment Advisor Law Series 65, NY Insurance Rep. License
► **Born in:** Bronx
► **Lives in:** Williamsville
► **Favorite nonprofits:** Roswell Park Comprehensive Cancer Center, Ride for Roswell



RUSSELL D'ALBA
President and managing director, Paramax Corp.
► **Joined firm:** 1992
► **College:** B.S., accounting, University at Buffalo; Mutual-Gains Negotiation Program, Harvard University
► **Professional designations:** Certified Public Accountant, NY State, FINRA Series 7, 24, 63, 65, 79, 99, and Securities Industry Essentials
► **Born in:** Buffalo
► **Lives in:** Williamsville
► **Spouse:** Marcia
► **Children:** Andrea, Alicia
► **Grandchildren:** Ellie, Hayden, Augie, Avery



SARA DAYTON
Managing partner, Lumsden McCormick CPAs
► **Joined firm:** 1998
► **College:** B.S., accounting, SUNY Geneseo
► **Professional designations:** CPA
► **Born in:** Paris
► **Lives in:** Cheektowaga
► **Spouse:** Andy
► **Children:** Kayla
► **Favorite nonprofits:** SPCA Serving Erie County, Buffalo-Erie Marathon Association, Joyful Rescues



ANTHONY DELMONTE
Executive vice president, business banking market manager for UNY and WNY regions, M&T Bank
► **Joined firm:** 2021
► **College:** B.S., University at Buffalo; MBA, Canisius College; ABA Stonier Graduate School of Banking



ADAM DESMOND
Chief lending officer - EVP, Alden State Bank
► **Joined firm:** 2022
► **College:** B.A., finance, University of Buffalo; MBA, Canisius College
► **Born in:** Buffalo
► **Lives in:** Grand Island
► **Spouse:** Carin
► **Favorite nonprofits:** Literacy Buffalo Niagara, FeedMore WNY, Crohn's & Colitis Foundation



BRAD DOSSINGER
Corporate Community Reinvestment Act officer, M&T Bank
► **Joined firm:** 2014
► **College:** B.A., Kenyon College; MBA, University at Buffalo



PHILLIP DUQUIN
Senior vice president, Northeast regional head - payments, KeyBank
► **Joined firm:** 2018
► **College:** Niagara University
► **Born in:** Buffalo
► **Lives in:** Amherst



GREGORY DUVAL
Regional executive and managing director, Great Lakes Region, HSBC Bank USA NA
► **Joined firm:** 2007
► **College:** B.S., finance, University at Buffalo; MBA, financial markets and institutions, University at Buffalo
► **Professional designations:** Series 24, 79, 63 licenses
► **Born in:** Kenmore
► **Lives in:** Clarence
► **Spouse:** Kali
► **Children:** Logan, Brynn



JOHN EAGLETON
Commercial banking group manager, Community Bank N.A.
► **Joined firm:** 2020
► **College:** B.S., Canisius College; MBA, Duquesne University
► **Born in:** Buffalo
► **Lives in:** Orchard Park
► **Spouse:** Tina
► **Children:** Tyler, Spencer
► **Favorite nonprofits:** FeedMore WNY, SPCA, Hospice



STEVEN ELWELL
Chief investment officer, Level Financial Advisors Inc.
► **Joined firm:** 2007
► **College:** SUNY Alfred
► **Professional designations:** CFP
► **Born in:** Hornell
► **Lives in:** Buffalo
► **Spouse:** Breanna Pugh
► **Favorite nonprofits:** Olmstead Parks Conservancy, Lupus Alliance of Upstate NY, Ronald McDonald House Charities of Western New York



THOMAS EMMERLING
CEO, Dopkins & Co. LLP
► **Joined firm:** 1974
► **College:** B.S., Canisius College
► **Professional designations:** CPA, CFP, CGMA
► **Born in:** Buffalo
► **Lives in:** Orchard Park
► **Spouse:** Carol
► **Children:** Patrick, Thomas
► **Grandchildren:** Sophie, Timmy, Charley
► **Favorite nonprofits:** Buffalo Niagara Partnership, St. Bernadette Church, Sacred Heart League



PATRICIA FARRELL
Managing director, Wilmington Trust, an affiliate of M&T Bank
► **Joined firm:** 2014
► **College:** B.A., economics, University at Buffalo; MBA, Canisius University
► **Professional designations:** FINRA Series 63, 65, 7, 24
► **Born in:** Buffalo
► **Lives in:** Buffalo
► **Spouse:** Alan Pergament
► **Favorite nonprofits:** Mount Mercy Academy, BISON Children's Scholarship Fund, Providence Farm Collective

WHO'S WHO IN BANKING



JAMES FASHANO
President and CEO, Alliance Advisory Group Inc.
► **Joined firm:** 1995
► **College:** Gannon University
► **Lives in:** Orchard Park
► **Spouse:** Rachel
► **Children:** Robert, Michael, Luciana
► **Favorite nonprofits:** P.U.N.T Foundation, March of Dimes, St. Jude Children's Research Hospital



ERIC FELDSTEIN
Western New York regional president and head of business banking, M&T Bank
► **Joined firm:** 2003
► **College:** B.A., University at Buffalo; Executive MBA Leadership Program, Columbia Business School; MBA, University of Chicago Booth School of Business



NICHOLAS FIUME
Partner, Dopkins & Co. LLP
► **Joined firm:** 2017
► **College:** B.S., Canisius College
► **Professional designations:** CPA
► **Born in:** Buffalo
► **Lives in:** Lancaster
► **Favorite nonprofits:** St. Mary's High School, FeedMore WNY, Our Lady of Victory Charities



AMY FOGLE
CEO, Milestone
► **Joined firm:** 2020
► **College:** Canisius College
► **Born in:** Buffalo
► **Lives in:** Clarence
► **Spouse:** Ryan
► **Children:** Caroline, Clara, Colette
► **Favorite nonprofits:** The Milestone Foundation, Juvenile Diabetes Foundation, No Kid Hungry



RACHEL FOLEY
CFO, treasurer and principal financial/accounting officer, Lake Shore Savings Bank
► **Joined firm:** 1999
► **College:** Allegheny College
► **Lives in:** Fredonia
► **Favorite nonprofits:** Northern Chautauqua Community Foundation, Dunkirk-Fredonia Meals on Wheels, JDRF



NICKOLE GARRISON
Vice president, Garrison Murphy Wealth Management
► **Joined firm:** 2018
► **College:** Binghamton University
► **Professional designations:** CPA, CFP
► **Born in:** Binghamton
► **Lives in:** Orchard Park
► **Children:** Adam, Emily
► **Grandchildren:** William, Olivia
► **Favorite nonprofits:** Buffalo Center for Arts & Technology, United Way, Women's Foundation of WNY



F JAMES GINNANE
Managing member, Planned Futures Financial Group LLC
► **Joined firm:** 1997
► **College:** B.S., Niagara University
► **Professional designations:** CLU, ChFC, CFP
► **Born in:** Kenmore
► **Lives in:** East Amherst
► **Spouse:** Judy
► **Children:** Amy, Christien, Tracy
► **Grandchildren:** Hailey, Ashley
► **Favorite nonprofits:** Niagara University, Catholic Charities, St. Gregory's Parish



PATRICK GORMAN
Vice president, Community Bank N.A.
► **Joined firm:** 2011
► **College:** B.S., University at Buffalo
► **Born in:** Buffalo
► **Lives in:** Orchard Park
► **Spouse:** Paula
► **Children:** Cassandra, Thomas, Patrick
► **Grandchildren:** Onalee, Kaia, Knox
► **Favorite nonprofits:** Hospice of Buffalo, St Lukes Mission, Buffalo SPCA



SHANT GOUBRIAL
Co-managing partner, COO, Sandhill Investment Management
► **Joined firm:** 2011
► **College:** Walsh College of Accountancy and Business
► **Born in:** Alexandria
► **Lives in:** Niagara Falls
► **Spouse:** Natalie
► **Children:** Angelina, Adrianna
► **Favorite nonprofits:** Bunkers in Baghdad, Big Brothers Big Sisters, Coptic Orphans



MARTY GRIFFITH
Senior executive vice president, chief banking officer, BankOnBuffalo, division of CNB Bank
► **Joined firm:** 2016
► **College:** B.S., business administration, Ithaca College; Graduate School of Banking, University of Wisconsin
► **Born in:** Batavia
► **Lives in:** Buffalo
► **Spouse:** Amy Jo
► **Children:** Taylor Leigh, Samantha Jo
► **Grandchildren:** Henry, Marleigh Jo, Atlas
► **Favorite nonprofits:** Kevin Guest House, St. Mary's School for the Deaf, Camp Good Days



JEFFREY HAHN
President and owner, SC Parker LLC
► **Joined firm:** 2013
► **College:** Alfred University
► **Professional designations:** CFP
► **Born in:** Buffalo
► **Lives in:** Williamsville
► **Spouse:** Jill
► **Children:** Alyssia, Andrew, Alexander
► **Favorite nonprofits:** Buffalo Zoo, Boy Scouts, Darwin Martin House



RICHARD HAMISTER
Region president, Northwest Bank
► **Joined firm:** 2018
► **College:** B.A., business administration and accounting, Thiel College; MBA, concentration in finance, Canisius College
► **Born in:** Buffalo
► **Lives in:** Buffalo
► **Children:** Matthew, Kelly
► **Favorite nonprofits:** BestSelf Behavioral Health, Hilbert College, Buffalo Sabres Foundation



THOMAS HANLON
President, Courier Capital LLC
► **Joined firm:** 2005
► **College:** B.S., Canisius College; MBA, University at Buffalo
► **Professional designations:** CFA, CFP(r), CEBS
► **Born in:** Buffalo
► **Spouse:** Lisa
► **Children:** Ryan, Tara, Faith



ROBERT HARMS
President/CEO, Western Division Federal Credit Union
► **Joined firm:** 2003
► **College:** B.S., accounting, Canisius College
► **Born in:** Buffalo
► **Lives in:** Buffalo
► **Spouse:** Darlynn
► **Children:** Jessica, Rebecca, Erica
► **Grandchildren:** Raymond III
► **Favorite nonprofits:** SPCA; FeedMore WNY, Salvation Army



TINA HASSLER
Partner, Sandhill Investment Management
► **Joined firm:** 2013
► **College:** B.A., University of Connecticut
► **Born in:** Buffalo
► **Lives in:** Grand Island
► **Spouse:** Jeff
► **Children:** Caroline, Emilia, Shepard
► **Favorite nonprofits:** Journey's End Refugee Services, FeedMore WNY, Child Care Resource Network



DAVID HAWKER
Senior vice president, commercial sales team leader, BankOnBuffalo
► **Joined firm:** 2016
► **College:** B.S., Plattsburgh State University; MBA, Clarkson University
► **Born in:** Buffalo
► **Lives in:** East Amherst
► **Spouse:** Lindsay
► **Children:** Hadley, Raegan
► **Favorite nonprofits:** Leukemia & Lymphoma Society, 11 Day Power Play, Make-A-Wish Foundation



AMANDA HAYS
Relationship manager, vice president, Key Private Bank
► **Joined firm:** 2009
► **College:** B.S., SUNY Fredonia
► **Born in:** Buffalo
► **Lives in:** Orchard Park
► **Spouse:** Andrew
► **Children:** Parker, Paige
► **Favorite nonprofits:** National Federation for Just Communities of WNY Inc., WNY Women's Foundation, Kevin Guest House



MICHAEL HEBURN
COO, Level Financial Advisors Inc.
► **Joined firm:** 2014
► **College:** SUNY Potsdam
► **Born in:** Utica
► **Lives in:** Clarence
► **Spouse:** Kim Marie
► **Children:** Madison, Jordan
► **Favorite nonprofits:** United Way, Catholic Charities, Wounded Warrior Project

WHO'S WHO IN BANKING



ELISE MURPHY
Director of client services, Level Financial Advisors Inc.
► **Joined firm:** 2012
► **College:** SUNY Fredonia
► **Professional designations:** CFP
► **Born in:** Jamestown
► **Lives in:** Kenmore
► **Spouse:** Adam
► **Children:** Valerie, Naomi
► **Favorite nonprofits:** Buffalo Prenatal Perinatal Network, Junior League of Buffalo, Compass House



ERIC HEPKINS
CEO, Cornerstone Community Federal Credit Union
► **Joined firm:** 2018
► **College:** B.A., Geneseo; MBA, University at Buffalo
► **Born in:** Buffalo
► **Lives in:** North Clarence
► **Spouse:** Elizabeth
► **Favorite nonprofits:** Niagara Hospice, Sleep In Heavenly Peace, Lockport Cares



THOMAS INSALACO
Vice president - business valuation, MPI
► **Joined firm:** 2020
► **College:** University at Buffalo
► **Professional designations:** CFA, ASA, CEPA
► **Born in:** North Tonawanda
► **Lives in:** East Amherst



GLENN JACKSON
Chief diversity officer, M&T Bank
► **Joined firm:** 1999
► **College:** B.A., Harvard University



TED JANICKI
Buffalo president, Bank of America
► **Joined firm:** 2003
► **College:** B.A., University at Buffalo; M.S., University at Buffalo
► **Born in:** Buffalo
► **Lives in:** Clarence
► **Children:** Teddy
► **Favorite nonprofits:** BNMC IC Success, WEDI, SPCA



MARK JANULEWICZ
Partner, Lumsden McCormick CPAs
► **Joined firm:** 1992
► **College:** B.S., accounting, University at Buffalo
► **Professional designations:** CPA
► **Born in:** Buffalo
► **Lives in:** Orchard Park
► **Spouse:** Deanna
► **Children:** Erin, Jake
► **Favorite nonprofits:** Aspire of WNY, Kevin Guest House, St. John Vinney Church



BRIAN JENSEN
Partner, financial adviser, Jensen Marks Langer & Vance LLC
► **Joined firm:** 1980
► **College:** B.S., University at Buffalo
► **Professional designations:** CFP, CLU, ChFC, AIF
► **Born in:** Detroit
► **Lives in:** Elmwood Village
► **Spouse:** Claire
► **Children:** Andrew, Alexander
► **Favorite nonprofits:** FeedMore WNY Foundation, Olmsted Parks, Buffalo Go Green



RENE JONES
Chairman/CEO, M&T Bank
► **Joined firm:** 1992
► **College:** B.S., Boston College; MBA, University of Rochester



CHRIS KANIA
Executive vice president, head of WNY commercial banking, M&T Bank
► **Joined firm:** 1999
► **College:** BBA, University of Notre Dame; Executive Program, University of Michigan; MBA, University at Buffalo



CHRIS KAY
Senior executive vice president, head of enterprise platforms, M&T Bank
► **Joined firm:** 2018
► **College:** B.A., University of Wisconsin-Madison; J.D., University of Minnesota Law School



EUGENE KERSHNER
Partner, Chiampou Travis Besaw & Kershner LLP
► **Joined firm:** 1994
► **College:** B.S., Elmira College
► **Professional designations:** CPA
► **Born in:** Reading
► **Lives in:** East Amherst
► **Spouse:** Shaena
► **Children:** Emily, Evan, Anthony, Domenic, Natalie, Brennan, Annalise
► **Favorite nonprofits:** Buffalo Renaissance Foundation, Greater Buffalo Sports Hall of Fame, Amherst Police Foundation



CHRIS KICINSKI
Partner, Sandhill Investment Management
► **Joined firm:** 2011
► **College:** B.S., University at Buffalo
► **Professional designations:** CPA, CFP(r)
► **Born in:** Buffalo
► **Lives in:** Clarence Center
► **Spouse:** Laura
► **Children:** Carter, Owen, Hudson, Sawyer
► **Favorite nonprofits:** Roswell Park Comprehensive Cancer Center, Oshei Children's Hospital, Cradle Beach



LISA KIRISITS
Managing partner, Kirisits & Associates CPAs PLLC
► **Joined firm:** 1997
► **College:** B.S. and MBA, University at Buffalo
► **Professional designations:** CPA, CGMA
► **Born in:** Cleveland
► **Lives in:** Lancaster
► **Spouse:** Fred
► **Favorite nonprofits:** Trocaire College, VIA - Visually Impaired Advancement, WNY Women's Foundation



ROBERT KLOSS
Financial advisor, ClearPlan Financial Inc.
► **Joined firm:** 2007
► **College:** J.D., University of Miami
► **Professional designations:** CFP
► **Born in:** Binghamton
► **Lives in:** Orchard Park
► **Favorite nonprofits:** Shriners International, Roswell Park Comprehensive Cancer Center, Federalist Society



BRETT KOEPFEL
Founder, Eudaimonia Wealth
► **Joined firm:** 2019
► **College:** Canisius College
► **Professional designations:** CFP
► **Born in:** Kenmore
► **Lives in:** Elmwood Village
► **Spouse:** Erin
► **Favorite nonprofits:** FPA of WNY, Habitat Buffalo, FeedMore WNY



ERIN KOMOROWSKI
Director of ESG and sustainability, M&T Bank
► **Joined firm:** 2015
► **College:** B.A., Rice University; MBA, The Wharton School



HENRY KOZIOL
Managing director, Freed Maxick CPAs
► **Joined firm:** 1983
► **College:** B.S., Canisius College
► **Professional designations:** CPA, CFP
► **Born in:** Buffalo
► **Lives in:** Elma
► **Spouse:** Anne
► **Children:** Kathryn
► **Favorite nonprofits:** United Way, Buffalo City Mission, FeedMore WNY



MATTHEW KRAJNA, CFA
Co-chief investment officer, Nottingham Advisors
► **Joined firm:** 2012
► **College:** B.S., accounting, finance, accounting information systems, Canisius College; MBA, Canisius College
► **Professional designations:** CFA
► **Born in:** Buffalo
► **Lives in:** Clarence
► **Spouse:** Nicole
► **Children:** William, Emma, Ava
► **Favorite nonprofits:** Salvation Army, Gateway-Longview, United Way

WHO'S WHO IN BANKING



JAMES KRUPINSKI

Partner, Dopkins & Co. LLP

- **Joined firm:** 2003
- **College:** B.S., University at Buffalo
- **Professional designations:** CPA
- **Born in:** Buffalo
- **Lives in:** Lancaster
- **Spouse:** Kim
- **Children:** Jeremy, Luke
- **Favorite nonprofits:** National Multiple Sclerosis Society, BestSelf Behavioral Health, Camp Good Days & Special Times



BRIAN LAIBLE

Managing partner, Landmark Wealth Management

- **Joined firm:** 2011
- **College:** B.S., Canisius College; MBA, University of Notre Dame
- **Professional designations:** CPA, CFP, CIMA, AIF
- **Born in:** Buffalo
- **Lives in:** Amherst
- **Spouse:** Jennifer
- **Children:** Grace, Jack, Jane, Anna
- **Favorite nonprofits:** Buffalo Zoo, The Patrick P. Lee Foundation, Catholic Charities



CHRIS LEVY

President and CEO, Pursuit

- **Joined firm:** 2012
- **College:** B.S., finance, University of Maryland; J.D., Albany Law School
- **Favorite nonprofits:** Ronald McDonald House, American Cancer Society, The ALS Association



KIM LIDDELL

President and CEO, Lake Shore Savings Bank

- **Joined firm:** 2023
- **College:** B.A., Randolph-Macon College



THOMAS LIOLOS

Branch manager, Paragon Home Loans Inc.

- **Joined firm:** 1992
- **College:** B.S., University at Buffalo
- **Born in:** Williamsville
- **Lives in:** Clarence
- **Spouse:** Suzanne
- **Children:** Taylor, Sasha
- **Favorite nonprofits:** FeedMore WNY, NativityMiguel Middle School of Buffalo



MARY KATE LOFTUS

President, Impressia Bank

- **Joined firm:** 2023
- **College:** B.S., SUNY at Binghamton; MBA, Canisius College
- **Born in:** South Buffalo
- **Lives in:** Lancaster
- **Spouse:** Kevin
- **Children:** Molly, Kevin
- **Favorite nonprofits:** United Way of Buffalo & Erie County, Western New York Women's Foundation, Buffalo Prep



RON LOJACONO

Partner, WNY Asset Management

- **Joined firm:** 2005
- **College:** B.S., Medaille University
- **Professional designations:** CFP
- **Born in:** Buffalo
- **Lives in:** East Amherst
- **Spouse:** Sarah
- **Children:** Jessica, Laura, Joe
- **Favorite nonprofits:** Save the Michael's, Buffalo City Mission, White Whiskers



TERESA MAJORS

Partner, Dopkins & Co. LLP

- **Joined firm:** 2003
- **College:** B.S., SUNY Oswego; MBA, University at Buffalo
- **Professional designations:** CPA
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Jim
- **Children:** Nolan
- **Favorite nonprofits:** Trocaire College, Catholic Health System, St. Luke's Mission of Mercy



RYAN MARTIN

Managing partner, Fairchild Capital Partners LLC

- **Joined firm:** 2017
- **College:** B.S., Boston College; MBA, Simon Business School - University of Rochester
- **Born in:** Buffalo
- **Lives in:** Elma
- **Spouse:** Caryn
- **Favorite nonprofits:** Wings Flights of Hope, 100 Club of Buffalo, Roswell Park Alliance Foundation



MOLLY MAYERS

SVP, director of lending and marketing, Cornerstone Community FCU

- **Joined firm:** 2011
- **Born in:** Lewiston
- **Lives in:** Lockport
- **Spouse:** Paul
- **Favorite nonprofits:** Niagara Hospice, Sleep In Heavenly Peace, Olivia's Bears



GERARD MAZURKIEWICZ

Partner, Dopkins & Co. LLP

- **Joined firm:** 2004
- **College:** B.S., University at Buffalo
- **Professional designations:** CPA
- **Born in:** Buffalo
- **Lives in:** West Seneca
- **Spouse:** Barbara
- **Children:** Gerard Jr., Christopher (deceased), Elizabeth
- **Grandchildren:** Ashleigh, Jacob, Allison, Emileigh, Olivia, Gabriella
- **Favorite nonprofits:** Ralph C. Wilson Foundation, Community Foundation for Greater Buffalo, John R. Oishei Children's Hospital/The Children's Hospital of Buffalo Foundation



ROBERT MCARDLE

Managing director, JPMorgan Chase Bank N.A.

- **Joined firm:** 1991
- **College:** BBA, finance, St. Bonaventure University; master's, Canisius College
- **Professional designations:** Series 79, Series 63, Series 24
- **Born in:** Kenmore
- **Lives in:** Orchard Park
- **Spouse:** Gail
- **Children:** Zachary, Collin, Anna, Nolan
- **Grandchildren:** Kristopher, Josephine, Elijah, Benjamin, Theodore, Naomi, Nathan
- **Favorite nonprofits:** Junior Achievement of Western New York, Bison Children's Scholarship Fund, Compeer Buffalo



BART MCGLOIN

Partner, Dopkins & Co. LLP

- **Joined firm:** 1988
- **College:** B.S., D'Youville College
- **Professional designations:** CPA, CFE, CFF
- **Born in:** Buffalo
- **Lives in:** Wheatfield
- **Spouse:** Sandy
- **Children:** Andrew, Allison, John
- **Favorite nonprofits:** D'Youville University, St. Joseph's Collegiate Institute, St. Amelia R.C. Church



LAWRENCE MCGOWAN

President, Arbor Capital Management

- **Joined firm:** 1995
- **College:** B.S, Canisius College; MBA, Canisius College
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Marian
- **Children:** Melissa, Karen, Laura, Timothy
- **Grandchildren:** Quinlan, Shane, Thomas, Evan, Emma, Ryan
- **Favorite nonprofits:** St. Mary's School for the Deaf, Community Music School, Girl Scouts of WNY



MICHAEL MCMAHON

Buffalo market president and regional commercial bank executive, KeyBank

- **Joined firm:** 2015
- **College:** B.S., University of Michigan; M.A. University at Buffalo
- **Lives in:** Buffalo
- **Favorite nonprofits:** United Way, Say Yes Buffalo, WEDI

WHO'S WHO IN BANKING



ALAN MOLLOT

President, Mollot & Hardy Inc.

- **Joined firm:** 1970
- **College:** University at Buffalo
- **Professional designations:** CFP, CLU, ChFC, LUTCF
- **Born in:** New York
- **Lives in:** Williamsville
- **Spouse:** Barbara
- **Children:** Robert, Stephen
- **Grandchildren:** Jacob, Lillie, Blaine



KYLE MORGAN

Senior vice president, Key Private Bank

- **Joined firm:** 2018
- **College:** B.A., Pennsylvania State University
- **Professional designations:** CM & AA, CWS
- **Born in:** DuBois, Pennsylvania
- **Lives in:** Hamburg
- **Spouse:** Neil
- **Favorite nonprofits:** Western New York Scout Council, Evergreen Health, Aspire, Goodwill, People Inc., Leadership Buffalo



JOHN MOSHIDES

President, Moshides Financial Group Inc.

- **Joined firm:** 1987
- **College:** University at Buffalo
- **Professional designations:** CLU ChFC AEP CLTC
- **Born in:** Niagara Falls
- **Lives in:** Clarence
- **Spouse:** Suzanne
- **Children:** Dana, Lindsay
- **Grandchildren:** Charlotte
- **Favorite nonprofits:** St. Lukes Mission of Mercy, Hearts for the Homeless, Bison Scholarship Fund



SEAN MOSKAL

Commercial banking team leader - Buffalo, KeyBank

- **Joined firm:** 2018
- **College:** B.S. and MBA, University at Buffalo
- **Born in:** Monterey, California
- **Lives in:** Clarence Center
- **Spouse:** Courtney
- **Children:** Maura, Keira
- **Favorite nonprofits:** WEDI, 100 Club of Buffalo, HWI



ANNE MUSYNSKE

Executive vice president, retail market manager for WNY region, M&T Bank

- **Joined firm:** 2009
- **College:** B.S., Niagara University; MBA, Loyola University Maryland



DAVID NASCA

President and CEO, Evans Bank

- **Joined firm:** 2006
- **College:** Canisius College
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Mary Beth
- **Favorite nonprofits:** Brothers of Mercy, VIA Buffalo, Catholic Charities



ALBERT NIGRO

Partner, Dopkins & Co. LLP

- **Joined firm:** 1994
- **College:** B.S., Canisius College
- **Professional designations:** CPA, CVA
- **Born in:** Buffalo
- **Lives in:** Snyder
- **Spouse:** Patti
- **Children:** Alissa
- **Favorite nonprofits:** FeedMore WNY, Roswell Park Alliance Foundation, St. Jude's Children's Research Hospital



MICHAEL NOAH

President, BankOnBuffalo

- **Joined firm:** 2017
- **College:** B.S., SUNY Cortland
- **Born in:** Williamsville
- **Lives in:** Clarence Center
- **Spouse:** Jennifer
- **Children:** Rachel, Michael, Jack
- **Favorite nonprofits:** Read To Succeed Buffalo, Peaceprints of WNY, Wounded Warrior Project



MICHAEL NOWICKI

Senior vice president, commercial banking market executive, Bank of America

- **Joined firm:** 2006
- **College:** B.S., Canisius College; MBA, University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Hamburg
- **Spouse:** Susan
- **Children:** Alyssa, Christina
- **Favorite nonprofits:** Buffalo Niagara Waterkeeper, Buffalo Museum of Science, Nardin Academy



NICHOLLE OVERKAMP

CEO and founder/financial advisor, Wilcox Financial Group

- **Joined firm:** 2012
- **College:** Medaille University
- **Professional designations:** MBA, ChFC, CDFA
- **Born in:** Buffalo
- **Lives in:** Clarence
- **Spouse:** Christopher
- **Favorite nonprofits:** Girl Scouts of WNY, EMMC Foundation, WNY Heroes



KEN PAWLAK

Executive VP, chief growth officer, Evans Bank

- **Joined firm:** 2017
- **College:** MBA, University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Wheatfield
- **Spouse:** Debbie
- **Children:** Sarah, Rachel, Matthew
- **Favorite nonprofits:** Family Justice Center, Amherst Chamber of Commerce



JOHN PIERONI

Managing partner, WNY Asset Management

- **Joined firm:** 2001
- **College:** B.A., University at Buffalo
- **Professional designations:** CFP
- **Born in:** Buffalo
- **Lives in:** Eggertsville
- **Spouse:** Maria
- **Children:** Jack, Luke, William
- **Favorite nonprofits:** Buffalo City Mission, Sleep in Heavenly Peace, University at Buffalo



ROBERT POLLOCK

Partner, Dopkins & Co. LLP

- **Joined firm:** 1988
- **College:** B.S., Canisius College; B.S., LeMoyne College
- **Professional designations:** CPA, CVA
- **Born in:** Buffalo
- **Lives in:** East Amherst
- **Spouse:** Katherine
- **Children:** Michael, Elizabeth, Gregory, Jeffrey
- **Favorite nonprofits:** Catholic Charities, FeedMoreWNY, Canisius College



THOMAS QUEALY JR.

CEO, Nottingham Advisors

- **Joined firm:** 1989
- **College:** B.B.S., economics, University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Clarence
- **Spouse:** Renee
- **Children:** Patrick, Andrew
- **Favorite nonprofits:** University at Buffalo Foundation, Buffalo Renaissance Foundation, Loggerhead Marinelifelife Center



KEVIN QUINN

Chief commercial banking officer, Five Star Bank and Financial Institutions Inc.

- **Joined firm:** 2020
- **College:** B.A., University of Notre Dame; MBA, J.D., University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Buffalo
- **Spouse:** Therese
- **Children:** Emmet, Kate, Kevin
- **Favorite nonprofits:** Canisius High School, Nardin Academy, St. Mark's

WHO'S WHO IN BANKING



ANDREW READING

Partner, Dopkins & Co. LLP

- **Joined firm:** 2007
- **College:** B.S., SUNY Fredonia
- **Professional designations:** CPA
- **Born in:** Erie, Pennsylvania
- **Lives in:** West Seneca
- **Spouse:** Kelly
- **Children:** Abigail, Nicholas
- **Favorite nonprofits:** YMCA Buffalo Niagara, The Horizon Corporations, Hospice Buffalo



JAMES REHAK, JR.

Partner and managing director, Lawley Retirement Advisors

- **Joined firm:** 1984
- **College:** B.S., University at Buffalo
- **Professional designations:** AIF, CLU, ChFC, REBC, SEC filed Registered Investment Advisor
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Kelly
- **Children:** JP, Meegan
- **Favorite nonprofits:** Roswell Park Comprehensive Cancer Center, Buffalo State College, Arc of Erie County New York



BEAU RIGGS

Wealth adviser, Crux Wealth Advisors / Raymond James

- **Joined firm:** 2022
- **College:** B.S., California State University, Northridge
- **Professional designations:** CLTC
- **Born in:** San Diego
- **Lives in:** Orchard Park
- **Spouse:** Lindsay
- **Children:** Chloe, Jack, Zander
- **Favorite nonprofits:** Hope Rises, Mental Health Advocates of WNY, P.U.N.T.



RICK RYSKALCZYK

Chief equity analyst, co-managing partner, Sandhill Investment Management

- **Joined firm:** 2010
- **College:** B.S., Canisius College
- **Professional designations:** CFA
- **Born in:** Buffalo
- **Lives in:** North Buffalo
- **Spouse:** Veronica
- **Children:** Adeline, Eliana, Edison, Theo
- **Favorite nonprofits:** Say Yes to Education, Westminster Economic Development Initiative, Buffalo City Mission



JUSTIN SANDERSON

CEO, Sanderson Wealth Management LLC

- **Joined firm:** 2001
- **College:** BBA, MBA, Niagara University
- **Professional designations:** CFP, CIMA, DACFP
- **Born in:** Buffalo
- **Lives in:** East Amherst
- **Spouse:** Katy
- **Children:** Jackson, Felicity, Hunter
- **Favorite nonprofits:** Buffalo Zoo, Buffalo AKG Art Museum, SPCA



JOHN SANDERSON

Chairman and founder, Sanderson Wealth Management LLC

- **Joined firm:** 2001
- **College:** Niagara University
- **Professional designations:** CPA, CIMA
- **Born in:** North Tonawanda
- **Lives in:** Orchard Park
- **Spouse:** Karen
- **Children:** Jason, Justin
- **Grandchildren:** Jane, Jackson, Leigh, Felicity, Hunter
- **Favorite nonprofits:** Buffalo AKG Art Museum, Buffalo Zoo, Niagara University



DANIEL SCHLEIN

Managing associate and financial adviser, Alliance Advisory Group

- **Joined firm:** 2017
- **College:** Niagara University
- **Professional designations:** MBA, RICP
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Daniel
- **Favorite nonprofits:** Cystic Fibrosis Foundation, United Way, Carly's Club



JAMES SEGARRA

Managing partner, Tronconi Segarra & Associates LLP

- **Joined firm:** 1995
- **College:** B.S., Canisius College
- **Professional designations:** CPA
- **Born in:** Niagara Falls
- **Lives in:** Williamsville
- **Spouse:** Ann
- **Children:** Kailee, Justyn



JEFF SENTIFF

SVP, director of retail and commercial development, Cornerstone Community Federal Credit Union

- **Joined firm:** 2022
- **College:** B.A., University at Buffalo
- **Born in:** Dayton, Ohio
- **Lives in:** Lancaster
- **Spouse:** Julie
- **Children:** Kayla, Avery
- **Favorite nonprofits:** Senior Wishes, Oishei Foundation, Habitat For Humanity



NICK SNYDER

Chief operations executive, Evans Bank

- **Joined firm:** 2015
- **College:** University at Buffalo
- **Professional designations:** CPA
- **Born in:** Buffalo
- **Lives in:** Town of Tonawanda
- **Spouse:** Caitlin
- **Children:** Madeline, Henry
- **Favorite nonprofits:** Beyond Support Network, Buffalo Urban League



DOUGLAS SOSNOWSKI

Managing director, Brisbane Consulting Group LLC

- **Joined firm:** 2005
- **College:** BS Business Administration, University at Buffalo
- **Professional designations:** CPA/ABV, ASA, CFF
- **Born in:** Lewiston
- **Lives in:** Amherst
- **Spouse:** Kristi
- **Children:** Tori, Kristina, Amanda, Julia
- **Favorite nonprofits:** Community Services for Every1, Camp Koinonia, St. Luke's Mission of Mercy



TODD TEVENS

Co-managing director, Lawley Retirement Advisors

- **Joined firm:** 2013
- **College:** B.A., Mercyhurst University
- **Professional designations:** AIF, CPFA, FINRA Series 7 & 66 Licenses, NYS Life, Accident, and Health License
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Andrea
- **Children:** Tyler, Tanner, Trevor
- **Favorite nonprofits:** Buffalo Hearing & Speech Center, St. Joseph's Collegiate Institute, Saints Peter & Paul School



ANTHONY TOMASULA

President, PPS Retirement Advisors

- **Joined firm:** 2000
- **College:** B.A., University of Rochester
- **Professional designations:** AIF
- **Born in:** Buffalo
- **Lives in:** Clarence Center
- **Spouse:** Michelle
- **Children:** Noah, Alex
- **Favorite nonprofits:** CHC Learning Center, Suburban Adult Services, The Children's League



DANIEL TOOLE

Managing director, Arbor Capital Management

- **Joined firm:** 2018
- **College:** B.S, The Pennsylvania State University; MBA, Canisius College
- **Born in:** Buffalo
- **Lives in:** Lancaster
- **Spouse:** Kathleen
- **Children:** Katherine, Ryan, Emily, Meghan



DIANE TORCELLO

President, WNY, Tompkins Community Bank

- **Joined firm:** 2005
- **College:** Roberts Wesleyan University
- **Born in:** Batavia
- **Lives in:** Pavilion
- **Spouse:** Ralph
- **Children:** Trevor, Paul
- **Grandchildren:** Gianna, Madison, Mila
- **Favorite nonprofits:** Genesee Community College Foundation, CASA, Hollwedel Memorial Library

WHO'S WHO IN BANKING



MARK TRYNISKI
CEO, Community Bank N.A.

- **Joined firm:** 2003
- **College:** SUNY Oswego, Onondaga Community College
- **Professional designations:** CPA (inactive)
- **Born in:** Fulton
- **Lives in:** Baldwinsville
- **Spouse:** Phyllis
- **Children:** Nick, Tim, Katie, Kellie
- **Grandchildren:** Aliyah, Ella, Charlie, Julian
- **Favorite nonprofits:** Samaritan Center, United Way, food bank



JAMES TYRPAK
Chairman, Tyrpak Wealth Strategies

- **Joined firm:** 1988
- **College:** B.A., University at Buffalo; MSFS, The American College
- **Professional designations:** CLU, ChFC, AEP
- **Born in:** Buffalo
- **Lives in:** Williamsville
- **Spouse:** Donna
- **Children:** Michael, Jeffrey
- **Grandchildren:** William, Charles
- **Favorite nonprofits:** Buffalo Rotary Foundation, Society of FSP Foundation, Naval Park



GREGORY URBAN
Partner, Dopkins & Co. LLP

- **Joined firm:** 2003
- **College:** B.S., Canisius College; MST, Canisius College
- **Professional designations:** CPA, CVA
- **Born in:** Buffalo
- **Lives in:** Clarence
- **Spouse:** Julie
- **Children:** Sarah
- **Favorite nonprofits:** St. Gregory the Great, Canisius College, Nardin Academy



CYNTHIA VANCE
Manager, Jensen Marks Langer & Vance LLC

- **Joined firm:** 1997
- **College:** B.S., Michigan State University; MBA, Xavier University; J.D., University at Buffalo School of Law
- **Professional designations:** CFP, ChFC, AIF
- **Born in:** Buffalo
- **Lives in:** Buffalo
- **Spouse:** Scott
- **Children:** Jack
- **Favorite nonprofits:** Buffalo Toronto Public Media, Center for Elder Law & Justice, People Inc.



LISA WALSH
SVP of investments, managing director of investments, LJW Wealth Management of Raymond James

- **Joined firm:** 2014
- **College:** B.S., economics, University of Rochester
- **Professional designations:** CPWA
- **Born in:** Kenmore
- **Lives in:** Buffalo
- **Children:** Katie, PJ
- **Favorite nonprofits:** Roswell Park Comprehensive Cancer Center, Hospice, Habitat for Humanity



PETER WALSH
Senior vice president, managing director, Raymond James

- **Joined firm:** 2014
- **College:** B.S., Frostburg State University, Maryland
- **Professional designations:** RICP
- **Born in:** Buffalo
- **Children:** Katie, PJ
- **Favorite nonprofits:** Hospice Signature Society, Catholic Charities, St. Vincent de Paul



NATHAN WAY
Owner, Novity Wealth Solutions LLC

- **Joined firm:** 2007
- **College:** University at Buffalo
- **Professional designations:** ChFC, AIF, CLTC
- **Born in:** Muncie, Indiana
- **Lives in:** Clarence
- **Spouse:** Stefanie
- **Children:** Serena, Ryan, Abigail
- **Favorite nonprofits:** Endeavor Health Services, Rotary Club of Clarence, The Jacobs Institute



JONATHAN WEIR
Managing partner, Weir Financial Resources

- **Joined firm:** 1997
- **College:** B.A., Boston University; J.D., University at Buffalo
- **Favorite nonprofits:** US Ski Team, Red Cross, FeedMore WNY



CAROLYNN WELCH
Executive director, WEDI (Westminster Economic Development Initiative)

- **Joined firm:** 2017
- **College:** B.S., D'Youville University
- **Born in:** Buffalo
- **Lives in:** Hamburg
- **Children:** Jack, Madeline, Emily
- **Favorite nonprofits:** WEDI, Buffalo Prep, Foundry



JEFFREY WERDEIN
Executive vice president, commercial division, Lake Shore Savings Bank

- **Joined firm:** 2014
- **College:** B.S., University at Buffalo; MBA, University at Buffalo
- **Lives in:** Orchard Park
- **Favorite nonprofits:** JDRE, Mikey's Way, Erie County Agricultural Society



LARRY WHISTLER
President, Nottingham Advisors

- **Joined firm:** 2006
- **College:** BBA, College of William and Mary; MBA, Emory University
- **Professional designations:** CFA
- **Born in:** Buffalo
- **Lives in:** Buffalo
- **Spouse:** Margaret
- **Children:** Zach, Owen, Sam



SEAN WILLETT
EVP, chief administrative officer, Five Star Bank and Financial Institutions Inc.

- **Joined firm:** 2017
- **College:** B.S., University of Maryland
- **Born in:** Buffalo
- **Lives in:** Clarence
- **Spouse:** Kristin
- **Children:** Benjamin, Cameron, Charlotte
- **Favorite nonprofits:** Trocaire College, God's Love We Deliver, Wildlife Conservation Society



MIKE WISLER
Chief information officer, M&T Bank

- **Joined firm:** 2018
- **College:** B.S., University of Findlay; M.S., University of Virginia



STEVEN WOODARD
President & CEO, Alden State Bank

- **Joined firm:** 1986
- **College:** B.S., Liberty University; MBA, University at Buffalo
- **Born in:** Buffalo
- **Lives in:** Alden
- **Spouse:** Lisa
- **Children:** Parker, Casey
- **Favorite nonprofits:** Christian Heritage Services, FCA



TRACY WOODROW
Chief administration officer, M&T Bank

- **Joined firm:** 2013
- **College:** B.S., University at Albany; J.D., Boston College Law School

WHO'S WHO IN BANKING



KASEY WOPPERER
*Chief investment officer/co-founder,
Stone Creek Advisors LLC*
► **Joined firm:** 2022
► **College:** B.S., Quinnipiac University
► **Born in:** Rochester
► **Lives in:** Clarence Center
► **Spouse:** Michael
► **Children:** Brody, Addison, Reese
► **Favorite nonprofits:** Junior Achievement, Women's Foundation of Genesee Valley, United Way



RICHARD WRIGHT JR.
Director, Freed Maxick CPAs
► **Joined firm:** 2004
► **College:** B.S., St. Martin's University
► **Professional designations:** CPA
► **Born in:** Niagara Falls
► **Lives in:** Niagara-Wheatfield
► **Spouse:** Paula
► **Children:** Cora, Roman
► **Favorite nonprofits:** FeedMore WNY, Niagara Hospice, Niagara Falls Boys & Girls Club



BRUCE ZGODA
CPA, Zgoda & Associates CPAs PC
► **Joined firm:** 1975
► **College:** University at Buffalo
► **Professional designations:** CPA
► **Born in:** Buffalo
► **Lives in:** Clarence
► **Spouse:** Cathy
► **Children:** Todd, Scott, Jill
► **Grandchildren:** Alexandra, Ryan, Alexander, Samantha, Sophia, Evan, Kingston, Andrew, Michaela, Eli, Xavier
► **Favorite nonprofits:** Wings Flights for Hope, Catholic Charities, Catholic schools



THOMAS ZUGGER
Agent, McDermid Financial Group / MassMutual
► **Joined firm:** 1985
► **College:** St. Bonaventure University
► **Professional designations:** CLU, ChFC, CLTC
► **Born in:** Atlanta
► **Lives in:** Lake View
► **Spouse:** Colleen
► **Children:** Mollie, Kellie
► **Favorite nonprofits:** Michael J. McDermid Exemplory Citizenship Fund, Hamburg Soccer Club, Queen of Angels Church



C-Level and Hall of Fame nominations are open!



C-LEVEL
AWARDS



BBF
WESTERN
NEW YORK
BUSINESS
HALL OF
FAME

Celebrating the leaders in Western New York who continue to carry their teams during uncertain times and strategize, navigate, and propel their organization towards success.

Nominate Today:
<https://www.bizjournals.com/buffalo/nomination/87406>



Deadline:
August 4, 2023

PLATINUM SPONSORS:



SPONSOR CONTENT



HOME Living

Everything
for Stylish
Western
New York
Living

Make a great first impression with your point of entry

By Cathy Hobbs | Tribune News Service

Homes make a first impression on visitors within seconds of entering the space. The foyer, or point of entry, serves as a sneak peek of what's to come. The initial message can be warm and welcoming, bold and bright, or functional and inviting.

Regardless of the feeling you want to convey, look for opportunities to introduce a sense of style to create a great first impression.

WHERE TO START

Begin by standing in the space and consider how you want guests to

feel upon entering. What do you need to make the space function? Is this a space where you need to leave keys and hats, or do you want it be more of a design statement?

As you plan out your space, consider these design recipes do's and don'ts.

DO:

- Place art to introduce color and graphics. Artwork in entryways can create a bold design statement and wow factor.
- Use seating to add an element of function and design.
- Hang mirrors to open and brighten a space.

DON'T:

- Overcrowd an entry with too much furniture.
- Use colors or style elements that are not in line with the overall decor of the home.
- Create an entry that is dark or gloomy. Look for ways to add light and bright elements.



SPONSOR CONTENT



What goes into a home appraisal?

By Paul Pogue | Tribune News Service

A home appraisal can seem like a mysterious and opaque process — someone comes to your home, looks around, runs some numbers and sends back a home value that may or may not match up to what you or the county assessor thinks it's worth.

Home appraisal is usually a required element of a bank-financed home sale, and it can be a make-or-break moment for the deal. Here's a look behind the curtain of what appraisers are looking for, according to Ask Angi.

OVERALL HOME CONDITION

- Obviously, homes in poorer condition value for less.
- Total square footage of the home and property and number of bedrooms and bathrooms
- These fundamental elements provide the baseline for the rest of the appraisal.
- Quality of landscaping

- Well-maintained trees and bushes tend to help home value.

OUTDOOR FEATURES

- Patios, decks, porches, pathways, fountains and outdoor lighting all increase home value.
- Roof and foundation condition
- Both elements can have massive deal-breaking problems that had not been noticed before, such as a foundation crack or a leaking roof.
- State of lighting, electricity, plumbing, HVAC and appliances
- The condition and age of all these fundamental parts of your home's infrastructure play a big role in the value.
- Number of functional fireplaces. Fireplaces add a certain luxury value to any home.

STATUS OF THE BASEMENT

The better the basement, the more value it provides. A finished basement adds the most value, but even in an unfinished basement, it's im-

portant that it not be moldy or damp.

CONDITION OF OTHER FEATURES

Countertops? Home theaters? Nifty stuff like wine cellars or custom built-in furniture? All these things impact home value.

A home appraiser will take this information and then compare it to similar houses in your area, drawing information from recent home sales and prices. All these factors mean that different appraisers might come to different conclusions, so it's OK to ask for a second opinion if the first one seems wrong.

On average, a home appraisal costs about \$350. The initial appraisal inspection can be done in one day, then it will take between seven and 10 days for them to do their comparative research and complete a final report and home value.

When hiring an appraiser, look for

certifications and continuing education. Your lender will probably recommend an appraiser, but you can also hire on your own. Ask if they're experienced in appraising your specific type of property, and make sure they hold the proper licensing, bonding and insurance to work in your state or locality.

Feel free to ask for a list of references from previous clients, and check them. Nothing can replace borrowing a little experience from someone who's worked with the same pro.

It's a good idea to independently verify the certifications and licensing the appraiser provides you with. This is a major job with a big impact on one of the most important purchases of your life, so it's worth taking the extra time to get it right.

Keep all the documentation the appraiser gives to you; you may need it later on.

When you demand the best
in real estate, call...

YOUR BUFFALO EXPERT

SUSIE LENAHA CRS, CBR
LIC. ASSOC. R.E. BROKER
C: **716.864.6757**
susielenahan@gmail.com

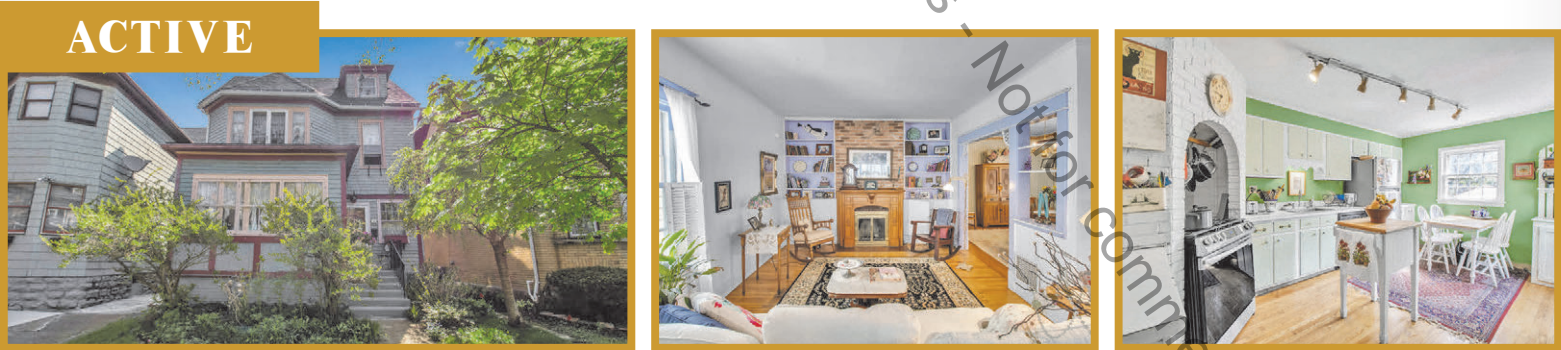


431 DELAWARE AVE | BUFFALO, NY 14202

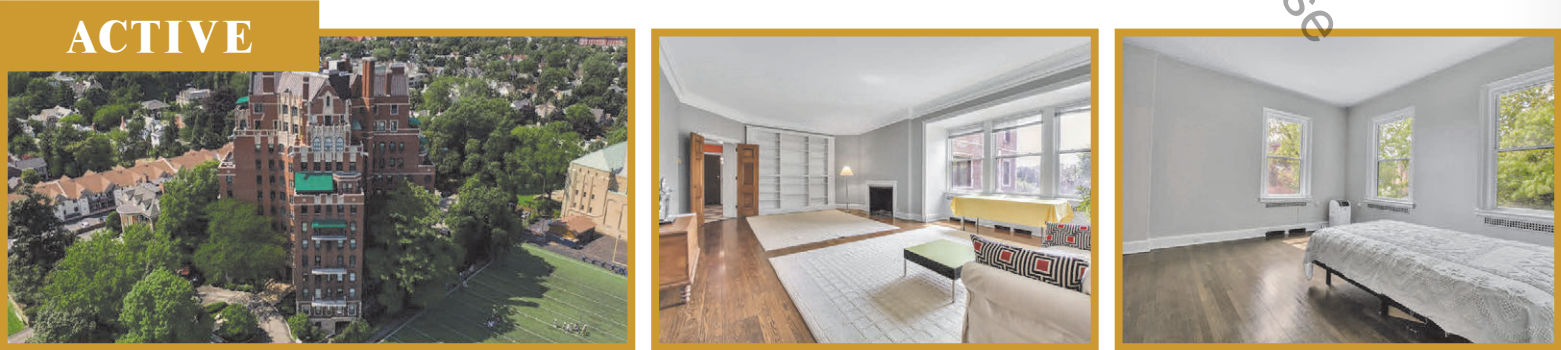




925 Delaware Avenue #8B, Buffalo NY 14209
\$579,900 | Condo/Townhouse | 2 Beds, 2 Baths



15 Claremont Avenue, Buffalo NY 14222
\$384,900 | Traditional | 3 Beds, 1.1 Baths



800 West Ferry Street #1A, Buffalo NY 14222
\$465,000 | Condo-Apartment Style | 3 Beds, 2.1 Baths

Judy Jack Lewis

YOUR REAL ESTATE CONCIERGE

Achieved Over \$28 Million Sales in 2022*

#1 Team of the Year - Amherst Office

ERA Leaders Circle of Excellence

*"From the smallest task,
to the most important detail,
I deliver unparalleled service
to satisfy the unique demands
of my clients."*

Direct: (716)868-6393

E-mail: Judy.Lewis@huntrealestate.com

www.JudyJackLewis.com



INSTITUTE for
LUXURY HOME
MARKETING®

MEMBER



Judy Jack Lewis, Licensed Associate Real Estate Broker
HUNT Real Estate ERA • 4363 Main St • Amherst, NY 14226

**2022 Closed Volume for all HUNT Real Estate ERA.*





OPENING DOORS ALL OVER WNY

Carol A. Esposito

LICENSED REAL ESTATE SALESPERSON

- Over \$28 Million in sales for 2022*
- Ranked in the Top 3% in Real Estate Sales Nationally*
- Named "Who's Who" in Residential Real Estate by Buffalo Business First 2012-2021
- Top Producer in WNY 2012-2022

C: 716.864.0478 | O: 716.932.5397
E: CarolEsposito@HowardHanna.com
5462 Sheridan Drive, Williamsville NY 14221





Real Estate Services

Newly Listed



6290 Crosswinds Court • Clarence
\$679,900 • B1474039 • H709816



9525 West Hill Road • Boston
\$499,900 • B1475702 • HH710916

A few Pending Sales



6406 Woodberry Court • Clarence
\$699,900 • B1462067



339 Wood Acres Drive • Amherst
\$639,900 • B1461114



3940 Tonawanda Creek Road • Amherst
\$549,900 • B1466456



6162 Bridlewood Drive South • Clarence
\$549,900 • B1459901

Recent Listings SOLD

4794 Thompson Rd.	\$1,400,000	80 Plumwood Ct.	\$712,000	6420 Bordino Dr.	\$599,900	75 Timberlane Dr.	\$479,900
69 Aspenwood Dr.	\$840,000	23 Stonybrook Ln.	\$695,000	6362 Bridlewood Dr. S.	\$585,000	87 Wood Acres Dr.	\$430,000
97 Halston Pkwy.	\$800,000	7274 Lakeview Ct.	\$692,500	8357 Black Walnut Dr.	\$575,000	20 Huntwood Ct.	\$420,000
125 Penny Ln.	\$795,000	220 Ruskin Rd.	\$680,000	6405 Morningwood Dr.	\$565,000	48 Ashbury Ct.	\$412,000
5450 Via Del Sole	\$790,000	22 Saybrook Pl.	\$651,500	45 Morgan Pkwy.	\$515,000	6442 Cotter Rd.	\$399,000
5480 Thompson Rd.	\$775,000	64 Plumwood Ct.	\$651,000	223 Crosby Blvd.	\$500,000	60 Briar Hill Rd.	\$370,000
8378 Black Walnut Dr.	\$775,000	71 Stonybrook Ln.	\$620,000	5405 Alderbrook Ln.	\$500,000	6065 Eastwood Rd.	\$355,000
7337 Paddock Ridge Rd.	\$715,000	42 Olde Ivy Dr.	\$615,000	95 Thamesford Ln.	\$491,180	736 Willow St.	\$319,900

*Stats provided by MLS



Award-Winning
Licensed Associate
Real Estate Broker, GRI



For Superior results, choose a REALTOR who truly understands the market home values and how to utilize the latest marketing techniques. Contact Enas & schedule your consultation today!



142 Brandywine Drive
Williamsville NY 14221

- 4 Bedrooms 3.5 Bathrooms
- Open Floor Plan
- Chef's Kitchen with Quartz Countertops
- First Floor Laundry
- Private Backyard with Patio



75 Fourteenth Street
Buffalo NY 14202

- 3 Bedrooms 2.5 Bathrooms
- Private Rooftop Terrace
- High End Finishes to Choose From
- Private 2 Car Garage on Ground Floor
- Flex Room

ConnectWithOurTeam.com

CELL: (716) 417-4755

Enas@EnasLatifSalesTeam.com



5570 Main Street, Williamsville | NY 14221



THINKING OF BUYING, SELLING OR INVESTING IN REAL ESTATE?
ENAS LATIF & HER TEAM ARE HIGHLY RATED EXPERTS IN THE AREA.





ARTFULLY CRAFTED ENTERTAINMENT

Experience immersive, high-performance, whole home audio and video solutions for flawless entertainment at any scale.

MASTERFUL TECHNOLOGY SOLUTIONS FOR ANY SPACE

Invigorate your lifestyle with cutting-edge technology, smart home automation, and control from the device of your choice.



716-632-2790
soundandtheater.net



Call us today to discuss what we can do for you to simplify the electronics in your environment.



THE BATTAGLIA REALTY GROUP



WNY Featured Investment Opportunities

Sales thru **Network One Realty** / Michael Battaglia CCIM
Licensed Real Estate Broker – NY



\$1,800,000

Williamsville, NY
Village Location Mixed Use
10 apartments
3 Retail Stroes

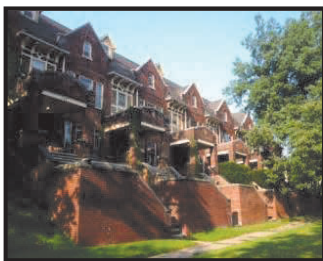


\$1,550,000

Hamburg – Village
2 Locations
17 Rental Units
Rents below market



Sold As A Package
Portfolio Sale!



\$1,700,000

Rochester-32 units
Maplewood district
Strong tenancy
Value Add Opportunity

UNITS • UNITS • UNITS

Purchasing or Selling? • For ALL Investment Needs
Call Us Today
(716) 310-9871 / (716) 874-3530
Mbattag670@aol.com



Your Southwest Florida Connection

Featured Listing - Marco Island , Florida

Sales thru **Berkshire Hathaway** / Michael and Marie Battaglia
Licensed Broker -Sales Associates – Florida

429 Marquesas Ct. Marco Island, Fl.



\$2,599,000

Servicing All Gulf Coast & Select East Coast Communities

- Existing or New Construction
- Bundled Recreation Amenities
- Pet Friendly Communities
- Golf, Boating, Tennis
- Social Memberships
- Age Restricted
- Resort Style Living
- “Sky” living



“It would be our privilege to assist you with your next sale or purchase here in PARADISE”

For All Your Florida Real Estate Needs....
Visit us at:

Michaelandmariesellparadise.com

Or call us Today.

(239) 257-8884 or (716) 310-0027 or (716) 310-9871



COMING SOON TO WARSAW!



**COMING IN SUMMER 2023, WNY METRO ROBERTS REALTY
WILL OPEN AN OFFICE IN WARSAW - OUR 9TH LOCATION!**

The No. 4 Real Estate Brokerage in WNY Offers Its Agents...

- In-House Drone Pilots & Photographers • 3D Virtual Tours •
- Cutting-Edge CRM • 100% Commission • Free Training • \$12K CAP •
- Advanced Digital Marketing • Military Veterans Discount •

WNY MetroRoberts
REALTY

960 Center Road
West Seneca, NY 14224
716-866-5436



Offices in Tonawanda | Lancaster | West Seneca | Orchard Park | Hamburg | Derby | South Buffalo | Williamsville

Karen Baker

LICENSED REAL ESTATE SALESPERSON

I'd like to Welcome you to your home!



73 LINCOLN RD, BEMUS POINT | \$5,200,000
12.5 acres, apartment building & carriage house

Vast Lakefront Enclave Estate includes 45 Main st and 85 Main st in Bemus Point! A majestic water front property with a 3 bdrm carriage home, apartment building, and 2 charming cottages. All are beautifully maintained and decorated. From its magnificent millwork, scenic views, and architectural detail and design, no detail was left undone! The main Manor showcases a gracious foyer perfect for lg gatherings and special occasions. The formal l/r and d/r areas are complete with wonderful woodwork on the walls, floors, and ceilings. A bright white kitchen boasts a butlers pantry, island, and quartz counters. The handsome den and sunlit solarium are more stunning spaces to relax and unwind. On the 2nd floor you will find 5 large bdrms, 3 full baths, and a laundry rm. The primary bdrm has lakefront views, a fabulous f/p, dressing area, and it's own beautiful bath. 3rd floor adds another opportunity to work, study, and play with a large rm and another full bath. Breathtaking landscaping, stone walls and patios. Whether this is your full time residence, a summer home, or an investment property. This elegant estate must be seen to be appreciated.



6511 BOSTON STATE RD, HAMBURG | \$545,000
2 beds, 3.5 baths, 3,077 sq ft.

Serene, Stunning, and Spectacular, 3 words that describe this picturesque one of a kind property! Surrounded by trails to explore and stocked ponds to swim, kayak, and fish. This is the special place friends and family will never want to leave. This fantastic townhome lives like a Ranch with everything you need on one floor. A lovely large living room and open floor plan makes entertaining a breeze. The bright white kitchen is complete with a breakfast bar, top of the line appliances, and loads of counter and cabinet space. Fabulous family room and pretty powder room. The primary bedroom boasts a beautiful glamour bath, along with a gorgeous guest bedroom with its own private bath. A luxurious lower level (professionally measured) adds another 1,052 feet of sensational space to work, study, and play. Walls of windows, lovely detail and design, soaring ceilings, and scenic views from every room. Buyers will own over 4 acres and 2 ponds, amazing activities for every season. 3rd car garage is great space as a gym and workshop. 5 min from the Village of Hamburg 20 min from the airport.



129 NOTTINGHAM, BUFFALO | \$1,499,000
5 beds, 5 full baths, 2 half baths, 5,321 sq ft.

Magnificent Mansion on one of the city's most sought after streets. Renovated from top to bottom and filled with fine finishes and fixtures, this masterpiece must be at the top of your list to see. First floor is complete with a gracious foyer, a grand living room with gas fireplace is perfect for large or small gatherings. Formal dining area with wainscoting has a built in China cabinet. The stunning white kitchen is a chefs dream with marble floors, quartz counters, top of the line appliances including built in beverage and coffee centers and a sunny eating area that looks over glorious gardens and private patios. The handsome media room with built in bookcases adds more space for family and friends. A first floor bedroom with its own bath is perfect as a guest or in-law suite. 2nd floor boasts 4 large bedrooms (one currently being used as an office/family room) and 3 full baths. Sensational owners suite has his and her closets and glamour bath. Elegant decor, detail and design. Spectacular 4 season sunroom, terrific mud room, gorgeous grounds & just steps away from the park.



800 W. FERRY, UNIT 9, BUFFALO | \$455,000
2 beds, 2.5 baths, 1,545 sq ft.

Stunning city views, sensational spaces to entertain, and just steps away from all conveniences. This beautiful two bedroom condo gives you the benefits of easy living with all the luxury you are looking for. Situated on the 9th floor of the prestigious 800 West Ferry, this elegant home is a mixture of old world charm and contemporary flair. The large living room is surrounded by wonderful windows and lovely lighting. Kitchen and dining area is a cook's paradise with custom cabinetry, top of the line appliances, breakfast bar, and wet bar. 2 nice sized bedrooms have their own beautiful baths, a tucked away built-in desk makes working from home a breeze. Pretty powder room, in-unit laundry, spectacular storage, secure building, under cover parking, and gorgeous architectural detail and design.



356 RICHMOND AVE., BUFFALO | \$729,000
6 beds, 3 full baths, 2 half baths, 4,386 sq ft.

A heavenly home with a Historical background! Known for being the "Shea" mansion, this magnificent property has been meticulously maintained and restored from top to bottom. Filled with amazing architecture detail and design, you will feel like you are walking back in time as you tour this masterpiece. First floor showcases an elegant foyer, gleaming hardwoods, gracious den, powder room, living room, formal dining area, bright kitchen with a breakfast bar and butlers pantry. 2nd floor boasts four large bedrooms and closets. Owners suite has a gorgeous glamour bath. 2nd floor laundry. 3rd floor adds more spectacular space to work, study, or play with 2 more bedrooms, family room, full bath, and kitchen. Perfect for an in-law set up or private apartment! Spacious rooms to entertain, stunning stained glass, and marvelous moldings and millwork. All updated mechanics and roof.



9500 VILLAGE MILL LANE, CLARENCE | \$335,000
3 beds, 2 baths, 1,856 sq ft.

A fantastic Townhome with a fabulous floor plan and filled with stunning decor and design. Just a few steps away from the bike path, shops and restaurants, this 3 bedroom beauty needs to be at the top of your list to see! 1st floor is complete with a beautifully renovated kitchen with bright white cabinetry, breakfast bar, top of the line appliances, and quartz counters. The elegant living and dining areas have gleaming hardwoods. A first floor primary bedroom has wonderful closet space. The lovely full bath and laundry room round up the first floor. 2nd floor boasts 2 more bedrooms, along with another full bath. A smaller room is perfect for working out or working from home. The sunlit sunporch and large deck adds more spectacular spaces to entertain. Gorgeous decorating, spectacular space, and close to all conveniences.



C: 716.830.7264 • KARENBAKER@HOWARDHANNA.COM
5462 SHERIDAN DRIVE • WILLIAMSVILLE, NY 14221



#1 AGENT AT HOWARD HANNA AND #1 AGENT IN WNY

VISIT OUR NEW MODEL GRAND OPENING!



The Villas at Windstone in Amherst

- **Step into maintenance-free luxury** that has never been more affordable
- **Large, open floorplans** with upscale amenities
- **Close proximity** to the Country Club of Buffalo and minutes from boutique shopping and charming restaurants in the Village of Williamsville
- **Close-out pricing** starting in the \$340s
- **Significant "condo status" property tax savings**
- **3.50% APR mortgage interest rate*** for the first 10 years of the mortgage, saving buyers approximately \$104,000
- **Why rent when you can own?**

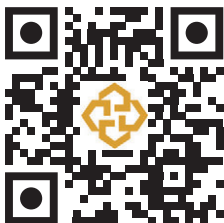
New fully decorated model now open! Visit 295-C Northhill Drive (off Main Street, Williamsville). Open Saturday-Wednesday, 1-5 p.m. **Call 716-809-8684 for more information.**



MARRANO.COM
BUILDING HOMES IN WNY FOR OVER 65 YEARS



*Prior sales excluded. Interest rates subject to change. See sales representative for details.





THE HOUSING EXPERTS *SINCE 1930*



Western New York's
only full-service real
estate company.

MJ Peterson



REAL ESTATE BROKERAGE



NEW CONSTRUCTION



SENIOR LIVING



RENTAL PROPERTIES



5 REGIONAL OFFICES



LAND DEVELOPMENT



COMMERCIAL



PREMIUM MORTGAGE

A Trusted Name in Real Estate for Four Generations

Contact us:



(716) 688-1234



WWW.MJPETERSON.COM



200 John James Audubon Parkway | Suite 300
Amherst, NY 14228





Bonnie Clement is Buffalo!



One of the Top Agents in Western New York



9705 Foxglove Ct. , Clarence Center, NY

Breath taking, exceptional, Spaulding Green custom designed “Jurek” built patio home. Some special features include, 12 to 24 ft. ceilings, open floor plan with elite design custom kitchen, huge waterfall island, commercial ovens and Thermador appliances. Hunter Douglas shades throughout, cove lighting in dining rm. 2 fireplaces. Master suite w/surround sound, steam shower, radiant heated floors, calif. closet. Unique glass staircase leads to lower level which includes 2 bdrms., exercise rm. great rm, an 1.5 baths. Walk out stamped concrete patio.



13 Brockton Ridge

Spectacular former MARRANO home show model, situated in the area’s finest, gated communities. You will love this elegant, 2500 sq.ft, 1st floor master suite w/ 9 ft soaring ceilings, large sun room, overlooking private, stone patio, surrounded by wonderful rod iron fencing& lovely awning. The \$30,000, prof landscaped yard includes 11 evergreen trees. Additional features are: wide ash hardwoods throughout, sensational 24x14 gourmet kitchen w./ custom cabinetry, upgraded appliances, so much more



19 Brockton Ridge

Elegant, former, MARRANO 2020, prestigious model home in Williamsville’s only gated community. From Greythorne, walk to the village and enjoy restaurants, ice cream, shopping, the YMCA, and Saturday, out door market. This magnificent residence includes all the finest amenities: 9 ft ceilings & doors, white gourmet kitchen, fully applianced, quartz counters and island with special effect lighting, sun room with fireplace, crown moldings, separate den w/ French doors, fabulous primary suite and bath, tankless water heater, gorgeous stone patio with lovely garden & sitting areas



HUNT ERA WILLIAMSVILLE VILLAGE BRANCH:
5570 Main Street, 1st Floor, Williamsville, NY 14221
716-553-8384

PAID ADVERTISING

PEOPLE ON THE MOVE

IN WESTERN NEW YORK

FEATURED

HEALTH CARE | PROMOTION

Brandy Vandermark-Murray
Horizon Corporations
President

Brandy Vandermark-Murray was appointed President of Horizon Corporations in June 2023. She previously served as Senior VP of Operations, where she had executive oversight of operations for all behavioral health programs. She has 20 years of clinical experience as a Licensed Mental Health Counselor (LMHC) and Certified Alcohol and Substance Abuse Counselor (CASAC) and has been instrumental in implementing integrated care throughout the organization. Over the past 10 years, she has held various operational leadership roles within Horizon and played a critical role in expanding substance use services across Western New York. Her work includes the restructuring and expanding of the only community-based detox program in Erie County, as well as developing and opening both a young adult and women's intensive residential program that were both the first residential programs in NYS to enter the new 820 regulations, allowing for more intensive clinical services to be offered.



FEATURED

HEALTH CARE | PROMOTION

Erin DiGirolamo
Horizon Corporations
CEO

Erin DiGirolamo joined Horizon Corporations in 2006 and serves as the organization's Chief Executive Officer. She came to Horizon after 16 years in Ernst & Young's Healthcare Consulting Division where she conducted turnaround projects. Her experience serves her well, as Erin's responsibilities at Horizon include both optimizing operational efficiencies and ensuring financial stability. In her role, Erin is responsible for the strategic and operational aspects of the organization's financial planning, management, and development. She leads many operational change initiatives across all service lines and especially loves leading the marketing team. As a "status quo" challenger, she is frequently asked to participate in statewide committees related to major change initiatives, including:



Medicaid Rate Reform
NYS Value Based Payment Reform
DSRIP financial committees.

HEALTH CARE

New Hire



Abby Siler, PT DPT
Buffalo Rehab Group
Director of Virtual Health

Abby Siler joined Buffalo Rehab Group as Director of Virtual Health. At the forefront of advancing virtual care solutions, she makes quality treatment accessible to the community. Abby specializes in treating musculoskeletal conditions, utilizing a corrective exercise approach through virtual sessions. With her expertise and innovative mindset, she aims to revolutionize how healthcare is delivered, breaking barriers and ensuring patients receive exceptional care from the comfort of their homes.

HEALTH CARE

New Hire



Jake Woodrich, PT, DPT, CSCS
Buffalo Rehab Group
Physical Therapist

Jake Woodrich has joined Buffalo Rehab Group as a Physical Therapist at the Hamburg Village location. His role includes evaluating and treating patients with musculoskeletal injuries, as well as post-operative and sports rehabilitation. He is actively involved in using force plates and other technology to provide new levels of care for patients. With a passion for athletics, Jake plays a critical role in the BRG Golf Team and works with local baseball players to help them achieve their goals.

HEALTH CARE

Promotion



Marta Zagrobelny, PT DPT
Buffalo Rehab Group
Physical Therapist & Office Leader

Marta Zagrobelny, who serves as Physical Therapist at Buffalo Rehab Group, has been promoted to Office Leader of the East Aurora location. She is responsible for day-to-day operations, as well as the mentorship and clinical development of teammates. Marta has a passion for exceeding patient expectations and building confidence, while helping people get their lives back in the community where she grew up.

LAW PRACTICE

New Hire



Emanuela (Amy) D'Ambrogio
Hodgson Russ LLP
Partner

Emanuela (Amy) D'Ambrogio has joined Hodgson Russ LLP as a Partner in the firm's Environment & Energy Practice. She has more than 20 years of experience representing businesses, energy and utility clients, and individuals in property tax, eminent domain, land use disputes, and compliance matters. Prior to joining Hodgson Russ, Amy was a partner at a large law firm with offices throughout New York State, the Northeast, and Toronto.

LAW PRACTICE

New Hire



Brendan Stone
Hodgson Russ LLP
Associate

Brendan Stone has joined the Hodgson Russ LLP Corporate & Securities Practice. He represents domestic and international clients on a variety of business transactions and corporate matters with a focus on securities law and mergers and acquisitions transactions. Brendan regularly represents issuers, investors, and underwriters in securities offerings and other capital markets transactions. Prior to joining Hodgson Russ, Brendan was an associate at Kirkland & Ellis LLP in its New York City office.

MEDICAL PRACTICE

Promotion



Beverly Schaefer, MD
Western New York BloodCare
Medical Director

Beverly Schaefer, MD was named Medical Director of WNY BloodCare, a nonprofit providing diagnosis and treatment to persons with bleeding and clotting disorders. Dr. Schaefer will work with her team in the development and implementation of a vision and strategic plan to advance care for patients and research in the field of bleeding disorders. Learn more at wnybloodcare.org/staff-and-board/

BUFFALO LAW JOURNAL LEADS AND LEGALS

Information to build your business

A NOTE TO OUR READERS

In effort to provide the most news possible in these trying times, more leads are available online to our subscribers at <https://bizj.us/1q3ptm>. If you are a subscriber and are having problems getting access to our digital listings, please contact 1-866-853-3661.

► New Corporations				
ERIE COUNTY				
APRIL 26				
ASTREA HOUSING 1 LLC, P.O. BOX 737, ALBANY NY, Incorporator: COLBY ATTORNEYS SERVICE CO., INC.				
CYPRESS HOLDINGS OF WNY LLC, P.O. BOX 737, ALBANY NY, Incorporator: COLBY ATTORNEYS SERVICE CO., INC.				
FLOWERS BAKERIES SALES OF NE METRO NORTH LLC, 80 STATE ST., ALBANY NY, Incorporator: CORPORATION SERVICE COMPANY				
39 NORTH PEARL BUFFALO LLC, 54 STATE STREET, ALBANY NY, Incorporator: CANNON HEYMAN & WEISS, LLP				
JUNIPER APARTMENTS MM LLC, 54 STATE STREET, ALBANY NY, Incorporator: CANNON HEYMAN & WEISS, LLP				
JUNIPER APARTMENTS LLC, 54 STATE STREET, ALBANY NY, Incorporator: CANNON HEYMAN & WEISS, LLP				
JXS PROPERTIES LLC, 200 JOHN JAMES AUDUBON PARKWAY, AMHERST NY, Incorporator: NESPER, FERBER, DIGIACOMO,				
JOHNSON & GRIMM, LLP				
BULLEY & ANDREWS MASONRY RESTORATION LLC, 80 STATE ST., ALBANY NY, Incorporator: CORPORATION SERVICE COMPANY				
IL MULINO, INC., HUTCHESON, AFFRONTI & DEISINGER, P.C., NIAGARA FALLS NY, Incorporator: MARK R. AFFRONTI, ESQ.				
RAJA PSYCHOLOGICAL CARE PLLC, 99 WASHINGTON AVENUE, ALBANY NY, Incorporator: DELANEY CORPORATE SERVICES, LTD.				
CAPITAL HEAT, INC., 174 FRANKLIN STREET, BUFFALO NY, Incorporator: ALAN N. PARKIN, ESQ.				
EZ RIDE CAB CORPORATION, 642 WALDEN AVE, BUFFALO NY, Incorporator: BISMILLAH TAX AND ACCOUNTING SERVICES INC				
AKIMBO DETAILING LLC, 5511 Parkcrest Dr., Austin TX, Incorporator: ZENBUSINESS INC.				
PUDDLE JUMPERS LLC, 238 W. JERICHO TURNPIKE, HUNTINGTON STATION NY, Incorporator: HUBCO				
AGAR LLC, 6017 FAIRWAY COURT, LAKE VIEW NY, Incorporator: JASON E. MARKEL				
KALEIDA SERVICES LLC, 726 EXCHANGE ST,				
BUFFALO NY, Incorporator: DEREK LAGRAFF				
BUFFALUV SOUNDZ LLC, 2093 BROADWAY, BUFFALO NY, Incorporator: CHRISTOPHER MORRIS				
2519 MAIN STREET LLC, 33 NICOLE COURT, EAST AMHERST NY, Incorporator: JOSEPH DAGONESE				
GOLDEN POND ESTATES, INC., 8167 STAHLEY RD, EAST AMHERST NY, Incorporator: DONALD W FELBER				
AVANT RESEARCH GROUP LLC, 43 JEWETT PARKWAY, BUFFALO NY, Incorporator: ARUN VISHWANATH				
MVAZQUEZ PROPERTIES LLC, One Niagara Square, Buffalo NY, Incorporator: BLOCK LONGO LAMARCA & BRZEZINSKI, P.C.				
STUMP KING LLC, 4458 OLD CAMP RD, HAMBURG NY, Incorporator: TRACEY RITTS				
GREENMAN LLC, 510 W 6TH ST STE 320, LOS ANGELES CA, Incorporator: TELOS LEGAL CORP.				
RAND & JONES ENTERPRISES COMPANY, INC., 18 TRACY STREET, SUITE A, BUFFALO NY, Incorporator: JOAN YANG				
DOTTEC LLC, 330 DOWNING ST, BUFFALO NY, Incorporator: TOMASZ ZAREMBA				
FRESH & FULL VENDING LLC, 37 Franklin Street, Buffalo NY, Incorporator: ARTHUR MUSARRA				
464 DELAWARE LLC, 50 Fountain Plaza, Buffalo NY, Incorporator: LIPPE MATHIAS LLP				
VIVA MEDIA GROUP LLC, 100 STATE STREET, SUITE 800, ALBANY NY, Incorporator: UNITED CORPORATE SERVICES, INC.				
PEARL YOUNG FOOD PANTRY INC., 276 PEACH STREET, BUFFALO NY, Incorporator: ALLEN DEWANE				
ASV PROPERTY REVIVAL LLC, 100 STATE STREET, SUITE 800, ALBANY NY, Incorporator: UNITED CORPORATE SERVICES, INC.				
95 PERFORMANCE LLC, 100 STATE STREET, SUITE 800, ALBANY NY, Incorporator: UNITED CORPORATE SERVICES, INC.				
ELLAS ENTERPRISES OF BUFFALO, INC., 99 WASHINGTON AVENUE, ALBANY NY, Incorporator: REGISTERED AGENT SOLUTIONS, INC. ALBANY				
EAGLES KORNER LLC, 4755 Seneca St., West Seneca NY, Incorporator: PAUL NOTARO				
WT REAL ESTATE GROUP INC., 8020 EXCELSIOR DR., MADISON WI, Incorporator: BUSINESS FILINGS INCORPORATED				
GJ CAR WASH L.L.C., PO BOX 871, ALBANY NY, Incorporator: GREGORY J. POWERS				
GIMMS LLC, 2241 SENECA ST, BUFFALO NY, Incorporator: ALEXUS GINTER				
STRATEGIK MINDS LLC, 61 PRINCETON BLVD, KENMORE NY, Incorporator: KARINA LOERA BARCENAS				
POWERS SPARKLE CAR WASH, INC., PO BOX 871, ALBANY NY, Incorporator: GREGORY POWERS				
BAMBINO AUTO MOTORWORKS LLC, 2753 SOUTHWESTERN BLVD., ORCHARD PARK NY, Incorporator: GIUSTINO NICOSIA				
NSM ENTERPRISES LLC, HARTER SECRET AND EMERY LLP, ROCHESTER NY, Incorporator: MARY ELLEN O'DELL SCHANTZ				
SPRINGVIEW STORAGE LLC, P.O. BOX 128, GLENMONT NY, Incorporator: WINDSOR CORPORATE SERVICES				
ASHLEY L KLENK INCORPORATED, 2350 BASELINE RD, GRAND ISLAND NY, Incorporator: CHRISTOPHER J BALISTERI				
PJE WELLNESS FOR YOU LLC, 17350 STATE HWY 249, HOUSTON TX, Incorporator: LOVETTE DOBSON				
BILLY-LEE, L.L.C., PO BOX 845, HAMBURG NY, Incorporator: MELANIE FRANK				
SEED BENEATH THE SOD LLC, 99 WASHINGTON AVENUE, ALBANY NY, Incorporator: RAZIYA HILL				
LIGHTNING ROD STRATEGIES L.L.C., 101 N BRAND BLVD, GLENDALE CA, Incorporator: LEGALZOOM.COM, INC.				
MOORE DELIVERIES LLC, 17350 STATE HWY 249, HOUSTON TX, Incorporator: LOVETTE DOBSON				
POLYMERTREND LLC, 4 CENTRE DRIVE, ORCHARD PARK NY, Incorporator: SCOTT HAIN				
PVDB1 LLC, CLIFTONLARSONALLEN LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
DESTINATION WE, INC., 105 GREY ST., BUFFALO NY, Incorporator: ANTHONY WILSON				
PVDB2 LLC, CLIFTONLARSONALLEN LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
PVDB3 LLC, CLIFTONLARSONALLEN LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
PVDB4 LLC, CLIFTONLARSONALLEN				
LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
RMB TRAVEL LLC, INCFILE. COM LLC, HOUSTON TX, Incorporator: LOVETTE DOBSON				
PVDB6 LLC, CLIFTONLARSONALLEN LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
PVDB7 LLC, CLIFTONLARSONALLEN LLP, WEST HARTFORD CT, Incorporator: DONNA MINUTILLO				
GIKWERERE MIRACLE TRUCK LLC, 144 ALASKA ST, CHEEKTOWAGA NY, Incorporator: YVES GIKWERERE RUKARA				
ESTHER C. FOUNDATION LTD., 8020 EXCELSIOR DR., MADISON WI, Incorporator: BUSINESS FILINGS INCORPORATED				
CALSPAN TECHNOLOGY HOLDING CORPORATION, 187 WOLF RD., ALBANY NY, Incorporator: C T CORPORATION SYSTEM				
CTHC LLC, 187 WOLF RD., ALBANY NY, Incorporator: C T CORPORATION SYSTEM				
THE GUTTER PEOPLE BY HIGHLAND INC., 101 N BRAND BLVD, GLENDALE CA, Incorporator: LEGALZOOM.COM, INC.				
WRF BUSINESS SOLUTIONS LLC, 17350				
STATE HWY 249, HOUSTON TX, Incorporator: LOVETTE DOBSON				
NAI WORLD INC., 96 ROLAND ST, SLOAN NY, Incorporator: AHMED A GANI				
JLP PROPERTY ASSOCIATES LLC, 101 N BRAND BLVD, GLENDALE CA, Incorporator: LEGALZOOM.COM, INC.				
YELLOWHAMMER SERVICES LLC, 17350 STATE HWY 249, HOUSTON TX, Incorporator: LOVETTE DOBSON				
KEGWORKS LLC, 100 STATE STREET, SUITE 800, ALBANY NY, Incorporator: UNITED CORPORATE SERVICES, INC.				
BLESK LLC, 7 GREENMEADOW DRIVE, ORCHARD PARK NY, Incorporator: NIKOLAY FEDORISHIN				
THE COOKIE JAR716 LLC, 156 GOERING AVE, CHEEKTOWAGA NY, Incorporator: MONICA MIDDLEBROOKS				
PARTNERSHIP FOR THE PUBLIC GOOD, INC., 363 GRANT STREET, BUFFALO NY, Incorporator: THE LAW OFFICE OF STEPHANIE ADAMS, PLLC				
LYCEUM INSTITUTE INCORPORATED, 421 KATHRYN DR, ORCHARD PARK NY, Incorporator: BRIAN KEMPLE				

► Legal Notices

PETITION AND NOTICE OF FORECLOSURE OF TAX LIENS BY THE COUNTY OF ERIE BY ACTION IN REM IN REM NO. 171 INDEX NO. 2023-600169
IN THE MATTER OF FORECLOSURE OF TAX LIENS BY PROCEEDING IN REM PURSUANT TO THE IN REM PROVISIONS OF THE ERIE COUNTY TAX ACT AND THE RESOLUTION OF THE ERIE COUNTY LEGISLATURE AS SHOWN BY ITEM 4E-26 (2023) PAGES 173-222 OF THE MINUTES OF THE PROCEEDINGS OF SAID LEGISLATURE FOR THE YEAR 2023

Please take notice that on the 4th day of May, 2023 the County of Erie pursuant to law, filed with the Clerk of the County of Erie a list of parcels of property affected by unpaid tax liens held and owned by the County of Erie which on such date had been due and unpaid for a period of at least two years after the date on which the unpaid tax liens were sold. Such list contains as to each such parcel (a) a brief description of the property affected by each tax lien, (b) the name of the last known owner of such property as it appears on the latest tax roll in the hands of the Director of Real Property Tax Services or a statement that the owner is unknown if such be the case, (c) a statement of such tax liens upon such parcel of property including any tax sale certificates owned by the County of Erie which shall have been due for less than two years, together with the interest and penalties due as of the list date and (d) a statement that the amount required to redeem any such parcel of property, and the amount to be recovered by the County of Erie, includes all tax sale certificates owned by the County of Erie and affecting such property, together with all interest, penalties, additions and expenses as in this act provided, and also includes an "in rem fee" of \$500.00 per parcel to cover the presumptive cost to the County of Erie for reasonable and necessary attorneys' fees, abstracts of title and other disbursements in connection with such foreclosure pursuant to law.

The above-captioned proceeding was commenced to enforce the payment of delinquent taxes which have accumulated and become liens against certain property. The parcels to which this proceeding applies were identified on the List of Delinquent Taxes which was filed in the Erie County Clerk's Office on the 4th day of May, 2023. Take further notice that the ownership by the County of the tax sale certificates set forth on the List of Delinquent

Taxes is conclusive evidence of the fact that the taxes, assessments and other legal charges represented thereby have not been paid to the County.

EFFECT OF FILING: All persons having or claiming to have an interest in the real property described in the List of Delinquent Taxes are hereby notified that the filing of said List constituted the commencement by the County of Erie of a proceeding in the County Court to foreclose each of the tax liens therein described by a foreclosure proceeding In Rem. Pursuant to Section 11-7.0 of the Erie County Tax Act, the filing of such List of Delinquent Taxes constitutes and has the same force and effect and is deemed to have given the same notice of such foreclosure proceeding as the filing and recording in the Erie County Clerk's Office of an individual Notice of Pendency of a Tax Foreclosure Action and of the filing in the County Court of a separate and individual Complaint by the County of Erie against the owners of the real property proceeded against and described in the List of Delinquent Taxes.

NATURE OF PROCEEDING: This proceeding is brought against the real property only and is to foreclose the tax liens described in the List of Delinquent Taxes. No personal judgment will be entered herein for such liens/taxes or other legal charges or any part thereof.

PERSONS AFFECTED: This notice is directed to all persons having or claiming to have an interest in the real property described in the List of Delinquent Taxes. Such persons are hereby notified further that a duplicate of this Petition and the List of Delinquent Taxes has been filed in the Erie County Clerk's Office and the Office of Real Property Tax Services and will remain open for public inspection up to and including the date specified below as the last day of redemption.

RIGHT OF REDEMPTION: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before the 5th day of July, 2023 redeem the same by paying the amount of all such unpaid tax liens thereon, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption.

Payments shall be made to: Director of Real Property Tax Services, Rath Building, 95 Franklin Street, Buffalo, New York, 14202, by CASH, CERTIFIED CHECK, BANK CHECK or MONEY ORDER.

In the event that such tax liens are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of

record or to receive an assignment of such tax liens evidenced by a proper written instrument.

LAST DAY OF REDEMPTION: The last day of redemption is hereby fixed as the 5th day of July, 2023.

SERVICE OF ANSWER: Every person having any right, title or interest in or lien upon any parcel of real property described in the List of Delinquent Taxes may serve a duly verified Answer upon the attorney for the Tax District, as set forth below, setting forth in detail the nature and amount of his or her interest, and any defense or objection to the foreclosure. Such Answer must be filed in the office of the County Clerk and served upon the attorney for the Tax District, Margaret A. Hurley, Esq., Lippe Mathias, LLP, 50 Fountain Plaza, Suite 1700, Buffalo, New York, 14202, (716) 884-3135, on or before the 26th day of July 2023.

FAILURE TO REDEEM OR ANSWER: In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in the List of Delinquent Taxes and a judgment in foreclosure may be taken by default.

DATED: May 4, 2023

ENFORCING OFFICER:
SCOTT A. BYLEWSKI, ESQ.
Director of Real Property Tax Services

STATE OF NEW YORK)
COUNTY OF ERIE) ss:
CITY OF BUFFALO)
I, SCOTT A. BYLEWSKI, ESQ., being duly sworn, depose and say: I am the Director of Real Property Tax Service for the County of Erie. I have read this Petition and Notice, which I have signed, and I am familiar with its contents. The contents of this Petition and Notice are true to the best of my knowledge, based upon the records and tax roll of the County of Erie, in the hands of the Department of Real Property Tax Services. I do not know of any errors or omissions in this Petition.

SCOTT A. BYLEWSKI, ESQ.
Director of Real Property Tax Services

Sworn to before me this 4th day of May, 2023.

Notary Public:
Amy Honan
No. 01HO6348829
Notary Public, State of New York
Qualified in Erie County

My Commission Expires Oct. 3, 2024

ATTORNEYS FOR TAX DISTRICT:
Margaret A. Hurley, Esq.
Lippe Mathias, LLP
50 Fountain Plaza, Suite 1700
Buffalo, New York 14202
(716) 884-3135

23-0333 may12,19,26,jun2,9,16

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is CM CONSTRUCTION SERVICES WNY LLC; its Articles of Organization were filed with the Secretary of State on April 24, 2023; the County within New York in which its office is to be located is Erie; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is 9720 Greiner Road, Clarence, New York 14031; the purpose of its business is to conduct any lawful business under law.

23-0410 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Snapshot Interactive LLC of Buffalo, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 13th day of February, 2023. Office location: Erie County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of any process served upon him or her to: 106 Bloomfield Ave., Buffalo, NY 14220. Purpose: Any lawful act or activity.

23-0414 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Big C Construction, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 3rd day of March, 2023. Office location: Erie County. Carl Mascio designated as agent upon whom process against it may be served. SSNY shall mail copy of any process served upon him to: 1377 Burns Road, Angola NY 14006. Purpose: Construction.

23-0415 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Niagara Marine, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/13/2023. Cty: Niagara. SSNY design. as agent upon whom process against may be served & shall mail process to 5606 McKee Rd., Newfane, NY 14108. General Purpose.

23-0416 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

BUFFALO LIVING RENTALS, LLC has been formed as a limited liability company (LLC) in New York. The Articles of Organization were filed with the Secretary of State on April 28, 2023. Its office location is in Erie County. The Secretary of State is designated as the agent upon whom process against the LLC may be served. The Secretary of State may mail a copy served upon it to the LLC at 4845 Transit Road, Depew, New York 14043. The purpose of the LLC is any lawful activity.

23-0459 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A DOMESTIC LIMITED LIABILITY COMPANY

Name of LLC: Empire State Truck Repair LLC. Date of filing of Articles of Organization with the NY Dept of State: April 21,2023. Office of LLC: Erie County. United States Corporation Agents, INC has been designated as the agent upon whom process may be served. United States Corporation Agents may mail a copy of any process to the LLC at: 506 Bullis Rd West Seneca NY 14224. Purpose of LLC: Commercial Truck Repair. LLC will be managed by Adam Hageman.

23-0460 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

CT LAND & PROPERTIES, LLC, Arts. of Org. filed with the SSNY on 05/01/2023. Office loc: Erie County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 636 Commercial St., Irving, NY 14081. Purpose: Any Lawful Purpose.

23-0461 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Bluebird Builders of WNY, LLC. Art. of Org. filed Sec'y of State (SSNY) 4/25/23. Office location: Niagara Co. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: 7120 Ridgewood Drive, Lockport, NY 14094. Purpose: any lawful activities.

23-0465 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of 125 Passaic Ave, LLC. Art. of Org. filed Sec'y of State (SSNY) 4/25/23. Office location: Niagara Co. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: 125 Passaic Avenue, Lockport, NY 14094. Purpose: any lawful activities.

23-0466 may12,19,26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Grady Auto LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/4/2023. Cty: Niagara. SSNY design. as agent upon whom process against may be served & shall mail process to 6901 Laur Rd., Niagara Falls, NY 14304. General Purpose.

23-0484 may19,26,jun2,9,16,23

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is MICHAEL R. MARKIEWICZ, LLC; its Articles of Organization were filed with the Secretary of State on March 9, 2023; the County within New York in which its office is to be located is Erie; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is 128 Chapin Parkway, Buffalo, New York 14209; the purpose of its business is to conduct any lawful business under law.

23-0485 may19,26,jun2,9,16,23

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Concierge Dental of Lockport,



465 Main St. Buffalo, NY 14203-1793
Phone: 716-541-1600 • Fax: 716-854-3394

John Tebeau
Publisher & President
jtebeau@bizjournals.com • 716-541-1601

EDITORIAL
Editor-in-chief
Donna Collins
dcollins@bizjournals.com, 716-541-1607

Managing editor
Michelle Cioci Adams
mcadams@bizjournals.com, 716-541-1615

Digital editor
Sara Paulson Meehan
smeehan@bizjournals.com, 716-541-1614

Senior designer
Alex Mason, amason@bizjournals.com

Designer
Christina Grogan, cgrogan@bizjournals.com

Projects editor/Lists
Hassan Green
hdgreen@bizjournals.com, 716-541-1612

Reporters
Manufacturing/legal/education/cannabis/insurance
Katie Anderson
kanderson@bizjournals.com, 716-541-1612

Startups and Buffalo Inno/residential real estate/retail
Lian Bunny
lbunny@bizjournals.com, 716-541-1602

Health care/restaurants/hotels/nonprofits
Tracey Drury
tdrury@bizjournals.com, 716-541-1609

CRE & economic development/banking & finance
Jacob Tierney
jtierney@bizjournals.com, 716-541-1603

Photojournalist
Joed Viera
jviera@bizjournals.com, 716-541-1608

ADVERTISING
Director
Shelley Rohauer
srohauer@bizjournals.com, 716-541-1622

Senior account executives
Lisa Hawayek
lhawayek@bizjournals.com, 716-541-1625

Sally Luczak
sluczak@bizjournals.com, 716-541-1628

Jerry Rott
jrott@bizjournals.com, 716-541-1637

Account manager
Nicole Meisenburg
nmeisenburg@bizjournals.com, 716-541-1629

Sales coordinator
Bonnie Gordon
bgordon@bizjournals.com, 716-541-1624

Product sales
Karen Schiffmacher
kschiffmacher@bizjournals.com, 716-541-1631

EVENTS
Events director
Jennifer Houle
jhoule@bizjournals.com, 716-541-1639

Event coordinator
Jordan Soldaczewski
jsoldaczewski@bizjournals.com, 716-541-1657

ADMINISTRATION
Office administrator/director of legal advertising
Kimberly Schaus
kschaus@bizjournals.com, 716-541-1656

LEADS

Legal Notices

PLLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 4/17/2023. Office: Niagara County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The PLLC, 33 Melrose Rd, Buffalo, NY 14221. Purpose: Dentistry. 23-0488 may19,26,jun2,9,16,23

NOTICE OF SALE
SUPREME COURT COUNTY OF ERIE, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. SCOTT N. NAVEL, ET AL., Defendant(s). Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on April 18, 2023, I, the undersigned Referee will sell at public auction at the first floor closing room of the Erie County Clerk's Office, 92 Franklin Street, Buffalo, NY on 27th DAY OF JUNE, 2023 at 10:00 a.m., premises known as 8600 Hammond Drive, Eden, NY 14057. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Eden, County of Erie and State of New York, Section 238.11, Block 2 and Lot 10. Approximate amount of judgment is \$143,632.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 813658/2021. Cash will not be accepted. COVID-19 safety protocols will be followed at the foreclosure sale. Elizabeth A. Kraengel, Esq., Referee

Knuckles, Komosinski & Manfro, LLP, 595 Taxter Road, Suite 590, Elmsford, NY 10523, Attorneys for Plaintiff 23-0499 may26,jun2,9,16

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY
The name of the Limited Liability Company is RWR LEGACY LLC; its Articles of Organization were filed with the Secretary of State on January 9, 2023; the County within New York in which its office is to be located is Erie; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is 8170 Westphaling Road, Clarence, New York 14051; the purpose of its business is to conduct any lawful business under law. 23-0501 may26,jun2,9,16,23,30

NOTICE OF SALE
SUPREME COURT - COUNTY OF ERIE

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2, Plaintiff, AGAINST THOMAS WIECZOREK A/K/A THOMAS T. WIECZOREK, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on March 8, 2023, I, the undersigned Referee, will sell at public auction at the Erie County Clerk's "Closing Room", 92 Franklin Street, 1st Floor, Buffalo, NY 14202 on 27th DAY OF JUNE, 2023 at 10:30 AM premises known as 226 Barnard Street, Buffalo, NY 14206.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for the Eighth Judicial District, Erie 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, situate, lying and being in the City of Buffalo, County of Erie and State of New York. Section 123.42, Block 2 and Lot 3.

Approximate amount of judgment \$47,649.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #806098/2019.

May Moorman Penn, Esq., Referee
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747. 23-0502 may26,jun2,9,16

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is Done and Dusted Commercial Cleaning LLC; its Articles of Organization were filed with the Secretary of State on 5/10/2023; the County within New York in which its office is to be located is Erie; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is: Done and Dusted Commercial Cleaning LLC, 808 Woodstock Ave., Tonawanda, NY 14150; the purpose of its business is to conduct any lawful business under law. 23-0503 may26,jun2,9,16,23,30

STATE OF NEW YORK
SUPREME COURT COUNTY OF ERIE

ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC FKA QUICKEN LOANS INC., Plaintiff, vs. JULIE RYAN, AS POSSIBLE ADMINISTRATRIX AND DISTRIBUTE OF THE ESTATE OF MICHAEL RYAN; MELISSA CRAIG; CHRISTOPHER RYAN; ANY UNKNOWN HEIRS TO THE ESTATE OF MICHAEL RYAN, DECEASED, NEXT OF KIN, DEVISEES, LEGATEES, DISTRIBUTORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, EXECUTORS, ADMINISTRATORS OR SUCCESSORS IN INTEREST, AS WELL AS THE RESPECTIVE HEIRS AT LAW, NEXT OF KIN, DEVISEES, LEGATEES, DISTRIBUTORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, EXECUTORS, ADMINISTRATORS OR SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSONS, IF THEY OR ANY OF THEM BE DEAD, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO THE PLAINTIFF; CRESTVIEW FINANCIAL, LLC; MIDLAND FUNDING LLC; COMMISSIONER OF TAXATION AND FINANCE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; BENEFICIAL HOMEOWNER SERVICE CORPORATION; ERIE COUNTY CLERK; and "JOHN DOE" and "MARY DOE," (said names being fictitious, it being the intention of plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein.) Defendants.

Filed: 11/10/2022
Index No.: 813783/2022
SUMMONS Mortgaged Premises: 3633 Dartmouth Street Hamburg, (Town of Hamburg) NY 14075 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT of the above captioned action is for the foreclosure of: Mortgage bearing the date of March 7, 2018, executed by Michael J. Ryan, an unmarried man to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. to secure the sum of \$80,000.00, and interest, and recorded in the Office of the Clerk of Erie County on March 28, 2018 in Book 13850 page 2220. That Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. duly assigned said Note and Mortgage to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by Assignment dated July 7, 2022 and recorded on July 18, 2022 in the Office of the Clerk of Erie County in Book 14060 page 1862. The relief sought in the within action is a final judgment directing the sale of the Mortgaged Premises described above to satisfy the debt secured by the Mortgage described above. Plaintiff designates Erie County as the place of trial. The basis of venue is the County in which the Mortgaged Premises is situated. Section: 170.82 Block: 2 Lot: 7 DATED:

November 8, 2022 Rochester, New York NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the Mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your Mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. WE ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. SCHEDULE A LEGAL DESCRIPTION ALL that tract or parcel of land, situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot Number Thirteen (13), Township Nine (9), Range Eight (8) of the Holland Land Company's Survey and further distinguished as Subdivision Lot Number Two Thousand Nine Hundred Fourteen (2,914) and part of Subdivision Lot Number Two Thousand Nine Hundred Thirteen (2,913) in Block Number Twenty-Nine (29), as shown on Map filed in Erie County Clerk's Office under Cover Number 712, bounded and described as follows: COMMENCING at a point on the south line of Dartmouth Street, Ten (10) feet Easterly from the west line of Subdivision Lot Number Two Thousand Nine Hundred Thirteen (2,913); THENCE at right angles to Dartmouth Street and parallel with the said west line one hundred eighteen (118) feet to the rear line of said lot; THENCE at right angles and parallel with Dartmouth Street fifty-two (52) feet to the east line of Subdivision Lot Number Two Thousand Nine Hundred Fourteen (2,914); THENCE at right angles and along said east line of Subdivision Lot Number Two Thousand Nine Hundred Fourteen (2,914) to the south line of Dartmouth Street; THENCE Westerly along said South line of Dartmouth Street fifty-two (52) feet to the place of BEGINNING. ALL that tract or parcel of land situate in the Town of Hamburg, County of Erie and State of New York being part of Lot Number Thirteen (13), Township Nine (9), Range Eight (8) of the Holland Land Company's survey and further distinguished as Subdivision Lot Numbers Two Thousand Nine Hundred Fifteen (2,915) and Two Thousand Nine Hundred Sixteen (2,916) in Block Number Twenty-Nine (29) as shown on Map filed in the Erie County Clerk's Office under Cover Number 712.s. 23-0504 may26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Capricorn Industries LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 4/26/2023. Office: Niagara County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 4069 Burch Rd, Ransomville, NY 14131. Purpose: any lawful act. 23-0510 may26,jun2,9,16,23,30

PUBLIC NOTICE
NOTICE OF FORMATION OF 856 EGGERT ROAD, LLC, A DOMESTIC LIMITED LIABILITY COMPANY (LLC); ARTICLES OF ORGANIZATION FILED WITH THE SECRETARY OF STATE OF NEW YORK ON JANUARY 30, 2023, OFFICE IN ERIE COUNTY. SSNY IS DESIGNATED AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO 856 EGGERT ROAD, AMHERST, NEW YORK, 14226, PURPOSE: ANY LAWFUL PURPOSE. 23-0511 may26,jun2,9,16,23,30

PUBLIC NOTICE
NOTICE OF FORMATION OF BUTTINO MEDINA, LLC, A DOMESTIC LIMITED LIABILITY COMPANY (LLC); ARTICLES OF ORGANIZATION FILED WITH THE SECRETARY OF STATE OF NEW YORK ON MARCH 2, 2023, OFFICE IN ERIE COUNTY. SSNY IS DESIGNATED AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL

MAIL COPY OF PROCESS TO 37 NORTH SHORE DRIVE, BLASDELL, NEW YORK, 14219. PURPOSE: ANY LAWFUL PURPOSE. 23-0512 may26,jun2,9,16,23,30

PUBLIC NOTICE
NOTICE OF FORMATION OF LAMB HOLDING OF WNY, LLC, A DOMESTIC LIMITED LIABILITY COMPANY (LLC); ARTICLES OF ORGANIZATION FILED WITH THE SECRETARY OF STATE OF NEW YORK ON MARCH 14, 2023, OFFICE IN ERIE COUNTY. SSNY IS DESIGNATED AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO 3951 EAST RIVER ROAD, GRAND ISLAND, NEW YORK, 14072. PURPOSE: ANY LAWFUL PURPOSE. 23-0513 may26,jun2,9,16,23,30

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of 392 RUSKIN ROAD, LLC, Arts. Of Org. filed with the NY Dept. of State on May 9, 2023, Office location; Erie County, Secty of State designated as agent of LLC upon whom process against it may be served and shall mail process to the principal business address of the LLC; c/o Brad Termini, 391 Washington Street, Suite 800, Buffalo, NY 14203, registered agent upon whom process may be served; Brad Termini, 391 Washington Street, Suite 800, Buffalo, NY 14203; Purpose; any lawful activity. 23-0514 may26,jun2,9,16,23,30

PROBATE CITATION
File No. 2022-2779/A
SURROGATE'S COURT - ERIE COUNTY

CITATION
THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent
To: Heather Loveland, Ryan Golda, Daniel Joseph Miller, Christopher Harrington, JENNIFER G. FLANNERY - Erie County Public Administrator and to Any and all persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner(s) and cannot after due diligence used be ascertained and HON. LETITIA JAMES - Attorney General of the State of New York.

A petition having been duly filed by Nancy Golda Lettieri, who is domiciled at 8740 Supervisor Avenue, Colden, New York 14033

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, 2nd Floor, Buffalo, New York, on June 27, 2023 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of Aloise J. Golda lately domiciled at 34 Fernwood Avenue, West Seneca, NY admitting to probate a Will dated November 6, 2021 a copy of which is attached, as the Will of Aloise J. Golda deceased, relating to real and personal property, and directing that Letters Testamentary issue to Nancy Golda Lettieri.

Dated, Attested and Sealed: May 12, 2023

HON. ACEA M. MOSEY, Surrogate
Linda M. Wiedrick, Chief Clerk

Laura L. Jabrucki, Attorney for Petitioner, Rakowski & Saia, PLLC, 303 Cayuga Road, Suite 150, Cheektowaga, New York 14225, Address of Attorney, (716) 799-8686 Telephone Number, Attorney Email Address: laura@rakowskisai.com.

[NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.] 23-0515 may26,jun2,9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Il Mulino Williamsville, LLC. Art. of Org. filed with NY Dept. of State on 5/16/23. Office located in Erie County, NY. Princ. Bus. Addr. 465 Washington Street, Buffalo, NY 14203. Sec. of State of NY (SSNY) designated as agent upon whom process against it may be served. SSNY shall mail process to: c/o Jared White, 465

LEADS

Legal Notices

Washington Street Buffalo, NY 14203.
Purpose: any lawful activity.
23-0518 may26,jun2,9,16,23,30

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
7620 Buffalo Avenue, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 20th day of February, 2023. Office Location: Niagara County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of any process served upon him or her to 7620 Buffalo Avenue, Niagara Falls, NY 14304. Purpose: Any lawful activity.
23-0522 may26,jun2,9,16,23,30

**NOTICE OF FORMATION
OF A DOMESTIC
LIMITED LIABILITY COMPANY**
HIP Trips Travel LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 4th day of April, 2023. Office location: Niagara County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of any process served upon him or her to: Hilary Pangrazi at 394 Miller Street, North Tonawanda, NY 14120. Purpose: Any lawful act or activity.
23-0523 may26,jun2,9,16,23,30

NOTICE OF SALE
SUPREME COURT COUNTY OF ERIE: 134 Lancaster LLC, Plaintiff, against Buffalo Niagara Realty Group, Inc., et al., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered in the Erie County Clerk's Office on April 28, 2023, I will sell at public auction to the highest bidder at 279 Fairways Boulevard, Amherst, New York on 28th DAY of JUNE, 2023 at 1:30 p.m., the mortgaged premises known as **279 Fairways Boulevard, Amherst, New York**, being all that certain plot piece or parcel of land, with the buildings and improvements

erected, situate lying and being in the Town of Amherst, County of Erie, and State of New York, Section, Block and Lot: 55.18-5-13. Premises to be sold subject to provisions of filed Judgment Index No. 809260/2022. Approximate balance of judgment is \$65,117.82, plus interest, costs and subject to outstanding property taxes.
Ralph M. Mohr, Esq.
Referee
Rupp Pfalzgraf LLC, Attorneys for Plaintiff, 1600 Liberty Building, Buffalo, New York 14202, (716) 854-3400.
23-0524 may26,jun2,9,16

PROBATE CITATION
File No. 2022-4481/A
SURROGATE'S COURT - ERIE COUNTY

CITATION
THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent
To: Monica Flannister, JENNIFER G. FLANNERY - Erie County Public Administrator and to Any and all persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner(s) and cannot after due diligence used be ascertained and HON. LETITIA JAMES - Attorney General of the State of New York.
A petition having been duly filed by Brenda Y. Coleman, who is domiciled at 27 Manco Lane #6, Cheektowaga, NY 14227
YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, 2nd Floor, Buffalo, New York, on July 5, 2023 at 11:00 o'clock in the forenoon of that day, why a decree should not be made in the estate of George Palmer lately domiciled at 147 Cambria Street, Buffalo, NY admitting to probate a Will dated July 24, 2009 a copy of which is attached, as the Will of George Palmer deceased, relating to real and personal property, and directing that Letters Testamentary issue to

Brenda Y. Coleman.
Dated, Attested and Sealed: May 8, 2023
HON. ACEA M. MOSEY, Surrogate
Linda M. Wiedrick, Chief Clerk
Dean M. Drew, Esq., Attorney for Petitioner, 159 Linwood Avenue, Buffalo, NY 14209, Address of Attorney, 716-885-1151, Telephone Number, Attorney Email Address: dmdrew@drewanddrew.com.
[NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.]
23-0527 jun2,9,16,23

PROBATE CITATION
File No. 2022-4782
CITATION
SURROGATE'S COURT, ERIE COUNTY
THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent
TO: Donald Thompson; Susan Liska; Mary Marchal; Carol McCarthy; Joan Siegrist; Linda Roll; Charlene Kowalski; Michael Hartl; Any and all persons who are, or who claim to be heirs at law, next of kin, or distributees of Marian R. Nickson a/k/a Marian Nickson, if any such there be, all of whose names, ages, places of residence and post office addresses are unknown to petitioner and cannot after due diligence used be ascertained; Lauretta Larson, if she be living, and if she be dead, to her distributees, legal representatives, assigns and all persons who by purchase, inheritance or otherwise have or claim to have an interest in the estate of Marian R. Nickson a/k/a Marian Nickson, deceased, derived through Lauretta Larson, whose addresses are unknown to the Petitioner and cannot after due diligence used be ascertained, and Hon. Letitia James - Attorney General of the State of New York.
A petition and an amendment to

previously filed petition having been duly filed by Jennifer G. Flannery, Esq. -Erie County Public Administrator, who is domiciled at Buffalo, New York, YOU ARE HEREBY CITED to show cause before the Erie County Surrogate's Court, at Erie County Hall, 92 Franklin Street, 2nd Floor, Buffalo, New York, on July 11, 2023 at 9:30 a.m., why a Decree should not be made in the estate of Marian R. Nickson a/k/a Marian Nickson, late of the County of Erie and State of New York, admitting to probate a Will dated February 17, 1995, as the Will of Marian R. Nickson a/k/a Marian Nickson, deceased, relating to real and personal property, and directing that Letters of Administration c.t.a issue to Jennifer G. Flannery, Esq. Erie County Public Administrator.
Dated, Attested and Sealed: May 16, 2023

HON. ACEA M. MOSEY, Surrogate
Linda Wiedrick, Chief Clerk of Surrogate's Court
Lucy M. Berkman, Esq., Phillips Lytle LLP, One Canalside, 125 Main St., Buffalo, NY 14202, Ph: (716) 847-8400, Email: lberkman@phillipslytle.com.
NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed that you do not object to the relief requested. You have a right to have an attorney appear for you, and you or your attorney may request a copy of the full account from the petitioner or petitioner's attorney.
23-0528 jun2,9,16,23

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
Notice of Formation of LLC. Innocence LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 5/17/2023. Office location: Niagara County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Thomas E. Szulist, 6730 Lake Road, Appleton, NY 14008.

Purpose: any business permitted under law.
23-0529 jun2,9,16,23,30,jul7

SUPPLEMENTAL SUMMONS
SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF ERIE – M&T BANK, Plaintiff, -against- THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSORS IN INTEREST, AND GENERALLY ALL PERSONS HAVING OR CLAIMING, UNDER, BY OR THROUGH THE DECEDENTS WILLIAM J. ALBERS AND CATHERINE ALBERS, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; SUSAN B. ALBERS; WILLIAM ALBERS; UNITED STATES OF AMERICA (NORTHERN DISTRICT); NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; "JOHN DOE #1" through "JOHN DOE #10" inclusive, the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persons or corporations having an interest in, or tenants or persons in possession of, portions of the mortgaged premises described in the Complaint, Defendants - Index No. 806535/2022 Plaintiff Designates Erie County as the Place of Trial. The Basis of Venue is that the subject premises is situated in Erie County. To the above named Defendants– YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance upon the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the date of service or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York. If you fail to so appear or answer, judgment will be

taken against you by default for the relief demanded in the Complaint. That this Supplemental Summons is being filed pursuant to an order of the court dated March 28, 2023. NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME – If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (M&T BANK) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Betty Calvo-Torres J.S.C. Dated: March 28, 2023 Filed: May 9, 2023. The object of this action is to foreclose a mortgage and covering the premises known as 250 Richmond Avenue, Buffalo, NY 14222. Dated: May 16, 2023 **Knuckles, Komosinski & Manfro, LLP**, Attorney for Plaintiff, By: Richard F. Komosinski, Esq., 565 Taxter Road Suite 590, Elmsford, NY 10523 Phone: (914) 345-3020.
23-0532 jun2,9,16,23

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
Yard Man Mowing Services of Buffalo, LLC filed Articles Of Organization with the Secretary of State of New York (SSNY) on the 3rd day of February, 2023. Office location: Erie County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of any process served upon him or her to: 28 Martha Avenue, Buffalo, NY 14215. Purpose: Any Lawful act or activity.
23-0531 jun2,9,16,23,30,jul7

BUSINESS MARKETPLACE

Contact Kim Schaus at 716-541-1656 or kschaus@bizjournals.com to advertise

Connect with customers on BUSINESS MARKETPLACE



Call Kim Schaus at 716.541.1656



925 DELAWARE AVENUE, 8B
BUFFALO, NY 14209 | \$579,900

Spectacular unit with outstanding views in one of Buffalo's most premier historic buildings, the Campanile Cooperative. Classic lobby overlooks sprawling patio and courtyard. New paint throughout offers a fresh and bright feel. All new windows, central AC, and in-unit laundry! Large LR features gleaming hardwood floors, and walls of windows with incredible views of the city. Eat-in kitchen w/ stainless appliances, granite breakfast bar & counters, wine chiller, and pantry. Bonus room for office, reading nook, or den. Two large bedrooms w/ triple closets and updated en-suite baths; nothing to do but move in! 24-hour concierge & garage service; all utilities and taxes included in \$1590/mo. HOA. 1 garage parking space included at \$285/mo.

SUSAN LENAHAN
CRS, CBR, Licensed Associate Broker
716.864.6757 | susielenahan@gmail.com
2007-2020 Agent of the Year



NEW HOT JOB

Civil Engineer



A professional services firm is looking to hire a Civil Engineer (Sr. Project Manager) to provide oversight for various land development projects.

Requirements

- Bachelor's degree in Civil Engineering, Master's degree preferred
- Professional Engineering License
- Project management & land development engineering experience

Direct Hire position paying \$135k+, DOE. Phenomenal benefits package!
All inquiries kept strictly confidential. NEVER a fee for job seekers.

Interested? Email your resume today to Lisa (llamprecht@krgstaffing.com)

Key Resource Group • WBE Certified - A Woman Owned Staffing Firm
Buffalo, NY • 716-631-3951 • krgstaffing.com
Key Resource Group, LLC is an equal opportunity employer.

LEADS

Legal Notices

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of CHASE IT 327, LLC, Arts. Of Org. filed with the NY Dept. of State on April 12, 2023, Office location; Niagara County, Secty of State designated as agent of LLC upon whom process against it may be served and shall mail process to the principal business address of the LLC; c/o Dominic P. Massaro, 8525 Porter Road, Niagara Falls, NY 14304, registered agent upon whom process may be served; Dominic P. Massaro, 8525 Porter Road, Niagara Falls, NY 14304; Purpose; any lawful activity. jun2,9,16,23,30,jul7

ACCOUNTING CITATION

File No. 2022-100/A CITATION

SURROGATE'S COURT - ERIE COUNTY

CITATION

THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

TO: Any and all persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner(s) and cannot after due diligence used be ascertained and HON. LETITIA JAMES - Attorney General of the State of New York and JENNIFER G. FLANNERY - Erie County Public Administrator.

A petition and account having been duly filed by Carrie Lynn Palmer, whose address is 924 Trees of Avalon Parkway, McDonough, GA 30253

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, 2nd Floor, Buffalo, New York, on July 6, 2023 at 9:30 o'clock in the forenoon of that day, why the account of Carrie Lynn Palmer, a summary of which has been served herewith, as Administrator of the estate of Alan P. Wojciechowski should not be judicially settled.

Dated, Attested and Sealed: May 12, 2023

HON. ACEA M. MOSEY, Surrogate Linda M. Wiedrick, Chief Clerk

Ruth P. George, Attorney for Petitioner, 5555 Main Street, Williamsville, NY 14221, Address of Attorney, (716) 982-1662, Telephone Number, Attorney Email Address: ruthpgeorge@gmail.com. jun2,9,16,23

REFEREE'S NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK, SUPREME COURT: COUNTY OF ERIE

Citizens Bank, N.A. f/k/a RBS Citizens, N.A., Plaintiff, v. Julie A. Jaeger a/k/a Julie Jaeger, Neil Jaeger, Defendants.

PLEASE TAKE NOTICE THAT

In pursuance of a judgment of foreclosure and sale duly made and entered in the above entitled foreclosure action dated April 18, 2018 and the Order Amending Judgement of Foreclosure and Sale dated June 24, 2022 and Amended Order to Appoint New Referee dated May 17, 2023, all entered in the office of the County Clerk of Erie County, I, the undersigned Referee named in said judgment, will sell in one parcel at public auction on 7th DAY OF JULY, 2023

at the "Closing Room" of the Erie County Clerks Office, Erie County Hall, 92 Franklin Street, in Buffalo, County of Erie, State of New York, at 11:00 a.m., the premises described in said judgment as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF TONAWANDA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 38, TOWNSHIP 12, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY AND ACCORDING TO MAP FILED IN ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1201, IS KNOWN AS SUBDIVISION LOTS NOS. 201 AND THE SOUTH 30 FEET OF SUBDIVISION LOT NO. 202.

Property known as: 19 Guenther Avenue, Tonawanda, NY 14150 (Tax Parcel No. 53.68-4-20)

The public auction shall be conducted in accordance with the Foreclosure Auction Rules - Eight Judicial District.

TOGETHER with all the right, title and interest of the mortgagors, if any, in and to the land lying in the streets and roads in front of and adjoining said premises to the center line thereof.

TOGETHER with all fixtures and articles of personal property attached

to or used in connection with the said premises.

Said premises are sold subject to any state of facts an accurate survey may show, to covenants, restrictions and easements, if any, to violations, zoning regulations and ordinances of the city, town or village in which the premises lie, to the rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley or highway, to any state of facts an inspection would disclose it being understood that the property is sold in an "as is" and "where is" condition, to any and all tenancies, possessory interests and/or leases affecting the premises which have not been extinguished by this foreclosure action, and to any right of redemption of the United States of America.

Judgment Amount: \$138,224.03 Dated: May 23, 2023

Timothy O'Mara, Esq., Referee

Harris Beach PLLC, Esther S. Gabriel, Esq., Attorneys for Plaintiff, 333 West Washington Street Suite 200, Syracuse, New York 13202, 315-214-2016 jun2,9,16,23

NOTICE OF SALE

COUNTY COURT COUNTY OF ERIE U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST, Plaintiff AGAINST THE HEIRS AT LARGE OF GEORGE W. JACKSON A/K/A GEORGE JACKSON, et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered April 5, 2023, I, the undersigned Referee will sell at public auction at the Closing Room of the Erie County Clerk's Office, 1st Floor, 92 Franklin Street, Buffalo NY on July 12, 2023 at 11:00AM, premises known as 634 East Eagle Street, Buffalo, NY 14210. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Buffalo, County of Erie and State of New York, Section: 111.74 Block: 6 Lot: 13.11. Approximate amount of judgment \$116,398.99 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #2014600491. The aforementioned auction will be conducted in accordance with the ERIE County COVID-19 Protocols located on the Office of Court Administration (OCA) website (https://ww2.nycourts.gov/Admin/oca.shtml) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Brian K. Towey, Esq., Referee Fein, Such & Crane, LLP 28 East Main Street Rochester, NY 14614 XFSLC019 76106 jun9,16,23,30

NOTICE OF SALE

COUNTY COURT COUNTY OF ERIE KeyBank, N.A., Plaintiff AGAINST Tiffany Williams a/k/a Tiffany Krug; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered April 5, 2023, I, the undersigned Referee will sell at public auction at the Closing Room of the Erie County Clerk's Office, 1st Floor, 92 Franklin Street, Buffalo NY on July 10, 2023 at 1:00PM, premises known as 207 Enez Drive, Depew, NY 14043. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Village of Depew, Town of Cheektowaga, County of Erie and State of New York, Section: 92.18 Block: 16 Lot: 2. Approximate amount of judgment \$148,015.95 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #816089/2019. The aforementioned auction will be conducted in accordance with the ERIE County COVID-19 Protocols located on the Office of Court Administration (OCA) website (https://ww2.nycourts.gov/Admin/oca.shtml) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Daniel Tronolone, Esq., Referee Fein, Such & Crane, LLP 28 East Main Street Rochester, NY 14614 FKNJC030 76451 jun9,16,23,30

NOTICE OF SALE

SUPREME COURT COUNTY OF ERIE KeyBank N.A. s/b/m First Niagara Bank N.A., Plaintiff AGAINST Donald M. Kenney a/k/a Donald Kenney; Carla M. Corp a/k/a Carla Corp a/k/a Carla Kenney a/k/a Carla M. Kenney, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered May 11, 2023, I, the undersigned Referee will sell at public auction at the Closing Room of the Erie County Clerk's Office, 1st Floor, 92 Franklin Street, Buffalo NY on July 12, 2023 at 10:30AM,

premises known as 355 Athens Boulevard, Tonawanda, NY 14223 a/k/a 355 Athens Boulevard, Buffalo, NY 14223. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Tonawanda, County of Erie and State of New York, Section: 66.52 Block: 2 Lot: 11. Approximate amount of judgment \$171,216.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #803279/2020. The aforementioned auction will be conducted in accordance with the ERIE County COVID-19 Protocols located on the Office of Court Administration (OCA) website (https://ww2.nycourts.gov/Admin/oca.shtml) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Kate Johnson, Esq., Referee Fein, Such & Crane, LLP 28 East Main Street Rochester, NY 14614 YFKNCO01 76500 jun9,16,23,30

LEGAL NOTICE

NOTICE is given that a license, serial #3170417, for LIQUOR,WINE,BEER & CIDER has been applied for by LOST CREEK BREWING COMPANY LLC dba LOST CREEK BREWING COMPANY to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 1335 HERTEL AVENUE, SUITE 1, BUFFALO, NY 14216, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3171643, for WINE,BEER & CIDER has been applied for by ROSIE'S ICE CREAM LLC dba ROSIE'S HANDCRAFTED ICE CREAM to sell WINE,BEER & CIDER at retail in a BAR/TAVERN located at 488 W. UTICA STREET, BUFFALO, NY 14213, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3170933, for LIQUOR,WINE,BEER & CIDER has been applied for by HGR MANAGEMENT LLC dba PARIVAAR to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 708 ELMWOOD AVENUE, BUFFALO, NY 14222, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

PROBATE CITATION

File No. 2022-4776/A SURROGATE'S COURT - ERIE COUNTY

CITATION

THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

TO: Any and all persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner(s) and cannot after due diligence used be ascertained and HON. LETITIA JAMES - Attorney General of the State of New York and JENNIFER G. FLANNERY, Erie County Public Administrator.

A petition having been duly filed by Kent K. Anker, who is domiciled at 36 Church Street, Pleasantville, New York 10570

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, 2nd Floor, Buffalo, New York, on July 11, 2023 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of Fred S. Nadel lately domiciled at 735 Renaissance Drive Apt. K205, Amherst, New York 14221 admitting to probate a Will dated January 17, 2004 a copy of which is attached, as the Will of Fred S. Nadel deceased, relating to real and personal property, and directing that Letters Testamentary issue to Kent K. Anker.

Dated, Attested and Sealed: May 24, 2023

HON. ACEA M. MOSEY, Surrogate Linda M. Wiedrick, Chief Clerk

Frank R. Vavonese, Attorney for Petitioner, 3885 N. Buffalo Road, Orchard Park, New York 14127, Telephone Number: (716) 257-1241, Attorney Email Address: fvavonese@smith-vavonese.com. jun9,16,23,30

LEGAL NOTICE

NOTICE is given that a license, number 3171266, for LIQUOR,WINE,BEER & CIDER has been applied for by VAULT @ 237, LLC dba VAULT @ 237 to sell LIQUOR,WINE,BEER & CIDER at retail in a RESTAURANT located at 237 MAIN ST., GROUND FLOOR, BUFFALO, NY 14203, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3171985, for LIQUOR,WINE,BEER & CIDER has been applied for by BUFFALO CURLING CLUB.ORG INC. dba BUFFALO CURLING CLUB to sell LIQUOR,WINE,BEER & CIDER at retail in a CLUB located at 91 BUFFALO CHINA ROAD, BUFFALO, NY 14210, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, number 3171463, for LIQUOR,WINE,BEER & CIDER has been applied for by TSHTB LLC dba THIRSTY BUFFALO to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 555 ELMWOOD AVE, BUFFALO, NY 14220, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, number 3171458, for LIQUOR,WINE,BEER & CIDER has been applied for by KELLIE'S SPORTS LOUNGE, INC. dba KELLIE'S SPORTS LOUNGE to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 1803 SOUTH PARK AVE, BUFFALO, NY 14220, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of New Star Cruises LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/15/23. Office location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2653 Fuller Rd, Burt, NY 14028. Purpose: any lawful activity. jun9,16,23,30,jul7,14

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Dew All Painting, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/18/23. Office location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 8312 Lindbergh Avenue, Niagara Falls, NY 14304-2430. Purpose: any lawful activity. jun9,16,23,30,jul7,14

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Howitts Bounce House LLC. Arts. of Org. filed with the Secretary of State of NY(SSNY) on 5/02/2023. Office location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Howitts Bounce House, 563 Old Falls Blvd, North Tonawanda, NY 14120. Purpose: Any lawful activity. jun9,16,23,30,jul7,14

NOTICE OF SALE

SUPREME COURT - COUNTY OF ERIE

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, Against TIMOTHY R. STEWART, LORRIE A. STEWART A/K/A LORRIE TAMOL, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/17/2023, I, the undersigned Referee, will sell at public auction, in the Land Records Office of the Erie County Clerk's office located on the first floor of 92 Franklin Street in Buffalo, NY, on 10th DAY OF JULY, 2023 at 10:00AM, premises known as

124 Three Rod Road, Alden, New York 14004, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being In The Town Of Alden, County Of Erie And State Of New York.

Section 130.01 Block 1 Lot 5 The approximate amount of the current Judgment lien is \$386,161.59 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 011309/20099.

Justin S. White, Esq., Referee.

McCabe, Weisberg & Conway, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573 Dated: 5/23/2023 File Number: 560-4231 LD jun9,16,23,30

LEGAL NOTICE

NOTICE is given that a license, number 3171107, for LIQUOR,WINE,BEER & CIDER has been applied for by BC BUFFALO HOSPITALITY LLC dba BELLA CIAO to sell LIQUOR,WINE,BEER & CIDER at retail in a HOTEL located at 200 DELAWARE AVE, BUFFALO, NY 14202, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3170332, for LIQUOR,WINE,BEER & CIDER has been applied for by 5 HURON LLC dba STREET LIGHT BRASSERIE to sell LIQUOR,WINE,BEER & CIDER at retail in a RESTAURANT located at 5 E. HURON STREET, BUFFALO, NY 14203, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3173038, for WINE,BEER & CIDER has been applied for by DELI O'S, INC. dba DELI O' ON THE LAKE to sell ,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 515 HERR ROAD, T/O EVANS, ANGOLA, NY 14006, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, number 3171608, for LIQUOR,WINE,BEER & CIDER has been applied for by BEACON GRILLE INC. dba BEACON GRILLE to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 185 ALLEN STREET, BUFFALO, NY 14201, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

LEGAL NOTICE

NOTICE is given that a license, serial #3171627, for LIQUOR,WINE,BEER & CIDER has been applied for by MICHAEL P DESIGN LLC & CROCKETT & CO. BARBERSHOP LLC dba MR. POTTS to sell LIQUOR,WINE,BEER & CIDER at retail in a BAR/TAVERN located at 4235 HERTEL AVENUE, BUFFALO, NY 14216, COUNTY OF ERIE, State of New York, under the Alcoholic Beverage Control Law for on premises consumption. jun9,16

CITATION

File No. 2023-876 SURROGATE'S COURT, ERIE COUNTY

CITATION

THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

To: Any and all persons or are, or who claim to be heirs-at-law, next-of-kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner and cannot after due diligence used be ascertained and to JENNIFER G. FLANNERY - Erie County Public Administrator and HON. LETITIA JAMES - Attorney General of the State of New York.

A petition having been duly filed by Peggy Smith who is domiciled at 72 S. Eaglecrest Drive, Hamburg, New York 14075

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, Buffalo, New York, on July 11, 2023, at 9:30 o'clock in the forenoon of that day, why a decree should

not be made in the estate of James Michael Wornick lately domiciled at 234 Deumant Terrace, Buffalo, New York 14223, United States admitting to probate a Will dated May 3, 2018, a copy of which is attached, as the Will of James Michael Wornick deceased, relating to real and personal property, and directing that: Letters Testamentary issue to: Peggy Smith; Further relief requested (if any): to serve without bond.

Dated, Attested and Sealed: May 26, 2023

HON. ACEA M. MOSEY, Surrogate Linda M. Wiedrick, Chief Clerk

Jillian Faltyn, Esq., Attorney for Petitioner, 2410 North Forest Road, Ste. 301, Amherst, NY 14068, Telephone Number: 716-836-7600, Attorney Email Address: jfaltyn@tiveronlaw.com. jun9,16,23,30

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF ERIE

LIMA ONE CAPITAL LLC, Plaintiff - against - VIN7 LLC, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 20, 2023, I, the undersigned Referee will sell at public auction in the Closing Room of the Erie County Clerk's Office, 92 Franklin Street, 1st Floor, Buffalo, New York on the

11th DAY OF JULY, 2023

at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Williamsville, Town of Amherst, County of Erie and State of New York.

Premises known as 15 South Long Street, Amherst, New York 14221 a/k/a 15 South Long Street, Williamsville, New York 14221.

(Section: 80.08, Block: 6, Lot: 5) Approximate amount of lien \$593,012.05 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 811859/2021.

Kenneth J. Farrell, Esq., Referee

McCalla Raymer Leibert Pierce, LLC, Attorney(s) for Plaintiff, 420 Lexington Avenue, Suite 840, New York, NY 10170, Tel. 347/286-7409

Dated: May 9, 2023

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. jun9,16,23,30

NOTICE OF ADJOURNED SALE

SUPREME COURT COUNTY OF ERIE. Lake Shore Savings Bank v. Mary E. Hens, et al, Defendants.

Index No. 801304/2020

Pursuant to a Judgment of Foreclosure and Sale dated October 12, 2022 and entered on December 19, 2022, I, the undersigned Referee, will sell at public auction at the Erie County Clerk's Office in the "Closing Room" of the Erie County Courthouse, 92 Franklin Street, Buffalo, New York on the 14th DAY OF JULY, 2023

at 9:30 A.M., premises known as 9670 Garden Walk, being a part of a condominium known as The Courts at Spaulding Green, in the Town of Clarence in Erie County, together with the contents thereof, being all those certain plots, pieces or parcels of land, with the buildings and improvements erected, and contents situate lying and being in the Town of Clarence, County of Erie and State of New York, Section, Block and Lot: 58.15-1-4. Premises to be sold subject to provisions of filed Judgment (Index No. 801304/2020), pertaining to Plaintiff's first and second mortgages. Approximate balance of judgment related to the first mortgage is \$303,000, together with additional interest and costs. The approximate balance owing on the second mortgage is \$208,000, together with additional interest. Pursuant to N.Y. Real Property Law § 339-z, approximately \$29,000 owing to The Courts at Spaulding Greens Condominium Board of Managers for unpaid condominium fees are inferior to the amount owing on Plaintiff's first mortgage, but superior to the amount owing on Plaintiff's second mortgage. Including delinquent taxes, "upset" is approximately \$565,000.

LEADS

Legal Notices

John J. DelMonte, Esq.,
Referee
PETER A. MUTH, ESQ., Attorney
for Plaintiff, 460 Linwood Ave., Buffalo,
NY 14209, (716) 289-1930.
23-0576 jun9,16,23,30

NOTICE OF SALE
SUPREME COURT COUNTY
OF ERIE, PHH MORTGAGE COR-
PORATION, Plaintiff, vs. GEORGE
ALMETER, AS FIDUCIARY OF THE
ESTATE OF RICHARD T. ALMETER,
DECEASED, ET AL., Defendant(s).
Pursuant to an Order Confirm-
ing Referee Report and Judgment of
Foreclosure and Sale duly entered on
March 23, 2023, I, the undersigned
Referee will sell at public auction at the
first floor closing room of the Erie Coun-
ty Clerk's Office, 92 Franklin Street,
Buffalo, NY 14202 on
13th DAY OF JULY, 2023
at 10:00 a.m., premises known as
6425 W Quaker Street, Orchard Park,
NY 14127. All that certain plot, piece
or parcel of land, with the buildings
and improvements thereon erected,
situate, lying and being in the Village of
Orchard Park, County of Erie and State
of New York, Section 173.05, Block
1 and Lot 4. Approximate amount of
judgment is \$275,400.21 plus inter-
est and costs. Premises will be sold
subject to provisions of filed Judg-
ment Index # 802902/2020. COVID-19
safety protocols will be followed at the
foreclosure sale.

Kate Johnson, Esq.,
Referee
Greenspoon Marder, 590 Madison
Avenue, Suite 1800, New York, NY
10022, Attorneys for Plaintiff
23-0561 jun9,16,23,30

LEGAL NOTICE
NOTICE is given that a license, seri-
al #3172099, for LIQUOR,WINE,BEER
& CIDER has been applied for by
MICHAEL P DESIGN LLC &
CROCKETT & CO. BARBER-
SHOP LLC dba MR. POTTS to sell
LIQUOR,WINE,BEER & CIDER at
retail in a BAR/TAVERN located at
1235 HERTEL AVENUE, BUFFALO,
NY 14216, COUNTY OF ERIE, State
of New York, under the Alcoholic Be-
verage Control Law for on premises
consumption.
23-0565 jun9,16

LEGAL NOTICE
NOTICE is given that a license, seri-
al #3171591, for LIQUOR,WINE,BEER
& CIDER has been applied for by
CPGJP, LLC dba CENTRAL PARK
GRILL to sell LIQUOR,WINE,BEER
& CIDER at retail in a BAR/TAVERN
located at 2519 MAIN STREET, BUF-
FALO, NY 14214, COUNTY OF ERIE,
State of New York, under the Alcoholic
Beverage Control Law for on premises
consumption.
23-0566 jun9,16

LEGAL NOTICE
NOTICE is given that a license, seri-
al #3173433, for LIQUOR,WINE,BEER
& CIDER has been applied for by THE
SENECA SHOW, LLC dba THE SHOW
to sell LIQUOR,WINE,BEER & CIDER
at retail in a CATERING FACILITY
located at 2188 SENECA STREET,
SUITE 1, BUFFALO, NY 14210,
COUNTY OF ERIE, State of New York,
under the Alcoholic Beverage Control
Law for on premises consumption.
23-0567 jun9,16

LEGAL NOTICE
NOTICE is given that a license, seri-
al #3173679, for LIQUOR,WINE,BEER
& CIDER has been applied for by
VPDJS, INC. dba KUNI'S SUSHI BAR
to sell LIQUOR,WINE,BEER & CIDER
at retail in a RESTAURANT located at
226 LEXINGTON AVE, BUFFALO,
NY 14222, COUNTY OF ERIE, State
of New York, under the Alcoholic Be-
verage Control Law for on premises
consumption.
23-0568 jun9,16

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
MB. BULLUCK SQUARED LLC
filed Articles of Organization with the
Secretary of State of New York (SSNY)
on May 25, 2023. Office location: Erie
County. SSNY designated as agent
upon whom process against it may
be served. SSNY shall mail copy of
any process served upon him or her
to: 418 STARIN AVENUE, BUFFALO,
NY, 14216, USA. Purpose: Any lawful
act or activity.
23-0569 jun9,16,23,30,jul7,14

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
DFS6325, LLC filed Articles of
Organization with the Secretary of

State of New York (SSNY) on May
25, 2023. Office location: Erie County.
SSNY designated as agent upon whom
process against it may be served.
SSNY shall mail copy of any process
served upon him or her to: 6325 MAIN
STREET, SUITE 100 WILLIAMSVILLE,
NY, 14221, USA. Purpose: Any lawful
act or activity.
23-0570 jun9,16,23,30,jul7,14

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
STEELWATER DEVELOPMENT
LLC filed Articles of Organization with
the Secretary of State of New York
(SSNY) on May 26, 2023. Office loca-
tion: Erie County. SSNY designated as
agent upon whom process against it
may be served. SSNY shall mail copy
of any process served upon him or her
to: 3198 UNION ROAD, SUITE 500,
CHEEKTOWAGA, NY 14227. Purpose:
Any lawful act or activity.
23-0571 jun9,16,23,30,jul7,14

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
NAING OO LLC filed an Article
of Organization of Secretary of State
of NY (SSNY) on 28th day of Febru-
ary 2023. Office location: Erie County.
SSNY designed as agents upon whom
may be served. SSNY shall mail a
copy of any process served upon him
or her to 334 Potomac Ave, Buffalo,
NY 14213. Purpose: Any lawful act
or activity.
23-0574 jun9,16,23,30,jul7,14

LEGAL NOTICE
Notice of formation of Limited Li-
ability Company. Name: Six Wise LLC
("LLC"). Articles of Organization filed
with the Secretary of State of the State
of New York ("SSNY") on May 26,
2023. NY office location: Erie County.
The SSNY has been designated as
agent of the LLC upon whom process
against it may be served. The SSNY
shall mail a copy of any process to Six
Wise LLC, 726 Exchange Street, Suite
500, Buffalo, NY 14210. Purpose/char-
acter of LLC is to engage in any lawful
act or activity.
23-0577 jun9,16,23,30,jul7,14

NOTICE OF SALE
208 Barnsdale Avenue
West Seneca, New York
SUPREME COURT ERIE COUNTY
PENNYMAC LOAN SERVICES,
LLC, Plaintiff against GARY DOUGLAS
BOUGHTON II, et al Defendant(s).
Pursuant to a Judgment of Foreclo-
sure and Sale entered May 3, 2023, I
will sell at public auction to the highest
bidder at Closing Room of the Erie
County Clerk's Office located on the
first floor of 92 Franklin St, Buffalo, NY
14202 on
10th DAY OF JULY, 2023
at 11:30 AM. Premises known as
208 Barnsdale Avenue, West Seneca,
NY 14224. Sec 124.62 Block 2 Lot
15. All that tract or parcel of land,
situate in the Town of West Seneca,
County of Erie and State of New York.
Approximate Amount of Judgment is
\$115,114.71 plus interest, fees, and
costs. Premises will be sold subject to
provisions of filed Judgment Index No
811680/2020. Cash will not be accept-
ed at the sale.
The foreclosure sale will be con-
ducted in accordance with 8th Judicial
District's Covid-19 Policies and foreclo-
sure auction rules. The Referee shall
enforce any rules in place regarding
facial coverings and social distancing.
Bethany A. Rubin, Esq.,
Referee
Attorney for Plaintiff(s), **Knuckles,**
Komosinski & Manfro, LLP, 565 Tax-
ter Road, Suite 590, Elmsford, NY
10523
23-0578 jun9,16,23,30

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
Lots Maintained, LLC, filed Articles
of Organization with the SSNY on
March 16, 2023. The office of the LLC
is located in Erie County. The NYSS
has been designated as agent upon
whom process may be served. NYSS
shall mail process to Lots Maintained,
LLC, 3181 Walden Ave., Depew, NY,
14043. The purpose is to engage in any
lawful act or activity.
23-0579 jun9,16,23,30,jul7,14

**FIRST INSERTION
LEGAL NOTICES**

PROBATE CITATION
File No. 2022-3431
SURROGATE'S COURT - ERIE
COUNTY

CITATION
THE PEOPLE OF THE STATE OF
NEW YORK, By the Grace of God Free
and Independent
To: JACK CLARK, NICHOLAS
CAROLLO, ALI JAFARI, OLV HOME
CHARITY, SPCA, JENNIFER G. FLAN-
NERY - Erie County Public Administra-
tor and to Any and all persons who are,
or who claim to be heirs at law, next of
kin, distributees of the decedent named
below, if any such there be, all of whom
and all of whose names, ages, places
of residence and post office addresses
are unknown to the Petitioner(s) and
cannot after due diligence used be
ascertained and HON. LETITIA JAMES
- Attorney General of the State of
New York.
A petition having been duly filed by
Patrick D. Carollo, domiciled at 1700
Mayberry Ct, Ste 103, Richmond, VA
23226
YOU ARE HEREBY CITED TO
SHOW CAUSE before the Surrogate's
Court, Erie County, at 92 Franklin
Street, 2nd Floor, Buffalo, New York,
on July 20, 2023 at 9:30 o'clock in the
forenoon of that day why a decree
should not be made in the Estate of
Mary Jane Csokany, lately domiciled at
5586 Juno Drive, Lakeview, NY 14085,
admitting to probate a Will dated the
16th day of December, 2011, a copy of
which is attached, as the Will of Mary
Jane Csokany, deceased, relating to
real and personal property, and direct-
ing that: Letters Testamentary issue to
PATRICK D. CAROLLO
Dated, Attested and Sealed: May
5, 2023
HON. ACEA M. MOSEY,
Surrogate Judge
Linda M. Wiedrick,
Chief Clerk
Jeffrey C. Magavern, Attorney for
Petitioner, 71 Main Street, Hamburg,
NY 14075, Address of Attorney, Tele-
phone Number 716-649-1571.
[NOTE: This citation is served upon
you as required by law. You are not
required to appear. If you fail to appear
it will be assumed you do not object to
the relief requested. You have a right to
have an attorney appear for you.]
23-0582 jun16,23,30,jul7

CITATION FOR ADOPTION
File Number: X2023-24
Surrogate's Court, County of Erie,
State of New York – HON. ACEA M.
MOSEY, Surrogate
CITATION
THE PEOPLE OF THE STATE OF
NEW YORK, By the Grace of God Free
and Independent
To: **Stephen J. Herby**
Upon a petition and/or affidavit hav-
ing been duly filed in the matter of the
adoption of an infant whose name is
Isaac. YOU ARE HEREBY CITED to
show cause before the ERIE COUN-
TY SURROGATE'S COURT at Erie
County Hall, 92 Franklin Street, 2nd
Floor, Buffalo, New York on July 19,
2023 at 11:00 A.M., why a Decree
should not be made approving the adoption.
PLEASE TAKE FURTHER NOTICE
that your failure to appear shall con-
stitute a denial of your interest in the
child which may result, without further
notice to you, in the adoption or other
disposition of the custody of the child.
Dated, Attested and Sealed: May
15, 2023
HON. ACEA M MOSEY,
Surrogate Judge
LINDA M. WIEDRICK
Chief Clerk of
Surrogate's Court
Thomas R. Lochner, Attorney for
Petitioner, 17 Beresford Court, Wil-
liamsville, NY 14221, Address of Attor-
ney, Telephone Number (716) 565-
2000, Attorney Email Address: trloch-
nerlaw@gmail.com.
23-0583 jun16

**SUPPLEMENTAL
PROBATE CITATION**
File No. 2022-3295/A
SURROGATE'S COURT - ERIE
COUNTY
CITATION
THE PEOPLE OF THE STATE OF
NEW YORK, By the Grace of God Free
and Independent
To: HEATHER BARGAS, if she be
living, and if she be dead to her heirs-
at-law, next of kin, distributees, if any
such there be, all of whom and all of
whose names, ages, places of resi-
dence and post office addresses are
unknown to the Petitioner and cannot
after due diligence used be ascertained
and HON. LETITIA JAMES - Attorney
General of the State of New York.
A petition having been duly filed by
GARY MILLER, who is domiciled at
61 CROWNLAND CIRCLE, WEST
SENECA, NY 14224.
YOU ARE HEREBY CITED TO
SHOW CAUSE before the Surrogate's
Court, Erie County, at 92 Franklin
Street, 2nd Floor, Buffalo, New York,
on July 20, 2023 at 9:30 o'clock in the
forenoon of that day, why a decree
should not be made in the estate of

CAROLE D FRAVEL lately domiciled
at 4159 N BUFFALO ROAD, B15 U10,
ORCHARD PARK, NY 14127, admit-
ting to probate a Will dated JANUARY
2, 2019 a copy of which is attached,
as the Will of CAROLE D. FRAVEL
deceased, relating to real and person-
al property, and directing that Letters
Testamentary issue to GARY MILLER.
Dated, Attested and Sealed: May
19, 2023
HON. ACEA M. MOSEY,
Surrogate Court Judge
Linda M. Wiedrick,
Chief Clerk
Richard J. Friedman Jr., Esq.,
Attorney for Petitioner, 202 Main
Street, Hamburg, NY 14075, Address
of Attorney, Telephone Number (716)
648-8000, Attorney Email Address: rj@
hamburglaw.us.
23-0584 jun16,23,30,jul7

**NOTICE TO
TAKE DEFAULT**
Docket No. NN-1929-23
STATE OF NEW YORK FAMILY
COURT: COUNTY OF ERIE
In the Matter of **Maverick Latti-**
more, DOB: 11/2/18 (A) Child(ren)
under Eighteen Years of Age Alleged
to be Neglected by **Jamal Beeks**,
Respondent.
PURSUANT TO CPLR 3215,
IF THE RESPONDENT FAILS
TO APPEAR ON THE COURT
DATE DENOTED HEREIN,
THE COURT MAY ISSUE A
DEFAULT ORDER AGAINST
THE RESPONDENT.
THIS IS A VIRTUAL
COURT APPEARANCE.
DO NOT PERSONALLY
APPEAR AT THE FAMILY
COURT BUILDING.
SEE BELOW FOR VIRTUAL
APPEARANCE INSTRUCTIONS
TO: Jamal Beeks
344 Norfolk Avenue
Buffalo, NY 14215
PLEASE TAKE NOTICE, that proof
in support of the Neglect Petition filed
by the Erie County Department of
Social Services against the above-
named Respondent **Jamal Beeks**, will
be offered **VIRTUALLY** before Judge
Margaret O. Szczur, at the Family
Court of the State of New York, County
of Erie, located at One Niagara Plaza,
Buffalo, New York 14202, on **August**
1, 2023 at 12:00 in the afternoon in
Part 1 that day. *(virtual on the record*
appearance per the Court's directive.
In any event, you are not to appear
at the Family Court Building unless
specifically directed to do so)
This is an on the record **VIRTUAL**
appearance in front of Hon. Marg-
aret O. Szczur. You must contact your
attorney to obtain instructions on how
to appear **VIRTUALLY** for this court
appearance. If you do not have an
attorney assigned to you, please con-
tact the court at 845-7444 so they can
arrange to have an assigned attorney
represent you.
PLEASE TAKE FURTHER
NOTICE, the information needed to
appear for this virtual on the record
court appearance. You can join the
conference by phone, by dialing the
Toll-free number of **(833) 262-7886**.
You will need a conference identifica-
tion number to join the meeting and that
number is **770 070 730#**.
PLEASE TAKE FURTHER
NOTICE IF YOU FAIL TO APPEAR
AT THAT TIME AND DATE, THE ERIE
COUNTY DEPARTMENT OF SOCIAL
SERVICES SHALL ASK THE COURT
TO IMPOSE A DEFAULT DISPOSI-
TIONAL PLAN FOR SERVICES ON
YOU.
Please be advised that the Court
may choose to grant the above relief
in full or part. Further, the Court may
choose to grant additional relief as
it deems appropriate under the cir-
cumstances based on the evidence
presented.
Dated: June 1, 2023
Deena Mueller-Funke, Esq., Erie
County DSS, Office of Counsel, 95
Franklin Street, Room 746, Buffalo, NY
14202, (716) 858-7348.
23-0586 jun16

**NOTICE OF FORMATION
OF A DOMESTIC
LIMITED LIABILITY COMPANY**
Name of LLC: STRAIGHTLINE
FENCING LLC. Filed Article of Orga-
nization: March 18, 2023. Office of the
LLC: Erie County. The NY Secretary
of State has been designated as the
agent upon whom process may be
served. NYSS may mail a copy of any
process to the LLC at: 627 S. Ogden
Street, Buffalo, NY 14206. Purpose of
LLC: Engage in any lawful act.
23-0587 jun16,23,30,jul7,14,21

**NOTICE OF FORMATION
OF A DOMESTIC
LIMITED LIABILITY COMPANY**
Name of LLC: RAINIER ELECTRI-
CAL COMPANY, LLC. Filed Article of

Organization: May 5, 2023. Office of
the LLC: Erie County. The NY Secre-
tary of State has been designated as
the agent upon whom process may be
served. NYSS may mail a copy of any
process to the LLC at: 2775 Hopkins
Road, Buffalo, NY 14228. Purpose of
LLC: Engage in any lawful act.
23-0588 jun16,23,30,jul7,14,21

OFFICIAL NOTIFICATION
Raymond J. Hammel, Treasurer of
the Buffalo Rehab Group Foundation,
Inc. wishes to announce the founda-
tion's annual return for the year ending
December 31, 2022, is available for
inspection at the principal office located
at 350 Greenhaven Terrace, Tonawan-
da, NY 14150 during regular business
hours. Any citizen who wishes to
inspect it may do so within 180 days
from the date of this notification. A free
copy of the return will be provided upon
request by Freed Maxick CPAs, P.C.
23-0589 jun16

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
Name of LLC: RAINIER ELECTRI-
CAL COMPANY, LLC. Filed Article of

COURT APPEARANCE.
DO NOT PERSONALLY
APPEAR AT THE FAMILY
COURT BUILDING.
SEE BELOW FOR VIRTUAL
APPEARANCE INSTRUCTIONS
To: Jasper Fish
Via Publication
(A)(P)etition(s) having been filed
in this Court dated the 18th day of
April, 2022 alleging that the above-
named child is in the care of THE ERIE
COUNTY DEPARTMENT OF SOCIAL
SERVICES should be committed to the
guardianship and custody of THE ERIE
COUNTY DEPARTMENT OF SOCIAL
SERVICES.
THIS IS A NOTICE OF DEFAULT
IN THAT YOU FAILED TO APPEAR
FOR A TERMINATION MATTER
INVOLVING THE ABOVE LISTED
CHILD(REN). A DEFAULT HEARING
HAS BEEN SET before this Court at
1 Niagara Plaza, Buffalo, New York, in
Part 1, 7th Floor, on **July 6, 2023, at**
2:30 o'clock, in the afternoon of that
day or any future date scheduled by
the Court. This matter is scheduled
for a default fact finding hearing
on the abandonment termination of
parental rights petition.
This is an on the record **VIRTUAL**
appearance in front of Judge Szczur.
You must contact your attorney to
obtain instructions on how to appear
VIRTUALLY for this court appearance.
If you do not have an attorney assigned
to you, please contact the court at 716-
845-7444 so they can arrange to have
an assigned attorney represent you.
PLEASE TAKE FURTHER
NOTICE, the information needed to
appear for this virtual on the record
court appearance. You can join the
conference by phone, by dialing the
Toll-free number of **(833) 262-7886**.
You will need a conference identifica-
tion number to join the meeting and that
number is **437 323 634#**.
PLEASE TAKE FURTHER
NOTICE, IF YOU FAIL TO APPEAR
VIRTUALLY FOR THIS APPEARANCE
ON THE ABOVE-STATE DATE AND
TIME, THE ERIE COUNTY DEPART-
MENT OF SOCIAL SERVICES
SHALL ASK THE COURT TO MAKE
A FINDING THAT YOU HAVE ABAN-
DONED THE SUBJECT CHILD(REN)
AND TERMINATE YOUR PAREN-
TAL RIGHTS RELATIVE TO THE
CHILD(REN).
PLEASE TAKE FURTHER
NOTICE, that if guardianship and cus-
tody of the child are committed to the
petitioning Agency, the child may be
adopted with the consent of an autho-

**NOTICE OF FORMATION
OF A
LIMITED LIABILITY COMPANY**
Notice of Formation of Isle View
Holdings, LLC. Arts. of Org. filed
with Secy. of State of NY (SSNY) on
5/25/23. Office location: Niagara Coun-
ty. SSNY designated as agent of LLC
upon whom process against it may be
served. SSNY shall mail process to:
c/o The LLC, 110 Old Meadow Drive,
East Amherst, NY 14051. Purpose: any
lawful activity.
23-0585 jun16,23,30,jul7,14,21

NOTICE OF DEFAULT
Docket No. B-04075-22
STATE OF NEW YORK FAMILY
COURT: COUNTY OF ERIE
In the Matter of the Commitment of
Guardianship and Custody pursuant to
§ 384-b of the Social Services Law of
Jasper Fish, DOB: 6/20/2016 A Child
under Eighteen Years of Age Alleged
to be Abandoned by: Respondent: **Wil-**
liam Fish
PURSUANT TO CPLR 3215,
IF THE RESPONDENT FAILS
TO APPEAR FOR A TERMINA-
TION MATTER INVOLVING THE
ABOVE LISTED CHILD(REN)
ON THE COURT DATE DENOT-
ED HEREIN, THE COURT MAY
ISSUE A DEFAULT ORDER
AGAINST THE RESPONDENT.
THIS IS A VIRTUAL

NOTICE OF PUBLIC HEARING
POWER AUTHORITY OF
THE STATE OF NEW YORK
The Power Authority of the State of New York (Authority)
will hold a public hearing as detailed below on a proposed
form of Contract for the sale of hydropower to Amazon.com
Services LLC and EnerPlate LLC.
Copies of the proposed Contract forms may be inspected at
the Authority's office at the address below, or online at the
Authority's Web site, www.nypa.gov.
Those wishing to make oral statements at the hearing are
asked to provide to the Authority, in writing, in advance of
the hearing, their name(s) and the name of the organization
or group they represent. Oral statements should be limited
to five minutes. Speakers should also provide two copies of
their oral statements.
Hearing Date: July 6, 2023
Hearing Times: 2:00 p.m. to 6:00 p.m.
Hearing Location: 535 Washington Street
2nd Floor Conference Room
Buffalo, New York 14203
Written statements provided to the Authority by close of
business on Friday, July 7, 2023, will also become part of
the record of the hearing. For further information, including
the address of other Authority offices at which copies of the
proposed Contract forms may be inspected, contact:
POWER AUTHORITY OF THE STATE OF NEW YORK
Karen Delince, Corporate Secretary
123 Main Street
White Plains, New York 10601
(914) 390-8085
secretarys.office@nypa.gov
NEW YORK
STATE OF
OPPORTUNITY.
NY Power
Authority

LEADS

Legal Notices

rized agency, without your consent or further notice to you.

PLEASE TAKE FURTHER NOTICE, should you fail to appear for this appearance on the above-stated date, a default order may be issued against you for the relief requested in the Petition.

Dated: June 1, 2023
Amy Inzina, Counsel, Erie County Dept. Social Services, 95 Franklin Street, Office of Counsel – 7th Floor, Buffalo, New York 14202, (716) 858-7754.
23-0590 jun16

CITATION

File No. 2023-1133
SURROGATE'S COURT, ERIE COUNTY
THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

TO: HANS MAURUS, AND to the heirs at law, next of kin, and distributees of ANNA MARIANNE KARYSZYN, deceased, if living, and if any of them be dead to their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown and cannot be ascertained after due diligence; and to JENNIFER G. FLANNERY, ESQ., as the Public Administrator of Erie County, and HON. LETITIA JAMES, as the Attorney General of New York State

A petition having been duly filed by Dorothy Klink who is/are domiciled at 96 Cromwell Drive, Depew, New York 14043

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, Buffalo, New York, on July 19, 2023 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of Anna Marianne Karyszyn lately domiciled at 96 Cromwell Drive, Depew, New York 14043, admitting to probate a Will dated June 29, 2011 a copy of which is attached, as the Will of Anna Marianne Karyszyn deceased, relating to real and personal property, and directing that: Letters Testamentary issue to Dorothy Klink.

Dated, Attested and Sealed: June 1, 2023

HON. ACEA M. MOSEY, Surrogate
Linda M. Wiedrick, Chief Clerk

Pfalzgraf Beinhauer Grear Harris Schuller LLP, Firm, 455 Cayuga Road, Suite 600, Buffalo, New York 14225, Address, Telephone (716) 204-1055, Email: Myszka@pbelderlaw.com.

NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.
23-0594 jun16,23,30,jul7

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of QUATTRO TAKE FIVE LOCKPORT, LLC. Arts of Org. filed with NY Secy of State (SSNY) on 5/31/23. Office location: Niagara County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. Purpose: any lawful activity.
23-0591 jun16,23,30,jul7,14,21

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

SUN CAME UP LLC, Arts. of Org. filed with the SSNY on 06/02/2023. Office loc: Erie County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Insight Communications LLC, PO Box 703, Buffalo, NY 14217. Purpose: Any Lawful Purpose.
23-0592 jun16,23,30,jul7,14,21

NOTICE OF SALE OF PERSONAL PROPERTY

Notice is hereby given that, pursuant to NYS Lien Law 182, 459 Broadway LLC, dba Buffalo Storage on Broadway, will sell at a public auction the personal belongings held in the storage units listed below to satisfy the liens of the facility owner: G103 Talaysia Turner, B292 Nikkisha Brown, B129 Charles Chapman, B163 Warren English, N140 Nakira White, N133 Javard Barr, N311 Carol Cash, N238 Tashiba Fanning, C201 Jesse Thomas, B107 Monica Worthy, and B159 Tiffany Horton. The sale will be held at www.storage-treasures.com concluding on 06/30/2023 at 5:00 pm.
23-0593 jun16,23

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is 8450 Sheridan Drive LLC; its Articles of Organization were filed with the Secretary of State on 5/22/2023; the County within New York in which its office is to be located is Erie; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is 200 Audubon Parkway, Amherst, New York 14228; the purpose of its business is to conduct any lawful business under law.
23-0599 jun16,23,30,jul7,14,21

SECOND SUPPLEMENTAL PROBATE CITATION

File No.: 2021-2486
SURROGATE'S COURT ERIE COUNTY

THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

TO: ANY AND ALL persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to Petitioner(s) and cannot after due diligence used be ascertained and HON. LETITIA JAMES - Attorney General of the State of New York, and Erie County Public Administrator.

A petition having been filed by LeRoi C. Johnson, Esq. whose place of business is at 181 Franklin Street, Suite 320, Buffalo, New York 14202.

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Erie County, at 92 Franklin Street, Buffalo, New York on July 19, 2023 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of Jimmie Davis lately domiciled at 86 Cambridge Avenue, Buffalo, New York 14215 admitting to probate a Will dated October 20, 2014 (no Codicils known) a copy of which is attached, as the Will of Jimmie Davis, deceased, relating to real and personal property, and directing that: Letters Testamentary issue to LeRoi C. Johnson and to waive issuance of a bond.

Dated, Attested and Sealed: June 1, 2023

HON. ACEA M. MOSEY, Surrogate
Acea M. Mosey, Chief Clerk
Linda M. Wiedrick

LeRoi C. Johnson, Esq., Law Office of LeRoi C. Johnson, Esq., Attorney and Petitioner, 181 Franklin Street, Suite 320, Buffalo, New York 14202, (716) 885-5553, Email: leroilaw@aol.com.

NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.
23-0595 jun16,23,30,jul7

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Dream N Green LLC. Art. of Org. filed with NY Dept. of State on 06/01/23. Office located in Erie County, NY. Princ. Bus. Addr. 64 Victoria Blvd., Kenmore, NY 14217. Sec. of State of NY (SSNY) designated as agent upon whom process against it may be served. SSNY shall mail process to: Dream N Green LLC, 64 Victoria Blvd., Kenmore, NY 14217. Purpose: any lawful activity.
23-0600 jun16,23,30,jul7,14,21

SUPPLEMENTAL SUMMONS

Index No.: 803207/2023
Mortgaged Premises: 9500 Southwood Drive, Angola, New York 14006
SBL#: 250.09-1-9
STATE OF NEW YORK, SUPREME COURT: COUNTY OF ERIE
EVANS BANK N, A., Plaintiff, vs. ROBERT J. HEATH, as Administrator of the Estate of ROBERT G. HEATH, MARY J. HEATH, THE PEOPLE OF THE STATE OF NEW YORK; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, Defendants.
TO DEFENDANTS:
YOU ARE HEREBY SUMMONED to answer the Complaint in the above-entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service hereof.

In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in this Complaint.

Erie County is designated as the place of trial. The basis of venue is the location of the mortgaged premises.

Dated: April 6, 2023
RUPP PFALZGRAF LLC, Attorneys for Plaintiff, By: Miranda L. Jakubec, Esq., 1600 Liberty Building, 424 Main Street, Buffalo, New York 14202, (716) 854-3400.

NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME

IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME.

SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY.

SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE.

REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW.

The foregoing summons is served upon you by publication pursuant to an Order of the Hon. Raymond W. Walter, Justice of the Supreme Court of the State of New York, signed the 11th day of May, 2023. The object of the action is to foreclose a mortgage held by Plaintiff recorded in Erie County. The premises is described as follows: 9500 Southwood Drive, Angola, New York 14006, Tax Parcel Id. Section: 250.09 Block: 1 Lot: 9.
23-0596 jun16,23,30,jul7

NOTICE OF SALE

SUPREME COURT COUNTY OF ERIE, FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, vs. THE PUBLIC ADMINISTRATION FOR THE ESTATE OF KEVIN RYCHLIK A/K/A KEVIN T. RYCHLIK, ET AL., Defendant(s).

Pursuant to an Amended Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 16, 2023, I, the undersigned Referee will sell at public auction in the first floor closing room of the Erie County Clerk's Office, 92 Franklin Street, Buffalo, NY 14202 on 19th DAY OF JULY, 2023

at 10:30 a.m., premises known as 2535 Beverly Avenue, Eden, NY 14057. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Eden, County of Erie and State of New York, Section 223.18, Block 1 and Lot 13. Approximate amount of judgment is \$228,557.37 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #608235/2012. COVID-19 safety protocols will be followed at the foreclosure sale.

John L. Trigilio, Esq., Referee
Greenspoon Marder, 590 Madison Avenue, Suite 1800, New York, NY 10022, Attorneys for Plaintiff
23-0602 jun16,23,30,jul7

NOTICE OF DEFAULT

Docket No. B-03678-23
STATE OF NEW YORK FAMILY COURT: COUNTY OF ERIE
In the Matter of the Commitment of Guardianship and Custody pursuant to § 384-b of the Social Services Law of **Lukas Lermineau (DOB: 11/17/21)** A Child under Eighteen Years of Age Alleged to be Permanently Neglected by: Respondent: **Julia Roberts**
PURSUANT TO CPLR 3215, IF THE RESPONDENT FAILS TO APPEAR FOR A TERMINATION MATTER INVOLVING THE

ABOVE LISTED CHILD(REN) ON THE COURT DATE DENOTED HEREIN, THE COURT MAY ISSUE A DEFAULT ORDER AGAINST THE RESPONDENT.

THIS IS A VIRTUAL COURT APPEARANCE. DO NOT PERSONALLY APPEAR AT THE FAMILY COURT BUILDING. SEE BELOW FOR VIRTUAL APPEARANCE INSTRUCTIONS
To: **Julia Roberts**
Via Publication

(A)(P)etition(s) having been filed in this Court dated the 10th day of April, 2023 alleging that the above-named child is in the care of THE ERIE COUNTY DEPARTMENT OF SOCIAL SERVICES should be committed to the guardianship and custody of THE ERIE COUNTY DEPARTMENT OF SOCIAL SERVICES.

THIS IS A NOTICE OF DEFAULT IN THAT YOU FAILED TO APPEAR FOR A TERMINATION MATTER INVOLVING THE ABOVE LISTED CHILD(REN). A DEFAULT HEARING HAS BEEN SET before this Court at 1 Niagara Plaza, Buffalo, New York, in Part 1, 7th Floor, on **August 1, 2023, at 9:00 o'clock, in the forenoon of that day or any future date scheduled by the Court. This matter is scheduled for a default fact finding hearing on the permanent neglect termination of parental rights petition.**

This is an on the record VIRTUAL appearance in front of Judge Szczur. You must contact your attorney to obtain instructions on how to appear VIRTUALLY for this court appearance. If you do not have an attorney assigned to you, please contact the court at 716-845-7444 so they can arrange to have an assigned attorney represent you.

PLEASE TAKE FURTHER NOTICE, the information needed to appear for this virtual on the record court appearance. You can join the conference by phone, by dialing the Toll-free number of **(833) 262-7886**. You will need a conference identification number to join the meeting and that number is **187 426 627#**.

PLEASE TAKE FURTHER NOTICE, IF YOU FAIL TO APPEAR VIRTUALLY FOR THIS APPEARANCE ON THE ABOVE-STATED DATE AND TIME, THE ERIE COUNTY DEPARTMENT OF SOCIAL SERVICES SHALL ASK THE COURT TO MAKE A FINDING THAT YOU HAVE ABANDONED THE SUBJECT CHILD(REN) AND TERMINATE YOUR PARENTAL RIGHTS RELATIVE TO THE CHILD(REN).

PLEASE TAKE FURTHER NOTICE, that if guardianship and custody of the child are committed to the petitioning Agency, the child may be adopted with the consent of an authorized agency, without your consent or further notice to you.

PLEASE TAKE FURTHER NOTICE, should you fail to appear for this appearance on the above-stated date, a default order may be issued against you for the relief requested in the Petition.

Dated: June 6, 2023
Gabrielle Gannon, Counsel, Erie County Dept. Social Services, 95 Franklin Street, Office of Counsel – 7th Floor, Buffalo, New York 14202, (716) 858-1394.
23-0597 jun16

NOTICE OF FORECLOSURE SALE

26 Worthington Lane Lancaster, New York 14086 SBL#: 126.120-5-19.000
State of New York, County Court, County of Erie-Bank of Holland, Plaintiff Vs. Larry D Jordan, Sr., Maranda L. Jordan, Commissioner of Taxation and Finance, and County of Erie, and "John Doe" and Jane Doe", said names being fictitious, it being the intention of plaintiff to designate any and all occupants of premises being foreclosed herein, and County of Erie, Defendants, Index No. I 2018-600352

In pursuance and by virtue of a judgment of foreclosure and sale duly granted by this Court and entered in the Erie County Clerk's Office on the 25th day of October, 2021, I, the undersigned Referee, duly appointed in this action for such purpose, will expose for sale and sell at Public Auction to the highest bidder therefore, at the Foreclosure Alcove, 92 Franklin Street, Buffalo, New York, on the 19th DAY OF JULY, 2023

at 10:00 o'clock in the forenoon of that day, the real estate and mortgaged premises directed in and by said Judgment to be sold in said Judgment described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lancaster, County of Erie, and State of New York, being part of Lot No. 78, Township 10, Range 6 of the Buffalo Creek Reservation and according to a Map filed in the Erie County Clerk's Office under Cover No. 3397, and is

known as Subdivision Lot Number 277. WALTER L. ROOTH, III, ESQ. Referee

GERALD J. VELLA, Esquire, Attorney for Plaintiff, Office and PO Address, 378 East Main Street, Springfield, New York, 14141.
23-0603 jun16,23,30,jul7

SUMMONS (Termination of Parental Rights)
Docket No. B-03678-23
FAMILY COURT OF THE STATE OF NEW YORK, COUNTY OF ERIE – In the Matter of the Commitment of Guardianship and Custody pursuant to § 384-b of the Social Services Law of **Lukas Lermineau (DOB: 11/17/2021)** A Child Under the Age of Eighteen Years Alleged to be Permanently Neglected by: Respondent: **Julia Roberts**.

THIS IS A VIRTUAL COURT APPEARANCE. DO NOT PERSONALLY APPEAR AT THE FAMILY COURT BUILDING. SEE BELOW FOR VIRTUAL APPEARANCE INSTRUCTIONS.
IN THE NAME OF THE PEOPLE OF THE STATE OF NEW YORK
VIA PUBLICATION

To: **Julia Roberts**
Address: 90 Penarrow Drive Tonawanda, NY 14150

(A)(P)etition(s) having been filed in this Court dated the 10th day of April, 2023 alleging that the above-named child(ren) in the care of THE ERIE COUNTY DEPARTMENT OF SOCIAL SERVICES should be committed to the guardianship and custody of THE ERIE COUNTY DEPARTMENT OF SOCIAL SERVICES, a copy of the petition(s) being annexed hereto;

YOU ARE HEREBY SUMMONED TO VIRTUALLY appear before this Court at 1 Niagara Plaza, Buffalo, New York, on **August 1, 2023, Part 1 at 9:00 in the forenoon of that day or any future date scheduled by the court**, to show cause why the Court should not enter an order committing the guardianship and custody of the child(ren) to the petitioning Agency as provided by law.

This is an on the record virtual appearance in front of Judge Szczur. You must contact your attorney to obtain instructions on how to appear virtually for this court appearance. If you do not have an attorney assigned to you, please contact the court at 845-7444 so they can arrange to have an assigned attorney represent you.

PLEASE TAKE NOTICE, the information needed to appear for this virtual on the record court appearance. You can join the conference by phone, by dialing the Toll-free number of **(833) 262-7886**. You will need a conference identification number to join the meeting and that number is **187 426 627#**.

PLEASE TAKE NOTICE that if guardianship and custody of the child(ren) are committed to the petitioning Agency, the child(ren) may be adopted with the consent of an authorized agency, without your consent or further notice to you.

PLEASE TAKE FURTHER NOTICE that you have the right to be represented by a lawyer, and if the Court finds that you are unable to pay for a lawyer, you have the right to have a lawyer assigned by the Court.

If you fail to appear on the above-stated date, a default hearing will be held on that date in which the Court may determine the petition as provided by law.

Dated: June 6, 2023
Gabrielle Gannon, Esq., Erie County DSS, Office of Counsel, 95 Franklin Street, Room 746, Buffalo, NY 14202, (716) 858-1394
23-0598 jun16

REQUEST FOR PROPOSALS

Energy Commodities
City of Lackawanna
714 Ridge Road
Lackawanna, New York 14218

The City of Lackawanna, through the office of Purchasing and Procurement, is requesting proposals for the pricing for Electric and Natural gas supply. Separate sealed proposals for Electric and Natural Gas Commodities with a fixed rate for a one-year period will be received by the City Clerk, City Hall – Room 215, 714 Ridge Road, Lackawanna, NY 14218 until 10:45 a.m. (local time) on Tuesday, June 27, 2023 and then opened and read aloud at Council Chambers, 2nd floor, City Hall, at 11:00 a.m.

The City of Lackawanna uses approximately 2 million kilowatt hours of electricity and 50,000 ccf of natural gas annually. The electric meters are in National Grid territory zone A WNY, electric delivered and serviced by National Grid. Natural gas is delivered and serviced by National Fuel, zone A WNY.

Questions regarding the proposal are to be emailed to Purchasing Director Thomas Nicometo at purchasing@lackny.com

prior to 12:00 p.m. on Thursday, June 22, 2023, allowing time for responses prior to the receipt of proposals.

Proposals sent by email, fax or proposals not enclosed in a separate sealed envelope within an unmarked generic delivery service envelope will not be accepted. The City is not responsible for any late postal deliveries of the RFP package

The RFP packet is available at the City Clerk's Office at the above address. Packets are provided in-person, fax, or email.

Sales and Use of Tax Exemptions: The City of Lackawanna is exempt from the payment of sales and compensation use taxes of the State of New York and of cities and counties on all materials, equipment, and supplies sold to the City of Lackawanna pursuant to this contract. Also exempt from such taxes are purchases by the Contractor and his Subcontractors of materials, equipment, and supplies to be sold to the City of Lackawanna pursuant to this contract, including tangible personal property to be incorporated in any structure, building, or other real property forming part of the project. These taxes are not to be included in the RFP.

All proposals shall be binding for a period of sixty (60) days after the opening date. The City of Lackawanna reserves the right to reject any and all proposals and to waive any informalities therein.

Date: June 16, 2023
Jeffrey P. DePasquale
City Clerk
23-0601 jun16

ADVERTISEMENT OF BIDS FOR DEPEW UNION FREE SCHOOL DISTRICT CAPITAL IMPROVEMENT PROJECT 2021

Depew High School
SED PROJECT #14-07-07-03-002-023
Depew Middle School
SED PROJECT #14-07-07-03-004-017
Cayuga Heights Elementary
SED PROJECT #14-07-07-03-005-020
Depew Bus Garage
SED PROJECT #14-07-07-03-5003-015

Notice is hereby given that the Board of Education of the **Depew Union Free School District, Erie County, NY**, herein called the Owner, on **August 2nd, 2023 at 3:00pm at Depew High School, 5201 South Transit Road, Depew, NY 14043** will receive sealed proposals for the **Fire Suppression Contract of the Depew UFSD Capital Improvement Project 2021**. Bids will be thereafter publicly opened and read aloud.

The proposals will be, at that date, time, and place, publicly opened and read aloud. All work shall be done in accordance with drawings and specifications prepared by Young + Wright Architectural, 50 Elk Street Buffalo, NY 14210.

Plans and specifications are available to prime contractors on **July 12th, 2023, at 4:00pm** by contacting Avalon Document Services at (716) 995-7777 or visiting their online plan room at www.avalonplanroom.com. A deposit of \$100.00 per set will be required & shall be made out to **Depew Union Free School District**. If you should have any questions, please contact Young + Wright Architectural @ 716-842-1800.

A pre-bid conference will be held to discuss the scope of the project, tour the site, and answer bidder questions on **July 19th, 2023 at 4:00pm**. The meeting shall start at the **Cayuga Heights - Main Office, 1780 Como Park Boulevard, Depew, NY 14043** and will proceed to all locations of scope to review from there.

The deposit will be refunded to all Prime Contractor Bidders returning the drawings and specifications in good, unmarked condition within (30) working days after the bid opening. Prime contractors who are non-bidders returning complete sets in good, unmarked condition with the above time limit will be refunded also. No part of the deposit will be refunded for partial and/or damaged sets of the drawings and specifications.

Bid bond payable to the owner shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to accept or reject any and all bids, to re-advertise for new bids and to waive informalities and irregularities in connection with any bid. Bidders will note the required conditions of employment and the minimum New York State Labor Department prevailing wage rates to be paid under the contract. The Board of Education reserves the right to reject any or all bids and to advertise anew, and to award a contract for the whole or such portion of the work as it determines to be in the best interest of the District.
23-0604 jun16

SCHULTZ

Auctioneers



Clarence, NY

SELL WITH US!

or we will purchase outright

Quality Antiques & Collectibles

We are consistently achieving strong results & record prices. Contact us

today for a complimentary

evaluation of your item or collection!



Chinese Moon Flask
SOLD \$1,500,000



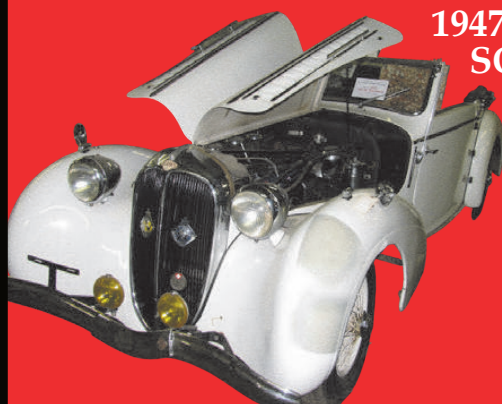
Tom Brady Rookie Card
SOLD \$18,290



Frank Lloyd Wright Window
SOLD \$109,250



Chinese Cloisonne
Vessel
SOLD \$55,460



1947-1949 Delahaye
SOLD \$327,750



Charles Rohlf's Coal Hod
SOLD \$63,250



French Doll
SOLD \$11,700

Cartier Diamond
Fur Clips
SOLD \$60,000



Hanging Light Fixture
SOLD \$37,950



Gio Ponti Table
SOLD \$52,200



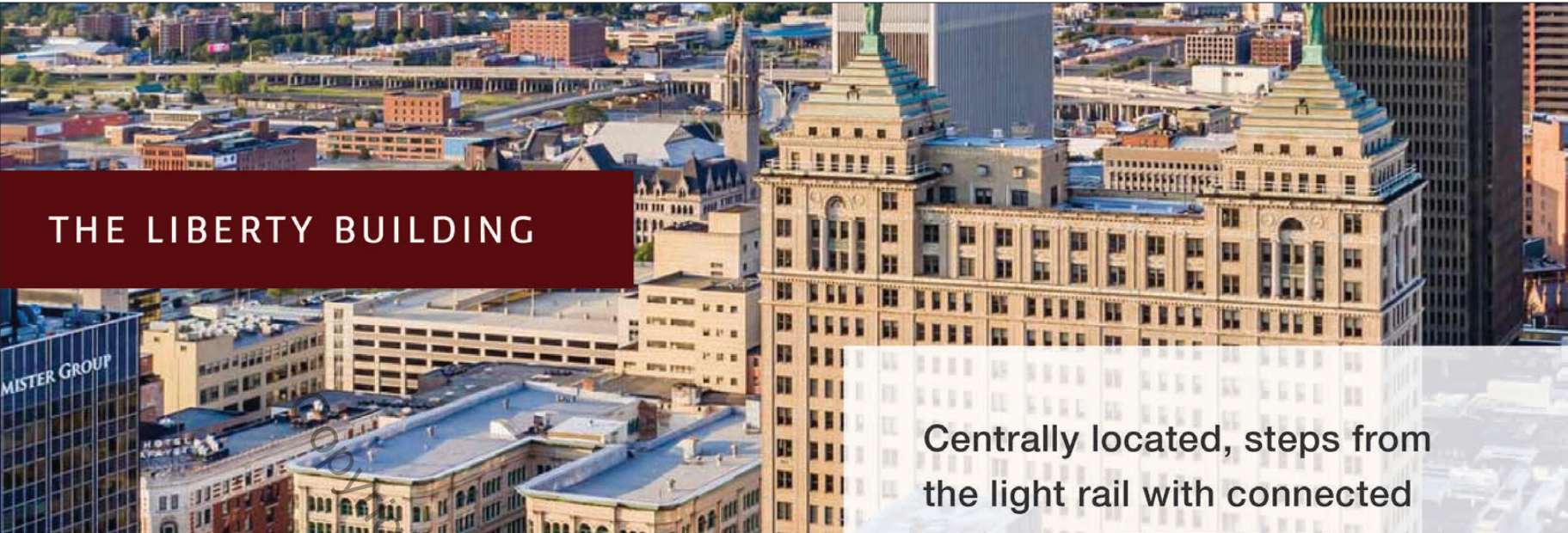
Claire Shuttleworth
Painting
SOLD \$11,100

**Looking for Collections of Guns, Coins, Trains,
Antique Dolls, Military, Clocks, Ephemera &
Advertising Items, Tiffany, Roycroft, Native
American, Bronze & Marble Sculptures, Musical
Instruments, and much much more!**

Kelly Schultz Antiques / Schultz Auctioneers
11177 Main St. Clarence, NY 14031
info@schultzauctioneers.net
716-759-8483



Lehman & Co. Crock
SOLD \$17,250



THE LIBERTY BUILDING



THE MAIN PLACE TOWER

Centrally located, steps from the light rail with connected underground parking, the Main Place Liberty Group complex defines convenience. Whether you're seeking a traditional office layout or state-of-the-art flexible workspace, our complex can meet your needs.

Fully customizable suites range in size from 500 - 250,000 square feet. To make an appointment or to speak with one of our real estate professionals, call our office at 716.855.1900



390 MAIN STREET

