Hudson Valley

Building Loans

Above $1 million

**11 Manor LLC,** as owner. Lender: Northeast Community Bank. Property: 11 Manor Drive, Monsey. Amount: $1.7 million. Filed Dec. 13.

**127 Maple Avenue LLC,** as owner. Lender: Orange Bank and Trust Co. Property: 127 Maple Ave., Spring Valley. Amount: $1.2 million. Filed Dec. 16.

**Ahava Planning and Builders Inc.,** as owner. Lender: Northeast Community Bank. Property: 40, 42, 44, 46 and 48 Greycourt Road, Blooming Grove. Amount: $1.4. Filed Dec. 16.

**Pawling Self Storage LLC,** as owner. Lender: Rhinebeck Bank. Property: in Pawling. Amount: $5.1 million. Filed Dec. 17.

Below $1 million

**3 Glendale Road LLC,** as owner. Lender: Icecap Real Estate Loan Fund LLC. Property: 13 Dallas Drive, Monroe. Amount: $67,300. Filed Dec. 13.

**3-7 Francis LCC,** as owner. Lender: Broadview Capital LLC. Property: 13 Buttermilk Falls, Nyack. Amount: $132,000. Filed Dec. 16.

**Blackburne Homes LLC,** as owner. Lender: Jeff Bank. Property: in Hamptonburgh. Amount: $777,500. Filed Dec. 16.

**Patmar United LLC,** as owner. Lender: Lendinghome Funding Corp. Property: in East Fishkill. Amount: $392,000. Filed Dec. 16.

Deeds

Above $1 million

**11 Manor LLC,** Chester. Seller: Gitty Soloff, Suffern. Property: 11 Manor Drive, Ramapo. Amount: $1.2 million. Filed Dec. 13.

**Blauvelt Development LLC,** New York City. Seller: Congregation B’Nai Arugath Habosem, Monsey. Property: 332 Blauvelt Road, Ramapo. Amount: $1.3 million. Filed Dec. 15.

**Blossom, Lana S.,** West Nyack. Seller: Comito Homes LLC, Nyack. Property: 261 Sickletown Road, Orangetown. Amount: $1.8 million. Filed Dec. 15.

**Little Pond Lane Holdco LLC**, Santa Monica, California. Seller: Bens Dev Corp, Fort Lee, New Jersey. Property: in Deerpark. Amount: $4.2 million. Filed Dec. 13.

**Pawling Self Storage LLC,** Hyde Park. Seller: Armagh Storage Group LLC, Patterson. Property: in Pawling. Amount: $3.1 million. Filed Dec. 17.

**Strides Pharma Inc.,** East Brunswick, New Jersey. Seller: PAR Pharmaceutical Inc, Malven, Pennsylvania. Property: 1 Ram Ridge Road, Ramapo. Amount: $6.1 million. Filed Dec. 16.

**Strides Pharma Inc.,** East Brunswick, New Jersey. Seller: PAR Pharmaceutical Inc, Malven, Pennsylvania. Property: 1 Ram Ridge Road, Ramapo. Amount: $4.3 million. Filed Dec. 16.

Below $1 million

**3-7 Francis LLC,** Monsey. Seller: S&B Land Corp., Nyack. Property: 18 Buttermilk Falls Lane, Clarkstown. Amount: $990,000. Filed Dec. 14.

**13 Forester LLC,** Warwick. Seller: Warwick Valley 13 Forester LLC, Warwick. Property: 13 Forester Ave., Warwick. Amount: $325,000. Filed Dec. 13.

**35 Twin Avenue SV LLC,** Monsey. Seller: Samuel Wittenstein, Monsey. Property: 35 Twin Ave., Unit 312, Ramapo. Amount: $975,825. Filed Dec. 16.

**109 South Nauraushaun Road LLC,** Pearl River. Seller: Diane M. Vetter, Amanda Alleyne and Christopher J. Costanza, Pearl River. Property: 109 S. Nauraushaun Road, Orangetown. Amount: $425,000. Filed Dec. 13.

**1106 Parkview LLC,** Brooklyn. Seller: Lazar Goldenberg, Airmont. Property: 220 Saddle River Road, Airmont. Amount: $650,000. Filed Dec. 13.

**AEK Affordable Home LLC,** Poughkeepsie. Seller: Judith Nadine Patterson, Athena and Carol Kassay, Wheatland, California. Property: in Poughkeepsie. Amount: $80,000. Filed Dec. 16.

**All Mine of Orange Inc.,** Salisbury Mills. Seller: Hyvue of Orange Inc., Salisbury Mills. Property: in New Windsor. Amount: $500,000. Filed Dec. 13.

**Aguire, Cindy Umana,** Nanuet, Seller: West Prospect Holding Corp., Nanuet. Property: 90 Prospect St., Nanuet. Amount: $450,000. Filed Dec. 15.

**Arlington Capital Investors LLC,** Poughkeepsie. Seller: Dao LLC, New Paltz. Property: in Poughkeepsie. Amount: $275,000. Filed Dec. 16.

**Bard College,**

Annandale-on-Hudson. Seller: Agnes Haddad and Nicholas Haddad, Hudson. Property: in Red Hook. Amount: $217,500. Filed Dec. 15.

**Bell Air Lakes LLC,** Rhinebeck. Seller: Eileen S. Doyle, Rhinebeck. Property: in Rhinebeck. Amount: $330,000. Filed Dec. 16

**Brink, Christopher** and **Aimee Macchi,** East Chester. Seller: Champion Properties Inc., Staatsburg. Property: in Poughkeepsie. Amount: $269,000. Filed Dec. 13.

**Coffey, Margaret A.,** Yonkers. Seller: Hardy Homes LLC, Beacon. Property: in Fishkill. Amount: $230,000. Filed Dec. 13.

**Doehl, Daniel G.** and **Cornelia Doehl,** Putnam Valley. Seller: Pinnacle of Hudson Inc., Newburgh. Property: in Newburgh. Filed Dec. 13.

**Elena and Bryan Holdings LLC,** New City. Seller: Patmar Associates LTD, New City. Property: 299-307 North Route 9W, Clarkstown. Amount: $750,000. Filed Dec. 15.

**Hammond Villas LLC,** Brooklyn. Seller: David Kirby, Arverne. Property: 125 Benkard Ave., Newburgh. Amount: $240,000. Filed Dec. 13.

**KF Resources LLC,** New City. Seller: Leah Medlowitz, New City. Property: 2 Mahoney Court, Clarkstown. Amount: $550,000. Filed Dec. 13.

**Magid, Rhonda,** New York City. Seller: 25 Old Farm Road Development KLLC, Pleasant Valley. Property: in Red Hook. Amount: $85,000. Filed Dec. 15.

**Mishmanie Haaretz LLC,** Brooklyn. Seller: Stephanie Drafts Pellegrino, Cape Coral, Florida. Property: 12 Division Ave., Spring Valley. Amount: $444,000. Filed Dec. 14.

**Neuah, Marcos,** Monroe. Seller: 860 Hancock Street LLC, Brooklyn. Property: 376 Pine Hill Road, Chester. Amount: $284,000. Filed Dec. 13.

**PDS Newburgh Fund LLC,** Brooklyn. Seller: Newburgh SHG 42 LLC, Great Neck. Property: 90 Lander St., Newburgh. Amount: $225,000. Filed Dec. 13.

**Reynold, Taylor,** Albany. Seller: Beacon 226 Main Street LLC, Fishkill. Property: in Beacon. Amount: $740,000. Filed Dec. 15.

**Rivera, German Lopez** and **Rebecca M. Hernandez,** Bronx. Seller: Millpond Management Inc., Cornwall-on-Hudson. Property; 318 Van Burenville Road, Wallkill. Amount: $235,000. Filed Dec. 13.

**Wilms, Roy** and **Jeremt Caine,** Erial, New Jersey. Seller: Starlight Holdings LLC, Suffern. Property: in Newburgh. Amount: $552,000. Filed Dec. 13.

Judgments

**Aguilar, Evelyn,** Middletown. $7,364.32 in favor of Razor Capital LLC, Bloomington, Minnesota. Filed Dec. 14.

**Carnation Home Fashions Inc.,** Newburgh. $150,141.91 in favor of C&L Industrial Ltd., Hong Kong. Filed Dec. 14.

**Castro, Melissa K.,** New Windsor. $4,445.33 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

**CB Audio Inc.,** Monroe. $5,566.72 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed Dec. 13.

**Dewitt, Danielle,** Goshen. $1,872.87 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Dec. 13.

**Epstein, Reizel,** Monroe. $19,117.32 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 14.

**Erickson, Walter,** Highland Mills. $12,185.95 in favor of Clover Commercial Corp., Bellmore. Filed Dec. 13.

**Finan, Jacklyn** and **Jeremy Gunderman,** Port Jervis. $11,658.44 in favor of Credit Acceptance Corp., Southfield, Minnesota. Filed Dec. 14.

**Gladden, Sheree,** Monroe. $1,190.15 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

**Grabowski, Bill S.** and **William S. Grabowski**, Middletown. $11,686.43 in favor of Mid-Hudson Calley Federal Credit Union, Kingston. Filed Dec. 14.

**Perez, Elizabeth**, New Windsor. $2,572.16 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 13.

**Quinn, Dorthea,** Newburgh. $28,061.78 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed Dec. 14.

**R&AZ Food Inc.,** Monroe. $4,167.06 in favor of Burlington Insurance Co., Chapel Hill, North Carolina. Filed Dec. 13.

**Rodriguez, Victor,** New Windsor. $5,223.19 in favor of Midland Credit Management Inc, San Diego, California. Filed Dec. 13.

**Romero, Anthony,** Walden. $2,257.66 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Dec. 13.

**Schepps, Nicole T.,** Goshen. $8,885.50 in favor of Wells Fargo Bank, Iowa. Filed Dec. 13.

**Solata Foods LLC,** Newburgh. $65,199.30 in favor of Penske Truck Leasing Company LP, Montgomery. Filed Dec. 13.

**Terrasi, Lori,** New Windsor. $4,777.20 in favor of Capital One, New Windsor. Filed Dec. 13.

Mechanic’s Liens

**BA Mar Group LLC,** as owner. $42,300 in favor of Hiller Trucking LLC, Rockaway, New Jersey. Property: 400 BaMar Drive, Stony Point. Filed Dec. 15.

**Laffon, Catherine,** as owner. $45,954.79 in favor of Peak Construction, Fishkill. Property: 595 Salt Point Turnpike, Poughkeepsie. Filed Dec. 13.

**RYMSSG Holding LLC,** as owner. $45,692.50 in favor of Marjam Supply Co. Property: 8 Ash St., Ramapo. Filed Dec. 15.

New Businesses

*This paper is not responsible for typographical errors contained in the original filings.*

Partnerships

**Red Goose Studio,** 11 Spring St., Newburgh 12550, c/o James Joseph Reddington and Daniel Curtis Gustina. Filed Dec. 16.

**Rockland Premier Limousine,** 12 Parkwood Drive, Garnerville 10923, c/o Jose Alberto Olivo and Victor Manuel Garcia. Filed Dec. 15.

Sole Proprietorships

**Balboa Made,** 12 Prospect St., Apt. 2, Spring Valley 10977, c/o Luis Armando Saeteros Balboa. Filed Dec. 17.

**Callie’s Cocktails,** 218 Guymard Turnpike, Middletown 10940, c/o Cassandra Leigh Wilson. Filed Dec. 15.

**Cassie Gleeson Wells Insurance Agency,** 682 E. Main St., Suite 2A, Middletown 10940, c/o Cassandra L. Wells. Filed Dec. 16.

**Court’s Cakes,** 4 Wesley Court, Congers 10920, c/o Courtney Destaso. Filed Dec. 16.

**Crawford Creative,** 406 Burlingham Road, Pine Bush 12566, c/o Monica J. Perkins. Filed Dec. 17.

**Decor By Dev,** 20 Mill Creek Road, New City 10956, c/o VireshRamnarayan. Filed Dec. 14.

**Dynamic Tile & Stone,** 1202 Hillside Terrace, Pomona 10970, c/o Pedro A. Felgueiras. Filed Dec. 13.

**Eden Lawn & Patio Designs,** 513 E. Main St., Middletown 10940, c/o Joseph Richard Baker. Filed Dec. 16.

**Empire Beauty Bar Incorporated,** 14 Kane Lane, Ulster Park 12487, c/o Erika Schrowang. Filed Dec. 14.

**Faith Cuisine,** 12A Fletcher Road, Monsey 10952, c/o Jacques Louis-jean. Filed Dec. 17.

**Francesco Laudadio CPA,** 46 William St., Suite 204, Newburgh 12550, c/o Francesco Laudadio. Filed Dec. 15.

**Freedom Shave Co.,** 20 Fitzgerald Drive, Apt. 6A, Middletown 10940, c/o Steven Lindner. Filed Dec. 13.

**Freshair Co.,** 20 Fitzgerald Drive, Apt. 6A, Middletown 10940, c/o Steven Lindner. Filed Dec. 13.

**Guayllos Carpeting,** 111 Linden Ave., Middletown 10940, c/o Efrain Patricio Guayllas Sarango. Filed Dec. 14.

**Heart Connection 516,** 9 E. Barnett Road, Monroe 10950, c/o Minako Reese. Filed Dec. 14.

**Holly Do Rightly,** 201 Caesars Lane, No. 38, New Windsor 12553, c/o Holly Kirstin Reta Moyseenko Perch. Filed Dec. 14.

**JDM Design Studio,** 12 Moore Ave., Pearl River 10965, c/o Joanne Morisi Dilorenzo. Filed Dec. 17.

**Just Peachy Cleaning,** 191 McManus Road, New Hampton 10958, c/o Christina Marie Kis. Filed Dec. 14.

**Labarbera Real Estate Inc.,** 20 ELizabeth Drive, Hopewell Junction 12533, c/o Tamara Labarbera. Filed Dec. 14.

**Lovely Invite,** 9 Kings Highway, New City 10956, c/o Jami Goldenstein. Filed Dec. 17.

**Maminna Consultant,** 12 Memorial Park Drive, Spring Valley 10977, c/o Marie Minna Lifleur. Filed Dec. 17.

**Mareks Maintenance,** 26 Lonergan Drive, Suffern 10901, c/o Marek J. Wozniak. Filed Dec. 15.

**MR Manny Construction,** 49 Second Ave., Nanuet 10954, c/o Manuel Jesus Loja Huerta. Filed Dec. 15.

**NCE Painting & Construction,** 264 N. Pascack Road, Spring Valley 10977, c/o Noe A. Castaneda Estrada. Filed Dec. 13.

**Paolorossiny Inc.,** P.O. Box 369, Dover Plains 12522, c/o Scott J. Schuster. Filed Dec. 14.

**Pinpoint Associates Inc.,** 90 Blueberry Lane, Stormville 12582, c/o Christopher Palermo. Filed Dec. 14.

**Precision Painting & Handyman Services,** 1085 Maggie Road, Newburgh 12550, c/o Joseph P. Horvat. Filed Dec. 15.

**Psychic of the Hudson Valley,** 56 Main St., Suite 12, Warwick 10990, c/o Priscilla Ann Johnson. Filed Dec. 15.

**Santander Taxi,** 357 Roosevelt Ave., Spring Valley 10977, c/o Renzo German Molina Santander. Filed Dec. 15.

**Service 1st Contractors,** 43 Blauvelt Ave., West Haverstraw 10993, c/o Paul Grundrich. Filed Dec. 13.

**Smart Mart,** 64 N. Route 9W, Haverstraw 10927, c/o Edwin Deleon. Filed Dec. 15.

**Spackenkill Realty Ltd.,** 35 Overlook Road, Poughkeepsie 12603, c/o Kristie L. Delong. Filed Dec. 14.

**Stephanie Monaco M.D.,** 400 Rella Blvd., Suite 165, Suffern 10901, c/o Stephanie Monaco. Filed Dec. 17.

**Vickie's Famous Oatmeal Cookie Co.,** 26 Farrell Court, Fishkill 12524, c/o Victoria L. Loverchio. Filed Dec. 17.

**VIP Exclusive SMP,** 200 Main St., Nanuet 10954, c/o Edward Etienne. Filed Dec. 14.

**VJD Construction,** 63 Greycourt Ave., Chester 10918, c/o Vincenzo Joseph DiQuattro. Filed Dec. 16.