Hudson Valley

Building Loans

Above $1 million

**11 Garden LLC,** as owner. Lender: Rhinebeck Bank. Property: in Poughkeepsie. Amount: $2.3 million. Filed July 18.

**Brookside Avenue Development,** as owner. Lender: KeyBank National Association. Property: in Chester. Amount: $2.3 million. Filed July 22.

**N&N Hyde Park LLC,** as owner. Lender: Lakeland Bank. Property: in Hyde Park. Amount: $2.3 million. Filed July 22.

**Tower Creekside Marshall LLC**, as owner. Lender: Dwight Capital LLC. Property: Wappingers Falls. Amount: $12.4 million. Filed July 18.

Below $1 million

**1071 Horsepound Road LLC,** as owner. Lender: FTF Lending LLC. Property: 1071 N. Horsepound Road, Carmel. Amount: $291,000. Filed July 22.

**Chasers LLC,** as owner. Lender: Loan Funder LLC Series 35927. Property: in Port Jervis. Amount: $140,475. Filed July 18.

**Community Growth LLC,** as owner. Lender: Loan Funder LLC. Property: 16 Hillside Drive, Thiells. Amount: $89.700. Filed July 18.

**Crandall, Glen J.** and **Edina Kosachevsky,** as owners. Lender: Rhinebeck Bank. Property: in Hyde Park. Amount: $726,525. Filed July 21.

**Hudson War Chest LLC,** as owner. Lender: Rock Solid Funding LLC. Property: in Newburgh. Amount: $165,000. Filed July 21.

**Meyer, Avi,** as owner. Lender: U.S. Bank National Association. Property: 29 Beckett Court, Spring Valley. Amount: $999,999. Filed July 19.

**Pilla, John Paul,** as owner. Lender: TEG FCU. Property: in Beekman. Amount: $575,700. Filed July 22.

**Slamanthas Renos Inc.,** as owner. Lender: HIB Funding LLC Isao/Atima. Property: 341 Archer Road, Mahopac. Amount: $54,300. Filed July 18.

Deeds

Above $1 million

**18 Suffern Place LLC**, Airmont. Seller: Carmen Ventosa, Monsey. Property:18 Suffern Place, Ramapo. Amount: $1.4 million. Filed July 22.

**298 North Main Street Holdings LLC,** Spring Valley. Seller: Susan H. Shapiro, Spring Valley. Property: 298 Main St., Ramapo. Amount: $1.3 million. Filed July 22.

**482 ALD LLC**, Brooklyn. Seller: Michael J. Scharf, Palm Beach, Florida. Property: in Clinton. Amount: $14.7 million. Filed July 22.

**Bhattacharji, Preeti** and **Neeraj Hotchandani,** New York City. Seller: West Willow Holdings LLC, Beacon. Property: in Beacon. Amount: $1.7 million. Filed July 22.

**Black Cherry Valley LLC,** Powell Butte, Oregon. Seller: 1010 Holdings LLC, Red Hook. Property: in Milan. Amount: $2.3 million. Filed July 19.

**Johnson, David** and **Lena Johnson,** as owners. Seller: BDK3 Enterprises LLC, Fishkill. Property: in Clinton. Amount: $6.9 million. Filed July 20.

**Upper Depew on the Hudson LLC,** Bergenfield. Seller: 26 Upper Depew LLC, Secaucus, New Jersey. Property: 26-28 Upper Depew Ave., Clarkstown. Amount: $4.1 million. Filed July 18.

Below $1 million

**11 Dawson LLC,** Monsey. Seller: Daniel Dresdner and Sarita Dresdner, Theills. Property: 11 Dawson Road, Haverstraw. Amount: $637,500. Filed July 20.

**17 Pioneer Realty LLC,** Spring Valley. Seller: Hershel Margaretten, Monsey. Property: 17 Pioneer Ave., Ramapo. Amount: $600,000. Filed July 21.

**20 NC LLC,** Spring Valley. Seller: Lisa A. Cornell, Airmont. Property. 20 New County Road, Ramapo. Amount: $675,000. Filed July 21.

**31 West Clarkstown TIC LLC,** Chestnut Ridge, Chestnut Ridge and 31 West Clarkstown LLC, New York City. Seller: 31 West Clarkstown LLC, New York City. Property: 41 W. Clarkstown Road, Clarkstown. Amount: $525,000. Filed July 19.

**186 Mill Street Owners LLC,** Bronx. Seller: James Dolfinger, Poughkeepsie. Property: in Poughkeepsie. Amount: $280,000. Filed July 22.

**260 Convent Road LLC,** West Nyack. Seller: Patrick M. Yorke and Patricia Yorke, Blauvelt. Property: 260 Convent Road, Orangeburg. Amount: $465,000. Filed July 20.

**ASAC Properties LLC,** Mahopac. Seller: McPawling Properties II LLC, Pawling. Property: in Pawling. Amount: $485,000. Filed July 21.

**BGRS LLC,** Burr Ridge, Illinois. Seller: Michael J. McGowan, Valley Cottage. Property: 57 Sedge Road, Clarkstown. Amount: $700,000. Filed July 18.

**Breuer, Boruch Yehuda,** New City. Seller: Stetner Street LLC, Pomona. Property: 10A Stetner St., Spring Valley. Amount: $620,000. Filed July 19.

**Cavalry Development LLC,** New City. Seller: Eduardo D. Scaffidi, Haverstraw. Property: 179 Thiells Mount Ivy Road, Haverstraw. Amount: $50,000. Filed July 21.

**Cheema, Harry** and **Arvinder Kaur**, White Plains. Seller: Nancy T LLC, Piermont. Property: 37 Harvest Road, Clarkstown. Amount: $375,000. Filed July 21.

**Community Growth LLC,** Monsey. Seller: Michael S. Soren, Thiells. Property: 16 Hillside Drive, Haverstraw. Amount: $400,000. Filed July 18.

**Danker 818 LLC,** Bayside. Seller: Donald A. Kennedy, Suffern. Property: 33 Catherine St., Orangetown. Amount: $350,000. Filed July 22.

**Foye, Timothy** and **Ferd Josh Stoffregen**, Armonk. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: $635,000. Filed July 20.

**Friedlander, Mammel** and **Yehuda Friedlander,** Monsey. Seller: 182 Blauvelt LLC, Monsey. Property: 182 Blauvelt Road, Unit 114, Ramapo. Amount: $751,000. Filed July 18.

**Gaynor, Michael** and **Kimberly Pirring,** Brooklyn. Seller: 270 Blauvelt LLC, Spring Valley. Property: 270 Blauvelt Road, Orangetown. Amount: $900,000. Filed July 19.

**GIA RT 59 LLC,** Monsey. Seller: Donald Andrew Kennedy, Suffern. Property: 301 Route 59, Airmont. Amount: $765,000. Filed July 18.

**Gonzalez, Cristhian A. Dominguez,** Mohegan Lake. Seller: 50 Wilner LLC, Yonkers. Property: in Beekman. Amount: $360,000. Filed July 20.

**Kahana, Moshe** and **Tzirel M. Kahana,** Monsey. Seller: ACE Builders New York LLC, Spring Valley. Property: 42 Collins Ave., Unit 211, Spring Valley. Amount: $719,000. Filed July 21.

**Kaufman, Avigdor,** Spring Valley. Seller: 82 Union Realty LLC, Spring Valley. Property: 82 Union Road, Spring Valley. Amount: 800,000. Filed July 18.

**Klein Nyack LLC II,** Brooklyn. Seller: M.S.C. Realty Corp., Nanuet. Property: 36-55 Old Turnpike Road, Unit 312, Clarkstown. Amount: $260,000. Filed July 19.

**Leddy, Christine** and **Souglas Maggio,** Astoria. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: $408,500. Filed July 20.

**Liberow, Raizel** and **Mordechai Rivkin,** Pomona. Seller: MBH Properties LLC, Brooklyn. Property: 7 Oak Ridge Road, Pomona. Amount: $999,999. Filed July 18.

**LTT9 LLC,** Spring Valley. JBELED LLC, Brooklyn. Property: 4 S. Monsey Road, Airmont. Amount: $999,000. Filed July 20.

**Pikula, Christopher Phillip,** Bryn Mawr, Pennsylvania. Seller: Catskill Case Study LLC, Brooklyn. Property: in Milan. Amount: $300,000. Filed July 20.

**Queen Equities LLC, L**akewood, New Jersey. Seller: Glenn P. Cummings, West Nyack. Property: 68 Hillside Ave., Haverstraw. Amount: $600,000. Filed July 20.

**Roth, Amrom** and **Miriam Roth**, Spring Valley. Seller: Stephen’s Villas LLC, Spring Valley. Property: 30 Stephans Place, Unit 112, Spring Valley. Amount: $535,000. Filed July 20.

**Sadoff, Mathew** and **Blaire Bookman,** Haverstraw. Seller: SMK Home Builders Inc., Conger. Property: 40 Old Haverstraw Road, Clarkstown. Amount: $700,000. Filed July 19.

**Worsley, C. Dale** and **Elizabeth Martha Fox,** Brooklyn. Seller: 63 Wap West LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: $710,000. Filed July 19.

Judgments

**AF Trucking Inc.,** Monroe. $215,809 in favor of Santander Bank, Toms River, New Jersey. Filed July 19.

**Bullock, Catherine,** New Windsor. $1,622 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 18.

**Carrion, Pedro R.,** Middletown. $1,457 in favor of Cavalry SPV I LLC, Valhalla. Filed July 18.

**Colon, Hommy,** Middletown. $2,625 in favor of Deerfield Commons Limited Partnership, Middletown. Filed July 18.

**Diaz, Maria L. Valentin,** Newburgh. $4,232 in favor of Bank of America, Charlotte, North Carolina. Filed July 18.

**Gibson, Richard,** Port Jervis. $12,576 in favor of Discover Bank, New Albany. Filed July 19.

**Hadden, Derek,** Port Jervis. $2,926 in favor of Capital One, Glen Allen, Virginia. Filed July 18.

**Martinez, Andy,** Goshen. $3,713 in favor of CitiBank, Sioux Falls, South Dakota. Filed July 19.

**Mertz, Baila,** Monroe. $2,983 in favor of Bank of America, Charlotte, North Carolina. Filed July 19.

**Perez, Jacqueline,** Newburgh. $3,254 in favor of PCA Acquisitions V LLC, Newburgh. Filed July 18.

**Riehle, Lynn F.,** Goshen. $3,999 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed July 19.

**Suasnavar, Crossette,** Maspeth. $1,430 in favor of Palisades Acquisition XVI LLC, Englewood Cliffs, New Jersey. Filed July 18.

**Tauber, Samuel,** Spring Valley. $17,938 in favor of Progressive Southeastern Insurance Co., Mayfield Heights, Ohio. Filed July 18.

**Weissmandl, Issac,** Monroe. $7,265 in favor of American Express National Bank, Sandy, Utah. Filed July 19.

Mechanic’s Liens

**Brach, Rivki,** as owner. $7,653 in favor of E. Tetz & Sons Inc. Property: 5 Phoenix Hill Road, Highland Mills. Filed July 21.

**Cruz, Carmen** and **Kelvin Cruz**, as owners. $24,650 in favor of Nurzia Construction Corp. Property: 260 Gardnertown Road, Newburgh. Filed July 20.

**DRC Group of New York LLC,** as owner. $24,612.16 in favor of Cubitac Corp. Property: 188 Joes Hill Road, Southeast. Filed July 19.

**HPT TA Properties LLC,** as owner. $301,639.48 in favor of JH Strickland Construction LLC. Property: 125 Neelytown Road, Montgomery. Filed July 19.

New Businesses

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

Partnerships

**Crispy Bubbles,** 8 Oak St., Middletown 10940, c/o Khadija Bair and Taha Boussila. Filed July 22.

**Horeb Landscaping, 3**3 Parkway Trailer Court, Pomona 10970, c/o Elio Enai Quintana Lopez and Nery Alfonzo Chinchilla Ramos. Filed July 18.

**Pigments Painting and Services,** 285 Haverstraw Road, Suffern 10901, c/o Sebastian Raphael Llanes Hernandez and Brittney Kristin Llanes Hernandez. Filed July 18.

Sole Proprietorships

**A Better Greenhouse,** 2637 St., Route 208, Walden 12586, c/o Michael L. Olsen. Filed July 18.

**All In Builders,** 233 W. Route 59, Suite 209, Nanuet 10954, c/o Yehuda Brizel-lipshitz. Filed July 20.

**Anna Tech,** 229 Route 202, Pomona 10970, c/o Annapoorna B. Satyanarayana. Filed July 22.

**Bliss Studios,** 88 Dunning Road, Suite 12, Middletown 10940, c/o Gabrielle N. Guastamacchia. Filed July 19.

**Brett Ryan Hair Artistry,** 400 Route 211 East, Middletown 10940, c/o Brett R. DeGroat. Filed July 18.

**Buper Online Marketing Agency,** 27 Charlton Place, Monroe 10950, c/o Jarol Enrique Acuna Diaz. Filed July 18.

**Eastern Landscaping,** 139 W. Main St., Middletown 10940, c/o Angel Patricio Morocho Avila. Filed July 22.

**Ephphatha Ephraim Manasse Multi Services,** 5 Fletcher Road, Apt. E, Monsey 10952, c/o Joseph Iclide. Filed July 22.

**E&S Landscaping,** 5 Lewis Drive, Stony Point 10980, c/o Elder A. Aguirre. Filed July 18.

**Famalia Cruz Corado,** 8 Rose Ave., Apt. C2, Spring Valley 10977, c/o Dimas Napoleon Cruz Ramos. Filed July 18.

**Fantastic Wood Floors,** 25 Chads Ford Lane, Newburgh 12550, c/o Wayne E. Maher. Filed July 19.

**Fantasy Nails & Tanning II,** 1027 New York 17k, Montgomery 12549, c/o Duyen Xuan Nguyen. Filed July 18.

**Francois For Assembly,** 110 Union Road, Apt. 3A, Spring Valley 10977, c/o Hudson T. Francois. Filed July 19.

**Graze Garden,** 203 Sherwood Drive, Middletown 10941, c/o Darien Anay Wilson. Filed July 20.

**Holistic Horse & Rider,** 2208 Route 52, Pine Bush 12566, c/o Nicole L. Miller. Filed July 22.

**Isai Lopez Agency,** 115 Temple Hill Road, Suite 1600, Vails Gate 12584, c/o Isai Lopez Figueroa. Filed July 21.

**JJ Cleanouts,** 55 Pipetown Hill Road, Nanuet 10954, c/o Milan Janjic. Filed July 20.

**Johnny Jeans NYC,** 48 Main St., Apt. B, Haverstraw 10927, c/o Wilson M. Hilario Bonilla. Filed July 18.

**Laurie Mackey**, 47 Hunter Place, Stony Point 10980, c/o Laurie-Anne Parker Mackey. Filed July 18.

**Marissa Guijarro Consulting,** 12 Hereford Lane, New City 10956, c/o Marissa Guijarro. Filed July 20.

**Matrix Reseller,** 133 Lake Ave., Middletown 10940, c/o Jah Quandia Almeisha Clark. Filed July 19.

**Maven Driver Training,** 151 N. Main St., Suite 410, New City 10956, c/o Yosef Eliyahu Salvay. Filed July 21.

**Michele Lee Nieves Coaching,** 8 Laudaten Way, Warwick 10990, c/o Michele Purvis. Filed July 20.

**Mr. Clipper,** 220 Kirbytown Road, Middletown 10940, c/o Lorne A. McCrae. Filed July 19.

**New Country Roads Paving,** 12 Inwood Lane, Spring Valley 10977, c/o Wasvin Benjamin Gomez Sanchez. Filed July 19.

**O2AK**, 51 Underhill Road, Apt. K, Middletown 10940, c/o Shelisa S. Parchment. Filed July 18.

**On-Site Notary Services,** 20 Keystone Park, Middletown 10940, c/o Carmen Tirado. Filed July 18.

**Savino HVAC,** 5 Hickory Road, Sloatsburg 10974, c/o Lawrence V. Savino. Filed July 19.

**Smoove-films,** 76 Hillside Ave., Pearl River 10965, c/o James J. Beauvais. Filed July 20.

**Stembridge Consulting,** 30 Little Brooklyn Road, Warwick 10990, c/o Christine L. Leo. Filed July 21.

**Subono Ventures,** 168 Avalon Gardens Drive, Nanuet 10954, c/o David Earl Jacobs. Filed July 22.