Hudson Valley

Building Loans

Above $1 million

**26 Phyllis Terr LLC,** as owner. Lender: Northeast Community Bank. Property: 26 Phyllis Terrace, Monsey. Amount: $3.3 million. Filed Sept. 13.

**513 Academy New York LLC,** as owner. Lender: Sharestates Investments LLC. Property: in Poughkeepsie. Amount: $1.5 million. Filed Sept. 15.

**Blendid, David** and **Bart Rosenthal,** as owners. Lender: TD Bank National Association. Property: in Clinton. Amount: $2.2 million. Filed Sept. 16.

**Desai, Vishal** and **Parlin Desai,** as owners. Lender: Citizens Bank National Association. Property: in East Fishkill. Amount: $1.8 million. Filed Sept. 15.

Below $1 million

**358 Bull Mill LLC**, as owner. Lender: Broadview Capital LLC. Property: 358 Mill Road, Chester. Amount: $109,000. Filed Sept. 14.

**Conklin, Eric**, as owners. Lender: TD Bank. Property: 55 Hamptonburgh Road, Campbell Hall. Amount: $52,599. Filed Sept. 13.

**Miranda, Anette E.**, as owner. Lender: TD Bank National Association. Property: in East Fishkill. Amount: $660,000. Filed Sept. 13.

Deeds

Above $1 million

**19-23 South Main LLC**, Airmont. Seller: Empire Builders of Rockland County Inc., Spring Valley. Property: 19-23 S. Main St., Spring Valley. Amount: $3 million. Filed Sept. 16.

**109 Grove LLC,** Monsey. Seller: 109 Grove Street LC, Brooklyn. Property: 109 Grove St., Monsey. Amount: $1.3 million. Filed Sept. 15.

**Ausch, Eluzer** and **Estel Ausch**, Brooklyn. Seller: 6 Jeffrey LLC, Monsey. Property: 4 Jeffrey Place, Unit 201, Ramapo. Amount: $1.3 million. Filed Sept. 13.

**Mazel Wingdale LLC**, Monroe. Seller: 2108 Route 22 LLC, Bronx. Property: in Dover. Amount: $2.9 million. Filed Sept. 13.

**Archway Plaza LLC**, Hopewell Junction. Seller: Salard Properties LLC, Hopewell Junction. Property: in East Fishkill. Amount: $2.1 million. Filed Sept. 14.

Below $1 million

**6 Singer LLC,** Monsey. Seller: Rubin One LLC, Monsey. Property: 6 Singer Ave., Spring Valley. amount: $600,000. Filed Sept. 13.

**11 Polo Court LLC,** Suffern. Seller: Dominic J. Villella and Allison M. Villella, Suffern. Property: 11 Polo Court, Suffern. Amount: $975,000. Filed Sept. 13.

**22-24 Cottage Street LLC,** Monroe. Seller: Dutch 3 LLC, White Plains. Property: in Poughkeepsie. Amount: $920,000. Filed Sept. 14.

**34 Cushman Street Properties LLC,** Cambridge, Massachusetts. Seller: Nancy House, Pine Plains. Property: in Pine Plains. Amount: $770,000. Filed Sept. 15.

**150 Elmcrest LLC,** Newburgh. Seller: Michael J. Palermo and Gina M. Palermo, Fishkill. Property: in Fishkill. Amount: $285,000. Filed Sept. 15.

**165 Gurnee LLC**, Brooklyn. Seller: Benjamin Hochman, Monsey. Property: 165 Gurnee Ave., Haverstraw. Amount: $500,000. Filed Sept. 15.

**239 All Angels LLC,** Wappingers Falls. Seller: Nicks Flips Limited Liability Co., Middletown, New Jersey. Property: in Poughkeepsie. Amount: $200,000. Filed Sept. 16.

**Benev Nyack LLC**, Valley Cottage. Seller: Jeffrey T. Stierlen, Nyack. Property: 207 N. Midland Ave., Orangetown. Amount: $685,000. Filed Sept. 13.

**Boylan, Patrick** and **Roger Hockett**, Brooklyn. Seller: Veterans Investing LLC, New Paltz. Property: in Poughkeepsie. Amount: $360,000. Filed Sept. 12.

**Castagna Ventotto LLC,** Nanuet. Seller: Robert A. Guameri, Montgomery. Property: 28 Chestnut St., Orangetown. Amount: $550,000. Filed Sept. 16.

**CCAH Properties LLC,** Poughkeepsie. Seller: DOC Properties LLC, Charlottesville, Virginia. Property: in Poughkeepsie. Amount: $425,000. Filed Sept. 16.

**Donovan Drive Holdings LLC,** Teaneck, New Jersey. Seller: Sarah Morgenthau Wessel, Saunderstown, Rhode Island, and Henry Morgenthau, Berkley, California. Property: in Fishkill. Amount: $300,000. Filed Sept. 16.

**Gold, Miriam**, Poughkeepsie. Seller: Burton Gold Properties LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: $786,000. Filed Sept. 12.

**Goldberg, Yisroel** and **Rivkah Goldberg,** Brooklyn. Seller: Queen Equities LLC, Brooklyn. Property: 14 Arbor Court, Haverstraw. Amount: $999,000. Filed Sept. 13.

**Gonzalez, Melissa** and **Jose A. Gonzalez,** New York City. Seller: AJ Pro LLC, Nanuet. Property: 16 Maiden Lane, New City. Amount: $750,000. Filed Sept. 14.

**Hoffman, Leon** and **Miriam Hoffman,** Brooklyn. Seller: 28 Union LLC, Monroe. Property: 28 Union Road, Unit 211, Spring Valley. Amount: $999,000. Filed Sept. 12.

**Johnson, Eric,** Brooklyn. Seller: Brooklyn. Seller: Decaille Ventures LLC, Mount Vernon. Property: in Poughkeepsie. Amount: $270,000. Filed Sept. 13.

**KPJBMM Realty LLC,** Poughkeepsie. Seller: Beinn Management Corp., Cold Spring. Property: in Poughkeepsie. Amount: $675,000. Filed Sept. 15.

**Kochie, Ryan,** Hopewell Junction. Seller: Fair Haven Meadows LLC, Mahopac. Property: in Beekman. Amount: $575,000. Filed Sept. 14.

**Mana Tree Union Street LP**, Newburgh. Seller: Burton Gold Properties LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: $805,500. Filed Sept. 12.

**Mana Tree Union Street LP**, Newburgh. Seller: Burton Gold Properties LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: $587,500. Filed Sept. 12.

**Mana Tree Union Street LP**, Newburgh. Seller: Burton Gold Properties LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: $793,000. Filed Sept. 12.

**O’Donnell and Sons Inc.,** Fishkill. Seller: Mathew Ciarfella, Wappingers Falls. Property: in Poughkeepsie. Amount: $400,000. Filed Sept. 12.

**Omaha Property Manager LLC,** Meriden, Connecticut. Seller: Chester H. Gordon, Poughkeepsie. Property: in Poughkeepsie. Amount: $392,000. Filed Sept. 13.

**Singer, Rachel C.,** Stony Point. Seller: Almeida Homes LLC, Airmont. Property: 561 Willow Grove Road, Stony Point. Amount: $480,000. Filed Sept. 13.

**Sipra, Abraham,** Monsey. Seller: Grove Monsey LLC, Brooklyn. Property: 10 Grove St., Unit 203, Ramapo. Amount: $885,000. Filed Sept. 13.

**Taylor, Bradley R.** and **Dawn L. Overturf,** White Plains. Seller: SMC Realty LLC, New City. Property: 430 Kings Highway, Clarkstown. Amount: $722,518. Files Sept. 15.

**Upright Manners LLC,** Brooklyn. Seller: Paul-Muni Realty Inc., New City. Property: 169 S. Main St., Clarkstown. Amount: $770,000. Filed Sept. 13.

Judgments

**ABMG General Contracting,** Beacon. $31,620 in favor of Time Plaza, Brooklyn. Filed Sept. 12.

**Bonner, Oshane R.,** Newburgh. $6,133 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Sept. 12.

**Branch, Kriendle,** Monroe. $11,526 in favor of Goldman Sachs Bank U.S.A., New York City. Filed Sept. 13.

**Briganty, Luis,** Newburgh. $5,336 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Sept. 13.

**Ciullia, Sal,** Middletown. $2,477 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Sept. 14.

**Devereaux, Azariah,** Chester. $12,620 in favor of NR Sona Corp., Warwick. Filed Sept. 13.

**Dupper, Brendan,** Campbell Hall. $26,433 in favor of Excell Clinical Laboratory, Cranford, New jersey. Filed Sept. 15.

**Flaten, Les,** New Windsor. $1,650 in favor of Neenan Oil Co., Woodbury. Filed Sept. 14.

**Fontanez, Madeline,** Newburgh. $1,391 in favor of Cavalry SPV I LLC, Valhalla. Filed Sept. 12.

**Garcia, Luis,** Walden. $7,673 in favor of Wilmington Savings Fund Society, San Francisco, California. Filed Sept. 14.

**Gujjar, Gurpreet Singh,** Middletown. $3,750 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Sept. 15.

**Miklaszewski, Daniel,** Middletown. $4,109 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Sept. 15.

**Murphy, Moleek,** Newburgh. $1,498 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 15.

**Newkirk, Donell,** Newburgh. $3,813 in favor of Bank of America, Newark, Delaware. Filed Sept. 15.

**Penister, Duane,** Middletown. $3,720 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Sept. 16.

**Platinum Enterprise Services LLC,** Troy. $4,283 in favor of Geico General Insurance Co., Woodbury. Filed Sept. 15.

**Shahwar, Durri,** Newburgh. $1,576 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Sept. 15.

**Switala, Jean,** Otisville. $2,856 in favor of Midland Funding LLC, San Diego, California. Filed Sept. 16.

Mechanic’s Liens

**12 North Street LLC,** as owner. $41,150 in favor of Morales Wenceslao. Property: 12 North St., Beacon. Filed Sept. 14.

**Curcio, Anthony L.,** as owner. $16,200 in favor of Jessamine Len Electrical HVAC and Refrigeration LLC, Phillipsburg, New Jersey. Property: 165 Judith Drive, East Fishkill. Filed Sept. 16.

**EFG Heritage LLC,** as owner. $30,767 in favor of Ahern Rentals Inc., Bronx. Property: 3532 North Road, Poughkeepsie. Filed Sept. 12.

**Hudson Valley Gold Foundation**, as owner. $234,959.47 in favor of Hudson Valley Golf Foundation, Austin, Texas. Property: 18 Ridge Road, Cornwall. Filed Sept. 12.

New Businesses

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

Partnerships

**Beaver Bog Builders,** 15 Brandon Road, Brewster 10509, c/o Alfred Doceti, Maria Maderi and Joseph Doceti. Filed Sept. 13.

**JDM Auto Repair,** 2475 State Route 52, Pine Bush 12566, c/o Roger J. McDowell and Jonathan J. Dell Tacoma Pantoja. Filed Sept. 13.

**Willows Capital,** 94 Snedecker Ave., Congers 10920, c/o Richard Willows and Thomas Wolfe. Filed Sept. 15.

Sole Proprietorships

**22 Winty,** 266 Quaker Road, Pomona 10970, c/o Timothy Rossiter. Filed Sept. 13.

**Arey Makeup Artistry,** 295 Country Club Lane, Pomona 10970, c/o Amanda Rachel eyes. Filed Sept. 15.

**Bain Cares,** 11 Sunset Drive, Brewster 10509, c/o Ivan Kollar. Filed Sept. 14.

**CC Custom Creations,** 2 Cedar St., Port Jervis 12771, c/o Cierra P. Ustic. Filed Sept. 14.

**Charles Henry Construction,** 523 Overlook Drive, Middletown 19040, c/o Brian T. Degroat. Filed Sept. 12.

**Clear Vision Counseling,** 38 Ronald Reagan Blvd., Warwick 10990, c/o Kathleen Cavanaugh. Filed Sept. 15.

**Dr. P CPR/AED Institute,** 2 Carol Ave., West Haverstraw 10993, c/o Paula Coleman. Filed Sept. 15.

**Ez Fix,** 2 Woolf Road, Stony Point 10980, c/o Ricky Malivert. Filed Sept. 13.

**Faskob Painting & Cleaning,** 165 Pine Tree Road, Monroe 10950, c/o Faustino Alvarado Sorto. Filed Sept. 16.

**Gonzales Meza Taxi Service**, 53 East St., West Nyack 10994, c/o Francisco Leodan Gonzales Meza. Filed Sept. 16.

**International Express Taxi,** 18 S. Main St., Apt. 2, Spring Valley 10977, c/o Luis Hector Paredes Santander. Filed Sept. 13.

**JB M Party Rental,** 15 Calvert Drive, Monsey 10952, c/o Moshe Braun. Filed Sept. 14.

**Lake Secor Laundry & Dry Cleaning,** 78 Secor Road, Mahopac 10541, c/o Gordon Updegraff. Filed Sept. 15.

**Lopez G Taxi Service,** 14 Rose Ave., Unit 103, Spring Valley 10977, c/o Gerberth M. Lopez. Filed Sept. 16.

**Marsh Window Cleaning**, 18 Drayton Place, Nanuet 10954, c/o Michael J. Marsh. Filed Sept. 15.

**Pampangas Cuisine & Treats,** 5 Hermitage Road, Brewster 10509, c/o Maria S. Rhia Bosser. Filed Sept. 15.

**Rians Home Services,** 42 Academy Ave., Middletown 10940, c/o Rian M. Vassell. Filed Sept. 12.

**Rojas CH,** 704 Broadway, Newburgh 12550, c/o Claudia Iveth Rojas Martinez. Filed Sept. 12.

**Search Hero**, 29 N. Liberty Drive, Stony Point 10980, c/o Michael J. Crosby. Filed Sept. 16.

**VLP Barber Shop,** 76-78 Route 9W, Haverstraw 10927, c/o Victor Lewih Rafael Pena Herrera. Filed Sept. 13.

**YRS Heating & Cooling,** 21 Hillside Terrace, Monroe 10950, c/o Sergio Pineda. Filed Sept. 15.

**Zoilas Thrift Shop,** 39 North St., Middletown 10940, c/o Zoila Collado. Filed Sept. 16.