**HUDSON VALLEY**

**Building Loans**

Above $1 million

**33 Ridge Ave LLC,** as owner. Lender: Northeast Community Bank. Property: 31 Ridge Ave., Spring Valley. Amount: $2.1 million. Filed May 3.

**Keystone Carmel Property LLC,** et al,as owner. Lender: Northern Bank & Trust Co. Property: in Clarkstown. Amount: $1.5 million. Filed May 1.

**Royal Green Gardens LLC,** as owner. Lender: Broadview Capital LLC. Property: 214-238 Old Nyack Turnpike Spring Valley. Amount: $8 million. Filed May 2.

**Walden Savings Bank,** as owner. Lender: 19 Forest Avenue LLC and Villa Venezia LLC. Property: in Wallkill. Amount: $2 million. Filed April 28.

Below $1 million

**70 Wickham LLC,** as owner. Lender: Loan Funder LLC Series 42031. Property: 70 Wickham Ave., Middletown. Amount: $120,000. Filed May 2.

**89 Washington LLC,** as owner. Lender: Loan Funder LLC Series 49042. Property: in Orangetown. Amount: $$120,300. Filed May 3.

**Citizens Bank,** as owner. Lender: Adam S. and Christine G. Hadden Property: in Minisink. Amount: $445,000. Filed May 1.

**Deal House Capital Fund II LLC,** as owner. Lender: Kiavi Funding Inc. Property: in Poughkeepsie. Amount: $119,000. Filed April 27.

**Kulerman, Michele Audrey,** as owner. Lender: TEG FCU. Property: in Red Hook. Amount: $533,000. Filed April 27.

**Mid Hudson Valley Federal Credit Union,** as owner. Lender: Michael J. Fratto and Kristina Bardes. Property: 768 Eatontown Road, Port Jervis. Amount: $472,000. Filed April 28.

**Price, Raymond** and **Jana Price,** as owner. Lender: Orange Bank & Trust Co. Property: 27 Irma drive, Putnam Valley. Amount: $400,000. Filed April 27.

**Rod, Jacob David** and **Yuna Seol,** as owner. Lender: Tompkins Community Bank. Property: 9 Eastview Court, Brewster. Amount: $629,000. Filed May 1.

**Deeds**

Above $1 million

**269 Winston LLC,** New York. Seller: 3 Juniper Terrace LLC, New York. Property: 3 Juniper Terrace Wesley Hills. Amount: $1 million. Filed April 4.

**413 415 Manchester Road LLC,** Poughkeepsie. Seller: Crescenzo Family LLC, Poughkeepsie. Property: in LaGrange. Amount: $1 million. Filed April 21.

**578 Tarrytown Road LLC,** New Paltz. Seller: Latros Corp., Poughkeepsie. Property: in Poughkeepsie. Amount: $3.3 million. Filed April 18.

**Farm New York LLC,** LaGrangeville. Seller: Ferme Farm LLC, LaGrangeville. Property: 6-12 Frog Hollow Road, Beekman. Amount: $1.7 million. Filed April 27.

**JLN Amenia LLC,** New York. Seller: Mondrian Land Company LLC, Sharon, Connecticut. Property: in Amenia. Amount: $2.8 million. Filed April 18.

**William** and **Jennifer Kluczkowski,** New York. Seller: BDK3 Enterprises LLC, Fishkill. Property: 5 Crimson Hill Road, Clinton Corners. Amount: $1 million. Filed April 21.

**McLeod Ryan A.** and **Devin Grossman,** New York. Seller: Elm Amenia E 22 LLC, Florham Park, New Jersey. Property: in Amenia. Amount: $2.5 million. Filed April 25.

**Twelve MIL LLC,** Millbrook. Seller: Richard and Janet K. Mancino, Millbrook. Property: 632 Route 343, Millbrook. Amount: $6.6 million. Filed April 20.

**Weiss, Chaim,** Monsey. Seller: 22 Old Nyack LLC, Spring Valley. Property: 22 Old Nyack Turnpike Monsey. Amount: $1.7 million. Filed April 3.

Below $1 million

**144 Blauvelt LLC,** Monsey. Seller: Yoel Friedman, Monsey. Property: 144 Blauvelt Road, Monsey. Amount: $46,298. Filed April 4.

**Ackerman, Baruch** and **Rachel Ackerman,** Monsey. Seller: Elyon Apartments LLC, Suffern. Property: 18 Elyon Road, Kaser. Amount: $699,000. Filed April 3.

**Afsar, Nuray,** Totowa, New Jersey. Seller: QJA Enterprises LLC, Middletown. Property: 10 Baldwick Ave., Poughkeepsie. Amount: $340,000 Filed April 26.

**Berns Family Partnership,** Suffern. Seller: Potake Lake LLC, Marlboro, New Jersey. Property: 20 Beaver Pond Road, Sloatsburg. Amount: $700,000. Filed April 4.

**Calcagino, Kayla J.,** Poughkeepsie. Seller: Capital Home LLC, Jackson Heights. Property: 2006 New Hackensack Road, Poughkeepsie. Amount: $450,000 Filed April 24.

**Cecilia, J. Iovine Trust,** Cornwall-on-Hudson. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 131 Taconic Way, Wappingers Falls. Amount: $715,500 Filed April 28.

**Deal House Capital Fund II LLC,** Mamaroneck. Seller: Lawrence A. Perretta Sr. Trust, Poughkeepsie. Property: in Poughkeepsie. Amount: $160,000 Filed April 25.

**Deems, Gabrielle Marie** and **Matthew Robert Deems,** Stormville. Seller: Mid-Hudson Development Corp., Poughquag. Property: 15 Glenns Way, Hopewell Junction. Amount: $900,000. Filed April 19.

**Gyn Enterprise LLC,** Poughkeepsie. Seller: Cassandra Kanthak, Poughkeepsie. Property: 36 Old Farms Road, Poughkeepsie. Amount: $365,000 Filed April 26.

**H&B Partners Inc.,** Nanuet. Seller: David Castagna, et al, New City. Property: 18 Peck St., West Haverstraw. Amount: $255,000. Filed April 4.

**Hudson EV LLC,** Nanuet. Seller: Ronald Ralbag and Regina Shel Mae Ralbag, Monsey. Property: 5 Gloria Court, New City. Amount: $360,000. Filed April 4.

**IFMH LLC,** Kingston. Seller: GTM Realty Development LLC, New York. Property: 33 Vosburgh Road, Red Hook. Amount: $200,000 Filed April 24.

**JCF Alpine LLC,** Peekskill. Seller: Johnny and Lisa Romero, Wappingers Falls. Property: 30G Alpine Drive, Wappinger. Amount: $225,000 Filed April 27.

**Kelly, Theresa,** Poughkeepsie. Seller: Lil V Farm LLC, Fishkill. Property: in Fishkill. Amount: $550,000. Filed April 21.

**Lexington Realty 359 LLC,** Carmel. Seller: Wegetby LLC, Millbrook. Property: 3326 Route 343, Amenia. Amount: $245,000 Filed April 26.

**Metrex Companies LLC,** Monsey. Seller: Delfin Q. and Alicia Santos, Spring Valley. Property: 29 Buena Vista Ave., Spring Valley. Amount: $450,000. Filed April 3.

**Montoya, Laura** and **Robert Kissner,** Poughkeepsie. Seller: 46 Hamilton Realty LLC, Brooklyn. Property: 46 S. Hamilton St., Poughkeepsie. Amount: $315,000 Filed April 27.

**Neo Hill LLC,** Brooklyn. Seller: William N. Bray, Stanfordville. Property: 34 Bockmill Road, Stanford. Amount: $230,000 Filed April 25.

**Oberlander, Brucha,** Monsey. Seller: Chaim Y. Hirsch LLC, Spring Valley. Property: 26 Dana Road, Spring Valley. Amount: $675,000. Filed April 4.

**Osorio Property Holdings LLC,** Poughquag. Seller: Shane Furnia, LaGrangeville. Property: Route 55, Poughquag. Amount: $175,000 Filed April 24.

**Parra, Ruth A. P.** and **PillCo, Oscar R. S. Parra,** Astoria. Seller: William and Colleen Gallagher, Pearl River. Property: 49 Roosevelt St., Pearl River. Amount: $445,000. Filed April 3.

**Peteli, Teresa** and **Jeffrey Brust,** Poughkeepsie. Seller: Sheafe Woods Realty LLC, Wappingers Falls. Property: in Poughkeepsie. Amount: $320,000. Filed April 20.

**Pettway, Joseph,** Poughkeepsie. Seller: US Bank Trust National Association, Dallas, Texas. Property: 8 Rockcrest Place, Poughkeepsie. Amount: $430,000. Filed April 21.

**PF Capital Holdings LLC,** New York. Seller: Herbert T. Smith, Rhinebeck. Property: in Rhinebeck. Amount: $716,000 Filed April 26.

**Shah, Nileshkumar, et al,** Pleasantville. Seller: Trails End Associates LLC, Fishkill. Property: in East Fishkill. Amount: $385,000 Filed April 26.

**Skye Mid-New York Properties LLC,** Poughkeepsie. Seller: Hector Estrada, Poughkeepsie. Property: in Poughkeepsie. Amount: $473,000. Filed April 18.

**Teixeira, Paul A.,** Staatsburg. Seller: RJA Holding Inc., New Hamburg. Property: 5020 Albany Post Road, Hyde Park. Amount: $5,000 Filed April 24.

**Thornton, John C.,** Brooklyn. Seller: Property Development of The Hudson Valley LLC, Pleasant Valley. Property: in Hyde Park. Amount: $275,000. Filed April 18.

**US Bank Trust National Association,** Jacksonville, Florida. Seller: Gerard John Comatos, Poughkeepsie. Property: in Wappinger. Amount: $73,000. Filed April 20.

**Judgments**

**A&R Landscaping & Construction LLC,** Mendham, New Jersey. $4,619 in favor of Geico Indemnity Co. and Alexander Walter, Woodbury. Filed April 25.

**Alrahman, Amina,** Newburgh. $1,614 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 25.

**Antonucci, Jennifer,** Newburgh. $1,105 in favor of Second Round Sub LLC, Austin, Texas. Filed April 25.

**Benito, Anthony Meluzio,** Whitestone. $103,127 in favor of Mari Saponaro, Staten Island. Filed April 18.

**Biondo, Ami** and **Ami M. Olinski,** Slate Hill. $1,668 in favor of Midland Credit Management Inc., San Diego, California. Filed April 26.

**Boersma, Brian D.,** Carmel. $4,159 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 11.

**Cantero, Evette,** Washingtonville. $5,355 in favor of Midland Credit Management Inc., San Diego, California. Filed April 26.

**Clarke, Thomas A.,** Mahopac. $7,792 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 25.

**Coletti, Kevin M.,** Patterson. $22,174 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 6.

**Curtis, Karen,** Holmes. $22,710 in favor of Palushaj Enterprises LLC, Bronx. Filed April 7.

**Delgado, Juan,** Newburgh. $15,833 in favor of Heritage Financial Credit Union, Middletown. Filed April 26.

**Digna, Rosario,** Carmel. $3,515 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 13.

**DMR Home Improvements Inc.** and **Danilo M. Ribeiro,** Briarcliff Manor. $27,943 in favor of Keybank NA, Buffalo. Filed April 3.

**Douglas, Thomas G.,** Patterson. $3,565 in favor of Midland Credit Management Inc., San Diego, California. Filed April 20.

**Flores, Osbaldo,** Mahopac. $20,089 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed April 5.

**Forintos, Joseph M.,** Carmel. $2,258 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 11.

**Fragoso, Maria A.,** Newburgh. $2,212 in favor of Second Round Sub LLC, Austin, Texas. Filed April 25.

**Gerle, Annette,** Mahopac. $5,032 in favor of Discover Bank, New Albany, Ohio. Filed April 13.

**Gjelaj, Vasel,** Mahopac. $15,416 in favor of Discover Bank, New Albany, Ohio. Filed April 13.

**Greenberg, Joel L.,** Mahopac. $7,726 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 10.

**Gregorio, Anthony,** Mahopac. $3,875 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 6.

**Haesche, Jennifer,** Warwick. $10,000 in favor of Alta Tude LLC, Warwick. Filed April 26.

**Happy Harrys Property Maintenance LLC,** Carmel. $9,081 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 11.

**Henderson II, Richard L.,** Middletown. $11,102 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 26.

**Iolascon, Anna,** Carmel. $2,086 in favor of Discover Bank, New Albany, Ohio. Filed April 13.

**Kennedy, Alexandra** and **Isabelle Kennedy,** Walden. $28,604 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

**Lagoa, Lettina G.,** Putnam Valley. $11,534 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 25.

**Linares, Jennifer,** Patterson. $2,123 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

**Link, Peter,** Newburgh. $9,609 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

**Lopez, Mervin,** Carmel. $5,155 in favor of Capital One NA, Richmond, Virginia. Filed April 12.

**Macias, Jonathan,** Mahopac. $1,967 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 18.

**Minuta, Bianca,** Cold Spring. $5,282 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 24.

**Mnj Remodeling Corp.,** Poughkeepsie. $68,696 in favor of Acorn Plumbing & Heating Inc., Newburgh. Filed April 26.

**Neubauer, Stephen** and **Ana Sunara,** Yorktown Heights. $57,800 in favor of Anthony Scovotti, Tuckahoe. Filed April 20.

**Oakes, Jason** and **Brandi Oakes,** Carmel. $5,000 in favor of Jeffrey Miller, Wappingers Falls. Filed April 11.

**Ordonez, Santiago A.,** Patterson. $4,050 in favor of Capital One NA, Richmond, Virginia. Filed April 12.

**Ortiz, Dennis,** Middletown. $2,931 in favor of Citibank, Sioux Falls, South Dakota. Filed April 25.

**Overby, Corey,** Carmel. $1,643 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 7.

**Paustian, Tattiana A.,** Mahopac. $7,857 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed April 19.

**Petrollese, Shane A.,** New Windsor. $10,605 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 26.

**Radoncic, Sanela,** Mahopac. $4,300 in favor of Synchrony Bank, Draper, Utah. Filed April 7.

**Ray, Jonathan J.,** Middletown. $1,598 in favor of Midland Credit Management Inc., San Diego, California. Filed April 25.

**Rementer, Lori S.,** Middletown. $3,111 in favor of Citibank, Sioux Falls, South Dakota. Filed April 25.

**Smith, Ashley M.,** Port Jervis. $4,064 in favor of Capital One, Richmond, Virginia. Filed April 26.

**Solomon, Diane E.,** Mahopac. $4,613 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 10.

**Sudlow, Devon M. Tarantino,** Brewster. $3,987 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 26.

**Sudlow, Devon M. Tarantino,** Brewster. $8,418 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 26.

**Thompson, Sabrina,** Middletown. $13,084 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 26.

**Viento, Christopher M.,** Brewster. $3,875 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 25.

**Viento, Christopher M.,** Brewster. $21,672 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 25.

**Mechanic’s Liens**

**Arden Hill**, et al, as owner. $39,887 in favor of Calculated Fire Protection Company Inc. Property: 707 E. Main St., Wallkill. Filed May 1.

**Congregation Yetev Lev Dsatmar of Kiryas Joel Inc.,** as owner. $1,120,717 in favor of Yitzchok Ekstein. Property: in Blooming Grove South. Filed May 2.

**Dylan Isla Realty Holding LLC,** as owner. $39,579 in favor of Mark & Son Metal Products Inc. Property: 250 N. Route 303, Congers. Filed April 28.

**Fortitude Design Group,** as owner. $10,730 in favor of B Dry Systems of Southern New York Inc. Property: 25 Mountainview Drive, LaGrange. Filed April 27.

**Goshen Property Owner LLC,** as owner. $108,000 in favor of Keystone Retaining Wall Systems LLC. Property: 2500 NYS Route 17M, Goshen. Filed May 2.

**Hudson Valley Golf Foundation,** as owner. $47,596 in favor of United Rentals Inc. Property: 18 Ridge Road, Cornwall-on-Hudson. Filed May 2.

**Jordan Tara,** as owner. $10,000 in favor of Key Kytyra Sherall. Property: 15 Feagles Road, Warwick. Filed May 1.

**MacMahon, Peter** and **Benton** and **Nancy Lynn, McMahon** as owner. $21,910 in favor of Erie Construction Mid-West LLC, et al. Property: 52 Surrey Road, Chester. Filed April 28.

**New Businesses**

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

Sole Proprietorships

**Gustavo Chanway Janitoral Svcs,** 190 Green Crest Drive, Middletown 10941. c/o Gustavo Chanway Alarcon. Filed April 27.

**OR General Restorations,** 12 Grand Ave., Apt. 2B, Middletown 10940. c/o Oswaldo Rodrigo Sanchez Romero. Filed April 27.

**Flogo,** 144 Tall Oaks Drive, Middletown 10940. c/o Florangel Regino. Filed April 27.

**Bellas Lakeside Diner,** 75 Windmere Ave., Greenwood Lake 10925. c/o Deyvi Pita Garcia. Filed April 27.

**Lina Can Do It,** 1 Golden Pond Road, New Windsor 12553. c/o Lina Yang. Filed April 28.

**Precision Mobile Detail,** 2358 Route 207, Campbell Hall 10916. c/o Timothy Craig Stein. Filed May 1.

**Karen Arent Landscape Architect,** 12 Old Minisink Trail, Goshen 10924. c/o Karen Arent. Filed May 1.

**Silverage Comics & Collectibles,** 323 Shaw Road, Middletown 10941. c/o Michael Joseph Maraldo. Filed May 1.

**All Pro Plumbing & Heating,** 37 Estrada Road, Central Valley 10917. c/o Richard A. Tavarez. Filed May 1.

**Vicious Ace,** 211 Drake Road, Middletown 10940. c/o Tyrae Allen. Filed May 2.

**P&P Cleaning Services,** 243 Highland Ave., Middletown 10940. c/o Juana Paola Lopez Palacios. Filed May 2.

**Doubleeyez Wizard Ether Entertainment Music All Styles,** 137‑8 Edward Ward Diana Way, Walk Hill 10941. c/o Jermaine J. McGinnis. Filed May 2.

**7 Stars Auto Detail,** 14 Dean Hill Road, Apt. B, New Windsor 12553. c/o Deivid A. Ramirez Jaimes. Filed May 2.

**Bertruy Home Improvement,** 1825 Route 6, Apt 3, Carmel 10512. c/o Jose D. Gudiel Bertruy. Filed April 28.

**Silo Missionary Group,** 82 Union Valley Road, Mahopac 10541. Filed May 1.