**HUDSON VALLEY**

**Building Loans**

Above $1 million

**65 South Madison Realty LLC,** as owner. Lender: Accolend LLC. Property: 65-2 S. Madison Ave., Spring Valley. Amount: $1 million. Filed May 25.

**Bineth, Mendel** and **Chedva Bineth,** as owner. Lender: Northeast Community Bank. Property: 14 King Terrace, Spring Valley. Amount: $1.5 million. Filed May 25.

Below $1 million

**Big Z Holdings LLC,** as owner. Lender: HGTR Holdings LLC and Wheatley Harbor LLC. Property: in Orange. Amount: $650,000 Filed May 25.

**EFAR Renovation & HVAC R LLC,** as owner. Lender: Lima One Capital LLC. Property: in Rhinebeck. Amount: $104,790 Filed May 23.

**EH Capital LLC,** as owner. Lender: Equity Homes NY II Inc. Property: in Newburgh. Amount: $93,244 Filed May 22.

**George D. Miller & Sons Inc.,** as owner. Lender: James L. Rhein Property: 510-516 Bart Bull Road, Wallkill. Amount: $180,000 Filed May 25.

**Loan Funder LLC Series 52759,** as owner. Lender: Bride Group LLC. Property: 9 Bride Hill Road, Central Valley. Amount: $212,850 Filed May 24.

**Quiet Blonde LLC,** as owner. Lender: Broadview Capital LLC. Property: 3 Dunmore Road, New City. Amount: $$175,000 Filed May 22.

**Walden Savings Bank,** as owner. Lender: 375 Hasbrouck LLC. Property: 375 Blumel Road and 1577 Goshen Turnpike, Wallkill. Amount: $640,000 Filed May 22.

**Deeds**

Above $1 million

**DLV SR Investors LLC,** Scottsdale, Arizona. Seller: Silo Ridge Ventures CP LLC, Scottsdale, Arizona. Property: in Amenia. Amount: $4.5 million. Filed May 11.

**Hudson Highlands Fjord Trail Inc.,** Poughkeepsie. Seller: Alice Elizabeth Matthews Trust, Beacon. Property: 8 Hartsook Lane, Fishkill. Amount: $4.9 million. Filed May 5.

**Mizzentop Day School,** Pawling. Seller: Guideposts Church Corp., Danbury, Connecticut. Property: 64 Main St., Pawling. Amount: $3.4 million. Filed May 9.

**River Gatehouse LLC,** Palo Alto, California. Seller: Stanley Lichens, Rhinebeck. Property: in Rhinebeck. Amount: $5.9 million. Filed May 10.

Below $1 million

**1797 Route 376 LLC,** Hopewell Junction. Seller: Global XYAB Corp., Poughkeepsie. Property: in Wappinger. Amount: $350,000. Filed May 3.

**61 Parksville LLC,** Elmsford. Seller: Arthur Regula, Pleasant Valley. Property: in Pleasant Valley. Amount: $275,000. Filed May 5.

**81 Sunset House LLC,** Salt Point. Seller: 81 Sunset Avenue LLC, Woodhaven. Property: 81 Sunset Ave., Poughkeepsie. Amount: $250,000. Filed May 5.

**Brandow Family LLC,** Dover Plains. Seller: Juliet Heyer, Amenia. Property: in Amenia. Amount: $225,000. Filed May 4.

**Cahill, John,** Poughkeepsie. Seller: Housing & Urban Development, Philadelphia, Pennsylvania. Property: 26 Ziegler Ave., Poughkeepsie. Amount: $166,500. Filed May 3.

**Carrasquillo, Carlos,** Hamden, Connecticut. Seller: TC Losee Realty LLC, LaGrangeville. Property: in Hyde Park. Amount: $440,000. Filed May 5.

**Champion Properties Inc.,** New York. Seller: Gary E. Strack, Poughkeepsie. Property: 53 Vilmar Terrace, Poughkeepsie. Amount: $195,000. Filed May 8.

**Dangelo, Christopher,** Sandy Hook, Connecticut. Seller: US Bank National Trust Association, Chicago, Illinois. Property: 45 Frog Hollow Road, Poughquag. Amount: $428,500. Filed May 5.

**Grape House LLC,** East Elmhurst. Seller: Shane Egan, Pawling. Property: 174 Mansion St., Poughkeepsie. Amount: $217,000. Filed May 9.

**JBR Residences LLC,** Poughkeepsie. Seller: Mem Poughkeepsie Real Estate LLC, Closter, New Jersey. Property: in Poughkeepsie. Amount: $355,000. Filed May 8.

**Kohen, Malkita** and **Moses Neuman,** Brooklyn. Seller: HSBC Bank USA National Association, Coppell, Texas. Property: 6 Farm View Road, Wappingers Falls. Amount: $310,000. Filed May 3.

**Kurten, George V.,** Hyde Park. Seller: Golden and Golden Building Company Inc., Hyde Park. Property: in Hyde Park. Amount: $200,000. Filed May 4.

**Lexington Realty 359 LLC,** Carmel. Seller: DIA C LLC, Millbrook. Property: 3322 Route 343, Amenia. Amount: $290,000. Filed May 8.

**LLW Properties LLC,** Pleasantville. Seller: James G. Pelton, Poughkeepsie. Property: 1666 Main St., Pleasant Valley. Amount: $155,000. Filed May 12.

**Martinez, Sondra,** New York. Seller: MLM Property Management LLC, Cold Spring. Property: 32 N. Cedar St., Beacon. Amount: $789,000. Filed May 8.

**McGrath, Anne,** Rhinebeck. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 215 Hudson View Terrace, Hyde Park. Amount: $583,000. Filed May 3.

**Minunni, Daniel J.,** Wappingers Falls. Seller: Veterans Investing LLC, New Paltz. Property: in Poughkeepsie. Amount: $205,000. Filed May 10.

**Mixon, Clinton Alan** and **Lisa Ann Mixon,** Forest Hills. Seller: Rhineback 2020 LLC, Poughkeepsie. Property: in Rhinebeck. Amount: $980,000. Filed May 10.

**Morley, Allyson,** Stormville. Seller: Orange County Real Estate Equities LLC, Middletown. Property: 5 MilHolland Drive, Unit 5, Fishkill. Amount: $285,000. Filed May 5.

**Murphy, Thomas E.,** Hopewell Junction. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 125 Taconic Way, Wappingers Falls. Amount: $725,000. Filed May 2.

**Nissen, Benjamin,** New York. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 217 Hudson View Terrace, Hyde Park. Amount: $529,500. Filed May 8.

**Peynado, Donella,** Yonkers. Seller: Sleight Farm Homes LLC, Poughkeepsie. Property: in

LaGrange. Amount: $630,500. Filed May 12.

**PGA Real Estate Solutions LLC,** Yorktown Heights. Seller: Besmir Cota, Hopewell Junction. Property: 831 Route 52, Hopewell Junction. Amount: $160,000. Filed May 9.

**Quaker Hill Property LLC,** Pawling. Seller: Ian James Kearney, Brooklyn. Property: in Pawling. Amount: $180,000. Filed May 3.

**Queen City Abstract Corp,** Poughkeepsie. Seller: 35 LaGrange LLC, Hopewell Junction. Property: 35 LaGrange Ave., Poughkeepsie. Amount: $257,500. Filed May 8.

**Rhodes, Richard** and **Marcy Rhodes,** Huntington. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: $600,500. Filed May 10.

**Rivera, Jose L.,** New York. Seller: BWBI LLC, Millbrook. Property: in East Fishkill. Amount: $470,000. Filed May 5.

**Skyview Equities LLC,** Brooklyn. Seller: Stanya S. Jimenez, Durham. Property: 30 Old post Road North, Red Hook. Amount: $240,000. Filed May 9.

**VAR Properties New York LLC,** Brewster. Seller: William H. Inness III, Poughkeepsie. Property: 79 W. Center St., Beacon. Amount: $355,000. Filed May 3.

**Wah, Joyce Kwokwai,** Stanfordville. Seller: Dutchess County Assets LLC, Wappingers Falls. Property: 197 Maloney Road, LaGrange. Amount: $400,000. Filed May 5.

**Westside Building & Restoration Inc.,** Poughkeepsie. Seller: Laurie A Dilullo Trust, Wappingers Falls. Property: 116 Route 9, Wappinger. Amount: $162,000. Filed May 3.

**Y12mk3 LLC,** Pawling. Seller: Richard T. Gallagher, Fishkill. Property: 12 Putnam Road, Fishkill. Amount: $220,000. Filed May 10.

**Judgments**

**Ackerman, Patricia,** Thompson Ridge. $13,557 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 10.

**Allen, Marilyn P.,** Middletown. $2,281 in favor of Discover Bank, New Albany, Ohio. Filed May 12.

**Alvarez, Abner,** Monroe. $1,261 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 8.

**Angrisani, Donna,** Monroe. $1,134 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 15.

**Aracena, Lilian M.,** Washingtonville. $4,180 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 10.

**Auto Booth Inc.,** New Windsor. $7,533 in favor of Unifirst Corp, Wilmington, Massachusetts. Filed May 17.

**Babcock, Naoma I.,** New Windsor. $8,411 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed May 9.

**Barrientos, Margarita,** Middletown. $38,263 in favor of Park Manor Acquisition II LLC and Middletown Park Rehabilitation & Health Care Center, Middletown. Filed May 8.

**Bergsten, Helen,** Circleville. $2,387 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 17.

**Borden, Joshua T.,** Newburgh. $12,546 in favor of Glennine S. Williams, Wilmington, Delaware. Filed May 18.

**Brown, Raymond W.,** Kingston. $26,547 in favor of Stone Shakarian. Filed May 18.

**Campbell, Lisa J.,** Middletown. $5,351 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Caroselli, Vincent,** Chester. $1,462 in favor of Whispering Hills Condo III Board of Managers Chester. Filed May 12.

**Carrion, Lillian,** New Windsor. $8,646 in favor of Discover Bank, New Albany, Ohio. Filed May 11.

**Carruthers, Jasmine,** Middletown. $1,902 in favor of Discover Bank, New Albany, Ohio. Filed May 12.

**Chia, Santiago,** Westtown. $28,790 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 5.

**Coakley, Tiasha M.,** Middletown. $5,850 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Coston, Barbara A.,** Newburgh. $2,569 in favor of Discover Bank, New Albany, Ohio. Filed May 12.

**Dally, Laura,** Slate Hill. $2,270 in favor of Citibank, Sioux Falls, South Dakota. Filed May 16.

**Devlin, Karynann,**

Cornwall-on-Hudson. $3,501 in favor of Bank of America, Charlotte, North Carolina. Filed May 11.

**Dichiaro, Nicholas,** Newburgh. $3,058 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 9.

**Faulkner, Patrick,** Newburgh. $17,230 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 11.

**Flores, Jose E. Salinas,** Newburgh. $4,618 in favor of Olga M. Rosales, Newburgh. Filed May 9.

**Flores, Judith** and **Vicente Ochoa Jr.,** Newburgh. $28,035 in favor of State Farm Mutual Automobile Insurance Co. and Richard E. Stanley, Bloomington, Illinois. Filed May 12.

**Fontanez, Gilberto,** Greenwood Lake. $2,850 in favor of Olga Way Properties, Warwick. Filed May 12.

**Gaffin, Stephen,** Warwick. $2,088 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 11.

**Herard, Santana,** Goshen. $3,404 in favor of Lakes Anesthesia LLC, Franklin Lakes, New Jersey. Filed May 5.

**Hines, Markeese,** Middletown. $10,132 in favor of Coffer Brittani, Louisville, Kentucky. Filed May 18.

**Hody, Michael R.,** Middletown. $27,145 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 9.

**Howard, Jeremiah O.,** Monticello. $23,021 in favor of Sullivan County Department of Family Services, Liberty. Filed May 18.

**Hunt, Esther B.,** Middletown. $3,525 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 11.

**Inman, Sachin L.,** Fort Montgomery $10,046 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 5.

**Jarty Party Inc.** and **Friedman Abraham,** Monroe. $109,173 in favor of M&T Bank, Buffalo. Filed May 12.

**Kennedy, Garfield F.,** Bronx. $8,404 in favor of Denise K. July, Middletown. Filed May 18.

**Kennedy, Robert,** Newburgh. $3,274 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 10.

**Landau, Rivka,** Monroe. $14,995 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 5.

**Lane, Joan A.,** Sparrow Bush. $2,195 in favor of Citibank, Sioux Falls, South Dakota. Filed May 17.

**Lawrence, Steve D.,** Newburgh. $3,362 in favor of Discover Bank, New Albany, Ohio. Filed May 5.

**Lawson, Edward,** Newburgh. $48,002 in favor of Citizens Bank, Johnston, Rhode Island. Filed May 17.

**Leonard, Keith P.,** Bloomingburg. $14,509 in favor of Jayme L. Leonard, Pine Bush. Filed May 9.

**Lofaro, Frank H.,** Middletown. $5,761 in favor of TEG Federal Credit Union, Poughkeepsie. Filed May 17.

**Luciano, Annie,** Middletown. $5,613 in favor of Colonial Property Management LLC, Spring Valley. Filed May 16.

**Ludlow, James,** Wappingers Falls. $2,033 in favor of Paul R. Haynes, Wappingers Falls. Filed May 8.

**Mack, Andrea,** Middletown. $6,992 in favor of Colonial Property Management LLC, Spring Valley. Filed May 16.

**Martinez, Padilla Ed N.,** Bronx. $4,504 in favor of Marrero Cindy, Middletown. Filed May 9.

**Miller, Peter S.,** Newburgh. $8,596 in favor of CH Energy Group Inc., Central Hudson G&E Corp., Poughkeepsie. Filed May 9.

**Murphy, Daniel J.,** Newburgh. $23,751 in favor of Daniela V. Carrillo, Newburgh. Filed May 18.

**Nascimento, Jaconias,** Middletown. $10,553 in favor of Hudson Valley Federal Credit Union, Poughkeepsie. Filed May 11.

**Nexus Media Inc., et al,** Warwick. $673,004 in favor of Newco Capital Group LLC, New York. Filed May 5.

**Nieves, Christopher R.,** Middletown. $12,160 in favor of Martinez Jasmin, Middletown. Filed May 18.

**Peterson, Travonna S.,** Goshen. $3,900 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Petrillo, Louis Jr.,** Bloomingburg. $67,381 in favor of Tamara L. Weyant, Otisville. Filed May 18.

**Peyton, Jonathan,** Bronx. $5,321 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed May 11.

**Rosenthal, Yitzchak H.,** Monroe. $8,160 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Sahdev, Aarti,** Monroe. $2,519 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 12.

**Shannons Eyes on the Pies LLC,** Warwick. $12,790 in favor of Printing Center Inc., Sparta, New Jersey. Filed May 10.

**Stanley Jr., Larry W.,** Cyprus, Texas. $2,404 in favor of Nicole M. Estrada, Montgomery. Filed May 18.

**Startup, Frederick R.** and **Trista Ann Naylor,** Middletown. $28,590 in favor of Geico Indemnity Co. and Useinoska Dudija, Woodbury. Filed May 5.

**Tailorland,** Newburgh. $919 in favor of Madeline Rocco, Brooklyn. Filed May 12.

**Thompson, Shante,** Newburgh. $3,340 in favor of Orange County Department of Social Services, Goshen. Filed May 9.

**Torres, Ivelisse,** Greenwood Lake. $1,226 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 11.

**Veretko, Miroslava,** Monroe. $2,854 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 10.

**Weinstein, Neil,** Chester. $48,575 in favor of Norma Tirado. Filed May 18.

**Weiss, Clara,** Brooklyn. $21,488 in favor of Erin Capital Management LLC, New York. Filed May 16.

**Wertheimer, Benjamin,** Monroe. $28,709 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Wisker, Elizabeth,** Warwick. $2,597 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

**Mechanic’s Liens**

**ADT Commercial LLC,** as owner. $5,887 in favor of Newburgh Mall Ventures LLC, et al. Property: 1401 Route 300, Newburgh. Filed May 26.

**Congregation Khal Yetev Lev of Blooming Grove,** as owner. $50,000 in favor of Cioffi 1 Inc. Property: 31 Merriwold Lane, Blooming Grove. Filed May 19.

**Legoland New York LLC,** as owner. $304,000 in favor of Stantec Architecture Inc. Property: 1 Legoland Blvd., Goshen. Filed May 22.

**Thelin, David** and **Danielle Menegazzo,** as owners. $96,000 in favor of Barrett Homes Inc. Property: 46 Colonial Ave., Warwick. Filed May 19.

**New Businesses**

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

Sole Proprietorships

**Aligardens Com,** 73 Bayview Terrace, Newburgh 12550. c/o Alison Joy Filosa. Filed May 24.

**ATeam Property Management,** 103 Fowler Ave., Newburgh 12550. c/o Hakeem M. Rashada. Filed May 22.

**Blooming Nails Full Service Salon,** 18 Canal St., Port Jervis 12771. c/o Tracy Lynn Drew. Filed May 22.

**BT GT & Family Halal Take Out Restaurant,** 201 South St., Newburgh 12550. c/o Gloria D. Adams. Filed May 26.

**Classic Comics Art,** 544 E. Main St., No. 41, Middletown 10940. c/o Orlando Cruz. Filed May 26.

**Delicios Katerin,** 312 Tower Ave., Maybrook 12543. c/o Katerin Sarai Carranza Rivas. Filed May 25.

**Hudson Valley Body Sculpt,** 390 Route 284, Westtown 10998. c/o Charlene F. Walter. Filed May 23.

**J&G Services,** 101 Carson Ave., Newburgh 12550. c/o Jacobo Gonzalez. Filed May 24.

**Komodo Music Publishing,** 91 The Knolls, Warwick 10990. c/o Martin Kupersmith. Filed May 24.

**Reviving Your Power,** 257 Route 17K, Suite 202, Newburgh 12550. c/o Tammy D. Eckert. Filed May 24.

**Women Read Women,** 15 Point Drive North, Lake Peekskill 10537. c/o Mary Beth Becker. Filed May 23.

**Yessys Sweet Fruit,** 3 Kyle Court, Carmel 10512. c/o Maria Yessenia Guillen. Filed May 26.