**HUDSON VALLEY**

**Building Loans**

Above $1 million

**21 Northbrook LLC,** as owner. Lender: 21 Northbrook Funding LP Property: 21 Northbrook Road, Spring Valley. Amount: $1.2 million. Filed Aug. 18.

**AGMRA Nanuet LLC,** as owner. Lender: Israel Discount Bank of New York. Property: 200 Nanuet Mall, Route 59, Nanuet. Amount: $2.9 million. Filed Aug. 16.

**Eames Lane Equities LLC,** as owner. Lender: Broadview Capital LLC Property: 9 Eames Lane, Monsey. Amount: $1.6 million. Filed Aug. 16.

Below $1 million

**115 South Madison New York LLC,** as owner. Lender: Northeast Community Bank Property: 115 S. Madison Ave., Spring Valley. Amount: $970,000. Filed Aug. 16.

**Deeds**

Above $1 million

**Breuer, Abraham,** Spring Valley. Seller: 7 East Castle SV LLC, Brooklyn. Property: 5 E. Castle Ave., Spring Valley. Amount: $1.2 million. Filed July 21.

**Cedar Park LLC,** Brooklyn. Seller: Rock NY Realty Cedar Hill LLC, Nyack. Property: 73 75 Cedar Hill Ave., Nyack. Amount: $1.5 million. Filed July 21.

**Chartwell Hemlock Realty LLC,** Congers, Seller: Triangle Squared Realty Hemlock LLC, Nanuet. Property: 25 Hemlock Drive, Congers. Amount: $13.7 million. Filed July 19.

**FIP Master Funding XVIII LLC,** Phoenix, Arizona. Seller: FPG America LLC, Winter Park, Florida. Property: 71 Central Highway North, West Haverstraw. Amount: $1.3 million. Filed July 19.

**LAC 250 N. Route 303 West Nyack LLC,** Malvern, Pennsylvania. Seller: Dylan Isla Realty Holding LLC, West Nyack. Property: 250 N. Route 303, West Nyack. Amount: $15 million. Filed July 24.

**Montebello Developments LLC,** Airmont. Seller: Montebello Crossing LLC, Orangeburg. Property: 250 Lafayette Ave., Montebello. Amount: $1 million. Filed July 21.

**Montebello Enterprises LLC,** Airmont. Seller: Hemion Holdings LLC, Orangeburg. Property: 20 38 Route 59, Montebello. Amount: $11 million. Filed July 19.

**Perl, Miriam,** Spring Valley. Seller: White Tulips LLC, Monroe. Property: 27 S. Cole Ave., Spring Valley. Amount: $1.2 million. Filed July 20.

**Remsen Views LLC,** Monsey. Seller: 27 Property Holdings LLC, Monsey. Property: 161 Remsen Ave., Monsey. Amount: $2.3 million. Filed July 20.

Below $1 million

**108 Town Hill LLC,** Monsey. Seller: Julie C. Curley and Darnell Woffard, Scarsdale. Property: 108 Town Hill Road, Nanuet. Amount: $195,000. Filed July 20.

**12 Manor LLC,** New City. Seller: Teresa A. Dobrovich, New City. Property: 12 Manor Court, New City. Amount: $585,000. Filed July 17.

**7678 Route LLC,** Pomona. Seller: 76 78 Route 9w LLC, Stony Point. Property: 76 78 Route 9w, Haverstraw, Amount: $700,000. Filed July 20.

**Arias, Miguel** and **Miguelina P. Dearias,** Elmsford. Seller: Opendoor Property C LLC, Tempe, Arizona. Property: 447 Oak Tree Road, Palisades. Amount: $652,000. Filed July 20.

**Balmer, Jane E., et al,** Ocean, New Jersey. Seller: AJX Realty I LLC, et al, Tigard, Oregon. Property: 20 Omni Court, New City. Amount: $510,000. Filed July 21.

**Beeler, Martin** and **Anne Black,** Nyack. Seller: Willow Avenue Project LLC, Nyack. Property: 5 Willow Ave., Nyack. Amount: $710,000. Filed July 20.

**Braun, Chanina P.,** Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 118 Tetiev Way, New Square. Amount: $680,000. Filed July 18.

**Braver, Issac,** Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4213 Corner St., Spring Valley. Amount: $769,000. Filed July 19.

**Chen, Li Yun,** West Haverstraw. Seller: H&B Partners Inc., Nanuet. Property: 17 Farley Drive, West Haverstraw. Amount: $302,500. Filed July 20.

**Eigner, Aron,** Spring Valley. Seller: 63 South Cole LLC, Spring Valley. Property: 63 S. Cole Court, Spring Valley. Amount: $970,000. Filed July 14.

**Geberth, James** and **Alexandra Vippolis,** Theills. Seller: 2 Allan Drive LLC, Monsey. Property: 10 Crescent Drive, Thiells. Amount: $250,000. Filed July 18.

**Goldenberg, Israel A.,** Suffern. Seller: LM Mobile I LLC, Spring Valley. Property: 32 First St., Suffern. Amount: $999,000. Filed July 20.

**Gutwein, Tuvia** and **Frady Spitzer,** Spring Valley. Seller: 26 South Parker LLC, Wesley Hills. Property: 2 Marisa Drive, Wesley Hills. Amount: $976,500. Filed July 18.

**H&B Partners Inc.,** Nanuet. Seller: Jam Associates of Rockland LLC, New City. Property: 55 Old Turnpike Road, Nanuet. Amount: $235,000. Filed July 19.

**Hudson Valley Building & Development Corp.,** Cove. Seller: Cornielle Real Estate Enterprises LLC, Tappan. Property: 15 Badi Drive, Nyack. Amount: $269,000. Filed July 19.

**Jacob Goldman LLC,** Spring Valley. Seller: Anne N. Salvant and Marie M. Bonneau, Spring Valley. Property: 2 Jennifer Court, New Hempstead. Amount: $167,000. Filed July 24.

**JTD New York LLC,** Blauvelt. Seller: John and Heather DeGenova, Pearl River. Property: 58 May Road, Pearl River. Amount: $505,000. Filed July 21.

**LB Portfolio LLC,** Hillburn. Seller: Print 1 LLC, Spring Valley. Property: 301 Route 17 South, Hillburn. Amount: $525,000. Filed July 14.

**Mendlowitz, Joseph,** Airmont. Seller: 1 Vincent Road LLC, et al, Brooklyn. Property: 5 Vincent Road, Spring Valley. Amount: $950,000. Filed July 14.

**Miller, Tzvi E.** and **Chaya S. G. Miller,** Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4205 Corner St., Spring Valley. Amount: $819,000. Filed July 20.

**MJNY Group LLC,** Greenwich, Connecticut. Seller: Professional Development Associates LLC, Garnerville. Property: 165 Ramapo Road, West Haverstraw. Amount: $380,000. Filed July 24.

**Netz Realty 2 LLC,** Monsey. Seller: Pomona Pediatric Associates Realty Co., Pomona. Property: 4 Medical Park Drive, Pomona. Amount: $450,000. Filed July 19.

**OCY LLC,** Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 4 Zinkiv Ave., Spring Valley. Amount: $680,000. Filed July 18.

**Perkal, Naftali,** Brookline, Massachusetts. Seller: Rockland Properties LLC, New City. Property: 34 36 Rockland St., Haverstraw. Amount: $725,000. Filed July 14.

**Rosenfeld, Moshe,** Monroe. Seller: 5 Nesher Connecticut LLC, Spring Valley. Property: 5 Nesher Court, Monsey. Amount: $950,000. Filed July 21.

**Route 303 Holdings LLC,** Jamaica. Seller: Evan Wiederkehr, et al, White Plains. Property: 33 N. Route 303, Congers. Amount: $200,000. Filed July 17.

**Russo, Matthew S.** and **Ariel L. Russo,** Upper Nyack. Seller: Comito Homes LLC, Nyack. Property: 96 High Ave., Nyack. Amount: $990,000. Filed July 24.

**Stauber, Ezriel,** Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 37 Meron Road, Monsey. Amount: $909,000. Filed July 18.

**Tapuchi, David E.,** Monsey. Seller: Blauvelt Empire LLC, Monroe. Property: 102 Blauvelt Road, Monsey. Amount: $999,000. Filed July 18.

**Upstate New York Housing LLC,** Monroe. Seller: Elisa Fezzuoglio, et al, Harriman. Property: 1 W. Lincoln St., Haverstraw. Amount: $250,000. Filed July 18.

**Zabner, Breine,** Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 6 Zinkiv Ave., New Square. Amount: $693,800. Filed July 17.

**Judgments**

**Anglade, Marquise** and **Dorphey Destin,** Middletown. $9,785 in favor of Boulder Pointe Apartments LLC, Middletown. Filed Aug. 11.

**Araujo, Samuel,** Middletown. $2,549 in favor of Citibank and Department Stores National Bank, Sioux Falls, South Dakota. Filed Aug. 7.

**Arellano, Luz,** Middletown. $1,492 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Aug. 7.

**Armstead, Jamilah,** Middletown. $3,609 in favor of Orange County Department of Social Services, Goshen. Filed Aug. 9.

**B2bny Inc.** and **Yoel Gelbman,** Brooklyn. $32,299 in favor of M&T Bank, Buffalo. Filed Aug. 11.

**Barrett, Raleigh,** Middletown. $34,559 in favor of Sofi Lending Corp. and Santander Bank, Reston, Virginia. Filed Aug. 8.

**Brendel, James,** Goshen. $2,947 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Caracappa, Kathleen M.,** Harriman. $13,619 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Aug. 8.

**Cooper, Danielle,** New Windsor. $8,601 in favor of Masons Ridge LLC, New Windsor. Filed Aug. 11.

**Cruz, Anderson D. Santa** and **Fransheska Ramos Martinez,** Newburgh. $11,600 in favor of 119 Liberty Street Properties LLC, Floral Park. Filed Aug. 11.

**Daley, Steven J.,** Southfields. $2,880 in favor of Tuxedo Heights Condo, Fishkill. Filed Aug. 11.

**Danilo Trucking LLC,** Newark, New Jersey. $7,883 in favor of Allstate Fire & Casualty Insurance Co., et al, Tarrytown. Filed Aug. 10.

**Delgado, Juan,** Newburgh. $11,763 in favor of Capital One, Richmond, Virginia. Filed Aug. 8.

**Dicorcia, Jason,** Dingmans Ferry, Pennsylvania. $4,011 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Aug. 7.

**Driscoll, Andrew C.,** Newburgh. $4,583 in favor of Capital One, Mclean, Virginia. Filed Aug. 8.

**Dunbar, Robert,** Middletown. $7,184 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Aug. 8.

**Dunn, Herbert,** Warwick. $2,683 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 7.

**Farr, Adam H.,** Liberty. $6,422 in favor of James Nicole R, Westbrookville. Filed Aug. 9.

**Fernandez, Simon Calderon,** Chester. $2,102 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Gardner, Natasha,** Middletown. $2,333 in favor of Deerfield Commons Ltd. Partnership, Middletown. Filed Aug. 11.

**Gonzalez, Frederick,** Newburgh. $7,628 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Gore, Patricia,** Chester. $10,648 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Gore, Patricia,** Chester. $16,106 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 9.

**Graham, Keir,** Harriman. $17,021 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 8.

**Groom, Tracy L.,** Middletown. $1,857 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Hammond, Courtney G.,** Southfields. $2,514 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Hawkins, Taisha,** Monroe. $2,962 in favor of UHG I LLC, Williamsville. Filed Aug. 10.

**Hetlyn, Toni,** Maybrook. $6,119 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Jafari, Wasif,** Washingtonville. $11,387 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 8.

**Khalil, Nichola,** New Windsor. $43,006 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 8.

**Lawrence, Rochelle** and **Davis Tyron,** Port Jervis. $20,000 in favor of Vincent Cangemi, Port Jervis. Filed Aug. 9.

**Lupian, Diana,** Middletown. $10,397 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Maplewood Warmbloods LLC,** et al, Middletown. $474,900 in favor of Couch White LLP, Albany. Filed Aug. 9.

**Matuszewski, Caroline,** Highland Falls. $3,872 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**McCline, Ben,** Port Jervis. $5,712 in favor of Pike Street Partners LLC, Middletown. Filed Aug. 11.

**McGovern, Elizabeth A.,** Warwick. $23,164 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 11.

**McGovern, Elizabeth,** Warwick. $22,190 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 11.

**Morales, Marisol I.,** Walden. $4,198 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

**Morocho, Jhostin,** Middletown. $2,251 in favor of UHG I LLC, Williamsville. Filed Aug. 11.

**Negron, Giselle,** Middletown. $10,351 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Aug. 8.

**Nisbett, Aaron,** Middletown. $11,699 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 9.

**Osei, Michael Owusu,** New Windsor. $9,748 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 7.

**Otero, Jenilee,** Newburgh. $3,217 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Perdomo, Elaine** and **Elaine Dominguez,** New Windsor. $18,694 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 8.

**Samuels Lovely**, et al, Newburgh. $6,600 in favor of Varrone Lorraine, Naugatuck. Filed Aug. 11.

**Streim, Jeffrey G.,** Chester. $5,073 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 7.

**Streim, Jeffrey G.,** Chester. $7,445 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 7.

**Suriel, Yodarlin,** Middletown. $1,843 in favor of Orange County Department of Social Services, Goshen. Filed Aug. 9.

**Swinkunas, Stacey A.,** Newburgh. $6,549 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Aug. 9.

**Thomakos, Stylianos,** Newburgh. $105,934 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 8.

**Tran, Charles,** Chester. $323,887 in favor of Enfield Square Realty LLC, Conshohocken, Pennsylvania. Filed Aug. 8.

**Tyndall, William Braden,** Walden. $5,668 in favor of Austin Black LLC, Monsey. Filed Aug. 10.

**Urbina, Nicole,** Middletown. $1,019 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 9.

**Valentin, Yessenia,** Middletown. $4,723 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 11.

**Mechanic’s Liens**

**483 Kings Realty Corp.,** as owner. $30,640 in favor of Laurel Environmental Geosciences DPC Property: 483-487 Kings Highway, Valley Cottage. Filed July 31.

**Bowen, Rebecca A.,** as owner. $905 in favor of Veith Electric LLC. Property: 726 E. Hillside Road, Wappingers Falls. Filed Aug. 1.

**BVS Poughkeepise LLC,** as owner. $169,000 in favor of

Mid-Valley Contractors Inc. Property: 635 Dutchess Turnpike, Poughkeepsie. Filed Aug. 4.

**Chestnut 45 Holding LLC,** as owner. $28,000 in favor of Alpine Tree Service Inc. Property: Route 45, Chestnut Ridge. Filed Aug. 1.

**Conklin Gary** and **Debra Conklin,** as owner. $47,245 in favor of Ultimate Scapes Inc. Property: 804 E. Branch Road, Patterson. Filed Aug. 7.

**Cooper, Thomas** and **Denise Cooper,** as owner. $5,698 in favor of Tam Enterprises Inc. Property: in Wawayanda. Filed Aug. 8.

**Crescent Homes LLC, et al,** as owner. $58,046 in favor of Dozr Ltd. Property: 653 Route 9W, Valley Cottage. Filed Aug. 4.

**Katavolos Barbara,** as owner. $4,380 in favor of Veith Electric LLC. Property: 106 N. Cross Road, LaGrange. Filed Aug. 1.

**Krauss, Alyssa Dee,** as owner. $14,700 in favor of Denaut Builders Contracting Company Inc. Property: in Newburgh. Filed Aug. 8.

**Moffatt, Kevin** and **Annmarie Moffatt,** as owner. $4,500 in favor of Woodford Mechanical Services Property: 222 Cardean Place, Pearl River. Filed Aug. 3.

**Noam Estates LLC,** as owner. $82,097 in favor of Orange County Superior Concrete Inc. Property: 26 Pullman Route, Woodbury. Filed Aug. 9.

**One Page Park LLC,** as owner. $3,698 in favor of Veith Electric LLC. Property: 2323 South Road, Poughkeepsie. Filed Aug. 1.

**Ortiz Kevin,** as owner. $2,186 in favor of National Site Materials Company Inc. Property: 6 Treeline Drive, Wappingers Falls. Filed Aug. 1.

**Pichardo, Jenny** and **Zoilo Pichardo,** as owner. $2,966 in favor of Got To Go Portable Restrooms. Property: 7 Charles St., New City. Filed Aug. 10.

**Santos, Vanessa M.** and **Cesar L. Gomez,** as owner. $7,041 in favor of Casa Building Materials of Elmsford LLC Property: 10 Dunmore Road, Clarkstown. Filed Aug. 7.

**Silo Ridge Condo III LLC,** as owner. $539,195 in favor of ACL Enterprise New York LLC. Property: 4651 Route 22, Amenia. Filed Aug. 9.

**New Businesses**

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

Partnerships

Sole Proprietorships

**GT Autoservices,** 32 Palmer Trail, Carmel 10512. c/o Gerson E. Reyes Palencia. Filed Aug. 4.

**Irion & Quill Jessica,** 226 E. Main St., Middletown 10940. c/o Jessica Cruz Ramos. Filed Aug. 10.

**Lam Floors,** 86 Wisner Ave., Middletown 10940. c/o Verona S. Davis. Filed Aug. 8.

**Lauras Deli,** 3 Goshen Ave., Washingtonville 10992. c/o Laura Sanchez Hernandez. Filed Aug. 8.

**Lenkar Solutions,** 108 Lester Clark Road, Newburgh 12550. c/o Lenny Vazquez. Filed Aug. 3.

**Middletown Artistic Creations,** 463 Route 211 East, Middletown 10940. c/o Cassidy J. Valen. Filed Aug. 9.

**Miss Sprinkless Cleaning Service,** 60 Hasbrouck St., Newburgh 12550. c/o Eliza Keiry Garcia Molina. Filed Aug. 9.

**Nay Dean Speaks,** 19 Spring St., First floor, Middletown 10940. c/o Nadine Desir. Filed Aug. 4.

**Pup Splendanas & Accessories,** 27 Whalen Drive, Montgomery 12549. c/o Mariyen Lisbeth Salazar Cuba. Filed Aug. 4.

**Revival On 6,** 4 Veschi Lane, Mahopac 10512. c/o Dana Gualtieri. Filed Aug. 10.

**Rooted Arts Psychotherapy,** 12 Main St., Brewster 10509. c/o Marissa Klejbuk. Filed Aug. 8.

**Tandem Media & Publishing,** 336 County Route 48, Thompson Ridge 10985. c/o Patricia M. Ackerman. Filed Aug. 10.

**TNS Financial Solutions,** 59 Pumphouse Road, Brewster 10509. c/o Lisa Scully. Filed Aug. 8.

**Yarn Faerie,** 600 State Route 97, Sparrowbush 12780‑5464. c/o Cheryl E. Carr. Filed Aug. 8.