**HUDSON VALLEY**

**Building Loans**

Above $1 million

**Broadview Capital LLC,** as owner. Lender: Premier Circle 2 LLC. Property: in Monroe. Amount: $1.3 million. Filed Nov. 1.

**Forset Wood Gardens LLC,** as owner. Lender: CrossRiver Bank. Property: in Palm Tree. Amount: $18.5 million. Filed Oct. 29.

**Orange Bank & Trust Co.,** as owner. Lender: Golf Links Apartments LLC. Property: in Wawayanda. Amount: $2.3 million. Filed Nov. 1.

Below $1 million

**Crosscountry MTG LLC,** as owner. Lender: Marcello F. Cuello Property: in Deerpark. Amount: $413,003. Filed Oct. 28.

**Dimontova, Robert,** as owner. Lender: Walden Savings Bank. Property: in Goshen. Amount: $340,000. Filed Oct. 30.

**Kiavi Funding Inc.,** as owner. Lender: Hedgerow Properties LLC. Property: in Warwick. Amount: $222,000. Filed Oct. 28.

**Kiavi Funding Inc.,** as owner. Lender: Hedgerow Properties LLC. Property: in Newburgh. Amount: $349,700. Filed Oct. 30.

**Kiavi Funding Inc.,** as owner. Lender: Hedgerow Properties LLC. Property: in Goshen. Amount: $560,000. Filed Oct. 28.

**Loan Funder LLC Series 72641,** as owner. Lender: Raywood LLC. Property: in Monroe. Amount: $324,861. Filed Oct. 29.

**Primelending,** as owner. Lender: Michael Patrick Kavanagh. Property: in Newburgh. Amount: $453,000. Filed Oct. 30.

**Deeds**

Above $1 million

**30 Orange LLC,** Suffern. Seller: 30 Orange Avenue LLC, Mamaroneck. Property: 30 Orange Ave., Suffern. Amount: $1.4 million. Filed Nov. 7.

**Beck, Abraham,** Monsey. Seller: 14 Meadowbrook Lane LLC, Monsey. Property: 14 Meadowbrook Lane, Monsey. Amount: $1.6 million. Filed Nov. 4.

**Environmental Properties Inc.,** Stony Point. Seller: SPM Tech Inc., Stony Point. Property: 19 Holt Drive, Stony Point. Amount: $2.7 million. Filed Nov. 7.

**Quaker Road Realty LLC,** Pomona. Seller: Quaker Ridge Realty Corp., Pomona. Property: 245 247 Quaker Road, Pomona. Amount: $10.8 million. Filed Nov. 1.

Below $1 million

**1 Brookside LLC,** Brooklyn. Seller: Roberta Lynch, Airmont. Property: 1 Brookside Ave., Suffern. Amount: $625,000. Filed Nov. 12.

**1 Hemptor Management LLC,** Monsey. Seller: Steven and Stacey Nunes, Toms River, New Jersey. Property: 1 Hemptor Road, New City. Amount: $305,000. Filed Nov. 6.

**10 Zachary Taylor LLC,** Pomona. Seller: Sa V. and Jonathan B. Stolz, Stony Point. Property: 10 Zachary Taylor St., Stony Point. Amount: $870,000. Filed Nov. 12.

**111 North Liberty LLC,** Monsey. Seller: Eddy D. and Christine J. Lahens, New Rochelle. Property: 111 N. Liberty Drive, Stony Point. Amount: $475,000. Filed Nov. 1.

**16 Middle Street LLC,** Brooklyn. Seller: Sara Klein, Haverstraw. Property: 16 Middle St., Haverstraw. Amount: $375,000. Filed Nov. 12.

**24 Jeremy Court LLC,** New York. Seller: 15 Terrace Road LLC, Yonkers. Property: 24 Jeremy Court, Wesley Hills. Amount: $900,000. Filed Nov. 13.

**26 West Holdings LLC,** Pomona. Seller: 7 Ash Street LLC, Brooklyn. Property: 26 West St., Haverstraw. Amount: $700,000. Filed Nov. 4.

**290 Crum Elbow Road LLC,** Webster. Seller: East Park Auto Recycling Inc., Hyde Park. Property: 290 Crum Elbow Road, Hyde Park. Amount: $616,000. Filed Nov. 7.

**37D Alpine Drive LLC,** Newark, Delaware. Seller: Johnny C. Echegaray, Wappinger Falls. Property: 37D Alpine Drive, Wappinger. Amount: $87,500. Filed Nov. 8.

**4 Mariner Way LLC,** Monsey. Seller: Rivka C. Cohen, Monsey. Property: 4 Mariner Way, Monsey. Amount: $995,000. Filed Nov. 4.

**53 Meron LLC,** Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 53 Meron Road, Monsey. Amount: $999,000. Filed Nov. 8.

**Abtho Realty LLC,** West Nyack. Seller: Betty J. Smith, Valley Cottage. Property: 27 Strawberry Hill Lane, West Nyack. Amount: $475,000. Filed Nov. 1.

**Ames, Michael R.,** Fishkill. Seller: Double R. Capital Inc., Poughkeepsie. Property: 45 Park Ave., town of Poughkeepsie. Amount: $470,000. Filed Nov. 6.

**Amodeo, Tina L.,** Las Vegas, Nevada. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: 57 Old Farm Road, Red Hook. Amount: $85,000. Filed Nov. 7.

**Andros Development LLC,** Poughkeepsie. Seller: Nikolaos D. Stratis, Poughkeepsie. Property: 829 Main St., town of Poughkeepsie. Amount: $195,000. Filed Nov. 12.

**Betances, Eudys D. Baez,** Bronx. Seller: Cl Bear LLC, Fishkill. Property: in city of Poughkeepsie. Amount: $395,000. Filed Nov. 7.

**Bruck Management LLC,** Orange, New Jersey. Seller: James M. Kurpick and Susan Sadowski, Suffern. Property: 26 Robin Hood Road, Montebello. Amount: $865,000. Filed Nov. 4.

**Dahan, Neil S.** and **Hedva Y. Alexander,** Suffern. Seller: 15 Terrace Road LLC, Yonkers. Property: 31 Rockwood Lane, Wesley Hills. Amount: $862,938. Filed Nov. 12.

**Diamond, Peter C.,** Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 1791 Hudson View Terrace, Hyde Park. Amount: $599,500. Filed Nov. 7.

**Gomez, Raul Vergara,** Poughkeepsie. Seller: Hudson Valley Luxury Holdings LLC, Wappinger Falls. Property: 23 Yates Ave., Poughkeepsie. Amount: $400,000. Filed Nov. 8.

**Haskell Realty LLC,** Monsey. Seller: Elizabeth Chivelly, Airmont. Property: 3 Haskell Ave., Suffern. Amount: $725,000. Filed Nov. 7.

**JKC Equity LLC,** Spring Valley. Seller: Margaret E. Cossa 2023 Irrevocable Trust, et al, New City. Property: 7 Kingsland Drive, New City. Amount: $743,000. Filed Nov. 5.

**Krolik, Marzanna,** Cortlandt Manor. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: $547,000. Filed Nov. 8.

**Langsam, Aharon,** Spring Valley. Seller: Rockland NY Equities LLC, Spring Valley. Property: 16 Taft Lane, New Square. Amount: $760,000. Filed Nov. 4.

**Lunger, Ychezkel,** Spring Valley. Seller: 3 Taft LLC, Monsey. Property: 5 Taft Lane Unit 312, New Square. Amount: $999,000. Filed Nov. 1.

**Mauskapf, Holly,** Rhinebeck. Seller: Grove Home Construction LLC, Pleasant Valley. Property: 247-255 Ridgeline Drive,

LaGrange. Amount: $592,500. Filed Nov. 6.

**Pro Enterprises 3 Inc.,** Montebello. Seller: Susan A. McKeon, Waccabuc. Property: 78 E. Maltbie Ave., Suffern. Amount: $430,000. Filed Nov. 6.

**RG Duell LLC,** Fishkill. Seller: Heady Elaine C. Heady, Hyde Park. Property: in town of Poughkeepsie. Amount: $163,000. Filed Nov. 7.

**Rosenberg, Naftali D.** and **Erica Rosenberg,** Suffern. Seller: 10 Roble Road LLC, Suffern. Property: 10 Roble Road, Wesley Hills. Amount: $865,000. Filed Nov. 1.

**Schwartz, Schmuel,** Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: $665,000. Filed Nov. 5.

**Simon, Susan M.,** Red Hook. Seller: Javis Construction LLC, Stanfordville. Property: in Red Hook. Amount: $375,000. Filed Nov. 8.

**Spitzer, Eric** and **Shoshana H. Spitzer,** Monsey. Seller: 306 Kearsing LLC, Nanuet. Property: 182 Kearsing Parkway, Spring Valley. Amount: $405,000. Filed Nov. 12.

**Unger, Abraham,** Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: $587,000. Filed Nov. 5.

**US Bank National Trust,** Littleton, Colorado. Seller: John C. Guttridge and Maria Solomon, White Plains. Property: 56 Ossman Court, Haverstraw. Amount: $477,736. Filed Nov. 5.

**Vasquez Handyman Inc,** Spring Valley. Seller: Federal Home Loan Mortgage Corporate Trust, Salt Lake City, Utah. Property: 75 Fifth St., Hillburn. Amount: $450,000. Filed Nov. 1.

**Whitfield, Bruce,** Pomona. Seller: 4 Brevoort Drive Corp., New City. Property: 4 Brevoort Drive, Pomona. Amount: $216,000. Filed Nov. 8.

**Judgments**

**Alago Jr., John Jr.,** Goshen. $14,248 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**ATL Painting Experts LLC, et al,** Norcross, Georgia. $19,905 in favor of Simply Funding LLC, Chester. Filed Nov. 13.

**Bello, Steffanie R.,** Walden. $5,311 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Bluewave Electrical Services LLC, et al,** Sunset Beach, North Carolina. $24,610 in favor of Simply Funding LLC, Chester. Filed Nov. 8.

**Breuer, Eli,** Chester. $11,017 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Burbano, Ernesto,** Middletown. $4,875 in favor of Crestwood Gardens LLC, Chestnut Ridge. Filed Nov. 13.

**Ciardullo, Karen,** Montgomery. $2,121 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Clark, Sharron M.,** Washingtonville. $6,499 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Davis, Charesse,** Otisville. $5,013 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 13.

**Dawson, Samantha,** Chester. $5,454 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 14.

**Dejesus, Alavell,** Maybrook. $2,997 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Dryja, Maria,** Campbell Hall. $3,661 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Duke Jr., Arthur A.,** Newburgh. $3,494 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Nov. 13.

**Fracasse, Tammy S.,** Newburgh. $4,543 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 12.

**Garcia, Guadalupe,** Newburgh. $6,297 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 14.

**Gillespie, Kathleen,** Pine Bush. $3,795 in favor of Citizens Bank, Johnston, Rhode Island. Filed Nov. 8.

**Henry, Carolyn,** Newburgh. $6,077 in favor of US Bank National Association, Cincinnati, Ohio. Filed Nov. 12.

**James, Kelly,** Walden. $7,749 in favor of Keybank NA, Buffalo. Filed Nov. 14.

**Kanoff, Harry B.,** Port Jervis. $6,070 in favor of New City Funding Corp., Stony Point. Filed Nov. 13.

**King, Diana,** Washingtonville. $7,277 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Langston, Donald,** Port Jervis. $3,930 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Nov. 13.

**Longfield, Patricia A.,** Montgomery. $11,656 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Lopez, Arleth,** Highland Mills. $2,571 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Lynch, Brian K.,** Walden. $2,467 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 13.

**Maiorana, Brian F.,** Sparrow Bush. $5,956 in favor of Cavalry Portfolio Services LLC, Hawthorne. Filed Nov. 13.

**Maldonado, Lydia,** New Windsor. $9,957 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Mercado, Daniel,** Cornwall-on-Hudson. $7,816 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Meyers, Colleen,** Cornwall-on-Hudson. $27,068 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Michelotti Engineering Inc., et al,** Herald, California. $9,429 in favor of Simply Funding LLC, Chester. Filed Nov. 12.

**Mondschein, Kyle,** Monroe. $1,231 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Mondschein, Kyle,** Monroe. $1,771 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**MPS Property Maintenance LLC, et al,** Prospect Park, Pennsylvania. $20,886 in favor of Simply Funding LLC, Chester. Filed Nov. 8.

**Negron, Nancy,** Warwick. $2,867 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 7.

**Nobel, Eric,** Cornwall-on-Hudson. $12,078 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 13.

**Prendergast, Rosealee J.,** Monroe. $2,787 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 12.

**Revolutionary Reining LLC,** Montgomery. $1,584,055 in favor of Choya Farms Inc., Manorville. Filed Nov. 12.

**Rhoden, Tyrell Henderson,** Washingtonville. $5,018 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Roth, Joel H.,** Monroe. $2,551 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 13.

**Salzabo, Edith,** Middletown. $2,608 in favor of Portfolio Recovery Association LLC, Norfolk, Virginia. Filed Nov. 13.

**Santiago, Tonya,** Warwick. $3,106 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Slover, Jason L.** and **Valley Plumbing Septic & Water Treatment LLC,** Montgomery. $11,001 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 12.

**Soleus, Kettie Jean Baptiste,** Boynton Beach, Florida. $10,494 in favor of Simply Funding LLC, Chester. Filed Nov. 13.

**Spencer, Selena A.,** Walden. $5,914 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 13.

**Stoll, Charles L.,** Highland Falls. $5,006 in favor of Leaders Financial Co., Cranford, New Jersey. Filed Nov. 13.

**Taylor, Timothy,** Montgomery. $16,073 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Vandermeulen, Peter,** Monroe. $3,068 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Vargas, Nicole,** Middletown. $3,436 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Villa, Jose M.,** Highland Mills. $5,118 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 13.

**Wallace, Joanne,** Middletown. $1,657 in favor of CKS Prime Investments LLC, Wall, New Jersey. Filed Nov. 12.

**Washington, Clarence,** Montgomery. $4,514 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Mechanic’s Liens**

**Prime Rail LLC,** as owner. $11,472 in favor of Power Air Heating & Cooling Corp. Property: 3 Forshee St., Monroe. Filed Nov. 20.

**Stef Two Realty LLC,** as owner. $276,093 in favor of MGP Painting Inc. Property: in Suffern. Filed Nov. 14.

**Tsour, Abe, et al,** as owner. $6,645 in favor of Turnbull Well Drilling Associates LLC. Property: 9 East Court, Pomona. Filed Nov. 15.

**Valley Cottage Fire District,** as owner. $20,460 in favor of Belleville Landscaping Inc. Property: 20 Lake Road, Clarkstown. Filed Nov. 13.

**YES Holdings NY LLC,** as owner. $128,804 in favor of Brooklyn9 Holdings LLC, et al. Property: 29 Serpentine Road, Tuxedo Park. Filed Nov. 22.

**New Businesses**

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

Sole Proprietorships

**Creative Designs Landscaping & Construction,** 6 Grant St., Middletown 10940. c/o Dennis S. Vega. Filed Nov. 18.

**Emac Jerk & Jamaican Cuisine,** 55 Saint Michaels Terrace, Carmel 10512. c/o Charlette Thompson Mclean. Filed Nov. 8.

**Tilma Care,** 468 N. Main St., Suite 201, Brewster 10509. c/o Mary Cruser. Filed Nov. 12.

**Donna Bochnik,** 42 Sunset Drive, Patterson 12563. c/o Donna Louise Bochnik Filed Nov. 12.

**Jayne Henderson,** 6 Marion Ave., Cold Spring 10516. c/o Jayne Henderson Filed Nov. 13.

**Blue Line Entertainment,** 114 Geymer Drive, Mahopac 10541. c/o Richard Leslie. Filed Nov. 15.

**CB Property Maintenance,** 10 Hutchinson Road, Carmel 10512. c/o Scott Robert Odell. Filed Nov. 18.

**Say Learn Play Speech Therapy,** 126 Dahlia Drive, Carmel 10512. c/o Toni Ann Coyne. Filed Nov. 18.

**Iheart Renovation,** 30 Silleck Blvd., Putnam Valley 10579. c/o Heron Rattray Jr. Filed Nov. 18.

**JRD Consultants,** 8 Nancy Road, Brewster 10509. c/o John Doria. Filed Nov. 19.