**HUDSON VALLEY**

**Building Loans**

Above $1 million

**259 Sickletown Road West Nyack LLC,** as owner. Lender: Studio Bank. Property: in Clarkstown. Amount: $2.3 million. Filed Nov. 4.

**32 N. Saddle River LLC,** as owner. Lender: 32 N. Saddle River Funding LP. Property: 32 N. Saddle River Road, Monsey. Amount: $2.4 million. Filed Nov. 15.

**62 Blauvelt Road LLC,** as owner. Lender: Orange Bank & Trust Co. Property: 62 Blauvelt Road, Monsey. Amount: $2.8 million. Filed Nov. 4.

**Funston Estates LLC,** as owner. Lender: Northeast Community Bank. Property: 18-20 W. Funston Ave., Spring Valley. Amount: $2.2 million. Filed Nov. 18.

**Hahy LLC,** as owner. Lender: Broadview Capital LLC. Property: in Blooming Grove. Amount: $1.6 million. Filed Nov. 4.

**Pascack LLC,** as owner. Lender: Northeast Community Bank. Property: 151 N. Pascack Road, Nanuet. Amount: $1.9 million. Filed Nov. 13.

Below $1 million

**Gc3 Capital Corp. LLC,** as owner. Lender: Pinnacle Financial Services LLC. Property: in Beekman. Amount: $90,000. Filed Nov. 1.

**Pro Enterprises 3 Inc.,** as owner. Lender: Kiavi Funding Inc. Property: 78 E. Maltbie Ave., Suffern. Amount: $536,900. Filed Nov. 6.

**TD Contractor Corp.,** as owner. Lender: Mako International LLC. Property: in Rhinebeck. Amount: $800,000. Filed Nov. 4.

**Valley Christian Church of Hopewell Junction, et al,** as owner. Lender: Ulster Savings Bank. Property: in East Fishkill. Amount: $650,000. Filed Nov. 1.

**Deeds**

Above $1 million

**25 Main Street Monsey LLC,** Brooklyn. Seller: 25 Main Street Corp., Monroe. Property: 25 Main St., Monsey. Amount: $1.9 million. Filed Nov. 25.

**Big Balls Holdings LLC,** Poughkeepsie. Seller: 1028 Main Street LLC, Hopewell Junction. Property: in Fishkill. Amount: $1.2 million. Filed Nov. 25.

**Iliovits, Mordche,** Spring Valley. Seller: Arem Associates LLC, Spring Valley. Property: 206 Maple Ave., Monsey. Amount: $1.1 million. Filed Nov. 21.

**Katz, Hershey,** Linden, New Jersey. Seller: 21 Northbrook LLC, Monsey. Property: 21 Northbrook Road, Spring Valley. Amount: $1.2 million. Filed Nov. 25.

**Koenig, Jamie,** New York. Seller: Stay Maison LLC, Wappinger Falls. Property: 91 N. Hoven Hill Road, Millbrook. Amount: $6.1 million. Filed Nov. 26.

**Nogram LLC,** New York. Seller: Barbara Ballinger, Rhinebeck. Property: in Rhinebeck. Amount: $4.3 million. Filed Nov. 25.

**Prushinovski, Yishaya,** Spring Valley. Seller: Ace Builders NY LLC, Spring Valley. Property: 83 S. Madison Ave., Spring Valley. Amount: $1.2 million. Filed Nov. 21.

**River View Property Holdings LLC,** Dallas, Texas. Seller: Kenneth Garschina, et al, New York. Property: 23 and 31 Ludlow Lane, Palisades. Amount: $26.1 million. Filed Nov. 25.

**Schonberger, Jacob,** Monsey. Seller: 577 579 Union Road LLC, Monsey. Property: 579 Union Road, New Hempstead. Amount: $1.3 million. Filed Nov. 21.

**Spitzer, Simon** and **Spitzer, Rachel E.,** Monsey. Seller: 12 Augusta LLC, Orangeburg. Property: 12 Augusta Ave., Monsey. Amount: $1.2 million. Filed Nov. 25.

**Tevlovits, Yosef** and **Sima Trevlovits,** Monsey. Seller: 4 Crown LLC, Spring Valley. Property: 6 Crown Road, Monsey. Amount: $1.2 million. Filed Nov. 26.

Below $1 million

**10 Sycamore Drive LLC,** Pomona. Seller: Steven and Daniela Addonisio, New City. Property: 10 Sycamore, New City. Amount: $550,000. Filed Nov. 26.

**12 Willow Drive LLC,** Brooklyn. Seller: Michel, Edson, et al, Spring Valley. Property: 23 E. Hickory St., Spring Valley. Amount: $766,000. Filed Nov. 21.

**5 Sunset Drive LLC,** Brooklyn. Seller: Mordechai Perlmutter, Suffern. Property: 5 Sunset Drive, Suffern. Amount: $825,000. Filed Nov. 22.

**9 Viola Road LLC,** Suffern. Seller: Uphill 646 County Road LLC, Monroe. Property: 9 Viola Road, Montebello. Amount: $625,000. Filed Nov. 22.

**Baker, Suzanne,** Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3639 Bennington Drive, Fishkill. Amount: $743,500. Filed Nov. 25.

**Benson, Brian,** Pound Ridge. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: $838,000. Filed Nov. 25.

**Brophy, Chelsea** and **John Brophy,** Tappan. Seller: Too Words LLC, Morganville, New Jersey. Property: 9 Lawrence St., Tappan. Amount: $535,000. Filed Nov. 25.

**Carrington Mortgage Services LLC,** Anaheim, California. Seller: William Ciechalski, Wappinger Falls. Property: 15 Vorndran Drive, Wappinger. Amount: $587,000. Filed Nov. 26.

**ELMW LLC,** Spring Valley. Seller: 52 Elmwood Drive NC LLC, New City. Property: 52 Elmwood Drive, New City. Amount: $825,000. Filed Nov. 26.

**Flagstar Bank NA,** Troy, Michigan. Seller: Kelly Brady, Poughkeepsie. Property: 15 Pond St., town of Poughkeepsie. Amount: $358,000. Filed Nov. 27.

**Haverstraw Ventures IV LLC,** Monsey. Seller: DNP Management LLC, Tappan. Property: 729 733 Route 9w, Valley Cottage. Amount: $625,000. Filed Nov. 21.

**Hudson Home Buyers LLC,** Salisbury Mills. Seller: Lisa Gilman, Fishkill. Property: 17 Laurel Court, Unit K5-A, Fishkill. Amount: $285,000. Filed Nov. 25.

**Hudson Valley Auctioneers LLC,** Beacon. Seller: Sharon Brant, Beacon. Property: in city of Beacon. Amount: $450,000. Filed Nov. 22.

**Hughes Holdings of Dutchess LLC,** Red Hook. Seller: Inwood Foundation, Scarsdale. Property: Firehouse Lane, Red Hook. Amount: $275,000. Filed Nov. 26.

**Lebowitz, David** and **Raizy Gross,** Brooklyn. Seller: 306 Blueberry LLC, Nanuet. Property: 142c Kearsing Parkway, Spring Vlley. Amount: $350,000. Filed Nov. 25.

**McAuliffe, Daniel,** Poughkeepsie. Seller: 8 Brothers Road LLC, Pleasant Valley. Property: in Beekman. Amount: $515,000. Filed Nov. 26.

**Michael Paul Mortelliti Trust,** Florence, Massachusetts. Seller: FJ Real Estate Poughkeepsie LLC, Beacon. Property: 31 Vassar View Road, town of Poughkeepsie. Amount: $600,000. Filed Nov. 26.

**MYJB LLC,** Beacon. Seller: T&Z Group LLC, Beacon. Property: in Fishkill. Amount: $500,000. Filed Nov. 26.

**Paruolo, Jamie,** Wappinger Falls. Seller: Hudson Value Partners LLC, Salisbury Mills. Property: in Wappinger. Amount: $485,000. Filed Nov. 26.

**Pinelo Realty LLC,** Hyde Park. Seller: RSVD Properties Inc., Poughkeepsie. Property: 1107 Violet Ave., Hyde Park. Amount: $235,000. Filed Nov. 25.

**Preciado, Eric Eduardo,** Carteret, New Jersey. Seller: JGE Properties LLC, Poughkeepsie. Property: in Hyde Park. Amount: $415,000. Filed Nov. 26.

**Taub, Benjamin** and **Rachel Taub,** Spring Valley. Seller: Summit Patio Homes LLC, Monsey. Property: 18 Dessau Circle, New Hempstead. Amount: $749,000. Filed Nov. 26.

**Uphill 646 County Road LLC,** Monroe. Seller: Mary E. Kruse Estate, et al, Orangeburg. Property: 9 Vincent Road, Montebello. Amount: $575,000. Filed Nov. 21.

**Valentin, Suhail,** Bronx. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: $653,500. Filed Nov. 22.

**Velocity House Buyers LLC,** Monroe. Seller: Carl Bugli, LaGrangeville. Property: in LagGrange. Amount: $250,000. Filed Nov. 25.

**Whitestone Assets LLC,** Monsey. Seller: Alma L Stewart Irrevocable Trust and Andrea Stewart Trust, Nanuet. Property: 11 Amarillo Drive, Nanuet. Amount: $450,000. Filed Nov. 26.

**Wilson, Joe Q.,** Philadelphia. Seller: Upstate Modernist LLC, Philadelphia, Pennsylvania. Property: in Milan. Amount: $325,000. Filed Nov. 22.

**Judgments**

**Alvarez, Joyce,** New Windsor. $6,061 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 21.

**Ammons, Larisa M.,** New Windsor. $7,786 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 22.

**Arias, Yesenia,** Middletown. $2,096 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Arroyo, Yesenia,** Middletown. $8,007 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

**Arroyo, Yesenia,** Middletown. $8,524 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

**Avila Granite Solutions LLC, et al,** Knightdale, North Carolina. $20,270 in favor of Simply Funding LLC, Chester. Filed Nov. 25.

**Baquedano, Angel,** Middletown. $28,981 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Basilio Sr., Maria,** Port Jervis. $9,993 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 20.

**Betro, Kristine,** Goshen. $9,459 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

**Braver, Joel,** Monroe. $1,972 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

**Braver, Yachet,** Monroe. $2,090 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

**Brendel, James J.,** Goshen. $2,864 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 25.

**Burnett, Anthony,** Newburgh. $8,534 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 20.

**Decker, Kayla,** New Windsor. $1,870 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 25.

**Feldman, Toby,** Monroe. $42,420 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 25.

**Five Star Creations Inc.,** Monroe. $2,052 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 29.

**Fulford, Dondre,** Newburgh. $9,550 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Gaetano, George,** New Windsor. $7,468 in favor of Heritage Financial Credit Union, Middletown. Filed Oct. 29.

**Golomb, Elan P.,** Warwick. $6,555 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 22.

**Gooden, Aurelio,** Montgomery. $8,278 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 21.

**Green Planet Landscaping Inc., et al,** Warwick. $12,152 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Groen, Jason,** New Hampton. $3,107 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 29.

**Grubbs, Thomas IV,** Washingtonville. $6,412 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

**Hammock, Jesse,** Middletown. $10,881 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

**Hernandez, Gerard,** Walden. $6,918 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

**Howlett, Daren M.,** Port Jervis. $18,262 in favor of Toyota Motor Credit Corp. Plano, Texas. Filed Oct. 29.

**Johnson, Nathaniel,** Middletown. $12,610 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 25.

**Lastra, Raymond,** Middletown. $3,736 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 21.

**Lester, Eric R.,** Campbell Hall. $2,350 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 29.

**Miroe, Ted,** Harriman. $6,402 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 21.

**Monterrey, Julio A.,** Washingtonville. $5,234 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 20.

**Mr. Greek Gyros Inc.,** Merrillville. $10,735 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

**New Fokkus Inc., et al,** Hollywood, Florida. $72,432 in favor of Simply Funding LLC, Chester. Filed Oct. 29.

**Nieves, Jaynittza,** Campbell Hall. $7,045 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

**Novo Holdings LLC, et al,** Warwick. $161,155 in favor of Walden Savings Bank, Montgomery. Filed Nov. 22.

**Osage Global Logistics Inc., et al,** Bentonville, Arizona. $39,268 in favor of Simply Funding LLC, Chester. Filed Nov. 25.

**Palmer, Michelina R.,** Middletown. $15,752 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 21.

**Pereira, Philip,** Walden. $14,279 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

**Ramos, Marisol Castillo,** Middletown. $8,554 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Ruiz, Helena,** Highland Mills. $8,368 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 19.

**Samet, Aron,** Monroe. $12,421 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 29.

**Shtesl, Baila,** Monroe. $4,545 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 21.

**Stark, Robin,** Middletown. $18,000 in favor of Band Enterprises LLC, Great Neck. Filed Nov. 25.

**Valley Plumbing Septic & Water Treatment LLC,** Montgomery. $2,164 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Vasquez, Tyler S.,** Montgomery. $3,413 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 29.

**Waugh, Cindy Gue,** New Windsor. $14,308 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 22.

**Williams, Ashley,** Middletown. $13,924 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

**Williams, Kaitlin,** Middletown. $3,096 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 29.

**Wright, Christine P.,** Newburgh. $12,189 in favor of Heritage Financial Credit Union, Middletown. Filed Oct. 29.

**Mechanic’s Liens**

**Amelia Realty LLC**, as owner. $13,343 in favor of Interstate Lakeland Lumber Corp. Property: 8 Bay View Terrace, Newburgh. Filed Nov. 27.

**Fogel, Israel**, as owner. $51,978 in favor of All Stiles Inc. Property: 62 First Ave., Monroe. Filed Nov. 29.

**Noe Chana, as owner.** $10,218 in favor of All Stiles Granite & Marble Inc. Property: 310 Lake Shore Drive, Monroe. Filed Nov. 29.

**Yes Holdings NY LLC**, as owner. $128,804 in favor of Brooklyn9 Holdings LLC and Restopros of Bergen Passaic. Property: 29 Serpentine Road, Tuxedo. Filed Nov. 22.

**New Businesses**

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

Partnerships

**Dancing Salsa With The Sotos,** 683 Buckner Loop, West Point 10996. c/o Kenneth Corsino Jr. and Eliana Charmaine Soto. Filed Dec. 4.

Sole Proprietorships

**B&F Showroom Finish,** 462 First St., Newburgh 12550. c/o Buster K. Bowens and Vazquez Fredy Rodriguez Jr. Filed Dec. 3.

**Bap Financial Services,** 84 Bender Road, Westtown 10998. c/o Barry A. Phillips. Filed Nov. 21.

**Botanical Blades,** 100 Egbertson Road, Campbell Hall 10916. c/o Kaitlyn N. Weber. Filed Dec. 2.

**Echo Entertainment,** 15 Wilcox Ave., Middletown 10940. c/o Jesus Perez Jr. Filed Dec. 2.

**Flourish Print Co.,** 22 Vetri Road, Goshen 10924. c/o Victoria L. Coviello. Filed Nov. 25.

**Gael Property Management & Maintenance,** 12 Lenape Lane, Salisbury Mills 12577. c/o John Walsh. Filed Nov. 21.

**Gambit Transport,** 108 North St., Apt. 203, Middletown 10940. c/o Lewis Dyzier James. Filed Dec. 5.

**Hand To Soul,** 2796 US 6, Wawayanda 10973. c/o Michelle Lynn Fiori. Filed Nov. 25.

**JLA Lash Palace,** 39 N. Plank Road, Unit 12 Newburgh 12550. c/o Jessica Louise Amanatides. Filed Nov. 22.

**Lan Anh Thoi Trang USA,** 1401 Route 300, Suite 1096, Newburgh 12550. c/o Vincent Q. Tran. Filed Nov. 21.

**Matamer,** 10 Taft Place, Cornwall-on-Hudson 12520. c/o Andrella Sophia Collins. Filed Nov. 25.

**Pickleball Warehouse,** 1100 N. Galleria Drive, Middletown 1099. c/o Michael A. Gardianos. Filed Nov. 26.

**Rotundo Seasonal Sales,** 1235 Dolston Town Road, Middletown 10940. c/o Vincenzo Dominick Rotundo Carmen. Filed Nov. 26.

**S&S Painting,** 162 W. Parmenter St., Newburgh 12550. c/o Cristian Saul Ipanaque Arce. Filed Nov. 25.