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106612

105851

## Read the Classifieds

**FOR INFORMATION AND RATES,  
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AT 887-5200.**

Signature \_\_\_\_\_



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FINANCING AVAILABLE WITH APPROVED CREDIT

LEGAL NOTICES

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LEGAL NOTICE  
PUBLIC HEARING  
RESTORE NEW YORK GRANT 10/3/22 6:50 P.M.

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Liberty has scheduled a Public Hearing to be held on 10/3/22 at 6:20 p.m. at the Senior Center, 119 North Main Street, Liberty, New York for the purpose of discussing the Restore New York application and the Property Assessment List.

#	Site Name /Address	Sq.Ft.	R-Residential C-Commercial	DM-Demolition DC-Deconstruction RH-Rehabilitation RC-Reconstruction	V-Vacant A- Abandoned C- Condemned S-Surplus
1	29 Main Street Parksville, NY	4,816	R&C	Mix - DC,RH,RC	V
2	30 Main Street Parksville, NY	768	R&C	Mix DM,RC	V
3	39 Main Street Parksville, NY	9,000	R&C	Mix DC,RH,RC	V

Dated: September 20, 2022

BY ORDER OF THE  
TOWN BOARD OF THE  
TOWN OF LIBERTY

LAURIE DUTCHER,  
TOWN CLERK

106634

LEGAL NOTICE  
Mountandale  
Fire District

PLEASE TAKE NOTICE, that the Annual Budget Hearing of the Mountandale Fire District will take place on Tuesday October 18th 2022 between the hours of 7:00 p.m. and 9:00 p.m. at the Mountandale Firehouse located at 132 Main Street.

Leon F Bauman-der  
Mountandale Fire District Secretary  
106642

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Notices in the  
Sullivan County  
Democrat

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Mon-Thurs: 9am-11pm, Fri-Sat: 9am-5pm, Sun: 2pm-8pm EST

\*For those who qualify. One coupon per household. No obligation estimate valid for 1 year. \*\*Offer valid at time of estimate only. \*The leading consumer reporting agency conducted a 16 month outdoor test of gutter guards in 2010 and recognized LeafFilter as the #1 rated professionally installed gutter guard system in America. CSLB# 1035795, DOPL# #1078358/5501, License# 7656, License# 50145, License# 41354, License# 99338, License# 12834, License# 218234, WAUB# 603.233.977, License# 21022.1246, License# 21052.1246, License# 201933.153A, License# LEAR000222, License# MW050912, License# WC-2998-1117, NADA# HIC, License# H01067000, Registration# 17647, Registration# HC-064905, Registration# C127229, Registration# C127230, Registration# 36500918, Registration# PC6475, Registration# H231024, Registration# 1440503300, Registration# PAD69383, Suffolk HIC, License# 52229-H, License# 270516445, License# 26200022, License# 262000403, License# 0066990, Registration# H-19114.

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6208-0721



APARTMENTS

APARTMENTS

LEGAL NOTICES

PATHSTONE: Accepting Applications for 1  
2 & 3 Bdrm. units at Hemlock Ridge Apts.,  
27 Arts Blvd, Livingston Manor, NY  
for their Sec. 8 Project – Based Program.  
Applications available only at Pathstone  
457 Broadway, Suite 9, Monticello, NY  
Between 8:30AM & 4:30PM. 845-794-4880  
Hemlock Ridge EHO

96369

LEGAL NOTICE  
COUNTY OF  
SULLIVAN

Sealed bids for the following will be received by the Director of the Department of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, until 1:00 P.M. on Friday, October 7, 2022 at which time the bids will be publicly opened and read.

1. Eggs and Cheese (B-22-58)
2. Milk and Dairy for Sullivan County (B-22-59)

Bid Forms, including specifications, may be obtained from the Director at the above address, and all bids are subject to the terms and conditions therein set forth.

Dated: September 23, 2022  
106517

Good  
Government is  
Open  
Government!  
Read the Legal  
Notices in the  
Sullivan County  
Democrat

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DON'T FORGET  
to place your  
Service Directory ad for:  
Leaf and tree removal  
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servicing  
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Snow removal

106388

You can submit your Legal Notices and Classifieds ads **online** at [scdemocratonline.com](http://scdemocratonline.com)

LEGAL NOTICE  
RFP: Engineering Services

Woodridge Housing Authority will be accepting sealed proposals for engineering services until October 14, 2022 at 4:00pm. The bids will be opened and read aloud at this time. Engineer will be responsible for creating bid specification packages for the reconstruction of a four (4) unit apartment building, assisting with the rating of proposals, and oversight of the project. Respondents must be knowledgeable of Public Housing procurement guidelines, Davis Bacon WR, and The United States Department of Housing and Urban Development compliance regulations. Respondents may visit the project site Monday–Friday between the hours of 9am and 4pm. The agency reserves the right to reject any or all proposals. For more information, contact Rosalind Natale at [rnatale@woodridgeha.org](mailto:rnatale@woodridgeha.org), call/text 845-434-4451; 845-434-2420 fax. Sealed proposals must be delivered in person or mailed to: Woodridge Housing Authority, 357 Mountandale Road, PO Box 322, Woodridge, NY 12789.

106667

LEGAL NOTICE

Notice is hereby given that pursuant to the provisions of Chapter 229 of the laws of 1991, a vote will be taken of the qualified voters of the Ethelbert B. Crawford Public Library District. The library district includes all those portions of the Monticello Central School district which are in the Towns of Bethel, Forestburgh, and Thompson. Qualified voters are all voters who are registered to vote in any of the portion of the Monticello Central School District described above.

The voters of the library district will cast ballots on one proposition and elect two members of the board of trustees for one (1) three-year and one (1) two-year term of office.

Proposition I:

Shall the trustees of the Ethelbert B. Crawford Library District be authorized to expend \$1,448,863 (which includes \$351,563 previously approved capital debt service repayment) during 2023 and to levy the necessary tax therefore?

Voters will be asked to elect two members of the seven member board of trustees for a 3 year term and a 2 year term of office from a list of candidates who have filed nominating petitions for specific terms.

Voting will take place on Wednesday, October 12, 2022 from 3 P.M. to 8 P.M., Eastern Daylight Savings Time at the Ethelbert B. Crawford Public Library, 479 Broadway, Monticello, New York. **Absentee ballot applications are available upon request from the election clerk at the library by calling (845)794-4660 x6 and can be picked up via curbside appointment or by appointment within the library.**

After the polls close, ballots shall be counted and a report of the results shall be prepared.

By order of the Board of Trustees  
of the Ethelbert B. Crawford Public Library  
Lynn Skolnick, President  
Dated: September 19, 2022

106617

LEGAL NOTICE

TOWN OF LIBERTY  
PUBLIC NOTICE OF ADOPTION OF RESOLUTION  
SUBJECT TO PERMISSIVE REFERENDUM

PLEASE TAKE NOTICE that the Town Board of the Town of Liberty, in the County of Sullivan, State of New York, on September 19, 2022, duly adopted a resolution entitled:

A RESOLUTION AUTHORIZING UPGRADES TO THE FANCHER PUMP STATION FOR THE LOOMIS SEWER DISTRICT, AT MAXIMUM ESTIMATED COST OF \$130,000.00, AND PAYMENT THEREFOR BY THE EXPENDITURE OF THE SUM OF \$130,000.00 FROM THE LOOMIS SEWER DISTRICT CAPITAL RESERVE FUND.

The resolution authorizes the upgrade of the Fancher Pump Station including replacement of existing pumps, control panel and check valves, and temporary by-pass pumping for the Loomis Sewer District, at a maximum estimated cost of \$130,000.00, and the expenditure of the sum of \$130,000.00 from the Loomis Sewer District Capital Reserve Fund. The matter has been determined to be Type II Action in accordance with 6 NYCRR §617.5(c)(1) and (2) of the regulations promulgated pursuant to the State Environmental Quality Review Act.

The resolution was adopted subject to permissive referendum. The resolution shall take effect 30 days after its adoption unless within that time a petition is filed with the Town Clerk of the Town of Liberty requesting that the resolution be submitted to the qualified electors of the Town for their approval or disapproval in accordance with Section 91 of the Town Law of the State of New York.

Dated: September 20, 2022

HON. LAURIE DUTCHER, Town Clerk  
Town of Liberty

106633

LEGAL NOTICE

LEGAL NOTICE OF PUBLIC HEARING ON THE BUDGET

NOTICE IS HEREBY GIVEN that the Proposed Budget of the Neversink Fire District of the Town(s) of Neversink, State of New York, will be presented to the Board of Fire Commissioners of the Neversink Fire District, for its consideration.

A PUBLIC HEARING will be held at 7:00 p.m. at the Neversink Fire Hall, 7486 State Route 55, Neversink, NY 12765, in the Town of Neversink, State of New York on the 18th day of October, 2022. The regular monthly meeting will follow at 7:30 pm.

Pursuant to Town Law §181.3(a), the Board of Fire Commissioners must hold a public hearing on the budget, make the proposed budget available to the public prior to the public hearing, allow the public to comment on the budget at the public hearing. This public hearing must be held to allow maximum public participation in the hearing.

The purpose of the public hearing is to allow any person to be heard in favor of or against the proposed budget as it is submitted, or for or against any item or items contained in the proposed budget, and hearing all persons interested in the subject concerning same.

That a copy of the proposed budget is available at the Office of the Town Clerk(s) of the Town(s) of Neversink at Town Hall 273 Main Street, Grahamsville, NY 12740 and Fire District Secretary at 7486 State Route 55, Neversink, NY 12765 where it may be inspected by any interested person.

Dated: 9/20/22,  
Board of Fire Commissioners  
Neversink Fire District  
7486 State Route 55  
Neversink, NY 12765

106645

**LEGAL NOTICE**  
Nails Long By Mia LLC. Filed 7/7/22.  
Cty: Sullivan. SSNY desig. for process & shall mail 37 Old Westbrookville Rd, Wurtsboro, NY

12790. Purp: any lawful.  
106396  
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government!

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and  
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**online** at  
[scdemocratonline.com](http://scdemocratonline.com)



LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
LEGAL NOTICE		
NOTICE OF SALE SUPREME COURT SULLIVAN COUNTY		
PENNYMAC LOAN SERVICES, LLC, Plaintiff against		
NANCY BUCK, SULLIVAN COUNTY TREASURER, AS ADMINISTRATRIX OF THE ESTATE OF CHARLES DAVID FALLON A/K/A CHARLES D. FALLON, et al Defendant(s)		
Attorney for Plaintiff(s) Fein Such & Crane, LLP, 1400 Old Country Road, Suite 103N, Westbury, NY 11590.		
Pursuant to a Judgment of Foreclosure and Sale entered May 5, 2022, I will sell at public auction to the highest bidder at the front steps or 1st Floor Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on October 17, 2022 at 9:00 AM. Premises known as 160 Leers Road, Glen Spey, NY 12737. Sec 3.F Block 1 Lot 43. All that certain plot, piece or parcel of land, situate, lying and being in the Town of Lumberland, Sullivan County, New York. Approximate Amount of Judgment is \$235,017.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No E2017-2292.		
The foreclosure sale will be conducted in accordance with 3rd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.		
Amy Davidoff, Esq., Referee	XPNMN049	
106332		
LEGAL NOTICE		
Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN Action to Foreclose a Mortgage INDEX #: 2019-274 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY Plaintiff, vs SHARON PRATT AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, OSWALD LEE ALLEN, JR. AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, TODD DAVIS AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, EARL ALLEN AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, UNKNOWN HEIRS OF OSWALD L. ALLEN OF OSWALD L. ALLEN IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, VILLAGE OF MONTICELLO, SULLIVAN COUNTY CLERK, UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HUDSON & KEYSE LLC ASSIGNEE OF WASHINGTON MUTUAL BANK, MIDLAND FUNDING LLC DBA IN NEW YORK AS MIDLAND FUNDING OF DELAWARE LLC, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ACTING THROUGH THE IRS, SULLIVAN COUNTY DEPARTMENT OF SOCIAL SERVICES, HMS, INC. JOHN DOE (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s). MORTGAGED PREMISES: 47 WAVERLY AVENUE MONTICELLO, NY 12701 To the Above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Sullivan. The basis of the venue designated above is the location of the Mortgaged Premises. TO UNKNOWN HEIRS OF OSWALD L. ALLEN OF OSWALD L. ALLEN In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Stephan G. Schick of the Supreme Court Of The State Of New York, dated the Twenty-Second day of August, 2022 and filed with the Complaint in the Office of the Clerk of the County of Sullivan, in the City of Monticello. The object of this action is to foreclose a mortgage upon the premises described below, executed by Oswald L. Allen (who died on August 5, 2021, a resident of the county of Orange, State of New York) dated the November 26, 2007, to secure the sum of \$217,500.00 and recorded at Book 3426, Page 641 in the Office of the Sullivan County Clerk, on the December 10, 2007. The mortgage was subsequently assigned by an assignment executed November 15, 2012 and recorded on May 20, 2013, in the Office of the Sullivan County Clerk at Instrument Number 2013-3679; The property in question is described as follows:47 WAVERLY AVENUE, MONTICELLO, NY 12701 NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: August 31, 2022 Gross Polowy, LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy, LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 73427		
106180		
LEGAL NOTICE NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN		
PHH Mortgage Corporation, Plaintiff		
AGAINST		
Jane Perez a/k/a Jane J. Perez a/k/a Jane Jacobsen; et al., Defendant(s)		
Pursuant to a Judgment of Foreclosure and Sale duly entered January 8, 2020 I, the undersigned Referee will sell at public auction at the Front Steps or First Floor Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on October 3, 2022 at 11:00AM, premises known as 21 Dogwood Road North, Wurtsboro, NY 12790. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Mamakating, County of Sullivan, State of New York, Section: 38 Block: 6 Lot: 10. Approximate amount of judgment \$61,774.66 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E2018-802. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Third Judicial District.		
Bruce Perlmutter, Esq., Referee		
LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792		
Dated: August 11, 2022		
105989		

LEGAL NOTICE
NOTICE OF THE SPECIAL DISTRICT MEETING OF THE SULLIVAN WEST CENTRAL SCHOOL DISTRICT
BE IT RESOLVED, that the Board of Education of the Sullivan West Central School District, Sullivan County, New York, hereby authorizes and directs the District Clerk to give notice to the qualified voters of the School District of a Special District Meeting to be held on October 19, 2022 between the hours of 12:00 pm and 9:00 pm, local time, at the polling places hereinafter listed, for the purpose of enabling the duly qualified voters of the District to vote on the following ballot proposition:
Proposition No. 1
Shall the Board of Education (the "Board") of the Sullivan West Central School District ("District") be authorized to undertake alterations, construction and/or reconstruction of District facilities, buildings and/or additions, including related site work, health and safety improvements, handicap accessibility improvements, an energy performance contract, masonry renovation, plumbing upgrades, electrical upgrades, mechanical upgrades, technology upgrades, telephone upgrades, roof replacement on District buildings, door replacement, window replacement, turf replacement, fencing, including but not limited to paving, curbs and side-walks, renovation/reconstruction of interior and exterior instructional spaces, abatement of hazardous materials and/or the purchase of furnishings/equipment, at a total estimated maximum cost not to exceed \$25,855,000; to withdraw and expend \$3,363,635 from the District's 2016 Capital Reserve Fund to pay a portion of said costs and to raise the sum of \$22,491,365 by the levy of a tax upon the taxable property of the District, to be collected in annual installments as provided in Section 416 of the Education Law, which tax may be offset by New York State aid available therefore; and, in anticipation of such tax, shall the District be authorized to issue obligations of the District up to a maximum principal amount of \$22,491,365?
NOTICE OF PUBLIC HEARING ON THE SPECIAL MEETING
NOTICE IS HEREBY GIVEN by the Board of Education of the Sullivan West Central School District, Sullivan County, New York that a Public Hearing will be held at the Elementary School in said School District, Jeffersonville, New York, on Thursday, October 6, 2022 at 5:00 PM, for the proposition to be explained and questions will be entertained from interested persons in attendance.
NOTICE IS FURTHER GIVEN that the polling places for the purposes of voting at the Special District Meeting on Wednesday, October 19, 2022, shall be as follows:
Election District #1 - Polling Place at the Delaware Youth Center - for those who reside within the boundaries of the former Delaware Valley Central School District
Election District #2 - Polling Place at the Sullivan West Elementary School - for those who reside within the boundaries of the former Jeffersonville-Youngsville Central School District
Election District #3 - Polling Place at the Tusten-Cochecton Library - for those who reside within the boundaries of the former Narrowsburg Central School District
NOTICE IS FURTHER GIVEN that personal registration of voters is required pursuant to §2014 of the Education Law. If a voter has heretofore registered to vote with the School District and has voted at an annual or special school district meeting within the last four calendar years, they are eligible to vote at this Election and Vote to be held on Wednesday, October 19, 2022. If a voter is currently registered to vote with the Sullivan County Board of Elections, they are also eligible to vote in this election. All other persons who wish to vote must register with the District Clerk.
NOTICE IS FURTHER GIVEN that continuous registration has been authorized in the Office of the District Clerk. The hours during which continuation registration is authorized is between the hours of 8:00 AM and 3:00 PM. The latest date on which the District Clerk will register voters is October 14, 2022.
NOTICE IS FURTHER GIVEN that the Register of Voters so prepared shall be filed in the Office of the Clerk of the District, Sullivan West Elementary, 33 Schoolhouse Road, Jeffersonville, NY, where the same shall be open for inspection by any qualified voter of the District on each of the five days prior to the day set for the Special District Meeting, except Saturday and Sunday, between the hours of 8:00 AM and 3:00 PM, prevailing time. Said Register will be open for inspection at the polling place on the date of the Special District Meeting.
NOTICE IS HEREBY FURTHER GIVEN, that applications for absentee ballots for the Special District Meeting may be obtained at the Office of the District Clerk. The application must be received by the District Clerk at least seven (7) days prior to the election if the ballot is to be mailed to the voter or the day before the election, if the ballot will be delivered personally to the voter. A list of all persons to whom absentee ballots shall have been issued will be available in the Office of the District Clerk between 8:00 AM and 3:00 PM until the Special District Meeting. Absentee ballots must be received by the District Clerk at the Sullivan West Elementary School, 33 Schoolhouse Road, Jeffersonville, NY by no later than 5:00 PM, prevailing time, on Wednesday, October 19, 2022.
NOTICE IS FURTHER GIVEN that military voters who are not currently registered may apply to register as a qualified voter of the school district. Military voters, as defined by Education Law 2018-d, may request an application to register as a qualified voter from the District Clerk. Military voter registration application forms must be received in the office of the District Clerk no later than 5:00 p.m. on the twenty-sixth (26th) day before the election. A military voter may designate a preference to receive a military voter registration, military ballot application or military ballot by mail, facsimile transmission or electronic mail in their request for such registration, ballot application, or ballot. Such designation shall remain in effect until revoked or changed by the military voter. Ballots for military voters shall be mailed, or otherwise distributed, no later than twenty-five (25) days prior to the election.
AND BE IT FURTHER RESOLVED, that the School District Clerk is hereby authorized to amend the Notice of the Special District Meeting from time to time, as in her discretion, such amendment may be required.
AND BE IT FURTHER RESOLVED, that the School District Clerk shall cause the Notice set forth above to be published once each week for four (4) weeks within the seven (7) weeks preceding the Special District Meeting, the first such notice to be published at least 45-days prior to the Election and Vote, in accordance with Section 2004 of the Education Law.
Date: August 24, 2022 By Order of the Board of Education Sullivan West Central School Christina Kautz, District Clerk
106091
LEGAL NOTICE NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff AGAINST JAMES BISESTO INDIVIDUALLY AND AS SURVIVING SPOUSE OF JUDY BISESTO, et al., Defendant(s)
Pursuant to a Judgment of Foreclosure and Sale duly entered December 7, 2021, I, the undersigned Referee will sell at public auction in front of the Courthouse steps, Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on October 7, 2022 at 12:00PM, premises known as 46 ALPINE DRIVE, WOODRIDGE, NY 12789. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Fallsburg, County of Sullivan and State of New York, Section 58.B, Block 5, Lot 10. Approximate amount of judgment \$135,263.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2019-1889. The aforementioned auction will be conducted in accordance with the SULLIVAN County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Steven Mogel, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 19-004736 73130
105985

LEGAL NOTICES

LEGAL NOTICE  
NOTICE OF TAX COLLECTION  
FALLSBURG CENTRAL SCHOOL DISTRICT  
FOR THE TOWNS OF FALLSBURG, THOMPSON, MAMAKATING, AND WAWARSING

Notice is hereby given to the taxable inhabitants of the Fallsburg Central School District of the towns of Fallsburg, Thompson, Mamakating, Sullivan County and Wawarsing, Ulster County, New York that the undersigned has received the tax roll and warrant on September 1, 2022 for the collection of the School Tax thereon levied and that taxes will be collected. Taxes can be paid by mail by sending payments to:  
  
Regular First Class Mail  
FALLSBURG CSD  
SCHOOL TAX COLLECTOR  
P.O. BOX 1208  
MONTICELLO, NY 12701  
  
Walk-in payments will be accepted at the Monticello Branch of the Catskill Hudson Bank located at 4445 Route 42 North, Monticello, NY 12701 during normal banking hours.  
  
Taxes can be paid in installments as follows:  
  
50% of the total bill due by September 30th without interest;  
25% of the total bill due by October 31st with 2% interest;  
and  
25% of the total bill due by November 10th with 3% interest.  
  
DANIEL GRECCO  
SCHOOL TAX COLLECTOR  
FALLSBURG CENTRAL SCHOOL DISTRICT

106348

LEGAL NOTICE  
NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M, Plaintiff, vs. LAURA A. AHLERT A/K/A LAURA AHLERT, ET AL., Defendant (s).  
  
Pursuant to a Judgment of Foreclosure and Sale duly entered on August 19, 2022 I, the undersigned Referee will sell at public auction at the Sullivan County Courthouse, 414 Broadway, Monticello, New York on October 11, 2022 at 1:00 P.M., premises known as 11 BROADWAY, LOCH SHELDRAKE, NY 12759. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Fallsburg, County of Sullivan and State of New York, Section: 19, Block: 8, Lot: 22.2 & 22.4. Approximate amount of judgment is \$50,442.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # E2021-596. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.  
  
ROBERT HUNTER, Esq., Referee  
  
Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

106078

LEGAL NOTICE  
Specification & Instructions to Bidders

Plowing 2022-2024 Season – Neversink Fire District  
  
The Neversink Fire District Board of Commissioners require the following stipulations to be included in any bid submitted for plowing of the district parking lots.  
  
1. Two year contract - Season November 1st 2022 through April 31st 2023  
Season November 1st 2023 through April 31st 2024  
  
2. Hourly rate per each snowfall event  
  
3. On demand salt and sand mix  
  
4. No sub-contractors unless approved by the board of fire commissioners  
  
5. Must submit proof of insurance with bid  
  
6. Plow every two (2) inches.  
  
Please include the above stipulations in your bid and pricing. Bids are due and will be opened on October 10th 2022 and awarded on October 20th 2022 at 7:30 p.m.  
  
If you have any questions or concerns, please call 845-866-2525 and leave a message or email nfdtreasurer@gmail.com.  
  
Sincerely,  
Eileen Delaney, Treasurer  
Neversink Fire District

105596

LEGAL NOTICE  
NOTICE OF SALE SUPREME COURT SULLIVAN COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ACMPRIME ALAMOSA 2018 TRUST, Plaintiff against  
  
KATHLEEN T. SIMMONS, et al Defendant(s)  
  
Attorney for Plaintiff(s) Fein Such & Crane, LLP, 1400 Old Country Road, Suite 103N, Westbury, NY 11590.  
  
Pursuant to a Judgment of Foreclosure and Sale entered June 29, 2022, I will sell at public auction to the highest bidder at outside the front steps of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on October 3, 2022 at 12:00 PM. Premises known as 169 HURLEYVILLE MAIN STREET, HURLEYVILLE, NY 12747 A/K/A 169 MAIN STREET, HURLEYVILLE, NY 12747 A/K/A 1 COLUMBIA DRIVE, HURLEYVILLE, NY 12747, Sec 35. Block 3 Lot 11. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Hurleyville, County of Sullivan and State of New York. Approximate Amount of Judgment is \$64,573.48 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No E2019-2044. The foreclosure sale will be conducted in accordance with 3rd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.  
  
Timothy Burke, Esq., Referee BSIN148

105991

LEGAL NOTICE  
Notice of formation of Limited Liability Company (LLC). Name: KR & LV LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on August 23, 2022. Office Location: Sullivan County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 97 Pit-

taluga Drive Monticello, NY 12701. No specific date of dissolution in addition to the events of dissolution set forth by law. Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLCL. 105866

Stay updated on your local government, read the Legal Notices every Tuesday and Friday in the Sullivan County Democrat! Keeping Sullivan County informed for 131 Years!

Read the Legals!



# More scenes from Firefighters Parade

PHOTOS BY MATT SHORTALL

The annaul Sullivan County Firefighter's Association Parade may be over until next year, but the memories of last Saturday's festivities will stay with all who were there to witness it.

A special thanks to this year's hosts, the White Lake Fire Company, as well as everyone who participated.



Clockwise from top right: From Left, Sullivan County Volunteer Firefighters Association President Terrance Mullen marches along with 1st Vice President Craig Burkle and past President Chet Smith.

The Air was filled with the sound of music from The Ulster County Pipes and Drums.



Saturday's parade featured many unique or antique fire apparatus, including Woodbourne's 1959 Mack Class A Pumper.

Members of the Swan Lake Fire Department marched with Pride in Saturday's parade.

Kauneonga Lake Fire Chief Mark Pennell.



## Winning Trophys

- BLUE RIBBON (Best Overall) - Gramsville FD
- Best Appearing Large Dress 16+  
1st Place - White Sulphur Springs FD
- Best Appearing small dress 15 and under  
2nd Place - Summitville  
1st Place - Beaverkill Valley
- Best Appearing Large Regulation 16+  
3rd Place - Roscoe Rockland FD  
2nd Place - Monticello  
1st Place - Rock Hill
- Best Appearing Small Regulation 15 and Under  
3rd place - Loch Sheldrake  
2nd place - Youngsville  
1st Place - Hurleyville
- Best Appearing Company 9 and Under  
3rd place - Bloomingburg  
2nd Place - Neversink  
1st Place - Forestburgh
- Most firefighters in the line of March - Monticello
- Best Appearing Ladies Auxiliary Large Company 8+  
2nd Place - Roscoe Rockland Ladies Auxiliary  
1st Place - Monticello Ladies Auxiliary
- Best Appearing Ladies Auxiliary small company 7& under:  
2nd Place- White Sulphur Springs Ladies Auxiliary  
1st Place- Rock Hill Ladies Auxiliary
- Best Appearing Antique non-motorized apparatus  
Roscoe Rockland FD
- Best Appearing Antique motorized  
Kenoza Lake
- Best Appearing Pumper  
2nd Place- Swan Lake  
1st Place- Liberty
- Best Appearing Tanker  
2nd Place- Woodridge  
1st Place- Swan Lake
- Best Appearing Rescue  
2nd Place - Monticello  
1st place - Neversink
- Best Appearing Aerial  
2nd place - Loch Sheldrake  
1st place - Bloomingburg
- Best Appearing Brush/Utility  
1st Place - White Sulphur Springs
- Best Appearing Ambulance Corp  
2nd Place - Bethel VAC  
1st Place - Rock Hill VAC
- Best Appearing Firematic Color Guard  
Loch Sheldrake
- OUT OF COUNTY RED RIBBON(Best overall) out of County  
Mechanicstown FD
- Best Appearing Apparatus  
Sparrowbush FD
- Most firefighters in the line of March  
Sparrowbush FD
- Best Appearing Color Guard  
Middletown Truck 1 Excelsior
- Best Appearing non firematic color guard  
Liberty Police Department
- Best Appearing musical organization  
2nd Place- Patriot Brass Band  
1st Place - Orange County Fire-fighter pipes

### LEGAL NOTICES

**LEGAL NOTICE**  
Notice of Formation of a Limited Liability Company (LLC). The name of the LLC is: Diehl's on the Mountain LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on:07/1/2022. The County in which the Office is to be located:Sullivan. The address to which the SSNY shall mail a copy of any process against the LLC is:1140 Dahlia Rd, Livingston Manor, NY 12758  
106257

**LEGAL NOTICE**  
Notice of formation of a New York Limited Liability Company  
1. The name of the limited liability company is 21 Maplewood, LLC.  
2. The date of the filing of the Articles of Organization with the Secretary of State was 8/24/2022.  
3. The County in New York State in which the office of the company is located is Sullivan.  
4. The Secretary of State has been designated as Agent of the company upon whom process may be served, and the Secretary of State

### LEGAL NOTICES

shall mail a copy of any process against the company served upon him or her to 383 Kingston Avenue, Box 170, Brooklyn, NY 11213.  
5. The character or purpose of the business of the company is to engage in any and all business activities permitted upon the laws of the State of New York.  
106394

**LEGAL NOTICE**  
Notice of formation of Limited Liability Company (LLC). Name: Simple Steps LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on August 31, 2022. Office Location: Sullivan County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 7Aspen Lane Woodridge, NY 12789. No specific date of dissolution in addition to the events of dissolution set forth by law.  
Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLCL.  
106258  
Read the Classifieds

### LEGAL NOTICES

**LEGAL NOTICE**  
Notice of formation of limited liability company (LLC). Name: Tamerik Productions, LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 4/7/2022. NY office location: Sullivan County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is Tami Gold, 311 Mohn Road, Narrowsburg, NY 12764. Purpose/character of LLC: Any Lawful Purpose  
106075

**LEGAL NOTICE**  
NOTICE OF FORMATION OF RIGGS REAL ESTATE SERVICES LLC Art. of Org. filed with SSNY on 6/7/22. Off. Loc.: Sullivan County. SSNY desig. as agent upon whom process against may be served. SSNY shall mail process: The LLC 461 Roosa Gap Road Bloomingburg NY 12721 Purpose: Any lawful act.  
106614  
Read the Legals!

### LEGAL NOTICES

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
Each year the Sullivan County Office for the Aging is required to submit to New York State Office for the Aging an Area Plan outlining the actions to be taken in the next year in the Older Americans Act Programs and Community Services for the Elderly Programs administered by our office. We are now preparing the Area Plan for State fiscal year 2023 beginning April 1, 2023 and ending March 31, 2024.  
In accordance with Federal guidelines, One Public Hearing will be held so that all interested parties can be heard on November 1, 2022 at the Hurleyville Arts Performing Arts Centre, 219 Main Street, Hurleyville, NY 12747 from 2 p.m. to 5 p.m.  
Following the Public Hearing, all comments will be reviewed by the Advisory Committee and staff of the Sullivan County Office for the Aging, thus permitting recommendations pertinent to the Plan to be incorporated into the Final Area Plan.  
Lise-Anne Deoul, Director

### LEGAL NOTICES

Sullivan County Office for the Aging 106665

**LEGAL NOTICE**  
Please take notice that the Planning Board of the Town of Highland will hold a Public Hearing pursuant to Section 190 of the Town of Highland Code, on the application of Camp Fimfo-Catskill (Partnership Northgate Resorts). They are asking the Board for site plan and special use permit approval for improvements to an existing, operational campground (formerly known as the Kittanning Campground and Canoes - Barryville base), for property identified in the Town of Highland as Section 25 Block 1 Lots 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 6.1, 7, 8, 9.1, 9.2, 15, and Section 23 Block 1 Lot 6.  
Said hearing will be held on the 28th day of September 2022 at the Eldred Town Hall, Proctor Road, Eldred, NY at 7:00 O'clock PM, at which time all interested parties will be given an opportunity to be heard.  
By order of the Highland Planning Board

### LEGAL NOTICES

PO Box 138  
Eldred, NY 12732  
106414

**LEGAL NOTICE**  
**Town of Bethel Notice of Public Hearing**  
SBL#: 46.-26-9  
9 Ballard Street, Smallwood, NY 12778  
NOTICE IS HEREBY GIVEN, that the Town of Bethel will conduct a public hearing according to the Code of the Town of Bethel Chapter 113, Unsafe Buildings, on Wednesday, October 12, 2022 at 7:45 p.m. prevailing time at the Dr. Dugan Community Center, Meeting Room, 3460 Rt. 55, White Lake, New York on the following structure: Tax Map Section, Block and Lot #46.-26-9 (9 Ballard Street, Smallwood, NY 12778) assessed to Upraise Construction, LLC. The purpose of the hearing is to determine whether said order to remove structure shall be affirmed, modified or vacated, and in the event of modification or affirance, to assess all costs and expenses incurred by the Town against the land on which structure is located. The

### LEGAL NOTICES

property owner shall have the right to contest the order of the Town Board at the time of the hearing in writing or in person.  
By Order of the Town Board  
Rita J. Sheehan,  
Town Clerk  
Dated: September 20, 2022  
106515

**Stay updated on your local government!**

### LEGAL NOTICES

**LEGAL NOTICE**  
**TOWN OF CALICOON**  
Notice is hereby given that the Town Board of the Town of Callicoon, Sullivan County, NY will hold a Special Meeting on Tuesday, October 4, 2022 @ 3:30Pm, at the Town Hall, 19 Legion Street, Jeffersonville, NY 12748. The purpose of the meeting is for the presentation of the 2023 Tentative Budget to the Town Board, and anything else that should come before

### LEGAL NOTICE

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
PLEASE TAKE NOTICE that the proposed 2023 budget of the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY has been delivered to the Sullivan County Clerk, Sullivan County Manager, Sullivan County Legislature, and Clerk of the Sullivan County Legislature. The proposed budget is available on the Agency's website www.sullivanida.com and copies can be requested by calling the Agency at 845-428-7575 (TTY 711). Prior to the adoption of the budget, the Agency will consider all comments received. A representative of the Agency will be available on Friday, October 7, 2022 at 9:30 AM, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, to receive both written and verbal comments on the proposed budget. Written comments can also be mailed to the Agency at the address below or e-mailed to jflad@sullivanida.com. All comments must be received by October 12, 2022.  
By Order of the County of Sullivan Industrial Development Agency  
Jennifer M. Flad, Executive Director  
548 Broadway  
Monticello, New York 12701  
11111

### LEGAL NOTICES

the Board.  
By order of the Town Board  
Dated: September 22, 2022  
Kim Klein, Town Clerk  
Town of Callicoon 106695

**Protect Your Right to Know! Read the Legal Notices in the Sullivan County Democrat**