





**FOR SALE**



**Butcher's Deluxe Package**  
 4 Butcher's Cut Top Sirloins (5 oz.)  
 4 Air-Chilled Boneless Chicken Breasts (4 oz.)  
 4 Boneless Pork Chops (5 oz.)  
 4 Individual Scalloped Potatoes (3.8 oz.)  
 4 Caramel Apple Tartlets (4 oz.)  
 1 Omaha Steaks Seasoning (3 oz.)

**FREE PureGround™ Filet Mignon Burgers (6 oz.)**

74222DRF separately \$221.94  
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**Get 8 FREE Burgers**

Savings shown over aggregated single item base price. Standard S&H applies. Exp. 12/31/23. | Omaha Steaks, Inc.

**FOR SALE**

**FOR SALE**

**1.877.592.1351** ask for 74222DRF  
**OmahaSteaks.com/Deluxe8463**

**MISCELLANEOUS**

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**LEGAL NOTICES**

process against it may be served and shall mail process to: The LLC, 230 Rock Hill Dr, Rock Hill, NY 12775. Purpose: any lawful act.

117865

**LEGAL NOTICES**

agent upon whom process against may be served & shall mail process to 90 Eldred Yulan Rd, Eldred, NY 12732. Any lawful Purpose.

118296

**LEGAL NOTICES**

**LEGAL NOTICE**  
 Roscoe-Rockland Fire District Reorganizational Meeting

The reorganizational meeting of the Roscoe-Rockland Fire District will be held on Thursday January 4, 2024 at 6:30pm at the Roscoe-Rockland Community Center located at 1968 Old Route 17, Roscoe, NY 12776.

118589

**LEGAL NOTICE**  
 GUY SECURITY LLC, Arts. of Org. filed with the SSNY on 11/22/2023. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Gaetano Fontana, 160 Sullivan Avenue, Ferndale, NY 12734. Purpose: Any Lawful Purpose.

118591

**LEGAL NOTICE**  
 Notice of Formation of A Strange Third Thing LLC. Arts. of Org. filed with NY Dept. of State on 10/25/23. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: PO Box 105 Westbrookville, NY 12785 . Purpose: any lawful purpose.

117883

**LEGAL NOTICE**  
 HELLOMAYVN LLC, Arts. of Org. filed with the SSNY on 11/06/2023. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Nicole Spiegel-Gotsch, 139 Renssion Rd., Gramhamsville, NY 12740. Purpose: Any Lawful Purpose.

118073

**LEGAL NOTICE**  
 Notice of Formation of Advanced Automotive LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-07-16. Office location: Sullivan County. SSNY designated as agent of upon whom process against it may be served. SSNY should mail process to Advanced Automotive LLC: 90 Eldred Yulan Rd Eldred NY 12732. Purpose: Any lawful purpose

118323

**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, December 15, 2023, at which time the bids will be publicly opened and read.

1. Ballistic Shields for the Sullivan County Sheriff's Office (B-23-68)
2. Auto and Light Duty Truck Replacement Parts and Supplies (B-23-69)
3. Medium and Heavy-Duty Truck Replacement Parts and Supplies (B-23-70)

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: December 1, 2023

118470

**LEGAL NOTICE**  
 Notice of Application of Authority of a Limited Liability Company (LLC). The name of the LLC is: Denton Homes LLC. Application of Authority was filed with the Secretary of State of New York (SSNY) office on: October 12, 2023. The County in which the Office is to be located: Sullivan. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 10312 Sedgebrook Place, Riverview, Florida US 33569. Purpose: any lawful activity.

117665

**LEGAL NOTICE**  
 NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY

Name: BRF Jeffersonville LLC

Articles of Organization filed with Secretary of State on August 8, 2023

Office Location: Sullivan County

Secretary of State of the State of New York is designated as an agent of the LLC upon whom process against it may be served. The post office address to which the Secretary of State shall mail process is: 72 Birch Ridge Rd., Jeffersonville NY 12748

Purpose: any lawful purpose.

118129

**LEGAL NOTICE**  
 NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC)

Name of Limited Liability Company (LLC): BLITZ PLUMBING LLC.

Date of filing Articles of Organization with Secretary of State of New York (SSNY): October 19, 2023.

Office Location: Sullivan County.

SSNY has been designated agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: c/o Kenneth Noah Langlitz, P.O. Box 95, Glen Spey, New York 12737.

Term: Until 12/31/2085.

Purpose: Any lawful business purpose or purposes.

117586

**LEGAL NOTICE**  
 NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY

Name: MDLJ, LLC

Articles of Organization filed with Secretary of State on August 24, 2023

Office Location: Sullivan County

Secretary of State of the State of New York is designated as an agent of the LLC upon whom process against it may be served. The post office address to which the Secretary of State shall mail process is: 14 Gaston Rd., Morristown, NJ 07960

Purpose: any lawful purpose.

118130

**LEGAL NOTICE**  
 Clem's Unrelated LLC. Filed 9/6/23. Cty: Sullivan. SSNY design. for process & shall mail 22 Outback Rd, Glen Spey, NY 12737. Purp: any lawful.

118709

**LEGAL NOTICE**  
 Notice of formation of 95 2ND AVE, LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 10/03/23. Office in Sullivan County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 3225 MCLEOD DR STE 100 LAS VEGAS, NV, 89121. Purpose: Any lawful purpose

118109

**LEGAL NOTICE**  
 Notice of Formation of Yankee Lake Cottage LLC. Arts. of Org. filed w/ Secy. of State of NY (SSNY) on 7/25/23. Office in Sullivan County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Company, 80 State St., Albany, NY 12207-2543, registered agent upon whom process may be served. Purpose: Any lawful act/activity.

118378

**LEGAL NOTICE**  
 COUNTY OF SULLIVAN

Proposals 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, December 15, 2023:

1. OASAS Authorized OPIOID Settlement Funded Services in Support of the Sullivan County Drug Task Force (R-23-47)
2. Services for Drugged Driver Program for Sullivan County Community Services (R-23-48)

Specifications may be obtained from the Director at the above address.

Dated: December 1, 2023

118471

**LEGAL NOTICE**  
 NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY JBJL LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 07/20/2023. Cty: Sullivan. SSNY design. as

**LEGAL NOTICE**  
 The Town of Rockland Town Board meeting will be taking place in the Livingston Manor Firehouse at 7pm on December 7 due to renovations in the Town Hall.

118706

**LEGAL NOTICES**

**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 #: E2023-64 Athene Annuity And Life Company Plaintiff, vs Nicole Davis Johnson As Heir To The Estate Of Shawn Johnson, Unknown Heirs Of Shawn Johnson 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, People Of The State Of New York, United States Of America On Behalf Of The IRS 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: 3426 State Route 97 Barryville, NY 12719 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 Shawn Johnson Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Meagan Galligan of the Supreme Court Of The State Of New York, dated the Thirteenth day of November, 2023 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, dated October 30, 2007, executed by Shawn Johnson (who died on April 14, 2021, a resident of the county of Sullivan, State of New York) to secure the sum of \$128,000.00. The Mortgage was recorded at Instrument Number 2007-00029715 in the Office of the Sullivan County Clerk on November 7, 2007. The mortgage was subsequently assigned by an assignment executed September 10, 2008 and recorded on February 9, 2009, in the Office of the Sullivan County Clerk at Book 3553, Page 211. The mortgage was subsequently assigned by an assignment executed June 28, 2016 and recorded on August 29, 2016, in the Office of the Sullivan County Clerk at Instrument Number 2016-6564. The mortgage was subsequently assigned by an assignment executed January 25, 2017 and recorded on February 8, 2017, in the Office of the Sullivan County Clerk at Instrument Number 2017-1099; The property in question is described as follows: 3426 State Route 97, Barryville, NY 12719

**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:** November 17, 2023

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. 78672

118472

**LEGAL NOTICE**  
 Town of Bethel  
 Legal Notice of Estoppel

NOTICE IS HEREBY GIVEN that the resolutions, summaries of which are published herewith, have been adopted by the Town Board of the Town of Bethel, Sullivan County, New York, on the 25th day of October, 2023, and the validity of the obligations authorized by such resolutions may be hereafter contested only if such obligations were authorized for an object or purpose for which said Town is not authorized to expend money, or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution. Such resolutions were subject to a permissive referendum. The period of time has elapsed for the submission and filing of a petition for a permissive referendum, and a valid petition has not been submitted and filed. A complete copy of the resolutions summarized herewith is available for public inspection during regular business hours at the Office of the Town Clerk of the Town for a period of twenty days from the date of publication of this Notice.

1) BOND RESOLUTION DATED OCTOBER 25, 2023.

A resolution authorizing the construction of a new town hall in and for the town of Bethel, Sullivan County, New York, at a maximum estimated cost of \$3,600,000 and authorizing, subject to permissive referendum, the issuance of \$2,600,000 bonds of said town to pay costs thereof. The period of probable usefulness of such class of objects or purposes is 30 years pursuant to subdivision 11 of paragraph a of Section 11.00 of the Local Finance Law.

2) BOND RESOLUTION DATED OCTOBER 25, 2023.

A resolution authorizing the construction of a new town garage in and for the town of Bethel, Sullivan County, New York, at a maximum estimated cost of \$6,300,000 and authorizing, subject to permissive referendum, the issuance of \$5,300,000 bonds of said town to pay costs thereof. The period of probable usefulness of such specific object or purpose is 30 years pursuant to subdivision 11 of paragraph a of Section 11.00 of the Local Finance Law.

Each of such resolutions pledges the full faith and credit of the Town to the payment of the obligations authorized to be issued and delegates to the Supervisor, the Chief Fiscal Officer, the power to authorize the issuance of and to sell such obligations. Additionally, each of such resolutions contains the estoppel clause provided for by Section 80.00 of the Local Finance Law and authorizes such resolution, after taking effect to be published in summary form in the official newspaper, together with a notice of the Town Clerk, insubstantially the form provided in Section 81.00 of the Local Finance Law.

December 1, 2023.  
 White Lake, NY  
 Rita J. Sheehan  
 Town Clerk

118701

**LEGAL NOTICE**  
 TOWN OF CALICOON PLANNING BOARD

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on December 14, 2023 @ 7:30 pm, at the Town Hall, 19 Legion Street Jeffersonville, N.Y. for the purpose of a 2 Lot Subdivision, at 142 Buddenhagen Road , Parcel Section 26 , Block 1, Lot 11, located in the Town of Callicoon. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board at such hearing. Snow date Friday December 15, 2023.

N. Fred Fries  
 Chairman  
 Town of Callicoon Planning Board

Dated: November 27, 2023

118686

**LEGAL NOTICES**

**LEGAL NOTICE**

**New York State Department of Environmental Conservation**  
**Notice of Complete Application**

Date: 12/1/2023

Applicant: VILLAGE OF LIBERTY  
 OFFICE OF THE MAYOR  
 167 N MAIN ST  
 LIBERTY, NY 12754

Facility: LILY POND FILTRATION SYSTEM  
 W LILY POND RD  
 LIBERTY, NY 12754

Application ID: 3-483 6-00 153/00003

Permits(s) Applied for: 1 -Article 17 Titles 7 & 8 Industrial SPDES -Surface Discharge

Project is located: in LIBERTY in SULLIVAN COUNTY

Project Description: The Department has prepared a draft permit and has made a tentative determination, subject to public comment or other information, to approve a renewal and modification to the State Pollutant Discharge Elimination System (SPDES) Permit No. NY0259446.

The permitted facility is an existing publicly owned treatment works that withdraws and treats flow from Lily Pond via a surface water intake. Facility effluent consists of treated filter backwash and dewatering waters which is discharged via Outfall 001 to a Tributary of Little Beaver Kill, a Class B water.

In addition to renewing the permit, a full technical review has been undertaken and updates to the following parameter(s) are proposed: Total Residual Chlorine. Additional changes proposed to the permit include updates to the outfall information and discharge class, along with Best Management Practice requirements and a schedule of additional submittals, among other updates detailed in the draft SPDES permit and fact sheet.

As a result of the EBPS full technical review, a new five-year permit term is proposed.

The draft SPDES permit with fact sheet are available online at <https://dec.ny.gov/fs/projects/draftpermits>. The draft permits files are contained within regional folders and named by the SPDES number contained in this notice.

Requests for a public statement hearing must be sent in writing to the DEC contact person below by the comment deadline. The Department assesses such requests pursuant to 6 NYCRR Section 621.8.

Refer to this application by the application number listed above and SPDES Number NY0259446.

Filed application documents, and Department draft permits where applicable, are available for inspection during normal business hours at the address of the contact person. To ensure timely service at the time of inspection, it is recommended that an appointment be made with the contact person.

State Environmental Quality Review (SEQR) Determination  
 Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file. A coordinated review was not performed.

SEQR Lead Agency None Designated

State Historic Preservation Act (SHPA) Determination  
 The proposed activity is not subject to review in accordance with SHPA. The application type is exempt and/or the project involves the continuation of an existing operational activity.

DEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)  
 It has been determined that the proposed action is not subject to CP-29.

Availability For Public Comment  
 Comments on this project must be submitted in writing to the Contact Person no later than 12/01/2023 or 30 days after the publication date of this notice, whichever is later.

Contact Person  
 THOMAS A. RASCONA  
 NYSDEC  
 625 Broadway  
 Albany, NY 12233  
 (518) 402-5107

118746

**LEGAL NOTICE**  
 REQUEST FOR PROPOSALS

The Livingston Manor Fire District is requesting proposals from qualified independent certified public accountants or independent public accountants to audit its financial statements for the fiscal year ending December 31, 2023, December 31, 2024, December 31, 2025, December 31, 2026 and December 31, 2027. The audit is to be conducted in accordance with the U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

The following conditions apply to this Request for Proposals (RFP):

There is no express or implied obligation for the District to reimburse responding firms for any expenses incurred in preparing proposals in response to this Request.

Any inquiries concerning this RFP must be in writing and should be addressed to the Fire District Treasurer, Brenda Parks, at PO Box 930, Livingston Manor, NY 12758. Inquiries must be postmarked by Dec. 5th 2023. District responses to all inquiries will be distributed to each potential proposer.

To be considered, (3) three copies of a proposal must be received by the Fire District Secretary at PO Box 930, Livingston Manor, NY 12758, by Dec. 11 2023. The District reserves the right to reject any or all proposals submitted.

Board of Fire Commissioners  
 Livingston Manor First District

118685

**LEGAL NOTICE**  
 INVITATION FOR BIDS

Notice is hereby given, pursuant to Article 5A of the General Municipal Law of the State of NY that sealed bids are sought by the Board of Trustees of the Western Sullivan Public Library for the project consisting of, but not limited to, window and cornice restoration and brick repointing at the Delaware Free Branch, 45 Lower Main St, Callicoon, NY. Proposals shall be from established, insured providers.

Sealed bids will be received by the library director, Audra Everett, at her Jeffersonville Office located at 19 Center St, Jeffersonville, NY 12748 until 5:00PM, Friday, December 29, 2023. Bids will be publicly opened on Monday, January 2, 2024 at 4:00PM at the Jeffersonville Branch.

Bid Documents may be examined at the Western Sullivan Public Library Jeffersonville Branch, 19 Center St, Jeffersonville, NY 12748 starting November 27, 2023 during library hours. A digital copy can be obtained from [remy@buckmoorheadarchitect.com](mailto:remy@buckmoorheadarchitect.com). If a bidder would like a hard copy, the cost for printing is \$15.00. Upon receipt of payment, via cash, check, money order, or credit card, plans will be printed and bidder will be notified when they are ready to be picked up at the Jeffersonville Branch.

BY ORDER OF THE BOARD OF TRUSTEES OF THE WESTERN SULLIVAN PUBLIC LIBRARY

November 27, 2023

118629

LEGAL NOTICES

LEGAL NOTICE TOWN OF FALLSBURG CONSOLIDATED SEWER DISTRICT EXTENSION PERENNIAL PARK LLC

In the Matter of Extending the Town of Fallsburg Consolidated Sewer District, Town of Fallsburg, County of Sullivan and State of New York

ORDER FOR PUBLIC HEARING

WHEREAS, Perennial Park LLC (the "Petitioner"), previously submitted to the Town Board of the Town of Fallsburg (the "Town"), a map, plan, and report for providing the facilities, improvements and services in order to extend the Town of Fallsburg Consolidated Sewer District to include lands now owned by the Petitioner which lands are described in said map, plan and report (the "Property"); and

WHEREAS, the Petitioner has heretofore and with Town approval filed said map, plan, and report last dated August 14, 2023, in the office of the Town Clerk of the Town together with a Petition requesting that the Town extend the Consolidated Sewer District to include the Property described therein; and

WHEREAS, the boundaries of the proposed district extension (which includes only the Property) are fully described on the map, plan and report prepared by the Petitioner, a copy of which is now on file in the office of the Town Clerk, and which is further described on the metes and bounds description which is annexed to said map, plan, and report and to this order; and

WHEREAS, all of the Property within the proposed district extension will consist of single family residential dwellings, to be located in duplex buildings, constructed or to be constructed by the Petitioner or its successors and assigns; and

WHEREAS, the entire cost of the district extension described herein will be paid by the Petitioner and will not be paid by any other property owner within the Consolidated Sewer District; and

WHEREAS, the Petitioner will also pay all hook-up fees associated with this district extension in the amounts set forth in the applicable Town of Fallsburg laws and resolutions; and

WHEREAS, because the Petitioner will pay all costs, as aforesaid, the costs to the typical property and the costs to the typical one or two family home at \$967.22 per home per year; and

WHEREAS, a map, plan, and report describing the sewer district extension is on file in the Office of the Town Clerk of the Town of Fallsburg for public inspection;

NOW, THEREFORE, it is hereby ordered and resolved as follows:

ORDERED, that the Town Board of the Town of Fallsburg shall meet at the Town Hall, Town of Fallsburg, 19 Railroad Plaza, South Fallsburg, Sullivan County, New York, on the 11th day of December, 2023, at 5:50 p.m., for the purpose of conducting a public hearing on the proposal to extend the Town of Fallsburg Sewer District in the manner specified above, at which time and place all persons interested in the subject thereof may be heard concerning the same; and it is further

ORDERED, that the Town Clerk of the Town of Fallsburg is hereby authorized and directed to publish a copy of this Order in the official newspaper of the Town, to post a copy of the same on the sign board of the Town of Fallsburg located in the Clerk's Office of the Town of Fallsburg, and to include a copy of this Order on the website maintained by the Town, and all of the foregoing shall be in the time and in the manner required pursuant to the Town Law of the State of New York.

Dated: South Fallsburg, New York November 29, 2023

TOWN BOARD OF THE TOWN OF FALLSBURG By: PAULA GROGAN, DEPUTY TOWN CLERK

Paula Grogan, duly appointed Deputy Town Clerk of the Town of Fallsburg, certifies that the foregoing Order is a true and correct copy of the original on file in my office.

Paula Grogan, Deputy Town Clerk

DESCRIPTION OF LANDS FOR THE EXTENSION OF THE TOWN OF FALLSBURG'S LOCH SHELDRAKE SEWER DISTRICT.

Tax Map no. 11.-1-29.1

All that certain lot, piece or parcel of land situate, lying and being in the Town of Fallsburg, County of Sullivan, and State of New York which is more accurately bounded and described as follows:

Beginning in the Centerline of Bridge remains crossing Ketcham Brook said bridge being a portion of Old State Highway 52 and being the Southeast corner of lands now or formally of Whipple tax map no. 11.-1-30.5.

Thence from above-described point of beginning along Old State Route 52 the following five courses and distances;

- 1. South 47° 20' 23" East 112.16'
2. South 62° 33' 47" East 60.00'
3. South 74° 18' 47" East 50.00'
4. South 85° 34' 47" East 70.00'
5. North 80° 45' 48" East 214.38'

Thence along the lands now or formerly of Town and Country Condominiums tax map no. 11.-1-33 the following two courses and distances;

- 1. South 27° 12' 57" West 224.09'
2. South 60° 20' 53" East 510.58'

Thence along Edgewood Road the following four courses and distances;

- 1. South 46° 28' 18" West 627.85'
2. South 46° 16' 25" West 212.41'
3. South 41° 53' 55" West 260.26'
4. South 40° 54' 46" West 157.73'

Thence along the lands now or formally of Zisman tax map no. 17.-1-46.3 North 60°01' 46" West 775.98' passing over an Iron Pipe and generally along a stone wall to a stonewall corner.

Thence along afore mentioned stone wall a portion of the way and along the lands now or formally of Pinson tax map no. 11.-1-28.1 passing over an Iron Rod, and along the lands now or formally of Pinson & Barak tax map no. 11.-1-30.2 passing by an Iron Pipe 0.63' Northwest of the property line to the center of Ketcham Brook North 13°22' 22" East 1006.95'

Thence along Ketcham Brook and the lands now or formally of Whipple tax map no. 11.-1-30.5 the following fourteen courses and distances;

- 1. South 64° 18' 38" East 81.33'
2. North 52° 02' 22" East 30.08'
3. North 07° 32' 22" East 97.78'
4. North 28° 05' 22" East 49.91'
5. North 70° 52' 22" East 50.90'
6. South 59° 59' 38" East 51.17'
7. South 33° 14' 38" East 44.47'
8. South 11° 21' 38" East 109.65'
9. South 46° 50' 38" East 60.06'
10. North 80° 20' 22" East 27.60'
11. North 49° 32' 22" East 99.20'
12. North 37° 45' 22" East 68.46'
13. North 87° 05' 22" East 32.09'
14. North 68° 10' 22" East 28.50' to the Point or Place of Beginning.

Containing +30.56 acres of land.

Subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

Being meant and intended to be the lands shown on a "SURVEY PREPARED FOR PERENNIAL PARK LLC" prepared by Lane & Tully Engineering and Surveying, P.C. Dated December 13, 2022, and Last revised on January 20, 2022 and known as drawing no. A-22-0255-01

118747

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

LEGAL NOTICES

LEGAL NOTICE

SUPREME COURT - COUNTY OF SULLIVAN CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff -against- MICHAEL PARKS, KAROLINE PARKS, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated August 7, 2023, I, the undersigned Referee will sell at public auction on the 1st floor lobby at the Sullivan County Courthouse, Monticello, NY on December 21, 2023 at 10:00 a.m. premises situate in the Town of Liberty, County of Sullivan and State of New York, bounded and described as follows: BEGINNING at the intersection of Parks Road (Town Road No. 24) and Lenape Lake Road (Town Road No. 28); THENCE along the center of Lenape Lake Road the following courses: N36 degrees-40'E 101.81 feet, N38 degrees-33'E 99.68 feet, N347 degrees-22'E 99.83 feet, N28 degrees-19'E 99.57 feet and N23 degrees-33'E 76.11 feet to a point at the southerly bounds of Coleman and DeWitt (Liber 916, Page 34); THENCE S59 degrees-02'E along Coleman and DeWitt 268.13 feet to an angle iron found at the northwesterly corner of Wynne (Liber 1747, Page 268); THENCE S42 degrees-24W along Wynne 308.62 feet to an iron pipe found at the corner of Miller (Liber 2199, Page 292) and Robert and Marilyn Parks (Liber 717, Page 939); THENCE N43 degrees-12"W along Robert and Marilyn Parks 81.08 feet to an iron pipe found; THENCE S42 degrees-31"W along Robert and Marilyn Parks 220.17 feet to a point in the center of Parks Road; THENCE N46 degrees-56W along the center of Parks Road 101.95 feet to the place of BEGINNING. Section: 24 Block: 1 Lot: 22.21 and 22.23

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 3 PARKS ROAD, LIVINGSTON MANOR, NY 12758

Approximate amount of lien \$390,421.52 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

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 or the Mortgagee's attorney.

Index Number ES2019-1256 JARED HART, ESQ., Referee David A. Gallo & Associates LLP Attorney(s) for Plaintiff 47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030 File# 7645.27

(\* SULLIVAN C\*)

118078

LEGAL NOTICE TOWN OF DELAWARE NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAW

PLEASE TAKE NOTICE that there has been introduced before the Town Board of the Town of Delaware in the County of Sullivan and State of New York, introductory Local Law No. 4 of the Year 2023, entitled "A local law amending the Zoning Map of the Town of Delaware with respect to tax map parcels 7.-3-6, 7.-3-7, 7.-3-8, 7.-3-9, 7.-3-10, 7.-5-11, 7.-5-12, 7.-5-13, 7.-5-14, 7.-5-15, 7.-5-16, 7.-5-17, 7.-5-18, 7.-5-19 and 7.-5-20." The proposed local law would amend the Town of Delaware Zoning Map with respect to tax map parcels 7.-3-6, 7.-3-7, 7.-3-8, 7.-3-9, 7.-3-10, 7.-5-11, 7.-5-12, 7.-5-13, 7.-5-14, 7.-5-15, 7.-5-16, 7.-5-17, 7.-5-18, 7.-5-19 and 7.-5-20, all of which are situate along and front on State Route 52 in Kohlertown westerly of the Village of Jeffersonville, and all of which are currently located within the R-1 Residential District, by removing such parcels from the R-1 Residential District and adding them to the adjoining B-1 Business District such that the entirety of such parcels shall be located in the B-1 Business District.

The local law has been classified as a Type I Action pursuant to the regulations promulgated under the State Environmental Quality Review Act for which a Full Environmental Assessment Form shall be prepared.

A copy of the aforesaid local law is on file with the Town Clerk of the Town of Delaware, New York, where the same may be examined.

PLEASE TAKE FURTHER NOTICE that, pursuant to §20 of the Municipal Home Rule Law, a public hearing will be held on the aforesaid local law before the Town Board of the Town of Delaware, at the Municipal Building, 104 Main Street, Hortonville, New York, at 5:55 p.m. prevailing time, on December 13, 2023, at which time all interested persons will be heard.

Dated: November 9, 2023

HON. TESS McBEATH, Town Clerk

118552

LEGAL NOTICE NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 23, 2023, and entered in the Office of the Clerk of the County of Sullivan, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB3 is the Plaintiff and JOHN R. ELLIS, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the SULLIVAN COUNTY COURTHOUSE, 414 BROADWAY, MONTICELLO, NY 12701 on December 20, 2023 at 10:00AM, premises known as 8247 STATE ROUTE 97, COCHECTON, NY 12726: Section 7., Block 1, Lot 13:

ALL THAT CERTAIN PLOT, PIECE OR PARED OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF COCHECTON, COUNTY OF SULLIVAN AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # E2022-680. Randall Coffill, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

118206

LEGAL NOTICE NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. BRIAN BODEN A/K/A BRIAN RICCI; DONALD MILLS, AS ADMINISTRATOR OF THE ESTATE OF JOSEPH MILLS A/K/A JOSEPH MURPHY MILLS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 2, 2023, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on December 19, 2023 at 9:30 a.m., premises known as 143 Hartwood Drive, Smallwood, NY 12778 a/k/a 143 Hartford Drive, Smallwood, NY 12778 a/k/a 143 Hardwood Drive, Smallwood, NY 12720. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bethel, County of Sullivan and State of New York, Section 43, Block 27 and Lot 1.2. Approximate amount of judgment is \$165,102.01 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # E2022-2333. COVID-19 safety protocols will be followed at the foreclosure sale.

William Chellis, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 200963-5

118086

You can access and even submit your Legal Notices online at scdemocratonline.com

LEGAL NOTICES

LEGAL NOTICE TOWN OF FALLSBURG CONSOLIDATED WATER DISTRICT EXTENSION ZIMMERMAN ESTATES LLC

In the Matter of Extending the Town of Fallsburg Consolidated Water District, Town of Fallsburg, County of Sullivan and State of New York

ORDER FOR PUBLIC HEARING

WHEREAS, Zimmerman Estates LLC (the "Petitioner"), submitted to the Town Board of the Town of Fallsburg (the "Town"), a map, plan, and report for providing the facilities, improvements and services in order to extend the Town of Fallsburg Consolidated Water District to include lands now owned by the Petitioner which lands are described in said map, plan and report (the "Property"); and

WHEREAS, the Petitioner has heretofore and with Town approval filed said map, plan, and report dated November 15, 2023 in the office of the Town Clerk of the Town together with a Petition requesting that the Town extend the Consolidated Water District to include the Property described therein; and

WHEREAS, the boundaries of the proposed district extension (which includes only the Property) are fully described on the map, plan and report prepared by the Petitioner, a copy of which is now on file in the office of the Town Clerk, and which is further described on the metes and bounds description which is annexed to said map, plan and report and to this order; and

WHEREAS, all of the Property within the proposed district extension consists or will consist of single family residential dwellings or a community building, constructed or to be constructed by the Petitioner; and

WHEREAS, the entire cost of the district extension described herein will be paid by the Petitioner and will not be paid by any other property owner within the Consolidated Water District; and

WHEREAS, the Petitioner will also pay all hook-up fees associated with this district extension in the amounts set forth in the applicable Town of Fallsburg laws and resolutions; and

WHEREAS, because the Petitioner will pay all costs, as aforesaid, the costs to the typical property and the costs to the typical one or two family home will be \$82.50 per year for each home; and

WHEREAS, a map, plan, and report describing the water district extension is on file in the Office of the Town Clerk of the Town of Fallsburg for public inspection;

NOW, THEREFORE, it is hereby ordered and resolved as follows:

ORDERED, that the Town Board of the Town of Fallsburg shall meet at the Town Hall, Town of Fallsburg, 19 Railroad Plaza, South Fallsburg, Sullivan County, New York, on the 11th day of December, 2023, at 5:55 p.m., for the purpose of conducting a public hearing on the proposal to extend the Town of Fallsburg Water District in the manner specified above, at which time and place all persons interested in the subject thereof may be heard concerning the same; and it is further

ORDERED, that the Town Clerk of the Town of Fallsburg is hereby authorized and directed to publish a copy of this Order in the official newspaper of the Town, to post a copy of the same on the sign board of the Town of Fallsburg located in the Clerk's Office of the Town of Fallsburg, and to include a copy of this Order on the website maintained by the Town, and all of the foregoing shall be in the time and in the manner required pursuant to the Town Law of the State of New York.

Dated: South Fallsburg, New York November 29, 2023

TOWN BOARD OF THE TOWN OFF ALLSBURG By: PAULA GROGAN, DEPUTY TOWN CLERK

Paula Grogan, duly appointed Deputy Town Clerk of the Town of Fallsburg, certifies that the foregoing Order is a true and correct copy of the original on file in my office

Paula Gogan, Deputy Town Clerk

DESCRIPTION OF ZIMMERMAN ESTATES DEVELOPMENT WATER DISTRICT EXTENSION IN THE TOWN OF FALLSBURG

All that parcel of land lying, situate and being near the Hamlet of Loch Sheldrake, Town of Fallsburg, County of Sullivan, State of New York and being more accurately described as follows:

BEGINNING at a point on the easterly bounds of Zimmerman Estates formed by the intersection of the centerline of Zimmerman Road with the bounds of the Town of Fallsburg Consolidated Water District, said point located ±730ft. northerly of said road intersection with the centerline of NYS Route 52, running thence in a westerly direction along said water district bounds through the lands of Zimmerman Estates ±780ft. to a point on the westerly bounds of Zimmerman Estates;

running thence in a northerly and easterly direction along the bounds of Zimmerman Estates the following courses:

- 1. N34°24'22"E, ±190ft. to the northwest corner of Zimmerman Estates
2. S66°39'44"E, 151.55 ft.
3. S67°45'01"E, 250.52 ft.
4. N34°20'35"E, 325.97 ft.
5. S84°36'21 "E, 47.33 ft.
6. S71°53'37"E, 99.63 ft.
7. S73°09'41"E, 138.24 ft
8. S73°59'38"E, 108.97 ft. to a point on the centerline of Zimmerman Road;

running thence in a southerly direction among the centerline of Zimmerman Road the following courses:

- 1. S34°17'29"W, 376.13 ft.
2. S33°58'49"W, ±220ft. to the Point or Place of Beginning, containing ±6.4 acres.

118748

LEGAL NOTICE PUBLIC NOTICE THERE BEING NO BUSINESS BEFORE THE BOARD, THE REGULAR MEETING OF THE TOWN OF NEVERSINK PLANNING BOARD, SCHEDULED FOR DECEMBER 6, 2023 HAS BEEN CANCELLED. BY ORDER OF THE PLANNING BOARD TOWN OF NEVERSINK PHIL COOMBE III, CHAIRMAN 118763

LEGAL NOTICE NOTICE OF FORMATION OF NEW YORK LIMITED LIABILITY COMPANY

The name of the Limited Liability Company (the "Company") is PONYBOY DREAMS LLC; the date of the filing of the Articles of Organization with the New York Department of State was November 6, 2023; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the Company is 7 Hillcrest Road, South Fallsburg, New York 12779; the Secretary

of State has been designated as agent of the Company upon whom process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel for the Company, Kaiter, Kaplan, Zieger & Forman, 6166 State Route 42, P.O. Box 30, Woodbourne, New York 12788; the duration of the Company is perpetual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the State of New York. 118281

LEGAL NOTICE Notice of Formation of Schizo News Network LLC. Arts. of Org. filed with NY Dept. of State on 10/19/2023. Office location: 1170 Cold Spring Road, Forestburgh NY 12777. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 1170 Cold Spring Road, Forestburgh NY 12777. Purpose: any lawful purpose 118000

LEGAL NOTICE SHOMER SECURITY LLC, Arts. of Org. filed with the SSNY on 11/22/2023. Office loc: Sullivan County, SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Dominic Fontana, 78 Cole Road, Hurleyville, NY 12747. Purpose: Any Lawful Purpose. 118592

LEGAL NOTICE ZandMe Management LLC. Filed 10/26/23. Cty: Sullivan. SSNY design. for process & shall mail 552 Kosciuszko St., Brooklyn, NY 11221. Purp: any lawful. 118708

Read the Legals in Every Issue of the Democrat to Keep on Top of What is Happening in Your Town.

**LEGAL NOTICES**

**LEGAL NOTICE**

INDEX NO. E2020-1671

Plaintiff designates SULLIVAN as the place of trial suits of the real property

**SUPPLEMENTAL SUMMONS**

**Mortgaged Premises:**  
938 HORSHESHOE LAKE ROAD  
SWAN LAKE, NY 12783

**Section:** 12, **Block:** 1,  
**Lot:** 4.2, 4.3 & 4.4

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff,

vs.

SHAMAL TATUM; GLORIA GUEVARA; KARIN E. HABLOW, ORANGE COUNTY COMMISSIONER OF FINANCE, AS ADMINISTRATOR TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; MARY LORDITCH AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; BRENDA MERCER AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH ; CINDY LYONS, AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH, 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 the following designation, namely: the 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 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; UNKNOWN HEIRS AND DISTRIBUTEES TO THE ESTATE OF GEORGE LORDITCH JR., AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE LORDITCH SR., 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 the following designation, namely: the wife, widow, husband, widower, 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; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA,

Defendants.

To the above named Defendants

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.

**NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT**

**THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$330,000.00 and interest, recorded on July 11, 2006, in Book REL, Vol 3187 at Page 281, of the Public Records of SULLIVAN County, New York., covering premises known as 938 HORSHESHOE LAKE ROAD, SWAN LAKE, NY 12783.**

**The relief sought in the within action is a final judgement directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.**

**SULLIVAN County is designated as the place of trial because the real property affected by this action is located in said county.**

**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 judgement 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 the mortgage company will not stop the 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: October 12, 2023  
Westbury, NY

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

BY:  
Christina Bruderman, Esq.  
900 Merchants Concourse, Suite 310  
Westbury, NY 11590  
516-280-7675

Index No.: E2020-1671

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff,

vs.

SHAMAL TATUM; GLORIA GUEVARA; KARIN E. HABLOW, ORANGE COUNTY COMMISSIONER OF FINANCE, AS ADMINISTRATOR TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; MARY LORDITCH AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; BRENDA MERCER AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH ; CINDY LYONS, AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH; UNKNOWN HEIRS AND DISTRIBUTEES TO THE ESTATE OF GEORGE M. LORDITCH SR. A/K/A GEORGE M. LORDITCH, any and all persons unknown to the 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 the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin,

**LEGAL NOTICES**

**LEGAL NOTICES**

**LEGAL NOTICES**

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; UNKNOWN HEIRS AND DISTRIBUTEES TO THE ESTATE OF GEORGE LORDITCH JR., AS HEIR AND DISTRIBUTE TO THE ESTATE OF GEORGE LORDITCH SR., any and all persons unknown to the 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 the following designation, namely: the 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; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA,

“JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, Defendants.

**SUPPLEMENTAL SUMMONS**

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**

Attorneys for Plaintiff  
900 Merchants Concourse, Suite 310  
Westbury, NY 11590  
516-280-7675

Compliance with Rule 130-1.1a

By: Christina Bruderman, Esq.

118498

**LEGAL NOTICE OF POSTPONEMENT OF SALE  
LEGAL NOTICE  
NOTICE OF SALE  
SUPREME COURT - COUNTY OF SULLIVAN**

SANDS CAPITAL LLC,  
Plaintiff,

Against  
PF JEFFERSON HOLDINGS, LLC, ET AL.  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered in The Office of the County Clerk of Sullivan County on June 29, 2022, I, Gail Rubenfeld, Esq., the Referee, named in said Judgment, will sell in one parcel at public auction on December 11, 2023 at the Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY, County of Sullivan, State of New York, at 10:00 AM the premises described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in the Village of Monticello, Town of Thompson, County of Sullivan and State of New York known as the Premises, located in Monticello, New York, 12701 known as

PARCEL I: 63 St. Johns Street; Tax ID: Section 116 Block-3 Lot -11.1;  
PARCEL II: 63 St. Johns Street; Tax ID: Section 116 Block-3 Lot -11.3;  
PARCEL III Clinton Avenue; Tax ID: Section 120 Block-2 Lot -15;  
PARCEL IV: 46 Clinton Avenue; Tax ID: Section 120 Block-2 Lot -14;  
PARCEL V: Clinton Avenue; Tax ID: Section 120 Block-2 Lot -16;  
PARCEL VI: 58 Clinton Avenue; Tax ID: Section 120 Block-2 Lot -17.1;

The approximate amount of the current Judgment lien is \$2,560,000.00 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # E2020-215

The above sale, originally scheduled for August 7, 2023 at 9:00 a.m. has been postponed.  
The new sale date has been rescheduled for December 11, 2023 at 10:00 a.m. at the same place.

Gail Rubenfeld, Esq., Referee.

Alan J. Wohlberg, Esq.  
Attorney for Plaintiff  
2805 Avenue N  
Brooklyn, NY 11210  
(718) 252-1330  
Dated: 11/8/2023

118143

**LEGAL NOTICE**

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in the Office of the Clerk of the County of Sullivan, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and BEVERLY WATSON, AS HEIR AND DISTRIBUTE OF THE ESTATE OF GRANT MCADAMS, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the LAWRENCE H. COOKE COUNTY COURTHOUSE, 414 BROADWAY, MONTICELLO, NY 12701 on December 13, 2023 at 10:00AM, premises known as PO BOX 64 SPECHT ROAD, ROSCOE, NY 12776: Section 7, Block 1, Lot 3:

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF FREMONT, COUNTY OF SULLIVAN AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index # E2021-250. Michael Mednick, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

117974

**LEGAL NOTICE**

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2023, and entered in the Office of the Clerk of the County of Sullivan, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTE-HOLDERS OF AND JESUS M. TORRES, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the SULLIVAN COUNTY COURTHOUSE, 414 BROADWAY, MONTICELLO, NY 12701 on December 22, 2023 at 10:00AM, premises known as 42 WEST STREET, LIBERTY, NY 12754: Section 27, Block 2, Lot 8.3:

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LIBERTY AND THE VILLAGE OF LIBERTY, COUNTY OF SULLIVAN, STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index # E2017-1489. Evan D. Zucker, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

118364

**READING IN THE CATSKILLS**

TRACY GATES | TRACY@READINGINTHECATSKILLS.COM

*Good people in the Bad Lands*

There are many stories of earth's creation, but the one a father tells his son in Louise Erdrich's *The Night Watchman* is one of my favorites. "In the beginning," the father says, sitting outside in the autumn sun, "the earth was covered with water . . . " And when the Creator decided there should be land, animal after animal descended through the water to find mud. But not one could swim down that far . . . until the little muskrat, not the best swimmer but with plenty of tenacity, tried. After a long time, its limp body rose to the surface and in its clenched paw was a tiny bit of mud. The little muskrat had given its life to help create the earth.

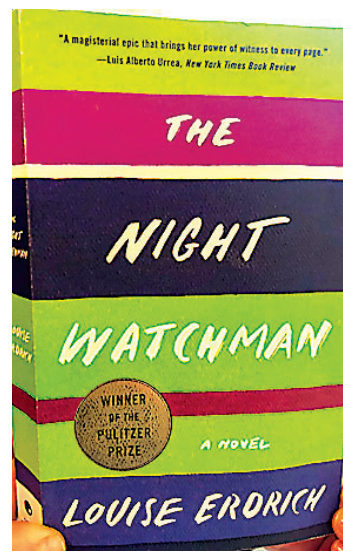
It wasn't until after I finished Erdrich's fictionalized story of her grandfather's own long and tenacious work to save his Turtle Mountain Chippewa tribe from termination (and the right to live on land they'd lived on for generations) that the name she gave her main character, Thomas Wazhashk (wah-Shush-k)—'muskrat' in the Ojibwe language—fully resonated.

*The Night Watchman*, as with most of Erdrich's novels, takes place in North Dakota, a state far from the Catskills but close to my heart. Every early autumn for many years, I've left the humid greenness of the east for the lighter dryer sage and ochres of the Dakota plains. I meet two of my best friends in their hometown of Bismarck and we pile in their pickup, drive out to the Badlands to camp, and mountain bike on a trail called the Maah Daah Hey.

In the language of one of the Badlands tribes, the Mandan, "Maah Daah Hey" means 'an area that has been around for a long time' as well as 'grandfather.' Riding a knobby tired bike through this stunning landscape of rose colored buttes, canyons carved over thousands of years, and waves of shimmering prairie grass, I often think of the people who walked these lands long before me and who still walk them.

Erdrich's novels are rich with these people. Her characters are immediately compelling, pulling you into their lives both on and off the Turtle Mountain reservation. Thomas Wazhashk spends his nights making the rounds of a jewel bearing ordnance plant and trying to keep his state of exhaustion from turning shadowy objects into ghosts of long-gone friends. While not yet a grandfather, Thomas already has the protective soul of one. As the tribal chairman, he spends his days tending to anything the tribe needs . . . and with the arrival of the news that the US Government is soon deciding whether there's a need for the tribe, or any tribe, his unpaid work goes from a few hours a week to full-time.

Fortunately for Thomas he isn't the only one looking out for tribal family. His smart, pretty, always



CONTRIBUTED PHOTO

**The Night Watchman by Louise Erdrich.**

wary niece Pixie—sorry, Patrice—also has a lot on her plate. Her newly married sister left the reservation for Minneapolis and disappeared, she financially supports her mother and younger brother, her mother keeps a knife under her pillow in case Patrice's father returns, and a boy from her past has kept her from trusting men in the present. But if anyone can handle multiple servings of suffering, it's Patrice. It's no surprise that Thomas looks her way for assistance when he travels to Washington to defend their tribe.

As serious as their mission is, as deplorable as their treatment has been by European settlers and the US government, Erdrich's characters maintain not just their dignity but their sense of humor, their wisdom. When Barnes, one of the European settler descendants wonders aloud why Thomas wouldn't be happy being "a regular American," Thomas patiently explains. "If we Indians had picked up and gone over there and killed most of you and took over your land, what about that?" he asks. "You have to take our language and act just like us."

"I couldn't do that," says Barnes.

"Good thing you don't have to," says Thomas. "I can't turn all the way into a white man, either."

As a descendant of white Europeans myself, I grew up romanticizing Native Americans thanks to the children's novels I devoured. I put one foot in front of the other to walk silently through the woods. I wished that my hair was straight and dark. I had no idea how they actually lived in real life, what they had been through. As member of the Turtle Mountain Band of Chippewa, Louise Erdrich certainly can't speak for every Native American, but as a novelist she gives voice to many she has known and researched and imagined. She exquisitely describes their inseparability from nature, their ways of communicating beyond language and beyond death. She shows us a people who have lived here a very long time and, thanks to her grandfather, hopefully for a long time to come.