

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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Wanted Section and
find a great, new
career start.

TODAY

TUESDAY, FEBRUARY 13, 2024

3B

To place your Classified ad, call

845-887-5200

Monday-Friday 8:30 a.m.–5 p.m.

Fax your ad copy to (845) 887-5386

E-mail your ad: class@sc-democrat.com

Mail-in form: P.O. Box 308, Callicoon, NY 12723

CLASSIFIED CATEGORIES

Adoption
Antiques
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Equipment
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Excavating
Farm Machinery
Farm Products
Firewood
Flea Market
Free
Garage/Yard Sales
Guns
Handyman
Health & Beauty
Help Wanted
Horses & Equipment
Houses for Rent
Houses for Sale
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Hunting Lands
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Logging/Land
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Machinery & Tools
Miscellaneous
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Outdoor Power Equip.
Real Estate
Real Estate Wanted
Rec Vehicles
Rentals
Repairs & Home Imp.
Sale
Services Offered
Snowmobiles
Snow Plowing
Sports & Recreation
Storage
Stores & Retail Space
Tires
Tractors
Travel Trailers
Trips & Tours
Trucks for Sale
Truck Accessories
Tutors/Instructors
Vacation Rental
Vendors
Wanted
Wanted to Buy
Wood Stoves

CLASSIFIED MAIL-IN FORM

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: (_____) _____

DATE(S) TO RUN: _____

CATEGORY: _____

Insert words on lines below for your ad.
Include contact information if needed.

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21

Number of insertions
(20 words or less)

Tues. or Fri. (one insertion) = \$12**

Tues. and Fri. (two insertions) =
\$24.00*

Two weeks (four insertions) = \$45.60*
50 cents each additional word

* All are based on total prices per ad.
For additional rates please call 845-887-5200.
** Minimum charge

Enclosed is my check for \$ _____



Check one:



Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

Classified Deadlines
Tuesday – Earlybird Edition
Friday – 12 noon
Friday – Weekender Edition
Wednesday – 12 noon
(Same schedule applies
to space cancellations)

HELP WANTED

District Opening Liberty Central School

Certified Floating Substitute

NYS Teaching Certificate Required
Salary: \$32,248

Please apply online by **June 30th**
at libertyk12.tedk12.com/hire

EOE

120599

District Opening Sullivan West Central School

Part-Time Food Service Helper

HS Diploma Required / \$16.36 per hour

Please forward resume & Sullivan West's
application (located at swcsd.org/Page/194)
by **Feb 28th** to
sullivanwest-recruitment@scbooces.org
Attn: Food Service **EOE**

120639

APARTMENTS

HELP WANTED

District Opening Sullivan West Central School

Certified Floating Substitute

NYS Teaching Certificate Required
Salary: \$32,248

Please apply online by **June 30th**
at libertyk12.tedk12.com/hire

EOE

120599

District Opening Sullivan West Central School

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sullivanwest-recruitment@scbooces.org
Attn: Food Service **EOE**

120639

APARTMENTS

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

86369

NOTICE

A NONPROFIT
organization in Sullivan
County is seeking
sealed bids for security
equipment and fencing.
The selection criteria
will be based on quality
of proposed solution,
responsiveness, adherence
to projected work schedule,
and cost. Specifications
and bid requirements
can be obtained by contacting
us at yeshivame-sivta-arughha-bosem@gmail.com.
M WBE vendors are
encouraged to participate!
Bids will be accepted
until 2/20/2024.

ANNOUNCEMENT

GREAT WORK
Sullivan County
Democrat! Thanks - A
reader.

FOR SALE

GENERATOR FOR
Sale Generac LP
3250 runs on BBQ
tank. Less than 10
hours run time. \$500
OBO call (845) 701-
1892

LEGAL NOTICES

LEGAL NOTICE
GREENER
NATION LLC filed
Arts. of Org. with the
Sect'y of State of NY
(SSNY) on 11/29/2023.
Office: Sullivan County.
SSNY has been designated
as agent of the LLC upon
whom process against it
may be served and shall
mail process to: The LLC,
PO Box 70, White Lake,
NY 12786. Purpose: any
lawful act. 120257

LEGAL NOTICE NOTICE OF FORMATION

Name of limited
liability company
(LLC): Hancock Golf
Course, LLC
Date of filing articles
of organization with
secretary of state: November 13,
2023

County in which
office of LLC is to be
located: Sullivan
The secretary of
state has been designated
as agent of the LLC upon
whom process against it
may be served. The post
office address to which
the secretary of state
shall mail a copy of any
process against it served
upon him or her is: PO
Box 384, Callicoon, NY
12723.
Purpose of business
of LLC: any lawful
purpose.
The term of the LLC
is perpetual. 119611

Stay Informed...
Read the Legals

LEGAL NOTICES

LEGAL NOTICE
TOWN OF
MAMAKATING
NOTICE OF
ADOPTION OF
RESOLUTION
EXPENDITURE
FROM HIGHWAY
VEHICLE AND
EQUIPMENT
CAPITAL RESERVE
FUND

NOTICE IS HEREBY
GIVEN that the Town
Board of the Town of
Mamakating, at a regular
meeting held on February
6, 2024, duly adopted a
resolution, subject to
permissive referendum,
to expend \$8,002.00
from the Highway
Vehicle and Equipment
Capital Reserve Fund
for the purchase of a
Technology Device from
American Petroleum and
Fuel Site Software from
EKOS.
Dated: February 8, 2024
KAREN L. BARCLAY,
TOWN CLERK
TOWN OF
MAMAKATING
120630

LEGAL NOTICE SPECIAL MEETING VILLAGE OF LIBERTY

PLEASE TAKE
NOTICE, that on
Wednesday, February
21, 2024 at 6:30 p.m.,
prevailing time, a Joint
Meeting will be held by
the Village Board of the
Village of Liberty and the
Town Board of the Town
of Liberty. The meeting
will be held at the Town
of Liberty Senior Center,
119 North Main Street,
Liberty, New York 12754.
The purpose of the meeting
is to discuss the Comprehensive
Plan and any business
the Town and Village may
need to address.
DATED: February 13, 2024
Judy H. Zurawski
Clerk/Treasurer
Village of Liberty
120641

Let the
Classifieds
work for
you!
It's as easy
as 1, 2, 3!

LEGAL NOTICES

LEGAL NOTICE
Notice of Formation
of Catskill Real Estate
Management Group LLC.
Articles of Organization
filed with SSNY on
1/18/24. Office location:
Sullivan County. SSNY
designated as agent of
LLC upon whom process
against it may be served.
SSNY shall mail process
to: Managing Member,
Catskill Real Estate
Management Group LLC,
P.O. Box 2021, South
Fallsburg, NY 12779.
Purpose: Any lawful
activity. 119980

LEGAL NOTICE

Notice of Formation
of Chippy Boys
Chipping, LLC. Articles
of Org filed with
SSNY on 12/15/2023.
Office Location: Sullivan
County. SSNY designated
as agent of LLC upon
whom process may be
served. SSNY shall
mail process to: Chippy
Boys Chipping, LLC,
P.O. Box 42, Claryville,
NY 12725. Purpose:
any lawful purpose or
activity. 119962

LEGAL NOTICE

Notice of Formation
of Hudson and
Bleecker LLC. Arts. of
Org. filed with NY
Dept. of State on
01/04/2024. Office
location: 22 North
Road #201, Bloom-
ingburg, NY 12721.
Sec. of State designated
agent of LLC upon
whom process against
it may be served and
shall mail process to:
22 North Road #201,
Bloomington, NY 12721.
Purpose: any lawful
purpose. 120472

LEGAL NOTICE

The annual meeting
of Lot owners of the
United Methodist
Church of Fosterdale
Cemetery, Inc. will be
held February 24,
2024, 7:00 PM at Dan
Snedeker's residence,
Fosterdale. 120563

LEGAL NOTICE

Bokel Consultants
LLC filed Arts. of Org.
with the Sect'y of State
of NY (SSNY) on
10/18/2023. Office:
Sullivan County. SSNY
has been designated
as agent of the LLC upon
whom process against
it may be served and
shall mail process to:
The LLC, 501 Tower
Dr, Apt 501, Edgewater,
NJ 07020. Purpose:
any lawful act 119561

Read the Classifieds

LEGAL NOTICES

Keep on top
of All the
Local News
with a
Subscription
to the
Sullivan
County
Democrat...

Sullivan
County's
Oldest &
Most
Respected
News
Source...

With
more than
130 years of
publishing
experience.

And when
you want to
find out
what is
happening
in your
community,
be sure to
read the
Sullivan
County
Democrat
Legal
Section

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN
LoanDepot.com, LLC, Plaintiff AGAINST The Estate of Thomas Byro, et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered January 10, 2024, I, the undersigned Referee will sell at public auction in the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on March 13, 2024 at 10:00AM, premises known as 253 Harris Bushville Road, Monticello, NY 12701. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Bethel, County of Sullivan and State of New York, SECTION: 14., BLOCK: LOT: 35.1. Approximate amount of judgment \$122,825.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2019-191. The aforementioned auction will be conducted in accordance with the SULLIVAN County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Maria O. Zeno, Esq., Referee Frenkel Lambert Weiss Weisman & Gordon, LLP 53 Gibson Street Bay Shore, NY 11706 01-088807-F00 79285

120369

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff AGAINST NANCY BUCK, CHIEF FISCAL OFFICER OF SULLIVAN COUNTY AS ADMINISTRATOR TO THE ESTATE OF IMOGENE PURYEAR WHO WAS SURVIVING SPOUSE OF RAYMOND PURYEAR, BETTINA PURYEAR-BOWER AS HEIR TO THE ESTATE OF IMOGENE PURYEAR WHO WAS SURVIVING SPOUSE OF RAYMOND PURYEAR, et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered December 4, 2023, I, the undersigned Referee will sell at public auction in the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on March 5, 2024 at 1:00PM, premises known as 283 Glen Wild Road, Glen Wild, NY 12738. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Fallsburg, Sullivan County, New York at Glen Wild, Section 63. Block 1 Lot 20. Approximate amount of judgment \$246,207.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2022-2446. The aforementioned auction will be conducted in accordance with the District and SULLIVAN County Auction Plan in effect at this time. Sandra M. Kotin, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 19-000861 79145

120014

LEGAL NOTICE NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2023, and entered in the Office of the Clerk of the County of Sullivan, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 is the Plaintiff and FLOR FUENTES, INDIVIDUALLY AND AS HEIR AND DISTRIBUTE OF THE ESTATE OF LARRY VALDES, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the SULLIVAN COUNTY COURTHOUSE, LOBBY, 414 BROADWAY, NY 12701 on February 26, 2024 at 10:00AM, premises known as 197 MAIN STREET, HURLEYVILLE, NY 12747: Section 35, Block 4, Lot 8.1:

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

Premises will be sold subject to provisions of filed Judgment Index # E2020-239. Cirino M. Bruno, 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.

120247

Math Blocks

Fill in the missing blocks with numbers between 0-20.
The numbers in each row add up to the totals on the right.
The numbers in each column add up to the totals on the bottom.

	0	12	22
6		8	34
15	7		26
31	27	24	

4	7	51
8	02	9
21	0	01

Sum

Get Scrambled

Unscramble the words to
determine the phrase.

FTIS LFORU

Answer: Lift flour

THIS DAY IN...



HISTORY

• **1807:** NAPOLEON DEFEATS THE COALITION FORCES AT THE BATTLE OF EYLAU.

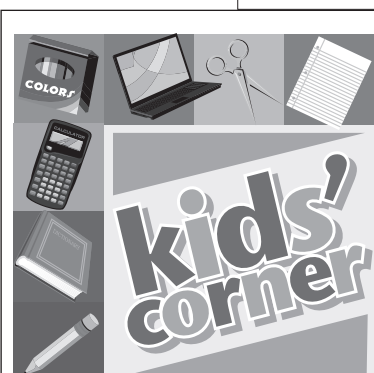
• **1910:** THE BOY SCOUTS OF AMERICA IS INCORPORATED BY WILLIAM D. BOYCE.

• **1960:** THE HOLLYWOOD WALK OF FAME IS FOUNDED.



FOLD

mix in an ingredient
gently with
another ingredient



THIS INGREDIENT HELPS
MANY FOODS TO RISE DURING
THE BAKING PROCESS.

ANSWER: BAKING POWDER



ENGLISH: Cake

SPANISH: Pastel

ITALIAN: Torta

FRENCH: Gâteau

GERMAN: Kuchen



OVEN MITTS ARE USEFUL
SAFETY EQUIPMENT WHILE
BAKING. THEY PROTECT HANDS
FROM HOT PANS.



Can you guess what
the bigger picture is?

ANSWER: EGGS

LEGAL NOTICES

LEGAL NOTICES

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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 #: E2021-1499 Bank Of America, N.A. Plaintiff, vs Isobel J. Abzug AKA Lis Abzug As Executor To The Estate Of Erica Forman Who Was Executor Of The Estate Of Jules Perlmutter, United States Of America Acting Through The IRS, Jonathan Forman As Heir To The Estate Of Jules Perlmutter, Daniel Forman As Heir To The Estate Of Jules Perlmutter, People Of The State Of New York, United States Of America Acting Through The Secretary Of Housing And Urban Development, Unknown Heirs Of Jules Perlmutter 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, Unknown Heirs Of Natalie Forman 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, Widow, 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 “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 Subject Property described in the Complaint, Defendant(s). Mortgaged Premises: 644 Horseshoe Lake Road Swan Lake, NY 12783 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 Jules Perlmutter, Unknown Heirs of Natalie Forman, Defendants 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 Nineteenth day of January, 2024 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 December 30, 2008, executed by Jules Perlmutter (who died on November 24, 2019, a resident of the county of Sullivan, State of New York) to secure the sum of \$322,500.00. The Mortgage was recorded at Instrument Number 2009-44530 in the Office of the Sullivan County Clerk on March 9, 2009. The mortgage was subsequently assigned by an assignment executed February 5, 2010 and recorded on March 4, 2010, in the Office of the Sullivan County Clerk at Instrument Number 2010-53470. The mortgage was subsequently assigned by an assignment executed March 25, 2014 and recorded on April 18, 2014, in the Office of the Sullivan County Clerk at Instrument Number 2014-2463. The mortgage was subsequently assigned by an assignment executed March 25, 2020 and recorded on April 21, 2020, in the Office of the Sullivan County Clerk at Instrument Number 2020-2694; The property in question is described as follows: 644 Horseshoe Lake Road, Swan Lake, NY 12783 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: January 26, 2024 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. 79464

120248

LEGAL NOTICE

NOTICE TO BIDDERS

CLARYVILLE SEPTIC SYSTEMS REPLACEMENT

Notice is hereby given that sealed proposals are being requested for the replacement of one (1) residential septic system located on Claryville Road in the Town of Neversink, Sullivan County, N.Y. The work will be funded by the Town of Neversink and shall include the provision of all labor, materials and equipment necessary to complete the project.

Contractors are requested to submit a bid price for the one (1) septic system to be replaced. The bid will be awarded by the Neversink Town Board to the lowest responsible bidder.

The scope of work to be let by the Town includes the removal of one old subsurface septic tank, and installation of new septic tank, absorption trench leachfield, connecting piping, site restoration and cleanup. The work will be periodically inspected by the town engineer.

The septic system work as indicated on the project plan shall be completed no later than June 15, 2024. Sealed bids will be received by the Town Clerk at the Neversink Town Hall up until **2:00 PM Tuesday, March 5, 2024** at which time they will be opened and read aloud.

The work will be subject to the prevailing wage rates established by the New York State Department of Labor.

Plans, specifications and proposal forms may be obtained at the office of the Neversink Town Clerk, NYS Route 55, Grahamsville, NY.

Non-Discrimination in Employment – Bidders on the work will be required to comply with the President’s Executive Order No. 11246. The requirements for bidders and contractors under this order, which concerns non-discrimination in employment, are explained in the contract documents. Bidders are also required to comply with the provisions of Section 290-299 of the Executive Law of the State of New York.

Town Rights Reserved – The Town of Neversink, reserves the right to reject any or all proposals and to waive any formality or any technicality in any proposal in the interest of the Town.

Statement of Non-Collusion – Bidders on this contract are required to execute the non-collusive bidding certification required by Section 103-d of the General Municipal Law of the State of New York.

Staci Conjura,
Town Clerk
January 19, 2024

120541

You can submit your
Legal Notices
online at
scdemocratonline.com

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT SULLIVAN COUNTY

LIMA ONE CAPITAL, LLC, Plaintiff against

CASTLE POINT AT BRIDGEVILLE LLC, et al Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered July 17, 2023, I will sell at public auction to the highest bidder at the Rotunda, Lawrence Cooke Courthouse, 414 Broadway, Monticello, New York 12701 on February 21, 2024 at 12:00 PM. Premises known as Parcel 1: 9 Maple Street East, Mountindale, NY 12763 a/k/a 9 Maple Street East, Mountain Dale, NY 12763, Section: 45 Block: 2 Lot: 7, Parcel 2: 21 Peter Way, Kiamesha Lake, NY 12751, Section: 9.C Block: 16 Lot: 1. Parcel 3: 23 Lausanne Place, Woodridge, NY 12789 a/k/a 23 Laussane Drive, Woodridge, NY 12789, Section: 58.D Block: 1 Lot: 5. Parcel 4: 36 Butternut Court, Woodridge, NY 12789, Section: 58.A Block: 1 Lot: 32. Parcel 5: 21 Hatch Street, South Fallsburg, NY 12779 and Hatch Street, South Fallsburg, NY 12779, Section: 52 Block: 4 Lot: 27 and Lot: 30.6. Parcel 6: 102 Main Street, Bloomingburg, NY 12721, Section: 201 Block: 4 Lot: 33. Parcel 7: 155 Main Street, Bloomingburg, NY 12721, Section: 202 Block: 1 Lot: 3. Parcel 8: 191 La Vista Drive, South Fallsburg, NY 12779 and La Vista Drive, South Fallsburg, NY 12779, Section: 53 Block: 1 Lot: 1 and Section: 52 Block: 3 Lot: 5. Parcel 9: 47 Lake View Drive, Kiamesha Lake, NY 12751 a/k/a 47 Lakeview Drive, Kiamesha Lake, NY 12751, Section: 9.A Block: 3 Lot: 12. Parcel 10: 114 Main Street, Bloomingburg, NY 12721, Section: 201 Block: 4 Lot: 21. Parcel 11: 101 Wood Avenue, Monticello, NY 12701, Section: 114 Block: 10 Lot: 16.1.. Parcel 1: All that certain plot, piece or parcel of land, situate, lying and being in the Town of Fallsburg, County of Sullivan and State of New York. Parcel 2: All that certain plot, piece or parcel of land, situate, lying and being in the Town of Thompson, County of Sullivan, State of New York. Parcel 3: All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being near Woodridge, in the Town of Fallsburg, County of Sullivan and State of New York. Parcel 4: 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, State of New York. Parcel 5: 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, State of New York. Parcel 6: All that certain plot, piece or parcel of land, situate, lying and being in the Village of Bloomingburg, Town of Mamakating, County of Sullivan and State of New York and all that tract or parcel of land, situate in the Township of Mamakating, County of Sullivan and State of New York. Parcel 7: All that certain plot, piece or parcel of land, situate lying and being in the Village of Bloomingburg, Town of Mamakating, County of Sullivan, State of New York. Parcel 8: All that tract or parcel of land situate in the Town of Fallsburg, County of Sullivan and State of New York. Parcel 9: All that certain plot, piece or parcel of land, situate, lying and being described and shown upon a Map of Kiamesha Shores, Section A situate in the Town of Thompson, Sullivan County, New York. Parcel 10: All that certain plot, piece or parcel of land, lying and being in the Town of Mamakating, Village of Bloomingburg, County of Sullivan, State of New York. Parcel 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 Monticello, Town of Thompson, County of Sullivan and State of New York. Approximate Amount of Judgment is \$1,615,133.23 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No E2021-1602.

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.

Steven Mogel, Esq., Referee

File # LOCN007C

119846

LEGAL NOTICE

ADVERTISEMENT FOR BIDS

RECEIPT OF BIDS: Sealed Bids on forms prepared by the Engineer will be received by the Town of Lumberland Town Clerk until 2:00pm (local time) on March 4, 2024 at 1054 Proctor Rd., Glen Spey, NY for the Old Town Hall – Bell Tower Restoration in accordance with the Drawings, Specifications, and other Contract Documents prepared by Joseph Gottlieb, P.E., P.C., P.O. Box 76, Monticello, New York 12701.

Bids will be publicly opened and read at 2:00 pm (local time) on March 4, 2024 at the offices of the Town Clerk, 1054 Proctor Road, Glen Spey, NY 12737. The Information for Bidders, Drawings, Specifications and other Contract Documents may be obtained from Joseph Gottlieb, P.E., P.C., Town of Lumberland Town Engineer, 18 Anawana Lake Road, Monticello, New York, Tel # 845-794-5506. Addenda, if any, will be issued to only those persons whose name and address are on record of having obtained the Contract Documents.

OWNERS RIGHTS RESERVED: The Town of Lumberland, hereinafter called the Owner, reserves the right to reject any or all Bids and to waive any informality or technicality in any Bid in the interest of the Owner.

STATEMENT OF NON-COLLUSION: Bidders on Contracts are required to execute a non-collusive bidding affidavit pursuant to Section 103d of the General Municipal Law of the State of New York.

Attention of bidders is particularly called to the requirement as to conditions of employment to be observed and the minimum wage rates to be paid under the Contract, Section 3, Segregated Facilities, Section 109, and Executive Order 11246.

Bidders are also required to comply with the provisions of Section 291-299 of the Executive Law of the State of New York.

No bidder may withdraw his bid within forty-five (45) days after the actual date of the opening thereof.

Subject to the provisions of Article 29, Part III of the New York State Tax Law and the provisions of the Contract Documents, the Owner is exempt from payment of sales and compensating use taxes of the State of New York and cities and counties on all materials supplied to the Owner pursuant to this contract.

BY ORDER OF THE TOWN OF LUMBERLAND
TOWN BOARD
LAURIE TERRY TOWN CLERK

120632

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, LONGBRIDGE FINANCIAL LLC, Plaintiff, vs. DENISE QUARLES, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on April 20, 2023 and an Order for Extension of Time to Conduct Foreclosure duly entered on October 27, 2023, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on March 18, 2024 at 10:00 a.m., premises known as 89 Scarborough Circle, Rock Hill, NY 12775. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Thompson, County of Sullivan and State of New York, Section 52.K, Block 1 and Lot 1. Approximate amount of judgment is \$284,731.01 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2017-971. COVID-19 safety protocols will be followed at the foreclosure sale.

Bradford Harris, Esq., Referee

Greenspoon Marder, 590 Madison Avenue, Suite 1800, New York, NY 10022, Attorneys for Plaintiff

120538

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LEGAL NOTICE

Request for Proposals

RFP

NOTICE IS HEREBY GIVEN: The Town of Fallsburg is seeking **EMAILED** proposals on:

Operation of Summer Camp
Town of Fallsburg Youth Commission

The Town of Fallsburg Youth Commission requests proposals from qualified firms or individuals
TO PROVIDE A SUMMER DAY CAMP AT MORNINGSIDE PARK
At 11 Morningside Rd, Hurleyville, NY 12747, under the pavilion

Proposals will be accepted until **2:00 p.m., February 23, 2024**, at jedwards@fallsburgny.com.

The Town will consider and compare technical and price qualifications in evaluating proposals. Proposals will be compared for relevant experience and documented ability to deliver various outdoor experiences to campers. The final selection will not be based on the lowest bid but on the best-proposed camper experience.

The RFP is for a qualified, experienced individual or firm to organize and operate a summer day camp serving approximately 200 campers per week. The program is for six (6) weeks, starting the first business day after July 4, 2024. The summer camp program will be for children between the ages of 5 and 14. The program will be located at the Morningside Park Pavilion. Proposals must contain the following information:

- Company Overview/Background Years of experience.
- Management Staff qualifications, education, and experience.
- Pricing and a plan to accept New York State Department of Social Services payments for economically disadvantaged families.
- Tentative plan of activities which will include exclusive use of the Town Swimming pools.
- Tentative safety plan –related to drop off/ pick up process and general camper safety.
- Staffing plan.
- Insurance Certificates – Upon award in amounts acceptable naming the Town, Officers, and employees as additionally insured.
- References from other relevant organizations

After award, the Town and the Company will execute a contract. The initial contract term is for one year but may be extended at the Town's option for two additional years in one-year increments. Town staff will review all submitted proposals to determine the proposals that best meet the requirements of this RFP and the evaluation criteria including:

- Pricing
- Daily Program of activities
- Staff Qualifications and Relevant Experience
- Safety Plan
- References

All questions regarding this request for proposal must be made in writing and received by the Town by **February 23, 2024** (contact: jedwards@fallsburgny.com). The Town of Fallsburg reserves the right to waive any informality in and to reject any or all proposals.

Dated: Thursday, February 8, 2024

Paula Grogan
Town of Fallsburg
Town Clerk, Land Tax Collector,
Registrar, RMO, FOIL Officer & Notary Public

120631

LEGAL NOTICE

ADVERTISEMENT FOR BIDS

Architect	Project Information
CSArch 19 Front Street Newburgh, New York 12550 PH: 845.561.3179	Sullivan County BOCES AG Mech Building - Welding Lab 52 Ferndale-Loomis Road Liberty, New York 12754

The Owner, the School Board of Sullivan County BOCES, will receive sealed bids to furnish materials and labor to complete the Welding Lab Renovations at the AG Mech Building. Each bid shall be on a stipulated sum basis for the following contracts:

- Contract No. 1-01 – General Construction (GC)
- Contract No. 1-02 – Mechanical Construction (MC)
- Contract No. 1-03 – Plumbing Construction (PC)
- Contract No. 1-04 – Electrical Construction (EC)

Sealed bids will be received until **2:00pm Eastern Standard Time on February 26, 2024** at the Sullivan County BOCES District Offices located at 15 Sullivan Avenue, Suite 1W, Liberty, New York, 12754. Bids shall be addressed and delivered attention: Susan A. Schmidt, Deputy Superintendent. Bids received after this time will not be accepted and returned to the Bidder unopened. Bids will be opened and read aloud after specified receipt time. An abstract of Bids received will be made available via www.csarchplanroom.com

Bidding Documents, Drawings, and Specifications may be examined on and after **February 12, 2024** free of charge by appointment only, at the following locations:

CSArch
19 Front Street
Newburgh, New York 12550
845-561-3179

It is the intention of this Project to be both environmentally and fiscally conscious of paper use and consumption. Therefore, documents will be distributed as digital sets. Bidding Documents, Drawings and Specifications, may be viewed online free of charge beginning **February 12, 2024**, at www.csarchplanroom.com under “public projects,” or electronically downloaded for a non-refundable charge of one hundred dollars (\$100.00).

Complete sets of Bidding Documents, Drawings and Specifications, on compact disc (CD) or USB flash drive may be obtained from *Rev, 28 Church Street, Warwick, New York 10990 Tel: 845-651-3845*, upon depositing the sum of one hundred dollars (\$100.00) for each combined set of documents. Checks or money orders shall be made payable to Sullivan County BOCES.

Bidder must provide Bid Security in the amount and form per the conditions provided in Section Instructions to Bidders. All Bids will remain subject to acceptance for forty-five (45) days after the Bid opening. The Owner may, in its sole discretion, release any Bid and return Bid Security prior to that date.

A Pre-Bid Conference will be held at the AG Mech Building Welding Lab located on Sullivan County BOCES' main campus (52 Ferndale-Loomis Road, Liberty, New York, 12754). The Pre-Bid Conference will begin at **11:00am Eastern Standard Time on February 16, 2024**. Bidders shall meet at the Rubin Pollack Education Center, convening at the Security Desk/Main Entrance. Attendance of this meeting is recommended as the Owner, Construction Manager, Architect and/or consultants will be present to discuss the Project. Attendees should anticipate a 30-minute walkthrough and Q & A session.

Bids shall not include New York State sales and compensating use taxes on materials and supplies incorporated into the Work, as the Owner being exempt therefrom. Bidders must comply with New York State Department of Labor Prevailing Wage Rate Schedule and conditions of employment.

The School Board of Sullivan County BOCES reserves the right to waive any informalities or irregularities in the Bids received, and/or to reject all Bids without explanation.

By Order Of: Sullivan County BOCES

120477

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Christian Brown led all scorers with 20 points on Thursday night.

Panthers' defense shines in league win over Goshen

STORY AND PHOTOS
BY ANTHONY MORGANO

MONTICELLO — Monticello hosted Goshen on Thursday evening for their final regular season home game. Monticello opened the night with their senior recognition ceremony before defending ‘The Pit’ one final time before Sectionals. Defense set the stage as the Panthers cruised to an easy 49-25 victory.

Through the first three minutes, Monticello had quickly amassed an 8-0 lead, despite Goshen's defense consistently challenging Monticello's shots.

The shutout continued until nearly the end of the first quarter when Goshen was able to draw a foul and sink one of two from the line to score their first point.

By the end of the first round of this four-round battle, Monticello held a 10-1 edge over their opponents.

The Panthers' defense continued to lock down the Gladiators, who for years had been a nearly-insurmountable opponent across

the division, losing just five games in two years.

While the Panthers continued to build their lead, they held Goshen to just two second quarter points and the teams entered the break with Monticello leading 23-3 over their opponents.

“The guys defended as best as they have all season,” Monticello Coach Chris Russo said. “We’re pretty athletic and unique. Long, strong and quick.”

After the break, Goshen was finally able to get some offense started in the third quarter, but Monticello matched and exceeded their efforts, outscoring the Gladiators 16-12 to extend their lead to 39-15.

The two teams battled in the fourth, with each team hitting the 10-point mark, but Monticello's lead loomed and the Panthers were able to hold on for the 49-25 victory.

As has been the case through many of the games this year, Christian Brown led all scorers with a game-high 20 points. Judah Brown and Xavean Mitchell added



Judah Brown lifts off from the free throw line as he floats in a shot on Thursday's win over Goshen.

nine and eight points respectively.

With the win, the Panthers finished the home portion of their schedule with an 8-1 record in ‘The Pit.’

“The Pit is a special place,” Russo said. “I’m so proud of the guys for how hard they’ve worked this year. We make challenging matchups for teams and we do a good job of scouting and playing to the scouting report.”

The Panthers went on to

defeat the RedHawks on Friday night during the BCANY Coaches vs Cancer Classic and will close out their regular season on the road this week as they visited Cornwall last night and play at Valley Central on Thursday.

Monticello	49
Goshen	25



MOVING TOWARDS HEALTH

MAGGI FITZPATRICK

Breakfast of champions



Eggs, avocado, and a form of protein is my favorite breakfast meal to have and it makes me feel great all day long.

Breakfast is a highly debated topic. Many experts advocate for eating breakfast every day, while there are just as many who encourage avoiding it at all costs. Whether or not to eat breakfast is a health decision that will be different for everybody. Skipping breakfast, which is often done by someone participating in intermittent fasting, works wonders for some people.

Unfortunately, I am not one of those people and you may not be either. For those of us who are either breakfast lovers or need to eat in the morning to feel our best, let's dive into how to approach our first meal of the day in ways that will help promote health.

Our first meal of the day is crucial to our overall health and it dictates how the rest of our day will go. Whether our first meal is at six o'clock in the morning or at noon, what we put in our bodies is very important and something we should pay attention to.

After not eating for many hours, our bodies are ready to absorb whatever we give it quickly, and some foods will set us up for an energized day better than others.

When we think of breakfast foods, the first thing that comes to mind is often something sweet and full of carbohydrates, like cereal, a

bagel, or toast. While there is nothing inherently wrong with these foods, eating them for our first meal is setting ourselves up for a struggle all day long.

When we eat a lot of carbohydrates first thing in the morning, we are overloading our system with sugars. These sugars get broken down by our bodies and absorbed into our bloodstream very quickly. This causes great amounts of insulin and cortisol to be released, causing a short-lived spike in energy followed by an unfortunate crash.

This overload of sugar as our first meal sets us up to be very tired and hungry for the rest of the day, inhibiting our ability to make health-

promoting decisions.

Instead of going for typical, carbohydrate-rich breakfast foods or avoiding it all together, we can set ourselves up for success by eating a meal that is savory instead of sweet. We want our first meal of the day to be high in protein, contain healthy fats, and ideally consist of some vegetables as well.

If we can shift from a high-carbohydrate meal to a low carbohydrate meal, we will allow our bodies to break down food at a more beneficial rate, which won't cause a spike in blood sugar and a crash to follow.

In turn, we will be less hungry and more energized throughout the day, helping us feel more productive,

capable of making challenging decisions, and better-able to make health-promoting food choices for our meals that follow.

In order to optimize this meal even more, consider changing the order of foods consumed to also promote blood-sugar stability. To do this, start off your meal with some vegetables. Vegetables prepare your system to absorb nutrients of everything you eat afterwards more slowly, allowing your body to handle the meal well. After veggies, eat your protein next, followed by healthy fats, and finish off the meal with any remaining carbohydrates. Lastly, consider avoiding caffeine until after you eat and drink water.

There are many benefits to eating a meal to balance blood sugar in the morning including more consistent energy throughout the day, less crashes after eating or in the afternoon, fewer hunger spikes or “hangry” moments, and better decision making.

Paying attention to the first meal of the day is one step toward helping maintain or achieve our desired body composition as well.

Changes to our way of eating can be challenging to make, but the benefits of this one will be felt immediately.

Xoxo
Coach Maggi

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