

# CLASSIFIEDS



Check our Help Wanted Section and find a great, new career start. **TODAY**

To place your Classified ad, call

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Monday-Friday 8:30 a.m.-5 p.m.

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E-mail your ad: class@sc-democrat.com  
Mail-in form: P.O. Box 308, Callicoon, NY 12723

## CLASSIFIED CATEGORIES

- Adoption
- Antiques
- Apartments
- ATV's
- Articles for Sale
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- Auto Parts & Services
- Boats
- Builders/Contractors
- Business for Sale
- Business Opportunities
- Campers
- Cars for Sale
- Child Care
- Cleaning Services
- Estate Sale
- Equipment
- Events
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- Farm Machinery
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- Outdoor Power Equip.
- Real Estate
- Real Estate Wanted
- Rec Vehicles
- Rentals
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- Sale
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- 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:  MasterCard  VISA  DISCOVER  AMERICAN EXPRESS

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 [liberty12.tedk12.com/hire](http://liberty12.tedk12.com/hire)

**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](http://swcsd.org/Page/194)) by **Feb 28th** to [sullivanwest-recruitment@scbooces.org](mailto:sullivanwest-recruitment@scbooces.org)  
Attn: Food Service **EOE**

## 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

## 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 [yeshivameisvitaarughthabosem@gmail.com](mailto:yeshivameisvitaarughthabosem@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

## 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, Bloomingburg, 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, Bloomingburg, 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

## LEGAL NOTICE

Read the Classifieds

## 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

### 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

### 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:

### LEGAL NOTICE

**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.

### LEGAL NOTICE

120247

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

**FOOD FACTS!**  
THIS INGREDIENT HELPS MANY FOODS TO RISE DURING THE BAKING PROCESS.  
ANSWER: BAKING POWDER

**How they SAY that in...**

- ENGLISH:** Cake
- SPANISH:** Pastel
- ITALIAN:** Torta
- FRENCH:** Gâteau
- GERMAN:** Kuchen

**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	

ANSWER: 4, 1, 51; 8, 0, 9; 12, 0, 01

**Get Scrambled**  
Unscramble the words to determine the phrase.  
FTIS LFORU  
ANSWER: fifteen

**Did you know?**  
OVEN MITTS ARE USEFUL SAFETY EQUIPMENT WHILE BAKING. THEY PROTECT HANDS FROM HOT PANS.  
ANSWER: EGGS

**THIS DAY IN... HISTORY**  
FEB 8

- 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.

**New word**  
FOLD  
mix in an ingredient gently with another ingredient



# 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

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



## MOVING TOWARDS HEALTH

MAGGI FITZPATRICK

### Breakfast of champions

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

Need Help Cleaning Up  
Around the House?  
Look no further than  
these professionals

HUDSON VALLEY GREEN CLEANER

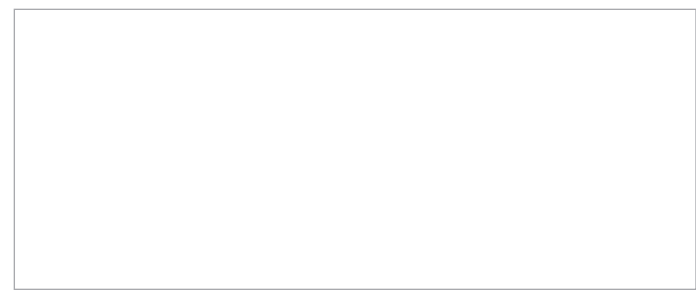


Construction  
& Remodeling

CLOSED CELL FOAM INSULATION ATTICS  
BASEMENTS NEW & OLD  
CONSTRUCTION VAPOR BARRIER

845-657-7283

345 Upper Samsonville Rd., Olivebridge, NY 12461



#### LEGAL NOTICES

##### LEGAL NOTICE

FNBH HOLDING CORP., Index No. 2018-1866

Plaintiff,

-against-

##### NOTICE OF SALE

WENDY E. ROBINSON; ROBERT P. KRAUSE; and  
WOODSTONE TORONTO DEVELOPMENT, LLC,

Defendants.

In pursuance of a Judgment of Foreclosure and Sale, duly made and entered in the above entitled action, bearing the date of January 18, 2024 and entered in the office of the Clerk of the within named Court on January 25, 2024, I the undersigned Referee in the aforesaid Judgment, will sell, at public auction, in the **Lobby of the Sullivan County Courthouse, 414 Broadway, in the Village of Monticello, Sullivan County, New York, on the 1st day of March, 2024, at 10:00 a. m. of that day**, the premises described by the aforesaid Judgment to be sold, commonly known as 84 Homestead Trail, White Lake, New York 12786, being all that certain lot, piece or parcel of land comprised of approximately 4.94 acres of land designated as Lot 14 on a map by Robert T. Lounsbury, dated September 29, 2000, and entitled Phase I Final Subdivision of Lands of Steven M. Dubrovsky, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bethel, County of Sullivan and State of New York, also identified as tax map parcel Section 55.E, Block 1, Lot 14, and more particularly described in the aforesaid Judgment of Foreclosure and Sale and sold subject to all of the terms and conditions therein and in the terms of sale.

Dated: January 25, 2024

MARCIA HELLER, ESQ., Referee

KENNETH C. KLEIN, ESQ.  
Attorney for Plaintiff  
4880 State Route 52  
P.O. Box 600  
Jeffersonville, New York 12748  
Tel. (845) 482-5000

120215



#### SULLIVAN COUNTY'S NEWEST SELF STORAGE FACILITY

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1860  
1860  
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