



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
Apartments
ATV's
Articles for Sale
Auctions
Automobiles
Auto Parts & Services
Boats
Builders/Contractors
Business for Sale
Business Opportunities
Campers
Cars for Sale
Child Care
Cleaning Services
Estate Sale
Equipment
Events
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
Hunting & Fishing
Hunting Lands
Jobs Wanted
Lawn Care
Lawn/Garden Equip.
- Legal Services
Livestock & Poultry
Logging/Land
Clearing
Lost/Found
Lots/Acreage
Machinery & Tools
Miscellaneous
Mobile Homes
Money to Loan
Motorcycles
Moving Sale
Musical Instruments
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: ☐ 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 libertyk12.tedk12.com/hire

120599 EOE

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@scboces.org
Attn: Food Service EOE

120639

TOWN OF ROCKLAND
HIRING BOARD OF ASSESSMENT REVIEW
PAID POSITION

Must be a Town of Rockland Resident
For Additional Information Contact the
Town Supervisor Robert Eggleton at
845-665-6652, or email
supervisor@townofrocklandny.com

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

SERVICES
OFFERED

Commercial
Cleaning Service in
Sullivan, Ulster and
Orange Counties for
over 45 year! Reliable
cleaners, floor care,
and carpet cleaning!
845-292-9053

LEGAL NOTICE

A NON-PROFIT
ORGANIZATION
SULLIVAN COUNTY,
NY IS SEEKING
SEALED BIDS FOR
COMPREHENSIVE
SECURITY INTUSION
DETECTION ALARM
SYSTEMS. BID
SPECIFICATIONS
AND REQUIRE-
MENTS CAN BE
ATTAINED BY CON-
TACTING AHA-
VATHIS@GMAIL.CO
M. BIDS ARE DUE
BY 3/12/2024.
SELECTION CRITE-
RIA IS BASED ON
PROPOSED SOLU-
TION EFFECTIVE-
NESS, COST,
ADHERANCE TO
PROJECT SCHED-
ULE, CLEAR &
DETAILED PAPER-
WORK AND
RESPONSIVENESS.
INTERESTED FIRMS
SHALL CONTACT
THE ORGANIZA-
TION FOR RFP
PACKET.

LEGAL NOTICES

LEGAL NOTICE
PUBLIC NOTICE
TOWN OF
FORESTBURGH
PLANNING BOARD
SULLIVAN COUNTY,
NEW YORK

Notice is hereby
given: The Town of
Forestburgh Planning
Board's scheduled
meeting will be held
at the Forestburgh
Town Hall, 332 King
Road, Forestburgh.
Date: FEBRU-
ARY 27, 2024
Time: 7pm
In addition to the
regular meeting, the
Board will continue
the public hearing for
NY Forestburgh I,
LLC, a large scale
ground mounted solar
system on Route 42.
The Board will also
review applications
for a lot improvement
for Schumann-
Kozachuk and a spe-
cial use permit for
Trips 2 Win, LLC.
By Order of the
Chairman, Richard
Robbins
120907

Your One-Stop
Bargain Shop...
Classifieds

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Liberty Central School

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ground mounted solar
system on Route 42.
The Board will also
review applications
for a lot improvement
for Schumann-
Kozachuk and a spe-
cial use permit for
Trips 2 Win, LLC.
By Order of the
Chairman, Richard
Robbins
120907

Stay Informed...
Read the Legals
in the Democrat

LEGAL NOTICES

LEGAL NOTICE
GREENE R
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 des-
ignated 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
Local Law 1 of
2024

NOTICE IS
HEREBY GIVEN that
the County Legisla-
ture of the County of
Sullivan at a regular
meeting thereof, held
on the 15th day of
February, duly adopt-
ed on said day a
Local Law 1 of 2024 a
true and correct copy
of the original thereof,
and of the whole
thereof as follows:

A LOCAL LAW TO
AMEND THE SULLI-
VAN COUNTY
ADMINISTRATIVE
CODE REGARDING
LEGISLATIVE COM-
MITTEES
Explanation: This
Local Law shall set
forth amendments to
§ A2-9 & § A2-10 of
the Sullivan County
Administrative Code
to reflect modifica-
tions to the Sullivan
County Administrative
Code regarding Leg-
islative Committees.

Legislative
Intent: The Sullivan
County Legislature,
after consideration,
declares that it is
proper to amend the
Administrative Code
to eliminate refer-
ences to Legislative
Committees in § A2-9
& § A2-10.

Amendments: The
Administrative Code
is amended by delet-
ing the current lan-
guage contained in §
A2-9 & § A2-10 in the
entirety and inserting
the language "[Re-
served]" in both Sec-
tions.

Effective: This
Local Law shall
become effective as
of the date of filing
with the Secretary of
State.
Dated:
February 22, 2024
ANNMARIE MARTIN
Clerk to the
Legislature
120976

Read the
Classifieds!



THIS TYPE OF STORE IS
WHERE MOST PEOPLE BUY THEIR
FOOD AND OTHER SUPPLIES.

How they
SAY that in...

ENGLISH: Aisle

SPANISH: Pasillo

ITALIAN: Corridoio

FRENCH: Allée

GERMAN: Gang

LEGAL NOTICE
Notice is hereby
given that license
serial number NA-
0267-24-206359 for a
On-Premises tavern
license has been
applied for by the
undersigned to permit
the sale of beer and
wine at retail in a tav-
ern under the Alco-
holic Beverage Con-
trol Law at Forage
Gather and Market
located at 234 Main
Street, Hurleyville in
Sullivan County for
on-premises con-
sumption. F&G Hur-
leyville LLC, 234 Main
Street, Hurleyville,
NY 12747,
121020

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

LEGAL NOTICE
Notice of Forma-
tion of Chippy Boys
Chipping, LLC. Ar-
ticles of Org filed with
SSNY on 12/15/2023.
Office Location: Sulli-
van County. SSNY
designated as agent
of LLC upon whom
process may be
served. SSNY shall
mail process to: Chip-
py Boys Chipping,
LLC, P.O. Box 42,
Claryville, NY 12725.
Purpose: any lawful
purpose or activity.
119962

LEGAL NOTICE
Notice of Forma-
tion 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 desig-
nated agent of LLC
upon whom process
against it may be
served and shall mail
process to: 22 North
Road #201, Bloom-
ingburg, NY 12721.
Purpose: any lawful
purpose.
120472

LEGAL NOTICES

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 IMO-
GENE PURYEAR WHO WAS SURVIVING SPOUSE OF RAYMOND
PURYEAR, BETTINA PURYEAR-BOWER AS HEIR TO THE ESTATE
OF IMOGENE PURYEAR WHO WAS SURVIVING SPOUSE OF RAY-
MOND PURYEAR, et al., Defendant(s) Pursuant to a Judgment of
Foreclosure and Sale duly entered December 4, 2023, I, the under-
signed 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 to Bidders

Notice is hereby given that sealed bids will be received for the following:

CRUSHED STONE

Sealed bids, bearing the name and address of the bidder on the face of
the envelope, shall be submitted to Town Clerk Tess McBeath at her
office 104 Main Street, Hortonville, NY until 3:00 p.m. Thursday March 7,
2024 at which time they will be publicly opened and read.

Specifications may be obtained from the Town Clerk or the Town
Superintendent of Highways at his office 4277 State Route 17B,
Hortonville, NY.

The Town Board and the Superintendent of Highways reserves the right
to reject any and all bids and to waive any irregularities in the bidding and
to re-advertise for new bids.

WILLIAM ESCHENBERG
Superintendent of Highways

120984

LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAW

PLEASE TAKE NOTICE that there has been introduced
before the Town Board of the Town of Liberty in the County of Sullivan
and State of New York, introductory Local Law No. 2 of the Year 2024,
entitled "A local law amending section 109-8 of Chapter 109, entitled
"Parks," of the Code of the Town of Liberty, Sullivan County, New York."
The proposed local law would amend paragraph A of §109-8 by removing
language from the end thereof that excepted Town parks that are lighted
from the requirement of closing at sunset.

The aforesaid local law was determined to be a Type II Action
as defined in 6 NYCRR §617.5(c)(26) and (33) of the regulations prom-
ulgated pursuant to the State Environmental Quality Review Act, for
which environmental review is not required

A copy of the aforesaid local law is on file with the Town Clerk
of the Town of Liberty, 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 afore-
said local law before the Town Board of the Town of Liberty, at the Liberty
Senior Center, 119 North Main Street, Liberty, New York, at 6:15 p.m.
prevailing time, on March 4, 2024, at which time all interested persons
will be heard.

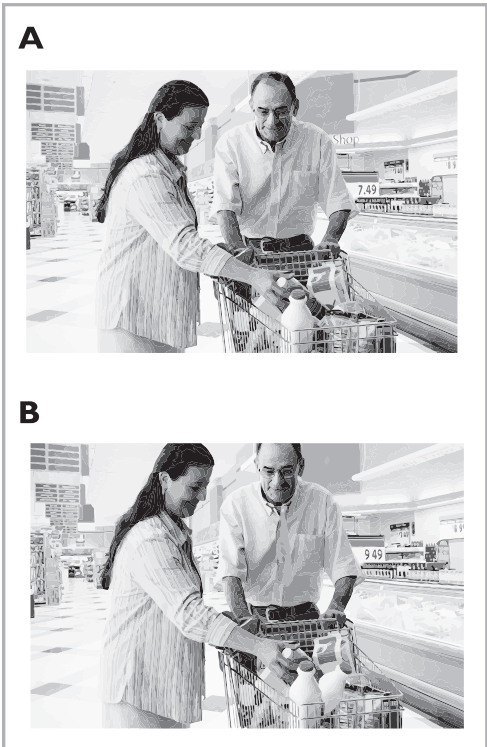
Dated: February 22, 2024

HON. LAURIE DUTCHER, Town Clerk

121021

What's the Difference?

There are four differences between Picture A
and Picture B. Can you find them all?



Answers: 1. Man is wearing the 2. Extra milk in
cart 3. Price on sign is different 4. "Shop"
missing from the back wall

Did you
Know?

THE FOUR LARGEST GROCERY
BRANDS IN NORTH AMERICA
INCLUDE WALMART,
AMAZON, KROGER,
AND COSTCO.

GET THE
PICTURE?

Can you guess what
the bigger picture is?

ANSWER: CHECKOUT COUNTER

THIS DAY IN...

FEB
26
HISTORY

- 1815: NAPOLEON
BONAPARTE ESCAPES
FROM EXILE.
- 1919: PRESIDENT
WOODROW WILSON
SIGNS AN ACT OF
CONGRESS THAT
ESTABLISHES THE
GRAND CANYON
NATIONAL PARK.
- 2008: THE NEW YORK
PHILHARMONIC
PERFORMS IN NORTH
KOREA.

New
word

CHECKOUT

a point at which
goods are paid
for in a store

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, 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 "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 of Public Hearing

Town of Thompson Zoning Board of Appeals

Meeting Date: March 12, 2024

NOTICE IS HEARBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on March 12, 2024 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, NY before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter names, the substance of which appeals is as follows:

Appeal by: Dennis Riordan

Applicant is requesting an Area Variance of the Town of Thompson Zoning Code for:

Name - Code Section	Required	Proposed
Rear yard setback (Road Side) - §250-7	40'-0"	38'-6"
Combined side yard setbacks §250-7	40'-0"	35'-0"

Property is located at Lake Shore Dr E, Rock Hill, S/B/L: 55.-6-3.25

In the Zone: SR With Central W/S

Dated: 02/21/2024

By order of the Zoning Board of Appeals
Laura Eppers, Secretary

Town of Thompson is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://us02web.zoom.us/j/89393926367
Meeting ID: 893 9392 6367
Dial by your location
• +1 646 931 3860 US
• +1 646 558 8656 US (New York)
Meeting ID: 893 9392 6367
Find your local number: https://us02web.zoom.us/j/kdqDICTwA6

PLEASE TAKE NOTICE, that this Zoning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30 PM on the day of the meeting to planning@townofthompson.com.

PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Zoning Board is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption.

120934

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Appeal by: Iosif Nevelev

Applicant is requesting an Area Variance of the Town of Thompson Zoning Code for:

Name - Code Section	Required	Proposed
Rear yard setback (Road Side) - §250-7	40'-0"	30'-0"
Combined side yard setback - §250-7	40'-0"	32'-9"

Property is located at Lake Shore Dr E, Rock Hill, S/B/L: 55.-6-3.8

In the Zone: SR With Central W/S

Dated: 02/21/2024

By order of the Zoning Board of Appeals
Laura Eppers, Secretary

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Join Zoom Meeting
https://us02web.zoom.us/j/89393926367
Meeting ID: 893 9392 6367
Dial by your location
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• +1 646 558 8656 US (New York)
Meeting ID: 893 9392 6367
Find your local number: https://us02web.zoom.us/j/kdqDICTwA6

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120933

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Appeal by: Dennis Riordan

Applicant is requesting an Area Variance of the Town of Thompson Zoning Code for:

Name - Code Section	Required	Proposed
Rear yard setback (Road Side) - §250-7	40'-0"	24'-4"
Combined side yard setback - §250-7	40'-0"	35'-0"
Front yard setback (Lake Side) §250-7	40'-0"	28'-10"

Property is located at Lake Shore Dr E, Rock Hill, S/B/L: 55.-6-3.24

In the Zone: SR With Central W/S

Dated: 02/21/2024

By order of the Zoning Board of Appeals
Laura Eppers, Secretary

Town of Thompson is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://us02web.zoom.us/j/89393926367
Meeting ID: 893 9392 6367
Dial by your location
• +1 646 931 3860 US
• +1 646 558 8656 US (New York)
Meeting ID: 893 9392 6367
Find your local number: https://us02web.zoom.us/j/kdqDICTwA6

PLEASE TAKE NOTICE, that this Zoning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30 PM on the day of the meeting to planning@townofthompson.com.

PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Zoning Board is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption.

120932

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

Keep track of what is happening
in your community...
Read the Legal Notices in
every issue of the Democrat!

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

LEGAL NOTICE

LIBRARY ELECTION NOTICE

Notice is hereby given that a special meeting of the qualified voters of the Liberty Central School District, Liberty, NY, will be held at the Liberty Public Library, 189 North Main St, Liberty, NY 12754 at from 11:00 AM – 8:00 pm on Tuesday, April 16, 2024.

The purpose of the meeting is to

- Vote upon the adoption of a budget for the year 2024-2025 for the Liberty Public Library, and to appropriate the necessary funds to meet the estimated expenditure and levy the necessary tax therefore, and
- To elect two Library Trustees.

Voting hours will be from 11:00 AM to 8:00 PM. Copies of the budget will be available at the Library on March 22after 1:00 PM.

Pursuant to a resolution adopted by the Board of Education of the Liberty Central School District, all qualified voters must be registered to vote at any regular or special election.

Please take notice that all voters who voted in the 2020, 2021, 2022, and 2023 school elections are not required to register.

Please take further notice that qualified voters of the Liberty Central School District may register for the purpose of voting in the Library Election, at the Liberty Central School Business Office, 115 Buckley Street, Liberty, NY, Monday through Thursday 8:00 AM to 4:00 PM, up to and including Thurs. April 11, 2024.

Please take further notice that petitions nominating candidates for the office of member of the Board of Trustees of the Liberty Public Library must be filed with the Clerk of the Library Board at the Liberty Public Library, 189 North Main Street, Liberty, NY, not later than the 30th day preceding said meeting on April 16, 2024 (Mon. March 11, 4:30 pm).

Two vacancies on the Board of Trustees are to be filled.
Term: Five years

Candidates for the office of member of the Board of Trustees of the Liberty Public Library shall be nominated by petition and each petition must be directed to the Clerk of the Library Board of Trustees, shall be signed by at least twenty-five (25) qualified voters of the Liberty Central School District, shall state the residence of each signer and shall state the name and residence of the candidate.

Sample petitions are available from the Clerk of the Board of Trustees of the Liberty Public Library.

Dated: Jan 18, 2024

Marjorie M. Linko,
Clerk of the Board of Trustees
Liberty Public Library

120539

LEGAL NOTICE

FNBJ HOLDING CORP.,

Plaintiff,

-against-

NOTICE OF SALE

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

Defendants.

-----X

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 in 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

LEGAL NOTICE

Notice of Public Hearing

Town of Thompson Zoning Board of Appeals

Meeting Date: March 12, 2024

NOTICE IS HEARBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on March 12, 2024 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, NY before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter names, the substance of which appeals is as follows:

Appeal by: Fraser Road Properties LLC

Applicant is requesting an Area Variance of the Town of Thompson Zoning Code for:

Name - Code Section	Required	Proposed
Accessory building closer to the road than the main building - §250-16B	N/A	N/A

Property is located at 334-336 Fraser Rd, Monticello, S/B/L: 10.-9-4

In the Zone: SR With Central W/S

Dated: 02/21/2024

By order of the Zoning Board of Appeals
Laura Eppers, Secretary

Town of Thompson is inviting you to a scheduled Zoom meeting.
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https://us02web.zoom.us/j/89393926367
Meeting ID: 893 9392 6367
Dial by your location
• +1 646 931 3860 US
• +1 646 558 8656 US (New York)
Meeting ID: 893 9392 6367
Find your local number: https://us02web.zoom.us/j/kdqDICTwA6

PLEASE TAKE NOTICE, that this Zoning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30 PM on the day of the meeting to planning@townofthompson.com.

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120931

Strong second half propels Chester past Fallsburg in Sectional opener



Nick Storms netted four threes in the second half, leading the Comets with 14 points in the loss to Chester.

STORY AND PHOTOS
BY ANTHONY MORGANO

CHESTER — Following the conclusion of the Chapel Field vs Livingston Manor game, Chester hosted a play-

off game of their own, with the Hambletonians hosting the Fallsburg Comets on Saturday evening. The two played a tightly contested first half before Chester's offense found their stride

and took control of the game with a 58-38 victory. The game was very low scoring to start, with a combined 11 points scored in the first quarter. It was a 4-4 tie late in the quarter, but a late

Chester	58
Fallsburg	38

3-pointer gave Chester the three point advantage.

In the second quarter, the two teams battled back and forth with Fallsburg briefly taking a 13-11 lead. Chester ended on an 8-2 run, however, and took a 19-15 lead into the break.

Fallsburg looked good to start the third quarter, staying within striking distance through the first few minutes. After cutting the Chester lead to 27-25, however, the Comets' offense faltered and Chester pressed the advantage, scoring 10 straight and ending the quarter with a 12 point lead.

Chester opened the fourth with an additional six points, increasing their lead to 18 before Fallsburg finally ended their scoring drought. Fallsburg was able to net 13 points in the final quarter, but Chester matched their scoring and was able to hold off the Comets and advance further into the Class B tournament.



Chester game played well against Fallsburg, holding Isaiah Young to just six second half points.

Fallsburg was paced by Nick Storms, who scored 14 points including three from beyond the arc in the fourth quarter. Donovan Hart, who scored ten in the first half, finished with 12. "It happens," said Falls-

burg Coach Lionel White. "[Chester] played great defense and they played with high intensity all night. Number 1 [Jayden Mercado] turned it up tonight. I give my guys credit for playing hard until the end."



MOVING TOWARDS HEALTH

MAGGI FITZPATRICK

Accepting failure faster

Failure is something we all try to avoid. Putting ourselves in positions with the possibility of not being successful makes us vulnerable, and that can be scary and frustrating. While we usually try to avoid messing up, it's something we do quite often. I'll guess that you "messed up" on some part of your health journey in the last seven days, and I'm honestly impressed if you didn't.

I often have to remind myself that I am a human, not a robot, and I'm not going to get everything right one hundred percent of the time. I'm sure you can relate in some way. Once we realize we've made a choice that isn't getting us closer to our goals, we often get stuck thinking "I messed up" and it takes a while to get back on track toward whatever we are working towards.

This time in between the mess-up and the return to our plan is very valuable, yet we often let big chunks of it slip away. Author Gretchen Rubin says, "Instead of feeling that you've blown the day and thinking, 'I'll get back on track tomorrow,' try thinking of each day as a set of four quarters: morning, midday, afternoon, and evening. If you blow one quarter, you get back on

track for the next quarter. Fail small, not big." Being able to shorten the time it usually takes for us to get back on track with our healthy habits is one of the most powerful skills we can cultivate. We will never be perfect, so setting the expectation of perfection doesn't help us. We will make mistakes, but that doesn't mean we shouldn't try and give our best effort. This concept of splitting the day into four quarters helps with this because instead of waiting for tomorrow or Monday to get back on track, we can do it in the next quarter. The quicker we can calmly begin working towards our goals again, the better we

feel. Shortening the time it takes to get back on track gives us the opportunity and safety to take risks, try new things, and gives us space for a break when we need one. There is no pressure to get it right all of the time because you know more often than not, you're taking actions to get you where you want to go. Instead of one mess-up ruining your entire day, maybe it only lingers around for one quarter or half of your day. This leaves so much time for you to turn your day into a win. We must change our actions to change ourselves and failure and frustration will come with that. It will

take trial and error to build your new habits, so the more opportunities you can give yourself to reset, the faster you will make progress. Remember, every single action you take toward your health counts. Every action you take to take care of yourself is like putting a deposit into your bank account. One withdrawal won't drain your entire savings. It's up to you to continue moving forward and keep making deposits. Xoxo Coach Maggi

LEGAL NOTICES

LEGAL NOTICE ADVERTISEMENT FOR BIDS

Architect	Project Information
CSArch 19 Front Street Newburgh, New York 12550 PH: 845-561-3179	Sullivan West Central School District 2022 Capital Project Phase 1C Roof Replacements Sullivan West Elementary School

The Owner, the School Board of Sullivan West Central School District will receive sealed bids to furnish materials and labor to complete the **2022 Capital Project at Sullivan West Elementary School**, which includes roofing replacement, and related alterations. Each bid shall be on a stipulated sum basis for the following contract:

Contract No. 1C-06 – Roofing Construction (RC)

Sealed bids will be received until **4:00 PM Eastern Standard Time on March 7, 2024**, at the Sullivan West Central School District, District Offices located at 33 Schoolhouse Road, Jeffersonville, New York 12748. Attention: Christina Kautz, District Clerk. Bids received after this time will not be accepted and returned to the Bidder unopened. Bids will be opened and read aloud after the 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 location:

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 fee 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). Checks or money orders shall be made payable to Sullivan West Central School District.

Bidder must provide a 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 following the receipt of Bids. 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 project site, **February 22, 2024, at 3:45pm**. All visitors are required to sign in at the Main Entrance and convene accordingly. The Architect and/or Construction manager will provide a tour of the work area(s), and an overview of the scope of work and expectations of the project. While it is preferred that interested parties attend this group session, bidders can additionally visit the site by contacting Director of Facilities **Ulysses Oestrich** OestrichUly@swcsd.org (845) 796-8377 and schedule an appointment.

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 the New York State Department of Labor Prevailing Wage Rate Schedule and conditions of employment.

The School Board of Sullivan West Central School District 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 West Central School District

120675

LEGAL NOTICES

LEGAL NOTICE Notice of Public Hearing Town of Thompson Zoning Board of Appeals Meeting Date: March 12, 2024

NOTICE IS HEARBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on March 12, 2024 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, NY before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter names, the substance of which appeals is as follows:

Appeal by: Punkaboo Properties LLC

Applicant is requesting an Area Variance of the Town of Thompson Zoning Code for:

Name - Code Section	Required	Proposed
Rear yard setback with W/S - \$250-7	40'-0"	36'-0"
Front yard setback with W/S - \$250-7	40'-0"	18'-0"
One side yard with W/S - \$250-7	15'-0"	6'-0"
One side yard with W/S - \$250-7	15'-0"	12'-0"
Combined side yard with W/S - \$250-7	40'-0"	18'-0"
Increasing a nonconforming - \$250-21B(4)	N/A	N/A
Percent of lot coverage - \$-250-7	20%	24.1%

Property is located at 15 Hoffman Rd, Monticello, S/B/L: 45.-5-10.2

In the Zone: SR With Central W/S

Dated: 02/21/2024

By order of the Zoning Board of Appeals
Laura Eppers, Secretary

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Join Zoom Meeting
<https://us02web.zoom.us/j/89393926367>
Meeting ID: 893 9392 6367
Dial by your location
• +1 646 931 3860 US
• +1 646 558 8656 US (New York)
Meeting ID: 893 9392 6367
Find your local number: <https://us02web.zoom.us/u/kdqDICTwA6>

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120930

LEGAL NOTICE REQUEST FOR QUALIFICATIONS ENGINEERING SERVICES FOR ENVIRONMENTAL FACILITIES CORPORATION FUNDED PROJECTS

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive Qualifications in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following:

French Woods
GOLF & COUNTRY CLUB

15 Miles North of Callicoon on Rte 97
17440 Rte 97, Hancock, NY 13783
607-637-1800
visit our website: frenchwoodsgolf.com

*Golf Season is just around the corner!
Consider a membership at French Woods for the 2024 season.*

2024 Membership Rates

Choose the Option that best works for you!

OPTION 1		OPTION 2	
Senior Single	\$650	Senior Single	\$1,450
Single	\$700	Single	\$1,500
Senior Couple	\$900	Senior Couple	\$1,750
Couple	\$950	Couple	\$1,800

Cart Included for Entire Season

Included with either option:
treat a guest to 18 holes with cart

Cart Rates:
9 Holes \$12.00
18 Holes \$17.00

New this season we will be having a Monday/Wednesday morning captain & crew or 2-man best ball get together.

Anybody wishing to join Tuesday Night Men's League we have openings.

Any ladies that would like to start a league?
Contact us on Facebook or call!

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

ENGINEERING SERVICES FOR ENVIRONMENTAL FACILITIES CORPORATION FUNDED PROJECTS IN THE TOWN OF THOMPSON.

Said Qualifications shall be mailed or delivered so that they shall be received at the office of the said Town Clerk by the close of business on Friday, March 22, 2024 after which date all Qualifications shall be opened and read.

By Order of the Town Board
Dated Monticello, New York
February 06, 2024
Marilee J. Calhoun
Town Clerk

121026

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: 1, 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