

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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

TODAY

TUESDAY, JULY 9, 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	Legal Services
Antiques	Livestock & Poultry
Apartments	Logging/Land
ATV's	Clearing
Articles for Sale	Lost/Found
Auctions	Lots/Acreage
Automobiles	Machinery & Tools
Auto Parts & Services	Miscellaneous
Boats	Mobile Homes
Builders/Contractors	Money to Loan
Business for Sale	Motorcycles
Business Opportunities	Moving Sale
Campers	Musical Instruments
Cars for Sale	Outdoor Power Equip.
Child Care	Real Estate
Cleaning Services	Real Estate Wanted
Estate Sale	Rec Vehicles
Equipment	Rentals
Events	Repairs & Home Imp.
Excavating	Sale
Farm Machinery	Services Offered
Farm Products	Snowmobiles
Firewood	Snow Plowing
Flea Market	Sports & Recreation
Free	Storage
Garage/Yard Sales	Stores & Retail Space
Guns	Tires
Handyman	Tractors
Health & Beauty	Travel Trailers
Help Wanted	Trips & Tours
Horses & Equipment	Trucks for Sale
Houses for Rent	Truck Accessories
Houses for Sale	Tutors/Instructors
Hunting & Fishing	Vacation Rental
Hunting Lands	Vendors
Jobs Wanted	Wanted
Lawn Care	Wanted to Buy
Lawn/Garden Equip.	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)

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

96369

BUILDERS/ CONTRACTORS

**ALL OF YOUR
RESIDENTIAL &
C O M M E R C I A L
NEEDS UNDER ONE
ROOF. JC Construc-
tion LLC (845) 647-
5427 jconstruction-
llc@aol.com**

LEGAL NOTICES

LEGAL NOTICE
2 Larson Farm
LLC filed 6/21/24.
Cty: Sullivan. SSNY
desig. for process &
shall mail to: c/o
Kwang Il Yoo, 2 Lar-
son Rd, Blooming-
burg, NY 12721.
Purp: any lawful
124555

LEGAL NOTICE
ATTENTION DBE
CONTRACTORS
AND SUPPLIERS:
Bothar Construc-
tion, LLC is request-
ing quotes for NYS-
DOT project D265287
- bidding July 11,
2024. Resurfacing -
NYS Route 17 in the
Towns of Liberty &
Thompson. Plans &
Specs may be viewed
on the NYSDOT web-
site: https://www.dot.ny.gov/doing-business/opportunities/const-contract-docs?p_d_id=D265287 or at Bothar's
office, 170 East Serv-
ice Road, Bingham-
ton, NY 13901. Call
for appointment, 607-
723-5012 M-F
8:30am - 4pm. Email
quotes to Bill Terrell:
Bill@Botharconst.co
m or Fax to 607-723-
4982.
**BOTHAR CON-
STRUCTION IS AN
EQUAL OPPORTU-
NITY EMPLOYER**
124312

LEGAL NOTICE
EMERY'S AUTO
LLC, Arts. of Org. filed
with the SSNY on
06/12/2024. Office
loc: Sullivan County.
SSNY has been des-
ignated as agent
upon whom process
against the LLC may
be served. SSNY
shall mail process to:
Sean Brooks, PO Box
245, Harris, NY
12742. Purpose: Any
Lawful Purpose
123973

LEGAL NOTICE
Finsolv Consult-
ing, LLC. Filed 5/8/24.
Cty: Sullivan. SSNY
desig. for process &
shall mail 718 Mont-
gomery St, Brooklyn,
NY 11213. Purp: any
lawful
123888

LEGAL NOTICE
Notice is hereby
given that license
serial number NA-
0370-24-224494 for a
On-Premises Restau-
rant license has been
applied for by the
undersigned to permit
the sale of beer, wine
and spirits at retail in
a restaurant under
the Alcoholic Bever-
age Control Law at
Basbousa located at
81 Main Street,
Mountain Dale in Sul-
livan County for on-
premises consump-
tion. Basbousa LLC,
81 Main Street,
Mountain Dale, NY
12763-5307
124556

LEGAL NOTICE
**ORANGE COUN-
TY SERVICE LLC,**
Arts. of Org. filed with
the SSNY on
06/19/2024. Office
loc: Sullivan County.
SSNY has been des-
ignated as agent
upon whom process
against the LLC may
be served. SSNY
shall mail process to:
Sean M Brooks, PO
Box 245, Harris, NY
12742. Purpose: Any
Lawful Purpose.
124133

Get results...
Advertise in the
Classifieds!

APARTMENTS

LEGAL NOTICES

LEGAL NOTICE
R O C K L A N D
COUNTY SERVICE
LLC, Arts. of Org. filed
with the SSNY on
06/19/2024. Office
loc: Sullivan County.
SSNY has been des-
ignated as agent
upon whom process
against the LLC may
be served. SSNY
shall mail process to:
Sean M Brooks, PO
Box 245, Harris, NY
12742. Purpose: Any
Lawful Purpose.
124132

LEGAL NOTICE

**NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN KEY-
BANK, N.A. S/B/M FIRST NIAGARA BANK. N.A., Plaintiff AGAINST
BRENDON LYDEN; GREGORY LYDEN; GREGORY LYDEN AS ADMIN-
ISTRATOR OF THE ESTATE OF DEBORAH DORIS LYDEN, ET AL.,
Defendant(s)** Pursuant to a Judgment of Foreclosure and Sale duly
entered February 9, 2024, I, the undersigned Referee will sell at public
auction at the Lobby of the Lawrence H. Cooke Sullivan County
Courthouse, 414 Broadway, Monticello NY on August 6, 2024 at 1:30PM,
premises known as 147 Clements Road, Liberty, NY 12754. All that cer-
tain plot piece or parcel of land, with the buildings and improvements
erected, situate, lying and being in the Town of Liberty, County of
Sullivan, State of New York, Section: 23 Block: 1 Lot: 115. Approximate
amount of judgment \$77,021.35 plus interest and costs. Premises will be
sold subject to provisions of filed Judgment Index #2018-2243. The
aforementioned auction will be conducted in accordance with the SULLI-
VAN County COVID-19 Protocols located on the Office of Court
Administration (OCA) website ([https://ww2.nycourts.gov/
Admin/oca.shtml](https://ww2.nycourts.gov/Admin/oca.shtml)) and as such all persons must comply with social dis-
tancing, wearing masks and screening practices in effect at the time of
this foreclosure sale. Kamal Alagh, Esq., Referee Fein, Such & Crane,
LLP 28 East Main Street Rochester, NY 14614 FKNJC015 81395

124245

LEGAL NOTICE NOTICE OF SALE

**SUPREME COURT COUNTY OF SULLIVAN, US BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff,
vs. CHRISTOPHER PARISIO, Defendant.**

Pursuant to an Order Confirming Referee's Report and Judgment of
Foreclosure and Sale duly entered on May 30, 2024, I, the undersigned
Referee will sell at public auction at the Lawrence H. Cooke Sullivan
County Courthouse, 414 Broadway, Monticello, NY 12701 on August 9,
2024 at 10:00 a.m., premises known as 162 Airport Road, Eldred, NY
12732. All that certain plot, piece or parcel of land, with the buildings and
improvements thereon erected, situate, lying and being in the Town of
Highland, County of Sullivan and State of New York, Section 11, Block 1
and Lots 88.16 & 88.17. Approximate amount of judgment is \$294,288.13
plus interest and costs. Premises will be sold subject to provisions of filed
Judgment Index #E2022-2450. Cash will not be accepted. COVID-19
safety protocols will be followed at the foreclosure sale.

Evan Daniel Zucker, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown,
New York 10591, Attorneys for Plaintiff

124321

LEGAL NOTICE
S U L L I V A N
COUNTY SERVICE
LLC, Arts. of Org. filed
with the SSNY on
06/19/2024. Office
loc: Sullivan County.
SSNY has been des-
ignated as agent
upon whom process
against the LLC may
be served. SSNY
shall mail process to:
Sean M Brooks, PO
Box 245, Harris, NY
12742. Purpose: Any
Lawful Purpose.
124131

LEGAL NOTICE
S U L L I V A N
COUNTY'S FINEST
LLC, Arts. of Org. filed
with the SSNY on
06/05/2024. Office
loc: Sullivan County.
SSNY has been des-
ignated as agent
upon whom process
against the LLC may
be served. SSNY
shall mail process to:
Sean Brooks , PO
Box 245, Harris, NY
12742. Purpose: Any
Lawful Purpose.
123822

LEGAL NOTICE
Notice of Forma-
tion of Brookside
Ranch LLC. Arts. of
Org. filed with NY
Dept. of State on
04/26/2024. Office
location: 52 Fauble
Rd., Jeffersonville,
NY, 12748. Sec. of
State designated
agent of LLC upon
whom process
against it may be
served and shall mail
process to: C/o
William Pinto, 301
Hawthorne Ave,
Islandia NY 11749.
Purpose: any lawful
purpose.
123706

Find the
Perfect Job in the
Sullivan County
Democrat Classifieds

LEGAL NOTICES

LEGAL NOTICE
NOTICE OF FOR-
MATION

Name of limited
liability company
(LLC): TWO FIVE
THREE SALON, LLC
Date of filing arti-
cles of organization
with secretary of
state: June 28, 2024
County in which
office of LLC is to be
located: Sullivan
The secretary of
state has been desig-
nated 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: 47 Bris-
tol Circle, Rock Hill,
New York 12775 Purpose
of business of
LLC: any lawful pur-
pose.
The term of the

LEGAL NOTICES

LLC is perpetual.
124517

LEGAL NOTICE
LUNAR LAND-
SCAPING LLC, Arts.
of Org. filed with the
SSNY on 05/30/2024.
Office loc: Sullivan
County. SSNY has
been designated as
agent upon whom
process against the
LLC may be served.
SSNY shall mail
process to: Nicholas
Cicchetti, 224
Boband Road, Jeffer-
sonville, NY 12748.
Purpose: Any Lawful
Purpose.
123709

Protect Your
Right to Know
Read the
Legal Notices in the
Democrat

LEGAL NOTICES

LEGAL NOTICE
ADVERTISEMENT FOR BIDS

Sealed bids for WATER SYSTEM IMPROVEMENTS:

CONTRACT NO. 1 – GENERAL
CONTRACT NO. 2 – WATER STORAGE TANK

will be received by the VILLAGE OF WURTSBORO at the VILLAGE
HALL until 11 o'clock A.M., local time on AUGUST 15, 2024 and then at
said office, publicly opened and read aloud.

The Information for Bidders, Form of Bid, Form of Contract, Plans and
Specifications and Forms of Bid Bond, Performance and Payment Bond
and other Contract Documents may be examined at the following places:

VILLAGE OF WURTSBORO, 7 PENNSYLVANIA AVENUE, WURTS-
BORO, NEW YORK 12790
AND/OR LABERGE GROUP, 4 COMPUTER DRIVE WEST, ALBANY,
NEW YORK 12205.

An electronic copy of the documents may be obtained from Laberge
Group by emailing bidding@labergegroup.com. The request must pro-
vide the following information: complete firm name, contact person,
phone number, and email address. Documents will be emailed to the
address provided. There is no charge for electronic files delivered by
email. Only bidders who requested and received the contract documents
directly from Laberge Group shall be permitted to bid. Any bidder that is
not on the Laberge Group plan holder list will have their bid returned
unopened.

The Owner reserves the right to waive any informalities or to reject any
or all bids.

Each bidder must deposit with his bid, security in the amount, form and
subject to the conditions provided in the Information for Bidders.

Attention of bidders is particularly called to the requirements as to condi-
tions of employment to be observed and minimum wage rates to be paid
under the Contract.

BIDDERS OF THIS WORK WILL BE REQUIRED TO COMPLY WITH
THE PRESIDENT'S EXECUTIVE ORDERS #11246 AND #11375. THE
REQUIREMENTS FOR BIDDERS AND CONTRACTORS UNDER THIS
ORDER, WHICH CONCERNS NON-DISCRIMINATION IN EMPLOY-
MENT, ARE EXPLAINED IN THE SPECIFICATIONS.

The Village of Wurtsboro strongly encourages Minority and Women
Owned Business Enterprises and Section 3 Firms to apply.
This project is subject to the requirements of the Build America, Buy
America Act.

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

Date: July 1, 2024

By: Gina Langowsky, CMC, RMC, CMFO
Village Clerk-Treasurer

124543

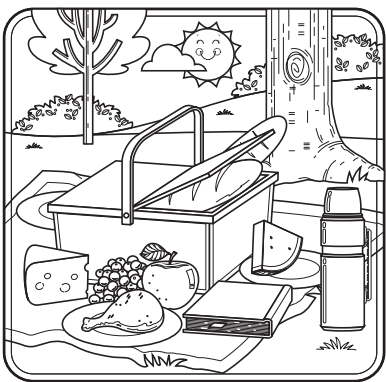
LEGAL NOTICE

**NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN Rocket
Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.,
Plaintiff AGAINST Desire Renee Foster a/k/a Desire Foster a/k/a Desire
Carey, Individually and as Administrator of the Estate of Laurie Barnes
a/k/a Laurie J. Barnes; David Barnes; State of New York; Defendant(s)**
Pursuant to a Judgment of Foreclosure and Sale duly entered December
1, 2023 I, the undersigned Referee will sell at public auction at the the
front steps or 1st Floor Lobby of the Sullivan County Courthouse, 414
Broadway, Monticello, NY 12701 on August 7, 2024 at 2:00PM, premises
known as 52 Luxton Lake Road, a/k/a First Avenue, Narrowsburg, NY
12764. All that certain plot piece or parcel of land, with the buildings and
improvements erected, situate, lying and being in the Town of Tusten,
County of Sullivan, State of NY, Section 16 Block 12 Lot 7 f/k/a Section
16 Block 12 Lot Old Lots 7 and 9. Approximate amount of judgment
\$231,894.35 plus interest and costs. Premises will be sold subject to
provisions of filed Judgment Index# E2022-691. The auction will be con-
ducted pursuant to the COVID-19 Policies Concerning Public Auctions of
Foreclosed Property established by the 3rd Judicial District. Robert
Hunter, Esq., Referee LOGS Legal Group LLP Attorney(s) for the
Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877)
430-4792 Dated: May 30, 2024 81052

124244

Creative Coloring

Color in this picture to create your own masterpiece.



Double Word Puzzle

Unscramble the words to reveal the sentence.

C N E K I H C 4 3 8

L S A A D 9 7

S R G A S 5 1

E T L B N A K 6 2

W 1 2 3 4 O U 2 F O 5 2 4 6

7 8 2 6

Answers: Chicken, Salad, Blanket, Watch out for the ants

THIS DAY IN...



HISTORY

• **1890:** WYOMING IS
ADMITTED AS THE 44TH
STATE.

• **1938:** HOWARD HUGHES
BEGIN A 91-HOUR
AIRPLANE FLIGHT AROUND
THE WORLD THAT WILL GET
A NEW RECORD.

• **1962:** TELSTAR, THE
WORLD'S FIRST COMM-
UNICATIONS SATELLITE,
IS LAUNCHED INTO ORBIT.



FROLIC

move about
cheerfully

*How they
SAY that in...*

ENGLISH: Picnic

SPANISH: Picnic

ITALIAN: Picnic

FRENCH: Pique-nique

GERMAN: Picknick

*Did you
Know?*

RED AND WHITE CHECKERED

TABLECLOTHS AT PICNICS CAN BE

TRACED BACK TO EARLY EUROPEAN

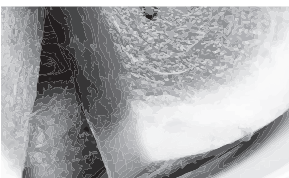
INFLUENCES, PARTICULARLY

IN REGIONS LIKE ITALY

AND FRANCE.



**GET THE
PICTURE?**



Can you guess what
the bigger picture is?

ANSWER: WATERMELON

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

The Board of Education of the Sullivan County BOCES, with BOCES offices located at 15 Sullivan Avenue, Suite 1W Liberty, New York 12754, invites proposals on the forms provided for the Transportation of Pupils – School Years 2024-25 Through 2028-29. Bids will be accepted until 10:00 a.m. on July 31, 2024, at which time they will be publicly opened and read. The bid opening will be conducted at 15 Sullivan Avenue, Suite 1W Liberty, New York 12754 at 10:00 AM.

Proposals are to be based on specifications entitled, “Transportation of Pupils for School Years 2024-25 Through 2028-29” copies of which, together with bid forms, are on file and may be secured at the Sullivan County BOCES, 15 Sullivan Avenue, Suite 1W Liberty, New York 12754. Bid documents also may be obtained digitally in PDF format. Request documents via email to Deputy Superintendent, Susan Schmidt at Susan.Schmidt@scboces.org. Proposals signed by bidders shall be enclosed in a sealed envelope, addressed to Susan Schmidt, Deputy Superintendent, and marked **in red** in the lower, left-hand corner “Transportation of Pupils for School Years 2024-25 Through 2028-29.”

Proposals must be delivered to the Office of the Deputy Superintendent, Sullivan County BOCES, 15 Sullivan Avenue, Suite 1W Liberty, New York 12754.

The bidder must promptly execute a satisfactory contract, guaranteeing the faithful fulfillment of the terms of the contract. The BOCES reserves the right to require the **successful bidder** to provide an executed performance bond in the amount of one hundred percent (100%) of the accepted bid for faithful performance of the terms, covenant, and conditions of the contract.

To the extent permitted by law, bidders' bids will not be disclosed, except for purposes of evaluation, prior to approval of the resulting contract by the BOCES. All material submitted becomes the property of the BOCES and may be returned or retained at the BOCES' discretion. Submitted bids may be reviewed and evaluated by any person, other than one associated with a competing bidder, as designated by the BOCES. The BOCES reserves the right to use any and all ideas presented in any response to the Bid. Selection or rejection of a bid does not affect this right. If a vendor believes that any information in its bid constitutes a trade secret and wishes such information not be disclosed if requested by a member of the public pursuant to the State Freedom of Information Law, Article 6 of the Public Officers Law, the vendor shall submit with its bid a letter specially identifying the page number, line or other appropriate designation that information which is a trade secret and explain in detail why such information is a trade secret. Failure by a vendor to submit such a letter with its bid identifying trade secrets shall constitute a waiver by the bidder of any rights it may have under Section 89 (Subdivision 5) of the Public Officers Law relating to protection of trade secrets.

The Board of Education hereby reserves the right to reject any and all bids.

BOARD OF EDUCATION SULLIVAN COUNTY BOCES
Susan Schmidt
Deputy Superintendent

124514

LEGAL NOTICE

LEGAL NOTICE OF ESTOPPEL

The bond resolution, a summary of which is published herewith, has been adopted on June 5, 2024, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Callicoon Center Fire District in the Towns of Callicoon and Fremont, Sullivan County, New York, is not authorized to expend money, or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution. A proposition for the approval of such resolution was duly approved by the qualified voters of said Fire District at a special election held on July 1, 2024, upon which such resolution took effect.

A complete copy of the resolution summarized herewith is available for public inspection during regular business hours at the Office of the Fire District Secretary for a period of twenty days from the date of publication of this Notice.

Dated: Callicoon Center, New York,
July 2, 2024.

/s/ Megan Brockner

Fire District Secretary
BOND RESOLUTION DATED JUNE 14, 2024.

A RESOLUTION AUTHORIZING THE PURCHASE OF A PUMPER FIRE TRUCK FOR THE CALLICOON CENTER FIRE DISTRICT IN THE TOWNS OF CALLICOON AND FREMONT, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$630,000, AND AUTHORIZING THE ISSUANCE OF \$630,000 SERIAL BONDS OF SAID FIRE DISTRICT TO PAY THE COST THEREOF.

Specific object or purpose: Purchase of a pumper fire truck
Period of probable usefulness: 20 years
Amount of obligations to be issued: \$630,000 bonds
SEQRA Status: Type II Action

124541

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

BEFORE THE ZONING BOARD OF APPEALS

NOTICE is hereby given pursuant to Section 250-60(D) of the Town of Lumberland Zoning Law, that the Zoning Board of Appeals of the Town of Lumberland will hold a public hearing on the 22nd day of July, 2024 at 7:00 PM, or as soon thereafter as practicable, in the Town of Lumberland Municipal Building Meeting Room, 1054 Proctor Road, Glen Spey, New York 12737.

This hearing is for consideration of the application of Dave Preston on behalf of Kris Matheney and Scott Susskind at properties owned by Kris Matheney and Scott Susskind, seeking to construct an approximately Thirty Foot by Forty Foot (30' x 40') Workshop to provide a base for construction of a new residence on the parcel that does not conform to local Zoning requirements at property located at 420 Decker Road, Glen Spey, Town of Lumberland, New York 12737, and designated as Section 23, Block 1, Lot 3.41 on the tax rolls for the Town of Lumberland. This property is located in the Rural Residential (RR) Zoning District.

The variance requested is to permit construction of a new nonconforming pole barn/Workshop. A variance to permit a side-yard setback of Twenty-Nine and Eight-Tenths Feet (29.8') where Seventy- Five Feet (75') is required, (a variance of Forty-Five and Two-Tenths Feet (45.2')) is being requested. In addition, a variance is being requested to permit the construction of an accessory structure in the front-yard setback (closer to the road than the principal structure).

A copy of the proposed site development plan is on file in the Office of the Building Official for the Town of Lumberland, 1054 Proctor Road, Glen Spey, New York, for inspection and review.

All interested parties, and all other persons will be given a reasonable opportunity to be heard in respect to the application. Persons may appear in person, by attorney, or through a representative.

Written communication in relation to the above hearing and application may be mailed or filed with the Town of Lumberland Zoning Board of Appeals, Town of Lumberland Municipal Building, 1054 Proctor Road, Glen Spey, New York 12737, or at the Public Hearing. All Communications should be marked with the name of the applicant and the date of the hearing.

Dated: 24 June 2024
Town of Lumberland
Zoning Board of Appeals
Daniel Edzenga, Chairperson

124429

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

NOTICE is hereby given pursuant to Section 250-60(D) of the Town of Lumberland Zoning Law, that the Zoning Board of Appeals of the Town of Lumberland will hold a public hearing on the 22nd day of July, 2024 at 7:00 PM, or as soon thereafter as practicable, in the Town of Lumberland Municipal Building Meeting Room, 1054 Proctor Road, Glen Spey, New York 12737.

This hearing is for consideration of the application of Barbara Greenspan at properties owned by Barbara Greenspan, seeking to construct a larger deck in a location where there is a currently existing deck that does not conform to local Zoning requirements at property located at 211 Brookwood Road, Glen Spey, Town of Lumberland, New York 12737, and designated as Section 16, Block 1, Lot 23 on the tax rolls for the Town of Lumberland. This property is located in the Hillside District (HD) Zoning District.

The variance requested is to permit construction of a new non-conforming deck that is larger than the pre-existing non-conforming deck currently located at the site. A variance to permit a side-yard setback of Nineteen and Six-Tenths Feet (19.6') where Fifty Feet (50') is required, (a variance of Thirty and Four-Tenths Feet [30.4']) is being requested.

A copy of the proposed site development plan is on file in the Office of the Building Official for the Town of Lumberland, 1054 Proctor Road, Glen Spey, New York, for inspection and review.

All interested parties, and all other persons will be given a reasonable opportunity to be heard in respect to the application. Persons may appear in person, by attorney, or through a representative.

Written communication in relation to the above hearing and application may be mailed or filed with the Town of Lumberland Zoning Board of Appeals, Town of Lumberland Municipal Building, 1054 Proctor Road, Glen Spey, New York 12737, or at the Public Hearing. All Communications should be marked with the name of the applicant and the date of the hearing.

124474

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT: SULLIVAN COUNTY. CUSTOMERS BANK, Plff. vs. STONE CASTLE CAPITAL LLC, et al, Defts. Index #E2023-228. Pursuant to judgment of foreclosure and sale entered Jan. 26, 2024, I will sell at public auction at the Sullivan County Courthouse, 414 Broadway, Monticello, NY on August 7, 2024 at 10:00 a.m. premises k/a 97 Godfrey Road, Bloomingburg, NY 12721 a/k/a Section 201, Block 2, Lot 1.6. Said property beginning at a point in the easterly side of Godfrey Road, said point being the northeasterly most corner of lands now or formerly Bloomingburg Rentals, LLC, Instrument Number 2015-8354, and runs thence along Godfrey Road, the following 3 courses and distances: NW, 85.50 ft.; SW, 5 ft.; NW, 164.36 ft.; Thence along the southerly side of Old Roosa Gap Road, the following 3 courses and distances: NE, 75.98 ft.; SE, 10 ft.; NE, 77.53 ft.; Thence along the lands now or formerly Wood, Liber 1860 Page 253, SE 199.23, Thence along the above mentioned Bloomingburg Rentals, LLC SW 271.05 ft. to the point or place of beginning containing 1.03 acres more or less. Approximate amount of judgment is \$554,227.82 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JASON SAUTTER, Referee. HILL WALLACK LLP, Attys. for Plff., 261 Madison Ave., 9th Fl., Ste. 940-941, New York< NY 10016. File No. 16644-37 - #101518

124055

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

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT- COUNTY OF SULLIVAN

REVERSE MORTGAGE FUNDING, LLC, Plaintiff,
AGAINST
GLENN NOVICK, AS SON AND HEIR TO THE ESTATE OF MITCHELL NOVICK, FISK ESTATES LLC, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on May 30, 2024.

I, the undersigned Referee, will sell at public auction at the Lobby of the Sullivan County Court House, 114 Broadway, Monticello, NY 12701 on July 30, 2024 at 9:30 AM premises known as 16 Fiske Avenue, Monticello, NY 12701-1504.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Sullivan County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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, County of Sullivan and State of New York. Section 113, Block 2 and Lot 13.

Approximate amount of judgment \$166,882.27 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #E2015-1051 I 1051-15.

Terry Forman, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747

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