

# CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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FRIDAY, AUGUST 2, 2024

3B

To place your Classified ad, call

# 845-887-5200

Monday-Friday 8:30 a.m.–5 p.m.

Fax your ad copy to (845) 887-5386

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

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

## CLASSIFIED CATEGORIES

Adoption  
Antiques  
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  
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Rentals  
Repairs & Home Imp.  
Sale  
Services Offered  
Snowmobiles  
Snow Plowing  
Sports & Recreation  
Storage  
Stores & Retail Space  
Tires  
Tractors  
Travel Trailers  
Trips & Tours  
Trucks for Sale  
Truck Accessories  
Tutors/Instructors  
Vacation Rental  
Vendors  
Wanted  
Wanted to Buy  
Wood Stoves

## CLASSIFIED MAIL-IN FORM

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_

DATE(S) TO RUN: \_\_\_\_\_

CATEGORY: \_\_\_\_\_

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

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

Number of insertions  
(20 words or less)  
Tues. or Fri. (one insertion) = \$12\*\*  
Tues. and Fri. (two insertions) =  
\$24.00\*  
Two weeks (four insertions) = \$45.60\*  
50 cents each additional word

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

Enclosed is my check for \$ \_\_\_\_\_

Check one: ☐ ☐

Card #: \_\_\_\_\_

Expiration date: \_\_\_\_\_

CVV Code: \_\_\_\_\_

Signature: \_\_\_\_\_

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

### HELP WANTED

### HELP WANTED

### HELP WANTED

### HELP WANTED

#### Jeff Bank – Port Jervis, NY Location Commercial Loan Officer

Jeff Bank is looking for an experienced Commercial Loan Officer to represent us in our Port Jervis, Orange Cty., Sullivan Cty., and NE PA market areas by developing new business, underwriting, structuring, and closing commercial loans, as well as maintaining and servicing a commercial loan portfolio. Candidates should possess in-depth understanding of loan policies and procedures, experience in reviewing financial info, advising loan applicants, and assessing applications, and the ability to collaborate and communicate effectively with all stakeholders. A minimum of two (2) years' experience in related lending positions normally required and a B.S. or B.A. degree in a related field of study. Specialized commercial lending training and experience in the field preferred. Base Salary Range: \$75k to \$100k. For more info and to apply visit [www.jeff.bank/careers/](http://www.jeff.bank/careers/) scroll down to Career Opportunities. Jeff Bank is an EOE.

124831

#### ELECTRICIAN WANTED. Commercial work, good pay, Thompsonville (845) 807-8246

#### GARAGE/ YARD SALE

**O N G O I N G  
GARAGE SALE** 678  
NORTH BRANCH RD.  
HORTONVILLE FROM  
8-4. House windows,  
storm windows, tools,  
pictures, pet stairs,  
misc. WANTED!! COP-  
PER & BRASS

#### District Openings Sullivan West Central School

**Secretary to the Assistant Superintendent**  
*Salary: \$50,000 - \$53,000*

**Account Clerk**  
*Salary: \$47,039 - \$49,993*  
This position is subject to the civil service exam process. Candidates must demonstrate entry level account clerical/auditing aptitude and competence by successfully participating in an entry level account clerical/auditing examination.

Please forward resume & Sullivan West's application (located at [www.swcsd.org/Page/194](http://www.swcsd.org/Page/194)) by **Aug 10th** to [sullivanwest-recruitment@scbores.org](mailto:sullivanwest-recruitment@scbores.org)  
Attn: Secretary or Acct Clerk Search EOE

125091

#### APARTMENTS

#### 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

#### Business Development and Administrative Operations

##### JOB SUMMARY:

The position of Business Development and Administrative Operations is imperative to ensure proper relations with our visitors, community, and local businesses alike. Under general direction, exercise independent judgment and initiative in managing high-level accounts. Responsibilities include promoting the Sullivan Catskills as leisure vacation, tour, and incentive destination.

##### QUALIFICATIONS:

- Minimum bachelor's degree from an accredited college or university.
- Minimum two (2) years' experience in Hospitality and Tourism Industry
- Valid Driver's License

##### KNOWLEDGE, SKILLS, AND ABILITIES:

- Knowledge of computerized databases
- Skill in utilizing a personal computer and associated software programs
- Ability to communicate clearly and effectively both verbally and in writing
- Ability to establish and maintain effective working relationships with employees, co-workers, management, members, and the public
- Strong leadership ability in guest/customer hospitality
- Exemplifies customer service

Job Type: Full-time

Pay: \$20.00 - \$35.00 per hour

Contact: Herb Clark 845-747-4449

125143

## Circulation Specialist

Full and part-time positions in the circulation department. Both phone and computer work necessary. Organization is key requirement.

Call 845-887-5200, ext. 103  
for interview or apply in person to:  
Sullivan County Democrat  
5 Lower Main St.  
Callicoon, New York

124872

#### Immediate Opening Tri-Valley Central School

### Typist

This position is subject to the civil service exam process and requires minimum qualifications that demonstrate typing skills and spelling competence. Eligible for lateral transfer.

Please forward resumes & Tri-Valley's application (located at [www.trivalleycsd.org](http://www.trivalleycsd.org)) by **Aug 9th**  
To: [tri-valley-recruitment@scbores.org](mailto:tri-valley-recruitment@scbores.org)  
Attn: Typist Search EOE

125086

#### 2024-25 Openings Tri-Valley Central School

##### Math Teacher (Secondary)

##### Elementary Teacher (Leave Replacement: Sept - Dec 2024)

##### NYS Certification Required

Please forward resumes & Tri-Valley's application (located at [www.trivalleycsd.org](http://www.trivalleycsd.org)) by **Aug 15th**  
To: [tri-valley-recruitment@scbores.org](mailto:tri-valley-recruitment@scbores.org)  
Attn: Teacher Search EOE

125088

Find a new job in the Help Wanted!

## Democrat's Challenge Crossword

### Super Crossword

GREAT PARKING  
SPOTS

	2	3	4	5	6		7	8	9	10	11	12	13		14	15	16	17	18	19	
20							21								22						
23							24								25						
26									27				28								
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34	35	36	37						38				39				40	41	42	43	
44								45				46				47					
48					49	50	51				52				53						
54				55							56				57			58			
59				60						61						62					
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82				83			84				85						86				
87						88				89						90					
91					92				93				94	95	96						
				97				98				99									
100	101	102	103					104		105		106		107				108	109	110	111
112									113				114								
115								116								117					
118								119								120					

##### ACROSS

- 1 Fencing lunge  
7 Large wine bottles  
14 Derisive imitator  
20 Theater area  
21 U.S. soccer star Megan  
22 Chimney flue, e.g.  
23 Start of a riddle  
26 Woes  
27 Ketchup's color  
28 "The Great Gatsby" star  
29 Running the show, for short  
31 Illinois' tree  
33 Twisty letter  
34 Riddle, part 2  
44 Made gentle  
45 Source of some milk  
46 Source of some milk  
47 Earthy color  
48 Dark deli breads  
49 Kind of internal-combustion engine  
52 Bygone jet, for short  
53 Just one sip  
54 Riddle, part 3  
58 Throw lightly  
59 Shoe tip  
60 Puzzle cube creator Rubik  
61 Cousins of counties  
63 Etchings, e.g.  
64 Baseball hitter's stat  
65 Shows' actors  
67 With  
83-Down, Idaho's nickname  
68 TV drama of 2000-15  
71 10K or marathon  
73 Con job  
74 Fabled bird  
75 Japanese wrestling  
78 Riddle, part 4  
82 Ionize, e.g.  
84 Pioneered  
85 Alternative to Roy Rogers  
86 Slightly  
87 Protruding belly button  
88 Tax mo.  
89 Tax pro  
90 Ghana's largest city  
91 End of the riddle

##### DOWN

- 1 Quick haircut  
2 Old 45 player  
3 Performs like Cardi B  
4 Title bee-keeper of a 1997 film  
5 Raged violently  
6 Subjects of discussion  
7 City in central California  
8 "— -di-dah!"  
9 On — with (much like)  
10 Distribute  
11 At a future point in time  
12 Trio before Q  
13 Blood fluids  
14 Simba's father in "The Lion King"  
15 Unfilled part of a schedule  
16 PC key near Shift  
17 2009-10 "American Idol" judge  
18 Scraped (out)  
19 Funny Foxx  
24 Viking Ericson  
25 Funeral poem  
30 Assemblage  
32 Mouths or faces, slangily  
34 Tiers  
35 Singer Swift  
36 Egggy entree  
37 Remainder  
38 Seaport on Italy's "heel"  
39 "That's a lie!"  
40 Future docs' exams  
41 Very, very  
42 Match divisions  
99 Rip up  
100 It fixes off-key singing  
105 "I'd say," to texters  
107 Simple wind instruments  
112 Riddle's answer  
115 Enkindle  
116 Peanut, castor bean or canola  
117 Long pastry  
118 Earned after taxes  
119 Cozies up  
120 Taco exteriors

- 43 Very, in Paris  
49 Long-winded  
50 Limited  
51 Gold, in Gijon  
52 Edinburgh inhabitant  
53 Patterned wool blankets  
55 Long deli sandwich  
56 "Barnaby Jones" star  
57 Major protest  
62 Kind of internal-combustion engine  
65 Mollycoddle  
66 Battery liquid  
68 Thing relied on for support  
69 Like a day in June, per a Lowell poem  
70 Roofing problem in cold weather  
71 In favor of the idea  
72 Activist Nader  
73 Long deli sandwich  
75 Garbage boat  
76 "Nothin' doin' "  
77 — Hari (spy)

- 79 Stare stupidly  
80 Unravels  
81 Envoy's skill  
83 See 67-Across  
88 Woe  
89 One who may study bonds  
90 CIA spy Ames  
92 Accustomed  
93 Test runs  
94 Triads, e.g.  
95 Western U.S. gas brand  
96 Things raked in autumn  
100 Neat as —  
101 Compulsion  
102 Color slightly  
103 Fail to include  
104 Inflation subj.  
106 Pitcher Hershiser  
108 Inactive  
109 Actress Patricia  
110 Edible bit of a pomegranate or litchi  
111 Estonia and Latvia, once: Abbr.  
113 Go fast, quaintly  
114 — Wee Reese

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<div>SERVICES OFFERED</div> <div>DIVORCE \$389 - Uncontested divorce papers prepared. Only one signature required. Poor person Application included if applicable. Separation agreements. Custody and support petitions. 518-274-0380</div> <div>INJURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to major cash settlements. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-888-454-4717. Be ready with your zip code to connect with the closest provider</div> <div>REPAIRS</div> <div>BEAUTIFUL BATH UPDATES in as little as ONE DAY! Superior quality bath and shower systems at AFFORDABLE PRICES! Lifetime warranty &amp; professional installs. Call Now! 1-855-399-2076</div> <div>Do you need a Roof or Energy Efficient Windows &amp; Help paying for it? YOU MAY QUALIFY THROUGH NEW RELIEF PROGRAMS (800) 944-9393 or visit NYProgramFunding.org to qualify. Approved applications will have the work completed by a repair crew provided by: HOMEOWNER FUNDING. Not affiliated with State or Gov Programs.</div> <div>MISCELLANEOUS</div> <div>AFFORDABLE TV &amp; INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-855-399-2803</div> <div>Attention: VIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-855-399-2582</div> <div>DIRECTV- All your entertainment. Nothing on your roof! Sign up for Direct and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-888-534-6918</div> <div>Get Boost Infi- nite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 844-329-9391</div> <div>Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-866-782-4069</div> <div>PEST CONTROL: PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for service or an inspection today! 1-866-448-8311 Have zip code of property ready when calling!</div> <div>LEGAL NOTICES</div> <div>LEGAL NOTICE COUNTY OF SULLIVAN Sealed bids for the following will be received by the Director of the Department of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, until 1:00 P.M. on Friday, August 16, 2024 at which time the bids will be publicly opened and read. 1. Oil and Lubricants for Public Works (B-24-42) Bid Forms, including specifications, may be obtained from the Director at the above address, and all bids are subject to the terms and conditions therein set forth. Dated: August 2, 2024 125023</div> <div>LEGAL NOTICE 295 Jeffnorth-branch, LLC filed Arts. of Org. with the</div>		
<div>LEGAL NOTICES</div> <div>Sect'y of State of NY (SSNY) on 5/21/2024. 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 85, Callicoon Center, NY 12724. Purpose: any lawful act. 124243</div> <div>LEGAL NOTICE AA DESIGN TECHNOLOGY LLC, Arts. of Org. filed with the SSNY on 07/15/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Connie Tow, PO Box 101, Mongaup Valley, NY 12762. Purpose: Any Lawful Purpose. 124729</div> <div>LEGAL NOTICE JLL Forest Hill, LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 6/25/2024. 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, 689 County Rte 56, Wurtsboro, NY 12790. Purpose: any lawful act. 124706</div> <div>LEGAL NOTICE NOTICE OF FORMATION Name of limited liability company (LLC): BEYOND THE BLACK BOX LLC Date of filing articles of organization with secretary of state: April 16, 2024 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: 27 Woods Road, Yulan, NY 12792. Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 124781</div> <div>LEGAL NOTICE Notice of Formation of Lavish Loner Records LLC. Arts. of Org. filed with NY Dept. of State on 05/21/24. Office location: 81 Shaker Heights Rd. 103 Monticello, NY 12701. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 81 Shaker Heights Rd. 103 Monticello, NY 12701. Purpose: any lawful purpose. 124622</div> <div>LEGAL NOTICE Notice of Formation of DeGraw Real EstateLLC. Filed with NY Dept. of State on 06/21/2024. Office location:7 Dutch Hill Rd Pond Eddy NY, 12770. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Po Box 11 Pond Eddy NY, 12770. Purpose: any lawful purpose. 124183</div> <div>LEGAL NOTICE Notice of Formation of Forever Foundation, LLC. Arts. of Org. filed with NY Dept. of State on 07/22/24. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Todd Brasington 702 South Woods Drive, Monticello, NY 12201. Purpose: any lawful purpose. 124910</div> <div>LEGAL NOTICE Notice of Formation of Kiloi Sheluch LLC. Arts. of Org. filed with NY Dept. of State on 05/30/2024. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process againstit may be</div>		
<div>LEGAL NOTICES</div> <div>served and shall mail process to: 869 Myrtle Ave Apt 5a, Brooklyn NY 11206 . Purpose: any lawful purpose. 124912</div> <div>LEGAL NOTICE NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY NARROWSBURG ELECTRIC, LLC NARROWSBURG ELECTRIC, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 10th of June, 2024. Office located in Sullivan County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to 1099 County Road 23, Narrowsburg, New York 12764. Purpose: to engage in any and all lawful act or activity. 124482</div> <div>LEGAL NOTICE Notice of formation of Limited Liability Company (LLC). Name: SHAWAN-GUNK RIDGEVIEW TERRACE, LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on JULY 22, 2024. Office Location: Sullivan County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 33 Sheeley Road Gramhamsville, NY 12740. No specific date of dissolution in addition to the events of dissolution set forth by law. Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLC. 124915</div> <div>LEGAL NOTICE NOTICE OF PUBLIC HEARING BEFORE THE PLANNING BOARD NOTICE is hereby given pursuant to Section 250-68(A) of the Town of Lumberland Zoning Law, that the Planning Board of the Town of Lumberland will hold a public hearing on the 12th day of August, 2024 at 7:30 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 Thomas &amp; Elena Freeman at properties owned by Thomas &amp; Elena Freeman, seeking a Site Plan and Special Use Permit to allow construction of a Twenty-Foot by Twenty-Four Foot (20' x 24') Garage at property located at 2111 State Route 97, Pond Eddy, Town of Lumberland, New York 12770, and designated as Section 28, Block 1, Lot 49 on the tax rolls for the Town of Lumberland. This property is located in the River Hamlet (RHD) and River Corridor Overlay (RCO) Zoning Districts. A copy of the proposed Site Plan and Special Use Permit 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: 08 July 2024 Town of Lumberland</div>		
<div>LEGAL NOTICES</div> <div>SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN -----X LOST LAKE FUNDING CORP.  <i>Plaintiff,</i>  <i>-against-</i>  ZIPPORAH KINGOINA; LOST LAKE PROPERTY OWNERS ASSOCIATION, INC. ; "JOHN DOE 1" through "JOHN DOE 10" inclusive the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persons or corporations having an interest in, or tenants or persons in possession of; portions of the mortgaged premises described in the Complaint,   <i>Defendants.</i> -----X</div> <div>NOTICE IS HEREBY GIVEN, that an action has been commenced and is pending in this Supreme Court Count of Sullivan County upon the Complaint of the above-named plaintiff against the above-named defendant(s) for the foreclosure of a mortgage dated the day of August 2017, executed by Zipporah Kingoina to secure the sum of \$52,235.94 and recorded in Instrument #: 2018-281 Mortgages in the Office of the Clerk of the County of Sullivan, on the 12th day of January 2018.</div> <div>AND NOTICE IS FURTHER GIVEN, that the mortgaged premises described in such mortgage(s) affected by the said foreclosure action, were, at the time of the commencement of this action, and at the time of the filing of this Notice, situated in the County Sullivan and State of New York, and are described in "Schedule A - Legal Description" attached hereto and made a part hereof.</div> <div>The clerk of the County of Sullivan is directed to 'index the Notice against the names of all the defendant(s).</div> <div>Dated: November 7, 2023 Walden, New York</div> <div>Respectfully submitted, <b>J&amp;G LAW, LLP</b> By: Krystle N. Butcher, Esq. Attorneys for Plaintiff 158 Orange Avenue, P.O. Box 367 Walden, New York 12586 T: (845) 778-2121 F: (845) 778-5173</div>		
<div>LEGAL NOTICES</div> <div>SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN -----X LOST LAKE FUNDING CORP.  <i>Plaintiff,</i>  <i>-against-</i>  ZIPPORAH KINGOINA; GEOFFREY B. CHWEYA, LOST LAKE PROPERTY OWNERS ASSOCIATION, INC. ; "JOHN DOE #1" through "JOHN DOE #10" inclusive the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persons or corporations having an interest in, or tenants or persons in possession of, portions of the mortgaged premises described in the Complaint,   <i>Defendants.</i> -----X</div> <div>NOTICE IS HEREBY GIVEN, that an action has been commenced and is pending in this Supreme Court Count of Sullivan County upon the Complaint of the above-named plaintiff against the above-named defendant(s) for the foreclosure of a mortgage dated the 30th day of October 2016, executed by Zipporah Kingoina and Geoffrey B. Chweya to secure the sum of \$62,923.70 and recorded in Instrument #: 2016-9210 Mortgages in the Office of the Clerk of the County of Sullivan, on the 30th day of September 2016.</div> <div>AND NOTICE IS FURTHER GIVEN, that the mortgaged premises described in such mortgage(s) affected by the said foreclosure action, were, at the time of the commencement of this action, and at the time of the filing of this Notice, situated in the County Sullivan and State of New York, and are described in "Schedule A-Legal Description" attached hereto and made a part hereof.</div> <div>The clerk of the County of Sullivan is directed to index the Notice against the names of all the defendant(s).</div> <div>Dated: November 7, 2023 Walden, New York</div> <div>Respectfully submitted, <b>J&amp;G LAW, LLP</b> By: Krystle N. Butcher, Esq. Attorneys for Plaintiff 158 Orange Avenue, P.O. Box 367 Walden, New York 12586 T: (845) 778-2121 F: (845) 778-5173</div>		
<div>LEGAL NOTICES</div> <div>SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN -----X LOST LAKE FUNDING CORP.,  <i>Plaintiff,</i>  <i>-against-</i>  ZIPPORAH KINGOINA; GEOFFREY B. CHWEYA, LOST LAKE PROPERTY OWNERS ASSOCIATION, INC. ; "JOHN DOE #1, through "JOHN DOE #10" inclusive the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persotis or corporations having an interest in, or tenants or persons in possession of, portfons of the mortgaged premises described in the Complaint,   <i>Defendants.</i> -----X</div> <div>TO THE ABOVE-NAMED DEFENDANTS:</div> <div>YOU ARE HEREBY SUMMONED to hereby answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance upon the Plaintiff's attorney(s) within twenty (20) days after service of this Summons, exclusive of the day of service or within thirty (30) days after service is complete if this Summons is not personally delivered to you within the State of New York; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint.</div> <div>NOTICE</div> <div>YOU ARE IN DANGER OF LOSING YOUR HOME</div> <div>IF YOU DO NOT RESP.QND 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.</div> <div>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.</div> <div>SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION.</div> <div>YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR TIE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.</div> <div>Dated: November 7, 2023 Walden, New York</div> <div>Respectfully submitted, <b>J&amp;G LAW, LLP</b> By: Krystle N. Butcher, Esq. Attorneys for Plaintiff 158 Orange Avenue, P.O. Box 367 Walden, New York 12586 T: (845) 778-2121 F: (845) 778-5173</div> <div>TO: Zipporah Kingoina Lot 18 Mongaup Falls Ct Forestburgh, NY 12777</div> <div>Geoffrey B Chweya Lot 18 Mongaup Falls Ct Forestburgh, NY 12777</div> <div>Zipporah Kingoina 320 Concord Avenue Umon, NJ 07083</div> <div>Geoffrey B. Chweya 320 Concord Avenue Union, NJ 07083</div> <div>International Certified Mail # International first class mail Zipporah Kingoina Box 9534-0300 Nairobi, Kenya 00100</div> <div>International Certified Mail # International first class mail Geoffrey B. Chweya Box 9534-0300 Nairobi, Kenya 00100</div> <div>124914</div> <div>Name of limited liability company (LLC): MMWJM LLC Date of filing articles of organization with secretary of state: JULY 8, 2024 County in which office of LLC is to be located: Sullivan Address of princi-</div> <div>pal place of business of LLC: 10 Forman Road, Cochection, New York 12726. The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The address to which the secretary of state shall mail a</div> <div>copy of any process against it served upon him or her is:10 Forman Road, Narrowsburg, New York 12764 Purpose of business of LLC: any lawful purpose The term of the LLC is perpetual. 124579</div>		



August 2 – Several weeks have passed since I was last able and inclined to sit down and pen another “Smallwoodian” column for the Sullivan County Democrat. As many of you know, I own and run the beautiful Sticky Fingers Delectables takeout ice cream shop / soup & stew studio over in Kauneonga Lake, and this time of year things are at their most hectic. Ask anyone in a seasonal culinary business: at the beginning of the season we know exactly how many days there are in ‘high season’ (99 days this year between Memorial Day and Labor Day). During this time, restaurants hereabout need to essentially earn enough revenue to survive the rest of the year. Currently I work seven days a week, 12-15 hours each day. It’s a lot. Coming home after it all to

sit and write a column is a daunting task, even though I write gladly for this paper. So, Dear Reader, I hope you will bear with me now for a few more weeks. The end of High Season is in sight. Today—Friday, August 2nd—there is only one month exactly—31 days!—until the summer hubbub suddenly slams to a halt. Thereafter I hope to see you once again here on a bi-weekly basis because there is always lots to report about in Mongaup Valley and Smallwood from an insider’s perspective. The summer to date has been a very warm and sunny one, like those roseate summers near the turn of the century when day followed

## SMALLWOOD-MONGAUP VALLEY

JAMES LONEY | THESMALLWOODIAN@GMAIL.COM

day of bright warm sunshine with showers or rain more the exception than the rule. Of late our summers here in the Northeast have turned much wetter and hotter than those days of yore. Don’t let anyone, even a bloviating magnate, tell you that climate change is a hoax, folks. We see and experience it ourselves with our own eyes. Two years running with very little snow on the ground, and hardly any useable ice on the lakes for ice fishing. Things are warming up and getting wetter. The abnormally sunny summer this year has meant that the usual planned plethora of activities over in

Smallwood has gone ahead full bore with little concern for inclement weather. The Club at Smallwood is preparing for its 70th anniversary celebrations and everyone associated with the Club is atwitter with excitement. The Smallwood Civic Association (SWCA) has likewise been bristling with plans for a great summer, most of which are now coming to fruition. This coming Saturday, August 3rd, the SWCA will be holding its third General Meeting at the Association Lodge on Pine Grove Road, starting at 9:30 AM for coffee and muffins. Also in the Lodge at the moment, Mondays through Thursdays from 7:00 –

9:30 PM, is the “Olympic Watch Party” for people wanting to watch different Olympic events together. What a fantastic idea for community togetherness! Tonight, on Friday, August 2nd, there will be a “Glow in the Dark” Smallwood Youth Experience (SYE) event at which football, volleyball will be played while its light and swimming in the dark will continue until darkness falls or the lifeguard’s final whistle sounds. The Swim is open to all SWCA members and their guests. These popular ‘swims’ are just quite the cat’s meow and the Association holds several of them during the summer. Finally there is

“Smallwood Day,” this year on Saturday, August 3rd from 5:30 – 10:00 PM on the Smallwood Beach. There will of course be a huge bonfire in the community fire pit and also a lot of laughter and comraderie into the night. –All of this is just scratching the surface, folks! The beautiful summer days and evenings, unfolding one after another like petals of a flower, is enabling us to be our best selves and happiest beings. I’ll write again soon about these activities, or others coming up but for now I hope you are enjoying the magnificent summer of 2024 and the almost childlike innocence it is inculcating into one and all. September lies ahead and with it, bigger and spookier affairs of the greater world. For now let us live among ourselves and be happy. Be well and flourish!

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LEGAL NOTICE  
ADVERTISEMENT FOR BIDS

Sealed bids for WATER SYSTEM IMPROVEMENTS:  
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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, WURTSBORO, 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](mailto:bidding@labergegroup.com). The request must provide 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 conditions 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 EMPLOYMENT, 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

LEGAL NOTICES

LEGAL NOTICE  
Notice of Public Hearing  
Town of Thompson Zoning Board of Appeals  
Meeting Date: August 13, 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 August 13, 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: Alejandro Rey

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

Name - Code Section	Required	Proposed
Accessory building setback - §250-16A(2)	10'	0'
Accessory building setback - §250-16A(2)	10'	7'

Property is located at 139 Lake Shore Dr E, Rock Hill, S/B/L: 52.R-3-3.1

In the Zone: SR With Central W/S

Dated: 07/29/2024

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/89393926367>


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](mailto: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.

125087

BRIEF

Carol Kneier Named Community Relations Manager for Wayne Memorial



CONTRIBUTED PHOTO  
Carol Kneier

HONESDALE, PA—Wayne Memorial Chief Executive Officer, James Pettinato, BSN, MHSA, CCRN-K, announced that Carol Kneier, MS, RDN, LDN, CDCES, has expanded her role from Community Health Manager and will now serve as Community Relations Manager. In this new capacity, Kneier, will combine her administrative duties to oversee the daily functions of both the hospital's community and public relations efforts. Pettinato described Kneier as a “true asset to Wayne Memorial” and further stated “with Carol’s years of experience involving operations of the health system and the relationships she has built within the community; I am confident she will fit the position well.” Kneier’s career at Wayne Memorial Hospital spans more than 30 years. She was originally employed as a Dietitian/Certified Diabetes Educator, a position she remained in for 25 years, before transitioning to the role of Community Health Manager. As Community Health Manager she implements several outreach programs and patient education initiatives including a weekly radio show called, HealthWorks, which airs on local stations DNH and Classic Hits radio. Kneier earned a Master of Science degree in nutrition from Marywood University, Dunmore, PA. She holds credentials as a Certified Diabetes Care and Education Specialist (CDCES), Registered Dietitian Nutritionist (RDN) and a Licensed Dietitian Nutritionist (LDN). Kneier’s promotion followed the retirement of Wayne Memorial’s Director of Communications and Development Lisa Champeau at the end of June, 2024. Wayne Memorial will soon be announcing the addition of a marketing manager to round out its communications team. Wayne Memorial Hospital is a non-profit, community-controlled hospital offering the highest quality in inpatient and outpatient care in more than 30 medical specialties. For information on all of our services, visit [www.wmh.org](http://www.wmh.org).

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LEGAL NOTICES

LEGAL NOTICE  
SISTEMAS CONSULTING, LLC, Arts. of Org. filed with the SSNY on 04/24/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Buenaventura Rivera, PO Box 449, Wurtsboro, NY 12790. Purpose: Any Lawful Purpose 124292

LEGAL NOTICES

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