



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

TODAY

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: 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

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

Immediate Opening Liberty Central School School Nurse (RN)

NYS RN License Required

Please apply online by Sept. 30th at libertyk12.tedk12.com/hire EOE

Immediate Opening Sullivan West Central School Special Education Teacher (Elementary)

NYS Certification Required

Please forward resume & Sullivan West's application (located at swcsd.org) by **Sept 30th** to [sullivanwest-recruitment@scboeces.org](mailto:sullivanwest-recruitment@scbooces.org)

Attn: Sp Ed Teacher Search EOE

APARTMENTS

PATHSTONE: Accepting Applications for 1 2 & 3 Bdrm. units at Hemlock Ridge Apts., 27 Arts Blvd, Livingston Manor, NY for their Sec. 8 Project – Based Program. Applications available only at Pathstone 457 Broadway, Suite 9, Monticello, NY Between 8:30AM & 4:30PM. 845-794-4880 Hemlock Ridge EHO

WANTED TO BUY

Buying: books, toys, comics, sports cards, advertising, military, police, fire fighting. My home or yours 914-799-5185

Costume Jewelry Wanted

Bracelets, Rings, Necklaces.
 Also Buying Gold & Silver
\$\$\$CASH PAID\$\$\$
 845-428-9544

ANNOUNCEMENT

Honor Veterans. Wreaths Across America for Roscoe area cemeteries. Visit www.wreath-sacrossamerica.org/NY0414 for ceremony and wreath sponsorship information. Remember. Honor. Teach.

FOR RENT

For Rent Two Bedroom, Two Bath, Late Model Mobile Home, Private, Secluded. Livingston Manor Area. Security & Credit Check. 845-701-1034

FOR SALE

CROSS COUNTRY SKIS/POLES. Like new, used twice. \$75.00. 845-866-1592

LEGAL NOTICES

LEGAL NOTICE
 Notice of Formation of New Day Publishing, LLC Arts. of Org. filed with NY Dept. of State on March 27, 2024. Office location: 30 Pine Avenue, Mountain Dale, NY 12763. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 30 Pine Avenue, Mountain Dale, NY 12763. Purpose: any lawful purpose 125551

Read the Classifieds! For a great deal!

HELP WANTED

LEGAL NOTICES

LEGAL NOTICE
 Notice of Formation of 259 17B LLC, a domestic limited liability company (LLC). Articles of Organization were filed with the Secretary of State of New York (SSNY) on 8/8/2024. The LLC is located in Sullivan County. The SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of any process to the office location: 259 Route 17B, Monticello, NY 10701. Purpose: to engage in any lawful act or activity. 125385

LEGAL NOTICE
 Notice of Formation of 23 FORT WORTH LLC Arts. of Org. filed with NY Dept. of State on 08/29/2024. Office location: 5 ROYCE ST, MONTICELLO, NY, 12701. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 5 ROYCE ST, MONTICELLO, NY, 12701. Purpose: any lawful purpose. 125929

LEGAL NOTICE
 Notice of Formation of 6 East Dillon LLC. Arts. of Org. filed with NY Dept. of State on 08/14/2024. Office location: 5 ROYCE ST, MONTICELLO, NY, 12701. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 5 ROYCE ST, MONTICELLO, NY, 12701. Purpose: any lawful purpose 125567

LEGAL NOTICES

Find an Apartment in the Classifieds!

LEGAL NOTICE
Public Referendum of the White Sulphur Springs Fire District

The White Sulphur Springs Fire District will hold a Public Referendum on October 15, 2024 at 7PM at the White Sulphur Springs Firehouse located at 3352 State Route 52, White Sulphur Springs, New York 12787.

The purpose of this referendum is for the purchase of a custom Rosenbauer Tanker Truck.

All registered voters in the White Sulphur Springs Fire District are encouraged to vote.

Dated: September 6, 2024
 126166

LEGAL NOTICE
 BROTHERS HPS CONSTRUCTION LLC, Arts. of Org. filed with the SSNY on 09/04/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Osvin Pineda, 181 La Vista Dr, South Fallsburg, NY 12779. Purpose: Any Lawful Purpose. 126055

LEGAL NOTICE
 Notice of Formation of POLYN ADVANTAGE LLC. Arts. of Org. filed with NY Dept. of State on 07/24/2024. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: ROCKET CORPORATE SERVICES INC.: 2804 GATEWAY OAKS DRIVE #100, SACRAMENTO, CA, 95833, USA. Purpose: Any lawful purpose. 126165

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Read the Legals!

LEGAL NOTICES

LEGAL NOTICE
 NOTICE IS HEREBY GIVEN that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a Real Property A&D Public Hearing will be held on Wednesday, September 25, 2024, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 646-992-2010, Access Code: 717-876-299.

REAL PROPERTY PUBLIC HEARING in the matter of the acquisition by the City of New York of a Fee Simple (Fee) interest on the following real estate in the County of Sullivan for the purposes of preserving and preventing the contamination or pollution of the New York City water supply system:

NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
9950	Sullivan	Neversink	Fee	6.-1-9.13	11.37 ac

A copy of the Mayor's Preliminary Certificate of Adoption and maps of the real estate to be acquired are available for public inspection upon request. Please call 914-749-5410.

In order to access the Public Hearing and testify, please call 646-992-2010, Access Code: 717-876-299 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov.

LEGAL NOTICE
 Notice of Formation of Boujee Loos, LLC. Arts. of Org. filed with NY Dept. of State on 8/6/24. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 575 Benton Hollow Rd Woodbourne NY 12788. Purpose: any lawful purpose 125752

LEGAL NOTICE
 Notice of Formation of Bulldog Bookkeeping, LLC. Arts. of Org. filed with NY Dept. of State on 08/03/2024. Office location: 11 McCormick Rd Forestburgh. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 11 McCormick Rd Forestburgh. Purpose: any lawful purpose. 125698

Your One-Stop Bargain Shop... Sullivan County Democrat Classifieds

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LEGAL NOTICE
 Please take notice that the Planning Board of the Town of Highland will hold a Public Hearing pursuant to Section 190 of the Town of Highland Code on the application #14-2024 of Victor and Vanessa Mendes for approval of a special use permit for a mixed residential and commercial building on the property located at 3364 Route 97, Barryville, NY 12719, identified as Town of Highland Section 28 Block 11 Lot 5. Said hearing will be held on the 25th day of September 2024 at the Eldred Town Hall, 4 Proctor Road, Eldred, NY at 6:00 PM, at which time all interested parties will be given an opportunity to be heard.

126338

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NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
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A copy of the Mayor's Preliminary Certificate of Adoption and maps of the real estate to be acquired are available for public inspection upon request. Please call 914-749-5410.

In order to access the Public Hearing and testify, please call 646-992-2010, Access Code: 717-876-299 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov.

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REAL PROPERTY PUBLIC HEARING in the matter of the acquisition by the City of New York of a Fee

LEGAL NOTICES

LEGAL NOTICE

ACCOUNTING CITATION. File #: 2022/58 /D
SURROGATE'S COURT - SULLIVAN COUNTY
PUBLICATION CITATION
THE PEOPLE OF THE STATE OF NEW YORK
By the Grace of God Free and Independent
TO: CATHERINE STERN
LINDA GALE OLDS

All of the above listed persons intending to represent the distributees, heirs-at-law, and next-of-kin of ELLEN M. GALE, who died a resident of Sullivan County, New York on November 6, 2021, if they be living, and if dead then to the executors, administrators, distributees, legatees and devisees, heirs and assigns of the above and all person who by purchase, inheritance or otherwise have a claim to have an interest in the above entitled matter derived through said persons listed above, or their executors, administrators, distributees, legatees, devisees, heir or assigns, or through any of them, which executors, administrators, distributees, legatees, devisees and other person, if any there be, after due diligence shown, and post office addresses being unknown to the petitioner, and also to the person who are or make any claim whatsoever as executors or administrators of any person who may be deceased, and who, if living, would have any interest in the above entitle matter derived through, in, or of the above named or their distributees, legatees and devisees and which persons, if any there be, are unknown to the petitioner herein.

A Second Amended Petition and second amended account, a summary of which has been served herewith, having been duly filed by NANCY BUCK, AS PUBLIC ADMINISTRATOR whose address is 100 North Street, Monticello, New York 121011

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, SULLIVAN County, at Monticello, New York on October 24, 2024, 2:00 o'clock in the afternoon of that day, why the account of NANCY BUCK should not be judicially settled.

Dated, Attested and Sealed
8/26/2024

Hon. E. Danielle Jose-Decker, Surrogate
Crystal Gadson, Chief Clerk

Name of Attorney for Petitioner: Michael Davidoff, Esq., Drew, Davidoff & Edwards Law Offices, LLP
Address of Attorney: PO Drawer 1040, Monticello, New York 12701
Tel. No.: (845) 794-5000

Note: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney-at-law appear for you.

SECOND AMENDED SUMMARY OF ACCOUNT OF NANCY BUCK, AS PUBLIC ADMINISTRATOR OF ESTATE OF ELLEN M. GALE Sullivan County Surrogate's Court File #2022-58

Table with columns for CHARGES and CREDITS. Includes SCHEDULE "A" (Principal Received) \$221,517.43, SCHEDULE "A-1" (Realized Increases in Principal) \$0, SCHEDULE "A-2" (Income Collected) \$0, SCHEDULE "B" (Realized Decreases in Principal) \$0, SCHEDULE "C" (Funeral and Administration Expenses) \$16,787.59, SCHEDULE "C-1" (Unpaid Administration Expenses) \$2,812.50, SCHEDULE "D" (Creditors' Claims Actually Paid) \$0, SCHEDULE "E" (Distributions of Principal) \$0, TOTAL CREDITS \$16,787.59, BALANCE ON HAND AS SHOWN BY SCHEDULE "G" \$204,729.84

THE FOREGOING BALANCE OF \$204,729.84 CONSISTS OF \$204,729.84 IN CASH AND \$ 0 IN OTHER PROPERTY ON HAND AS OF THE 25 DAY OF July, 2024. IT IS SUBJECT TO DEDUCTION OF UNPAID ADMINISTRATION EXPENSES AS SHOWN IN SCHEDULE C-1 FOR LEGAL FEES AMOUNTING TO APPROX. \$2,812.50 AND THE ESTIMATED PRINCIPAL COMMISSIONS AMOUNTING TO \$9,860.70 AS SHOWN IN SCHEDULE 1 AND TO THE PROPER CHARGE TO PRINCIPAL OF EXPENSES IN ACCOUNTING.

THE ATTACHED SCHEDULES ARE PART OF THIS ACCOUNT.

NANCY BUCK

126152

Find your next job in the Democrat Classifieds!

SERVICE DIRECTORY 'Business & Service Professionals'

FIREWOOD Cut, Split, Delivered Locally 1 cord \$225 3 cords \$660 4 cords \$880 5 cord special \$1050 845-866-4233

HANDYMAN LESTER HANDYMAN Lester Bawol On Time, On Budget info@handymanlester.com 845-456-0147

FOR INFORMATION AND RATES, PLEASE CALL JANET TODAY AT 887-5200.

LEGAL NOTICES

LEGAL NOTICE TOWN OF THOMPSON SPECIAL DISTRICT ASSESSMENT HEARING

PLEASE TAKE NOTICE that Town Board has filed with the Town Clerk the Special District Assessment Rolls for the Adelaar Sewer District, Harris Consolidated Sewer District, Kiamesha Consolidated Sewer District, Melody Lake Sewer District, Rock Hill/Emerald Green Consolidated Sewer District, Sackett Lake Sewer District, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District, Lucky Lake Water District and Melody Lake Water District for the year 2025. The Special District Assessment Rolls for all Sewer and Water Districts within the Town of Thompson are available for inspection by the Public during the normal work hours of 8:30 AM to 4:30 PM, Monday through Friday. The Town Board has determined that it will meet at the Town Hall, 4052 State Route 42, Monticello, New York at 7:00 PM on October 01, 2024 to hear and consider objections that may be made to the rolls. Said Meeting will also be held remotely by video-conference, the public may participate via video-conference at https://us02web.zoom.us/j/83032452642.

DATED: SEPTEMBER 03, 2024 BY ORDER OF THE TOWN BOARD MARILEE J. CALHOUN, TOWN CLERK

126236

LEGAL NOTICE NEVERSINK FIRE DISTRICT P.O. Box 394 Neversink, NY 12765 Phone: 845-985-7198 I Fax: 845-985-0170

Commissioners: Timothy Dexheimer, James Darling, Patricia Mullen, Johnny Munoz and Richard Kennedy Treasurer: Eileen Delaney Secretary: Dana Vogler

Specification & Instructions to Bidders Plowing 2024-2025 Season - Neversink Fire District

The Neversink Fire District Board of Commissioners require the following specifications to be included in any bid submitted for plowing of the district parking lots.

- 1. One Year Contract for November 1st 2024 - April 31st 2025 with the option for a one year extension with an agreed upon percentage/inflation rate increase.
2. Hourly rate per snowfall event
3. On demand salt/sand mix
4. No sub-contractors unless approved by the Board of Fire Commissioners
5. Must submit proof of valid insurance with the bid.
6. Plow every two (2) inches.
Please include the above stipulations in your bid and pricing. Awarded bidder is required to submit rate adjustments by September 1st, 2025 if they would like to extend their contract. If the awarded bidder chooses not to extend the contract another year, they must also notify the District by September 1st, 2025. Bids are due by Thursday, October 11th, 2024. Bids will be opened and awarded on Thursday, October 18th, 2024. If you have any questions or concerns, please call (845) 866-2525 and leave a message or email neversinkfiredistrict@gmail.com.

Sincerely, Dana Vogler, Secretary Neversink Fire District

126237

LEGAL NOTICES

LEGAL NOTICE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN

DLJ MORTGAGE CAPITAL, INC.,

-against-

NANCY BUCK, AS LIMITED ADMINISTRATOR OF THE ESTATE OF EDWARD T. LOUNSBURY, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Sullivan on July 1, 2024, wherein DLJ MORTGAGE CAPITAL, INC., is the Plaintiff and NANCY BUCK, AS LIMITED ADMINISTRATOR OF THE ESTATE OF EDWARD T. LOUNSBURY, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the LAWRENCE COOKE COUNTY COURTHOUSE 414 BROADWAY, MONTICELLO, NY 12701, on September 26, 2024 at 10:00AM, premises known as 4369 ROUTE 52, JEFFERSONVILLE, NY 12748; and the following tax map identification, 23-1-43.1 F/K/A 43.

ALL THAT TRACT OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON, SITUATE IN THE TOWN OF CALLICOON, SULLIVAN COUNTY, NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: E2016-817. Patti Leibowitz, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

125745

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN MCLP Asset Company, Inc., Plaintiff AGAINST Kelly Edwards a/k/a Kelly L. Edwards; Chan Edwards; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered June 26, 2023 I, the undersigned Referee will sell at public auction in the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY 12701 on October 17, 2024 at 10:00AM, premises known as 4109 Route 52, Youngsville, NY 12791. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Callicoon, County of Sullivan, State of NY, Section 19. Block 7 Lot 2. Approximate amount of judgment \$145,425.04 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E2020-489. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 3rd Judicial District. Bradford J. Harris, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: September 4, 2024 82296

126172

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Martin Anthony Passante
October 6, 1936 – September 9, 2024

Martin A. Passante (Marty), a longtime resident of Callicoon, New York, passed away on September 9, 2024. Marty was an institution in the Sullivan County Catskills and will always be loved, remembered, and honored by his family, friends, employees, and the entire community. Marty was born on October 6, 1936, in the Bronx, New York. His parents were Martin (Ga-Gi) Passante and Virginia (Panarello) Passante. Marty's mother passed away while Marty was still an infant. He was raised by his grandfather, father, and sister, Eleanor Cook, who nurtured in him his drive, ambition, and values. Marty attended grade school in Astoria, New York but never finished high school, further testifying to the amazement at what he was able to accomplish in his lifetime.



Martin A. Passante

Marty enlisted in the United States Marine Corps when he was 18 years old. He served for 3 years at Twenty Nine Palms, CA being honorably discharged with the rank of Corporal. The Marines were another strong influence in his developing character. The discipline he learned there was another factor that shaped his entire life.

Soon after being honorably discharged with the rank of Corporal, Marty married Carol (Aprea) and together they had three children, Linda, Martin, and Craig. They moved to Seaford, Long Island to raise their children. During this time, Marty was a salesman at Saks 5th Avenue, where he undoubtedly developed his sartorial sense and style. Soon after, he purchased Tropicana Juice routes, an adventure he shared with his dear friends Mike Pasqua, Jimmy Drago, and Tony (Nini) Baiamonte. Once again, this venture was an unmitigated success.

During this time, Marty explored another love of his life: Theater. He acted in many plays and musicals throughout Long Island, starred in Off Broadway shows, a theater in Bridgeport, CT., as well as Forestburg Playhouse. Eventually, not being able to give up this treasured hobby, he brought shows to Villa Roma Resort, employing professional directors, stage managers and actors, while also making use of many of his employees in roles. These shows naturally included "A Funny Thing Happened on the Way to the Forum", "Anything Goes", and "The Sunshine Boys".

Next came an event that was life changing. While bow hunting in the Catskills, Marty came upon a small boarding house, called Villa Roma, owned by Ernesto and Hilda Vindigni. After a short negotiation, Marty sold literally everything he had and purchased the Villa Roma along with his partners, Danny Vaccaro, and Al Aprea, and as they say, the rest is history.

Marty was a hands-on operator. In the words of one longtime guest, it would not be unusual to see Marty cooking and serving meals, nailing sheet rock and roof shingles, operating a backhoe or bulldozer, greeting guests at dinner, and then finally acting as emcee at the nightclub show, often singing his signature song (After the Loving) or telling his signature joke (Two Russians riding in a jeep...).

In 1972, Paul Carlucci joined the staff at Villa Roma as a bartender while putting himself through college. Paul is one of those exceedingly rare individuals that any business owner would be extremely fortunate to have on their team. Working his way through the ranks, Paul eventually became the Vice-President and part owner of Villa Roma. During the past 52 years, alongside Marty, Paul has not only been the most integral part of Villa Roma's foundation, but also a major part of its long-standing success. He was Marty's go-to person, his right-hand man. And they shared a lifetime of partnership and friendship built on hard work, loyalty, trust, and integrity. Like Marty, Paul always led the Villa Roma team of managers and staff by example. Never afraid to jump in whenever and wherever necessary. You would find him cooking in the kitchen, cleaning guest rooms, cleaning up after floods, and the list goes on. There was nothing Paul wouldn't do to get the job done.

Marty was a visionary and always accomplished what he set out to do. Over the years, he expanded Villa Roma into a major resort hotel including, but not limited to, 175 guest rooms, 232 timeshare units, as well as new facilities: an indoor pool, game room and arcade, an eight hundred seat

nightclub, a tennis and racquetball center, fitness center, bowling alleys, 3 outdoor pools and hot tub, ski area and chalet, bumper boats, go kart track, zip line, and his ultimate pride and joy, the Villa Roma 18 hole PGA golf course. As a result, Marty became an avid golfer and was particularly proud of his short game.

It would be remiss not to say that during these years, his wife, Marion, his best friend and partner in life, was at his side providing him with undying love, support, cooperation, and advice.

Marty was particularly generous with his time and resources for his family, friends, employees, and community including local fire departments, ambulance corps, hospital, and churches, to mention just a few. There are no words to describe how much he will be missed.

Marty was predeceased by his mother, Virginia, his father, Martin, his sister, Eleanor Cook and his nephews, Robert and Paul Weber.

Survivors include his wife of 24 years, Marion (Rutledge), his children, Linda Poltersdorf, Martin (Gina) and Craig (Kara) as well as 8 grandchildren, Bryan Sandler (Laura), Samantha Sandler, Michael Sandler (Sean), Martin (Jacqueline), Harrison (Jackie), Rozalyn, Isabelle and Charlotte, his nieces Carolann Cook and Virginia Michaels (Joel), nephew, Michael Parze, 7 great grandchildren as well as 10 great nieces and nephews. He is also survived by his sisters-in-law, Nora Rutledge, and Denise Mamuscia (Don). He is also survived by his cousins, Virginia Pawlak and Valerie Mastronardi.

A Mass of Christian Burial will be offered by Father Bob Higgins, on Saturday, September 28, 2024, at 11 am at St George's Church in Jeffersonville, New York, followed by interment and military services at Calvary Cemetery in Youngsville, New York, followed by a Celebration of Life at the Villa Roma Clubhouse.

In lieu of flowers, a donation may be made in honor of Martin A. Passante to:

St Jude's Children's Hospital, the Wounded Warrior Project or to Sullivan County Ride to Survive.

Kenneth W. Bivins, Sr.
Lifelong area resident

Kenneth W. Bivins, Sr. of Neversink, a lifelong area resident, died Saturday, September 14, 2024 at Northeast Center for Rehab. And Brain Injury, Lake Katrine, NY. He was 78.

The son of the late Wilber J. and Dorothy Doughty Bivins, he was born April 10, 1946 in Liberty, NY.

Kenneth was a Correctional Officer at Sullivan Correctional Facility and later at Woodbourne Correctional Facility in Woodbourne, before retirement in 2004. He was a 35+ year fireman; he was the President of the Neversink Fire Department and Past Commissioner; and past President of Monticello Fire Department; he was a member of the Liberty Elks Lodge #1545 for 33 years; he had worked for the Town of Liberty Highway Department and The Town of Fallsburg Highway Department. Kenneth was a life member of the NRA; and past owner of the Hemlock Hunting Club in Monticello and a member of many other hunting clubs. Kenneth was the director of the Neversink Agriculture Society, a member of the Neversink Roundout Antique Machinery Association, and he enjoyed resorting old tractors. He was an avid golfer, hunter and enjoyed camping.

Survivors include his wife, Ann Bivins, at home; one son, Dru M. Bivins of MA; one daughter, Kimberly S. Bison of RI; one stepson, Michael Haff and his wife Christina of Youngsville, NY; one stepdaughter, Christy Terbush and her husband Ken of Woodbourne, NY; four grandchildren, Harley, Brianna, Sawyer, and Abigail; one brother, Jimmie Doughty and his wife Jane of Youngsville, NY; and one nephew, Travis Doughty. He was predeceased by one son, Kenneth Bivins, Jr.

Visitation will be Thursday, September 19, 2024 from 10 AM to 12 Noon in the Harris Funeral Home, West St. at Buckley, Liberty, NY. The Neversink Fire Department will conduct Firematic Services at 12 Noon followed by funeral services, in the funeral home. The Rev. Harriet Wilkin will officiate.

Dignified cremation provided by the Harris Crematorium LLC; burial will be in the Grahamsville Rural Cemetery, Grahamsville, NY.

Memorial contributions in Kenneth's name may be made to Sullivan County SPCA, PO Box 995, Rock Hill, NY 12775 or to The Neversink Fire Department, PO Box 627, Neversink, NY 12765.

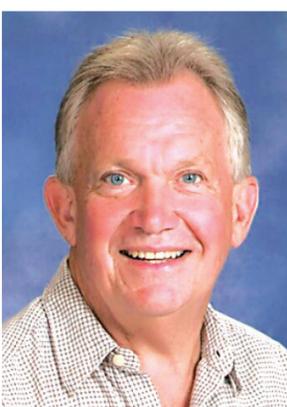
Funeral arrangements have been entrusted to the Harris Funeral Home, West St. at Buckley, Liberty, NY, 845-292-0001 or 845-439-5200 www.Harris-FH.com

Glenn A. Spielmann
July 15, 1949 ~ September 10, 2024

Glenn A. Spielmann of Youngsville, NY passed away Tuesday, September 10, 2024 due to a heart attack while working on the property he loved. He was 75.

The son of the late Karl Frederick and Agnes McGuire Spielmann, he was born July 15, 1949 in Liberty, NY.

Glenn received his Associate's Degree from Orange County Community College, his Bachelor's Degree from SUNY Oneonta, and his Master's Degree in Educational Administration from SUNY Albany. Glenn began his teaching career at Jeffersonville-Youngsville High School as an English Teacher. He eventually shifted to Administration and served as the Vice Principal and Principal of Liberty High School. Glenn ended his professional career as an English teacher at Liberty Middle School. Since 2001, he owned and operated Stone Wall Acres Bed and Breakfast in Youngsville.



Glenn A. Spielmann

He was a member of the United Reformed Church in Youngsville; he served on the Green Hill Cemetery Board; and led the organization of "Thinking of You" and Holiday Food Baskets, a cross-faith community-focused initiative, in Youngsville, that delivered holiday essentials to friends, neighbors, and community members.

Glenn was a 5th generation resident of Youngsville, New York and incredibly proud of his local community and its history. Glenn was surrounded by stories, both telling and listening intently. He was always looking to learn more about Youngsville, the community and town that he loved. His lifelong hobby was genealogy and he was always trying to fill in the blanks of the Spielmann family history. He accomplished this by staying connected to people, checking in on them frequently, and always building his circle of friends. He was a genuine, sentimental and kind person, who would always be glad to stop and chat with the people he met.

Glenn is survived by his son, Justin A. Spielmann of Albuquerque, NM; his fiancée, Susan Ruth of Youngsville, NY; two brothers, Karl Spielmann and his wife Solveig of Plantsville, CT and Gary Spielmann and his wife Wendy Power Spielmann of Kinderhook, NY; nieces and nephews, Hans (Jill) Spielmann and their children Layla and Vera, Nelson (Liz) Spielmann and their child Bjorna, Kirsten (Kim) Spielmann, and Erik (Jody) Spielmann; Susan's sons, Stephen (Julie Lenser) Siques, Daniel (Allie O'Hare) Siques; his grandchildren, Ron Lenser, Aden Siques, Liam Siques, and Brady Siques; his ex-wife and Justin's mother, Cynthia Tegnander; dearest personal friends Randy Klocko, Dick Kidder, and Keith Cousineau, various "shirtale relations," and many dear friends and community members.

Visitation will be Friday, September 20, 2024 from 4 to 7 PM in the Harris Funeral Home, West St. at Buckley, Liberty, NY.

Funeral services will be Saturday, September 21, 2024 at 10 AM also at the Harris Funeral Home. Chaplain Josue Santiago will officiate. For friends and family who cannot attend the service a Facebook Live stream will be available at the Harris Funeral Home Facebook page (<https://www.facebook.com/HarrisFuneralHome1820>).

Burial will be private for family at the Green Hill Cemetery, Youngsville, NY, immediately following the service. A repast is planned and will be announced at the service.

In lieu of flowers memorial contributions can be made in Glenn's name to the Youngsville Fire Department, Ride2Survive (<https://ride2survivesullivancounty.org/donate-online/>), New Day Youth and Family Services (<https://www.ndnm.org/donate.html>), or the American Heart Association.

Funeral arrangements have been entrusted to the Harris Funeral Home, West Street at Buckley, Liberty, NY 845-292-0001 or 845-439-5200 or www.Harris-FH.com.

*"Wherever a beautiful soul has been,
there is a trail of memories."*

LEGAL NOTICES

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 #: E2018-2542 Home Point Financial Corporation. Plaintiff vs Natalie Franz, Jaime Fedorick DB/A Fedorick Wood Floors, Rebecca Fedorick, United States Of America - Internal Revenue Service, New York State Department Of Taxation And Finance, Joseph W. Franz 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, Thomas Franz As Heir To The Estate Of Thomas E Franz, Unknown Heirs Of Thomas E. Franz 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, Nicole Lewis AKA Nicole Franz As Heir To The Estate Of Thomas E Franz John Doe (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s). 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

LEGAL NOTICES

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 Thomas E. Franz, Joseph W. Franz, Unknown Heirs of Thomas E. Franz Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Stephan G. Schick of the Supreme Court Of The State Of New York, dated the Seventh day of February, 2022 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 foreclosure a mortgage upon the premises described below, dated April 4, 2016, executed by Thomas E. Franz (who died on February 15, 2015, a resident of the county of , State of 0) and Joseph W. Franz to secure the sum of \$328,500.00. The Mortgage was recorded at Instrument Number 2016-2551 in the Office of the Sullivan County Clerk on April 11, 2016. The mortgage was subsequently assigned by an assignment executed October 22, 2018 and recorded on October 30, 2018, in the Office of the Sullivan County Clerk at Instrument Number 2018-7738. The property in question is described as follows: 24 Birch Ridge Road TR 14, AKA 24 Birch Ridge Road, Jeffersonville, NY 12748 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or the Foreclosure Relief Hotline 1-800-269-0990 or visit the department's website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit

LEGAL NOTICES

from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 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: September 4, 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. 82479

LEGAL NOTICE
COUNTY OF SULLIVAN

Proposals 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, September 27, 2024:

1. Comprehensive Outreach Strategic Plan for Center for Workforce Development; Workforce Innovations and Opportunity Act (WIOA) Title 1 Funding, to include Adult, Dislocated Worker, & Youth Programs & other WIOA Programs for Sullivan County (R-24-35)

Specifications may be obtained from the Director at the above address.

Dated: September 13, 2024

126352