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SULLIVAN COUNTY DEMOCRAT

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TODAY

TUESDAY, OCTOBER 1, 2024

3B

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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
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Boats
Builders/Contractors
Business for Sale
Business Opportunities
Campers
Cars for Sale
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Cleaning Services
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Equipment
Events
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Handyman
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Houses for Rent
Houses for Sale
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Hunting Lands
Jobs Wanted
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Livestock & Poultry
Logging/Land
Clearing
Lost/Found
Lots/Acreage
Mobile Homes
Machinery & Tools
Miscellaneous
Motorcycles
Moving Sale
Musical Instruments
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Real Estate
Real Estate Wanted
Rec Vehicles
Rentals
Repairs & Home Imp.
Sale
Services Offered
Snowmobiles
Snow Plowing
Sports & Recreation
Storage
Stores & Retail Space
Tires
Tractors
Travel Trailers
Trips & Tours
Trucks for Sale
Truck Accessories
Tutors/Instructors
Vacation Rental
Vendors
Wanted
Wanted to Buy
Wood Stoves

CLASSIFIED MAIL-IN FORM

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: (_____) _____

DATE(S) TO RUN: _____

CATEGORY: _____

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

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

Number of insertions
(20 words or less)
Tues. or Fri. (one insertion) = \$12**
Tues. and Fri. (two insertions) =
\$24.00*

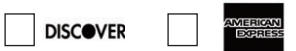
Two weeks (four insertions) = \$45.60*
50 cents each additional word

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

Enclosed is my check for \$ _____



Check one:



Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

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

HELP WANTED

District Openings Liberty Central School

TESOL Teacher Special Ed. Teacher (Elem & HS)

NYS Certification Required

Please apply online by **Dec. 6th**
at libertyk12.tedk12.com/hire

126427

EOE

Leave Opening Liberty Central School

Special Ed. Teacher Leave Replacement (Elem & HS)

NYS Certification Required

Please apply online by **Nov. 11th**
at libertyk12.tedk12.com/hire

126428

EOE

Dispensary opening soon! We need pt time and full timBudtenders/Cashiers. \$18-20 per hr Send your experience and information to therealbethelbuds@gmail.com.

Part-time house-keeping/food preparation position available at residential meditation retreat in Livingston Manor, NY. Call today 845-701-0385 or email facilitiesmanagergordon@gmail.com.

ANTIQUES

Established vintage/antique shop in downtown Callicoon retiring and going out of business. **HUGE WEEKEND SALE.** Oct 5 & 6 - 10am-4pm . Antique Center of Callicoon. Contact EESofNEPA for more info.

APARTMENTS

YOUNGSVILLE - 1BR \$825/mo. includes heat & laundry room. 1 & 1/2 mo. security required. No Pets. (845) 482-3770

LEGAL NOTICES

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 if for the purchase of a custom Rosenbauer Tanker Truck.

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

Dared: September 6, 2024
126166

LEGAL NOTICE

41 Lower Main Arts LLC. Arts. of Org. filed with the SSNY on 9/27/24. Office: Sullivan County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 41 Lower Main Street, Callicoon, NY 12723. Purpose: Any lawful purpose.
126756

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

HELP WANTED

LEGAL NOTICE

LEGAL NOTICE COCHECTON FIRE DISTRICT NOTICE OF PROPOSED 2025 BUDGET HEARING
NOTICE IS HEREBY GIVEN that the proposed Budget of the COCHECTON FIRE DISTRICT, State of New York, for the year 2025, will be presented to the Board of Fire Commissioners of the COCHECTON FIRE DISTRICT, for its consideration.

A Public Hearing will be held at 6:30 p.m., on Tuesday, October 15, 2024 at the Lake Huntington Fire House located on County Road 116, Lake Huntington, NY. The Board of Fire Commissioners must hold a public hearing and permit any person to be heard in favor of or against the proposed budget as it is submitted, or for or against any item or items contained in the proposed budget, and hearing all persons interested in the subject concerning same.

A copy of the proposed budget is available by contacting the Fire District Secretary at (845) 932-8444 or the Lake Huntington Fire House where it may be inspected by any interested person.

Dated: September 24, 2024

BY ORDER OF THE
BOARD OF FIRE COMMISSIONERS
COCHECTON FIRE DISTRICT
126637

LEGAL NOTICE NEVERSINK FIRE DISTRICT

NOTICE OF 2025 BUDGET HEARING

NOTICE IS HEREBY GIVEN, that a Budget Hearing to vote on the upcoming year's budget will be held for the Neversink Fire District on Thursday, October 17th, 2024 at 7:00PM at the Neversink Firehouse located at 7486 State Rt. 55 Neversink, NY 12765. There will be a regularly planned Commissioners' Meeting to follow.

Dated: September 27th, 2024

Dana M. Vogler,
Neversink Fire District Secretary

126627

LEGAL NOTICE

Notice is hereby given that the regular monthly meeting of the North Branch Fire District Board of Commissions to be held on October 9, 2024, at the North Branch Fire House at 6:30 PM has been changed to October 16, 2024, at 6:30. By Order of the Board of Fire Commissioners
Cynthia A. Theadore, District Secretary-Treasurer
Dated October 1, 2024
126440

Call 845-887-5200 to place your ad

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

66366

LEGAL NOTICES

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 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 Book-keeping, 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

Stay in the know,
read the Legal
Notices in every
issue. We'll keep
you up to date on
all your local
news!

APARTMENTS

LEGAL NOTICE

Notice of formation of Limited Liability Company (LLC). Name: SCARMO INDUSTRIES LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on September 24, 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: PO Box 663 Parksville, NY 12768. 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 LLCL.
126743

LEGAL NOTICE

PROSPER PEAK SOLUTIONS, LLC, Arts. of Org. filed with the SSNY on 02/21/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Emily Gaebel, PO Box 38, Youngsville, NY 12791. Purpose: Any Lawful Purpose.
125916

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 Classifieds



World FACT:

Despite its name,
this German festival
begins near the end
of September.

Answer: Oktoberfest



English: Tent (circus)
Spanish: Carpa
Italian: Tendone
French: Chapiteau
German: Zirkuszelt

LEGAL NOTICES

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LEGAL NOTICES

LEGAL NOTICE

NOTICE OF PUBLIC HEARING ROCK HILL FIRE DISTRICT 2025 PROPOSED BUDGET

WHEREAS, on the 24 day of September, 2024, pursuant to Section 105 of the Town Law and Section 181 of the Town Law, the Board of Fire Commissioners of the Rock Hill Fire District confirmed that the Annual Fire District Budget Hearing will be conducted with reference to the Annual Fire District Budget for the fiscal year 2025 on 15, October, 2024 commencing at 7:00 P.M. at the Rock Hill Fire District's Headquarters Building located at 61 Glen Wild Rd, Rock Hill, New York, and

Whereas, the Board of Fire Commissioners is required to adopt a proposed budget at least 21 days before October 15, 2024 so that it is available for public inspection prior to the budget hearing.

Now THEREFORE, BE IT RESOLVED that the Board of Fire Commissioners of the Rock Hill Fire District has adopted a proposed Annual Fire District Budget for 2025 as of this date for purposes of discussion and review at the Budget Hearing to be held on 15, October, 2024 and a copy of the proposed budget is available at the office of the Town of Thompson, Town Clerks Office, 4052 Route 42, Monticello, NY 12701 during regular office hours and at the office of the Rock Hill Fire District Secretary at 61 Glen Wild Rd, Rock Hill, New York where it may be inspected by any interested person during office hours. In addition, copies of the proposed budget will be available on the night of the said hearing.

Now, THEREFORE BE IT FURTHER RESOLVED that the Board of Fire Commissioners of the Rock Hill Fire District will hold the Annual Fire District Budget Hearing to be conducted with reference to the Annual Fire District Budget for fiscal year 2025 on 15, October, 2024 commencing at 7:00 P.M. at the Rock Hill Fire District's Headquarters Building located at 61 Glen Wild Rd, Rock Hill, New York.

NOTICE IS HEREBY GIVEN that the aforesaid budget will be presented to the residents and taxpayers of the Rock Hill Fire District and to the Board of Fire Commissioners of the Rock Hill Fire District, for their respective consideration at this public hearing and for the purpose of considering the said budget and hearing all persons interested in the subject concerning same on 15, October, 2024 commencing at 7:00 P.M. at the Fire District's Headquarters Building located at 61 Glen Wild Rd, Rock Hill, New York.

This notice is being publicized and posted in accordance with the provisions of Public Officers Law and the Town Law of the State of New York by order of the Board of Fire Commissioners of the Rock Hill Fire District.

Dated: Rock Hill, New York
September 24, 2024
Debbie Mitchell , Secretary
Rock Hill Fire District

126752

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

Don't Just Read
the Classifieds...
Use 'em too!

LEGAL NOTICE

Notice of Formation of Red Cliff Realty LLC Arts. of Org. filed with NY Dept. of State on 09/17/2024. Office location: 83 Huschke Rd., Hurleyville, NY, 12747. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 83 Huschke Rd., Hurleyville, NY 12747 . Purpose: any lawful purpose.
126514

LEGAL NOTICE

PLEASE TAKE NOTICE that a Special Meeting of the Town of Delaware Town Board will take

place on Wednesday, October 9, 2024 at 5:00 p.m., followed by the regular meeting at 6:00 p.m. The meeting will be held at the Municipal Building, 104 Main Street, Hortonville, NY. The purpose of the meeting is to conduct a budget workshop, along with any other business that may come before the Board.
DATED: September 12, 2024

BY: Tess McBeath, Town Clerk
126340

Stay in the know,
read the Legal
Notices in
Democrat

Math Blocks

Fill in the missing blocks with numbers between 0-20.
The numbers in each row add up to the totals on the right.
The numbers in each column add up to the totals on the bottom.

	10		23
7		3	19
	11	15	32
21	30	23	

51	11	9
6	6	4
5	01	8

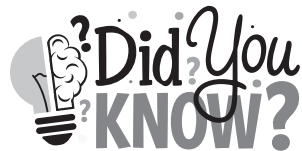
solution

Get Scrambled

Unscramble the words to determine the phrase.

**T S A U U A K R R E N A D
S S A E G A U S**

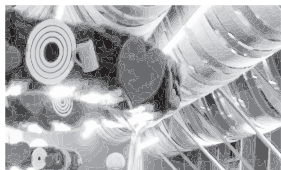
Answer: Sauerkraut and sausages



Bavarian pretzels are typically enjoyed at Oktoberfest celebrations, in addition to other traditional German foods.



Get the PICTURE?



Can you guess what the bigger picture is?

Answer: Oktoberfest hall

LEGAL NOTICES

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LEGAL NOTICE

STATE OF NEW YORK

SUPREME COURT: COUNTY OF SULLIVAN
M&T BANK,

Plaintiff,

v.
ANY UNKNOWN HEIRS,
DEWISEES, DISTRIBUTEES OR
SUCCESSORS IN INTEREST OF
THE LATE THOMAS DATO etc., ET
AL,

Defendants.

NOTICE OF SALE
IN FORECLOSURE

PLEASE TAKE NOTICE THAT
In pursuance of a Judgment of Foreclosure and Sale entered in the
Office of the County Clerk of Sullivan County on July 29, 2024, I, Scott
Russell, Esq., the Referee named in said Judgment, will sell in one par-
cel at public auction on October 28, 2024 at the Steps of the Sullivan
County Courthouse, Monticello, NY 12701, at 11:00 AM the premises
described as follows:

21 Youngs Hill Road
Liberty, NY 12754
SBL: 20.-2-1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of
Liberty, County of Sullivan, State of New York.

The premises are sold subject to the provisions of the filed judgment,
Index No. E2022-1660 in the amount of \$124,990.56 plus interest and
costs. The aforementioned auction will be conducted in accordance
with the Court System's COVID-19 mitigation protocols and as such all
persons must comply with social distancing, wearing masks and
screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP
Attorneys for Plaintiff
500 Bausch & Lomb Place
Rochester, NY 14604
Tel.: 855-227-5072

105394-1

126348

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, DITMAS PARK CAPITAL
LP, Plaintiff, vs. THOMPSONVILLE HOLDINGS LLC, ET AL.,
Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of
Foreclosure and Sale dated August 31, 2024 and duly entered on
September 9, 2024, I, the undersigned Referee will sell at public auc-
tion at the Lawrence H. Cooke Sullivan County Courthouse, 414
Broadway, Monticello, NY 12701 on November 4, 2024 at 9:30 a.m.,
premises known as 3-21 Old Thompsonville Road, Thompson, NY
12701. All that certain plot, piece or parcel of land, with the buildings
and improvements thereon erected, situate, lying and being in the Town
of Thompson, County of Sullivan and State of New York, Section 16,
Block 1 and Lot 35.3. Approximate amount of judgment is
\$1,076,004.16 plus interest and costs. Premises will be sold subject to
provisions of filed Judgment Index #E2023-34.

Jared K. Hart, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York
10019, Attorneys for Plaintiff

126564

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 follow-
ing 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 choos-
es not to extend the contract another year, they must also notify the
District by **September 1st, 2025**. Bids are due by **Friday, October
11th, 2024**. Bids will be opened and awarded on **Thursday, October
17th, 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

SERVICE DIRECTORY

'Business & Service Professionals'

IN THE
SULLIVAN COUNTY
Democrat

HANDYMAN

LESTER HANDYMAN

Lester Bawol

122168

On Time, On Budget
info@handymanlester.com
845-456-0147

Let people know
what services you
have to offer!

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

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

TOWN OF DELAWARE

NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAW

PLEASE TAKE NOTICE that there has been introduced before
the Town Board of the Town of Delaware in the County of Sullivan and
State of New York, introductory Local Law No. 2 of the Year 2024, entitled
"A local law to override the tax levy limit established by General Municipal
Law Section 3-c." It is the intent of this local law to override the limit on
the amount of real property taxes that may be levied by the Town of
Delaware, County of Sullivan, pursuant to General Municipal Law §3-c,
and to allow the Town of Delaware, County of Sullivan, to adopt a town
budget for (a) town purposes, (b) fire protection districts and (c) any other
special improvement district governed by the Town Board for the fiscal
year 2024 that requires a real property tax levy in excess of the "tax levy
limit" as defined by General Municipal Law §3-c.
A copy of the said local law is on file with the Town Clerk of the
Town of Delaware, New York, where the same may be examined.
PLEASE TAKE FURTHER NOTICE that, pursuant to §20 of
the Municipal Home Rule Law, a public hearing will be held on the afore-
said local law before the Town Board of the Town of Delaware, at the
Town Hall, Main Street, Hortonville, New York, at 5:55 p.m. prevailing
time, on October 9, 2024, at which time all interested persons will be
heard.

Dated: September 12, 2024

HON. TESS McBEATH, Town Clerk

126341

LEGAL NOTICE

TOWN OF FREMONT

PUBLIC NOTICE OF ADOPTION OF RESOLUTION
SUBJECT TO PERMISSIVE REFERENDUM

PLEASE TAKE NOTICE that the Town Board of the Town of Fremont,
in the County of Sullivan, State of New York, on September 11, 2024,
duly adopted a resolution entitled:

A RESOLUTION TO TRANSFER THE DEED PROP-
ERTY KNOWN AS SBL 5.-1-29 FROM THE TOWN OF
FREMONT, SULLIVAN COUNTY, NEW YORK, TO THE
LAKE MUSKODAY HOA.

The resolution determines that it is in the best interest to the deed of
the property known as SBL 5.-1-29 from the Town of Fremont, Sullivan
County, New York, to the Lake Muskoday HOA.
The resolution was adopted subject to permissive referendum.
The resolution shall take effect 30 days after its adoption unless with-
in that time a petition is filed with the Town Clerk of the Town of Fremont
requesting the resolution be submitted to the qualified electors of the
Town for their approval or disapproval in accordance with Section 91 of
the Town Lake of the State of New York.
Dated: September 24, 2024

Hon. Jody Schanil,
Town Clerk
Town of Fremont

126753

You can access and even submit your
Legal Notices
online at scdemocratonline.com

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

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

LEGAL NOTICE

NOTICE OF HEARING ON PRELIMINARY BUDGET

Notice is hereby given that the Preliminary Budget of the Narrowsburg
Fire District for the fiscal year beginning January 1, 2025 has been com-
pleted and filed in the Office of the Town Clerk, 210 Bridge Street,
Narrowsburg, NY, where it is available for inspection by any interested
person during regular business hours or other hours by appointment.
Further notice is hereby given that the Narrowsburg Fire District Board of
Fire Commissioners will meet and review said Preliminary Budget and
hold a public hearing thereon, at the Narrowsburg Fire Department,
Bridge St. Narrowsburg, NY, at 7:00 PM on the 17th day of October, 2024
and that at such hearing any person may be heard in favor of or against
the Preliminary Budget as compiled or for any item or items therein con-
tained. Further notice is hereby given that immediately after the close of
the Budget Hearing, the Narrowsburg Fire District Board of Fire
Commissioners will hold their regular scheduled business meeting,
which will include adoption of the final 2025 Budget.

Dated September 26, 2024
By Order of the Narrowsburg Fire District.

Alfred Smith, Secretary
126771

LEGAL NOTICE

NOTICE

SPECIAL MEETING OF SHAREHOLDERS

Notice is hereby given that the Special Meeting of Shareholders (the
"Special Meeting") of Catskill Hudson Bancorp, Inc. (the "Company") will
be held at 95 Schwenk Drive, Kingston, New York 12401 on Tuesday,
October 15, 2024, at 3:00 p.m., Eastern Time, and at any adjournment
thereof. The record date for shareholders eligible to vote at the Special
Meeting is September 5, 2024. The purpose of the Special Meeting is to
consider and vote upon a proposal to approve an Agreement and Plan of
Merger, dated January 9, 2024, as amended on August 12, 2024 by and
among the Company, Catskill Hudson Bank and Hudson Valley Credit
Union (the "Merger Agreement") and the transactions contemplated
thereby. Shareholders will also be asked to consider and vote upon a
proposal to adjourn or postpone the Special Meeting, if necessary or
appropriate, to permit further solicitation of proxies if there are not suffi-
cient votes at the time of the Special Meeting to approve the Merger
Agreement and such other business as may properly come before the
Special Meeting or any adjournment thereof. The Board of Directors of
the Company is not aware of any other business to come before the
Special Meeting.

126399

KEEP UP-TO-DATE

on all of Sullivan County's News
via your newspaper, computer, cell or tablet!

JUST

\$148

per week

That's all a subscription to the Twice-Weekly
Sullivan County Democrat
and www.scdemocratonline.com costs.

Call 845-887-5200 or fill out this form and mail in today to Sullivan County Democrat,
PO Box 308, Callicoon, NY 12723 or go to www.SCDemocratonline and click the subscribe button.

Sullivan County Subscribers

☐ 1 Year - 104 issues plus online access -
Only \$77 GREAT BARGAIN! Save \$131 off the newsstand price

☐ 6 Months - 52 issues plus online access -
Only \$43 WHAT A DEAL! Save \$61 off the newsstand price

Out of Sullivan County Subscribers

☐ 1 Year - 104 issues plus online access -
Only \$84 GREAT BARGAIN! Save \$124 off the newsstand price

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Only \$53 WHAT A DEAL! Save \$51 off the newsstand price

Name _____

Address _____

City, State, Zip _____

Phone Number _____

Email _____

Credit Card No. _____

Exp. Date _____ Security Code _____

Signature _____

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

Notice is hereby given that pursuant to the provisions of Chapter 229 of the laws of 1991, a vote will be taken of the qualified voters of the Ethelbert B. Crawford Public Library District. The library district includes all those portions of the Monticello Central School district which are in the Towns of Bethel, Forestburgh, and Thompson. Qualified voters are all voters who are registered to vote in any of the portions of the Monticello Central School District described above.

The voters of the library district will cast ballots on one proposition and elect four members of the board of trustees for one (1) three-year term, two (2) two-year terms, and one (1) one-year term of office.

Proposition I:

Shall the trustees of the Ethelbert B. Crawford Library District be authorized to expend \$1,736,439 (which includes \$351,163 previously approved capital debt service repayment) during 2025 and to levy the necessary tax therefore?

Voters will be asked to elect four members of the seven-member board of trustees for one 3-year term, two 2-year terms, and one 1-year term of office from a list of candidates who have filed nominating petitions for specific terms.

Voting will take place on Wednesday, October 9, 2024 from 3 P.M. to 8 P.M., Eastern Daylight Savings Time at the Ethelbert B. Crawford Public Library, 479 Broadway, Monticello, New York. **Absentee ballot applications are available upon request from the election clerk at the library by calling (845)794-4660 x6 and can be picked up via curbside appointment or by appointment within the library.**

After the polls close, ballots shall be counted, and a report of the results shall be prepared.

By order of the Board of Trustees
of the Ethelbert B. Crawford Public Library
Lisa Clark, President
Dated: September 17, 2024

126432

LEGAL NOTICE

TOWN OF FALLSBURG PLANNING BOARD

OCTOBER 10, 2024 MEETING

AGENDA

** Please be aware that while the Town of Fallsburg Planning Board will continue to review all applications on the merits and based on Town of Fallsburg Zoning Code, Subdivision Code, and other applicable laws and regulations, a Planning Board approval does not guarantee issuance of a water or sewer permit by the Department of Public Works. Due to current and expected future constraints on both the water and sewer systems, which were discussed and open to public comment during a joint Town Board, Planning Board, and Zoning Board of Appeals meeting on May 9, 2022, all water and sewer connection and extension applications will be accepted or denied based on the then-existing facts and circumstances. Each application made for connection or extension to the Town of Fallsburg water or sewer systems will include a review by the Town Engineer and will be guided by the Town Engineer's expertise and knowledge about the Town's water and sewer systems, the public health, safety, and welfare, and the publicly available water and sewer systems information that is posted at the Department of Public Works for public viewing. The Town Board is taking reasonable measures to address the water and sewer capacity issues. **

TOWN OF FALLSBURG PLANNING BOARD MEETING

October 10, 2024 7pm

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting will be held in person at **19 Railroad Plaza, NEW MEETING ROOM , South Fallsburg NY 12779** public can attend via telephone by dialing 929 205 6099 (New York) Meeting ID# 95452661458 via Zoom.

PLANNING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

PUBLIC HEARING: 7:00p.m.

1. CAMP MASMIDIM – SBL# 41-1-18.1

OLD BUSINESS:

1. SUSHI BOATS LLC – SBL: 18-2-2 - Requests conditional approval of Site Plan to allow a 3rd story to the existing building and get approval for a storage shed. Zone: MX, Acres: 1.685, Location: 1188 St RT 52, Loch Sheldrake.

2. IRVINGTON ESTATES JUNIOR SUB-DIVISION – SBL# 56-1/9/13.1 – Requests sub-division approval. Zone: R Acres: 12.58 Location: SR 42, South Fallsburg. Cross Road: Willow Heights Rd.

3. CAMP MASMIDIM – SBL# 41-1-18.1 – Requests re-approval of site plan previously approved to add two 100' x 34' dormitories, five 84' x 25' staff housing buildings and approvals to keep five temporary classroom trailers permanently. Zone: REC. Acres: 92.14. Location: 630 Silver Lake Rd., Woodridge. Cross Roads: Rosemond Rd.

4. FOUR CORNERS SQUARE -SBL: 39-1-34.6– Continued review of Site plan to construct a 3- story, 26,800 SQF retail and office building. Zone: B. Acres: 6.98. Location: 39 Ambassador circle. Location: Fallsburg.

5. GEMS IN THE WOODS (OLD NAME: ALEXANDER COUNTRY VILLAS) – SBL# 28-1-57.5 – Requests re-approval of a previous approved 8 lot sub-division. Zone: R. Acres: 5.58. Location: Brickman Rd. Cross Roads: Twin Oaks Blvd.

6. LUXOR JUNIOR – SBL: 12-1-41.5 - Requests 6 month extension of a previous approved site plan.. Zone: PUD. Acres: 41.62. Location: Maplewood Ave, Loch Sheldrake.

7. MOUNTAIN CREST – SBL# 59-1-53 – Requests Amendment to previously approved site plan for a mobile home park. Zone: REC-1. Acres: 36.50. Location: Mountaintdale.

8. MITTEER ROAD, SBL: 26-1-64.2 – Continued review of cluster subdivision. Zone: AG, Acres:157.8, Location: Mitteer Rd, Hurleyville.

9. ZIMMERMAN ESTATES – SBL: 17-1-14.1/14.2/14.3 – Site plan amendment to add (3) additional residential units in a triplex building, a 25x40 day camp building to replace the prior owners house that was intended camp building. Zone: HR/R. Acres: 13.64. Location: Zimmerman Rd. & SR 52, Loch Sheldrake. Cross Roads: SR 52.

NEW BUSINESS:

1. SUNSHINE ESTATES – SBL 47-1-25/28 – Conceptual review of site plan to add 4 multi family buildings (total 12 units), pickleball court, playground, relocating the pool and construct additional parking. Zone, HR, Acres: 4.118, Location: 353 LaVista Dr, South Fallsburg.

2. SELF-CENTERED – SBL: 56-1-15 – Conceptual Site Plan review to allow a retreat. Zone: REC, Acres: 23.6, Location: 1 Willow Heights Rd, Fallsburg.

3. YEHUDA SILVERSTEIN – SBL: 47-1-17.5/23 - Requests a lot line adjustment. Zone: HR, Acres: 1.269 Location: Degraw Rd.

126769

BRIEF

Delaware Highlands Conservancy

October Community Programs

UPPER DELAWARE REGION – The Delaware Highlands Conservancy announces community programs hosted in October 2024 at the Van Scott Nature Reserve at 571 Perkins Pond Rd, Beach Lake, PA. Events require advance registration. For program details and to register, please visit www.DelawareHighlands.org/ events or call Education and Volunteer Coordinator Rachel Morrow at 570-226-3164 ext. 2.

Friday, October 4 – 8am-10am – Bird Walk. Calling all birders and early risers! Join the Delaware Highlands Conservancy for a morning walk at the Van Scott Nature Reserve to look for birds in our meadows and forest. Please be prepared to walk on sloped terrain, and wear closed-toe shoes and clothes that are comfortable for the weather. Binoculars recommended. Fee is \$5 for Conservancy members and \$10 for non-members; kids under 12 are free. Appropriate for all ages.

Wednesday, October 9 – 5:30pm-6:30pm –

LEGAL NOTICES

LEGAL NOTICES

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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

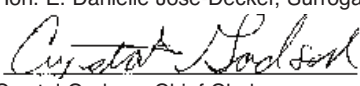
All of the above listed persons intending to represent the distributees, heirs-at-law, and next-of-kin of ELLEN M. GALE, who died a resident of Sullivan County, New York on November 6, 2021, if they be living, and if dead then to the executors, administrators, distributees, legatees and devisees, heirs 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

CHARGES	
SCHEDULE "A" (Principal Received)	\$221,517.43
SCHEDULE "A-1" (Realized Increases in Principal)	\$0
SCHEDULE "A-2" (Income Collected)	\$0
Total Charges:	\$221,517.43
CREDITS	
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.	

LEGAL NOTICES

LEGAL NOTICES

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LEGAL NOTICE

Supplemental Summons and Notice of Object of Action Supreme Court Of The State Of New York County Of Sullivan ACTION TO FORE-CLOSE A MORTGAGE Index #: E2018-2542 Home Point Financial Corporation. Plaintiff vs Natalie Franz, Jaime Fedorick D/B/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 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 foreclose 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 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

126137

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