

# CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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3B

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### CLASSIFIED CATEGORIES

- |                        |                       |
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| Free                   | Storage               |
| Garage/Yard Sales      | Stores & Retail Space |
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| Houses for Rent        | Truck Accessories     |
| Houses for Sale        | Tutors/Instructors    |
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| Hunting Lands          | Vendors               |
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| 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\*  
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\* All are based on total prices per ad. For additional rates please call 845-887-5200.  
 \*\* Minimum charge

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

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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

#### INSURANCE UNDERWRITER

Callicoon Cooperative Insurance Company, a 146-year-old fiscally sound property and casualty insurance carrier located in Jeffersonville NY, is seeking applications.

Prior Insurance Industry experience in underwriting personal and/or commercial risks is highly preferred but we will consider training the right individual in a Junior Underwriting position.

The successful candidate for the above position will be self-motivated, detail oriented and a team player. Office and computer skills a must. College degree a plus but not required. Benefits include company paid health benefits, disability and life insurance and 401-K retirement program. Competitive salary dependent on experience. Callicoon is a great place to work and make your career!

Please send your confidential letter of interest and resume to: [bschlott@callicooncoop.com](mailto:bschlott@callicooncoop.com) or by mail to PO Box 675, Jeffersonville, NY 12748.

### HELP WANTED HELP WANTED HELP WANTED



Immediate openings for creative, innovative, **Educators** seeking to make a difference for our students.

**Secondary openings** include – Science, Middle Level CTE (Family/Consumer Sciences, Technology, etc.), Special Education, ELA, Math, Business, & Music.

**PPS openings** include – Speech Pathologists

Multiple Openings for Teacher Leave Replacements.

**Continuous recruitment for Daily Substitutes.**

Certified Homebound Tutors needed as well.

Please visit our website for detailed job descriptions and to apply:

[Employment - Monticello Central School District \(monticello-schools.net\)](http://Employment - Monticello Central School District (monticello-schools.net))

email - [HR@k12mcsd.net](mailto:HR@k12mcsd.net)

127326

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

**Part-time cook's** position available for vegetarian kitchen at a meditation retreat in Livingston Manor, NY. If needed, we will train you to cook vegetarian meals. Hours: 2 days a week 3:00 pm to 7:00 pm and Friday & Sunday 7:30 am to 2:00 pm. **Part-time housekeeper/** food preparation position available. Hours: 3-4 days per week 7:30 am to 2:30 pm. Join our wonderful team. Seniors welcome. Call or text: 845-701-0835/ Email: [facilitiesmanagergordon@gmail.com](mailto:facilitiesmanagergordon@gmail.com)

**LEGAL NOTICES**  
 Please take notice Safe Harbor Catskills located at 206 Service Rd Parkville NY 12768 intends to hold a sale of the property stored in the below listed Storage Spaces. The public sale shall occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 11/08/2024 at 8:00AM. Unless listed below, the contents consist of household goods, tools, and furnishings. Marissa Santiago unit #137; George Bowman unit #65. This sale may be withdrawn at any time without notice. See manager for details." 127163

**LEGAL NOTICES**  
 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 Parkville, 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 LCLL. 126743

**LEGAL NOTICES**  
 WARD BROWER JR. DRIVE LLC, Arts. of Org. filed with the SSNY on 10/02/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Frances Jimenez, 306 Grant Avenue, Brooklyn, NY 11208. Purpose: Any Lawful Purpose. 126866

**LEGAL NOTICES**  
 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

### 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](http://libertyk12.tedk12.com/hire)

### 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](http://libertyk12.tedk12.com/hire)

### 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 Openings Liberty Central School

#### Substitute Teachers

NYS Certification preferred, but not required

Please apply online by **Nov. 10th** at [libertyk12.tedk12.com/hire](http://libertyk12.tedk12.com/hire)

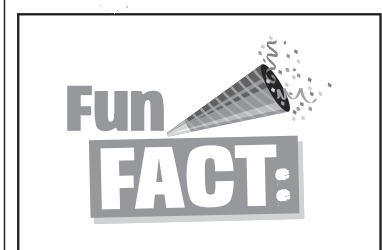
### APARTMENTS APARTMENTS

**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 64 Jefferson St., Suite 1, Monticello, NY Between 8AM & 4PM. 845-794-4880 EHO

### REAL ESTATE ARTICLES FOR SALE

**RM Farm Real Estate**, 30 acres with three bedroom house for sale in Livingston Manor \$595,000. Call 845-866-5511 [gina@rmfarmrealestate.com](mailto:gina@rmfarmrealestate.com)

**FOR SALE**  
 Over 300 vinyl records, Country, Pop, Dance. 130 old, antique, pre-vinyl records \$2.00 each must take all. 914-799-0598 leave message



This was one of the most popular Halloween costumes in 2023.

Answer: Barbie

**How they say that in...**

**English:** Costume  
**Spanish:** Disfraz  
**Italian:** Costume  
**French:** Costume  
**German:** Kostüm

**What's the Difference?**  
 Find the four differences between these pictures.



Answers: 1. Extra spiders on counter 2. Eye is different in Jack-o'-lantern in back 3. Bow in girl's hair is missing 4. Bat on window



**1760:** King George III succeeds to the British throne on the death of his grandfather.

**1940:** Benjamin O. Davis Sr. is named the first African American general in the United States Army.

**2001:** Microsoft releases its Windows XP operating system.

**NEW WORD**  
**DECEIVE**  
 cause to believe something that is not true

**Did You Know?**

Edgar Allen Poe's poems are spooky enough to be read around Halloween time. One of his more famous is called "The Raven."

**Get the PICTURE?**

Can you guess what the bigger picture is?

Answer: skulls

LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES

LEGAL NOTICE

TOWN OF DELAWARE PUBLIC NOTICE OF ADOPTION OF LOCAL LAW

PLEASE TAKE NOTICE that the Town Board of the Town of Delaware, in the County of Sullivan, State of New York, on October 9, 2024 duly enacted Local Law No. 2 of the Year 2024, and entered it in its minutes.

Said local law overrides 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 allows 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.

Dated: October 16, 2024

HON. TESS McBEATH, Town Clerk

127269

LEGAL NOTICE

TOWN OF HIGHLAND NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE: that the preliminary budget of the Town of Highland, Sullivan County, NY, for the fiscal year beginning January 1, 2025, has been completed and filed in the office of the Town Clerk where it is available for inspection by any interested person during Town Clerk's hours.

FURTHER NOTICE is hereby given that the Town Board of said Town of Highland will meet and review said Preliminary Budget and hold a Public Hearing at the Eldred Town Hall Eldred, 4 Proctor Rd, Eldred, NY on Tuesday, October 29, 2024, at 6:00 PM and at such time any person in favor of or against any item will be heard. The proposed salaries of the Town Officers are hereby specified as follows:

Table with 2 columns: Position and Salary. Supervisor: \$26,045.10; Town Clerk: \$43,054.50; Town Board (4): \$6,334.47; Justice (2): \$15,633.45; Highway Supt.: \$50,000.00

PLEASE TAKE NOTICE: The Town Board will hold a Special Town Board Meeting immediately after the Public Hearing on the proposed 2024 Budget for reasons of adoption of the Budget and anything else that might come before the Town Board.

By order of the Town Board Susan Hoffman, Town Clerk October 17, 2024

127334

PUBLIC NOTICE

PURSUANT TO SECTION 205A of Highway Law, the Town of Neversink Superintendent of Highways has designated the following Town Roads as SEASONAL LIMITED USE HIGHWAYS for the period beginning DECEMBER 1, 2024 UNTIL APRIL 1, 2025:

Table with 3 columns: Town Road Number, Town Road Name, Description. Includes roads like Donovan Rd., Flugertown Rd., Moore Hill Rd., Blue Hill Rd., Denman Mt. Rd., North Side Rd., Sheeley Rd., Slater Rd., Friend's Rd.

127335

LEGAL NOTICE TOWN OF HIGHLAND

Request for Proposal.

The Town of Highland received a NYSERTA Climate Smart Communities grant for \$10,000 which we will utilize for split heat/ac pumps for our Town Hall. We are seeking a plumber, electrician, or other qualified installer to install said pumps.

127225

LEGAL NOTICE TOWN OF FALLSBURG PLANNING BOARD 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.

TOWN OF FALLSBURG ZONING BOARD MEETING -October 30, 2024, NEW MEETING ROOM, 19 Railroad Plaza, South Fallsburg NY 12779.

The work session will begin at 6:30 p.m. to discuss items on the agenda with the meeting to commence at 7:00 p.m. The public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: 948 7897 4605).

ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

PUBLIC HEARINGS:

- 1. HAL SIEGEL SBL: 53-3-2
2. 219 BURNT RIDGE RD SBL: 1-1-43.7
3. REFUAH HEALTH CENTER SBL: 50-5-15.2
4. NESLY/DUNCAN SBL: 27-1-12.1
5. CARRUS SBL: 34-4-7 -

OLD BUSINESS:

- 1. HAL SIEGEL SBL: 53-3-2 Use variance to allow a business in HR zone. Zone: HR, Acres: 150x32. Location: 5136 Main Street, South Fallsburg.
2. CONGREGATION KAHAL MINCHAS CHINUCH (CENTRAL PARK) SBL: 56-1-4.3 - Requests an Area Variance to expand a non-conforming bungalow colony, expand of lot coverage from 28.5% to 29.6%, reduce required building separation from 25' to 1' on both sides and reduced required rear yard setback from 50' to 10'. Zone: B, Acres:5.84. Location: 5351 St Rt 42, South Fallsburg.

NEW BUSINESS:

- 1. 219 BURNT RIDGE RD SBL: 1-1-43.7 - Requests an Appeal of Code Interpretation that site plan approval is required by section 310.7.2B. Zone: REC, Acres: 3.01. Location: 219 Burnt Ridge Rd.
2. REFUAH HEALTH CENTER SBL: 50-5-15.2 - Requests an Area variance to allow banners and signs over the allowable size. (3 banners, 2 -22'x60' and 1-22'x80') Zone: R, Acres:2.33. Location: 36 Laurel Ave, South Fallsburg.
3. NESLY/DUNCAN SBL: 27-1-12.1 - Requests Area variance to allow a 6 foot fence where 4 feet is max. Zone: REC. Acres: 27-1-12.1 Acres: 10.47. Location: 132 Murphy Rd. Woodbourne.
4. CARRUS SBL: 34-4-7 - Requests an Area Variance to allow a 3rd residential unit on a lot under 37,500 SQFT. Zone: HR, Acres: .47. Location: 239/241 Main Street Hurleyville.

No new applications will be heard after 10:00 p.m. Email: jedwards@fallsburgny.com - mpanella@fallsburgny.com - codeclerk2@fallsbugny.com

127336

LEGAL NOTICE

TO THE ELECTORS OF SULLIVAN COUNTY, NEW YORK: NOTICE IS HEREBY GIVEN, pursuant to 4-120 of the Election Law of The State of New York that at the General Election to be held on TUESDAY November 5, 2024 the following Offices and Proposals may be Lawfully voted for, to wit:

PROPOSITIONS

One (1) statewide proposal will appear on the ballot. One (1) town wide proposal will appear on the ballot for the Town of Mamakating. A copy of each such amendment/question may be obtained at Sullivan County Board of Election, by any voter or on the website at: https://sullivan.gov/Departments/Elections.

FEDERAL OFFICES

Presidential Electors for President and Vice President

STATE OFFICES

United States Senator Representative in Congress 19th Dist State Senator 51st Dist Member of Assembly 100th Dist (All of Sullivan EXCEPT Fremont, Neversink and Rockland) Member of Assembly 101st Dist (Fremont, Neversink and Rockland ONLY)

COUNTYWIDE OFFICES

Coroner (Vote for up to three)

TOWN OFFICES

TOWN OF CALLICOON Superintendent of Highways (To Fill Vacancy)

TOWN OF DELAWARE

Justice

TOWN OF FALLSBURG

Justice

VILLAGE OF WOODRIDGE

Village of Woodridge Mayor Village of Woodridge Justice Village of Woodridge Trustee (Vote for up to two)

TOWN OF HIGHLAND

Justice Council Member (To Fill Vacancy)

TOWN OF LIBERTY

Council Member (To Fill Vacancy)

TOWN OF LUMBERLAND

Supervisor (To Fill Vacancy) Council Member (To Fill Vacancy)

TOWN OF MAMAKATING

VILLAGE OF BLOOMINGBURG Village of Bloomingburg Mayor Village of Bloomingburg Trustee

TOWN OF ROCKLAND

Justice

127337

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

# LETTERS:

CONTINUED FROM PAGE 7A

and Wisconsin. Donald Trump ended up carrying those states by razor thin margins and just 47% of the vote.

This year the polls indicate that Trump is once again likely to lose the nationwide popular vote, but the Electoral College is a coin toss. Even a handful of votes cast for the Green Party in states like Pennsylvania and Michigan could put Trump back in the White House, which is certainly not the result that most Green Party voters are seeking.

While it's too late to do anything about the "spoiler" problem this year, there is a simple, solution that can eliminate it in future elections. It's called Ranked Choice Voting. Using RCV, a voter ranks all the candidates on the ballot according to their preference. For example, if a voter prefers the Green or Libertarian candidate, they can pick that candidate as their first choice and then select a Republican or Democrat as their second choice. When the votes are counted, the candidate with the fewest votes is eliminated and the votes cast for that candidate are re-allocated to the voter's second choice. This process is repeated until one candidate receives more than fifty percent of the vote.

Ranked-Choice Voting is not new. It's been around for over one hundred years. It's used in other countries and in scores of municipalities

throughout the United States. Both Alaska and Maine already use RCV to elect members of Congress and in presidential elections.

RCV can be a boon for third parties because it gives voters the freedom to cast a ballot for their favorite candidate without worrying about the "spoiler" effect. With RCV, the true depth of support for policies and positions can be revealed because voters are able to vote with their heart rather than for purely pragmatic reasons. And of course, increased support at the polls could lead to more serious consideration of the ideas and philosophies espoused by third parties.

I suppose we shouldn't be surprised that there are forces opposed to RCV, apparently because it empowers the individual voter. Alabama, Mississippi and Kentucky are among several states that have outlawed Ranked Choice Voting in all elections within their jurisdiction.

**Bruce Ferguson  
Callicoon Center**

## A Call to Vote for Paula Kay

To the editor:

We are voting for Paula Kay as the next Assemblymember from Sullivan County, and we urge all our neighbors to join us.

We both have a long history of helping and serving the community of Sullivan County. We are proud of the work we have

done, and we understand the critical need to have someone in Albany who knows our county and its residents well. We had that representation with Aileen and Jake Gunther, and we will have that again with Paula Kay.

Paula Kay believes in "People Over Politics". It is not just a campaign slogan to her. Her record of serving town boards, emergency responders - fire and ambulance corps- and the Sullivan County community is why we must vote for Paula.

Her opponent has no connection to Sullivan County and lacks the experience to meet our needs. Sullivan County has but one Assemblymember who can work with Albany to help us receive the financial support and legislation that we need. We cannot afford

to have an assemblyman who neither knows our county nor the issues that impact us.

We need someone who knows of the needs of the elderly and the impact of opiates upon us. She understands the dire need of improving our healthcare, finding ways to make it more affordable to live here and addressing our housing crisis with innovative solutions. Paula Kay is that person.

As a seasoned attorney, Paula Kay has acquired the skills we need. She is a tough negotiator. She can write and read legislation with compassion and empathy for her clients. We think she is exactly who we need to fight for us in Albany.

We urge you to vote for Paula Kay. She's one of us!

**Ellen and James Galligan  
Forestburgh**

### LEGAL NOTICES

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#### LEGAL NOTICE TOWN OF NEVERSINK

##### Request for Bids-Tree Removal/Pruning

The Town of Neversink is requesting sealed bids to provide services of removal of dead trees and pruning of dead and overhanging limbs at the following cemeteries:

**Thunder Hill:** Removal of one large Maple (90% dead) and removal of dead and dangerous limbs from separate existing trees.

**Myers Road:** Removal of one medium-sized split Maple tree and a few overhanging limbs from separate existing tree.

**Bradley:** Removal of two large dead Ash trees, one large Cherry tree limb and prune the rest of the trees in cemetery of dead and dangerous limbs.

The Town will provide trucks to haul away debris. Proof of Insurance required.

All interested parties are required to meet at the Town Hall on October 30, 2024 at 2:00 PM for specific details and site inspection. All bids must be in the hands of the Town Clerk at the Town Hall no later than 3:00 PM on November 8, 2024 at which time or as reasonably thereafter, all bids will be publicly opened and read.

The Town Board reserves the right to reject any and all bids without reason.

BY ORDER OF THE TOWN BOARD  
TOWN OF NEVERSINK  
STACI CONJURA, TOWN CLERK  
OCTOBER 18, 2024

127389

#### LEGAL NOTICE

##### NOTICE OF ADOPTION

PLEASE TAKE NOTICE, that the Town Board of the Town of Thompson, did duly adopt on the 15th day of October, 2024, a Resolution pursuant to the Town Law authorizing an appropriation for the preparation of maps and plans and other services for Extension No. 02 of the Consolidated Harris Sewer District in the Town of Thompson, and further retaining MHE Engineering, D.P.C. to prepare a general map and plan for providing increased sewer services and facilities to the Consolidated Harris Sewer District; that all maps and plans so prepared are to be filed with the Town Clerk; that the expenses incurred by the Town for such maps and plans and other services, including legal services, shall be a Town charge and shall be assessed, levied and collected in the same manner as other Town charges, except that the charges incurred will be paid for by the applicants; that in the event that the said district is approved, that the charges incurred by the Town for such maps and plans and other services shall be charged back to the said District when formed, and which Resolution is subject to a permissive referendum.

Copies of the Resolution containing the full text thereof are available for inspection and review during normal business hours in the office of the Town Clerk of the Town of Thompson, 4052 Route 42, Monticello, New York.

Dated: Monticello, New York  
October 15, 2024

Marilee J. Calhoun,  
Town Clerk

127390

#### TOWN OF ROCKLAND PUBLIC NOTICE OF ADOPTION OF RESOLUTION SUBJECT TO PERMISSIVE REFERENDUM

**PLEASE TAKE NOTICE** that the Town Board of the Town of Rockland, in the County of Sullivan, State of New York, on October 17, 2024, duly adopted a resolution entitled:

A RESOLUTION AUTHORIZING THE SALE BY THE TOWN OF ROCKLAND, ACTING ON BEHALF OF THE LIVINGSTON MANOR WATER DISTRICT, AS SUCCESSOR IN INTEREST TO THE LIVINGSTON MANOR WATER COMPANY, OF A PARCEL OF LAND LOCATE ON CREAMERY ROAD AND IDENTIFIED AS TAX MAP PARCEL 47-.4.1.

The resolution authorizes the sale by Town of Rockland ("the Town"), on behalf of the Livingston Manor Water District ("the Water District") of certain premises located on Creamery Road and identified as tax map parcel 47-.4-1 ("the Premises"). The Town Board has determined that the Premises are no longer required for use by the Water District or the Town and that it is in the best interest of the Town and the Water District to sell the Premises so that it is no longer tax exempt. The Town obtained an independent appraisal to establish the fair market value of the Premises and has thereupon negotiated with an adjoining land owner, Richard Mead, to purchase the Premises for such fair market value, the sum of \$20,000.00. The sale of the Premises constitutes an Unlisted Action as defined in the regulations promulgated pursuant to the State Environmental Quality Review Act, with respect to which the Town Board has declared itself Lead Agency and, upon review and consideration by the Town Board of the Short Environmental Assessment Form, the Town Board determines will not result in any significant environmental impacts.

The resolution was adopted subject to permissive referendum.

The resolution shall take effect 30 days after its adoption unless within that time a petition is filed with the Town Clerk of the Town of Rockland requesting that the resolution be submitted to the qualified electors of the Town for their approval or disapproval in accordance with Section 91 of the Town Law of the State of New York.

Dated: October 18, 2024

**MARINELLA DI VITA**  
Town Clerk, Town of Rockland

11111

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### LEGAL NOTICES

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#### LEGAL NOTICE SPECIAL MEETING NOTICE OF PUBLIC HEARING

##### 2025 TOWN OF ROCKLAND PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the 2025 Proposed Budget and has been prepared and reviewed in the Office of the Town Clerk, 95 Main Street, Livingston Manor, NY where it is available for public inspection from 9:00 AM to 4:00 PM.

FURTHER NOTICE IS HEREBY GIVEN that the Town Board of the Town of Rockland will hold a Public Hearing on said proposed 2025 Preliminary Budget on Thursday, November 7th, 2024 at 7:00 PM at the Town Hall on 95 Main Street, Livingston Manor, NY. All concerned citizens are invited to attend in person or via ZOOM and provide the Town Board with written and oral comments on the proposed 2025 Preliminary Budget.

Dated: October, 18th 2024

Submitted : Marinella Di Vita  
Town Clerk, Town of Rockland

127391

#### 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 auction 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 TOWN OF LUMBERLAND NOTICE OF PUBLIC HEARING ON THE PRELIMINARY BUDGET FOR THE YEAR 2025

NOTICE IS HEREBY GIVEN that the Preliminary Budget for the fiscal year 2025 has been completed and is on file in the Office of the Town Clerk at 1054 Proctor Road, Glen Spey, N.Y., where it is available for inspection by any interested person during regular office hours.

FURTHER NOTICE is hereby given that the Town Board of the Town of Lumberland will hold a Public Hearing on the 2025 Preliminary Budget at 7:05 p.m. on Wednesday, November 6, 2024 at the Lumberland Town Hall, 1052 Proctor Road, Glen Spey, N.Y., at which time any interested person may be heard in favor of or against any items contained therein. Pursuant to Section 108 of the Town Law, the proposed salaries of the following elected officials are hereby specified as follows:

Supervisor	\$ 26,007.00
Councilperson (4)	\$ 8,892.00 each
Deputy Supervisor	\$ 1,056.00
Town Clerk/Tax Collector	\$ 42,265.00
Registrar	\$ 496.00
Highway Superintendent	\$ 63,019.00
Parks Commissioner	\$ 3,200.00
Court Justice (2)	\$ 11,377.00 each

By Order of the Town Board  
Town of Lumberland  
Laurie Terry, Town Clerk  
October 2, 2024

127378

#### TOWN OF NEVERSINK PLANNING BOARD P.O. BOX 307 - 273 MAIN STREET GRAHAMSVILLE, N.Y. 12740 (845) 985-2262

##### PUBLIC NOTICE

Please take notice that the Town of Neversink Planning Board will hold a public hearing, pursuant to Section 267, Town Law, on the application of Linda M. Goldstein for the purpose of a Minor Subdivision, located at 344 Myers Rd, Neversink NY (SBL# 35.-1-27.1).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Wednesday, November 6, 2024 at 7:00 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF PLANNING BOARD  
TOWN OF NEVERSINK  
PHILIP COOMBE III, CHAIRMAN

127379

#### LEGAL NOTICE TOWN OF HIGHLAND

##### Request for Proposal for Architect

The Town of Highland is the beneficiary of a \$250,000 SAM grant to restore our historic courthouse and constabulary, formerly a school house. Interested parties should schedule an appointment and follow up with proposals/bids. Please contact: Supervisor John Pizzolato at 845-557-8901 or via email at TownSupervisor@TownofHighlandny.com

127226

### LEGAL NOTICES

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#### LEGAL NOTICE

Supplemental Summons and Notice of Object of Action Supreme Court Of The State Of New York County Of Sullivan Action To Foreclose A Mortgage Index #: E2023-1977 Nationstar Mortgage LLC Plaintiff, vs Sonny Joe Sanders AKA Sonny Sanders As Administrator And As Heir To The Estate Of Theodore Sanders A/K/A Theodore Kyle Sanders, Leslie Sanders As Heir To The Estate Of Theodore Sanders A/K/A Theodore Kyle Sanders, People Of The State Of New York, Sullivan County Clerk, Bank Of NY Mellon As Successor Co-Trustee Of The Catherine G. Callahan Revocable Trust, Dated February 7, 1995, Margaret Kenny As Successor Co-Trustee Of The Catherine G. Callahan Revocable Trust, Dated February 7, 1995, And As Co-Administrator Cta Of And Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, Melissa Kenny FKA Thomas Kenny, JR. As Co-Administrator CTA Of And Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan 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, Devises, 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, Devises, Legatees, Creditors, Trustees, Committees, Lienors, And Assigns, All Of Whom And Whose Names, Except As Stated, Are Unknown To Plaintiff, Charles Kenny, JR. As Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, Patricia Kenny As Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, Theresa Kenny As Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, Harold Kenny As Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, Catherine Schramm As Heir To The Estate Of Catherine G. Callahan A/K/A Catherine Callahan, United States Of America On Behalf Of The IRS 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). Mortgaged Premises: 43 Hemlock Avenue Smallwood, NY 12778 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 Melissa Kenny FKA Thomas Kenny, Jr. Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Meagan Galligan of the Supreme Court Of The State Of New York, dated the Seventh day of October, 2024 and filed with the Complaint in the Office of the Clerk of the County of Sullivan, in the City of Monticello. The object of this action is to foreclosure a mortgage upon the premises described below, dated November 7, 2007, executed by Theodore Sanders AKA Theodore Kyle Sanders (who died on March 15, 2013, a resident of the county of Pierce, State of California) to secure the sum of \$90,000.00. The Mortgage was recorded at Instrument Number 2007-00030047 in the Office of the Sullivan County Clerk on November 16, 2007. The mortgage was subsequently assigned by an assignment executed April 27, 2021 and recorded on April 29, 2021, in the Office of the Sullivan County Clerk at Instrument Number 2021-4294. The mortgage was subsequently assigned by an assignment executed September 6, 2022 and recorded on September 19, 2022, in the Office of the Sullivan County Clerk at Instrument Number 2022-9631. The property in question is described as follows: 43 Hemlock Avenue, Smallwood, NY 12778 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: October 9, 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. 83029

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