

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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Wanted Section and
find a great, new
career start.

TODAY

TUESDAY, NOVEMBER 5, 2024

3B

To place your Classified ad, call

845-887-5200

Monday-Friday 8:30 a.m.–5 p.m.

Fax your ad copy to (845) 887-5386

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

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

CLASSIFIED CATEGORIES

Adoption	Legal Services
Antiques	Livestock & Poultry
Apartments	Logging/Land
ATV's	Clearing
Articles for Sale	Lost/Found
Auctions	Lots/Acreage
Automobiles	Machinery & Tools
Auto Parts & Services	Miscellaneous
Boats	Mobile Homes
Builders/Contractors	Money to Loan
Business for Sale	Motorcycles
Business Opportunities	Moving Sale
Campers	Musical Instruments
Cars for Sale	Outdoor Power Equip.
Child Care	Real Estate
Cleaning Services	Real Estate Wanted
Estate Sale	Rec Vehicles
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Firewood	Snow Plowing
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Free	Storage
Garage/Yard Sales	Stores & Retail Space
Guns	Tires
Handyman	Tractors
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Help Wanted	Trips & Tours
Horses & Equipment	Trucks for Sale
Houses for Rent	Truck Accessories
Houses for Sale	Tutors/Instructors
Hunting & Fishing	Vacation Rental
Hunting Lands	Vendors
Jobs Wanted	Wanted
Lawn Care	Wanted to Buy
Lawn/Garden Equip.	Wood Stoves

CLASSIFIED MAIL-IN FORM

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: (_____) _____

DATE(S) TO RUN: _____

CATEGORY: _____

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

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

Number of insertions
(20 words or less)

Tues. or Fri. (one insertion) = \$12**

Tues. and Fri. (two insertions) =
\$24.00*

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

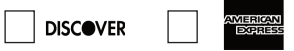
* All are based on total prices per ad.
For additional rates please call 845-887-5200.

** Minimum charge

Enclosed is my check for \$ _____



Check one:



Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

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

HELP WANTED

OFFICE ASSISTANT needed for Liberty Law Office. Office experience required with good analytic skills. General office work including typing, answering phone calls, copying, scanning and filing. Legal experience a plus. Call (845) 292-9345.

TOWN OF NEVERSINK EMPLOYMENT OPPORTUNITY Clerk to Planning and Zoning Boards The Town of Neversink is accepting applications for the position of Clerk to the Planning Board and the Zoning Board of Appeals. The position is a paid part-time position up to 17.5 hours/week; at an hourly rate of \$21.52/hour. The candidate would be required to attend and take minutes at the Planning and Zoning Board meetings which are held one evening a month. In addition to attendance at meetings, the candidate is required to perform regular clerical duties on an as needed agreed upon basis. Applications must be received as soon as possible and are available at the Town of Neversink Town Hall or on the Town of Neversink Website, www.townofneversink.org under documents. Please send applications to: Chris Mathews, Supervisor, Town of Neversink, PO Box 307, Grahamsville, NY 12740, or drop it off at the Town Hall.

TOWN OF NEVERSINK EMPLOYMENT OPPORTUNITY – (4) TEMPORARY SKATE GUARD This temporary position involves the performance of a variety of tasks including, but not limited to: rule enforcement, patrolling ice surface, skate distribution and disinfection. Applicant must be at least 16 years or older and have valid working papers OR driver's license. The position is from December 1, 2024 to March 15, 2025 at an hourly rate of \$15.50 per hour, on an as is needed basis, up to 15 hours per week, paid bi-weekly. Applications must be received as soon as possible. Applications are available at the Town Hall or on the Town of Neversink website. Please send applications to Tanya Huggler, Director of Parks & Recreation, Town of Neversink, PO Box 307, Grahamsville, NY 12740 or drop it off at the Town Hall.

HOUSES FOR RENT

Monticello-Beautiful 3BR, fully furnished, house, big font & back yards, close to stores, \$3500/mo. Call Moses(347) 977-1614

APARTMENTS

3 Bedroom apartment for rent over looking Lake Erie in Narrowsburg. \$2000/ per month. \$2000 security deposit due at lease signing. Call 845-252-3000 for more information.

LEGAL NOTICES

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

Good Government is Open Government...
Protect Your Right to Know,
Read the Legal Notices

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

12-4872

Jeff Bank is looking for an individual with 1-2 years of varied experience in exterior and interior general maintenance. This person will help maintain commercial business properties performing basic tasks including lawn mowing, snow removal, replacing light bulbs, HVAC filters, moving boxes, ensuring maintenance of company vehicles including gas levels, routine maintenance, and inspections. Some basic knowledge of construction, electrical, and plumbing is preferred. This person must be organized, have initiative, focused on quality work and able to run/operate a variety of basic tools and equipment.

Knowledge/experience with a pc and Microsoft programs is a plus.

To apply go to
JEFFBANK/appone.com.



127697

Immediate Openings Liberty Central School

Substitute Teachers

NYS Certification preferred, but not required

Please apply online by **Nov. 10th** at
libertyk12.tedk12.com/hire

EOE

127100

LEGAL NOTICES

LEGAL NOTICE
COUNTY OF SULLIVAN
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that there has been duly presented and introduced at a meeting of the Legislature of the County of Sullivan, New York, held on October 24, 2024, a proposed local law entitled "A Local Law Authorizing the Sullivan County Sheriff to Seal/Pad-Lock Illicit Cannabis Businesses."

NOTICE IS FURTHER GIVEN that the Legislature of the County of Sullivan will conduct a public hearing on the aforesaid proposed local law at the Legislature's Meeting Room, County Government Center, Monticello, New York, 12701, on November 21, 2024, at 10:10 AM at which time all persons interested will be heard.

DATED: Monticello, New York October 24, 2024 ANN-MARIE MARTIN
Clerk of the Legislature
County of Sullivan, New York
127725

LEGAL NOTICE
Notice of Formation of Roscoe Pine House LLC. Arts. of Org. filed with NY Dept. of State on 09/19/2024. Office location: Sullivan. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Ianthe Jackson 164 Bleeker Street #3R Brooklyn NY 11221. Purpose: any lawful purpose
127087

LEGAL NOTICES

LEGAL NOTICE
COUNTY OF SULLIVAN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been duly presented and introduced at a meeting of the Legislature of the County of Sullivan, New York, held on October 24, 2024 with regard to proposed lease (s) of property at the Sullivan County International Airport to Edward Herling (Hangar 4 – Bay 7) and to Kenneth Bowdren (Hangar 6 – Bay 13).

NOTICE IS FURTHER GIVEN that the Legislature of the County of Sullivan will conduct a public hearing on the aforesaid proposed lease (s) at the Legislature's Meeting Room, County Government Center, Monticello, New York, 12701, on November 21, 2024 at 10:15 a.m. at which time all persons interested will be heard.

DATED: Monticello, New York October 24, 2024

ANNMARIE MARTIN
Clerk of the Legislature

County of Sullivan,
New York
127694

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 NOTICES

LEGAL NOTICE
Woodridge Joint Fire District

NOTICE IS HEREBY GIVEN: The Woodridge Joint Fire District will hold elections for the position of

Fire Commissioner - One (5-year term)

On Tuesday, December 10, 2024
Between the hours of 6:00 pm and 9:00 pm
At the Village of Woodridge Village Hall
2 Dairyland Road, Woodridge, NY 12789

All eligible voters are urged to attend.
Anyone wishing to be placed on the Election Ballot is requested to submit their letter of interest in writing to:

Donna Akerley, Secretary / Treasurer
Woodridge Joint Fire District
PO Box 404, Woodridge, NY 12789

Letters must be received no later than
Wednesday, November 20, 2024
BY ORDER OF THE WOODRIDGE JOINT FIRE DISTRICT

Dated: November 4, 2024
Donna Akerley
Secretary/Treasurer
Woodridge Joint Fire District
PO Box 404
Woodridge, NY 12789
wfdonna@gmail.com

127645

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. 3 of the Year 2024, entitled "A local law fixing sewer rents for Sewer District No. 1 and Sewer District No. 2 for the year 2025.

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 aforesaid local law before the Town Board of the Town of Delaware, at the Town Hall, Main Street, Hortonville, New York, at 5:50 p.m. prevailing time, on November 13, 2024, at which time all interested persons will be heard.
Dated: October 16, 2024

HON. TESS McBEATH, Town Clerk

127342

LEGAL NOTICE

Notice of Formation of Swan Lake Cottage LLC per Section 206 of the LLC Law. Arts. of Org. filed with NY Dept. of State on 10/3/24. Office location: 406 W 47th St, Apt 2E, New York, NY, 10036. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 399 E 78th St, Apt 1D, New York NY 10075. Purpose: any lawful purpose
127778

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

126817

LEGAL NOTICE
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

Read the
Classifieds

Keep on top of what is happening in your
community! Read the Legal Notices in the Democrat!



This is one of the first
medical professionals
who assists patients.

Answer: Nurse



English: Nurse
Spanish: Enfermera
Italian: Infermiera
French: Infirmière
German: Krankenschwester

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.

4		3	18
10			30
	1	9	16
20	20	24	

6	1	9
12	8	01
3	11	4

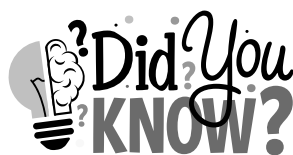
Solution

Get Scrambled

Unscramble the words to determine the phrase.

GRITSEDREE SUERN

Answer: Registered nurse



Nurses work in many different settings, including in hospital emergency rooms and in doctors' offices.



Can you guess what the bigger picture is?

Answer: Nurse near ambulance

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the County Legislature of the County of Sullivan at a regular meeting thereof, held on the 24th day of October 2024, duly adopted on said day a Local Law 8 of 2024 a true and correct copy of the original thereof, and of the whole thereof as follows:

LOCAL LAW 8 OF 2024

A LOCAL LAW DESIGNATING AFFORDABLE HOUSING AS A SULLIVAN COUNTY PURPOSE

BE IT ENACTED, by the Legislature of the County of Sullivan, as follows:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

The Sullivan County Legislature finds that all residents of Sullivan County deserve safe housing at an affordable cost. There is a housing crisis in Sullivan County, stemming from an alarming scarcity of affordable housing available to Sullivan County residents.

Data compiled by the Hudson Valley Pattern for Progress has revealed that there is an insufficient inventory of homes at an affordable price point. 6.3% of owner households are considered to be cost-burdened, meaning they spend between 30% and 50% of total household income on housing, or severe cost-burdened, meaning they spend more than half their income on housing costs. However, 18% of renter households are cost -burdened, and 22% of renter households are severe cost-burdened. These figures confirm that housing represents a cost burden that is untenable for many of Sullivan County's residents.

Furthermore, data further demonstrated a rapidly rising cost of home prices, increasing by 133.3% between 2017 and 2023.The median-earning household in Sullivan County falls \$125,478 short of qualifying for a median priced home in the County.

Pursuant to Article IX, Section 2 (c)(ii) of the New York State Constitution and Municipal Home Rule Law Section 10(1)(ii)(a)(12), Sullivan County may exercise its broad police powers to provide comprehensive county housing programs. (NYS A.G. Informal Opinion 92-4, dated February 6, 1992, Pg. 2 and Pg. 7)

Based upon the critical shortage of affordable housing confronting Sullivan County residents the Sullivan County Legislature finds that county affordable housing programs serve a valid public purpose, (NYS Constitution Article VIII, Section 1), by promoting public health, safety and well-being. New York State Constitution, Article IX, Section 2(c)(ii) and NYS Municipal Home Rule Law, Section 10(1)(ii). See also AG Informal Opinion 92-4, dated February 6, 1992, Pg. 6-7.

SECTION 2. DEFINITIONS

A. Housing: shall be defined as and include all Housing Accommodations within Sullivan County.

B. Housing Accommodations: shall be defined as any building structure or portion thereof that is occupied, as or intended for occupancy as, a residence by one or more families and any vacant land that is offered for sale or lease for the construction thereon of any building structure, or portion thereof intended to be so occupied.

C. Affordable Housing: shall be generally defined as Housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities for persons or families deemed to be or eligible to be deemed to be of extremely low, very low, low or moderate income by any state or federal housing program. Nothing in the definition shall prevent the County from funding housing services either above or below this affordability level when such funding is in keeping with federal or state programs providing housing assistance or where any income restricted housing whether intended for rental or homeownership is subject to a regulatory agreement with a local, state, or federal government entity.

SECTION 3. DESIGNATING HOUSING AS A COUNTY PURPOSE

A. The Sullivan County Legislature hereby determines that the development, maintenance, management, and/or provision of Affordable Housing is a public purpose in accordance with the New York State Constitution Sections IX and Municipal Home Rule Law Section 10.

B. This Local Law and the designation set forth herein shall apply to all Affordable Housing initiatives within Sullivan County.

SECTION 4. SEVERABILITY

If any provision of this act, or any application of any provision of this article, is held to be invalid, that shall not affect the validity or effectiveness of any other provision of this act, or of any other application of any provision of this article, which can be given effect without that provision or application; and to that end, the provisions and applications of this article are severable.

SECTION 5. EFFECTIVE DATE

This Local Law shall become effective immediately upon the filing with the Office of the Secretary of State of the State of New York.

Adopted by the County Legislature

Dated: October 31, 2024

ANNMARIE MARTIN, CLERK
Sullivan County Legislature

127787

LEGAL NOTICES	LEGAL NOTICES	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 #: 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, 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, 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 foreclose 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		
127091		
LEGAL NOTICE		
SURROGATE'S COURT - SULLIVAN COUNTY PUBLICATION CITATION (File No. 2021-185) THE PEOPLE OF THE STATE OF NEW YORK By the Grace of God Freee and Independent		
TO: Heirs-at-Law and Next-of-Kin of Dorothy Cornelia Fields a/k/a Dorothy C. Fields a/k/a Dorothy Fields, deceased, who died on April 30, 2021, a resident of the Town of Fallsburg, County of Sullivan and State of New York, whose addresses are unknown, whose names are unknown.		
Descendants of Yvonne Craig, who died on or about October 9, 2018, being the niece of the decedent, Dorothy Fields.		
Carolyn Hudson, Michelle Hudson, Chris Hudson, Aretha Hudson, Joseph Hudson, Debra Hudson, and Lauren Hudson, grandnieces and grandnephews of the decedent, Dorothy Fields, whose addresses are unknown, all being the children of Philip Hudson (nephew of decedent) who died in November of 2014. Philip Hudson's was the son of Philmore Hudson who died on August 21, 1960, brother of the decedent, Dorothy Fields.		
Paris Spy, grandniece of decedent, Dorothy Fields, whose whereabouts are unknown, and who is the granddaughter of Philmore Hudson, brother of decedent, who died on or about August 21, 1960, and the daughter of Paul Hudson, who died on or about February 16, 2016. Sidney Jones, nephew of decedent, Dorothy Fields, and son of Rebecca Hudson, sister of the decedent, who died in 1974.		
Sharon Cain and Owyda Copeland, both children of Celia Copeland, niece of the decedent who died on or about December 2004.		
YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Sullivan County at 414 Broadway Monticello, on December 10th 2024 New York at 1:30 o'clock in the afternoon, why a decree should not be made in the Estate of DOROTHY CORNELIA FIELDS a/k/a DOROTHY C. FIELDS a/k/a DOROTHY FIELDS lately domiciled at 99 Pleasant Valley Road, South Fallsburg, Town of Fallsburg, Sullivan County, New York admitting to probate a Will dated February 1, 2010, a copy of said will attached, relating to real and personal property and directing that Letters Testamentary issue to: DARYL WIGGINS		
Hon. James R. Farrell, Surrogate Crystal Gadson, Chief Clerk		
Date attested and sealed: October 18, 2024		
Attorney for Petitioner: Michael D. Altman, Esq. Post Office Box 835, South Fallsburg, New York 12779		
Address of Attorney:		
Telephone No. 845-434-7380 Email: michaelaltmanesq@yahoo.com		
127468		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
LEGAL NOTICE		
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN		
Index No. E2019-1663		
Date filed:		
SECOND SUPPLEMENTAL SUMMONS		
Premises being foreclosed: 197 Bowers Rd Hurleyville, NY 12747		
ACTION TO FORECLOSE MORTGAGE ON PROPERTY SITUATED IN SULLIVAN COUNTY		
JPMorgan Chase Bank, National Association,		
		Plaintiff,
		-against-
The unknown heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of the Estate of Elmo Hilton, all of whom and whose names and places of residence are unknown to the Plaintiff, except as herein stated,		
Janice Hilton-Martinez, as Administratrix, heir at law and distributee of the Estate of Elmo Hilton, Patience Budine, heir at law and distributee of the Estate of Elmo Hilton,		
Erin Hilton, heir at law and distribute of the Estate of Elmo Hilton, and all the heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid Defendants at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of the aforesaid classes of persons, if they or any of them be dead, and their respective husbands, wives or widows, if any, all of whom and whose names and places of residence are unknown to the Plaintiff,		
New York State Department of Taxation and Finance Tax Compliance Division-C.O.-ATC and Internal Revenue Service-United States of America, "JOHN DOE", said name being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, and any parties, corporations or entities, if any, having or claiming an interest or lien upon the mortgaged premises,		
		Defendant(s).
TO THE ABOVE DEFENDANTS: 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 Summons, to serve a Notice of Appearance on the Plaintiff's attorneys within twenty (20) days after the service of the Summons exclusive of the day of service or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. In case of your failure to appear, or answer, judgment will be taken against you by default for the relief demanded in this Complaint. TO THE ABOVE NAMED DEFENDANTS: The foregoing Summons is served upon you by publication pursuant to an Order of the Hon. Meagan K. Galligan, a Justice of the Supreme Court, Sullivan County, entered Sept. 6, 2024 and filed with the complaint and other papers in the Sullivan County Clerk's Office. THE OBJECT OF THE ACTION is to foreclose a mortgage recorded in the Office of the Sullivan County Clerk on December 29, 2005 in Instrument #2005-00011141, Page 19, covering premises k/a 197 Bowers Road, Hurleyville, NY 12747 a/k/a Section 7, Block 1, Lots 5.5 & 5.6. Plaintiff designates SULLIVAN County as the place for trial. Venue is based upon the County in which the mortgaged premises is situated.		
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 3, 2024 Westbury, New York		
		Karen B. Migdal, Esq. Stein, Wiener & Roth, LLP Attorneys for Plaintiff 1400 Old Country Road, Suite 315 Westbury, NY 11590 (516)-742-1212
		78496/SELENE #101877
127414		
LEGAL NOTICE NOTICE OF SALE		
SUPREME COURT COUNTY OF SULLIVAN, LIMOSA, LLC. , Plaintiff, vs. COLLEEN RODRIGUEZ, ET AL., Defendant(s).		
Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale and Amending Caption duly entered on January 30, 2019 and an Order Extending Time to Set Sale duly entered on November 29, 2023, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on December 2, 2024 at 10:00 a.m., premises known as 44 Wierk Avenue, Liberty, NY 12754. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Liberty, County of Sullivan and State of New York, Section 114, Block 5 and Lot 4. Approximate amount of judgment is \$75,310.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2014-2128.		
Scott Russell, Esq., Referee		
Valley Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for Plaintiff		
127008		
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. 4 of the year 2024 entitled "A local law fixing and determining rates for the year 2025 for the Hamlet of Callicoon Water District in the Town of Delaware.		
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 aforesaid 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 November 13, 2024, at which time all interested persons will be heard.		
Dated: October 16, 2024		
HON. TESS McBEATH , Town Clerk		
127343		

Sullivan County Polling Places

Bethel 1,2,3,4,5	Duggan Community Center, 3460 State Route 55, White Lake
Callicoon 1,5	Youngsville Firehouse, 1822 Shandelee Road (County Route 149), Youngsville
Callicoon 2	Callicoon Center Firehouse, 1669 Gulf Road, Callicoon Center
Callicoon 3, 4	Callicoon Town Hall, 19 Legion Street, Jeffersonville
Cochecton 1	Cochecton Town Hall, 74 Smales Road, Lake Huntington
Delaware 1	Delaware Community Center, 8 Creamery Road, Callicoon
Delaware 2	Kenoza Lake Firehouse, 522 Old Taylor Road, Kenoza Lake
Fallsburg 1, 9	Woodridge Municipal Hall/Firehouse, 2 Dairyland Road, Woodridge
Fallsburg 2, 8	Woodbourne Firehouse, 355 NY-52, Woodbourne
Fallsburg 3	Loch Sheldrake Firehouse, St. Rte. 52, Loch Sheldrake
Fallsburg 4, 7	South Fallsburg Community Center, 12 Laurel Avenue, South Fallsburg
Fallsburg 5	Mountaindale Firehouse, 132 Main Street, Mountaindale
Fallsburg 6	Hurleyville Firehouse, 166 Main Street, Hurleyville
Forestburgh 1	Forestburgh Town Hall, 332 King Road, Forestburgh
Fremont 1, 2	Hankins-Fremont Center Firehouse, 20 Newman Hill Road, Hankins
Highland 1, 2	Highland Town Hall, 4 Proctor Road, Eldred
Liberty 1, 3, 5, 7	Liberty Firehouse, 256 Sprague Avenue, Liberty
Liberty 4, 10	White Sulphur Springs Firehouse, 3352 NY-52, White Sulphur Springs
Liberty 8, 9	Swan Lake Firehouse, 52 Stanton Corner Road, Swan Lake
Liberty 2, 6	Liberty Village Hall, 167 North Main Street, Liberty
Lumberland 1, 2	Lumberland Town Hall, 1054 Proctor Road, Glen Spey
Mamakating 1,2,3,4,13,22,23,24,25	Town Park Building, 27 Mamakating Road, Bloomingburg
Mamakating 5, 6, 14, 15	Summitville Firehouse, 3978 State Route 209, Summitville
Mamakating 7,8,9,10,16,17,18,19,20,21,26	Mamakating Town Hall, 2948 St. Rte. 209, Wurtsboro
Mamakating 11, 12	Bloomingburg Village Hall, 13 North Road, Bloomingburg
Neversink 1, 3	Neversink Firehouse, 7486 State Rte. 55, Neversink
Neversink 2, 4	Neversink Town Hall, 273 Main Street, Grahamsville
Rockland 1, 2, 5, 6	Livingston Manor Firehouse, 93 Main Street, Livingston Manor
Rockland 3, 4	Roscoe Community Center, 1968 Old State Route 17, Roscoe
Thompson 1, 2	Rock Hill Firehouse, 61 Glen Wild Road, Rock Hill
Thompson 3, 4, 11	Thompson Town Hall, Home Depot Mall, 4052 St. Rte. 42, Monticello
Thompson 5, 7, 8, 12	Monticello Firehouse, 23 Richardson Avenue, Monticello
Thompson 6, 9, 10	Sullivan County Government Center, 100 North Street, Monticello
Tusten 1	Tusten Town Hall, 210 Bridge Street, Narrowsburg

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LEGAL NOTICES

LEGAL NOTICE

TOWN OF FALLSBURG PLANNING BOARD
NOVEMBER 14 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
November 14, 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. GEMS IN THE WOODS (OLD NAME: ALEXANDER COUNTRY VILLAS) – SBL# 28-1-57.5
2. ZIMMERMAN ESTATES – SBL: 17-1-14.1/14.2/14.3
3. CAPPARELLI VINEYARDS – SBL: 65-1-18.16/18.18

OLD BUSINESS:
1. GEMS IN THE WOODS (OLD NAME: ALEXANDER COUNTRY VILLAS) – SBL# 28-1-57.5 – Requests approval of a previous (expired) approved 8 lot sub-division. Zone: R. Acres: 5.58. Location: Brickman Rd. Cross Roads: Twin Oaks Blvd.
2. 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.
3. MITTEER ROAD, SBL: 26-1-64.2 – Requests approval of cluster subdivision. Zone: AG, Acres: 157.8, Location: Mitteer Rd, Hurleyville.
4. NORMAN SCOTT (C.A.M.P. Inspiration G NYC)– SBL# 58-1-50.1 – Requests special permit/site plan review for a charter school/camp. Zone: REC. Acres: 34.96. Location: 178 Old Turnpike Rd., Woodridge. Cross Roads: Forest Rd

NEW BUSINESS:
1. POLYGON EXCAVATING – SBL: 62-1-25.4 – Requests site plan/special permit review to construct a garage/repair shop for owners construction equipment and storage. Zone: I. Acres: 5.21. Location: Co Hwy #57 (Glen Wild Rd & Church Rd)
2. WOODCREST ESTATES – SBL: 39-1-48.1/48.3 - Site plan review to construct a 147 unit manufactured home park, including (2) community buildings, swimming pools, sports courts, and playgrounds. Zone: REC. Acres: 84.214. Location: 87-93 East Pond Rd, Woodridge.
3. CAPPARELLI VINEYARDS – SBL: 65-1-18.16/18.18 – Site plan review for a previously approved (expired) Vineyard or wine production and storage building. Zone: REC. Acres: 10.50. Location: 198 Fox Hill Rd, Mountaindale.
4. HASBROUCK ESTATES -PHASE 2 – SBL: 12-1-26 – Requests Site plan/Special Permit review for phase 2 consisting of 50 Duplex units (25 buildings), caretakers unit and club house. Zone: R, Acres: 29.9. Location: Hasbrouck A Rd, Woodbourne.

127818

LEGAL NOTICE
ANNUAL ELECTION
OF THE
HURLEYVILLE FIRE DISTRICT

Notice is hereby given that the annual election of the Hurleyville Fire District will take place on December 10, 2024, between the hours of 6:00 p.m. and 9:00 p.m. at the Hurleyville Fire House located at 166 Main Street, Hurleyville, NY.

Purpose of such election is to elect one Commissioner for a five-year term, commencing January 1, 2025 and ending December 31, 2029; one Commissioner for a one-year term, commencing January 1, 2025 and ending December 31, 2025; one Secretary-Treasurer for a three-year term commencing January 1, 2025 and ending December 31, 2027. All voters registered with the Sullivan County Board of Elections on or before November 18, 2024 and residing within the Hurleyville Fire District shall be eligible to vote.

Candidates for this District Office must file their name with the Secretary-Treasurer of the Hurleyville Fire District on or before November 20, 2024. By order of the Board of Fire Commissioners of the Hurleyville Fire District.

November 1, 2024
Kathleen Sullivan
Secretary-Treasurer
Hurleyville Fire District
POB 248
Hurleyville, NY 12747

127817

LEGAL NOTICE

Wurtsboro Fire District

PLEASE TAKE NOTICE. The Annual Election of the Wurtsboro Fire District will take place on December 10, 2024 between the hours of 6:00 PM and 9:00 PM at the Wurtsboro Firehouse located at 54 Pine St. For the purpose of electing:

One Fire Commissioner for a five-year term, commencing on January 1, 2025 and ending December 31, 2029.

All duly registered residents of the Wurtsboro Fire District shall be eligible to vote.

Any duly registered resident of the Wurtsboro Fire District, wishing to have their name placed on the ballot for Fire Commissioner for this upcoming election, must submit a letter of intent to the Secretary of the Wurtsboro Fire District at PO Box 21, Wurtsboro, NY 12790. All letters of intent must be postmarked no later than C.O.B. Wednesday, November 20, 2024.

Linda Lothrop.
Secretary/Treasurer
Board of Fire
Commissioners
Wurtsboro Joint Fire District

127816

LEGAL NOTICE

The Riverview Cemetery Association will be holding its meeting on November 18th at 7 p.m. at the Roscoe Diner.
127815