

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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

TODAY

FRIDAY, JANUARY 10, 2025

3B

To place your Classified ad, call

845-887-5200

Monday-Friday 8:30 a.m.-5 p.m.

Fax your ad copy to (845) 887-5386

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

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

CLASSIFIED CATEGORIES

- Adoption
- Antiques
- Apartments
- ATV's
- Articles for Sale
- Auctions
- Automobiles
- Auto Parts & Services
- Boats
- Builders/Contractors
- Business for Sale
- Business Opportunities
- Campers
- Cars for Sale
- Child Care
- Cleaning Services
- Estate Sale
- Equipment
- Events
- Excavating
- Farm Machinery
- Farm Products
- Firewood
- Flea Market
- Free
- Garage/Yard Sales
- Guns
- Handyman
- Health & Beauty
- Help Wanted
- Horses & Equipment
- Houses for Rent
- Houses for Sale
- Hunting & Fishing
- Hunting Lands
- Jobs Wanted
- Lawn Care
- Lawn/Garden Equip.
- Legal Services
- Livestock & Poultry
- Logging/Land Clearing
- Lost/Found
- Lots/Acreage
- Machinery & Tools
- Miscellaneous
- Mobile Homes
- Money to Loan
- Motorcycles
- Moving Sale
- Musical Instruments
- Outdoor Power Equip.
- Real Estate
- Real Estate Wanted
- 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

JOB FAIR

Rolling V Job Fair

Monday, January 13

9:30 to 1

Liberty Terminal, 1784 Rt 52, Liberty

Hiring CDL Class B Drivers with Passenger and School Bus Endorsements. And Bus Monitors CDL Training Program, to obtain a Free commercial Driver's License. Drivers must be 21 with a clean License. Monitors must be 19. For more info or to apply visit rollingv.com



ROLLING V BUS CORPORATION

129501

HELP WANTED

TOWN OF LUMBERLAND EMPLOYMENT OPPORTUNITY

PART TIME MAINTENANCE POSITION - 20 HOURS PER WEEK - Monday - Friday 8am - 12pm (Hours may vary with weather) \$17:45 HOURLY

Please see Town of Lumberland website for job description at Townoflumberland.org

Send letters of interest with a brief resume to the Town Clerk via email at townclerk@townoflumberland.org, or via mail or in person at 1054 Proctor Rd., Glen Spey, NY 12737.

All letters of interest must be received by January 24, 2025 by 3pm.

129474

Immediate Openings

Fallsburg Central School

Teacher Aides

HS Diploma Required

Salary Range: \$20,985 to 28,243

Please forward resume & Fallsburg's application (located at fallsburgcsd.net) by **Jan 21st** to fallsburg-recruitment@scbooces.org
Attn: Aide Search EOE

129498

Bookkeeper Part-time, flexible hours, QuickBooks, Excel. Monticello Office. Joe 914-844-3700

Electrician wanted for growing company servicing Sullivan, Ulster & Orange Counties. Experience preferred; willing to train right individual. PTO, Health Benefits, 401K. Salary commensurate with experience. Must have valid driver license and reliable transportation. Contact Berry Home Improvements & Electrical Services 845-377-5180 or lberry@berryhomeimprovements.com

AUTOMOTIVE
GOT AN UNWANTED CAR??? Your car donation to Patriotic Hearts helps veterans find work or start their own business. Fast free pick. Running or not! Call 24/7: 1-888-251-3135.

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-855-403-3374

WANTED TO BUY
Buying: books, postcards, toys, comics, sports cards, coins, knives, pens, advertising, military, police, firefighting. My home or yours 914-799-5185

LAWN/GARDEN EQUIPMENT
2012 SILVER EAGLE DIXIE CHOPPER new battery sharpened blades 44" deck \$3500 Call 570-224-4876

HELP WANTED

MISCELLANEOUS

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-855-399-2582

Stay in the know, read the Classifieds!

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

APARTMENTS

REPAIRS

Prepare for power outages with Briggs & Stratton® PowerPro-Tect(TM) standby generators - the most powerful home standby generators available. Industry-leading comprehensive warranty - 7 years (\$849 value.) Proudly made in the U.S.A. Call Briggs & Stratton 1-888-605-1496

REPAIRS

Do you need a Roof or Energy Efficient Windows & Help paying for it? YOU MAY QUALIFY THROUGH NEW RELIEF PROGRAMS (800) 944-9393 or visit NYProgramFunding.org to qualify. Approved applications will have the work completed by a repair crew provided by: HOMEOWNER FUNDING. Not affiliated with State or Gov Programs.

MISCELLANEOUS

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-855-399-2803

Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 844-329-9391

Let the Classifieds work for you!

LEGAL NOTICES

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Direct and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-888-534-6918

PEST CONTROL: PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for service or an inspection today! 1-866-448-8311 Have zip code of property ready when calling!

Find a job in the Help Wanted!

LEGAL NOTICES

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-866-782-4069

Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just \$20/month. For more information, call 1-844-919-1682

Call Janet for information on placing an ad, 887-5200.

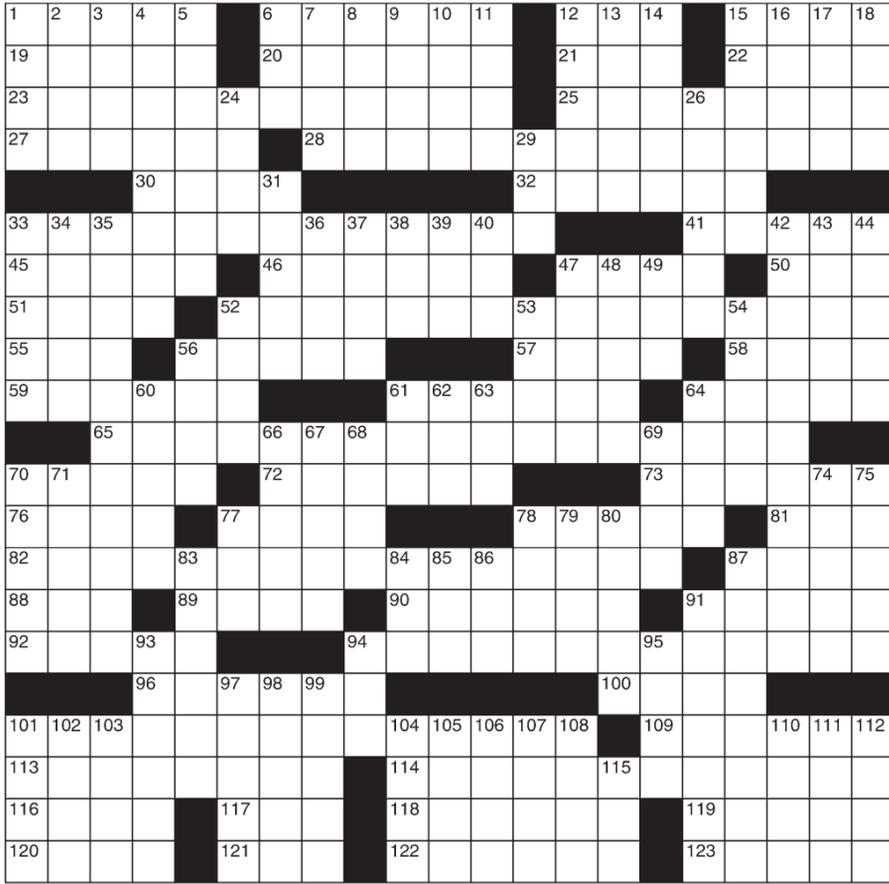
Solution to Today's Crossword



Democrat's Challenge Crossword

Super Crossword

ADDED WEIGHT



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ACROSS

- 1 Posh parties
- 6 Lumberyard tool
- 12 Rd. crossers
- 15 Quick bite
- 19 Japanese film genre
- 20 Mob code of silence
- 21 — au vin (chicken dish)
- 22 Qualified
- 23 Milk or egg container in a precinct refrigerator?
- 25 Volcanic event
- 27 Bible book after Genesis
- 28 Strike zones, to pitcher Kershaw?
- 30 Hefty slice
- 32 White-coated Scottish terrier, for short
- 33 Ohio city whose residents all have messy mop tops?
- 41 It merged with Exxon in 1999
- 45 Studio alert
- 46 Off-course
- 47 Dalai —
- 50 Brian of electronica

DOWN

- 51 Play spiritedly
- 52 People evaluating a central California city?
- 55 Wedding vow
- 56 Seder bread
- 57 Makes public
- 58 Suffix with million
- 59 Has a feeling
- 61 Shepherd of "Mr. Iglesias"
- 64 Conjunction with a slash
- 65 Appliance invented by the first U.S. president?
- 70 "A Bell for —" (novel)
- 72 Caged (up)
- 73 "24" actress Cuthbert
- 76 William who played Hopalong Cassidy
- 77 T. Rex, e.g.
- 78 — fatuus (delusion)
- 81 Longtime "Conan" airt
- 82 Rocker known for the loud crashing noises in his songs?
- 87 Flapjack chain, in brief

- 88 Aykroyd of "Soul Man"
- 89 Sty beasts
- 90 Beachgoer's headwear
- 91 Phase
- 92 Occur next
- 94 Tactful reply when Churchill asked "Who dislikes me?"
- 96 Glorify
- 100 Mai — (cocktails)
- 101 Name of a labor union in a city south of Los Angeles?
- 109 Pressure felt at liftoff
- 113 "Sounds right to me"
- 114 Clara who collected cleansing cakes?
- 116 See 75-Down
- 117 — Father
- 118 Songlike
- 119 Cleo of song
- 120 U. of Maryland athlete
- 121 Born, in Lyon
- 122 Gave lip to
- 123 Actor Murphy

- 3 — & Stitch
- 4 In the center of a vessel
- 5 Not religious
- 6 Mythical bird
- 7 Apple line
- 8 Alternative to JavaScript
- 9 Madrid Mile.
- 10 "This is not —" (warning to kids)
- 11 Desire
- 12 Act segment
- 13 Legal wrongs
- 14 Crouch down
- 15 "StarTalk" cable chan.
- 16 NYC theater award
- 17 ATM hole
- 18 Egg sources
- 24 Actor Morales
- 26 Fundamental
- 29 Have title to
- 31 Film director Ratner
- 33 Johnson of Britain
- 34 Battery pole
- 35 "Mo' Money" star
- 36 Health expert on TV
- 37 Former BP gas chain
- 38 Shaggy ox
- 39 Blowup stuff
- 40 Ear-related prefix
- 42 Else

- 43 Opening lines
- 44 Aesop's hare, notably
- 47 Actress Dern
- 48 Playful trick
- 49 Mothers
- 52 An obi is one
- 53 Standard
- 54 One-named New Ager
- 56 Prefix with -dermal or American
- 60 Wall St.'s "500" index
- 61 Big name in fuel additives
- 62 Weeding tool
- 63 Bring to a halt
- 64 Brings pain to
- 66 Cake coating
- 67 Taboo things
- 68 Mess up
- 69 Prince, e.g.
- 70 First five of 26 letters
- 71 Gold-medal swimmer Tom
- 74 Cable streaming app until 2020
- 75 With 116-Across, it has trembling leaves
- 77 Scooby —

- 78 With a sharp image, briefly
- 79 Aussie "Hil!"
- 80 Abbr. on a food package
- 83 — the rub!"
- 84 "General" on Chinese menus
- 85 Core
- 86 Half of dos
- 87 "Such a pity"
- 91 Sound from a cold sufferer
- 93 Maintenance
- 94 Natal lead-in
- 95 "Othello" foe
- 97 Illegal burning
- 98 Edition
- 99 Make a goal
- 101 Figure skater Katarina
- 102 Horrid giant
- 103 Regretful person
- 104 CEOs' degs.
- 105 Law firm aide, for short
- 106 Baseballer Speaker
- 107 Siouan people
- 108 Schnozzola
- 110 Doping juice
- 111 Tot's plea
- 112 Sword variety
- 115 Silent assent

CLASSIFIED MAIL-IN FORM

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: (_____) _____

DATE(S) TO RUN: _____

CATEGORY: _____

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

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

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

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

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

Enclosed is my check for \$ _____

Check one: MasterCard VISA DISCOVER AMERICAN EXPRESS

Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

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

Your One-Stop Bargain Shop... Classifieds!

MISCELLANEOUS MISCELLANEOUS MISCELLANEOUS

Make the smart and ONLY CHOICE when tackling your roof!

LIMITED TIME OFFER! SAVE!

UP TO 50% OFF INSTALLATION

FREE ESTIMATE 1.855.492.6084

ERIE HOME MADE IN THE U.S.A. Expires 4/30/2025

New orders only. Does not include material costs. Cannot be combined with any other offer. Minimum purchase required. Other restrictions may apply. This is an advertisement placed on behalf of Erie Construction Mid-West, Inc. ("Erie"). Offer terms and conditions may apply and the offer may not be available in your area. If you call the number provided, you consent to being contacted by telephone, SMS text message, email, pre-recorded messages by Erie or its affiliates and service providers using automated technologies notwithstanding if you are on a DO NOT CALL list or register. Please review our Privacy Policy and Terms of Use on homeseervices.compliance.com. All rights reserved. License numbers available at eriehome.com/erie-licenses/ 129386

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CALL NOW 855.564.2680

SPECIAL OFFER Waiving All Installation Costs!

Add'l terms apply. Offer subject to change and vary by dealer. Expires 3/30/25.

128905

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GENERAC

*Terms and Conditions apply.

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Minimum purchase of 4

ENDS 1/31

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Experience a new standard of service every step of the way.

Learn more and schedule your free design consultation.

(855) 281-6439

*Discount applies to the installation of new cabinets and replacing only. Minimum of \$10,000 project value. Offer valid on new customer agreements only. Offer void through March 31st, 2025. Offer may not be combined with other offers. Nassau: 41759490000, Suffolk: 1883-H NY/Rockland 5642.

Stay updated on your local government, read the Legal Notices!

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REPAIRS & HOME IMPROVEMENT REPAIRS & HOME IMPROVEMENT REPAIRS & HOME IMPROVEMENT

Call today and receive a FREE SHOWER PACKAGE PLUS \$1600 OFF

SAFE STEP WALK-IN TUB

1-855-916-5473

With purchase of a new Safe Step Walk-In-Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

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FINANCING AVAILABLE WITH APPROVED CREDIT

FOR SALE

Dual HP 19" monitor, for sale, good overall condition, asking \$100, Epson XP-4100 Scanner/Printer, good condition, asking \$60.00. forig55@yahoo.com (845) 978-3060

TRAVEL

SAVE ON YOUR TRAVEL PLANS! Up to 75% More than 500 AIRLINES and 300,000 HOTELS across the world. Let us do the research for you for FREE! Call: 877 988 7277

LEGAL NOTICES

LEGAL NOTICE COUNTY OF SULLIVAN

Proposals for the following will be received by the Director of the Department

LEGAL NOTICES

of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, until 1:00 P.M. on Friday, January 31, 2025:

1. Electronic Medical Record (EMR) solution for Sullivan County Public Health Services (R-25-01)
2. Medical Director and/or Medical Consulting Services for Sullivan County Public Health Services (R-25-02)

Specifications may be obtained from the Director at the above address. Dated: January 10, 2025 129431

Read the Classifieds!

LEGAL NOTICES

LEGAL NOTICE COUNTY OF SULLIVAN

Sealed bids for the following will be received by the Director of the Department of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, until 1:00 P.M. on Friday, January 24, 2025, at which time the bids will be publicly opened and read.

1. Item 563.03X, Type S48 X 21 Pre-Stressed Concrete Units for CB 270, Flugtown Rd. over the Willowemoc River, Town of Neversink (B-25-03)
2. Bridge Construction Materials (B-25-04)

Bid Forms, includ-

LEGAL NOTICES

ing specifications, may be obtained from the Director at the above address, and all bids are subject to the terms and conditions therein set forth. Dated: January 10, 2025 129432

LEGAL NOTICE

Notice of Formation of Chadwick Restoration, LLC. Arts. of Org. filed with NY Dept. of State on 8/12/24. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 34 Roe Rd, Bloomingburg, NY 12721. Purpose: any lawful purpose. 128778

LEGAL NOTICE

Town of Bethel Notice of Adoption CEA Designation NOTICE IS HEREBY GIVEN, that the Town of Bethel Town Board, County of Sullivan, State of New York, having introduced the CEA on November 13, 2024 and having conducted a public hearing on December 16, 2024, has established the Critical Environmental Area (CEA) for the White Lake/Mountain Lake Watershed. The CEA, Map and Report are posted on the Town Website. By Order of the Town Board. Rita J. Sheehan, Town Clerk Dated: January 10, 2025 129619

LEGAL NOTICE

17 RADCLIFF, LLC, Arts. of Org. filed with the SSNY on 12/30/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 68 Lake Drive, Swan Lake, NY 12783. Purpose: Any Lawful Purpose. 129562

LEGAL NOTICE

87 SULLIVAN LLC PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY FIRST: The Name of the Limited Liability Company is 87 SULLIVAN LLC (hereinafter referred to as the "Company"). SECOND: The Articles of Organization of the Company were filed with the Secretary of State on December 10, 2024. THIRD: The County within New York State in which the office of the Company is to be located is Sullivan. FOURTH: The Secretary of State has been designated as agent upon whom process against the Company may be served. The post office address to which the Secretary of State shall mail process is: 43 Lake Shore Drive W, Rock Hill, New York 12775. FIFTH: The purpose of the business of the company is any lawful purpose. 129033

LEGAL NOTICE

FLF Enterprises LLC. Filed 11/21/24. Cty: Sullivan. SSNY desig. for process & shall mail 67 Cantrell Rd, Monticello, NY 12701. Purp: any lawful. 128784

LEGAL NOTICE

LOCATIONS STOW MINI STORAGE 118 JEFFERSON STREET MONTICELLO, NY 12701 MONTICELLO SELF STORAGE 116 EAST BROADWAY MONTICELLO, NY 12701 SELF STORAGE AUCTION NOTICE UNITS FOR AUCTION 1/23/25 - AUCTION JANALISA, PIZARRO - UNIT # 548 DERWIN RIVERA - UNIT # 1000 ANTWON VAZQUEZ - UNIT # 906 DARRIUS CAYETANO - UNIT # 533

LEGAL NOTICE

Notice of Formation of KREPLACHI LLC. Arts. of Org. filed with NY Dept. of State on 03/31/2024. Office location: SULLIVAN. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 9 MARGARET AVE., LAWRENCE, NY 11559. Purpose: any lawful purpose. 129013

LEGAL NOTICE

Notice of Formation of AC&I MEI LLC. Arts. of Org. filed with NY Dept. of State on 04/03/2024. Office location: SULLIVAN. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 9 MARGARET AVE., LAWRENCE, NY 11559. Purpose: any lawful purpose. 129014

LEGAL NOTICE

Notice of Formation of TOWPATH DEVELOPMENT, LLC Date of filing articles of organization with secretary of state: November 20, 2024 County in which office of LLC is to be located: Sullivan The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 167 Emerson Way, Northampton, Massachusetts 01062 Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 128538

LEGAL NOTICES

JANICE DAVIS - UNIT # 1044 THE CONTENTS OF EACH UNIT WILL BE SOLD AS A LOT. PAYMENTS WILL BE CASH ONLY. HOUSEHOLD MISCELLANEOUS ITEMS. ANY PERSON PURCHASING A UNIT WILL LEAVE \$100.00 CASH DEPOSIT. THE ABOVE CUSTOMERS CAN HOLD OFF AUCTIONS PROCEEDING BY PAYING TOTAL AMOUNT DUE BY SALE DATE. SALE DATE JANUARY 23, 2025 AT 12 NOON EACH DAY. LOCATIONS STOW MINI STORAGE 118 JEFFERSON STREET MONTICELLO, NY 12701 MONTICELLO SELF STORAGE 116 EAST BROADWAY MONTICELLO, NY 12701 129563

LEGAL NOTICE

Notice of Formation of a Limited Liability Company (LLC). The name of the LLC is: THE CLEMENTINE DESIGN STUDIO LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: 12/04/2024. The County in which the Office is to be located: SULLIVAN. The address to which the SSNY shall mail a copy of any process against the LLC is: 1 LAKE VIEW DR E, WURTSBORO NY 12790. Purpose: any lawful activity. 128655

LEGAL NOTICE

NOTICE OF FORMATION Name of limited liability company (LLC): TOWPATH DEVELOPMENT, LLC Date of filing articles of organization with secretary of state: November 20, 2024 County in which office of LLC is to be located: Sullivan The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 167 Emerson Way, Northampton, Massachusetts 01062 Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 128538

LEGAL NOTICE:

Notice of Formation of Take Time Therapy LCSW PLLC. Arts. of Org. filed with NY Dept. of State on 10/10/2024. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 993 Old Liberty Road, Monticello, NY 12701. Purpose: any lawful purpose. 129280

LEGAL NOTICE

Name of limited liability company (LLC): Kohn Casa North LLC Date of filing articles of organization with secretary of state: December 9, 2024 County in which office of LLC is to be located: Sullivan The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 525 Bethlehem Road, Callicoon Center, NY 12724. Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 128804

LEGAL NOTICE

Name of limited liability company (LLC): TOWN OF LUMBERLAND TOWN BOARD 2025 MONTHLY MEETINGS The Town Board of the Town of Lumberland will hold a WORKSHOP meeting on the first Wednesday of each month and a REGULAR MONTHLY meeting on the second WEDNESDAY of each month, at 7 p.m., in the Town Hall, 1052 Proctor Road, Glen Spey, N.Y. All meetings are open to the Public. By Order of the Town Board Laurie Terry Town Clerk January 2, 2025 129552

LEGAL NOTICE

TOWN OF NEVERSINK NOTICE: PARKS & RECREATION VACANCY The Town of Neversink announces one vacancy on the Town of Neversink Parks & Recreation Department Advisory Board. Vacancy is for the term ending 12/31/2029. Please send a letter of interest to Chris Mathews, Supervisor, Town of Neversink, PO Box 307, Gramhamville, NY 12740 or drop it off at the Town Hall. Letters of interest should be received by February 7, 2025. Please address any questions to Chris Mathews, Supervisor at (845)-985-2262, ext. 301. 129500

LEGAL NOTICE

Name of limited liability company (LLC): SHAM LLC. Articles of Organization were filed with the secretary of the State of New York (SSNY) on 12/03/2024. The county in which the office is located is SULLIVAN. The SSNY is designated as the agent of the LLC upon whom process against it may be served. The address of which the SSNY should mail any process against the LLC is: 40 Little

LEGAL NOTICE

Notice of Formation of Take Time Therapy LCSW PLLC. Arts. of Org. filed with NY Dept. of State on 10/10/2024. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 993 Old Liberty Road, Monticello, NY 12701. Purpose: any lawful purpose. 129280

LEGAL NOTICE

Stay in the know, read the Legal Notices!

LEGAL NOTICES

Pond Road Hurleyville, NY 12747. Purpose: "any lawful activity" 128775

LEGAL NOTICE

PLEASE TAKE NOTICE that the Town of Fremont Planning Board, in accordance with the provisions of the Zoning Law of the Town of Fremont, will hold a public hearing beginning at 7:00 p.m. on Wednesday, January 22, 2025, in the Town Meeting Room, 11 County Road 95, in Fremont, NY, in regards to a Minor 2-Lot Subdivision application on Lands of Wilson, S.B.L.#13.-1-16.14, located on McColly Rd, Town of Fremont, Sullivan County. For information or to submit comments, contact: planningboard@fremont-ny.org Jim Smith Town of Fremont Planning Board Chairman 129584

LEGAL NOTICE

TOWN OF LUMBERLAND TOWN BOARD 2025 MONTHLY MEETINGS The Town Board of the Town of Lumberland will hold a WORKSHOP meeting on the first Wednesday of each month and a REGULAR MONTHLY meeting on the second WEDNESDAY of each month, at 7 p.m., in the Town Hall, 1052 Proctor Road, Glen Spey, N.Y. All meetings are open to the Public. By Order of the Town Board Laurie Terry Town Clerk January 2, 2025 129552

LEGAL NOTICE

TOWN OF NEVERSINK NOTICE: PARKS & RECREATION VACANCY The Town of Neversink announces one vacancy on the Town of Neversink Parks & Recreation Department Advisory Board. Vacancy is for the term ending 12/31/2029. Please send a letter of interest to Chris Mathews, Supervisor, Town of Neversink, PO Box 307, Gramhamville, NY 12740 or drop it off at the Town Hall. Letters of interest should be received by February 7, 2025. Please address any questions to Chris Mathews, Supervisor at (845)-985-2262, ext. 301. 129500

LEGAL NOTICE

Name of limited liability company (LLC): Kohn Casa North LLC Date of filing articles of organization with secretary of state: December 9, 2024 County in which office of LLC is to be located: Sullivan The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 525 Bethlehem Road, Callicoon Center, NY 12724. Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 128804

LEGAL NOTICE

Name of limited liability company (LLC): SHAM LLC. Articles of Organization were filed with the secretary of the State of New York (SSNY) on 12/03/2024. The county in which the office is located is SULLIVAN. The SSNY is designated as the agent of the LLC upon whom process against it may be served. The address of which the SSNY should mail any process against the LLC is: 40 Little

LEGAL NOTICE

Notice of Formation of Take Time Therapy LCSW PLLC. Arts. of Org. filed with NY Dept. of State on 10/10/2024. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 993 Old Liberty Road, Monticello, NY 12701. Purpose: any lawful purpose. 129280

LEGAL NOTICE

Name of limited liability company (LLC): Kohn Casa North LLC Date of filing articles of organization with secretary of state: December 9, 2024 County in which office of LLC is to be located: Sullivan The secretary of state has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 525 Bethlehem Road, Callicoon Center, NY 12724. Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 128804

LEGAL NOTICE

Stay in the know, read the Legal Notices!

LEGAL NOTICE

Stay in the know, read the Legal Notices!

LEGAL NOTICES

LEGAL NOTICE

2025 SCHEDULED MEETINGS FOR THE TOWN BOARD OF THE TOWN OF LIBERTY

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Liberty has scheduled the following 2025 Town Board meetings at the Senior Center, 119 North Main Street, Liberty, New York to conduct monthly business and any other business as may come before the Town Board at that time:

- Department Head Meeting – First Monday of the month at 10:00 a.m.
- Worksession Meeting- First Monday of the month at 6:30 p.m.
- Regular Monthly Meeting- Third Monday of the month at 6:30 p.m.

(Please note that meetings scheduled on a Holiday will be held the following Wednesday)

Dated: January 6, 2025

BY ORDER OF THE TOWN BOARD OF THE TOWN OF LIBERTY

Laurie Dutcher, Town Clerk

129168

LEGAL NOTICE

Exhibit A NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Liberty, in the County of Sullivan, State of New York, will meet at the Town of Liberty Senior Citizens Center, Liberty, 119 North Main Street, New York, on January 22, 2025, at 6:45 P.M. (Prevailing Time), for the purpose of conducting a public hearing in relation to the proposed increase and improvement of facilities of the Swan Lake/Briscoe Road Consolidated Sewer District, consisting of the construction of improvements to the Wastewater Treatment Plant facilities, including related and ancillary work and engineering, legal and other costs, at an estimated maximum cost of \$40,000,000. A map, plan and report dated December 11, 2024 describing the proposed project is available for inspection at the office of the Town Clerk at Town Hall during regular Town Hall business hours.

At said public hearing, the Town Board will hear all persons interested in said subject matter thereof.

Dated: January 6, 2025

Liberty, New York
BY ORDER OF THE TOWN BOARD OF THE TOWN OF LIBERTY, COLTNTY OF SULLIVAN, STATE OF NEW YORK

Laurie Dutcher, Town Clerk
Town of Liberty

129555

LEGAL NOTICE

**512 Broadway LLC
1885 Rt 52
Liberty, NY 12754**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of Monticello Zoning Board of Appeals will be holding a Public Hearing on Thursday, the 16th, day of January 2025, at 6:00 o'clock p.m. in person for the property located at 512 Broadway in Monticello, New York.

The property is owned by 512 Broadway LLC and is located on tax map parcel(s) section 111, block 3, and lot 5.1 and is located in the B2 (Core Business) Zoning District.

The applicant is seeking an Area Variance for the construction of an 83 sf sign on the front façade of his business in relief of the Village Code section 280-19 which limits signage on the front façade of a business to 50sf in the B2 Zone. This type of business is allowed in the B2 Zone.

A copy of the proposed applications and plan is on file in the office of the Village Clerk and available for inspection by interested persons during Village Clerk's business hours.

The Zoning Board will at the above date, time and place hear all persons interested in the subject matter hereof. Persons may appear in person or by agent. All written communications addressed to the Board must be received by the Board at or prior to the public hearing.

BY ORDER OF THE ZONING BOARD

VILLAGE OF MONTICELLO
JANINE GANDY-MCKINNEY
VILLAGE CLERK

129556

LEGAL NOTICE

Liberty Central School District

Request for Proposal #UPK2025-2026
For Universal Pre-Kindergarten Services
2025-2026

Proposal Due Date: Monday, March 3, 2025, 2:00 p.m.

Proposals must be received no later than the above due date and time. Late submissions will not be considered. There is no expressed or implied obligation for the District to reimburse responding firm or individual for any expenses incurred in preparing proposals in response to this request. Questions regarding this Request for Proposals must be submitted in writing no later than February 14, 2025 to: Marianne Serratore, Interim Assistant Superintendent: mserratore@libertyki2.org.

To be considered, three copies of a proposal must be received by 2:00 PM March 3, 2025 These copies should be sent to **Liberty Central School, Attn: Marianne Serratore, Interim Assistant Superintendent of Schools, 115 Buckley Street, Liberty, NY 12754**

RFP Timeline:

- RFP Release Date: January 10, 2025
- Deadline for Questions: February 14, 2025
- Proposal Submission Deadline: March 3, 2025
- Evaluation Period: March 4, 2025-March 31, 2025
- Site Visit(s): March 10, 2025-March 14, 2025
- Board Approval: March 25, 2025

RFP Evaluation Criteria and Rubric:

Upon review of the proposals submitted the district will evaluate each of the proposals using a rubric to determine the successful proposal. Proposals will be evaluated based on the following criteria:

1. Program Capacity and Experience: 30%
2. Staffing Qualifications and Performance: 20%
3. Curriculum and Instruction: 20%
4. Fiscal and Administrative Management: 15%
5. Family Engagement and Support: 10%
6. Health and Well-being: 5%

Awards Notification:

The awards will be announced publicly during a regular meeting of the Liberty Central School District Board of Education. The Liberty Central School District reserves the right to reject any or all proposals submitted. It is the policy of the Liberty Central School District to provide Equal Employment Opportunity.

If you are interested in submitting a proposal, please reach out to Audrey Woolard at 845-292-6171 or email at awoolard@libertyki2.org for a copy of the entire RFP. It can be also be found on the District website.

129554

LEGAL NOTICES

PLANNING BOARD OF THE TOWN OF BETHEL NOTICE OF PUBLIC SCOPING SESSION

PLEASE TAKE NOTICE that the Town of Bethel Planning Board, as the Lead Agency, has scheduled a public scoping session pursuant to the State Environmental Quality Review Act and its regulations, 6 NYCRR Part 617 (collectively "SEQRA") for the project described below. The scoping session will be held at Dr. Duggan Community Center Meeting Room, 3460 Route 55, White Lake, New York on the 3rd day of February 2025 at 7:00 p.m. The purpose of the scoping session is to consider public and agency comments on the Draft Scope for the environmental review of the proposed Swan Lake Nest, Inc. multi-family residential and commercial development. The project is a proposed self-contained development of multi-family residential units, recreational facilities, a community building with a grocery store, and a shul on approximately 49.54 acres in the Residential Settlement (RS) district. The site will be served by an on-site wastewater treatment plant, on-site wells and water treatment system for domestic water supply. This development will replace an existing bungalow colony containing 10 residential units, a social hall, a laundry facility and a pool. An existing single-family residence currently on the site will remain. The subject property is located at 186 Lee Cole Road in the northeast corner in the Town of Bethel. The site is identified as Section 9, Block 1, Lots 6, 7.2, 8.1, 8.2, 8.3 on the Town of Bethel Tax Maps.

As the Lead Agency, the Planning Board has issued a Positive Declaration for this Type 1 Action finding that this project may have potentially significant adverse environmental impacts and that a Draft Environmental Impact Statement (DEIS) must be prepared. At this scoping session the Planning Board will consider all verbal and/or written statements from all persons and agencies interested. The purpose of this scoping session is to discuss the potential significant adverse environmental impacts which must be evaluated in the DEIS. A Final Scope as approved by the Planning Board will become the outline of the DEIS. Persons may appear in person or by agent. Upon the acceptance by the Planning Board of a complete DEIS, a formal public hearing will be held by the Planning Board. Copies of the application, plans, Positive Declaration and the Draft Scope for the project may be inspected at the Town Hall during normal business hours and the Positive Declaration and Draft Scope also may be inspected at <https://townofbethelny.us/>.

Written comments on the Draft Scope can be submitted to the Planning Board until 1:00 p.m. on February 14, 2025 and may be submitted via mail, email or by hand delivery to the contact person listed below. The Lead Agency contact person is Christy E. Flynn, Planning Board Clerk, 3454 State Route 55, White Lake, NY 12786, 845-583-4350 ext. 105 or at bethelcodeclerk@gmail.com.

Dated: _____, 2025

THE PLANNING BOARD OF THE

TOWN OF BETHEL

DANIEL GETTEL, CHAIRMAN

129568

Neversink Fire District Sale of 2000 Volvo FireTab Tanker

Neversink Fire District will be accepting bids for purchase of the used 2000 Volvo FireTab Tanker. The specs of the vehicle are as follows;

- 2000 Volvo FireTab tanker 2,000 gallon tank
- 500 GPM pump darley
- Cummins 350 HD
- 16,720. Miles
- Allison HD 4060P 5 speed
- Rear axle Meritor RS30-18, Ratio 5.380
- Front axle 16,500 LB.

For any inquiries or questions please contact Commissioner Timothy Dexheimer at (845)701-0946

Bids must be received in writing to Neversink Fire District- Attn: Tanker Sale Bids at PO Box 394 Neversink, NY 12765 until Thursday, February 13th, 2025 for consideration. Bids will be opened at our February Commissioner meeting on Thursday, February 20th, 2025 at 7:00pm

**Thank you!
Dana Vogler
Neversink Fire District Secretary**

129497

LEGAL NOTICE

**The ARC-GHV
162 East Broadway
Monticello, NY 12701**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of Monticello Zoning Board of Appeals will be holding a Public Hearing on Thursday, the 16th, day of January 2025, at 6:00 o'clock p.m. in person for the property located at 53 Pleasantview Avenue in Monticello, New York.

The property is owned by The ARC-GHV and is located on tax map parcel(s) section 108, block 7, and lot 6.2 and is located in the R1 (Residential One-Family) Zoning District.

The applicant is seeking an Area Variance for the construction of a 6ft fence in relief of the Village Code section 142-5 which limits a fence height to 4ft beyond the rear of a building. This type of residence is allowed in the R-1 Zone.

A copy of the proposed applications and plan is on file in the office of the Village Clerk and available for inspection by interested persons during Village Clerk's business hours.

The Zoning Board will at the above date, time and place hear all persons interested in the subject matter hereof. Persons may appear in person or by agent. All written communications addressed to the Board must be received by the Board at or prior to the public hearing.

BY ORDER OF THE ZONING BOARD

VILLAGE OF MONTICELLO
JANINE GANDY-MCKINNEY
VILLAGE CLERK

129557

LEGAL NOTICE TOWN OF LUMBERLAND

PLEASE BE ADVISED that the Tax Collector of the Town of Lumberland has received the 2025 Tax Roll and Warrant for the collection of taxes. **Taxes will be received** by the Tax Collector in the Municipal Building at 1054 Proctor Road, Glen Spey, New York Monday through Friday – 10:00 a.m. – 2:00 p.m. for the months of January, February & March 2025. Saturday, January 25, 2025 – 10:00 a.m. – 12:00 p.m. Saturday, February 22, 2025 – 10:00 a.m. – 12:00 p.m. Saturday, March 29, 2025 – 10:00 a.m. – 12:00 p.m. SCHEDULE OF FEES January par. Feb. 1%, March 2%. You can pay taxes via credit card online through the Town website townoflumberland.org AFTER MARCH 31, 2025 taxes will be payable to the County Treasurer with interest in accordance with Section 924-A Real Property Tax Law, Laurie Terry, Town Clerk/ Tax Collector, Town of Lumberland

129193

LEGAL NOTICES

LEGAL NOTICE

SUPPLEMENTAL SUMMONS AND NOTICE–SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF SULLIVAN – CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, -against- ALITA TORO AKA ALITA M. TORO, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF JAMES L. GREEN; ANY AND ALL KNOWN AND UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES L. GREEN; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; LVNV FUNDING LLC; Defendants - Index No. E2024-1030 Plaintiff Designates Sullivan County as the Place of Trial. The Basis of Venue is that the subject action is situated in Sullivan County. To the above named 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 Attorney(s) within 20 days after the service of this Summons, exclusive of the day of service (or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Supplemental Summons is being filed pursuant to an order of the court dated November 14, 2024. 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 the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (CARRINGTON MORTGAGE SERVICES LLC) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Stephan G. Schick, J.S.C. Dated: November 14, 2024 Filed: December 9, 2024. The object of this action is to foreclose a mortgage and covering the premises known as 15 Davis Lane, South Fallsburg, NY 12779 Dated: December 19, 2024 Filed: December 19, 2024 Greenspoon Marder LLP., Attorney for Plaintiff, By: Angelo A. Regina, Esq., 1345 Avenue of the Americas, New York, NY 10105 P: (212) 524-5000 F: (212) 524-5050 (No Service by fax) Please respond to Cypress Creek Office: Trade Centre South, 100 W. Cypress Creek Road, Suite 700, Fort Lauderdale, FL 33309 P: (888) 491-1120 F: (954) 343-6982

129336

LEGAL NOTICE

PLEASE TAKE NOTICE: The following resolution was duly adopted at the Town of Thompson Re-Organizational Town Board meeting of January 07, 2025. Resolved, that the Meetings of the Zoning Board of Appeals of the Town of Thompson be held at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the second Tuesday of each month during 2025 and shall commence at 6:30 P.M., prevailing time for the Work-Session and 7:00 P.M., prevailing time for the Meeting, unless otherwise changed as provided by law. Meetings will be conducted in person and electronically through Zoom or other approved electronic means or a combination thereof as permitted by the NYS Open Meetings Law. The Zoom and/or electronic invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the Zoom and/or electronic meeting to commence or continue once a meeting has been commenced, the official meeting of the Zoning Board of Appeals shall continue in person without interruption.

By Order of the Town Board of the Town of Thompson

Dated: January 07, 2025
Marilee J. Calhoun
Town Clerk

129577

LEGAL NOTICE

PLEASE TAKE NOTICE: The following resolution was duly adopted at the Town of Thompson Re-Organizational Town Board meeting of January 07, 2025. Resolved, that the Meetings of the Planning Board of the Town of Thompson be held at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the second and fourth Wednesday of each month during 2025 and shall commence at 7:00 P.M., prevailing time for the Meeting, unless otherwise changed as provided by law. Meetings will be conducted in person and electronically through Zoom or other approved electronic means or a combination thereof as permitted by the NYS Open Meetings Law. The Zoom and/or electronic invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the Zoom and/or electronic meeting to commence or continue once a meeting has been commenced, the official meeting of the Planning Board shall continue in person without interruption.

By Order of the Town Board of the Town of Thompson

Dated: January 07, 2025
Marilee J. Calhoun
Town Clerk

129572

LEGAL NOTICE

PLEASE TAKE NOTICE: The following resolution was duly adopted at the Town of Thompson Re-Organizational Town Board meeting of January 07, 2025. Resolved, that the Meetings of the Town Board of the Town of Thompson be held at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the first and third Tuesday of each month during 2025 and shall commence at 7:00 P.M., prevailing time, unless otherwise changed as provided by law. Meetings will be conducted in person and electronically through Zoom or other approved electronic means or a combination thereof as permitted by the NYS Open Meetings Law. The Zoom and/or electronic invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the Zoom and/or electronic meeting to commence or continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

By Order of the Town Board of the Town of Thompson

Dated: January 07, 2025
Marilee J. Calhoun
Town Clerk

129573

Stay in the know, read the Legal Notices in every issue of the Democrat!

We'll keep you up to date on all your local news!

You can access and even submit Legal Notices on our website at scdemocrat-online.com

SPORTSMAN OUTDOORS

JOHN S. VAN ETTEN

Some Upcoming Outdoors Events

People tend to be more sedentary in the winter months. Here is a short list of some upcoming events that I am aware of to help us all get more active and get outdoors.

Youth Pheasant Hunt – Jan 18th and 19th

The DEC has increased the number of pheasants available this season, so the Sullivan County Long Beards Chapter of the NWTFF and the Federation of Sportsmen's Clubs of Sullivan County will be holding a second youth pheasant hunt. Contact Gary Muthig at (845) 798-4612 or garymuthig@gmail.com for information.

Ted Boniface Youth Ice Fishing Derby – Jan 25th – 9 AM

Co-sponsored by the Boniface family, the Boy Scouts of America, the Democrat and the Federation of

Sportsmen's Clubs of Sullivan County, this annual ice fishing event is open to youth 16 and under. It is held at Crystal Lake on the 10 Mile River Boy Scout Camp. Loaner equipment is available and volunteers can help drill the holes for the kids. Refreshments (hot dogs, chips, snacks, hot chocolate, water, etc.) are provided. Everything is free. There will be lots of prizes and goodies for all.

Federation Sportsmen's Banquet – Feb 1st (snow date Feb 2nd)

The Federation is not allowed to hold our annual coyote hunt due to a new law against it. We aren't even allowed to host it in Pennsylvania, as we had intended. So this year we will be having our first annual Sportsmen's Banquet instead. It will be the same banquet as usual,

with firearm and other raffles, the famous "Booze and Bullets" raffle, 50-50s, door prizes, etc. Tickets are \$30 and include a wonderful roast beef dinner put on by the firefighters of Station 36 in White Sulphur Springs, NY. Check the Federation website for details and the form to mail in to attend.

Bethel Big Burn and King of the Ice – Feb 15th and 16th

Based on a tradition from Europe that involves having a huge bonfire with old Christmas trees, the second annual Bethel Big Burn will be coming up on Saturday night on King of the Ice Weekend. I was there last year at the Alton Distillery for this great event. Everyone had such a good time. And of course, Sunday will be the King of the Ice fishing contest sponsored every year (when there is safe ice)

by the Sullivan County Conservation Club. It's the largest ice fishing event in the area. Check the Conservation Club website for more information and for how to register.

There are many other events, including ice fishing contests sponsored by other worthy causes like some of our local fire departments. Check out the list of events published in the Democrat to find more. It's important for us to be more active in the winter and to work off some of that high calorie holiday food.

Let's all get up off the couch this winter and enjoy the outdoors!

JOHN S. VAN ETTEN is the current president of the Federation of Sportsmen's Clubs of Sullivan County, Inc.



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 #: E2024-1299 NATIONSTAR MORTGAGE LLC Plaintiff, vs MELISSA RAMOS AS HEIR TO THE ESTATE OF PABLO RODRIGUEZ, JENNIFER VALLE AS HEIR TO THE ESTATE OF PABLO RODRIGUEZ, UNKNOWN HEIRS OF PABLO RODRIGUEZ 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, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, BOARD OF DIRECTORS OF THE EMERALD GREEN PROPERTY OWNERS, ASSOCIATION INC. 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: 44 Stratford Rd Rock Hill, NY 12775 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 UNKNOWN HEIRS OF PABLO RODRIGUEZ DEFENDANT 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 Second day of December, 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, executed by Pablo Rodriguez (who died on January 22, 2022, a resident of the county of Sullivan, State of New York) dated the February 16, 2005, to secure the sum of \$184,000.00 and recorded at Instrument No. 2005-00067397 Book 2941, Page 452 in the Office of the Sullivan County Clerk on April 1, 2005. The consolidated mortgage was subsequently assigned by an assignment executed October 7, 2016 and recorded on February 2, 2017, in the Office of the Sullivan County Clerk at Instrument Number 2017-933. Plaintiff is also holder of a mortgage dated January 6, 2017 executed by Pablo Rodriguez to secure the sum of \$1,824.36 and recorded at Instrument Number 2017-934 in the Office of the Sullivan County Clerk on February 2, 2017. Said mortgage was consolidated with the mortgage referred to at Instrument No: 2005-00067397 Book 2941, Page 452 by a Consolidation, Extension and Modification Agreement executed by Pablo Rodriguez dated January 6, 2017 and recorded February 2, 2017 at Instrument Number 2017-935 in the Office of the Sullivan County Clerk to form a single lien in the amount of \$135,192.00. The consolidated mortgage was subsequently assigned by an assignment executed February 9, 2023 and recorded on February 16, 2023, in the Office of the Sullivan County Clerk at Instrument Number 2023-1541. The property in question is described as follows: 44 Stratford Rd, Rock Hill, NY 12775 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: December 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. 83777

BRIEF

The Grahamsville Rod and Gun Club holds January meeting

GRAHAMSVILLE – The Grahamsville Rod and Gun Club held their Christmas/New Year meeting on January 2, at the Grahamsville "First Aid Squad Building" with about 25 members and 3 new members sworn in. Elections of officers for 2025 were also held.

The Towns of Neversink and Denning were well represented this year in the Big Buck Hunting Contest. The Sullivan County Democrat pictured several prized trophies from the hills of Denning and Neversink up through the Peekamoose and Catskill Game Preserve. Several prized racks were displayed at the meeting. Member Jayden Siegler won the Grahamsville Rod and Gun Club "Big Buck Contest." She is 19 years old. Her prize was a beautiful "Buck Knife" donated by the club.

"There was spirited discussion about several hunters' dogs running coyotes. It used to be that there were Coyote Hunts with large prizes given to the biggest coyote shot. Some city hunters even mistakenly shot a moose."

The Coyote Contest was canceled last year, and in the snowy cold winter the coyotes ravaged the wildlife. Deer couldn't run. Now with the winter hunters leading hunting dogs, many townsfolk have reported the re-appearance of rabbits, partridges, squirrels and birds.

Three new members were sworn in the Grahamsville Rod and Gun Club. Sullivan County Undersheriff Eric Chaboty led the induction ceremony of his wife Tammi Chaboty, his daughter, Savannah Chaboty and his son, Wyatt Chaboty. All three were well qualified. All are

Endowment Members of the National Rifle Association and Life Members of the New York State Rifle and Pistol Association.

The election of 2025 Grahamsville Rod and Gun Club officers are:

President – Todd Brown,

Neversink (Re-elected) Vice President – Jayden Siegler

Secretary – Tara Philhower

Treasurer – Gary Ter Bush

The next meeting is scheduled for April.

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

SPECIAL MEETING NOTICE TOWN OF FALLSBURG TOWN BOARD

PLEASE TAKE NOTICE that the Town Board of the Town of Fallsburg will hold a special meeting on January 14, 2025, at 5:30 PM, at the Town Hall (New Meeting Room), located at 19 Railroad Plaza, South Fallsburg, New York 12779, to authorize Supervisor Bensimon to sign NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES APPLICATION FOR CORRECTION OF MULTIPLE-PARCEL ERRORS, RP-556-b (9/04), on tax bills due to re-levy on January 1, 2025 County and Town Tax Bills. Dated: January 8, 2024 BY ORDER OF THE TOWN BOARD OF TOWN OF FALLSBURG PAULA GROGAN

Town Clerk, Tax Collector, Registrar, RMO, FOIL Officer & Notary Public PO Box 2019; 19 Railroad Plaza South Fallsburg, NY 12779 (845) 434-8810 phone Ext. 1 townclerk@fallsburgny.com https://www.townoffallsburg.com/202/Town-Clerks-Office

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LEGAL NOTICE Receiver's Notice Taxes TOWN OF MAMAKATING

NOTICE IS HEREBY GIVEN THAT I the undersigned Receiver of Taxes in and for the Town of Mamakating, Sullivan County, NY for the year 2025 will for the convenience of all be at the following named places to receive Town and County Taxes on the days named and at the hours stated below.

MY OFFICE IN THE TOWN HALL, 2948 ROUTE 209, WURTSBORO, NY
JANUARY – Monday through Friday, 9:00 AM to 4:00 PM.
Saturday, January 25, 2024 from 10:00 AM to 12:00 Noon
FEBRUARY AND MARCH - Mondays and Wednesdays 10:00 AM to 1:00 PM
March 31, 2023 is the last day of collection
NOTE: After March 31, 2023 Taxes are payable to Nancy Buck

TAKE FURTHER NOTICE that the County and Town installment payment schedule is as follows: January - 50% due by January 31, 2025, February - \$25% due by February 28, 2025 at 1% interest on remaining balance. March - 25% due by March 31, 2025 at 2% interest and subject to a \$2.00 penalty.

PENALTIES
JANUARY.....PAR
FEBRUARY.....1%
MARCH.....2%

Cash payments accepted by appointment only.

Make all checks payable to: Karen Beissel, Receiver of Taxes

MAKE SURE PENALTIES ARE ADDED FROM FEBRUARY ON.

UNPAID TAXES RETURNED TO THE TREASURER'S OFFICE WILL HAVE A 5% PENALTY PLUS INTEREST COMPOUNDED TO DATE ATTACHED.

Dated 12/30/2024

Karen Beissel, Receiver of Taxes
Town of Mamakating

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LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN TOWD POINT MORTGAGE TRUST 2018-2, U.S., BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff AGAINST CARYN I. WAICHMAN A/K/A CARYN WAICHMAN; ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered November 20, 2024, I, the undersigned Referee will sell at public auction at the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on January 21, 2025 at 3:00PM, premises known as 41 Peter Way, Kiamesha Lake, NY 12751. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York, Section: 9.C Block: 30 Lot: 1. Approximate amount of judgment \$93,371.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2023-1531. The aforementioned auction will be conducted in accordance with the SULLIVAN COUNTY COVID-19 Protocols located on the Office of Court Administration (OCA) website (https://ww2.nycourts.gov/Admin/oca.shtml) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Robert Hunter, Esq., Referee Fein, Such & Crane, LLP 28 East Main Street Rochester, NY 14614 SPSNC937 83630

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LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff AGAINST UNKNOWN HEIRS OF MICHAEL DAVID BEEN 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; ZACHARY BEEN AS HEIR TO THE ESTATE OF MICHAEL DAVID BEEN, JESSICA BEEN AS HEIR TO THE ESTATE OF MICHAEL DAVID BEEN, JOSHUA BEEN AS HEIR TO THE ESTATE OF MICHAEL DAVID BEEN, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 22, 2024, I, the undersigned Referee will sell at public auction at the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on January 27, 2025 at 11:00AM, premises known as 23 High View Terrace, Rock Hill, NY 12775. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Thompson, County of Sullivan, State of New York, Section 55, Block 5, Lot 8.5. Approximate amount of judgment \$179,689.20 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2020-1889. The aforementioned auction will be conducted in accordance with the District and SULLIVAN County Auction Plan in effect at this time. Bruce Perlmutter, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 19-008009 83412

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