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TUESDAY, JANUARY 14, 2025

2B

SULLIVAN COUNTY DEMOCRAT

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845-887-5200

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

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

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

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- Boats
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- Campers
- Cars for Sale
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- Cleaning Services
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- Vacation Rental
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- 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: DISCOVER AMERICAN EXPRESS

Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

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

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

HELP WANTED

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.com

LAWN/GARDEN EQUIPMENT

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

FOR SALE

DUAL HP 19" monitor, for sale, good overall condition, asking \$100, Epson XP-4100 Scanner/Printer, good condition, asking \$60. fortg55@yahoo.com (845) 978-3060.

LEGAL NOTICES

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 Town of Lumberland Notice of Special Meeting

Please be advised that the Town Board of the Town of Lumberland will hold a special meeting to conduct 2024 Departmental Book Audits and any other business that may come before the Board on January 22, 2025 at 6pm in the Municipal Building at 1054 Proctor Road, Glen Spey, NY 12737

By Order of the Town Board
 Laurie Terry,
 Town Clerk
 December 4, 2024
 128811

LEGAL NOTICE

LIBERTY CRANE LLC, Arts. of Org. filed with the SSNY on 12/04/2024. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Steven Siegel, 148 Burr Rd, Cochection, NY 12726. Purpose: Any Lawful Purpose. 128689

Read the Classifieds

APARTMENTS

LEGAL NOTICES

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
 1/23/25 - AUCTION

JANALISA, PIZARRO - UNIT # 548

DERWIN RIVERA - UNIT # 1000

ANTWON VAZQUEZ - UNIT # 906

DARRIUS CAYETANO - UNIT # 533

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 1703 AD Golf LLC. art of Org. filed with SSNY on 12/09/2024. Office located Sullivan County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to % Michael Decker 231 price rd, Monticello, NY 12701. Purpose: any lawful activity.
 129156

LEGAL NOTICE

Notice of Formation of a Limited Liability Company (LLC) is **TAVERNA CATSKILLS LLC.** Arts. of Organization were filed with Secretary of State of New York (SSNY) on 9/28/2024. The County in which the Office is to be located: Sullivan. The SSNY is designated agent of LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: PO Box 835, MONTICELLO, NY, 12701. Purpose: any lawful purpose.
 128954

LEGAL NOTICE

Notice of Formation of **BRAZELL PHYSICAL THERAPY, PLLC.** Arts. of Org. filed with NY Dept. of State on 05/03/24 in Sullivan County, NY. Sec. of State designated agent of PLLC upon whom process against it may be served and shall mail process to: 20 Hornbeck Road, Neversink, NY 12765. Purpose: any lawful purpose.
 128755

Stay Informed...
 Read the Legals in the Democrat

LEGAL NOTICES

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LEGAL NOTICE



NOTICE SPECIAL MEETING OF THE LIVINGSTON MANOR-ROSCOE CENTRAL SCHOOL DISTRICT

NOTICE is hereby given that a special meeting of the qualified voters of the Livingston Manor-Roscoe Central School District will be held at the Livingston Manor Central School, Livingston Manor, New York, on the 13th day of February, 2025 during the hours of 12:00 noon to 8:00 p.m. to elect the members of the Board of Education for such district as follows:

3 Members - 3 Year Term; Expiring June 30, 2028

2 Members - 2 Year Term; Expiring June 30, 2027

2 Members - 1 Year Term; Expiring June 30, 2026

For the first election of the board of education, the seven candidates receiving the greatest number of votes will be elected to fill the positions on the board of education. The candidates receiving the largest number of votes will be elected to the longest terms of office.

Petitions for board candidates may be obtained at the former Livingston Manor School District office, Livingston Manor, New York or at the former Roscoe School District office, Roscoe, New York.

All petitions must be filed with the District Superintendent of Schools by 5:00 p.m. on Thursday, January 23, 2025 at the former Livingston Manor School District office, Livingston Manor, New York or at the former Roscoe School District office, Roscoe, New York.

Dated: JANUARY 6th, 2025



Betty A. Rosa
 Betty A. Rosa
 Commissioner of Education

129696

LEGAL NOTICE

Notice of formation of Brown & Sons Tree Service LLC. art of Org. filed with SSNY on 08/02/2024. Office located Sullivan County. SSNY is

designated as agent upon whom process against the LLC may be served. SSNY shall mail process to % Martin Brown po box 942 Wurtsboro, NY 12790. Purpose: any lawful activity.

pose: any lawful activity.
 129160

LEGAL NOTICE

Notice of formation of Carmano Hold-

ings LLC. art of Org. filed with SSNY on 12/11/2024. Office located Sullivan County. SSNY is designated as agent upon whom process against the LLC may

be served. SSNY shall mail process to % Hayden Carnell 63 Hiram Jones Rd, Monticello, NY 12701. Purpose: any lawful activity.
 129157



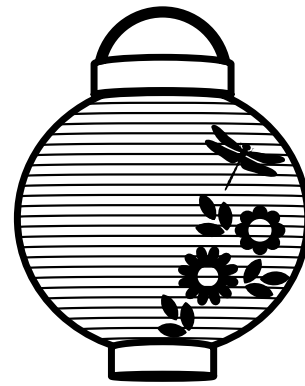
World FACT:

This celebration occurs in many Asian countries and prominently features animals.

Answer: Chinese (lunr) New Year

Creative Coloring

Color in this picture to create your own masterpiece.



Double Word Puzzle

Unscramble the words to reveal the sentence.

NULRA 1 2 3 4
EDAARP 5
YRAE 6
OLCROS 7 8

J T H T
 5 2 7 6 5 1 3 2 5 4 2 8

Answer: Enjoy the lanterns



1759: The first American life insurance company is incorporated in Philadelphia.

1908: Grand Canyon National Monument is created.

1955: Amelia Earhart becomes the first person to fly solo from Hawaii to California.



LUNAR
 determined by the moon

How they say that in...

English: Snake
Spanish: Serpiente
Italian: Serpente
French: Serpent
German: Schlange

Did You Know?

Chinese New Year is the longest Chinese holiday, as it lasts 16 days. However, only the first seven days are a public holiday.

Get the PICTURE?

Can you guess what the bigger picture is?

Answer: Dragon puppet

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS (NOI/RROF) VILLAGE OF LIBERTY, NEW YORK

January 14, 2025

Village of Liberty 167 North Main Street Liberty, New York 12754 845-292-2250

On or about January 23, 2025 the Village of Liberty will submit a request to the Office of Community Renewal for the release of CDBG funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as the North Main Street Area Water main Replacement project (OCR Project #642PW114-24). Liberty Village will use \$1,487,053 in CDBG funds and \$67,500 in committed Village funds for the purpose of (1) replacing an inoperable altitude valve which could be used for system flow control and pressure reduction, with the expectation that this might mitigate the volume and frequency of overflows at the Revonab Hill Water Storage Tank, thereby reducing annual O&M costs for the lifespan of the new altitude valve, (2) mitigating likelihood of watermain breaks in areas known to have had numerous recent water main breaks (North Main Street, Oak Street, Wawanda Avenue, North End Avenue), thereby reducing annual O&M costs for the lifespan of the project, (3) reestablishing a direct local connection between the existing transmission main (which delivers water from the filtration plant to the distribution system) and the North Main Street area, (5) reducing the potential for elevated disinfection byproducts (DBPs) in the North Main Street area and (6) where required by existing conditions, establish or improve horizontal and vertical separation of water mains from other utilities. The project will benefit 2,170 low-and moderate-income persons.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Village of Liberty, Village Hall, Village Clerk's Office, 167 North Main Street, Liberty, New York 12754 and may be examined or copied weekdays 9 A.M. to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Office of the Village Mayor, Village of Liberty, Village Hall, 167 North Main Street, Liberty, New York 12754. All comments received by January 22, 2025 will be considered by the Village of Liberty prior to submission of a request for release of funds.

RELEASE OF FUNDS

The Village of Liberty certifies to the Office of Community Renewal that Joan Stoddard in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The Office of Community Renewal's acceptance of the certification satisfies its responsibilities under NEPA and allows the Village of Liberty to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The Office of Community Renewal will accept objections to its release of funds and the Village of Liberty's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Village of Liberty; (b) the Village of Liberty has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the Office of Community Renewal; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: Crystal Loffler, President, at Office of Community Renewal, Hampton Plaza, 38-40 State Street, 4th Floor, Albany, New York 12207. Potential objectors should contact the Office of Community Renewal to verify the actual last day of the objection period.

Joan Stoddard, Mayor Certifying Officer

129637

LEGAL NOTICE TOWN OF ROCKLAND PLANNING BOARD JENNIFER GROSSMAN CHAIRMAN

NOTICE IS HEREBY GIVEN THAT an Informational session will be held on January 22nd, 2025 by the Town of Rockland Planning Board in connection with the review of a Special Use Permit application and major impact for

Keiser Redevelopment Plan 7 Pleasant St LM LLC: SBL: 48.-1-4 7 Pleasant St, Livingston Manor, NY 12758

https://us06web.zoom.us/j/82293406841?pwd=gEU9063GtjFEtwFABKtBXWVay3Uk.1 Meeting ID: 822 9340 6841 Passcode: 12758

SAID HEARING will be held on Wednesday, January 22nd 2025 at 7:00 p.m. at Via Zoom and located at The Livingston Manor Fire Department - 93 Main St. Livingston Manor, NY 12758, at which time all interested parties will be given an opportunity to be heard.

DATED: January 9th, 2025 Kaitlen Castillo, Secretary

129663

LEGAL NOTICE

REFEREE'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF SULLIVAN M&T BANK, Plaintiff - against - SEAN PHELAN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on June 24, 2024. I, the undersigned Referee will sell at public auction in the Sullivan County Courthouse, Village of Monticello, Sullivan County, New York on the 11th day of February, 2025 at 10:00 AM. All that certain plot, parcel or piece of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bethel, County of Sullivan, State of New York. Premises known as 26 Berkshire Trail, Bethel, NY 12778. (Section: 46., Block: 13, Lot: 6) Approximate amount of lien \$189,282.80 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. E2020-426. Marvin N. Newberg, Esq., Referee. McCalla Raymer Leibert Pierce, LLC Attorney(s) for Plaintiff 420 Lexington Avenue, Suite 840 New York, NY 10170 Tel. 347/286-7409

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: November 27, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

129553

LEGAL NOTICES

LEGAL NOTICE OF PUBLIC HEARING

The Town of Fallsburg Town Board Will Conduct a Public Hearing at the Town Hall 19 Railroad Plaza, South Fallsburg, NY @ 6:00 p.m. on January 21st, 2025

The public may also participate in Video Conferences as follows:

Link to be posted to main page of website: www.townoffallsburg.com Join Zoom Meeting https://zoom.us/j/548420343 Meeting ID: 548 420 343 One tap mobile +19292056099, 548420343# US (New York)

To conduct a Public Hearing regarding amendments to the Zoning Code.

The amendment is available at the Town Clerk's office for review. Should you have any questions in this regard, please feel free to contact Fallsburg Town Clerk Paula Grogan @ (845) 434-8810 Ext. 1. Thank you.

BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: January 9, 2025 Paula Grogan Town of Fallsburg Town Clerk, Tax Collector, Registrar, RMO, FOIL Officer & Notary Public PO Box 2019 19 Railroad Plaza South Fallsburg, NY 12779 (845) 434-8810 Ext. 1 p (845) 434-8809 f www.townoffallsburg.com townclerk@fallsburgny.com

129672

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN NATIONSTAR MORTGAGE LLC, Plaintiff AGAINST LESLIE CUOMO, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 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 February 11, 2025 at 10:30AM, premises known as 11 Willow Lane, Glen Spey, NY 12737. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Lumberland, County of Sullivan, State of New York, Section 21.B, Block 2, Lot 3. Approximate amount of judgment \$365,001.68 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2020-1485. Maria O. Zeno, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 20-001899 83790

129367

LEGAL NOTICE

Notice of Formation of Chayim Realty LLC. Arts. of Org. filed with NY Dept. of State on 12/11/2024. Office location: 390 Broadway Suite 1, MONTICELLO, NY, 12701. Sec.203 of State designated agent of LLC upon whom process against it may be served and shall mail

process to: 390 Broadway Suite 1, MONTICELLO, NY, 12701 . Purpose: any lawful purpose 128948

LEGAL NOTICE

Notice of formation of Dorncare LLC. art of Org. filed with SSNY on 10/24/2024. Office located Sulli-

van County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to % Scott Dorn 103 lucky lake dr, Rock Hill, NY 12775. Purpose: any lawful activity. 129159

Read the Classifieds

LEGAL NOTICES

LEGAL NOTICE OF PUBLIC HEARING

The Town of Fallsburg Town Board Will Conduct a Public Hearing at the Town Hall 19 Railroad Plaza, South Fallsburg, NY @ 6:00 p.m. on January 21st, 2025

The public may also participate in Video Conferences as follows:

Link to be posted to main page of website: www.townoffallsburg.com Join Zoom Meeting https://zoom.us/j/548420343 Meeting ID: 548 420 343 One tap mobile +19292056099, 548420343# US (New York)

To conduct a Public Hearing in regard to amendments to the Sewer Law.

The amendment is available at the Town Clerk's office for review.

Should you have any questions in this regard, please feel free to contact Fallsburg Town Clerk Paula Grogan @ (845) 434-8810 Ext. 1. Thank you.

BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: January 9, 2025 Paula Grogan Town of Fallsburg Town Clerk, Tax Collector, Registrar, RMO, FOIL Officer & Notary Public PO Box 2019 19 Railroad Plaza South Fallsburg, NY 12779 (845) 434-8810 Ext. 1 p (845) 434-8809 f www.townoffallsburg.com townclerk@fallsburgny.com

129674

LEGAL NOTICE

MONTICELLO JOINT FIRE DISTRICT REQUEST FOR PROPOSAL COMPLETE REPAIR AND REPAIR OF INTERIOR SURFACES

Notice is hereby given that sealed proposals for the Complete Repair and Repaint of Interior Surfaces of the property owned by the Monticello Joint Fire District at 23 Richardson Avenue, Monticello, New York shall be received by the Monticello Joint Fire District Board of Fire Commissioners.

Copies of the detailed specifications, instructions and any conditions will be available upon request via email to the Monticello Joint Fire District Secretary at MJFD.Secretary@gmail.com or they may be obtained at the Monticello Firehouse located at 23 Richardson Avenue, Monticello, New York 12701.

All proposals must be received no later than February 5, 2025 at 5:00 PM. A public opening will be conducted during the monthly meeting at 7 pm and read by the District Secretary who will provide copies to the Monticello Joint Fire District Commissioners for review.

By Order of the Board of Commissioners of the Monticello Joint Fire District. Doreen Huebner, Secretary

129711

KEEP UP-TO-DATE on all of Sullivan County's News via your newspaper, computer, cell or tablet!

JUST \$148 per week That's all a subscription to the Twice-Weekly Sullivan County Democrat and www.scdemocratonline.com costs.

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

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Name Address City, State, Zip Phone Number Email Credit Card No. Exp. Date Security Code Signature

LEGAL NOTICES

LEGAL NOTICE

New York State Department of Environmental Conservation Notice of Complete Application

Date: 01/10/2025
Applicant: TOWN OF THOMPSON
4052 ST RTE 42
MONTICELLO, NY 12701
Facility: KIAMESHA LAKE SD STP
Rock Ridge DrAt Golden Ridge Rd
Thompson, NY 12701
Application ID: 3-4846-00039/00003

Permits(s) Applied for: 1 - Article 17 Titles 7 & 8 Municipal SPDES - Surface Discharge

Project is located: in THOMPSON in SULLIVAN COUNTY

Project Description:
The Department has prepared a draft permit and has made a tentative determination, subject to public comment or other information, to approve a modification to an existing discharge of 2.0 million gallons per day of treated sanitary wastewater to Kiamesha Creek, a Class C water-body, from a tertiary treatment plant at the applicant's facility address located at Rock Ridge Drive in the Town of Thompson, Sullivan County. The facility is a municipal wastewater treatment plant. The modification is for a change to an interim date the Schedule of Compliance.

The draft SPDES permit with fact sheet is available online at https://dec.ny.gov/fs/projects/draftpermits. The draft permit files are contained within regional folders and named by the SPDES number contained in this notice.

Requests for a legislative (public statement) hearing must be sent in writing to the DEC contact person below by the comment deadline. The Department assesses such requests pursuant to 6 NYCRR Section 621.8. Refer to this application by the application number listed above and SPDES Number NY0030724.

Availability of Application Documents:
Filed application documents, and Department draft permits where applicable, are available for inspection during normal business hours at the address of the contact person. To ensure timely service at the time of inspection, it is recommended that an appointment be made with the contact person.

State Environmental Quality Review (SEQR) Determination
Project is not subject to SEQR because it is a Type II action.

SEQR Lead Agency None Designated

State Historic Preservation Act (SHPA) Determination
The proposed activity is not subject to review in accordance with SHPA. The application type is exempt and/or the project involves the continuation of an existing operational activity.

DEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)
It has been determined that the proposed action is not subject to CP-29.

Availability For Public Comment
Comments on this project must be submitted in writing to the Contact Person no later than 02/14/2025 or 30 days after the publication date of this notice, whichever is later.

Contact Person
VICTORIA A LAWRENCE
NYSDEC
21 S Putt Corners Rd
New Paltz, NY 12561
(845) 633-5454

129710

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

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff AGAINST Jacqueline Brady a/k/a Jacqueline M. Brady a/k/a Jacqueline Mae Brady, Individually and as Administratrix of the Estate of Andrew Levine if she be living or dead, her spouse, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residence are unknown to Plaintiff; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 24, 2024 I, the undersigned Referee, will sell at public auction at the front steps or 1st Floor Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on January 21, 2025 at 2:30PM, premises known as 21 Oxford Drive, Bethel, NY 12720. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Bethel, County of Sullivan, State of NY, Section 53. Block 1 Lot 79. Approximate amount of judgment \$330,814.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E2019-1265. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 3rd Judicial District. Kamal Inder Singh Alagh, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: December 5, 2024 83730

128796

LEGAL NOTICE

Notice of formation of Limited Liability Company (LLC). Name: WB 515 LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on December 6, 2024. Office Location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 1645 Bump Road, East Branch, NY 13756. 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 LLC. 129700

LEGAL NOTICE

Notice of formation of Montela Haus Kennels LLC. art of Org. filed with SSNY on 12/17/2024. Office located Ulster County. SSNY is designated as agent

upon whom process against the LLC may be served. SSNY shall mail process to % Anna Laforce po box 11 Grahamsville, NY 12740. Purpose: any lawful activity. 129158

LEGAL NOTICE PUBLIC HEARING TRI-VALLEY CENTRAL SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN, that, pursuant to Section 6-d of the General Municipal Law

LEGAL NOTICES

LEGAL NOTICE

PUBLIC NOTICE TOWN OF MAMAKATING

PLEASE TAKE NOTICE that the Town Board of the Town of Mamakating has set their 2025 meeting schedule as follows. The Board will meet twice per month on the First & Third Tuesdays (unless otherwise noted*). Work session begins at 6:00 p.m. and the business meeting is immediately following. All meetings are held at the Mamakating Town Hall, 2948 Route 209, Wurtsboro, N.Y. or via Zoom.

MONTH MEETING DATES

- January 2025 Tuesday, January 7, 2025 (REORG)
February 2025 Tuesday, February 4, 2025
March 2025 Tuesday, March 4, 2025
April 2025 Tuesday, April 1, 2025
May 2025 Tuesday, May 6, 2025
June 2025 Tuesday, June 3, 2025
July 2025* Tuesday, July 15, 2025
August 2025 Tuesday, August 5, 2025
September 2025* Tuesday, September 16, 2025
October 2025 Tuesday, October 7, 2025
November 2025* Tuesday, November 18, 2025
December 2025 Tuesday, December 2, 2025
January 2026* Tuesday, January 6, 2026 (REORG)

January 7, 2025 By Order of the Town Board
Karen L. Barclay, Town Clerk

129701

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN MORTGAGE ASSETS MANAGEMENT LLC, Plaintiff AGAINST SHARON PRATT AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, OSWALD LEE ALLEN, JR. AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, TODD DAVIS AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, EARL ALLEN AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, UNKNOWN HEIRS OF OSWALD L. ALLEN 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; ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered August 2, 2023, I, the undersigned Referee will sell at public auction at the in the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on January 21, 2025 at 10:00AM, premises known as 47 Waverly Avenue, Monticello, NY 12701. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Thompson and partially in the Village of Monticello, County of Sullivan and State of New York, Section 117, Block 4, Lot 7. Approximate amount of judgment \$166,858.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #2019-274. The aforementioned auction will be conducted in accordance with the District and SULLIVAN County Auction Plan in effect at this time. Jason P. Sautter, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-006303 83233

128797

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

of the State of New York, a public hearing will be held on Thursday, January 23, 2025, at 6:30 p.m. prevailing time at the Tri-Valley Central School District Secondary School Lower Collaboration Center, at which time and place the Board of Education of the Tri-Valley Central School District will discuss the proposed District Safety Plan. The public hearing shall be held at the time and place stated herein. 129148

Read the Classifieds to find a new job

LEGAL NOTICE PUBLIC HEARING TRI-VALLEY CENTRAL SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN, that, pursuant to Section 6-d of the General Municipal Law of the State of New York, a public hearing will be held on Thursday, January 23, 2025, at 6:45 p.m. prevailing time at the Tri-Valley Central School District Secondary School Lower Level Collaboration Center, at which time and place the Board of Education of the Tri-Valley Central School District will discuss the proposed

District Emergency Response Plan. The public hearing shall be held at the time and place stated herein. 129150

LEGAL NOTICE THE LONG EDDY HOSE CO

will be holding a reorganizational/revivment mtg for all (16+) interested in joining the Long Eddy Hose Co, Thursday, Jan 23, 2025, 6:00pm, LE Fire House. 129659

Read the Legal Notices in the Democrat to stay informed

LEGAL NOTICES

LEGAL NOTICE

ROSCOE-ROCKLAND FIRE DISTRICT

Notice is hereby given that SEALED PROPOSALS for: ROSCOE-ROCKLAND FIRE DISTRICT PEAKED METAL ROOF OVER EXISTING FIREHOUSE ROOF 1968 OLD ROUTE 17 / P.O. BOX 174 ROSCOE, NEW YORK 12776

Will be received until 6:30 pm local time on March 4, 2025, at the Office of the Roscoe-Rockland Fire District Commissioners, located at 1968 Old Route 17 / P.O. Box 174, Roscoe New York 12776.

Bids shall be publicly opened and read at the office of the Roscoe-Rockland Fire District Commissioner on March 4, at 6:30 pm.

The building roof to be metal peaked is located at 1964 Old Route 17, Roscoe, NY 12776.

Bids must be made in the standard proposal form and must be enclosed in sealed envelopes bearing the name of the job and name and address of the bidder on the outside, addressed to: ROSCOE-ROCKLAND FIRE DISTRICT, clearly marked on the outside: Bid for: PEAKED METAL ROOF.

Each bidder shall agree to hold his/her bid price for forty-five (45) days after the formal bid opening.

Contact Chairman Michael Will for questions or to schedule a site visit at yorktown2@gmail.com

It is the Board of Fire Commissions intention to award the contract to the lowest qualified bidder who can meet the experience, technical and budget requirements. The Board of Fire Commissioner reserves the right to reject any or all bids, waive any informality and to accept such bid which, in the opinion of the Board of Fire Commissioners, is in the best interests of the District.

Bids include all costs associated with the project including permitting and material disposal, prevailing wages apply. By submitting a bid, the bidder represents that they are familiar with the side and project conditions. Additionally, prior to submitting its bid, Contractor shall make Owner aware of any problem and / or inconsistencies in the bid documents. Issued: January 17, 2024 BY ORDER OF THE BOARD OF COMMISSIONERS OF ROSCOE-ROCKLAND FIRE DISTRICT SECRETARY, JENNIFER DEVANTIER

129712

LEGAL NOTICE

ROSCOE-ROCKLAND FIRE DISTRICT

The organizational meeting of the Roscoe-Rockland Fire District was held on January 7, 2025. Secretary Jennifer DeVantier reported that after a canvass of votes of the election held on December 10, 2024, Robert Hager was elected to serve a five year term as Fire Commissioner, Ralph Baker was elected to serve a two year term as Fire Commissioner. The following appointments were made by the Board of Fire Commissioners: Chairperson-Michael Will, Secretary-Jennifer DeVantier, Treasurer-Emily Niforatos and Custodian Gary Bury. The following was adopted at the organizational meeting: Meetings will be held on the first Tuesday of the month aside from the November meeting which will be the 1st Wednesday of the month. at 6:30 p.m. at the Roscoe-Rockland Fire District's Community Center located on 1968 Old Rte 17, Roscoe, N.Y. The official newspaper is the Sullivan County Democrat. John R. Theadore or any qualified attorney in Sullivan County will be used as the Fire District's attorney. Official depository is Wayne Bank. All official correspondence is to be received at PO Box 174, Roscoe, N.Y. 12776. Dated: January 17, 2025 Jennifer DeVantier, Secretary BY ORDER OF THE BOARD OF FIRE COMMISSIONERS OF THE ROSCOE-ROCKLAND FIRE DISTRICT

129714

LEGAL NOTICE

The North Branch Fire District Board of Fire Commissioners organizational meeting was held on January 8, 2025.

The Board of Fire Commissioners made the following appointments: Chairperson: Robert J. Theadore Vice Chairperson: John Brockner Secretary/Records Management Officer: Cynthia A. Theadore Regular meetings will be held on the second Wednesday of each month at 6:30 PM at the North Branch Firehouse. If said Wednesday should fall on a holiday, the regular meeting will be held on the following Wednesday at 6:30 PM. The Sullivan County Democrat was designated as the official district newspaper. Any qualified attorney in Sullivan County will serve as the district's attorney. Official depositories are to be as follows: Jeff Bank and Wayne Bank. Cynthia A. Theadore, Secretary-Treasurer North Branch Fire District Board of Fire Commissioners

129715

LEGAL NOTICE TRI-VALLEY CENTRAL SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN, that, pursuant to Section 6-d of the General Municipal Law of the State of New York, a Board of Education Meeting will be held on Thursday, January 23, 2025, at 7:00 p.m. prevailing time at the Tri-Valley Central School District

Secondary School Lower Level Collaboration Center. The public hearing shall be held at the time and place stated herein. 129149

Legal Notice White Lake Fire District

Sealed bids for the following: Propane to be delivered to White Lake Firehouse, 1596 St. Rte. 17B, White Lake, NY 12786, in District owned 500 gal. tank from March 1st, 2025 to February 28th,

2026. Delivery must be once a week from October 1st to March 31st and once per month from April 1st to September 31st. If schedule is not complied with or tank is let run out, the White Lake Fire District can terminate contract at any time. White Lake Fire District reserves right to reject any or all bids. Bids to be mailed to: White Lake Fire District, P.O. Box 11, White Lake, NY 12786 Bid due by February 12, 2025. 129682

Good Government is Open Government...

Read the Legal Notices in the Sullivan County Democrat every Tuesday & Friday to stay informed.

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And when you want to find out what is happening in your community, be sure to read the Sullivan County Democrat Legal Section,

where you will also find the latest news!

Coming Friday, February 28, Catskill-Delaware Spring 2024 magazine! 64 pages of outdoor excitement sure to get you on the road to fun this coming Spring. Don't Miss It!