

# CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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3B

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## 845-887-5200

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

Fax your ad copy to (845) 887-5386

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

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### CLASSIFIED CATEGORIES

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- Auto Parts & Services
- Boats
- Builders/Contractors
- Business for Sale
- Business Opportunities
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- Cars for Sale
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- Events
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- Handyman
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- Help Wanted
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- Houses for Sale
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- Lawn/Garden Equip.
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- Sale
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- Sports & Recreation
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- Stores & Retail Space
- Tires
- Tractors
- Travel Trailers
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- Trucks for Sale
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- Vendors
- Wanted
- Wanted to Buy
- Wood Stoves

### CLASSIFIED MAIL-IN FORM

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_

DATE(S) TO RUN: \_\_\_\_\_

CATEGORY: \_\_\_\_\_

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

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

Number of insertions

(20 words or less)

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

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

Two weeks (four insertions) = \$45.60\*

50 cents each additional word

\* All are based on total prices per ad.

For additional rates please call 845-887-5200.

\*\* Minimum charge

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



Check one:



Card #: \_\_\_\_\_

Expiration date: \_\_\_\_\_

CVV Code: \_\_\_\_\_

Signature: \_\_\_\_\_

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

### HELP WANTED

#### TOWN OF NEVERSINK EMPLOYMENT OPPORTUNITY - PART-TIME Assistant Building Inspector

This part-time position involving the performance of a variety of skilled tasks involved the performance of clerical and bookkeeping duties including making visual inspections of properties to detect violations of municipal codes relating to property conditions including snow and ice removal, accumulation of rubbish, and parking of unregistered automotive vehicles; Assesses and documents violations and issues order to remedy and/or appearance tickets as deemed necessary; appears in court to present testimony on behalf of the municipality; as well as other related activities not described.

MINIMUM QUALIFICATIONS: Either:

- A. Possession of an associate's degree; or
- B. Two years of clerical experience including the performance of typing duties; or
- C. An equivalent combination of training and experience as described in A and B above.

The salary will be a minimum \$25.51 per hour based on experience not to exceed 17.5 hours per week, paid bi-weekly.

Applications must be received by February 14, 2025. Applications are available at Town Hall or on the Town of Neversink website. Please send applications to Chris Mathews, Supervisor, Town of Neversink, PO Box 307, Grahamsville, NY 12740, drop it off at the Town Hall or via email at supervisor@townofneversink.org. Please address any questions to Chris Mathews, Supervisor at (845) 985-2262, ext. 301.

#### Employment Opportunity Town Of Lumberland Highway Department

The Town Of Lumberland Highway Department Is Seeking Any Person Interested In A Full Time Position As A CDL Motorized Equipment Operator.

All Applicants Must Have A Valid CDL Driver's License. Anyone Interested In This Position Can Pick Up An Application At The Highway Garage, 989 Proctor Road, Glen Spey, N.Y. Applications Must Be Received By Fri., February 14, 2025. And Will Be Reviewed By The Highway Superintendent.

### REAL ESTATE

**"Just Call Jackie" Manzolillo-Blais** for your real estate needs! 875-807-3273. Top 10% of agents regionally.

### LAWN/GARDEN EQUIPMENT

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

### FOR SALE

**3 year old** Cleveland Iron Works pellet stove, 66 lb. hopper, \$1400.00. Call Mike (845) 428-0554.

### LEGAL NOTICES

#### 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 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. Purpose: any lawful purpose 128948

#### LEGAL NOTICE

Notice of formation of Dornicare LLC. art of Org. filed with SSNY on 10/24/2024. Office located Sullivan 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

### HELP WANTED

### HELP WANTED

### APARTMENTS

### APARTMENTS

**PATHSTONE: Accepting Applications** for 1 2 & 3 Bdrm. units at Hemlock Ridge Apts., 27 Arts Blvd, Livingston Manor, NY for their Sec. 8 Project – Based Program. Applications available only at Pathstone 64 Jefferson St., Suite 1, Monticello, NY Between 8AM & 4PM. 845-794-4880 EHO

### LEGAL NOTICES

**LEGAL NOTICE PUBLIC HEARING TRI-VALLEY CENTRAL SCHOOL DISTRICT** 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 6:30 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

Perfectly balance your search! No matter what you're looking for, turn to the pages of the Sullivan County Democrat to find it faster than you can snap your fingers!

### LEGAL NOTICES

**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

Let the Classifieds work for you. Call Janet today, at 887-5200 to find out how!

### LEGAL NOTICES

**LEGAL NOTICE PUBLIC HEARING TRI-VALLEY CENTRAL SCHOOL DISTRICT** 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

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

### TOWN OF TUSTEN

#### LEGAL NOTICE

PLEASE TAKE NOTICE THAT THE FOLLOWING SCHEDULE HAS BEEN SET BY THE TUSTEN TOWN BOARD FOR TH 2025 CALENDAR YEAR

MEETING	DATE & TIME	ZOOM ID
TOWN BOARD REGULAR MEETING	2ND TUESDAY OF THE MONTH 6:30 PM	890 1678 4280
BUILDING COMMITTEE MEETING	1ST MONDAY OF THE MONTH 4:00PM	
PARKS & PUBLIC SPACES COMMITTEE MEETING	1ST MONDAY OF THE MONTH 5:00PM	
PLANNING BOARD REGULAR MEETING	4TH TUESDAY OF THE MONTH 7:30 PM	897 1376 8662
ZONING BOARD OF APPEALS MEETING (ZBA)	2nd MONDAY OF THE MONTH 7:30 PM	851 9544 5595
WATER & SEWER COMMITTEE MEETING	1st MONDAY OF THE MONTH 8:00 AM	

By Order of the Town Board  
 Crystal Weston, Town Clerk

129852



Hobbies can keep this part of the body stimulated.

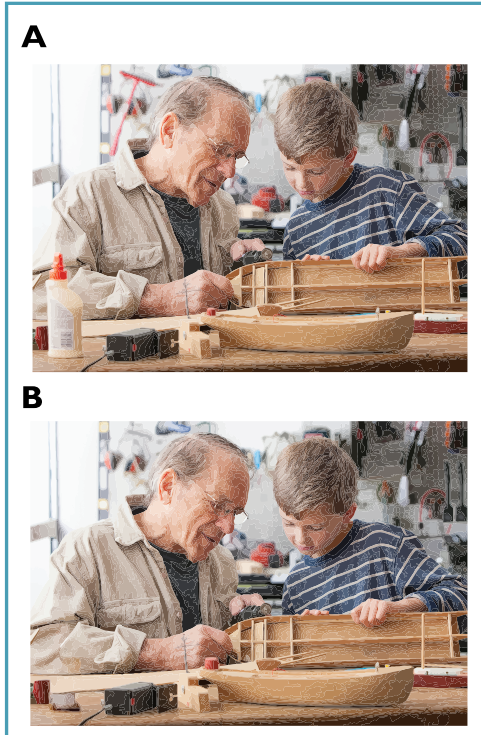
Answer: Brain



**English:** Hobby  
**Spanish:** Hobby  
**Italian:** Hobby  
**French:** Passe-temps  
**German:** Hobby

### What's the Difference?

Find the four differences between these pictures.



Answers: 1. Missing glue 2. Red piece on boat is larger 3. Red tool in background is missing 4. There is a second black scrubber in back right

### THIS DAY IN HISTORY

- 1848:** James W. Marshall finds gold at Sutter's Mill near Sacramento.
- 1908:** The first Boy Scout troop is organized in England by Robert Baden-Powell.
- 1984:** The Macintosh personal computer is made available to American consumers.

### NEW WORD PASTIME

activity done regularly for enjoyment

### Get the PICTURE?



Can you guess what the bigger picture is?

Answer: Paint palette



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

LEGAL NOTICE

Town of Highland  
**TOWN BOARD RESOLUTION #27**

Authorizing The Purchase of Real Property Located At 564 State Route 55, Eldred, New York  
Dated: January 14, 2025

At a meeting of the Town Board of the Town of Highland, Sullivan County, New York, held at the Town Hall, 4 Proctor Road, Eldred, N.Y. 12732, on the 14th day of January, 2025:

Supervisor John Pizzolato offered the following resolution and moved for its adoption:  
**WHEREAS**, the Town Board of the Town of Highland has determined that the acquisition of certain real property located at 564 State Route 55, Eldred, New York 12732, identified as Section 13, Block 6, Lot 16 (s/b/l 13.-6-16) (the "Property"), and owned by 564 Brook LLC, is necessary and desirable for the development of municipal parking facilities; and

**WHEREAS**, the purchase price for the Property has been negotiated at \$78,000, which reflects fair market value based on an appraisal received; and

**WHEREAS**, the Town Board has reviewed the terms of the proposed purchase and finds that the acquisition is in the best interest of the residents of the Town of Highland; and

**WHEREAS**, the acquisition of the Property may be subject to the provisions of Town Law §220 and other applicable laws, including the requirements for a permissive referendum; and

**WHEREAS**, any necessary environmental reviews under the State Environmental Quality Review Act ("SEQRA") have been or will be completed prior to finalizing the purchase;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Highland as follows:

1. **Authorization:** The Town Board hereby authorizes the purchase of the Property located at 564 State Route 55, Eldred, New York 12732, s/b/l 13.-6-16, from 564 Brook LLC for the sum of \$78,000, plus applicable closing costs and subject to the terms and conditions set forth in the purchase agreement executed by both parties.

2. **Supervisor Authorization:** The Town Supervisor is hereby authorized and directed to execute, on behalf of the Town, any and all documents necessary to complete the purchase of the Property, including but not limited to the purchase agreement, closing documents, and other related instruments.

3. **Funding:** Payment for the acquisition of the Property shall be made from the American Rescue Plan Act (ARPA) funds previously obligated for this purpose by Town Board Resolution on November 21, 2024, as approved by the Town Board.

4. **Permissive Referendum:** This resolution is adopted subject to permissive referendum in accordance with Town Law §220. The Town Clerk is directed to publish and post a notice in accordance with the requirements of law.

5. **Environmental Compliance:** The Town Board hereby determines that the acquisition of the Property is a SEQRA Unlisted Action, and a determination of significance was made on January 14, 2025, completing the SEQRA review.

6. **Effective Date:** This resolution shall take effect immediately, except as otherwise required by law, and is subject to a permissive referendum as stated herein.

On a motion by Councilman Tom Migliorino, seconded by Councilperson Laura Burrell, the resolution was adopted on a roll call vote, the results which follow:

Supervisor John Pizzolato	Aye
Councilmember Sonia Kidney	Aye
Councilmember Laura Burrell	Aye
Councilmember Kaitlin Haas	Not Present
Councilmember Tom Migliorino	Aye

Adopted this 14th day of January 2025.

By Order of the Highland Town Board  
Susan Hoffman, Town Clerk

I, **Susan Hoffman**, Town Clerk of the Town of Highland, Sullivan County, New York, **DO HEREBY CERTIFY** that the foregoing resolution was approved by the Town Board of the Town of Highland on **January 14, 2025** and that the foregoing is a true and correct transcript of the original resolution and of the whole thereof and that said original is on file in the Town Clerk's office.

I **DO FURTHER CERTIFY** that each of the members of the Town Board had due notice of the said Town Board meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of the Town of Highland this 14th day of January 2025.

Susan Hoffman  
Susan Hoffman, Town Clerk

TOWN SEAL

129810

LEGAL NOTICE

**NOTICE TO RESIDENTS OF THE VILLAGE OF LIBERTY  
ADA GRIEVANCE PROCEDURE**

The Village Board on June 25, 2018 adopted the following Grievance Procedure as it relates to the Village's ongoing compliance with the Americans with Disabilities Act (ADA).

ADA GRIEVANCE PROCEDURE

Step 1 - A written grievance should be filed with the Village Clerk's Office and contain the following information: The name, address and telephone number of the person filing the grievance. The name, address and telephone number of the person alleging the ADA violation, if other than the person filing the grievance. A description of the alleged violation and remedy sought. An oral grievance can be filed with the Village Clerk's Office. The oral grievance will be reduced to writing and will be signed by the grievant.

Step 2 - The grievance will be forwarded to the Village Mayor and Board who will consult the Village's Engineer to determine if the Village is complying with ADA Section 504. If the Engineer decides that the complaint is valid, he or she will provide the Village Board with the recommended solution. If the Village is compliant with Section 504 requirements, the grievant will be notified of the findings. The Village Board will either respond to or acknowledge the grievance within 20 working days of receipt.

This ADA Grievance Procedure is posted on the bulletin board of the Village Clerk at Village Hall, 167 North Main Street, Liberty, New York.

Judy Zurawski  
Village Clerk  
Village of Liberty  
167 North Main Street  
Liberty, NY 12754

129773

Keep track of what is happening  
in your **community**...

Read the Legal Notices  
in every issue of the **Democrat!**

You can access and even  
submit your **Legal Notices**  
online at [scdemocratonline.com](http://scdemocratonline.com)

LEGAL NOTICE

**FTA Formula Grants for Rural Area Program  
(Section 5311) Public Notice**

Public notice is hereby made that the County of Sullivan Department of Transportation is applying for federal financial assistance to provide public transportation service as follows:

The fixed route with deviation will be provided for the project duration of 2024 -2025, and the general service areas covered will continue with Town of Callicoon, Town of Lumberland, Town of Bethel and Town of Thompson.

The fixed routes with complementary para-transit services will be provided for the project duration of 2024 - 2025 with the general service areas covered being the Town of Liberty, Town of Fallsburg, the Town of Thompson, Town of Bethel and the Town of Mamakating. There will be, in 2025, expansion to the Town of Rockland and Town of Callicoon.

The transportation services will be available to the general public during all hours of operation. The project is expected to be financed by FTA Section 5311 Rural Program public transportation funds, with additional funds to be provided from State Transportation Operating Assistance (STOA) NYS public transportation funds, with additional funds to be provided from local funds of the County of Sullivan.

The total federal share for operating projects is expected to be \$951,169. Comments on the proposed project are invited from the general public, private bus and taxi companies, other public transportation providers and human service agencies. Interested parties may comment on the project or obtain more details about the project by writing to:

Laura Quigley, Commissioner, Division of Community Resources  
100 North Street Monticello, NY 12701  
(845) 807-0388 or Email:  
Laura.quigley@sullivanny.gov

Human service agencies that receive assistance from other Federal agencies for nonemergency transportation services are encouraged to participate and coordinate with the provider in the planning, design and delivery of transportation services. Agencies may obtain copies of the service description and submit proposals for service coordination. Private bus and taxi operators may request copies of the project service description from the above named person and may submit comments on the service as described.

If you wish to comment on any aspect of the proposed project, submit a proposal or a request for service coordination or request a public hearing on this project, you must make your interest known in writing within fifteen calendar days of the date of this publication and provide your comments within fifteen calendar days of your receipt of the project service description. Your requests and/or comments must be forwarded to the above person.

129848

LEGAL NOTICE

**PUBLIC NOTICE**

THERE BEING NO BUSINESS BEFORE THE BOARD, THE REGULAR MEETING OF THE TOWN OF NEVERSINK ZONING BOARD OF APPEALS SCHEDULED FOR JANUARY 21ST, 2025 HAS BEEN CANCELLED.

BY ORDER OF THE ZONING BOARD OF APPEALS  
TOWN OF NEVERSINK  
MICHAEL DEAN, CHAIRMAN

129809

Stay Informed... Read the Legal Notices in the  
Sullivan County Democrat

**COUNTY OF SULLIVAN  
BOARD OF ELECTIONS**

**CERTIFICATION OF OFFICES TO BE FILLED  
AT THE GENERAL ELECTION**

Date: 1/13/25

**To the Board of Elections, County of Sullivan**

I certify, under §4-106 of the Election law, that at the General Election to be held in this County on November 4, 2025, the following officers may be lawfully voted for:

Office	✓	Length of Term	Name of Incumbent
Supervisor	✓	2 years	Brian Brustman
Town Clerk	✓	2 years	Jody Schanil
Councilman	✓	4 years	John Hubert
Councilman	✓	4 years	Louis Milucky
Superintendent of Highways	✓	2 years	Steve Pfefferkorn
Collector	✓	2 years	Jody Schanil

The term of office for all incumbents of the above offices will expire on: December 31, 2025.

Given under my hand and official seal of the office of Town Clerk, of the Town of Fremont, Sullivan County, New York, this 13 day of January, in the year 2025.

Jody Schanil, Town Clerk

LEGAL NOTICE

**NOTICE TO RESIDENTS OF THE VILLAGE OF LIBERTY  
FAIR HOUSING PROGRAM**

The Village of Liberty fully endorses state and federal law regarding housing discrimination and actively promotes full access to housing opportunity, both rental and ownership, regardless of race, creed, color, religion, national origin, disability and/or familial status.

In order to affirmatively further fair housing, the Village of Liberty, Sullivan County has established a Fair Housing Program. Any person desiring information concerning fair housing or persons who believe they have been discriminated against in any housing related matter may contact the Village Clerk for counseling and referral to State and federal enforcement agencies.

Judy Zurawski  
Village Clerk  
Village of Liberty  
167 North Main Street  
Liberty, NY 12754

129772

You can access and even submit your  
**Legal Notices online** at [scdemocratonline.com](http://scdemocratonline.com)

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and [www.scdemocratonline.com](http://www.scdemocratonline.com) costs.

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PO Box 308, Callicoon, NY 12723 or go to [www.SCDemocratonline.com](http://www.SCDemocratonline.com) and click the subscribe button.

**Sullivan County Subscribers**

- 1 Year - 104 issues plus online access - Only \$77 GREAT BARGAIN! Save \$131 off the newsstand price
- 6 Months - 52 issues plus online access - Only \$43 WHAT A DEAL! Save \$61 off the newsstand price

**Out of Sullivan County Subscribers**

- 1 Year - 104 issues plus online access - Only \$84 GREAT BARGAIN! Save \$124 off the newsstand price
- 6 Months - 52 issues plus online access - Only \$53 WHAT A DEAL! Save \$51 off the newsstand price

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



# Red Hawks face tough loss against Beacon in the Hawks Nest

STORY AND PHOTOS BY YOVANNI FIELDS



Joseph DiBartolo is shown above going down hill for 2 of his 8 points in the first half.

LIBERTY-This past week the Liberty Red Hawks took the court

against the visiting Beacon Bulldogs in a league matchup that ended in a tough loss for the Red Hawks.

From the jump both teams came out aggressive and physical on the defensive end with both teams remaining scoreless for the first few minutes of the game.

Liberty trailed the entire game and tried fighting back but the shots simply wouldn't land. The Red

Hawks did their best to hold on but after half time the Beacon Bulldogs took a huge lead and went on to seal the divisional victory.

The Red Hawks have a crucial couple of games coming up to make that final push to Sectionals which gives them a chance at redemption against Beacon. The Bulldogs clinched their section birth with this win over the Red Hawks. Liberty was lead in scoring by trio of Zack Alvord with 10, Joseph DiBartolo with 8, and Adrien Ferguson with 6. Beacon was lead by Michai Thompson with 15

Beacon	76
Liberty	29

Zack Alvord is pictured above knocking down a 3 point field goal late in the contest last week.

points. With this loss to Beacon, Liberty drops to 1-5 on the season.

## MOVING TOWARDS HEALTH

MAGGI FITZPATRICK

### How to motivate yourself



If you set goals for the new year and you're still making progress towards them, congratulations! You've made it past "Quitter's Day." The second Friday in January is often referred to as "Quitter's Day" because this is when we see the largest dropoff in goal adherence for the new year. If you're one of the people who hasn't had as much success with your goals, don't worry. Sticking to new goals is challenging, and motivation may be one of the reasons why.

of external motivation, which leads us to feel like we will have the same energy until our goal is met. The reality is that the energy we have from the external motivation of the new year often goes away after just a few short weeks.

This is why relying on motivation to reach our goals is dangerous. Motivation is fleeting, and doesn't show up in the same way every day. Sometimes we can get bursts of energy because we've been inspired, and sometimes we can wake up feeling like taking the necessary actions to reach our goals is the last thing we want to do. Jumping straight from having no motivation to taking action feels impossible. Instead of waiting until we "feel like it" to take action, we must generate motivation ourselves.

If we want to bridge the gap between having no motivation and actually taking action, we must take



CONTRIBUTED PHOTO

Instead of waiting for motivation to find you, go find it.

a few steps in between. Let's say your goal requires you to exercise. Like me, you

probably don't feel motivated to do your workout every single day.

On the days we don't feel motivated, we can generate our own motivation through actions that change our state of mind. For example, one of my favorite ways to generate motivation to do my workout is to turn on my workout playlist.

Once I start hearing the music I usually listen to while I'm exercising, I automatically start to feel a little bit more motivated to get started. This makes it a little bit easier to go from not wanting to do it, to getting it done. Before I know it, my workout clothes are on and I've started to move.

The same concept can apply to any goal we have in any area of life. Setting up a clean, calming work station can help us get work done when we don't feel like it. Lighting a candle or turning down the lights can be a sign

Federation of Sportsmen's Clubs of Sullivan County, Inc.

## First Annual Sportsmen's Banquet

**Saturday, February 1, 2025 1-4 p.m.**  
(snow date February 2)

**\$30 per person**  
To be held at the  
**White Sulphur Springs Fire Department**  
3352 Route 52  
White Sulphur Springs, NY 12787

We can't have a coyote contest anymore, but we're still going to have the same banquet that we always have. There will be gun raffles, door prizes, 50-50s, the famous "Booze and Bullets" sled full of cheer and ammo, prizes galore and, of course, the awesome roast beef dinner served by the firemen of Station 36. Bored on a slow winter day with not much going on? Come out and join us for a great time and celebrate the sportsman tradition with us!

If you have any questions, contact Gary (845) 798-4612 or John (845) 292-8375.

**FREE** **Free Youth Ice Fishing Derby** **FREE**

*Saturday*  
**January 25, 2025**

9 am - 2 pm (weather and adequate ice permitting)  
TEN MILE RIVER BOY SCOUTS  
Crystal Lake - South on Rte. 55 off 17B  
Right onto Rte. 26 approx. 1-1/2 mi. Follow Signs.

**FREE REFRESHMENTS**

*Bring your own tipups & bait*

- If you have never ice fished before some tipups & bait will be available.
- Augers will be there to drill holes

In case of cancellation - Radio WVOS & WSUL

For info: 908-797-3400 - Ray Otto • sportsmensfederation.com

**FREE PRIZES FOR ALL YOUNGSTERS TROPHIES TO AGE 15**  
No snowmobiles or ATVs allowed  
Sponsored by:  
Federation of Sportsmen's Clubs of SC,  
Ten Mile River Boy Scouts  
& Ted Boniface Family

Follow us on Facebook  
at Federation of Sportsmen's Clubs of Sullivan County

## LEGAL NOTICES

### LEGAL NOTICE

#### NOTICE OF RECEIPT OF TAX ROLL AND WARRANT

PLEASE TAKE NOTICE, that I, Paula Grogan, the undersigned Collector of Taxes of the Town of Fallsburg, County of Sullivan and State of New York, have duly received the tax roll and warrant for the collection of taxes within the Town of Fallsburg for the year 2025. I will attend at the Town Hall, 19 Railroad Plaza, South Fallsburg, in the Town of Fallsburg, from January 2, 2025, to March 31, 2025, 8:00 a.m. to 4:00 p.m. each day, except Saturdays, Sundays and holidays to receive the taxes listed on the said roll.

TAKE FURTHER NOTICE, that taxes may be paid on or before January 31, 2025, without penalty or interest.

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 the remaining account. March - 25% due by March 31, 2025, at 2% interest and subject to a \$2.00 penalty.

TAKE FURTHER NOTICE, that pursuant to the provisions of the law, the tax roll of the Town of Fallsburg will be returned to the County Treasurer of the County of Sullivan on the 31st day of March 2025.

Dated: January 13, 2025  
Paula Grogan, Collector of Taxes 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  
(845) 434-8809 fax  
townclerk@fallsburgny.com  
https://www.townoffallsburg.com/202/Town-Clerks-Office

### LEGAL NOTICE

#### ROCK HILL FIRE DISTRICT

#### INVITATION TO BID

Notice is hereby given that sealed bids will be received until 7:00 pm, February 10, 2025, at the Rock Hill Firehouse, 61 Glen Wild Road, Rock Hill NY, 12775 at which time bids will be publicly opened and read aloud for Lawn Care Maintenance & Treatment Services. This service would include, Aeration, Overseeding, Grub Control, Tree & Shrub Care, Fertilization, Insect and Disease Control for 61 Glen Wild Road, Rock Hill, NY from April 2025 to September of 2025.

The contractors must also be aware that they must comply with the most recent State wage rates

### LEGAL NOTICE

#### under New York State Department of Labor

(www.labor.state.ny.us). In addition, the contractor must comply.

Debbie Mitchell,  
Secretary  
Rock Hill Fire District  
129859

Classifieds...  
Your One-Stop  
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## LEGAL NOTICES

### 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

#### 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 Rayermer 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.

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## LEGAL NOTICES

### LEGAL NOTICE

#### TOWN OF ROCKLAND PLANNING BOARD

JENNIFER GROSSMAN CHAIRMAN

NOTICE IS HEREBY GIVEN THAT a public hearing will be opened on February 5, 2025 (7:00 p.m.) by the Town of Rockland Planning Board pursuant to Section 276 of the Town Law for the review of a minor two (2) lot subdivision located at Section 26. Block 1 Lot 57.4 75 Tuttle Hill Road Livingston Manor, New York 12758 Owner Jeffrey S. Bowers, Sr. SAID HEARING will be held in the Town Hall located at 95 Main Street Livingston Manor, New York 12758 and via Zoom at which time all interested parties will be given an opportunity to be heard. To obtain the Zoom meeting clickable link or written comments may be emailed to the planning board secretary Kaitlen Madison-Castillo at k.madison@townofrocklandny.com by 4:00 p.m. on February 4, 2024.

129732

### LEGAL NOTICE

#### 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

Keep track of what is happening in your community...  
Read the Legal Notices in every issue of the Democrat!  
You can access and even submit your Legal Notices online at scdemocratonline.com