

LEGAL NOTICES

MONTICELLO JOINT FIRE DISTRICT REQUEST FOR PROPOSAL FOR LAWN CARE MAINTENANCE

Notice is hereby given that sealed proposals for the Lawn Care Maintenance 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 March 5, 2025 at 6:00 PM at the Monticello Fire Department. All proposals received will be publicly read at 7 PM

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

130366

LEGAL NOTICE

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

PLEASE TAKE NOTICE that the Town Board of the Town of Rockland, in the County of Sullivan, State of New York, on February 6th, 2025, duly adopted a resolution entitled:

A RESOLUTION AUTHORIZING THE ACQUISITION OF THE PEARL STREET REAL PROPERTY (0.33 ACRES) AND CERTAIN ASSOCIATED PERSONAL PROPERTY AT AN AGGREGATE PURCHASE PRICE OF \$12,500.00.

The resolution authorizes the purchase of the Pearl Street real property (0.33 acres) at Pearl Street, Livingston Manor, New York, being Town of Rockland tax map parcel 46.-4-7, and certain associated items of personal property, at an aggregate purchase price of \$12,500.00. The matter has been determined to be an Unlisted Action in accordance with the regulations promulgated pursuant to the State Environmental Quality Review Act for which a Short Environmental Assessment Form was completed and a Negative Declaration was issued finding that the subject action will not result in any significant adverse environmental impacts.

The resolution was adopted subject to permissive referendum. The resolution shall take effect 30 days after its adoption unless within that time a petition is filed with the Town Clerk of the Town of Rockland requesting that the resolution be submitted to the qualified electors of the Town for their approval or disapproval in accordance with Section 91 of the Town Law of the State of New York. Dated: February 7th, 2025

130406

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. KRISTIN SHAUGHNESSY A/K/A KRISTIN E. SHAUGHNESSY A/K/A KRISTIN E. BARNETT., ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 30, 2024, I, the undersigned Referee will sell at public auction at the Courthouse Steps or Lobby (Rotunda) Lawrence H. Cooke, Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on March 4, 2025 at 1:00 PM, premises known as 8241 STATE RT 52, NARROWSBURG, NY 12764. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Tusten, County of Sullivan and State of New York, Section: 4, Block: 1, Lot: 26. Approximate amount of judgment is \$122,051.04 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # E2023-1442.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

PATTI LEIBOWITZ, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

130146

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, February 13, 2025, at 7:00 p.m. prevailing time at the Tri-Valley Central School District Secondary School Lower Level Collaboration Center. The Board of Education is anticipated to enter an Executive Session at 6:00 p.m. before the Regular Meeting begins. This Regular Board of Education Meeting shall be held at the time and place stated herein.

130298

LEGAL NOTICE TOWN OF FALLSBURG PLANNING BOARD FEBRUARY 20, 2025 MEETING

Agenda

** Please be aware that while the Town of Fallsburg Planning Board will continue to review all applications on the merits and based on Town of Fallsburg Zoning Code, Subdivision Code, and other applicable laws and regulations, a Planning Board approval does not guarantee issuance of a water or sewer permit by the Department of Public Works. Due to current and expected future constraints on both the water and sewer systems, which were discussed and open to public comment during a joint Town Board, Planning Board, and Zoning Board of Appeals meeting on May 9, 2022, all water and sewer connection and extension applications will be accepted or denied based on the then-existing facts and circumstances. Each application made for connection or extension to the Town of Fallsburg water or sewer systems will include a review by the Town Engineer and will be guided by the Town Engineer's expertise and knowledge about the Town's water and sewer systems, the public health, safety, and welfare, and the publicly available water and sewer systems information that is posted at the Department of Public Works for public viewing. The Town Board is taking reasonable measures to address the water and sewer capacity issues.**

TOWN OF FALLSBURG ZONING BOARD MEETING - February 20, 2025, NEW MEETING ROOM, 19 Railroad Plaza, South Fallsburg NY 12779.

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

ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

- PUBLIC HEARINGS: 1.TERENCE & THERESA GRAFMULLER-SBL: 9-1-16.7 2.KJ ESTATES- SBL: 12-1-64/17-1-2

- NEW BUSINESS: 1. TERENCE & THERESA GRAFMULLER - SBL: 9-1-16.7 - Requests area variance to add a 2nd residence to AG property. Zone: AG. Acres: 13.30. Location: Cypert Rd, Woodbourne. 2. KJ ESTATES- SBL: 12-1-64/17-1-2 - Requests an Area Variance pertaining to all 52 homes in duplex development to increase maximum lot coverage from 25% to 30% to allow for enclosing rear deck on each unit and misc walks or parking. Zone: HR. Acres: 22.80. Location: Rt 52 & Karmel Jacobs Rd, Loch Sheldrake. No new applications will be heard after 10:00 p.m. Email: 1edward@fallsburgny.com - fill.rae@allsburgny.com - code-clerk2@fallsburgny.com

130407

Director Charles Marinaro of Transcending Pictures hosts Open Auditions at Resorts World



Charles Marinaro

MONTICELLO — Transcending Pictures, helmed by acclaimed director and writer Charles Marinaro, is thrilled to announce open auditions for the highly anticipated drama Where the High Ends. The casting call will take place on Saturday, February 15, from 11 AM to 4 PM at Resorts World Catskills.

Actors and actresses of all experience levels, from

local talent to those traveling from afar, are invited to audition for a chance to star in this emotionally gripping production.

Set against the evocative landscapes of the Sullivan County Catskills and the Hudson Valley, Where the High Ends explores the devastating impact of addiction and the lasting consequences of choices made in moments of desperation. With themes of guilt, loyalty, and redemption, this powerful narrative promises to resonate deeply with audiences.

Director Charles Marinaro shared his passion for the project and excitement for the upcoming auditions, "I am hoping to meet our next star this February 15th who will bring my heartfelt story to life. Over the years, I have built lifelong



Auditions for the drama, "Where the High Ends," will be held this Saturday at Resorts World Catskills from 11 a.m. to 4 p.m.

friendships and professional relationships with talented individuals I've worked with on various productions. This story is particularly timely as so many people either know someone struggling with addiction or have been directly affected by it."

Marinaro also highlighted the symbolic significance of hosting auditions at Resorts World Catskills: "The beautiful casino is not only one of the wonderful

destinations in the Catskills where we'll be filming, but it also represents a place where many struggle with gambling addiction. It's a fitting location to launch a film that delves into addiction and the search for redemption."

The production is scheduled for a 10-week shoot starting this April, with plans to premiere at the next Catskill International Film Festival.

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Dated: February 7th, 2025

130408

SCDW Seeks Local Playwrights

FALLSBURG – The Sullivan County Dramatic Workshop is seeking 10 minute, one act, and/or excerpts from full length plays for its "Plays in Development" series to be staged in May. The SCDW is focused on showcasing only local playwrights from Sullivan, Orange and Ulster Counties. Pieces that are chosen may be directed by the author (or a director of their choosing) or one of SCDW's resident directors.

Auditions will be held at the historic Rivoli Theatre in South Fallsburg sometime in March. The deadline for submission is

February 18. The plan is for minimally staged readings to be presented in May with audience feedback for the authors, directors and actors. Several of the plays will then be chosen for fuller productions in September. This will be based on both audience feedback and that of the producers, in conjunction with SCDW's Board of Directors.

If interested in submitting a piece, please send a PDF with a cover letter including a short author bio to Jean Eifert jeaneifert334@gmail.com or Peter Nastasi Peternastasi1@verizon.net.

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