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NYS License Required

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Attn: RN or Temp Custodian Search EOE

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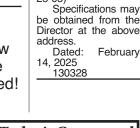
Check our Help Wanted Section and find a great, new career start. TODAY

3B FRIDAY, FEBRUARY 14, 2025

EGAL NOTICES LEGAL NOTICE COUNTY OF SULLIVAN

Proposals 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,

February 28, 2025: 1. Medical Director and/or Medical Con-Services for sulting Sullivan County Public Health Services (R-25-05)





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61 62 63

72

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bids for security CCTV, windows, and doors. The selection criteria will be based on quality of proposed solution,

responsiveness adherence to projected work schedule, and Specifications cost and bid requirements can be obtained by contacting us at camp baisyaakovcby@ gmail.com. MWBE vendors are encouraged to participate! Bids will be accepted until 2/21/2025.

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LEGAL NOTICES LEGAL NOTICE

102 Barton LLC. Art of Org. filed with the SSNY on 03/13/2024. Office. Sullivan county. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to CHRISTINE TESLENKO 156 BAR TON RD, LIBERTY, NY, 12754.Purpose:

EAGLE DIXIE CHOP-PERnew battery sharp-ened blades 44" deck Any lawful purpose. 130397 \$3500 Call 570-224

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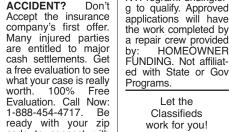
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THE PEOPLE OF THE By the Grace of God Fr TO: Heirs at law, Roger s, deceased, if lin law, next of kin, distribu assignees and success Heirs at law, Rogers , deceased, if lin law, next of kin, distribu	CITATION TE'S COURT, SULLIVAN STATE OF NEW YORK, ee and Independent next of kin and distributee ving, and if any of them b tees, legatees, executors ors in interest whose nam next of kin and distributee ving, and if any of them b tees, legatees, executors ors in interest whose nam	es of Anslem G. e dead, their heirs at s, administrators, nes are unknown; es of Lawrence A. e dead, their heirs at s, administrators,	NATIONSTAR MORTO SA, PAUL LEAHY, Defe and Sale duly entered will sell at public auctio County Courthouse, 41 11:00AM, premises kno All that certain plot p improvements erected, Town of Mamakating, Block 5 Lot 1. Approxir est and costs. Premii Judgment Index #E202	SUPREME COURT CC GAGE LLC, Plaintiff AGAI endant(s) Pursuant to a J December 20, 2024, I, th n at the Lobby of the Law 4 Broadway, Monticello N bwn as 16 Firwood Road iece or parcel of land, situate, lying and being ir Wurtsboro Hills, State of nate amount of judgment ses will be sold subjec 24-439. Michael D. Altma ehrle Drive Williamsville,	NST PETER CONTES- udgment of Foreclosure he undersigned Referee rence H. Cooke Sullivan IY on March 17, 2025 at , Wurtsboro, NY 12790. with the buildings and h the County of Sullivan, New York, Section 42. \$134,604.30 plus inter- t to provisions of filed h, Esq., Referee Gross	TRUST NATIONAL AS: TY BUT SOLELY AS O Plaintiff -against- JEFF TRIBUTEE OF THE ES UNKNOWN HEIRS AN LEWIS A/K/A EMILI LE ERN DISTRICT) O/B/O STATE DEPARTMENT CHASE BANK, N.A.; " being fictitious, it being occupants of premises E2024-1164. Mortgage	Court of New York, Sulliva SOCIATION, NOT IN ITS WNER TRUSTEE FOR REY M. LEWIS, AS POS STATE OF EMILIE LEWIS D DISTRIBUTEES OF T WIS; UNITED STATES () INTERNAL REVENUE OF TAXATION AND FIN JOHN DOE" AND "JANE the intention of Plaintiff t being foreclosed herein, d Premises: 3 Cignarale lock: 1 Lot: 16.2To The A	B INDIVIDUAL CAPACI- VRMTG ASSET TRUST, SIBLE HEIR AND DIS- S A/K/A EMILI LEWIS; HE ESTATE OF EMILIE DF AMERICA (SOUTH- SERVICE; NEW YORK IANCE; JPMORGAN DOE" said names to designate any and all Defendants. Index No. Road Loch Sheldrake,		

LEGAL NOTICE

ROCK HILL FIRE DISTRICT

INVITATION TO BID

Notice is hereby given that sealed bids will be received until 7:00 pm

March 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

the Maintaining of the Grounds. This service would include; mow the

entire property, string trim entire property, edge all landscaping areas,

rake stone in all the gardens once a year, weed all the landscapes, pick

up trash, blow off the blacktop, rake up mulch in playground as well as freshen it up. Mowing services should be done once every 2 weeks or as

dictated by the growth, especially the ball field at 61 Glen Wild Road,

Rock Hill, NY from April 2025 to April of 2026. For the full and complete

The contractors must also be aware that they must comply with the most

recent State wage rates under New York State Department of Labor (www.labor.state.ny.us). In addition, the contractor must comply.

list please contact Debbie Mitchell at rhfdistrict@outlook.com.

Rogers, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of **John Michael Rogers**, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of Elizabeth Rogers, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of Leon G. Rogers, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of Arthur M. Rogers, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of Francis Smith Edwards, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

Heirs at law, next of kin and distributees of Stanley E. Edwards, deceased, if living, and if any of them be dead, their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown;

A petition having been duly filed by Travis M. Engel who is domiciled at 800 Red Mills Road, Wallkill, New York 12589

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Sullivan County, at 414 Broadway, Monticello, New York, 12701 on March 18, 2025, at 1:30 o'clock in the afternoon of that day, why a decree should not be made in the estate of Elizabeth D. Rutter a/k/a Elizabeth Rutter, lately domiciled at 47 Richardson Avenue, Apt. 2, Monticello, New York 12701 United States admitting to probate a Will dated August 9, 1991 (and Codicil(s), if any, dated N/A), a copy of which is attached, as the Will of Elizabeth D. Rutter a/k/a Elizabeth Rutter deceased, relating to real and personal property, and directing that:

- Letters Testamentary issue to: []
- [] Letters of Trusteeship issue to:
- [X] Letters of Administration c.t.a. issue to: Travis M. Engel
- [] Further relief requested (if any):

Dated, Attested and Sealed, February 7, 2025

HON. James R. Farrell Surrogate

Wendy Weiner Deputy Chief Clerk

Michael Wagner, Esq. J&G Law, LLP 158 Orange Avenue, P.O. Box 367, Walden, New York 12586

mw@jglaw.law (845) 778-2121

NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.

130426

LEGAL NOTICE

SUPREME COURT - COUNTY OF SULLIVAN

occupants of premises being foreclosed herein, Defendants. Index No. E2024-1164. Mortgaged Premises: 3 Cignarale Road Loch Sheldrake, NY 12759 Section: 7 Block: 1 Lot: 16.2To The Above Named Defendant(s): YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service. If you fail to appear or to answer within the aforementioned time frame, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE of the above captioned action is to foreclose on a Mortgage to secure \$78,000.00 and interest, recorded in the Sullivan County Clerk's Office on March 24, 2005, in Liber Book 2936, Page 592, Instrument Number 2005-00066922, covering the premises known as 3 Cignarale Road, Loch Sheldrake, NY 12759. The relief sought herein is a final judgment directing sale of the premises described above to satisfy the debt secured by the mortgage described above. Plaintiff designates Sullivan County as the place of trial. Venue is based upon the County in which the mortgaged premises is located. 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

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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 foreclo-Sure 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. FRIED-MAN VARTOLO, LLP 1325 Franklin Avenue, Suite 160 Garden City, New York 11530, Attorneys for Plaintiff.

129765

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, LOST LAKE FUNDING CORP., Plaintiff vs. DICKSON MAKORI AND LOST LAKE PROPERTY OWNERS ASSOCIATION, INC., Defendants.

Pursuant to a Judgment of Foreclosure and Sale duly entered or January 17, 2025, I, the undersigned Referee will sell "Rain or Shine" at public auction at the Sullivan County Supreme Courthouse, 414 Broadway, Monticello, New York 12701 on March 6, 2025 at 10:00 a.m., premises known as Lot 316, Phase 1 on a map entitled "Fina Subdivision Plan of Lost Like Resort Phase I" filed in the Sullivan County Clerk's Office on July 9, 2013 as Map No. 13-417 and identified as SBL 3.C-3-20. All that certain plot, piece or parcel of land, situate, lying and being in the Town of Forestburgh, County of Sullivan and State of New York, Lot 316, Phase 1 on a map entitled "Final Subdivision Plan of Losi Lake Resort Phase I" filed in the Sullivan County Clerk's Office on July 9 2013 as Map No. 13-417 and identified as SBL 3.C-3-20. Approximate amount of judgment is \$125,468.83 plus interest and costs. Premises wil be sold subject to provisions of filed Judgment Index #E2023-1764. It proper social distancing cannot be maintained or there are other health or safety concerns, then the Court Appointed Referee will cancel the Foreclosure Auction.

Richard Zirt, Esq., Referee

Kelly A. Pressler, Esq., J&G Law, LLP, 158 Orange Avenue, Walden, New York 12586

Attorneys for Plaintiff Firm File No. 14838-007

130076

LEGAL NOTICE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-OPT2, MORT-GAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OPT2,

130348

130294

LEGAL NOTICE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

-against-

Debbie Mitchell, Secretary

Rock Hill Fire District

JAMES RICHARD, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF ELEANOR SCHENCK, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Sullivan on November 25, 2024, wherein BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and JAMES RICHARD, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF ELEANOR SCHENCK, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the LAWRENCE H. COOKE COUN-TY COURTHOUSE, 414 BROADWAY, MONTICELLO, NY 12701, on March 4, 2025 at 10:00AM, premises known as 28 SCHAEFER ROAD, JEFFERSONVILLE, NY 12748; and the following tax map identification, 27-1-12.3

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF CALLICOON, COUNTY OF SULLIVAN, STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: E2019-1051. William H. Chellis, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wear-ing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN AČCORDANCE WITH COURT/CLERK DIRECTIVES.

129998

LEGAL NOTICE

Town of Rockland Sullivan County, New York Notice of Request For Qualifications (RFQ) RFQ #25-01 Architectural/Engineering Services For: RIVERWALK SCENIC WALKWAY

Legal Notice Invitation

The Town of Rockland, New York proposes to retain a qualified architectural/engineering consultant to provide design and engineering services for the development of the Riverwalk Scenic Walkway to be located in downtown Livingston Manor, Town of Rockland, NY. Such services will include, but not be limited to: planning, preliminary and final design, specifications and bid package, construction support and inspection services, jurisdictional permitting, environmental compliance, Services shall also include participation at public engagement events; assistance with both easement acquisition and the preparation of governmental/private sector funding applications and any other requirements that may be necessary to the successful completion of the project.

Interested firms should contact Jennifer DeVantier, Secretary to the Supervisor, for a complete copy of the RFQ by email to watersewer@townofrocklandny.com.

Proposals will be reviewed and selected according to a competitive review process based, in part, on technical competence, relevant project experience, past performance in the type of work required, and experience with governmental funding programs. Proposals will be accepted until **12:00 P.M. EST, March 12, 2025**. Sealed proposals should be plainly marked RFQ No. 25-01 on the front of the envelope and may be received by Hand Delivery, U.S. Postal Service or Overnight

Carrier Service. Proposals should be addressed to: Town Clerk's Office, Town of Rockland, 95 Main

Street, Livingston Manor, New York 12758.

The Town of Rockland is an Equal Opportunity/Affirmative Action Employer. Disadvantaged Business Enterprises/Minority and Women-Owned Businesses/Service-Disabled Veteran-Owned Businesses are encouraged to respond.

130428

LEGAL NOTICE

PLEASE TAKE NOTICE that the Planning Board of the Town of Highland will hold a Public Hearing pursuant to Section 190 of the Town of Highland Code on the application #16-2024 of The Eldred Preserve for approval of an Existing Building on Sunrise Lake to be renovated and used as a Service Establishment on the property identified as Town of Highland Section 4 Block 1 Lot 2.

Said hearing will be held on the 26th day of February 2025 at the Eldred Town Hall, 4 Proctor Road, Eldred, NY at 6:00 PM, at which time all interested parties will be given an opportunity to be heard.

130499

CITIMORTGAGE, INC., DOING BUSINESS AS CITICORP MORT-GAGE, Plaintiff -against- URSULA VALKANAS, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated December 9, 2024, I, the undersigned Referee will sell at public auction on the 1st floor lobby at the Sullivan County Courthouse, Monticello, NY on February 28, 2025 at 11:00 a.m. premises situate in the Town of Lumberland, Sullivan County, New York, bounded and described as follows: BEGINNING at an iron pipe found in the northeasterly bounds of Main Black Forest Road, a private road through the Black Forest Colony, at the most southerly corner of Lot D-4 shown in the aforementioned plan of Lots, which Lot D-4 is owned by William J. and Tania McKerrell (Deed Liber 1457, Page 54) THENCE North East 580.64 feet; THENCE North East 490.91 feet; THENCE South East 169.65 feet; THENCE South West 424.16 feet; THENCE South West 511.62 feet; THENCE along said northeasterly bounds of Main Black Forest Road for the following (3) courses and distances: 1. North West 18.98 feet; 2. North West 201.19 feet; 3. North West 19.98 feet. Section: 18 Block: 2 Lot: 9

Said premises known as 134 BLACK FOREST ROAD, GLEN SPEY, NY 12737

Approximate amount of lien \$228,669.34 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

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 or the Mortgagee's attorney. Index Number E2019-2031 BRUCE PERLMUTTER, ESQ., Referee David A. Gallo & Associates LLP Attorney(s) for Plaintiff 47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 7777.044

129670

LEGAL NOTICE

The Kauneonga Lake Fire District is seeking sealed bids on the following items:

One Air Compressor System to fill self-contained breathing apparatus (SCBA) and Scuba tanks. The compressor will have a minimum of 3 filling stations, 4 tank cascade storage bank and a 100' Hose Reel. The storage cylinders shall have a 6,000-psi capacity.

One Commercial PPE Extractor with the capacity to wash 4 to 6 pieces of turnout gear per load.

Both units are to be NFPA compliant. Freight and Delivery charges to 3574 NYS Route 55, Kauneonga Lake, NY 12749 should be included in the bid and the bids should be good for 90 days from the bid opening. Sealed bids are to be mailed to the Kauneonga Lake Fire District, Attn: Secretary, PO Box 775, Kauneonga Lake, NY 12749 and be received by March 4, 2025. The bids will be opened at a special business meeting of the Board of Fire Commissioners beginning at 6:30 PM on March 4, 2025.

130497

Stay in the know, read the Legal Notices!

-against-

BRIAN MINERLY, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Sullivan on December 17, 2024, wherein WELLS FARGO BANK. NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-OPT2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OPT2 is the Plaintiff and BRIAN MINERLY, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the LAWRENCE H. COOKE COUNTY COURTHOUSE, 414 BROADWAY, MONTICELLO, NY 12701 on February 24, 2025 at 10:00AM, premises known as 67 NORTH ROAD, BLOOMINGBURG, NY 12721; and the following tax map identification, 46-2-56.1.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF MAMAKATING, COUNTY OF SULLIVAN AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No. E2020-1209. Bradford J. Harris, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

129955

SSNY on 12/16/2024. Office location: Sulli-LEGAL NOTICE Notice of Forma-tion of 20 Osborne St LLC Arts. of Org. filed with NY Dept. of State van. SSNY desg. as agent of LLC upon whom process against on 01/21/2025. Office location: 5 ROYCE ST, MONTICELLO, it may be served. SSNY mail process to 436 ROOSA GAP RD, ST, MONTICELLU, NY, 12701. Sec.203 of BLOOMINGBURG State designated agent of LLC upon NY 12721. Any lawful purpose. 130111 whom process against it may be served and shall mail process to: 5 ROYCE ST, MONTI-CELLO, NY, 12701. Purpose: any lawful LEGAL NOTICE Notice of formation of Limited Liability purpose 130143 Company (LLC). Name: RED DOG MANUFACTURING LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on January 28, 2025. Office Location: Sulli-LEGAL NOTICE Notice of Forma-tion of HALF-DEVIL333 LLC. Arts. Of Org. filed with

van County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 116 Rocky Hill Road Grahamsville, NY 12740. No specific date of dissolution in addition to the events of dissolution set forth by law.

Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLCL 130151

Your One-Stop Bargain Shop... Classifieds!

OUR COMMUNITIES 6B

LEGAL NOTICES LEGAL NOTICES	LEGAL NOTICES				
LEGAL NOTICE					
SUPREME COURT OF THE STATE OF NEW Y COUNTY OF SULLIVAN	-				
SANTORINI BEACH HOTEL, INC.,	NOTICE OF SALE (Mortgage Foreclosure Action)				
Plaintiff,					
-against-	Index No.:E2023-304 Hon. Meagan Galligan,				
ROADHOUSE CATSKILLS, LLC., NEW YORK STATE DEPARTMENT OF TAXATION AND	Justice of the				
FINANCE, THE UNITED STATES OF AMERI- CA.	Supreme Court				
"JOHN DOE" and "JANE DOE" 1-10, as possible tenants					
in possession, Defendants.					
Defendants.					

In pursuance of a Judgment of Foreclosure and Sale (Mortgage Foreclosure Action) signed by Hon. Meagan Galligan, Justice of the Supreme Court, on September 9, 2024 and entered in the Sullivan County Clerk's Office on September 10, 2024, as Instrument No. 2024-246, I, Bruce Perlmutter, Esq., Referee, will sell at public auction, in the lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, New York 12701, on March 5, 2025, at 11:00 a.m., the premises directed by the Judgment of Foreclosure and Sale (Mortgage Foreclosure Action) to be sold and described as follows:

DESCRIPTION OF 3.37 ACRE AND 0.65 ACRE PARCELS See Surveyor's Map Number RO-26-1-8

3.37 ACRE PARCEL

All that tract or parcel of land situate in the Town of Rockland, County of Sullivan, State of New York being bounded and described as follows;

Beginning at a point in the center of traveled way of County Road Number 81 at the southeasterly corner of Parcel Number 197 as shown on Highway Map Number 95 of lands of The State of New York, which parcel 197 was acquired in fee for the construction of the Liberty-County Line Part 2, State Highway Number 5234, and running thence from said place of beginning the following five (5) courses and distances passing along the center of traveled way of said County

- Road Number 81:
- I.) South 35° 37' East 44.86 feet;
- South 33° 38' East 96.64 feet;
-) South 33° 07' East 74.05 feet;
- South 33° 50' East 74.93 feet; and

5.) South 36° - 58' East 131.42 feet to a point in the center of traveled way of said Country Road at the northeasterly corner of lands of Papadopulos (see Instrument Number 2016-5160), said point being in range with a roadway formerly known as John Gray Road situate on the northeast side of said County Road; thence leaving said County Road and running South 64°-38' West 140.94 feet passing along the north boundary of said Papadopulos parcel, said course passing thru an iron set on the southwesterly side of said County Road and continuing to a wood stake set in the bed of a brook flowing southwesterly to the Willowemoc Creek: thence leaving said brook and running North 45°-52 West 41.83 feet to a wood stake set; thence passing along the top of the easterly bank of Willowemoc creek as described in Volume 3563 at Page

613 the following four (4) courses and distances:

- I.) North 79° 29' West 58.37 feet;
- North 66° 22' West 63.00 feet;
- 3.) North 50° 03' West 93.97 feet; and

4.) North 44° - 36' West 234.47 feet to an iron set at the most southerly corner of the 0.65 acre parcel hereinafter described; thence leaving said top of bank and running North 08°-56' East 44.00 feet passing along the southeasterly boundary North 42°-48' West 280.00 feet to an iron set on the southerly boundary of Parcel Number 196 as shown on Map Number 95 of said State Highway Number 5234, said iron being at the northeast-erly corner of said 0.65 acre parcel; thence North 77°-39' East 139.00 feet passing along the southerly boundary of said Parcel Number 196 to an iron set at the common southerly corner of said Parcel 196 with Parcel 197 of said State Highway; thence the following three courses and distances passing along the southwesterly and southerly boundary of said

Parcel Number 197:

1.) South 54° - 57' East 267.00 feet to an iron set;

South 74° - 56' East 84.92 feet to an iron set; and

3.) North 54° – 25' East 18.95 feet to the point or place off beginning containing 3.37 acres of land.

Subject to easements of record to public utilities and highway use-dedication of record.

The above described 3.37 acre parcel being subject to certain fishing rights as set forth in Liber 726 of Deeds at Page 1069.

0.65 ACRE PARCEL

All that tract or parcel of land situate in the Town of Rockland, County of Sullivan, State of New York, being situate northwesterly of and contiguous to the northwesterly boundary of the above described 3.37 acre parcel, said parcel being bounded and described as follows:

Beginning at an iron set at the northwesterly corner of said 3.37 acre parcel, said point of beginning being on the southerly boundary of Parcel Number 196 as shown on Highway Map Number 95 of said Liberty-County Line Part 2, State Highway Number 5234 and running thence from said place of beginning South 42°-48' East 280.00 feet leaving said highway boundary and passing along the southwesterly boundary of said 3.37 acre parcel to an iron set; thence continuing along the northwesterly boundary of said 3.37 acre parcel South 08°-56' West 44.00 feet to an iron set on the easterly bank of the Willowemoc Creek, said iron being at an angle point in the westerly boundary of said 3.37 acre parcel; thence North 67°-14' West 168.80 feet passing to and within the waters of the Willowemoc Creek to a point in said Creek; thence North 40°-26' West 210.00 feet passing downstream and continuing within said Creek to a point in said Creek; thence running North 77°-39' East 111.00 feet leaving said Creek and passing along a southerly boundary of said Parcel Number 196 to the point or place of beginning, containing 0.65 acres of land. The above described parcel being subject to a permanent stream channel easement acquired for the construction of the Liberty County Line Part 2, State Highway Number 5234, see Map Number 95, Parcel Number 195. The above described parcel being subject to certain fishing rights as set forth in Liber 726 of Deeds at Page 1069. Being the same premises more particularly described in a Deed dated March 11, 2020, from Santorini Beach Hotel, Inc., to Roadhouse Catskills, LLC., and recorded in the Sullivan County Clerk's Office on June 10, 2020, as Instrument Number 2020-3770

SULLIVAN COUNTY DEMOCRAT

LEGAL NOTICES

www.scdemocratonline.com

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 #: E2024-1565 Nationstar Mortgage LLC Plaintiff, vs Carmela Gangi As Heir To The Estate Of Eugenio Scarpelli, Gennaro

Heir To The Estate Of Eugenio Scarpelli, Unknown Heirs Of Eugenio

Scarpelli If Living, And If He/She Be Dead, Any And All Persons

At Law, Next Of Kin, Descendants, Executors, Administrators,

Scarpelli As Heir To The Estate Of Eugenio Scarpelli, Jolly Scarpelli As

Unknown To Plaintiff, Claiming, Or Who May Claim To Have An Interest

This Action; Such Unknown Persons Being Herein Generally Described

And Intended To Be Included In Wife, Widow, Husband, Widower, Heirs

Assignees Of Such Deceased, Any And All Persons Deriving Interest In Or Lien Upon, Or Title To Said Real Property By, Through Or Under

Devisees, Legatees, Creditors, Trustees, Committees, Lienors, And

Them, Or Either Of Them, And Their Respective Wives, Widows,

Except As Stated, Are Unknown To Plaintiff, People Of The State Of

New York, United States Of America On Behalf Of The IRS John Doe

Those unknown tenants, occupants, persons or corporations or their

gaged premises.) Defendant(s). Mortgaged Premises: 204 Dessecker

are hereby summoned to answer the Complaint in this action, and to

Supplemental Summons, to serve a notice of appearance, on the

Plaintiff(s) attorney(s) within twenty days after the service of this

serve a copy of your answer, or, if the Complaint is not served with this

Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not

your failure to appear or answer, judgment will be taken against you by

Plaintiff has an office for business in the County of Erie. Trial to be held

the location of the Mortgaged Premises. TO Unknown Heirs of Eugenio

in the County of Sullivan. The basis of the venue designated above is

Summons is served upon you by publication, pursuant to an order of

York, dated the Twenty-Fourth day of January, 2025 and filed with the

upon the premises described below dated July 26, 2013, executed by

Eugenio Scarpelli (who died on March 4, 2024, a resident of the county

of Sullivan, State of New York) to secure the sum of \$199,500.00. The

Mortgage was recorded at Instrument Number 2013-6885 in the Office

of the Sullivan County Clerk on September 4, 2013. The mortgage was

subsequently assigned by an assignment executed July 23, 2024 and recorded on July 29, 2024, in the Office of the Sullivan County Clerk at

Instrument Number 2024-5619. The property in question is described

FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW

REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORE-

CLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS

AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME

YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR

LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PRO-

TECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE

The state encourages you to become informed about your options in

foreclosure. In addition to seeking assistance from an attorney or legal

aid office, there are government agencies and non-profit organizations

that you may contact for information about possible options, including

trying to work with your lender during this process. To locate an entity

York State Department of Financial Services at 1-800-342-3736 or the

near you, you may call the toll-free helpline maintained by the New

Foreclosure Relief Hotline 1-800-269-0990 or visit the department's

website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU

ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU

HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORE-CLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUC-

TION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE

REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR

HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY

AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND

LOCAL LAW. FORECLOSURE RESCUE SCAMS Be careful of people

who approach you with offers to "save" your home. There are individu-

als who watch for notices of foreclosure actions in order to unfairly prof-

it from a homeowner's distress. You should be extremely careful about

sign over your deed. State law requires anyone offering such services

for profit to enter into a contract which fully describes the services they

taking any money from you until they have completed all such promised services. § 1303 NOTICE 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

will perform and fees they will charge, and which prohibits them from

any such promises and any suggestions that you pay them a fee or

THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY.

IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN

as follows: 204 Dessecker Road, Livingston Manor, NY 12758 HELP

Complaint in the Office of the Clerk of the County of Sullivan, in the City

The object of this action is to foreclosure a mortgage

HON. Meagan Galligan of the Supreme Court Of The State Of New

personally delivered to you within the State of New York). In case of

default for the relief demanded in the Complaint. The Attorney for

Scarpelli Defendant In this Action. The foregoing Supplemental

Road Livingston Manor, NY 12758 To the Above named Defendant: You

heirs, distributees, executors, administrators, trustees, guardians,

assignees, creditors or successors claiming an interest in the mort-

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,

In, Or General Or Specific Lien Upon The Real Property Described In

LEGAL NOTICES

of Monticello.

LMES names second-quarter honor roll students

grade students at Livingston

Manor Elementary School

were named to the honor

rolls for the second quarter.

Principal's List (93-100 GPA):

Amelia Almquist, Alivia Brady,

Abigail Buck, Kylie Davis, Kara

Heusel and Rhema Plenty.

Didrich, Cora Freidenstine, Anthony

High Honor (89-92.99 GPA): Ella

Jones, Charlotte Park and Hannah

Honor (84-88.99 GPA): Landon

Bowers, Adnan Bubbico, Rilee

LEGAL NOTICES

200, Title IV Program

Darbee, Miguel DeJesus, Avianna King, Marlee Kleingardner and Cora

Sixth grade

Wilson.

vantaged

Mills Thefollowingfifth and sixth

Fifth grade

Principal's List: Willow Brooks, Caleb Buck, Gunner Cirigliano, Noah DeFreitas, Bryce Edwards, Mara Gorr, Sage Gorr, Julie-Maye MacManus, Emily Sherman, Rachel Sprouse and Jenessa Wells.

FRIDAY, FEBRUARY 14, 2025

High Honor: Josephine Anderes, Joseph Hicks, Harper Krause, Brayden Owen, Kush Patel, Savannah Sanderson, Colton Staudt and Eva Wells.

Honor: Troy Amback, Karter Bolden, Jaxson Irwin, Allie Kleingardner, Raelee Misner, Whitney Misner, Layla Park, Mia Rodriguez, Paxtin Thomas and Cole Wood.

Town Supervisor

C/O Sealed Bid PO BOX 177

hlandny.com or 8455578901 with any

LEGAL NOTICE

Request for Proposa

February 12, 2025

Town of Highland, NY The Town of High-

land hereby seeks Request for Proposals

for a Licensed Electri-

cian or Firm to enter

into a service contract

for the maintenance of

our Town of Highland

Highway Garage gen-erator, CAT D60. Proposals should

include pricing, qualifi-cations, and all perti-

Please send sealed bids with requested

nent

information.

questions

130519

Eldred, NY 12732 Please contact supervisor@townofhig

LEGAL NOTICES LEGAL NOTICES

LEGAL NOTICE

AUTO LLC,

Notice of Qual of COLLIGO AUTO and Related Statutes, as amended, issued TRANSPORT pursuant to such Act, Authority filed with the hereby notifies all who SSNY on 11/08/2024. Office loc: Sullivan County. LLC formed in respond to a written Department solicitation, request for proposal or invitation for bid that it will affirma-DE on 09/04/2024. SSNY is designated tively ensure that in as agent upon whom process against the LLC may be served. SSNY shall mail any contract entered into pursuant to this SSNY advertisement, disadprocess to: The LLC, Attn: Ryan Boylan, Manager, 33 Victory Lane, Unit 5, Monticelbusiness enterprises will be afforded full opportunity to submit bids in response to this invitalo, NY 12701. Address tion and will not be disrequired to be maintained in DE: 251 Little Falls Drive, Wilmingcriminated against on the grounds of race, color, national origin, ton, DE 19808. Cert of sex, age, disability /handicap and income Formation filed with DE Div. of Corps, 401 status in consideration Federal St., for an award. B I D D E R S Dover, DE 19901. Pur-pose: Any Lawful Pur-

pose

129864

required to be main-tained in DE: 251 Little

Falls Drive, Wilming-ton, DE 19808. Cert of Formation filed with DE Div. of Corps, 401

Federal St., Ste 3, Dover, DE 19901. Pur-

pose: Any Lawful Pur-

LEGAL NOTICE PUBLIC NOTICE

BY ORDER OF E ZONING

LEGAL NOTICE

Highway

ZONING

OF

OF

pose. 129861

SHOULD BE AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PAS-SAGE OF A BUDGET APPROPRIATION BILL BY THE LEGIS LATURE AND GOV-ERNOR STATE OF OF THE NEW

YORK. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the let-

ting. Region 09: New York State Department of Transportation 44 Hawley Street, Binghamton, NY, 13901

D265449 PIN 9PM025, FA Proj Broome, Chenango, Delaware, Otsego, Schoharie, Sullivan, Tioga Cos., PAVE-MENT MARKING Various Locations. Bid Deposit: 5% of Bid (~ \$375,000.00), Goals: DBE: 0.00%

130395

LEGAL NOTICE Notice of Qual of COLLIGO VEHICLE SALES LLC, Authority filed with the SSNY on LEGAL NOTICE Notice of formation Limited Liability 11/08/2024. Office loc: Company (LLC) Sullivan County. LLC formed in DE on N a m e : THINKATHUNK LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on January 6, 2025. Office Sullivan Location:

The annual meet-ing for the plot owners 09/04/2024. SSNY is designated as agent upon whom process against the LLC may of the Greenhill Cemetery Corporation will be held on Wednesbe served. SSNY shall be served. SSNY shall mail process to: The LLC, Attn: Ryan Boy-lan, Manager, 33 Vic-tory Lane, Unit 5, Monticello, NY 12701. Address required to be maintained in DE: SEI Little Falls Drive day , February 26, 2025 at 2:00 p.m., at the home of James Dirie, 7 Hardenburgh Road. Livingston Manor, NY. Kathy Greenhill (Corporation Fries, Cemetery n Vice 251 Little Falls Drive, President 130214

LEGAL NOTICE information no later Notice of Qual of COLLIGO AUTOMOthen March 24, 2025 to: TIVE GROUP LLC Town Supervisor Authority filed with the SSNY on 11/07/2024. C/O Sealed Bid PO BOX 177 Office loc: Sullivan County. LLC formed in Eldred, NY 12732 Please contact supervisor@townofhig DE on 09/04/2024. SSNY is designated hlandny.com or 8455578901 with any as agent upon whom process against the questions. LLC may be served. SSNY shall mail 130520 SSNY Attn: Ryan Boylan, Manager, 33 Victory Lane, Unit 5, Monticel-lo, NY 12701. Address required to be main-

Ste 3,

Legal Notice Special Meeting The Board of Fire Commissioners of the Kauneonga Lake Fire District will hold a spe-cial meeting at 6:30 PM on March 4, 2025 at the Kauneonga Lake Firehouse, 3574 NYS Route 55, Kau-

neonga Lake, NY 12749. The purpose of the meeting is to open bids received for an air compressor system a commercial and PPE extractor. The meeting is open to the

130496

LEGAL NOTICE

public.

Property Address: 102 DeBruce Road, Livingston Manor, New York Town of Rockland Tax Map Number: Section 26., Block 1, Lot 8

Subject to:

A. Zoning regulations and ordinances of the Municipality in which the premises lie.

- B. Such state of facts as an accurate survey may show.
- C. Such state of facts as personal inspection will reveal.
- D. Easements, public utility easements, rights of way, covenants and restrictions of record.

Dated: January 23, 2025

Bruce Perlmutter, Esq., Referee P.O. Box 425 Woodridge, New York 12789-0425 (845) 436-4109

Baum Law P.C. Attorneys for Plaintiff 438 Broadway, P.O. Box 1260 Monticello, New York 12701 (845) 791-1000

130069

LEGAL NOTICE Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, March 13, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be pubform CONR 391, rep-resenting 5% of the bid total, must accom-

licly opened and read. Bids may also be subpany each bid. NYS-DOT reserves the right mitted via the internet to reject any or all using www.bidx.com. A certified cashier's bids. Electronic docucheck payable to the NYSDOT for the sum specified in the proments and Amendments are posted to www.dot.ny.gov/doing posal or a bid bond, -business/opportunities/const-notices. The

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 SERV-ING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: January 29, 2025 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. 84414

130301

LEGAL NOTICE

Please take notice that the regular meeting of the Board of Fire Commissioners of the Grahamsville Fire District of the Town of Neversink, County of Sullivan, New York, will be held on the following. January 21, 2025 February 18, 2025 March 18, 2025

April 15, 2025 May 20, 2025 June 17, 2025 July 15, 2025 August 19, 2025 September 16, 2025 October 21, 2025 November 18, 2025 December 16, 2025

These regular meetings will be held at the Grahamsville Fire House at 205 Main Street, Grahamsville, New York 12740 at 7 o'clock p.m. on that day.

This notice is being given to the news media pursuant to the provisions of Section I04 of the Public Officers Law of the State of New York.

By order of the Board of Fire Commissioners of the Grahamsville Fire District. Courtney Ansbro Secretary Grahamsville Fire District

130434

Contractor is responsible for ensuring that all

Amendments are incorporated into its holders www.dot.ny.gov/doing bid. To receive notifi--business/opportunication of Amendments ties/const-planholder. via e-mail you must Amendments submit a request to be have been placed on the Planprior to your place-

ment on the Planhold-NYS Finance Law restricts communica-tion with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated per-sons or other involved Agencies will be considered a serious matter and may result in disqualification. Con-tact Robert Kitchen (518)457-2124.

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SDVOBs.

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may issued Contracts with 0% Goals are generally single operation contracts, where subcon-tracting is not expected, and may present direct bidding opportu-nities for Small Business Firms, including, but not limited to D/M/WBE's and The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Fed-Regulations, Department of Trans-portation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federallyassisted programs of the Department of Transportation and Title 23 Code of Fed-

County, SSNY de nated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 454 Horseshoe Lake Road, Swan Lake, NY 12783. Pur-Wilmington, DE 19808. Cert of Forma-tion filed with DE Div. of Corps, 401 Federal St., Ste 3, Dover, DE 19901. Purpose: Any Lowful Purpose. pose is to engage in any and all business activities permitted 130300 Lawful Purpose. 129863

LEGAL NOTICE

Notice of Forma-tion of Patriot Decks & Stairs LLC. Arts. of Org. filed with NY Dept. of State on THERE BEING NO BUSINESS BEFORE THE BOARD, THE REGU-LAR MEETING OF THE TOWN OF NEV-01/9/2025. Office location: Sullivan County. Sec. of State designated agent of LLC upon whom process against it may ERSINK BOARD APPEALS SCHED-ULED FOR FEBRU-ARY 18, 2025 HAS BEEN CANCELLED. be served and shall mail process to: 256 Mount Vernon Rd., Wurtsboro, NY 12790.. Purpose: any THE lawful purpose. BOARD 129963 APPEALS TOWN OF NEV-ERSINK MICHAEL DEAN, CHAIRMAN 130517 LEGAL NOTICE Notice of Qual of COLLIGO AUTO LLC,

ADVISORY Authority filed with the SSNY on 11/08/2024. Office loc: Sullivan County. LLC formed in Request for Proposal February 12, 2025 Town of Highland, NY The Town of High-DE on 09/04/2024. SSNY is designated as agent upon whom process against the land hereby seeks a Request for Proposal LLC may be served. for a Licensed Electri-SSNY shall mail process to: The LLC, cian to determine the location and to install Attn: Ryan Boylan, Manager, 33 Victory Lane, Unit 5, Monticelour newly purchased generator, a CAT D60, according to the "as built" plans of our lo, NY 12701. Address required to be main-tained in DE: 251 Little Town Garage. Proposals should Falls Drive, Wilming-ton, DE 19808. Cert of include pricing, qualifi-Formation filed with cations, and all perti-nent information. DE Div. of Corps, 401 Federal St., Ste 3, Dover, DE 19901. Pur-Please send sealed bids with requested information no later pose: Any Lawful Purthen March 24, 2025

pose. 129862

to:

LEGAL NOTICE YAEL FEINER-MAN ACCOUNTING LLC, Arts. of Org. filed with the SSNY on 01/27/2025. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Jennifer L. Feinerman, 69 Seminary Road, Calli-coon, NY 12723. Purpose: Any Lawful Purpose.

130124

LEGAL NOTICE

OF FORMATION OF RIEBER CARTING, LLC Notice of formation of RIEBER CARTING, LLC ("LLC") Articles of Org. filed with NY Secy. Of State (SSNY) on February 3, 2025. Office location: Sullivan County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, PO Box 394 Rock Hill NY 12775. Purpose: any lawful activity. The LLC is perpetual, subject to the events of dissolution set forth in §701 of the LLC Law. 130321

Stay updated on local government, read the Legals!