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

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- |                        |                       |
|------------------------|-----------------------|
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| Articles for Sale      | Lost/Found            |
| Auctions               | Lots/Acreage          |
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| Auto Parts & Services  | Miscellaneous         |
| Boats                  | Mobile Homes          |
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| Campers                | Musical Instruments   |
| Cars for Sale          | Outdoor Power Equip.  |
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| Cleaning Services      | Real Estate Wanted    |
| Estate Sale            | Rec Vehicles          |
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| Events                 | Repairs & Home Imp.   |
| Excavating             | Sale                  |
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| Farm Products          | Snowmobiles           |
| Firewood               | Snow Plowing          |
| Flea Market            | Sports & Recreation   |
| Free                   | Storage               |
| Garage/Yard Sales      | Stores & Retail Space |
| Guns                   | Tires                 |
| Handyman               | Tractors              |
| Health & Beauty        | Travel Trailers       |
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| Houses for Rent        | Truck Accessories     |
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| Jobs Wanted            | Wanted                |
| Lawn Care              | Wanted to Buy         |
| Lawn/Garden Equip.     | 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.

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

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

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

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## HELP WANTED

## HELP WANTED

## HELP WANTED

**EDITORIAL ASSISTANT**

Growing twice-weekly newspaper seeks organized, computer savvy candidate to help in the editorial department.

Duties include light editing, classified design and calendar maintenance. Position is part-time, Monday, Wednesday, Thursday, with potential for more hours during busy season.

Apply to:  
 Sullivan County Democrat  
 5 Lower Main St., Callicoon  
 or 845-887-5200  
 or publisher@sc-democrat.com

## PART-TIME SPORTS WRITERS

The Sullivan County Democrat is seeking an energetic writer who can help with additional coverage for high school sports both after school and on weekends. If you enjoy high school sports and are interested in writing about these events and taking photos contact us for an interview. Experience helpful but not necessary.

**\*\*REQUIREMENTS:\*\***

- Strong writing skills with an engaging style
- Knowledge of various high school sports, i.e. baseball, softball, track
- Ability to meet deadlines and work collaboratively
- Previous writing experience preferred but not required

CONTACT:  
 Crystal Tweed, Sports Editor  
 sports@sc-democrat.com  
 845-887-5200

**CARPENTER WANTED** Minimum 3 yrs. experience. Sullivan County area. Must have transportation. 845-807-3256 for consideration.

**SEEKING A LOCAL employee** In Livingston Manor, NY area to work 2-4 days a week, mostly Friday to Sunday, at a historic fishing club near the headwaters of the Beaverkill River. Employment will run from mid-May to early October. Individual will report to the club chef. Duties include

servicing and post-meal clean up, lite housekeeping, accepting and adjusting reservations, greeting members and attending to their requests, and various clubhouse chores. Pleasant and can-do attitude required with the ability to do what it takes to ensure a positive member experience. Email fleeming@nexp hase.com

**WANTED MATH Tutor** in-person instruction, flexible hours (including

## APARTMENTS

## 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

## APARTMENTS

**Main St. Sparrowbush, NY, 1 Bedroom w/office, living room, kitchen, bathroom. Bedroom and Bathroom upstairs. Heat/hot water included. \$1300/mo., 1 month security. 914-443-5802**

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## MISCELLANEOUS MISCELLANEOUS MISCELLANEOUS

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**SPECIAL OFFER Waiving All Installation Costs!**

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

## LEGAL NOTICES

**LEGAL NOTICE NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY**  
 Name: Regina 20 LLC  
 Articles of Organization filed with Secretary of State on February 19, 2025  
 Office Location: Sullivan County  
 Secretary of State of the State of New York is designated as an agent of the LLC upon whom process against it may be served. The post office address to which the Secretary of State shall mail process is: 733 Sackett Lake Rd, Monticello, NY 12701  
 Purpose: any lawful purpose.  
 130738

## LEGAL NOTICE

3105 STATE ROUTE 17B LLC, Arts. of Org. filed with the SSNY on 03/12/2025. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Michael Clear, 15 Adele Road, West Nyack, NY 10994. Purpose: Any Lawful Purpose.  
 131430

## LEGAL NOTICE

**NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY MEAT AND BOAT LLC**  
 MEAT AND BOAT LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on the 11th of February, 2025. Office located in Sullivan County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to 40-01 Kuiken Terrace, Fairlawn, New Jersey 07410. Purpose: to engage in any and all lawful act or activity  
 131431

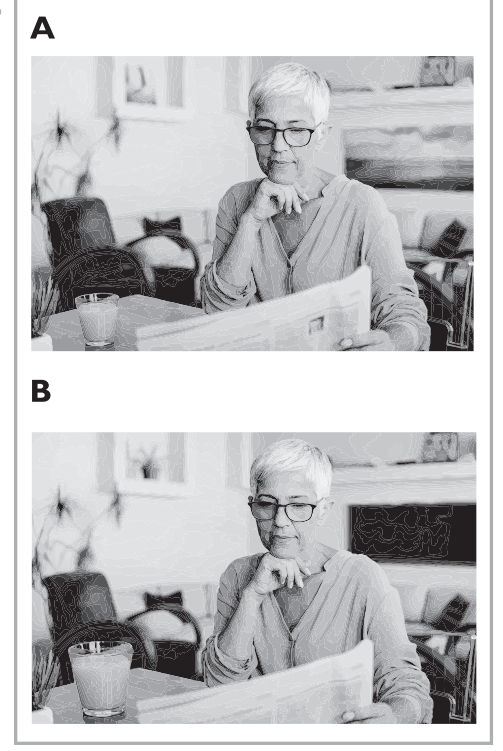


**Book FACT:**

This famous author is celebrated each March for his many contributions to children's literature.

Answer: Dr. Seuss

**What's the Difference?**  
 Find the four difference between the two pictures.



Answers: 1. Painting is a television on wall 2. Missing image in newspaper 3. Orange juice is larger 4. Plant on shelf back left

**THIS DAY IN HISTORY**

MARCH 27

**1513:** Juan Ponce de León reaches the northern tip of The Bahamas on his first voyage to Florida.

**1886:** The Apache warrior Geronimo, surrenders to the U.S. Army.

**1964:** The Good Friday earthquake hits Alaska with a magnitude of 9.2.

**NEW WORD MEMORIZE**

learn by heart; commit to memory

**Did You Know?**

The average adult will read between 200 and 400 words per minute. Older adults (over age 65) tend to read more than young people.

Answer: Child reading book

**Get the PICTURE?**

Can you guess what the bigger picture is?

Answer: Child reading book

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129386

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LEGAL NOTICE

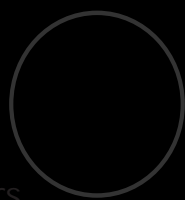
NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff AGAINST Jacqueline Brady a/k/a Jacqueline M. Brady a/k/a Jacqueline Mae Brady, Individually and as Administratrix of 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 1, 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 April 15, 2025 at 1:30PM, 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: January 17, 2025 84239

131131

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BRIEFS

LEGAL NOTICE

NOTICE OF BOCES ANNUAL MEETING

Please take notice that the BOARD OF COOPERATIVE EDUCATIONAL SERVICES OF THE SOLE SUPERVISORY DISTRICT OF SULLIVAN COUNTY (BOCES) will hold the annual meeting of the trustees and members of the boards of education of its component school districts on Thursday, April 10, 2025, at 6:00 PM in the Rubin Pollack Education Center, Liberty, NY.

Jean Hewlett, Clerk of the Board

SUMMARY OF TENTATIVE ADMINISTRATIVE BUDGET

Table with 2 columns: Description, Amount. Includes Total Personnel Services (\$716,787), Total Employee Benefits (\$375,868), and Total Compensation (\$282,600).

Table with 2 columns: Description, Amount. Includes Equipment (\$0), Supplies and Materials (\$10,390), Revenue Note Interest (\$0), and Total Contract Expense (\$536,865).

TOTAL ADMINISTRATIVE BUDGET \$3,735,355

SUMMARY OF TENTATIVE CAPITAL BUDGET

Table with 2 columns: Description, Amount. Includes Rental of Facilities (\$485,869), Payments to Dormitory Authority (\$0), and Total Capital Budget (\$1,610,869).

SUMMARY OF TENTATIVE PROGRAM BUDGET

Table with 2 columns: Description, Amount. Includes Occupation Instruction (\$9,221,853), Instruction of Students with Disabilities (\$21,950,007), and Total Program Budget (\$39,217,841).

131394

LEGAL NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF SULLIVAN, DITMAS PARK CAPITAL LP, Plaintiff, vs. WISE EQUITIES GROUP, LLC, Defendant.

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated October 30, 2024 and duly entered on October 30, 2024, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on April 29, 2025 at 10:00 a.m., premises known as 82 Liberty Street, Monticello, NY 12701.

Cirino M. Bruno, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff

131286

LEGAL NOTICE

Town of Bethel Notice of the Examination of Assessment Inventory and Valuation Data

NOTICE IS HEREBY GIVEN, that pursuant to Section 501 of the Real Property Tax Law, that the Assessment Inventory and Valuation Data will be available for examination and review. This data is the information which will be used to establish the Tentative Assessment Roll of the Town of Bethel which will be filed on or before May 1, 2025.

The information may be reviewed, by appointment at the Assessor's Office, Bethel Town Hall, 3454 Route 55, White Lake, NY on April 2nd and April 4th 2025 between the hours of 9 a.m. and 4 p.m. An appointment to review the assessment information may be made by telephone to the Assessor's Office at (845) 583-4350 ext. 103 or ext. 104.

Daniel Gettel, Assessor  
Town of Bethel  
Dated: March 2025

131502

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN PNC BANK, NATIONAL ASSOCIATION, Plaintiff AGAINST COLLIN L. BORTLE AS ADMINISTRATOR AND AS HEIR OF THE ESTATE OF BRUCE BORTLE AKA BRUCE A. BORTLE, WHO WAS THE SURVIVING SPOUSE OF DEBRA BORTLE AKA DEBRA L. BORTLE AKA DEBRA L. GREENE AKA DEBRA GREENE BORTLE, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered January 10, 2025, 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 April 15, 2025 at 1:30PM, premises known as 2 Valley View Road, Bloomingburg, NY 12721.

131132

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the County of Sullivan Industrial Development Agency (the "Agency") on Friday, April 4, 2025 at 9:20 a.m., local time, in the Meeting Room at the Town of Fallsburg Town Hall, 19 Railroad Plaza, South Fallsburg, New York, in connection with the following matter:

NY Fallsburg II, LLC ("Company"), has submitted an application ("Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project consisting of the construction of an approximately 5MWac solar photovoltaic electricity-generating facility that will be interconnected to the New York State Electric and Gas electrical grid ("Project").

The Agency will acquire title to, or a leasehold interest in, the Project and the Land and lease the Project and the Land back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Company will purchase the Project and the Land from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: March 19, 2025  
By: COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

131724

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

LEGAL NOTICE

VILLAGE OF WURTSBORO NOTICE TO BIDDERS

PLEASE TAKE NOTICE that the Village of Wurtsboro will receive sealed Bids in conformity with the bid specifications on the following until April 1, 2025, at 10:00 AM, at the Village of Wurtsboro Office, 7 Pennsylvania Avenue, Wurtsboro, New York 12790.

REFUSE SERVICE FOR A ONE YEAR TERM, WITH ADDITIONAL ONE-YEAR OPTION TO BE EXERCISED AT THE OPTION OF THE VILLAGE, FOR THE COLLECTION OF WASTE IN THE VILLAGE OF WURTSBORO AND SPRING CLEAN-UP OF BULKY ITEMS AND RECYCLABLE SERVICES COLLECTION BID".

Each bid must be received no later than the bid date and time as stated above. All bids must be accompanied by a certificate executed pursuant to Section 103-d of the General Municipal Law of the State of New York. A sample Certificate is attached to this Notice to Bidders and are also available from the Village Clerk. Bid specifications may be obtained by contacting the Village Clerk's office at PO Box 157, Wurtsboro, New York 12790, or by phone at (845) 888 2522.

The Village of Wurtsboro reserves the right to accept or reject any and all bids; to waive any informality in the bid; and to accept that proposal which in its judgment best serves the interest of the Village of Wurtsboro. Fax bids will not be accepted.

PLEASE TAKE FURTHER NOTICE to carefully review and comply with all bid specifications and supply all required documents to avoid delay or rejection of bids.

BY ORDER OF THE VILLAGE BOARD OF THE VILLAGE OF WURTSBORO

Date: March 7, 2025

Gina Langowsky, CMC, RMC, CMFO  
Clerk-Treasurer  
Village of Wurtsboro

131312

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, 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 Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on April 22, 2025 at 10:00AM, premises known as 47 Waverly Avenue, Monticello, NY 12701.

131344

Whether you need a job or an apartment... Let the Classifieds work for you. See ads on page 3B.

Delaware Highlands Conservancy Announces April Community Programs at Nature Reserve

BEACH LAKE, PA — The Delaware Highlands Conservancy announces community programs and workshops hosted in April 2025 at the Van Scott Nature Reserve at 571 Perkins Pond Rd, Beach Lake, PA. Events require advance registration. For program details and to register, please visit www.DelawareHighlands.org/

Saturday, April 12 - 9am-11am - Spring Birding Walk Join the Delaware Highlands Conservancy for a morning walk at the Van Scott Nature Reserve to look for birds in our meadows, forest, and along our ponds. Please be prepared to walk on sloped terrain, and wear closed-toe shoes and clothing appropriate for the weather. Light refreshments will be provided. Please pack a reusable water bottle. Friday, April 25 - 3pm-4pm - Boundin' Furbearers Ever wonder about the difference between a red fox and a grey fox? Did you know that grey fox are the only member of the canine family that can climb trees? Do opossums really play dead? What is a fisher? Join us to learn about many of the various furry animals that live in the woods around us! Space is limited and prior registration is requested. Event fee is \$5 for Conservancy members or \$10 for non-members; kids under 12 are free. This program is intended for all ages.

Saturday, April 19 - 1pm-3pm - Rain to Drain Join the Delaware Highlands Conservancy for a workshop to explore the importance of water conservation and the role stormwater plays in it. We'll dive into the water cycle and examine how stormwater fits into the process. Additionally, we'll discuss where stormwater flows and why it's crucial to understand its path and impact. Fee is \$5 for Conservancy members and \$10 for non-members; kids under 12 are free. Advance registration is requested. This program is best suited for older children and adults. Tuesday, April 22 - 10 am-3pm - Earth Day Scavenger Hunt Celebrate Earth Day by heading outdoors for a Scavenger Hunt at the Van Scott Nature Reserve! Stop by anytime between 10am and 3pm to pick up your scavenger hunt booklet. Once you've completed the

hunt, return to the office to claim a small prize! Please be prepared to walk on sloped terrain, wear closed-toe shoes and clothes that are comfortable for the weather.

April 23, May 1, or May 9 - 1pm-5pm - Spring Monitoring Volunteer Training

Join our Stewardship Staff for an informative Monitoring Volunteer Training at the Van Scott Nature Reserve and learn how you can participate in annual visits to conserved properties throughout the region. Trainings will be offered on April 23, May 1, or May 9. Advance registration is requested. Be prepared to walk at least two miles on sloped terrain each day. Please wear closed-toe shoes and clothing appropriate for the weather. Light refreshments will be provided. Please pack a reusable water bottle.

Friday, April 25 - 3pm-4pm - Boundin' Furbearers

Ever wonder about the difference between a red fox and a grey fox? Did you know that grey fox are the only member of the canine family that can climb trees? Do opossums really play dead? What is a fisher? Join us to learn about many of the various furry animals that live in the woods around us! Space is limited and prior registration is requested. Event fee is \$5 for Conservancy members or \$10 for non-members; kids under 12 are free. This program is intended for all ages.

Tuesday, April 29 - Noon-1pm - Mystery Zoom

It's a mystery! Join the Delaware Highlands Conservancy on the last Tuesday of every month through October for a fun and exciting Mystery Zoom. Engage with us each week on social media to try and guess the theme based on clues and questions we share. Each Zoom will cover a different topic, so stay tuned until the end of the month to see if your guess was right!

LEGAL NOTICES

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NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN ATHENE ANNUITY AND LIFE COMPANY, Plaintiff AGAINST NICOLE DAVIS JOHNSON AS HEIR TO THE ESTATE OF SHAWN JOHNSON, UNKNOWN HEIRS OF SHAWN JOHNSON 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 February 13, 2025, 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 April 22, 2025 at 10:30AM, premises known as 3426 State Route 97, Barryville, NY 12719. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Highland, County of Sullivan and State of New York, Section 27 Block 8 Lot 15. Approximate amount of judgment \$123,257.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2023-64. Jared K. Hart, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 22-004930 84895

131345

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT - COUNTY OF SULLIVAN

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE GSAMP TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2

Plaintiff,

Against

DILLON DUFAULT, KRISTA DUFAULT, RANDI GERZOFOSKI, any possible unknown heirs at law of JANICE S DUFAULT and if they be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 01/17/2025, I, the undersigned Referee, will sell at public auction, at the Sullivan County Courthouse, 414 Broadway, Monticello, New York 12701 (either on the front steps of the Sullivan County Courthouse or in the 1st floor lobby), on 4/21/2025 at 11:00AM, premises known as 17 Eagle Drive, Liberty, New York 12754, And Described As Follows: ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Liberty, County of Sullivan and State of New York. Section 110. Block 3 Lot 7.13

The approximate amount of the current Judgment lien is \$325,283.49 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 2266/12 Marvin Newberg, Esq., Referee. MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573 Dated: 2/26/2025 File Number: 19-300775 CA

131400