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3B

To place your Classified ad, call

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Monday-Friday 8:30 a.m.–5 p.m.

Fax your ad copy to (845) 887-5386

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

CLASSIFIED CATEGORIES

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Boats
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Business for Sale
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Cars for Sale
Child Care
Cleaning Services
Estate Sale
Equipment
Events
Excavating
Farm Machinery
Farm Products
Firewood
Flea Market
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Handyman
Health & Beauty
Help Wanted
Horses & Equipment
Houses for Rent
Houses for Sale
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Hunting Lands
Jobs Wanted
Lawn Care
Lawn/Garden Equip.

Legal Services
Livestock & Poultry
Logging/Land
Clearing
Lost/Found
Lots/Acreage
Machinery & Tools
Miscellaneous
Mobile Homes
Money to Loan
Motorcycles
Moving Sale
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Outdoor Power Equip.
Real Estate
Real Estate Wanted
Rec Vehicles
Rentals
Repairs & Home Imp.
Sale
Services Offered
Snowmobiles
Snow Plowing
Sports & Recreation
Storage
Stores & Retail Space
Tires
Tractors
Travel Trailers
Trips & Tours
Trucks for Sale
Truck Accessories
Tutors/Instructors
Vacation Rental
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: ☐ MasterCard ☐ VISA

☐ DISCOVER ☐ AMERICAN EXPRESS

Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

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

REPAIRS & HOME IMPROVEMENT

REPAIRS & HOME IMPROVEMENT

REPAIRS & HOME IMPROVEMENT

**Call today and receive a
FREE SHOWER
PACKAGE
PLUS \$1600 OFF**

**SAFE STEP
WALK-IN TUB**

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With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

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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

serving and post-meal clean up, light 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 hleeing@nexpbase.com

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

HELP WANTED

weekends) Certified in elementary/middle school math Please contact: lori@catskillliteracies.com Catskill Literacies, LLC 24 Upper Main Street (lower level) Callicoon, NY 12723

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HEALTH

HEALTH

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+ \$200 OFF
Your Entire Purchase
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ENDS 4/30

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FULL-SERVICE WINDOW & DOOR REPLACEMENT

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

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



Book FACT:

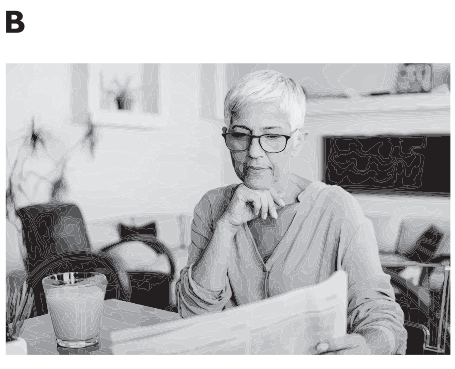
This famous author is celebrated each March for his many contributions to children's literature.

Answer: Dr. Seuss

How they say that in...

English: Word
Spanish: Palabra
Italian: Parola
French: Mot
German: Wort

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



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



Get the PICTURE?



Can you guess what the bigger picture is?

Answer: Child reading book

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 who 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

Let the
Classifieds
work for you!

**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**

learn by heart;
commit to
memory

learn by heart;
commit to
memory

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*Discount applies to the installation of new cabinets and refacing only. Minimum of \$10,000 project value. Offer valid on new customer agreements only. Offer valid through March 31st, 2025. Offer may not be combined with other offers. Nassau HT129490000 Suffolk 1095-H NY/Rockland 5842.

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LEGAL NOTICES

LEGAL NOTICE

2971 17B STATE ROUTE 17B LLC, Arts. of Org. filed with the SSNY on 02/27/2025. Office (loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Michael Clear, 15 Adele Road, West Nyack, NY 10994. Purpose: Any Lawful Purpose. 131042

LEGAL NOTICE

LEGAL NOTICE CONCERNING THE EXAMINATION OF ASSESSMENT INVENTORY AND VALUATION DATA (Pursuant to section 501 of the Real Property Tax Law) NOTICE IS HEREBY GIVEN that the assessment inventory and valuation data is available for examination and review. This data is the information which will be used to establish the assessment roll in the Town of Delaware, which will be filed on or before May 01, 2025. An appointment to review the inventory and data may be made by telephoning the Assessor 845-887-4286. Mondays 9:30AM-2:30PM until April 8th Date: This 20th Day of March 2025 Deborah S Shea, Town of Delaware, Sole Assessor 131717

LEGAL NOTICE

LOCATIONS STOW MINI STORAGE 118 JEFFERSON STREET MONTICELLO, NY 12701 MONTICELLO SELF STORAGE 116 EAST BROADWAY

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LEGAL NOTICES

LEGAL NOTICE NOTICE OF FORMATION Name of limited liability company (LLC): PLAYING THE TOASTER LLC Date of filing articles of organization with secretary of state: March 13, 2025 County in which office of LLC is to be located: Sullivan Principal address of LLC is: 3608 State Route 97, Barryville, New York 12719 The secretary of state has been designated as agent of the LLC upon whom process against it

LEGAL NOTICES

may be served. The post office address to which the secretary of state shall mail a copy of any process against it served upon him or her is: 251 W. 95th Street, Apartment 6S, New York, New York 10025. Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual.

LEGAL NOTICES

The name of the Limited Liability Company (the "Company") is 157 Parksville Road LLC; the date of filing of the Articles of Organization with the New York Department of State was February 18, 2025; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the Company is 23 Main Street, Parksville, New York 12768; the Secretary of State has been designated as agent of the Company upon whom

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff AGAINST Jacqueline Brady a/k/a Jacqueline M. Brady a/k/a Jacqueline Mae Brady, Individually and as Administratrix of the Estate of Andrew Levine if she be living or dead, her spouse, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residence are unknown to Plaintiff; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 24, 2024 I, the undersigned Referee, will sell at public auction at the front steps or 1st Floor Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on 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

process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel for the Company, Kalter, Kaplan, Zeiger & Forman, 6166 State Route 42, P.O. Box 30, Woodbourne, New York 12788; the duration of the Company is perpetual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the State of New York. 130739

SSNY shall mail copy of process to P.O. Box 31, Jeffersonville, New York 12748. Purpose: to engage in any and all lawful act or activity. 131433

LEGAL NOTICE

VILLAGE OF LIBERTY ORGANIZATION-AL MEETING LEGAL NOTICE PLEASE TAKE NOTICE THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTY WILL HOLD THEIR ANNUAL ORGANIZATIONAL MEETING ON MONDAY, APRIL 7, 2025 AT 7:00 P.M. AT THE VILLAGE OF LIBERTY MUNICIPAL BUILDING, 167 NORTH MAIN STREET, LIBERTY, NEW YORK. DATED: March 25, 2025 JUDY H. ZURAWSKI CLERK/TREASURER VILLAGE OF LIBERTY 131721

LEGAL NOTICE

Notice of Formation of a Limited Lia-

bility Company (LLC). The name of the LLC is: Garigiano Grazing Co LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: March 5, 2025. The County in which the Office is to be located: Sullivan. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 89 Hastings Drive Gramhamsville NY 12740. Purpose: any lawful activity. 131298

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Signature _____

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
LEGAL NOTICE								
<p>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 #: E2020-1134 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY Plaintiff, vs ALLAN J PEPPER AS HEIR TO THE ESTATE OF FRANK PEPPER, DOLORES LISS AS HEIR TO THE ESTATE OF ELAINE PEPPER 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; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, 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, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, ROCHELLE LISS AS HEIR TO THE ESTATE OF ELAINE PEPPER 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; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, SONDRALISS AS HEIR TO THE ESTATE OF ELAINE PEPPER 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; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, UNKNOWN HEIRS OF ELAINE PEPPER 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; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, PEOPLE OF THE STATE OF NY, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, JOHN DOE #1% through JOHN DOE #12%, the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the Subject Property described in the Complaint, Defendant(s). MORTGAGED PREMISES: 16 South End Avenue Loch Sheldrake, NY 12759 To the Above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Sullivan. The basis of the venue designated above is the location of the Mortgaged Premises. TO Dolores Liss as Heir to the Estate of Elaine Pepper, Rochelle Liss as Heir to the Estate of Elaine Pepper and Sondra Liss as Heir to the Estate of Elaine Pepper Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Meagan Galligan of the Supreme Court Of The State Of New York, dated the Eighteenth day of February, 2025 and filed with the Complaint in the Office of the Clerk of the County of Sullivan, in the City of Monticello. The object of this action is to foreclosure a mortgage upon the premises described below, executed by Elaine Pepper (who died on January 8, 2023, a resident of the county of Sullivan, State of New York) and Frank Pepper (who died on April 28, 2020, a resident of the county of Sullivan, State of New York) dated the October 31, 2007, to secure the sum of \$294,000.00 and recorded at Instrument No. 2007-00030461 in the Office of the Sullivan County Clerk on November 27, 2007. The mortgage was subsequently assigned by an assignment executed October 31, 2007 and recorded on November 27, 2007, in the Office of the Sullivan County Clerk at Instrument Number 2007-00030463. The mortgage was subsequently assigned by an assignment executed November 20, 2012 and recorded on December 3, 2012, in the Office of the Sullivan County Clerk at Instrument Number 2012-8612. The mortgage was subsequently assigned by an assignment executed August 8, 2022 and recorded on August 23, 2022, in the Office of the Sullivan County Clerk at Instrument Number 2022-8795. The mortgage was subsequently assigned by an assignment executed October 20, 2022 and recorded on October 20, 2022, in the Office of the Sullivan County Clerk at Instrument Number 2022-10686. The mortgage was subsequently assigned by an assignment executed July 30, 2024 and recorded on August 2, 2024, in the Office of the Sullivan County Clerk at Instrument Number 2024-5777. The property in question is described as follows: 16 South End Avenue, Loch Sheldrake, NY 12759 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 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.</p>								
130968								
NOTICE OF PUBLIC HEARING								
<p>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 9:00 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:</p> <p>NY Fallsburg (Frank Brown Road), LLC (the "Company") previously submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, and the Agency previously authorized a certain project (the "Project") with respect to that Application for the benefit of the Company consisting of the construction of an approximately 4MWac solar photovoltaic electricity-generating facility that will be interconnected to the New York State Electric and Gas electrical grid ("Project"). New York State Electric and Gas customers that are part of the Company's Community Solar Program shall be sold such electricity from the Project. The Project is new construction and will be comprised of (a) racking to mount the solar modules (such racking generally to be placed on concrete foundations); (b) solar modules; (c) inverters and transformers to sit on a concrete inverter pad; and (d) assorted electrical components and wiring. The solar array will be constructed on one (1) parcel of real estate consisting of approximately 45.35 acres of land on Frank Brown Road, in the Town of Fallsburg ("Town"), County of Sullivan ("County"), State of New York, and identified on the Town tax map as Section 28, Block 1, Lot 18.1 ("Land").</p> <p>The Agency has acquired a leasehold interest in the Project and the Land under an existing lease agreement from the Company to the Agency (the "Lease Agreement"), and the Agency leases the Project and the Land back to the Company under an existing leaseback agreement from the Agency to the Company (the "Leaseback Agreement"). The Company operates the Project during the term of the Lease Agreement and Leaseback Agreement. At the end of the lease term, the Agency's leasehold interest will be terminated. The Agency has authorized financial assistance to the Company in the form of a sales and use tax exemption and partial real property tax abatement (the "Approved Financial Assistance"), and contemplates providing additional financial assistance to the Company in the form of a mortgage recording tax exemption consistent with the policies of the Agency (the "Financial Assistance").</p> <p>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.</p>								
<p>Dated: March 19, 2025 By: COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY</p>								
131723								
<p>New York State Department of Environmental Conservation Notice of Complete Application Date: 03/19/2025 Applicant: EUGENE E KLOCHKOFF Facility: KLOCHKOFF PROPERTY 33 Onteora Rd Livingston Manor, NY 12758</p> <p>Application ID: 3-4844-00272/00003 Permits(s) Applied for: 1 - Article 24 Freshwater Wetlands Project is located: in ROCKLAND in SULLIVAN COUNTY Project Description: This project proposed 2 acres of aquatic pesticide treatment to Knickerbocker Pond to control invasive species, Brittle Naiad and Curly-leaf Pondweed, within a NYS-protected Freshwater Wetland.</p> <p>Availability of Application Documents: Filed application documents, and Department draft permits where applicable, are available for inspection during normal business hours at the address of the contact person. To ensure timely service at the time of inspection, it is recommended that an appointment be made with the contact person.</p> <p>State Environmental Quality Review (SEQR) Determination Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file. A coordinated review was not performed. SEQR Lead Agency None Designated State Historic Preservation Act (SHPA) Determination The proposed activity is not subject to review in accordance with SHPA. The application type is exempt and/or the project involves the continuation of an existing operational activity.</p> <p>DEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29) It has been determined that the proposed action is not subject to CP-29.</p> <p>Availability For Public Comment Comments on this project must be submitted in writing to the Contact Person no later than 04/10/2025 or 15 days after the publication date of this notice, whichever is later.</p> <p>Contact Person BETHANY M TIPPING NYSDEC 21 S Putt Corners Rd New Paltz, NY 12561 (845) 256-3128</p>								
131725								

<p>Legal Notice - BID NOTICE TOWN OF HIGHLAND</p> <p>The Town of Highland Highway Department will be accepting sealed bids for the Following:</p> <p>Crushed Ledge Stone and Processed Gravel</p> <p>Bid Packets will be available by Contacting the Highway Superintendent 845-55-6257 or The Town Clerk 845-557-6085</p> <p>Sealed bids will be accepted at the Town Highway Shop, 725 State Rout 55, Eldred, NY 12732 or mailed to the Town of Highland Highway, PO Box 66, Eldred, NY 12732 until 11:00 AM on April 7th. 2025. The bids will be opened at the Town of Highland Highway Department and will be awarded at th Town of Highland Regular Town Board Meeting On April 8th, 2025.</p> <p>The Town reserves the right to reject all bids. A non-collusive form must accompany all bids.</p> <p>By Order of the Town Board Melissa Denlinger, Deputy Town Clerk Date March 11, 2025</p>	
131586	
<p>You can access and even submit your Legal Notices online at scdemocratonline.com</p>	

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
LEGAL NOTICE OF ESTOPPEL		
<p>NOTICE IS HEREBY GIVEN that the resolutions, summaries of which are published herewith, have been adopted by the Board of Trustees of the Village of Liberty, Sullivan County, New York, on February 20, 2025, and the validity of the obligations authorized by such resolutions may be hereafter contested only if such obligations were authorized for an object or purpose for which said Village is not authorized to expend money, or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution. Such resolutions were subject to a permissive referendum. The period of time has elapsed for the submission and filing of a petition for a permissive referendum, and a valid petition has not been submitted and filed.</p> <p>Complete copies of the resolutions summarized herewith are available for public inspection during regular business hours at the Office of the Village Clerk for a period of twenty days from the date of publication of this Notice.</p>		
<p>Dated: Liberty, New York March 23, 2025</p> <p>/s/Judy Żurawski Village Clerk</p>		
1) BOND RESOLUTION DATED FEBRUARY 20, 2025.		
<p>A RESOLUTION AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE RECONSTRUCTION OF THE POLICE STATION, IN AND FOR THE VILLAGE OF LIBERTY, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$36,000 AND AUTHORIZING THE ISSUANCE OF \$36,000 SERIAL BONDS OF SAID VILLAGE TO PAY THE COST THEREOF.</p> <p>Specific object or purpose: Reconstruction of the police station including office furnishings and equipment</p> <p>Period of probable usefulness: 25 years Maximum estimated cost: \$36,000 Amount of obligations to be issued: \$36,000 bonds SEQRA status: Type II Action</p>		
2) BOND RESOLUTION DATED FEBRUARY 20, 2025.		
<p>A RESOLUTION AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE PURCHASE OF TRUCKS FOR CONSTRUCTION AND MAINTENANCE, IN AND FOR THE VILLAGE OF LIBERTY, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$323,170 AND AUTHORIZING THE ISSUANCE OF \$323,170 SERIAL BONDS OF SAID VILLAGE TO PAY THE COST THEREOF.</p> <p>Class of objects or purposes: Purchase of trucks for construction and maintenance</p> <p>Period of probable usefulness: 15 years Maximum estimated cost: \$323,170 Amount of obligations to be issued: \$323,170 bonds SEQRA status: Type II Action.</p>		
3) BOND RESOLUTION DATED FEBRUARY 20, 2025.		
<p>A RESOLUTION AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE PURCHASE OF METAL POLES FOR STREET LIGHTING USE, IN AND FOR THE VILLAGE OF LIBERTY, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$58,800 AND AUTHORIZING THE ISSUANCE OF \$58,800 SERIAL BONDS OF SAID VILLAGE TO PAY THE COST THEREOF.</p> <p>Specific object or purpose: Purchase of metal poles for street lighting use</p> <p>Period of probable usefulness: 30 years Maximum estimated cost: \$58,800 Amount of obligations to be issued: \$58,800 bonds SEQRA status: Type II Action.</p>		
4)BOND RESOLUTION DATED FEBRUARY 20, 2025.		
<p>A RESOLUTION AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE PURCHASE AND INSTALLATION OF WATER SYSTEM EQUIPMENT, IN AND FOR THE VILLAGE OF LIBERTY, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$67,400 AND AUTHORIZING THE ISSUANCE OF \$67,400 SERIAL BONDS OF SAID VILLAGE TO PAY THE COST THEREOF.</p> <p>Class of objects or purposes: Purchase and installation of water system equipment</p> <p>Period of probable usefulness: 40 years Maximum estimated cost: \$67,400 Amount of obligations to be issued: \$67,400 bonds SEQRA status: Type II Action</p>		
5) BOND RESOLUTION DATED FEBRUARY 20, 2025.		
<p>A RESOLUTION AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE PURCHASE AND INSTALLATION OF WASTEWATER TREATMENT PLANT AND SEWER SYSTEM EQUIPMENT, IN AND FOR THE VILLAGE OF LIBERTY, SULLIVAN COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$167,000 AND AUTHORIZING THE ISSUANCE OF \$167,000 SERIAL BONDS OF SAID VILLAGE TO PAY THE COST THEREOF.</p> <p>Class of objects or purposes: Purchase and installation of wastewater treatment plant and sewer system equipment Period of probable usefulness: 40 years Maximum estimated cost: \$167,000 Amount of obligations to be issued: \$167,000 bonds SEQRA status: Type II Action.</p>		
<p>Each of such resolutions pledges the full faith and credit of the Village to the payment of the obligations authorized to be issued and delegates to the Village Treasurer, the Chief Fiscal Officer, the power to authorize the issuance of and to sell such obligations. Additionally, each of such resolutions contains the estoppel clause provided for by Section 80.00 of the Local Finance Law and authorizes such resolution, after taking effect to be published in summary form in the official newspaper, together with a notice of the Village Clerk, in substantially the form provided in Section 81.00 of the Local Finance Law. Each of the above objects or purposes has been determined to be a Type II Action under the State Environmental Quality Review Act, which, as such, the regulations thereunder provide, will not have any significant adverse impact on the environment.</p>		
131404		
LEGAL NOTICE		
<p>NOTICE CONCERNING THE EXAMINATION OF ASSESSMENT INVENTORY AND VALUATION DATA (PURSUANT TO SECTION 501 OF THE REAL PROPERTY TAX LAW)</p> <p>NOTICE IS HEREBY GIVEN, that the assessment inventory and valuation data is available for examination and review. This data is the information which will be used to establish the Assessment Roll in the Town of Liberty, which will be filed on or before May 1, 2025. The information may be reviewed, by appointment, in the Assessor's Office at 120 North Main Street on April 2, 2025 and April 4, 2025, between the hours of 10:00 am and 3:00 pm.</p> <p>Dated this 13th day of March, 2025</p> <p>Sunsoreé Young, SCA Acting Assessor Town of Liberty</p>		
131500		

OUR COMMUNITIES

TUESDAY, MARCH 25, 2025

SULLIVAN COUNTY EMERACAT

www.scdemocratonline.com

LEGAL NOTICES

LEGAL NOTICES

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LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

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. The Board of Cooperative Educational Services will present its tentative administrative, capital, and program budgets for **2025-2026** to the trustees and members of the boards of education of component school districts in attendance at such annual meetings, for their review. The following are summaries of the tentative administrative, capital, and program budgets. The amounts stated are based on current estimates and may be subject to change. Copies of the complete tentative administrative, capital, and program budgets will be available for inspection by the public between the hours of 9:00 AM and 4:00 PM in the BOCES Administration Building, 15 Sullivan Avenue, Suite 1W, Liberty, NY, and in the administrative offices of each component district in Sullivan County commencing on March 27, 2025.

Jean Hewlett, Clerk of the Board

SUMMARY OF TENTATIVE ADMINISTRATIVE BUDGET

Total Personnel Services (Salaries of all Central Administrative and Supervisory Personnel)	\$716,787
Total Employee Benefits (Benefits of all Central Administrative and Supervisory Personnel)	\$375,868
(Compensation of District Superintendent of Schools)	
State Salary	\$ 43,499
BOCES Salary	\$161,769
Annualized Benefits	\$ 77,332
Total Compensation	\$282,600
Equipment	\$ 0
Supplies and Materials	\$ 10,390
Revenue Note Interest	\$ 0
Total Contract Expense	\$ 536,865
Retirees Health Insurance	\$1,753,904
Net Transfer (other than capital)	\$ 341,541
TOTAL ADMINISTRATIVE BUDGET	\$3,735,355
SUMMARY OF TENTATIVE CAPITAL BUDGET	
Rental of Facilities	\$ 485,869
Payments to Dormitory Authority	\$ 0
Transfer to Capital Projects Fund	\$1,125,000
Bond Trustee or Dormitory Overhead Fee	\$ 0
TOTAL CAPITAL BUDGET	\$1,610,869
SUMMARY OF TENTATIVE PROGRAM BUDGET	
Occupation Instruction	\$ 9,221,853
Instruction of Students with Disabilities	\$21,950,007
Itinerant Services	\$ 886,112
General Instruction	\$ 3,880,732
Instructional Support	\$ 1,395,744
Other Services	\$ 1,883,393
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. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Monticello, County of Sullivan and State of New York, Section 106, Block 3 and Lot 1.1. Approximate amount of judgment is \$2,710,022.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2023-1476.

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. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Mamakating, County of Sullivan and State of New York, Section 23.C Block 2 and Lot 13. Approximate amount of judgment \$203,615.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2023-422. Elizabeth McAllister, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 22-003271 84685

131132

LEGAL NOTICE

LEGAL NOTICE

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 electricity generated by the Project will be sold to New York State Electric and Gas customers that enroll in a Community Solar Program. The Project is new construction and will be comprised of (a) racking to mount the solar modules (such racking generally to be pile driven into the ground); (b) solar modules; (c) inverters and transformers to sit on a concrete inverter pad; and (d) assorted electrical components and wiring. The Project will be constructed on one (1) parcel of real estate consisting of approximately 57.41 acres of land at 445 Cypert Road in the Town of Fallsburg ("Town"), County of Sullivan ("County"), State of New York, and identified on the Town tax map as Section 9, Block 1, Lot 36.5 ("Land").

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. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemption and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

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. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Thompson and partially in the Village of Monticello, County of Sullivan and State of New York, Section 117, Block 4, Lot 7. Approximate amount of judgment \$166,858.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #2019-274. Jason P. Sautter, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-006303 84723

131344

Whether you need a job or an apartment...

Let the Classifieds work for you.

See ads on page 3B.

BRIEFS

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/events or call Education and Volunteer Coordinator Rachel Morrow at 570-226-3164 ext. 2.

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. Binoculars recommended. Fee is \$5 for Conservancy members and \$10 for non-members; kids under 12 are free. Advance registration is requested. Appropriate 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

LEGAL NOTICES

LEGAL NOTICES

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 GERZOFSKI, 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