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KeepUpToDate_6colX10in_BW

June 16 - The very last day of school classes at the El-dred school is coming up fast on June 27, so the kid-does will need something to do for the summer. When I was growing up once school let out the first thing we did is move to our respec-tive beach houses. In my Irish tribe of a family, we for some reason didn't live in the same towns in the sum-mer but pretty much all the summer houses were in dif-ferent locations but all were on the ocean.

During the summer months, we lived like a band of travelers staying at vari-ous family relatives' houses and having a great time. I never recall any discus-

sions about where we (my brother Fred and sisters Jane and Molly) would be going, or what the schedules were but the ever-hovering elders worked all of that out. We would catch up with our cousins and enjoy every summer activity we could. In the middle of this fab-ulous free form migration, my mother might decide to throw a wrench in the works and send me and Jane off to Girl Scout Camp for two weeks-which was annoying but fun once we got there. Soon enough we were back

with our cousins and all too soon the grownups would start talking about “back to school” topics.

Thinking what a special charm this pre-dog days of summer held for me about what great times we had as summer ragamuffins, I am aware of what activities are around in the Summer in Highland for kids. I found out from our Town of High-land Supervisor, John Pizzo-lato, that this year the Town will sponsor a whopping forty-three scholarships avail-able for day camp at Camp

Koinonia for kids from 4-15 years old. The day camp is Monday through Fridays 8:30-3pm and operates from the end of June through Au-gust. To apply for a scholar-ship call the Town Supervi-sor's office at 845-557-8901 or email him at townsuper-visor@townofhighlandny.com. Another option which is free is starting in July and led by Reverend Charles Perez called Holy Hoops a one-week basketball clinic. The Clinic is sponsored by the Lumberland Parks and Recreation Department and

is open to both males and female players in 7th and 12th grades and will teach the fundamentals and give coaching tips to strengthen game skills. The free clinic will take place in Circle Park from 10am - Noon on July 21-25. If interested contact Charles Perez by text/call 973-901-2903.

A great resource is Bethel Woods that has a pretty ex-tensive listings of programs for kids as part of the Sum-mer Arts Program called P.L.A.Y. The programs in-clude a day camp for 5-6

year olds; a film making class (10-14 yrs), 3D Design course (10-12yrs) and the most popular class-the Rock n Roll Music Camp (10-14yrs old) taught by mega musi-cian, music journalist, rock band leader and best-sell-ing author of “Sympathy For the Drummer: Why Charlie Watts Matters” - Highland's favorite son, Mike Edison! The Bethel Woods P.L.A.Y. classes do have a fee struc-ture and there may be schol-arship opportunities avail-able. All classes are taking place at the Bethel Woods venue and are held from June through August. Please go to bethelwoodscenter.org for costs and enrollmen-information.

Kind Cotton donates books to Benjamin Cosor Elementary



CONTRIBUTED PHOTO
Clothing business donates books to elementary school

reconnected. During their conversation, Kaitlin shared how much Kind Cotton had grown and the countless books she donated. Susan was deeply impressed by her meteoric success. In which case, Kaitlin agreed to have up to 1,000 books donated to students at Benjamin Cosor Elementary School.

At the time, students were overjoyed to see Ms. Kentop roll a cart full of books into their classroom. The impact of that donation was so great that in May of this year, another order – estimated at six to eight dozen books was delivered.

The selfless and compassionate efforts made by Susan and Kaitlin can serve as a reminder that even small acts of kindness are more than enough to enact lasting positive change. When asked about her relationship with Kaitlin and her passion to spread the joy of reading, Susan replied, “I’m so proud of who she’s become and what an empathetic person she has become. It’s impressive to see a small-town girl giving back [to the community].”

FALLSBURG–In a world where you can be anything, be kind to one another. That sentiment rings very true in the halls of Benjamin Cosor Elementary School. However, a dedicated teacher, Susan Kentop, and her friend, Kaitlin Johnstone, took their acts of kindness to a higher level through the love of reading. Ms. Johnstone, an Ellenville, NY native, spent several years

as a Kindergarten teacher in Florida before embarking on an ambitious new venture. Together with her husband, Kevin, she co-founded a clothing business called Kind Cotton, which promotes messages of inclusivity, justice, and advocacy.

The idea came to light when Kaitlin, as a Kindergarten teacher, realized just how

important it was for children to read for pleasure. She fondly remembered how deeply stories and characters had resonated with her as a child. She took it upon herself to spread the love of reading as far as possible through Kind Cotton. With every item of clothing purchased, a book is donated directly to a child.

In 2022, Susan and Kaitlin

LEGAL NOTICES

LEGAL NOTICE

REFEREE’S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF SULLIVAN
M&T BANK, Plaintiff - against - SEAN PHELAN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on June 24, 2024. I, the undersigned Referee will sell at public auction in the Sullivan County Courthouse, Village of Monticello, Sullivan County, New York on the 14th day of July, 2025 at 10:00 AM. All that certain plot, parcel or piece of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bethel, County of Sullivan, State of New York.

Premises known as 26 Berkshire Trail, Bethel, NY 12778.
(Section: 46., Block: 13, Lot: 6)

Approximate amount of lien \$189,282.80 plus interest and costs.
Premises will be sold subject to provisions of filed judgment and terms of sale.
Index No. E2020-426. Marvin N. Newberg, Esq., Referee.
McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff
420 Lexington Avenue, Suite 840
New York, NY 10170
Tel. 347/286-7409
For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832
Dated: May 7, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

133883

LEGAL NOTICE

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING,

-against-

JOHN ARPINO, 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 April 2, 2025, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JOHN ARPINO, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the SULLIVAN COUNTY COURTHOUSE, 414 BROADWAY, MAIN COURTHOUSE ROTUNDA, MONTICELLO, NY 12701, on July 2, 2025 at 10:00AM, the premises known as 20 PAR ROAD, LIBERTY, NEW YORK 12754 and the following tax map identification: 28.-3-1.

ALL THAT TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN THE TOWN OF LIBERTY, COUNTY OF SULLIVAN AND STATE OF NEW YORK,

Premises will be sold subject to provisions of filed Judgment Index No.: E2022-752. Jason P. Sautter, Esq., as Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All fore-closure 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.**

133068

LEGAL NOTICES

LEGAL NOTICE

SUPPLEMENTAL SUMMONS
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SULLIVAN

WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE MADISON AVENUE MANUFACTURED HOUSING CONTRACT TRUST 2002-A, Plaintiff, -against- ERIC MATTISON, AS KNOWN HEIR OF THE ESTATE OF RONALD MATTISON, UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF RONALD MATTI-SON, if living, and if he 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 per-sons being herein generally described and intended to be included in the following designation, namely: the 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, credi-tors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff, NEW YORK STATE DEPARTMENT OF MOTOR VEHICLES, NEW YORK STATE DEPART-MENT OF TAXATION AND FINANCE, UNITED STATES OF AMERICA - DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SER-VICE, “JOHN DOE 1 TO JOHN DOE 25”, said names being fictitious, the persons or parties intended being the persons, parties, corporations or entities, if any, having or claiming an interest in or lien upon the mort-gaged premises described in the complaint, Defendants. INDEX NO.: E2024-994 FILED: 5/29/25 TO THE ABOVE-NAMED DEFENDANTS: 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 summons, to serve a notice of appearance on the plaintiff’s attorney within 20 days after the service of this summons, exclusive of the day of service or within 30 days after completion of service where service is made in any other manner than by personal delivery within the State. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. TO THE ABOVE NAMED DEFENDANTS: The foregoing Summons is served upon you by publication pursuant an Order of the Hon. MEGAN K. GALLIGAN, a Justice of the Supreme Court, Sullivan County, dated May 15, 2025 and entered May 21, 2025. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT of the above captioned action is to foreclose a Mortgage in the amount of \$55,206.12 recorded in the Sullivan County Clerk’s/City Register’s Office on May 31, 2000 in Liber 2191 of Mort-gages at Page 528 covering the premises known as 162 LT BRENDER HWY, FERNDAL, NY 12734. Thereafter, the Mortgage was assigned to WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS IN-DIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE MADISON AVENUE MANUFACTURED HOUSING CONTRACT TRUST 2002-A, by an Assignment of Mortgage dated Sep-tember 21, 2020 and recorded with the Sullivan County Clerk on October 7, 2020, in Instrument#: 2020-7473. The loan was then modified by a Loan Modification Agreement dated September 22, 2021 and recorded with the Sullivan County Clerk on November 8, 2021, in Instrument#: 2021-11280. The Mortgage was assigned to WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CA-PACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE MADISON AVENUE MANUFACTURED HOUSING CONTRACT TRUST 2002-A, by an Assignment of Mortgage dated September 15, 2023 and recorded with the Sullivan County Clerk on September 15, 2023, in Instrument#: 2023-7557. The relief sought in the within action is a final Judgment of Foreclosure and Sale directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above. Sullivan County is designated as the place of trial on the basis of the fact that the real property affected by this action is located wholly within said County. 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 pro-ceeding against you and filing the answer with the court, a default judg-ment 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 SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. Dated: Westbury, New York January 16, 2025 DRUCKMAN LAW GROUP PLLC, Maria Sideris, Esq., Attorneys for Plaintiff 242 Drexel Avenue Westbury, NY 11590 (516) 876-0800 WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE.

134013

Stay up-to-date and read the Sullivan County Democrat online and on-the-go!

HIGHLAND

PAULA CAMPBELL | 917-453-9260 | PAULACAM@VERIZON.NET

BRIEF

Understanding the Measles Virus

MIDDLETOWN – Garnet Health is issu-ing an urgent reminder that measles is highly contagious, with new cases emerging.

The measles virus is airborne, so when an infected person coughs or sneezes, the virus can remain in the air or on surfaces for up to two hours, even after the infected per-son leaves the area.

Symptoms of mea-sles include:

- High fever, cough, runny nose, red/wa-tery eyes
- A rash usually start-ing on the face and spreading, typically three to five days after symptoms begin

If you suspect you may have measles, do not walk into a doc-tor's office, urgent care or emergency room. This puts others at

risk, especially babies, pregnant individu-als and people with weakened immune systems. Call ahead to your healthcare provider, emergency room or urgent care. Providers will give you safe instructions on your next steps.

The two-dose mea-sles vaccine offers the best protection and is considered the standard for full vaccination. The vac-cine is safe, effective and strongly recom-mended.

Individuals who re-side in Orange, Sulli-van or Ulster County who experience symp-toms of measles or believe they may have been exposed are en-couraged to visit gar-nethealth.org/measles to find contact num-bers for assistance.

LEGAL NOTICES

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Emanuel & Maureen Wilson
563 West Broadway
Monticello, NY 12701

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of Monticello Zoning Board of Appeals will be holding a Public Hearing on Thursday, the 26th, day of June 2025, at 6:00 o'clock p.m. in person for the property located at 563 West Broadway in Monticello, New York.

The property is owned by Emanuel & Maureen Wilson and is located on tax map parcel(s) section 110, block 3, and lot 11 and is located in the RM (Residential-Multi Business) Zoning District.

The applicant is seeking a Use Variance in relief of the Village Code section §151-1-which prohibits the Outdoor sale of Food & §196-1-which only allows peddling for honorably discharged members of the Armed Forces of USA who holds a licensed issued pursuant to section 32 of the NYS General Business Law. This type of business is prohibited allowed in the RM Zone.

A copy of the proposed applications and plan is on file in the office of the Village Clerk and available for inspection by interested persons during Village Clerk’s business hours.

The Zoning Board will at the above date, time and place hear all persons interested in the subject matter hereof. Persons may appear in person or by agent. All written communications addressed to the Board must be received by the Board at or prior to the public hearing.

BY ORDER OF THE ZONING BOARD

VILLAGE OF MONTICELLO
JANINE GANDY-MCKINNEY
VILLAGE CLERK

134255

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN KeyBank N.A., Plaintiff AGAINST Sullivan County Chief Fiscal Officer, as Limited Administrator of the Estate of Louis M. Hendershot a/k/a Louis Hendershot; Walter Hendershot; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered May 7, 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 July 8, 2025, at 2:00PM, premises known as 11 Rock Ridge Avenue, Monticello, NY 12701. All that tract or parcel of land situate in the Village of Monticello, Town of Thompson, County of Sullivan, State of New York, Section 107. Block 2 Lot 1. Approximate amount of judgment \$103,002.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E2019-2018. Robert B. Hunter, Esq., c/o ML Zager, 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: May 22, 2025 85813

133660

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